

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

November 14, 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 Tuesday, November 14, 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:

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

and all of the above were present, with the exception of Directors Beasley, Janda and Lee, thus constituting a quorum. Also present were David Hawes, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Josh Huber, Blank Rome; Matt Daeumer and Haley Bower, City of La Porte; and Muhammad Ali and Taylor Risien, Gauge Engineering. The meeting was called to order at 6:30 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON SEPTEMBER 18, 2023.

Upon a motion made by Director Helton, and seconded by Director Porter, the Board voted unanimously to approve the Minutes of the September 18, 2023, joint Board meeting, as presented.

RECEIVE UPDATE AND RECOMMENDATIONS FROM GAUGE ENGINEERING ON M STREET.

a. Receive bid tabulations and recommendations for M Street project; award contract and authorize execution of contract.

Mr. Ali reported restrictors were added to the design of M Street to prevent downstream impact. He reviewed the bid tabulations included in the Board materials. He reported ten bids were received with the low bid received from Carter Construction LLC in the amount of \$2,491,925.00. He reported this bid includes \$100,000 for contingencies. He reported the bid prices received are indicative of the current availability and cost of local construction resources and Gauge Engineering feels the bid prices are appropriate for the work involved. He reported Carter Construction LLC has the necessary resources and has previously demonstrated the capability of performing the quality of work required; therefore, Gauge Engineering is recommending awarding the construction contract to the low qualified bidder Carter Construction.

b. Consider Gauge Engineering Task Order for construction management and inspection, construction phase services and construction materials testing.

Mr. Ali reviewed Gauge Engineering Task Order No. 3 to provide construction phase, materials testing and management inspection services for the M Street Improvement project in the amount of \$398,725. He provided an overview of the scope of services to be provided and answered questions.

Upon a motion made by Director Porter, and seconded by Director Helton, the Board voted unanimously to (a) award the construction contract for the M Street Improvement project to the low qualified bidder Carter Construction LLC in the amount of \$2,491,925.00; and authorized execution of construction contract; and (b) approve Gauge Engineering Task Order No. 3 for construction phase, materials testing and management inspection services for the M Street Improvement project in the amount of \$398,725.00, as presented.

CONSIDER APPROVE OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Mr. Hawes distributed a revised financial report for the Operating Account, a copy is attached hereto as Exhibit A. He presented the financial report and review of the current invoices for payment. Upon a motion made by Director Remmel, and seconded by Director Antone, the Board voted unanimously to accept the Financial Report and approved payment of invoices, as presented.

DISCUSS POSSIBLE EXPANSION OF ZONE BOUNDARIES; AND TAKE APPROPRIATE ACTION.

Director Helton proposed extending the boundary of the Zone from Fairmont to Spencer from the Railroad tracks to State Highway 146. He stated the reason for the proposal is that there is a bad intersection at Spencer and 16th Street and the intersection needs to be wider, similar to 16th Street and Fairmont. There was general discussion regarding solutions to provide relief to SH 146 to alleviate traffic on Fairmont. Mr. Hawes recommended doing a feasibility study for short- and long-term solutions. Mr. Hawes noted the TIRZ can spend funds on roads outside the TIRZ *if* it benefits the TIRZ. Director Helton noted there is a City park at 16th Street and Barbours Cut and if it is brought into the boundaries the TIRZ/Authority could provide improvements. After full discussion by the Board, and upon a motion made by Director Antone, and seconded by Director Helton, the Board voted unanimously to request Gauge Engineering to provide a task order at the next meeting for feasibility study services.

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

Mr. Daeumer reported a proposal was received by the City for development of 72 acres. Director Antone voiced concerns of the type of retail and traffic/lighting issues. 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 REGARDING PENDING OR CONTEMPLATED LITIGATION.

The Board convened in Executive Session at 7:17 p.m.

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

The Board reconvened in Open Session at 7:31 p.m. Upon reconvening, no action was taken.

ADJOURN.

There being no further business to come before the Board, Vice-Chairman Goodwin adjourned the meeting at 7:32 p.m.


Secretary

List of Exhibits:

- A. Revised Financial Statement on Operating Account

FY 2022-23 REVENUE/EXPENSE SUMMARY - OPERATING ACCOUNT November 14, 2023

Beginning fund balance, September 30, 2023 **\$ 22,089,368.76**

<i>Revenues</i>		
Interest capitalization, September 30, 2023	interest	\$ 91,696.44
Interest capitalization, October 31, 2023	interest	\$ 89,597.43
Subtotal, Revenues		\$ 181,293.87
Funds available		\$ 22,270,662.63

Checks Processed, Sept & Oct 2023

Program withdrawal details:

#228 Gauge Engineering	INV 2494, 2557, 2604	\$ (45,841.33)
#229 City of La Porte	5% admin fee, INV AR011227	\$ (117,943.01)
#230 65 La Porte (Lakes of Fairmont Green)	AUP developer distribution	\$ (305,805.87)
#232 Senior Associates	AUP developer distribution	\$ (9,781.53)
#233 Jabez La Porte (Artesia Village)	AUP developer distribution	\$ (173,500.79)
#234 Hawthorne at La Porte	AUP developer distribution	\$ (576,979.68)
#235 Hawes Hill & Associates LLP	INV 1660, 1691, 1724	\$ (6,126.84)
#236 VOID spoiled check		\$ -
#237 92 Fairmont Lakes, Inc.	AUP developer distribution	\$ (305,805.87)
Subtotal, Program withdrawals (checks processed)		\$ (1,541,784.92)
Funds available after checks processed		\$ 20,728,877.71

Outstanding Checks

#231 Beazer Homes Texas LP	AUP developer distribution	\$ (129,056.05)
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Checks for Approval, November 14, 2023

#236 VOID	spoiled check	\$ -
#238 Gauge Engineering	INV 2677	\$ (15,273.54)
#239 VOID	spoiled check	\$ -
#240 Hawes Hill & Associates LLP	INV 1756, 1786	\$ (4,129.99)
#241 BlankRome	INV 2152616	\$ (55.00)
Subtotal, Outstanding Checks and Checks for Approval		\$ (148,514.58)

Fund balance, November 14, 2023 **\$ 20,580,363.13**

PLEASE SEE ATTACHMENT FOR EXPLANATION OF DOUBLE PAYMENT.

Ex. A