

**MINUTES OF THE JOINT MEETING OF THE
LA PORTE REDEVELOPMENT AUTHORITY and
LA PORTE TAX INCREMENT REINVESTMENT ZONE
BOARD OF DIRECTORS**

January 25, 2023

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, and La Porte Tax Increment Reinvestment Zone, held a regular joint meeting, open to the public, on Wednesday, January 25, 2023, at 6:30 p.m., in the Council Chambers of City Hall, 604 West Fairmont Parkway, La Porte, Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Peggy Antone, <i>Secretary</i>	Position 1	Mark Goodwin, <i>Vice-Chairman</i>	Position 6
Barry Beasley	Position 2	Rick Helton	Position 7
Alton Porter	Position 3	David Janda, <i>Chairman</i>	Position 8
Kent Rimmel	Position 4	Kristen Lee, <i>Asst. Secretary</i>	Position 9
Nicole Havard	Position 5		

and all of the above were present, with the exception of Director Lee, thus constituting a quorum. Also present were Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, and Haley Bower, City of La Porte; Virginia Blake, McCall Gibson Swedlund Barfoot PLLC; and Muhammad Ali and Taylor Risien, Gauge Engineering. Chairman Janda called the meeting to order at 6:31 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON NOVEMBER 28, 2022.

Upon a motion made by Director Beasley, and seconded by Director Goodwin, Directors Antone, Beasley, Rimmel, Havard, Goodwin, Helton and Janda voted to approve the Minutes of the November 28, 2022, Board meeting, as presented. Director Porter abstained. The motion passed.

6:34 p.m. Director Lee arrived meeting.

APPROVE FY2022 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.

Ms. Blake presented the FY2022 Annual Financial Report and Audit, included in the Board materials. She reviewed the Independent Auditor's Report and reported a clean opinion. She went over pages 3-7, Management's Discussion and Analysis for the Year Ended September 30, 2022; page Statement of Net Position and Governmental Fund Balance Sheet; page 9, Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position; page 10, Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Change in Fund Balance; pages 12-22, Notes to the Financial Statements; and page 24, Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund. She reported no audit issues. Upon a motion made by Director Helton, and seconded by Director Havard, the Board voted unanimously to approve the FY200 Annual Financial Report and Audit, as presented.

DISCUSS BOUNDARY EXPANSION AND AUTHORIZE FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN.

Ms. Magon the City has requested an expansion of the boundaries of the Zone to include the new City Hall site and ROW on 16th Street North of Fairmont Pkwy to Barbours Cut Blvd. Mr. Alexander reported the ROW is to target improvements needed in the area. Mr. Alexander provided an overview of the new City Hall site and the City Hall building and answered questions. Ms. Magon reported only City increment can be used towards the project. Ms. Magon reported the Board would not be committing itself to the boundary expansion and is only requesting the Board to provide direction to staff on analyzing and providing further information on the expansion. After full discussion by the Board the following actions were taken:

Director Havard made a motion to not include the City Hall site into the analysis of expanding the boundaries. A second motion was not made. The motion failed.

Upon a motion made by Director Helton, and seconded by Director Havard, Directors Beasley, Rimmel, Havard, Helton, Janda and Lee voted to authorize staff to move forward with an analysis to expand the TIRZ boundaries to include 16th Street North of Fairmont Pkwy to Barbours Cut Blvd and bring back to the Board for consideration at the next Board meeting. Directors Antone, Goodwin, and Porter voted nay. The motion passed.

Upon a motion made by Director Lee, and seconded by Director Beasley, Directors Beasley and Lee voted to authorize staff to move forward with an analysis to expand the TIRZ boundaries to include the new City Hall site and to bring back to the Board for consideration at the next Board meeting. Directors Antone, Porter, Rimmel, Havard, Goodwin, and Helton voted nay. Chairman Janda abstained. The motion did not pass.

RECEIVE UPDATE FROM GAUGE ENGINEERING ON M STREET.

Mr. Ali provided an update on the M Street project, a copy of Gauge's Progress Report is included in the Board materials. He reported Gauge has completed the drainage analysis. He reported they were able to reduce the drainage area and reduce the RCB's from 10x4 to 8x4 and 5x3 with restrictors. He reported the previous design did not account for detention and there were no restrictors which would have caused an adverse impact. He reported Gauge will be meeting with City Public Works to review the analysis. No action from the Board was required.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Ms. Magon reviewed the Bookkeeper's Report, a copy is attached as Exhibit A, and went over invoices, included in the Board materials. Upon a motion made by Director Goodwin, and seconded by Director Antone, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

RECEIVE UPDATES FROM THE CITY, DEVELOPERS, AND STAFF ABOUT DEVELOPMENT WITHIN THE ZONE.

Mr. Alexander thanked the Board for its conversation and consideration of the boundary expansion. No action from the Board was required.

BOARD MEMBER COMMENTS.

- a. Matters appearing on agenda; and
- b. Inquiry of staff regarding specific factual information or existing policy.

None.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTIONS REGARDING PRIVATE CONSULTATION WITH ATTORNEY.

An Executive Session was not called.

ADJOURNMENT.

There being no further business to come before the Board, Chairman Janda adjourned the meeting at 7:29 p.m.


Secretary

List of Exhibits:

- A. Bookkeeper's Report

LA PORTE OPERATING ACCOUNT -- FY 2022-23
 PRIOR YEAR FUND BALANCE, 9/30/2022

BEGINNING BALANCE
 \$ 15,086,294.70 \$ 15,086,294.70

REVENUES

Date	For	Purpose	Amt
10/11/2022	Sweep transfer credit 5796502861	sweep transfer (chck #212)	\$ 1,999.00
10/26/2022	Sweep transfer credit 5796502861	sweep transfer (chck #215)	\$ 2,117.75
10/31/2022	Interest payment	interest	\$ 165.33
11/2/2022	Sweep transfer credit 5796502861	sweep transfer (chck #214)	\$ 114,834.25
11/21/2022	Sweep transfer credit 5796502861	analysis service fee	\$ 233.60
11/29/2022	Sweep transfer credit 5796502861	sweep transfer (chck #218)	\$ 2,135.75
12/7/2022	Sweep transfer credit 5796502861	sweep transfer (chck #217)	\$ 7,908.20
12/8/2022	Sweep transfer credit 5796502861	sweep transfer (chck #216)	\$ 1,796.00
12/21/2022	Sweep transfer credit 5796502861	analysis service fee	\$ 234.00

\$ 131,423.88

Total, Revenues

EXPENSES

LESS: CHECKS CLEARED			
10/11/2022	#212 Hunton Andrews Kurth	Inv 131793646	\$ 1,999.00
10/26/2022	#215 Hawes Hill & Associates LLP	Inv 1380	\$ 2,117.75
11/2/2022	#214 Beazer Homes LP	reissue for lost check	\$ 114,834.25
11/29/2022	#218 Hawes Hill & Associates LLP	Inv 1410	\$ 2,135.75
12/8/2022	#216 Hunton Andrews Kurth	Inv 131795801	\$ 1,796.00
12/7/2022	#217 Gauge Engineering	Inv 2068	\$ 7,908.20

\$ (130,790.95)

Total, Checks Cleared

LESS: BANK CHARGES			
10/6/2022	Sweep transfer debit 579642861	beginning balance, sweep	\$ 15,086,294.70
11/1/2022	Sweep transfer debit 579642861	interest	\$ 165.33
11/21/2022	Sweep transfer debit 579642861	analysis service fee	\$ 233.60
12/21/2022	Sweep transfer debit 579642861	analysis service fee	\$ 234.00

\$ (15,086,927.63)

BALANCE IN LA PORTE RA OPERATING ACCOUNT AS OF 12/31/2022

\$ -

BALANCE IN AMEGY SWEEP ACCOUNT AS OF 1/24/2023, AS VERIFIED BY PHONE WITH AMEGY BANK TREASURY DEPARTMENT

\$ 15,073,553.03

LESS: CHECKS SUBMITTED FOR APPROVAL 1/25/2023 (SEE ATTACHED DETAILED REPORT)

\$ (60,579.89)

FUND BALANCE, AS OF 1/25/2023

\$ 15,012,973.14

Ex. A