

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

June 12, 2025

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, June 12, 2025, at 6:00 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>Chairman</i>
Position 2	Barry Beasley	Position 7	Mercy Estrada, <i>Vice-Chair</i>
Position 3	Alton Porter	Position 8	DeeAnne Thomson
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 and Linda Clayton, Hawes Hill & Associates, LLP; Matt Daeumer and Sherry Rodriguez, City of La Porte; Muhammad Ali, HR Green. Others attending the meeting were David Williams; Gloria Brutscher; Michael Stone; Patty Hundley; Colton and Stephanie Garcia; David Miles; and Jurgen Makus. Chairman Goodwin called the meeting to order at 6:00 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 MAY 8, 2025.

Upon a motion made by Director Beasley, and seconded by Director Thomson, the Board voted unanimously to approve the Minutes of the May 8, 2025, Board meeting, as presented.

CONSIDER RC CHUOKE & ASSOCIATES, INC. ENGAGEMENT FOR APPRAISAL SERVICES.

Upon a motion made by Director Antone, and seconded by Director Beasley, the Board voted unanimously to approve the engagement of RC Chuoke & Associates, Inc. for appraisal services for three parcels of properties for \$1,400 per property for a total amount of \$4,200.00.

TIRZ PROJECT PRIORITIZATION.

Mr. Hawes reviewed the presentation on Project Priorities and reviewed rankings, included in the Board materials. He reported based on the prioritization/rankings staff will incorporate the capital improvements into the FY2026 Budget. Director Estrada stated she would like to see a feasibility study for a Lazy River. The Board was in consensus to remove the 16th Street Alternate, which ranked 12 and move the Disc Golf Course down to 11th. Mr. Hawes answered questions regarding the 3-5 year plan and funding. Mr. Daeumer answered questions regarding costs for the Pickle Ball Courts and reported the project is estimated at \$250,000 to \$350,000. Mr. Hawes reported at the next Board

meeting a workshop will be held on capital improvements with a CIP template for budgeting purposes. Director Antone mentioned she heard of another piece of property for sale on the waterfront. Mr. Daeumer stated the property is listed for \$8.5 Million. No action from the Board was required.

RECEIVE UPDATE AND RECOMMENDATIONS FROM HR GREEN ENGINEERING.

A copy of HR Green's Progress Report is included in the Board materials for review.

a. Lakes at Fairmont Green Detention.

Mr. Ali reported 60% plans are completed for Lakes at Fairmont Green detention basin improvements have been submitted to the City for review. No action was required from the Board.

b. 16th Street Intersection.

Mr. Ali provided an update on the preliminary engineering for 16th Street and Spencer Hwy. intersection improvements. He reported HR Green met with the City to discuss mobilization of drilling rig to begin the geotechnical investigation. He reported HR Green is coordinating with the County on requirements. He reviewed the schematics for the turn lanes and answered questions. No action was required from the Board.

c. Main Street.

Mr. Ali provided an update on preliminary engineering for West Main Street. He reported the traffic count data was received and HR Green is compiling the data and will continue the traffic analysis. No action was required from the Board.

d. G/H Street.

Mr. Ali provided an update on the traffic study for G/H Street. No action from the Board was required.

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

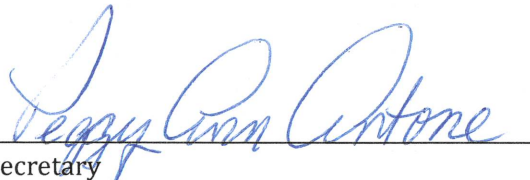
Mr. Hawes presented the Bookkeeper's Report and review of invoices for payment, included in the Board materials. Upon a motion made by Director Thomson, and seconded by Director Estrada, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

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

Mr. Daeumer announced the new splash pad is open and small splash pad is almost complete. Mr. Ali answered questions regarding fixing the turning radius issue for M Street and reported the project will be included (piggyback) in a future construction contract, probably the 16th Street intersection construction contract. No action required from Board.

ADJOURNMENT.

There being no further business to come before the Board, Chairman Goodwin adjourned the meeting at 6:47 p.m.


Secretary