

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

October 17, 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, October 17, 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:

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|------------|--------------------------------|------------|-------------------------------------|
| Position 1 | Peggy Antone, <i>Secretary</i> | Position 6 | Mark Goodwin, <i>Vice-Chairman</i> |
| Position 2 | Barry Beasley | Position 7 | Mercy Estrada |
| 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 Lee, thus constituting a quorum. Also present were Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Matt Daeumer and Sherry Rodriguez, City of La Porte; Muhammad Ali and Taylor Risien, Gauge Engineering; David Williams; and Gloria Brutscher. 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 SEPTEMBER 12, 2024.

Upon a motion made by Director Beasley, and seconded by Director Estrada, Directors Porter, Rimmel, Havard, Goodwin and Estrada voted to approve the Minutes of the September 12, 2024, Board meeting, Directors Beasley, Janda and Antone abstained. The motion passed.

RECEIVE UPDATE AND RECOMMENDATIONS REGARDING CAPITAL IMPROVEMENTS PROGRAM:

a. Receive updates and recommendations from Gauge Engineering.

i. Main Street Improvements.

1) Consider Gauge Engineering Task Order for Preliminary Engineering Services for Main Street Improvements.

Mr. Ali reviewed the task order to provide preliminary engineering report services relating to Main Street Improvements. He reported the typical project life cycle consists of (1) Preliminary Engineering Report; (2) public meetings; (3) design; (4) submittal of plans at 60%, 90% and Final for review by City; (5) bid phase; and (6) construction. Mr. Daeumer answered questions regarding why the improvement project to Main Street stopped at 5th Street and not all the way to the highway. He reported part of the reasoning is the cost of the project and that the remaining of Main Street could

be improved later. The Board would like to see the project to be all of Main Street to the highway. After full discussion by the Board, and upon a motion made by Director Porter, and seconded by Director Goodwin, the Board voted unanimously to table the task order until the City has conducted a stakeholder meeting.

ii. W. Main and S. 16th Street Intersection.

1) Consider Gauge Engineering Task Order for Preliminary Engineering Services for W. Main and S. 16th Street Intersection Improvements.

Mr. Ali reviewed the task order for preliminary engineering report services for 16th Street from Fairmont Parkway to Highway 146 Frontage Road consisting of approximately 2.3 miles. He reported this would include a drainage analysis and it will take approximately 8 months to complete the preliminary engineering report. The Board discussed the project and mobility concerns. Mr. Daeumer suggested limiting the services to the intersection of 16th and Main Streets, and G Street. Upon a motion made by Director Beasley, and seconded by Director Havard, the Board voted unanimously to table the task order.

iii. Receive Feasibility Study.

Mr. Risien reported Gauge engineering will be finishing the study and will email to Hawes Hill staff to distribute to the Board. No action from the Board was required.

iv. Lakes at Fairmont Green Detention.

Mr. Risien provided an update on the evaluation of Lakes at Fairmont Green Detention. He reported the surveyor completed the surveying work on Tuesday and reported the delay was due to wildlife concerns. He reported the analysis will be ready for the next meeting. No action from the Board was required.

v. M. Street Improvements.

1) Consider Pay Application No. 7, M Street Improvements, from Carter Construction LLC.

Mr. Risien provided an update on M Street Improvements, a copy of the status report is included in the Board materials. He reported the project will be substantially complete in November. He reviewed Pay Application No. 7, M Street Improvements, from Carter Construction LLC in the amount of \$304,533.90. 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 Antone, the Board voted unanimously to approve Pay Application No. 7, M Street Improvements, from Carter Construction LLC in the amount of \$304,533.90, 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 invoices for payment, included in the Board materials. Upon a motion made by Director Beasley, and seconded by Director Goodwin, 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.

None.

BOARD MEMBER COMMENTS.**a. Matters appearing on agenda; and****b. Inquiry of staff regarding specific factual information or existing policy.**

Director Goodwin commented on spending funds for the Citizens of La Porte. He discussed the lack of adequate parking at the new stadium, and in other areas of the zone. He stated he likes the Main Street Improvement project, but not the 16th Street project. Director Beasley stated he would like to have a workshop the first of the year to review and prioritize projects. Ms. Magon suggested when the feasibility study is complete, staff will send out the Feasibility Study with a Scoring Sheet for each board to member to prioritize the projects identified. There was discussion regarding property for a bird sanctuary. No action from the Board was required.

ADJOURNMENT.

There being no further business to come before the Board, Chairman Janda adjourned the meeting at 7:35 p.m.


Secretary