

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

April 10, 2024

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, April 10, 2024, 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>Asst. Secretary</i>
Position 5	Nicole Havard		

and all of the above were present, with the exception of Director Porter, thus constituting a quorum. Also present were David Hawes, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Josh Huber, Blank Rome; Corby Alexander, Matt Daeumer, Haley Bower and Sherry Rodriguez, City of La Porte; and Taylor Risien, Gauge Engineering. Chairman Janda called the meeting to order at 6:34 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD MARCH 14, 2024.

Upon a motion made by Director Goodwin, and seconded by Director Havard, the Board voted unanimously to approve the Minutes of the March 14, 2024, Board meeting, as presented.

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 into An Executive Session was called and the Board convened into closed session at 6:35 p.m.

RECEIVE UPDATE AND RECOMMENDATIONS REGARDING CAPITAL IMPROVEMENTS PROGRAM:

a. Receive presentation from City regarding Main Street Master Plan.

Mr. Daeumer presented the Main Street Master Plan, included in the Board materials. He provided an overview of the project. He reported surveys received from Stakeholders identified the top three desired businesses for Main Street include: (1) Restaurants; (2) Retail/Shopping; and (3) Coffee House. He reported the top needs include pedestrian safety, parking, shopping, and family-friendly

options. He reviewed the estimated costs for the project and answered questions. He discussed the projected timeline with the next step to include identifying funding opportunities. No action from the Board was required.

6:55 p.m. - Director Havard left meeting; a quorum of the Board was still present.

b. Discuss and consider adding reconstruction of detention facility at the Lakes of Fairmont Green to CIP list.

Mr. Hawes provided an overview of the erosion issues at the detention at Lakes of Fairmont Green and answered questions. He reported there will need to be a maintenance partner to maintain the detention area if the TIRZ/Authority chooses to repair. Mr. Hawes recommended we have the engineer evaluate the detention facility. Upon a motion made by Director Antone, and seconded by Director Beasley, the Board voted unanimously to request a proposal from Gauge Engineering to evaluate and make recommendations regarding the detention facility and present the proposal to the Board for consideration at the next meeting.

c. Receive updates and recommendations from Gauge Engineering.

i. Approve Master Service Agreement with Gauge Engineering.

Mr. Hawes reviewed the Master Service Agreement "MSA" with Gauge Engineering, included in the Board materials. He reported the MSA provides the legal guidelines for the services being provided under each task order. Ms. Clayton answered questions and reported each task order is considered an exhibit to the MSA. She reported the Authority's attorney has reviewed and approved the Agreement. Upon a motion made by Director Helton, and seconded by Director Beasley, the Board voted unanimously to approve the Master Service Agreement with Gauge Engineering for professional engineering services.

ii. Consider Pay Application No. 1, M Street Improvements, from Carter Construction LLC.

Mr. Risien provided an update on the M Street Improvements project, a copy of the Status Report is included in the Board materials. He reported a Notice to Proceed was given to the contractor on March 18 and the contractor has mobilized to the site. Mr. Risien reviewed Pay Application No. 1, M Street Improvements, from Carter Construction LLC in the amount of \$73,539.00. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending for approval. Upon a motion made by Director Helton, and seconded by Director Goodwin, the Board voted unanimously to approve Pay Application No. 1, M Street Improvements, from Carter Construction LLC in the amount of \$73,539.00, as presented.

RECEIVE BOOKKEEPER'S REPORT AND CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

Ms. Magon presented the Bookkeeper's Report and review of current invoices for payment, included in the Board materials. Upon a motion made by Director Goodwin, and seconded by Director Antone, the Board voted to accept the Bookkeeper's Report and approved payment of invoices, as presented. Director Beasley was not present for the vote. The motion passed.

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

Mr. Hawes answered questions and reported Gauge will be providing monthly updates on projects including the M Street project. 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.

ADJOURNMENT.

There being no further business to come before the Board, Chairman Janda adjourned the meeting at 7:21 p.m.


Secretary