

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

**August 8, 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 Thursday, August 8, 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 Directors Havard, Helton, and Lee, thus constituting a quorum. Also present were David Hawes, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Josh Huber, Blank Rome LLP; Matt Daeumer, Haley Bower and Sherry Rodriguez, City of La Porte; Taylor Risien, Ian Hudson and David Greaney, Gauge Engineering; and Mercy Estrada. Chairman Janda called the meeting to order at 6:30 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 ON JUNE 13, 2024.**

Upon a motion made by Director Rimmel, and seconded by Director Beasley, Directors Antone, Beasley, Rimmel, Goodwin and Janda voted to approve the Minutes of the June 13, 2024, Board meeting. Director Porter abstained. The motion passed.

**RECEIVE UPDATE AND RECOMMENDATIONS REGARDING CAPITAL IMPROVEMENTS PROGRAM:**

**a. Receive updates and recommendations from Gauge Engineering.**

**i. Feasibility Study**

Mr. Greaney presented a draft of the feasibility study, included in the Board materials. He reviewed findings and recommendations for trails: West Connector along Spencer Highway and Big Island Slough and roadways: Boyette Street, G Street and H Street, Main Street, and 16<sup>th</sup> Street.

**6:45 p.m. Director Kristen Lee arrived meeting.**

Mr. Hawes requested the Board to review the study and provide comments to staff by Thursday, August 22nd. No action from the Board was required.

**ii. Lakes at Fairmont Green**

Mr. Hudson reported Gauge Engineering evaluated the current condition of the Lakes at Fairmont Green detention basin. He provided a presentation on the findings and short-term and long-term recommendations, a copy of the presentation is included in the Board materials. He reported the design and lack of maintenance has caused the current issues with the detention. There was discussion regarding the responsibility of maintenance is the HOA of Lakes at Fairmont Green. He discussed short-term and long-term recommendations. He reported a survey needs to be conducted to estimate costs to determine whether earthwork is needed to improve the basin performance, including removing sediment forebays and de-silting the pond bottom. He reported short-term solutions include installing an aeration system to improve circulation and keeping the inflow and outflow pipes clear of sediment and vegetation. Director Porter stated we need to fix the system correctly before handing it back to the HOA to maintain. Mr. Hudson reported Gauge would provide a task order at the next meeting for survey services. No action from the Board was taken.

**iii. M Street Improvements:**

Mr. Risien provided an update on the M Street Improvements, a copy of the progress report is included in the Board materials. He reported the project is approximately 70% complete.

**1) Ratify Pay Application No. 4, M Street Improvements, from Carter Construction LLC**

Mr. Risien reviewed Pay Application No. 4, M Street Improvements, from Carter Construction LLC in the amount of \$202,554.00. He reported he has reviewed the pay application and concurs with the amount and quantities and is recommending for approval.

**2) Consider Pay Application No. 5, M Street Improvements, from Carter Construction LLC.**

Mr. Risien reviewed Pay Application No. 5, M Street Improvements, from Carter Construction LLC in the amount of \$8,143.20. He reported Hurricane Beryl impacted work on the construction; however, the contractor is still ahead of schedule. 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 Goodwin, and seconded by Director Beasley, the Board voted unanimously to (1) ratify approval of Pay Application No. 4, M Street Improvements, from Carter Construction LLC in the amount of \$202,554.00, as presented; and (2) approve Pay Application No. 5, M Street Improvements, from Carter Construction LLC in the amount of \$8,143.20, 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 in Executive Session at 7:22 p.m.

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

The Board reconvened in Open Session at 7:30 p.m. Upon reconvening, the following action was taken:

**RECEIVE MEDIATOR'S PROPOSAL AND CONSIDER RELEASE AND SETTLEMENT AGREEMENT.**

Upon a motion made by Director Lee, and seconded by Director Porter, the Board accepted the Mediator's proposal and approved the Release and Settlement Agreement with J. Morales, Inc.

**RECEIVE BOOKKEEPER'S REPORT AND CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES, INCLUDING APPROVAL OF DEVELOPER DISBURSEMENTS FOR TAX YEAR 2023; AND RATIFY PAYMENT OF JULY INVOICES.**

Ms. Magon reviewed the developer disbursements for tax year 2023 and balances due to developers, a copy is included in the Board materials. She reported the following developer disbursements are recommended: (1) 65 La Porte (Lakes at Fairmont) \$14,980.30; (2) Beazer Homes \$137,836.74; (3) Hawthorne at La Porte \$758,778.49; Jabez-LB1 \$271,923.94; and (4) Senior Associates \$11,773.23. She reported 65 La Porte (Lakes at Fairmont) 2023 disbursement is \$320,786.17; however, the developer was double-paid last year and never sent back the first check and cashed it which resulted in the amount due this year to \$14,980.30.

Ms. Magon reviewed the Bookkeeper's Report and went over current invoices for payment and review of invoices paid in July for ratification, all 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, approved payment of current invoices, including the developer disbursements as presented; and ratified payment of invoices paid in July, as presented.

**RECEIVE AND CONSIDER FY2025 BUDGET.**

Ms. Magon presented the proposed FY2025 Budget, included in the Board materials. She reported Hawes Hill is requesting an increase in fees to \$4,000 per month. Mr. Hawes noted the administration fees for Hawes Hill have not increased in over 20 years. Upon a motion made by Director Goodwin, and seconded by Director Porter, the Board voted unanimously to approve the FY2025 Budget, as presented, including the increase in administration fees for Hawes Hill to \$4,000 per month.

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

Mr. Daeumer reported he is anticipating the City will have the conceptual design for Main Street improvements at the next meeting. No action from the Board was required.

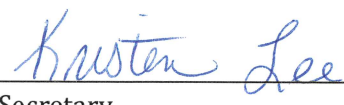
**BOARD MEMBER COMMENTS:**

- 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 7:39 p.m.

  
Asst Secretary