

Agendas and Agenda Materials  
Meetings of the Boards of Directors

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La Porte Redevelopment Authority



La Porte Tax Increment  
Reinvestment Zone

August 27, 2008

LA PORTE REDEVELOPMENT AUTHORITY

STATE OF TEXAS )

COUNTY OF HARRIS )

CITY OF LA PORTE )

NOTICE IS HEREBY GIVEN OF THE MEETING OF THE LA PORTE REDEVELOPMENT AUTHORITY TO BE HELD ON AUGUST 27, 2008 AT 6:30 P.M. IN CITY COUNCIL CHAMBERS, CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

1. Call to order – Lindsey Pfeiffer, President;
2. Consider approval of the minutes of the February 27, 2008 Board of Directors meeting;
3. Consider FY 2008–2009 Budget;
4. Consider proposals for the preparation of Agreed-Upon-Procedure Reports for the reimbursement of Developers;
5. Receive Report, Discuss and to provide staff with direction to draft a reimbursement agreement for a future agenda with regard to the Sylvan Beach Shoreline Rehabilitation Matching Grant;
6. Receive report with regard to the Lakes of Fairmont Green Project as it relates to fencing, intersection signalization and other related public improvements;
7. Consider approval or other action with regard to authority invoices;
8. Staff report and updates; *PLP*
9. Board member comments;
10. Adjournment.

*TRAF*  
*City*  
*Dec. Agreement*  
 ① - New Dec. Agreement

THIS FACILITY HAS DISABILITY ACCOMMODATIONS AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES AT MEETINGS SHOULD BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 281-471-5020 OR TDD LINE 281-471-5030 FOR FURTHER INFORMATION.

A POSSIBLE QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT AT THIS MEETING AND PARTICIPATE IN DISCUSSIONS BUT WILL NOT TAKE ANY ACTION.

*Tx dot*  
*→ Kicks →*

David W. Hawes  
Executive Director

*Fencing*  
 • *Approved*  
 • *Pictures*

Date Posted

*→ Provision?*  
*→ Sylvan Beach Rehabilitation*  
*→ Video/Spreads*

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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2. Consider approval of the minutes of the February 27, 2008 board of directors meeting.

**La Porte Redevelopment Authority,  
City of La Porte, Texas  
Minutes of the Board Meeting  
Held February 27, 2008**

**1. CALL TO ORDER AND DETERMINATION OF A QUORUM**

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, held a meeting, open to the public, on the 27<sup>th</sup> day of February 2008, and meeting was called to order at 6:30 p.m. in the City Council Chambers of the City Hall, 604 West Fairmont Parkway, La Porte, Texas 7751 and the roll was called of the duly appointed members of the Board, to wit:

Peggy Antone ✓	Position 1
Dave Turnquist ✓	Position 2
Alton Porter ✓	Position 3
Horace Leopard ✓	Position 4
Doug Martin ✓	Position 5
JJ Meza ✓	Position 6
Michael Say ✓	Position 7
Chester Pool ✓	Position 8
Lin Pfeiffer	Position 9 - Chairman

and all of the above were present except Director Say, thus constituting a quorum. Also present at the meeting were John Joerns, David Hawes, Gretchen Larson, Russell Plank, and Norman Reed.

**2. CONSIDER APPROVAL OF THE MINUTES OF THE DECEMBER 5, 2007 BOARD OF DIRECTORS MEETING.**

Upon a motion duly made by Director Porter and being seconded by Director Turnquist, the board unanimously approved the minutes of December 5, 2007 meeting.

**3. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO PAY REQUEST NUMBER TEN FOR THE LAKES OF FAIRMONT GREENS TIRZ IN THE AMOUNT OF \$5,027.79 AND PID PROJECT RELATED TO ON-SITE IMPROVEMENTS IN THE AMOUNT OF \$5,027.**

Mr. Joerns and Mr. Hawes explained the pay request to the board. There was general discussion. Upon a motion duly made by Director Porter and being seconded by Director Meza, the board unanimously approved the pay request.

**4. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO PAY REQUEST NUMBER ELEVEN AND FINAL FOR THE LAKES OF FAIRMONT GREENS TIRZ IN THE AMOUNT OF \$119,802.83 AND PID PROJECT RELATED TO ON-SITE IMPROVEMENTS IN THE AMOUNT OF \$22,380.**

Mr. Joerns and Mr. Hawes explained the pay request to the board. There was general discussion. Upon a motion duly made by Director Martin and being seconded by Director Leopard, the board unanimously approved the pay request.

**5. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO PAY REQUEST NUMBER EIGHT AND FINAL IN THE AMOUNT OF \$55,476.57 FOR THE LAKES OF FAIRMONT GREENS TIRZ PROJECT RELATED TO OFFSITE IMPROVEMENTS KNOWN AS THE SOUTH LA PORTE TRUNK SEWER.**

Mr. Joerns and Mr. Hawes explained the pay request to the board. There was general discussion. Upon a motion duly made by Director Porter and being seconded by Director Porter, the board unanimously approved the pay request.

6. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO PAY REQUEST NUMBER FIVE FOR THE PORT CROSSING TIRZ PROJECT IN THE AMOUNT OF \$ 867,768.43.

Mr. Joerns and Mr. Hawes explained the pay request to the board. There was general discussion. Upon a motion duly made by Director Leopard and being seconded by Director Martin, the board unanimously approved the pay request.

7. DISCUSS AND TAKE POSSIBLE ACTION WITH REGARD TO THE SYLVAN BEACH SHORELINE REHABILITATION MATCHING GRANT.

Mrs. Larson gave a report to the board with regard to the Sylvan Beach Shoreline Project. She indicated that the city was working with the General Land office and the county. She also indicated that since this is a project within the TIRZ Plan and that the board will be asked to participate in the funding.

8. RECEIVE REPORT WITH REGARD TO THE PROPOSED SYLVAN BEACH HOTEL RFQ.

Mrs. Larson gave an overview of the project and indicated that included the same foot print, that there would be no loss of green space, and that there would be a ground lease to be renegotiated. Parking would be below and there would be an operator.

9. RECEIVE REPORT WITH REGARD TO THE LAKES OF FAIRMONT GREEN PROJECT AS IT RELATES TO FENCING, INTERSECTION SIGNALIZATION AND OTHER RELATED PUBLIC IMPROVEMENTS.

Mr. Joerns gave the board an update on the project. The plat was recorded, that the CCR will now be recorded. He indicated the PID would be finalized on March 10.

10. CONSIDER ALLOWING THE CHAIR TO SEND LETTER TO REPRESENTATIVE NICK LAMPSON WITH REGARD TO SUPPORTING NECESSARY FUNDING FOR SH 146 OVERPASS.

Mr. Joerns gave the board an update on the signalization issues. He discussed with the board the negotiations with regard to the result of the negotiations with TxDOT. A letter addressed to Congressman Nick Lampson was presented to the board for consideration. The letter requested his support for the funding of the SH 146 overpass. Upon a motion duly made by Director Porter and being seconded by Director Meza, the board unanimously authorized the chair to sign and send the letter.

11. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO AUTHORITY INVOICES.

Mr. Hawes gave an overview of the invoices. Upon a motion duly made by Director Martin and being seconded by Director Porter, the board unanimously approved the invoices.

12. STAFF REPORT AND UPDATES.

Mr. Plank updated the board on the status of Port Crossing. There was general discussion on the matters.

13. BOARD MEMBER COMMENTS.

There were no board comments.

14. ADJOURNMENT.

Board Chair Pfeiffer adjourned the meeting at 7:22 PM.

SIGNED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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3. Consider FY 2008-2009 budget.

**La Porte Redevelopment Authority  
Tax Increment Reinvestment Zone Number One  
City of La Porte  
FY 2008- 09 Proposed Budget**

	2007-08 Approved Budget	2007-08 Estimated	2008-09 Proposed Budget
<b>Revenues:</b>			
Beginning Fund Balance			\$ 289,059
City Transfer of TIRZ (Previous Years)	\$ 249,112	\$ 273,021	\$ -
Estimated TIRZ Revenues	\$ 121,438	\$ 133,488	\$ 309,774
Interest on City Construction Funds	\$ -	\$ 6,883	\$ -
Interest on City TIRZ Funds		\$ 7,239	\$ 10,000
City CIP Trunk Line Project	\$ 231,348	\$ 204,471	
Estimated 2008 TIRZ Developer Advances	\$ 1,500,000		\$ -
Lakes of Fairmont Greens		\$ 279,528	\$ 1,200,000
Retreat at Bay Forest		\$ 164,500	\$ -
Port Crossing		\$ 1,503,866	\$ -
<b>Total Revenues</b>	<b>\$ 2,101,898</b>	<b>\$ 2,572,995</b>	<b>\$ 1,808,832</b>
<b>TIRZ M&amp;O Expenses:</b>			
Administration and Project Management	\$ 42,000	\$ 28,500	\$ 42,000
Legal	\$ 5,000	\$ -	\$ 5,000
Agreed Upon Procedures Reports	\$ 7,500	\$ -	\$ 7,500
Annual Audit	\$ -	\$ 3,500	\$ 3,500
Operating Expenses	\$ 3,690	\$ 1,555	\$ 2,500
Bank Expenses	\$ -	\$ 26	\$ 50
City Loan Repayment			\$ 100,000
<b>Total Expenses</b>	<b>\$ 58,190</b>	<b>\$ 33,581</b>	<b>\$ 160,550</b>
<b>Transfers</b>			
City Administration	\$ 6,072	\$ 6,674	\$ 15,489
City Project Management for CIP		\$ 54,102	\$ -
Educational Facilities	\$ 35,923	\$ 37,215	\$ 59,736
<b>Total Transfers</b>	<b>\$ 41,994</b>	<b>\$ 97,992</b>	<b>\$ 75,225</b>
<b>Capital Improvements</b>			
City CIP Trunk Line Project	\$ 231,348	\$ 204,471	\$ -
TIRZ Developer Projects	\$ 1,500,000		
Lakes of Fairmont Greens		\$ 279,528	\$ 1,200,000
Retreat at Bay Forest		\$ 164,500	
Port Crossing		\$ 1,503,866	
	<b>\$ 1,731,348</b>	<b>\$ 2,152,364</b>	<b>\$ 1,200,000</b>
<b>Ending Fund Balance</b>	<b>\$ 270,365</b>	<b>\$ 289,059</b>	<b>\$ 373,058</b>

*all (3)*  
*> if they spend it*

*city audit (2 pages)*

*5% needs etc.*

*> how they expand*

*83% tax collection rate vs actual  
because of Finance!*



LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

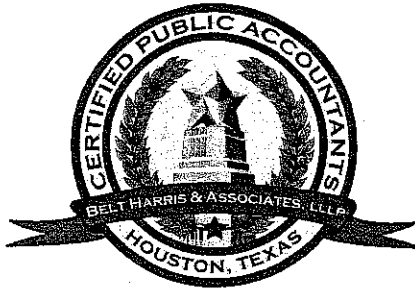
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AGENDA MEMORANDUM

TO: La Porte Redevelopment Authority Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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4. Consider proposals for the preparation of Agreed-upon Procedure reports for the reimbursement of developers.



**Engagement Letter for  
Agreed Upon Procedures**

June 11, 2008

Susan Hill  
La Porte RDA TIRZ  
c/o Hawes Hill Calderone LLP  
P.O. Box 22167  
Houston, Texas 77227-2167

Dear Ms. Hill:

It is a pleasure to have the opportunity to assist the La Porte Redevelopment Authority TIRZ (the "Authority") in performing the agreed upon procedures related to the single project retail center. It is my understanding that the Authority desires additional technical assistance in preparing for its audit and on-going assistance as needs arise. We are pleased to assist you with this service.

It is our understanding that initially the Authority desires our assistance in helping to audit fewer than 100 checks for the single developer project. We will be pleased to advise you on the establishment of systems and processes to help accomplish this goal and provide technical assistance. However, we will not be performing in management functions or performing any bookkeeping or accounting services. While we fully understand the Authority's desired goal, we make no guarantees or warranties with regard to the accomplishment of this goal.

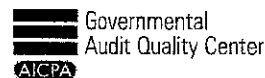
Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, travel, etc.) Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to the engagement which range from \$125 to \$245 per hour. We expect that a project of this nature will entail using our most senior firm members, with the exception of clerical support. We estimate 40 hours will be expended on this project. Fees for our services under this agreement will not exceed \$2,995 without prior written approval.

Our invoices for these fees will be rendered each month as work progresses and are payable within 30 days. In accordance with our firm policies, work will be suspended if your account becomes 30 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. Notwithstanding anything contained in this engagement to the contrary, in the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable in any fiscal period for fees due under this engagement agreement, the Authority will immediately notify us in writing of such occurrence and this agreement shall terminate on the last day of the fiscal period for which appropriations have been received or made.

**Houston Office**  
730 North Post Oak Rd., Ste 401  
Houston, TX 77024  
PH: 713.263.1123  
FX: 713.263.1550



[www.texasauditors.com](http://www.texasauditors.com)  
[info@texasauditors.com](mailto:info@texasauditors.com)



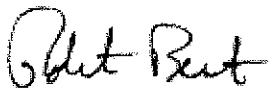
**Austin Office**  
100 Congress Avenue  
Suite 2000  
Austin, TX 78701  
PH: 512.381.0222

Any client certified public accountant involved with assisting us shall not be prohibited from disclosure of information required to be made available by the standards of the public accounting profession in reporting on the examination of financial statements. Management understands and provides permissions to staff certificate or registration holders as required under the Rules of Professional Conduct, Texas Administrative Code, Title 22, Part 22, Chapter 501, Subchapter C, Section 501.75.

Management is responsible for management decisions and functions, and for designating a qualified management-level employee to oversee the services we provide. In addition, management is responsible for evaluating adequacy and results of those services and accepting responsibility for such services, and management is responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

We appreciate the opportunity to assist you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional services arises, our agreement with you will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified users of the report are added, we will require that they acknowledge in writing their responsibility for the sufficiency of procedures.

Sincerely,



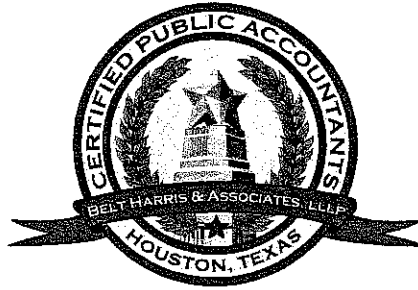
Robert Belt, CPA,  
Managing Partner – Houston Office

**RESPONSE:**

This letter correctly sets forth the understanding of the La Porte Redevelopment Authority TIRZ.

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Date



**Engagement Letter for  
Agreed Upon Procedures**

June 11, 2008

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[info@texasauditors.com](mailto:info@texasauditors.com)



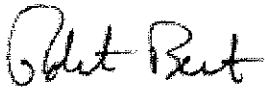
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Sincerely,



Robert Belt, CPA,  
Managing Partner – Houston Office

**RESPONSE:**

This letter correctly sets forth the understanding of the La Porte Redevelopment Authority TIRZ.

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Date

**McCALL, GIBSON & COMPANY, PLLC**  
*Certified Public Accountants*

13831 Northwest Frwy.  
Suite 610  
Houston, Texas 77040-5216  
(713) 462-0341  
Fax (713) 462-2708  
E-Mail: [mccallgibson@mccallgibson.com](mailto:mccallgibson@mccallgibson.com)

*Member American  
Institute of Certified  
Public Accountants*

*Texas Society of  
Certified Public  
Accountants*

May 20, 2008

La Porte Redevelopment Authority  
La Porte, Texas  
c/o Ms. Susan Hill  
Hawes Hill Calderon, LLP  
10103 Fondren Road  
Suite 300  
Houston, TX 77096

We will perform the procedures enumerated below, which are agreed upon by the La Porte Redevelopment Authority (the "Authority") on the invoices and schedules submitted by the Port Crossing Land, LP (the "Developer") which are included for payment in accordance with the terms of the Development Agreement. Our report will be an agreed-upon procedures engagement performed in accordance with standards established by the American Institute of Certified Public Accountants with Regard to the Construction, Engineering and Related Costs of the Developer. Our engagement will be limited to a review of the documentation and information submitted for review by the respective parties and will be for the purpose of determining the amount to be reimbursed and a comparison of the actual costs to the La Porte Tax Increment Reinvestment Zone (the "TIRZ") Estimated Zone Project Costs.

This agreed-upon procedures engagement will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the City. Consequently, we will make no representation regarding the sufficiency of the procedures either for the purpose of which this report has been requested or for any other purpose. The procedures we will perform are as summarized below:

- A. We will review certain schedules and supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our review included all documentation supporting items, amounts, and proof of payment for which reimbursement is requested. In addition, we will review all agreements provided to us relative to the reimbursement request.

- B. We will verify the mathematical accuracy of all engineering invoices greater than \$5,000. We will compare the total of the invoices submitted to notations on the final engineering invoices on the project to ascertain whether or not all invoices rendered on the project were included in the reimbursement.
- C. We will review the computation of certain costs looking for any amounts required to be paid 100% by the Developer, in accordance with the Development Agreement. Any costs required to be paid by the Developer will be deducted.
- D. For the construction contracts, we will foot the final pay estimates, and we will calculate the extensions of any line item greater than \$5,000. When possible, we will confirm with the contractor that the contract has been paid in full and that there are no additional claims against the Authority or the Developer.
- E. If possible, we will obtain verbal confirmation from construction contractors concerning whether or not the contract estimates to date have been paid in full and whether or not the contractor has any claims to be made against either the District or Developer on the project.
- F. We will prepare a schedule that computes interest in accordance with the terms of the Development Agreement.
- G. We will prepare a reimbursement report for the benefit of the City including the accountant's report and schedule of amounts reimbursable to the Developer and have compared the amounts in the TIRZ Improvements, Exhibit A in the Development Agreement with the actual reimbursable costs and estimated costs to complete the projects.
- H. We will attend a meeting to present the report, and be available to answer questions relating to the report.

The objective of this agreed-upon procedures engagement will be to assist you in evaluating the reasonableness of the aforementioned costs. Because the above procedures will not be sufficient to constitute an audit made in accordance with generally accepted auditing standards, we will not express an opinion on the aforementioned reimbursable costs. However, we will report to you any matters that come to our attention that causes us to believe that the aforementioned costs are incorrect. In addition, this agreed-upon procedures engagement is not primarily or specifically designed, and cannot be relied upon, to disclose defalcations and other similar irregularities, although their discovery may result.

This report of agreed-upon procedures is for the exclusive use of the Board of Directors of the Authority and should not be distributed to or made available to persons or entities outside of the Board, nor should the report be associated with the presentation of any financial data of the Authority except as required by the specific agreement and the Texas Open Records Act.

The charge for this work will be at the firm's regular hourly rates. A portion of the cost of these procedures will be determined by the condition of the records submitted by the respective developer or developers to be reimbursed. Billings will be made when the final report is issued.

The hourly rates are as follows:

- Clerical Services \$35-\$60 per hour
- Staff Accountant \$50-\$94 per hour
- Senior/Manager \$100-\$145 per hour
- Principal at \$200 per hour

We estimate the cost of performing these procedures on your behalf to range between \$3,000 and \$4,000.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

We appreciate the confidence you have placed in this firm by retaining us as your independent accountants in this matter. If you agree with the above understanding of the engagement, please sign the duplicate copy of this letter and return it at your earliest convenience. Thank you.

Sincerely yours,

*McCall, Gibson & Company, PLLC*

McCall, Gibson & Company, PLLC

ACKNOWLEDGEMENT:

---

Signature

Title

Date

Engagement Ltr



**McCALL, GIBSON & COMPANY, PLLC**  
*Certified Public Accountants*

13831 Northwest Fwy.  
Suite 610  
Houston, Texas 77040-5216  
(713) 462-0341  
Fax (713) 462-2708  
E-Mail: [mmccall@mccallgibson.com](mailto:mmccall@mccallgibson.com)

*Member American  
Institute of Certified  
Public Accountants*

*Texas Society of  
Certified Public  
Accountants*

**TO: Our Clients**

DATE: November 26, 2007

RE: New Audit Risk Assessments (Statement on Auditing Standards 104-111)

In 2001 and 2002 widespread business failures brought scrutiny from Congress and the Securities and Exchange Commission (SEC) on the contemporary audit process, revealing flaws in that process. In 2002, the SEC dealt harshly with the Auditing Standards Board (ASB) of the American Institute of CPA's (AICPA), removing its rulemaking ability for audits of publicly traded companies (issuers) and placing it in the hands of the newly created Public Company Accounting Oversight Board (PCAOB). The PCAOB was created as a part of the Sarbanes-Oxley legislation in 2002. For months following the creation of the PCAOB, the ASB suspended rulemaking activity altogether. Now the ASB is back with a vengeance, having issued 14 standards within the past 18 months for non-issuers. The new standards don't just call for business as usual. In fact, they represent the most substantial changes in the independent audit process in over 20 years.

It was about 36 months ago that we started discussing with you Statement on Auditing Standard (SAS) No. 99, known as the Fraud Standard, and as you recall, we began having you review a fraud questionnaire. That questionnaire was the start of this process. In addition, for audits with a fiscal year ending December 31, 2006 and after, we issued management letters in response to SAS No. 112. SAS No. 112 required written communication with clients concerning weaknesses in the system of internal control.

The newest standards are for implementation with audits having a fiscal year ending December 31, 2007 and after. These new standards are collectively referred to as the Risk Assessment Standards.

The Risk Assessment Standards require us to:

- 1) Document a more in-depth understanding of the consultants you might use and their environment, including internal controls, to identify the risk of material errors or fraud occurring and remaining undetected by you, along with the actions you are taking to mitigate those risks.
- 2) Document in writing your entity's system of internal control and design audit procedures to test for errors or fraud in the application of that system of internal control.
- 3) Perform a more rigorous assessment of the risks of material misstatement in the financial statements based on that understanding.
- 4) Improve the linkage between our risk assessment and the resulting audit procedures we perform.

Overall, the ASB believes that implementation of the new standards should increase the effectiveness of financial statement audits. However, we anticipate that for most audits implementing the new standards will result in an overall increase in efforts by the audited entity, its consultants and the auditors. This increased activity will result in increased cost of operations to your entity, both internally and externally, including your consultants and auditor. Industry wide estimates of increased audit cost range from 15% to as much as 35% in some cases. Accordingly, in preparation for next year's audit, we will continue to communicate expected changes in the audit process and ways in which you and your staff can assist in making the audit as efficient as possible.

We would be pleased to discuss in more detail the effects of the new standards on your audit preparation.

*McCall, Gibson & Company, PLLC*

McCall, Gibson & Company, PLLC

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

---

**AGENDA MEMORANDUM**

**TO:** La Porte Redevelopment Authority Board of Directors  
**FROM:** Executive Director  
**SUBJECT:** Agenda Item Materials

---

5. Receive report, discuss and to provide Staff with direction to draft a reimbursement agreement for a future agenda with regard to the Sylvan Beach Shoreline Rehabilitation Matching Grant.

## REQUEST FOR LPEDC BOARD AGENDA ITEM

Agenda Date Requested: <u>7/2/2008</u> <i>7/7/08</i>
Requested By: <u>Gretchen Larson</u>
Department: <u>City Manager/EDC</u>
Report: <input checked="" type="checkbox"/> Resolution: _____ Ordinance: _____
Exhibits: <u>Previous Council Actions and SB Project Cost Estimates</u>

<u>Budget</u>	
Source of Funds:	<u>EDC</u>
Account Number:	<u>Fund 038</u>
Amount Budgeted:	<u>\$0</u>
Amount Requested:	<u>\$600,000</u>

### SUMMARY & RECOMMENDATION

As you know the Sylvan Beach Shoreline Protection and Beach Renourishment Project was approved as project in the original TIRZ Project Plan. However, it will be many years before any funds would be available from the TIRZ for payment of their portion of the funds. Because the funds have to be available during the FY 2009 Budget cycle, the LPEDC Board was asked in February of this year whether or not they would consider providing the necessary funding. At the meeting of February 25, 2008 the Board conducted a public hearing and accepted the Sylvan Beach Shoreline Protection and Beach Renourishment Project as a Project of the Board. At that meeting staff indicated that this item would be returned to the Board after April 28. As you can see from the attached information the Parks Department now has much better cost estimate for the Project. Rather than needing an estimated \$800,000 you now need to consider allocating an amount not to exceed \$600,000 in support of the Project. Although we are very confident of the numbers provided we would ask that you keep in mind that these figures are nonetheless costs estimates. If necessary, we would return to the Board to ask that you consider any necessary adjustments at a future meeting.

In addition to this request for funding, the Board must also determine whether or not the funding will be required to be reimbursed to the Corporation from the TIRZ as funds are available. The Executive Director of the TIRZ, David Hawes, has indicated that he will draft a repayment agreement between the TIRZ and the Corporation for consideration and approval at an upcoming LPRA/TRIZ meeting if necessary. He also reaffirmed that the Project was a part of the original 1999 TIRZ Project Plan and that the Board had already approved their participation in the proposed Project in 2004. *Act ?*

#### Action Required by the Board:

Approve the recommended budget adjustment for the Sylvan Beach Shoreline Protection and Beach Renourishment Project in an amount not to exceed \$600,000 and determine if repayment of the funds will be required from the LPRA/TIRZ Board. *changed @ 7/7/08 \$700,000*

#### Approved for LPEDC Agenda

\_\_\_\_\_  
Ron Bottoms, City Manager

\_\_\_\_\_  
Date

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

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**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors  
FROM: Executive Director  
SUBJECT: Agenda Item Materials

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7. Consider approval or other action with regard to authority invoices.

**La Porte Redevelopment Authority  
Cash Flow Report, Inception to August 1, 2008**

<b>Cleared Bank</b>	<b>Operating Account</b>	<b>For</b>	<b>Amount</b>	<b>Subtotal</b>	<b>Total</b>
<b>Revenues, 2007 - 2008</b>					
5/18/2007	Wire transfer from City of La Porte	fund account	\$ 986.35		
5/24/2007	Wire transfer from City of La Porte	fund account	\$ 180,113.08		
5/29/2007	Deposit (see note below)	construction acct	\$ 986.35		
5/31/2007	Interest deposit, (4.75%)		\$ 186.11		
6/29/2007	Interest deposit (4.75%)		\$ 694.04		
7/31/2007	Interest deposit (4.75%)		\$ 705.54		
8/31/2007	Interest deposit (4.75%)		\$ 688.02		
9/28/2007	Interest deposit (4.66% )		\$ 630.32		
10/24/2007	Wire transfer from City of La Porte		\$ 28,463.00		
10/31/2007	Interest deposit (3.75%)		\$ 558.66		
11/30/2007	Interest deposit (3.50%)		\$ 558.76		
12/6/2007	Wire transfer from City of La Porte		\$ 64,445.03		
12/31/2007	Interest deposit (3.25%)		\$ 715.47		
1/31/2008	Interest deposit (2.50%)		\$ 673.46		
2/29/2008	Interest deposit (2.00%)		\$ 409.42		
3/31/2008	Interest deposit (2.00%)		\$ 418.50		
4/30/2008	Interest deposit (1.25%)		\$ 375.26		
5/30/2008	Interest deposit (1.00%)		\$ 211.62		
6/30/2008	Interest deposit (1.00%)		\$ 203.33		
7/31/2008	Interest deposit (1.00%)		\$ 210.28		
<b>Total, revenues</b>				<b>\$ 282,232.60</b>	<b>\$ 282,232.60</b>

**Cleared**

<b>Bank</b>	<b>Expenses</b>			
5/18/2007	Wire transaction fees	\$	6.50	
5/24/2007	Wire transaction fees	\$	6.50	
10/24/2007	Wire transaction fees	\$	6.50	
11/30/2007	Wire transaction fees	\$	6.50	
			<u>26.00</u>	\$ (26.00)

*Checks paid:*

5/25/2007	#101 Hawes Hill Calderon LLP	admin: inv 2677	\$	3,500.00	
5/29/2007	#102 La Porte RDA Construction Acct	xfer to construction acct	\$	986.35	
7/5/2007	#103 La Porte RDA Construction Acct	correct deposit error	\$	986.35	
7/19/2007	#104 Hawes Hill Calderon	admin + exp: inv 2691	\$	4,222.02	
7/19/2007	#105 Hawes Hill Calderon	admin + exp: inv 2716	\$	2,261.83	
8/23/2007	#106 Hawes Hill Calderon	admin + exp: inv 2773	\$	3,984.16	
9/27/2007	#107 Hawes Hill Calderon	admin + exp: inv 2779	\$	3,813.98	
12/12/2008	#108 City of La Porte	TIRZ reimb; inv #1833	\$	2,555.95	
	#109 Check VOID		\$	-	
	#110 Check VOID		\$	-	
2/29/2008	#111 Hawes Hill Calderon	admin & exp: invoices 2823, 2842, 2858, 2900, 2929	\$	12,101.16	
	<i>Total, Checks paid</i>			<u>\$ 34,411.80</u>	\$ (34,411.80)

*Checks submitted for approval 8/27/08:*

#112 City of La Porte	Inv. 2186, 2579	\$	165.64	
#113 Hawes Hill Calderon LLP	inv. 2951, 2980, 3007, 3036, 3060, 3092	\$	14,333.47	
	<i>Total, Checks submitted</i>		<u>\$ 14,499.11</u>	\$ (14,499.11)

**Total, expenses**

**Fund balance, Operating Account as of August 22, 2008** \$ 233,295.69

NOTE: Acting bookkeeper made error in recording the Construction account number on the deposit slip.  
Check 103 reverses the error.

**La Porte Redevelopment Authority  
Cash Flow Report, Inception to August 22, 2008**

<b>Cleared bank</b>	<b>Construction Account</b>	<b>For</b>	<b>Amount</b>	<b>Subtotal</b>	<b>Total</b>
<b>Revenues, 2007-2008</b>					
5/18/2007	Wire transfer by City of La Porte	fund account	\$ 661,013.65		
5/31/2007	Interest deposit (4.75%)		\$ 1,204.30		
6/29/2007	Interest deposit (4.75%)		\$ 984.30		
7/5/2007	Deposit Check 103 from Operating Acct	correct deposit error	\$ 986.35		
7/31/2007	Interest deposit (4.75%)		\$ 1,024.54		
8/31/2007	Interest deposit (4.75%)		\$ 1,029.19		
9/28/2007	Interest deposit (4.25%)		\$ 961.41		
10/31/2007	Interest deposit (3.75%)		\$ 467.82		
11/30/2007	Interest deposit (3.50%)		\$ 377.56		
12/31/2007	Interest deposit (3.25%)		\$ 337.41		
1/31/2008	Interest deposit (2.50%)		\$ 285.96		
2/29/2008	Interest deposit (2.00%)		\$ 171.09		
3/31/2008	Interest deposit (2.00%)		\$ 38.83		
4/30/2008	Interest deposit (1.25%)		\$ 0.32		
5/31/2008	Interest deposit (1.00%)		\$ 0.18		
6/30/2008	Interest deposit (1.00%)		\$ 0.17		
7/31/2008	Interest deposit (1.00%)		\$ 0.18		
				\$ 668,883.26	\$ 668,883.26
<b>Cleared Bank Expenses</b>					
5/18/2007	Wire transaction fees	bank fees	\$ 6.50	\$ (6.50)	
6/1/2007	#101 65 La Porte Ltd. & ION Design Group LLC	offsite utilities	\$ 60,067.70		
6/1/2007	#102 65 La Porte Ltd. & Angel Brothers ...	offsite utilities	\$ 350,025.48		
10/4/2007	#103 65 La Porte Ltd. & Angel Brothers	Pay Req #4, offsite utilities	\$ 23,765.93		
10/4/2007	#104 65 La Porte Ltd.	Pay Req #4, offsite improvements	\$ 102,558.37		
12/11/2007	#105 65 La Porte Ltd.	offsite improvements	\$ 22,669.65		
2/29/2008	#106 65 La Porte Ltd.	offsite construction	\$ 55,476.57		
3/14/2008	#107 City of La Porte	city resources	\$ 7,128.13		
3/14/2008	#108 City of La Porte	city resources	\$ 46,974.16		
				\$ (668,665.99)	
	<b>Total Expenses</b>				\$ (668,672.49)
	<b>Fund balance as of August 22, 2008</b>				\$ 210.77



INVOICE

CITY OF LA PORTE  
604 W FAIRMONT PARKWAY  
LA PORTE, TX 77571

Approved: David W. Hawes  
DAVID W. HAWES

(281) 471-5020

TO: HAWES HILL & ASSOCIATES  
ATTN DAVID HAWES  
PO BOX 22167  
HOUSTON, TX 77227-2167

INVOICE NO: 2186  
DATE: 1/15/08

CUSTOMER NO: 1703/136943

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	REIMBURSEMENT/MEETINGS FOOD AND DRINKS TO REIMBURSE FOR FOOD DRINKS AND SUPPLIES FOR TIRZ BOARD MEETING IN DECEMBER 2007	79.17	79.17

FOR QUESTIONS PLEASE CONTACT -  
ANGELA JONES (281)470-5042

TOTAL DUE: \$79.17

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 1/15/08 DUE DATE: 2/04/08  
CUSTOMER NO: 1703/136943

NAME: HAWES HILL & ASSOCIATES  
TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:  
CITY OF LA PORTE  
ATTN: ACCOUNTING DIVISION  
604 WEST FAIRMONT PARKWAY  
LA PORTE TX 77571

(281) 471-5020

INVOICE NO: 2186  
TERMS: NET 20 DAYS

AMOUNT: \$79.17

INVOICE

CITY OF LA PORTE  
604 W FAIRMONT PARKWAY  
LA PORTE, TX 77571

(281) 471-5020

TO: HAWES HILL & ASSOCIATES  
ATTN DAVID HAWES  
PO BOX 22167  
HOUSTON, TX 77227-2167

INVOICE NO: 2579  
DATE: 3/11/08

CUSTOMER NO: 1703/136943

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	REIMBURSEMENT/MEETINGS Antonios Italian Grill \$75.00 Kroger - Refreshments \$11.47	86.47	86.47

FOR QUESTIONS PLEASE CONTACT -  
ANGELA JONES (281)470-5042

TOTAL DUE: \$86.47

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 3/11/08 DUE DATE: 3/31/08 NAME: HAWES HILL & ASSOCIATES  
CUSTOMER NO: 1703/136943 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:  
CITY OF LA PORTE  
ATTN: ACCOUNTING DIVISION  
604 WEST FAIRMONT PARKWAY  
LA PORTE TX 77571

(281) 471-5020

INVOICE NO: 2579  
TERMS: NET 20 DAYS

AMOUNT: \$86.47

CITY OF LA PORTE  
604 W FAIRMONT PARKWAY  
LA PORTE, TX 77571

(281) 471-5020

DATE: 8/05/08

TO: HAWES HILL & ASSOCIATES  
ATTN DAVID HAWES  
PO BOX 22167  
HOUSTON, TX 77227-2167

CUSTOMER NO: 1703/136943

TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
	8/04/08	BEGINNING BALANCE			165.64
** TIRZ2	1/15/08	REIMBURSEMENT/MEETINGS	2186	2/04/08	79.17
		FOOD AND DRINKS			
** TIRZ2	3/11/08	REIMBURSEMENT/MEETINGS	2579	3/31/08	86.47

For billing inquiries, please contact Angela X5042

\*\*\*Thank You for Your Prompt Payment\*\*\*

\*\* - PREVIOUSLY BILLED - INCLUDED IN BEGINNING BALANCE

CURRENT	OVER 30 DY	OVER 60 DY	OVER 90 DY
			165.64

DUE DATE: 8/25/08

**PAST DUE**

PAYMENT DUE: 165.64  
TOTAL DUE: \$165.64

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 8/05/08 DUE DATE: 8/25/08 NAME: HAWES HILL & ASSOCIATES  
CUSTOMER NO: 1703/136943 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:  
CITY OF LA PORTE  
ATTN: ACCOUNTING DIVISION  
604 WEST FAIRMONT PARKWAY  
LA PORTE TX 77571  
(281) 471-5020

TOTAL DUE: \$165.64

LAPORTE REDEVELOPMENT AUTHORITY  
2500 TANGLEWILDE ST STE 260  
HOUSTON, TX 77063

0112

Date 8/27/08

35-1125/1130

Pay to the  
Order of City of La Porte, TX

\$ 165.64

One Hundred Sixty-Five and 64/100----- Dollars

 Security Features  
Included on  
Back of Page

**AmegyBank**  
of Texas

Amegy Bank N.A.  
P.O. Box 27459 Houston, Texas 77227-7459  
713.235.8800  
www.amegybank.com

Memo Inv 2186, 2579

*Douglas M. ...*  
*Deputy ...*

⑆ 113011258⑆ 0112⑈

36921754⑈

Hawes Hill Calderon LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice

Bill To:

TIRZ -La Porte # 1  
604 W. Fairmont Pkwy.  
La Porte, TX 77571

Invoice #: 00002951  
Date: 3/1/2008

Page: 1

DATE	DESCRIPTION	AMOUNT
	Project Management Services, March 2008	\$2,000.00
	Reimbursable expenses as follows:	
	Mileage, D. Hawes per attachment	\$76.76
	In house copies & Binders	\$236.00
	In house postage	\$29.46
	<i>Inv. #</i>	
	2951	2,342.22 +
	2980	2,236.00 +
	3007	2,250.25 +
	3036	2,005.00 +
	3060	2,000.00 +
	3092	3,500.00 +
		=
	<i>TOTAL:</i>	<u>14,333.47*</u>
	Sales Tax:	\$0.00
	Total Amount:	\$2,342.22
	Amount Applied:	\$0.00
	Balance Due:	\$2,342.22

Terms: COD

**EXPENSE DETAIL (La Porte TIF01)**

DATE	CLIENT NO.	VENDOR/DESCRIPTION	QTY	U PRICE	TOT REIM.	BILL
02.11.2008	CLPTIF01	Mileage to/from mtg. w/staff	76	\$ 0.505	\$ 38.38	Y
02.27.2008	CLPTIF01	Mileage to/from BOD Mtg.	76	\$ 0.505	\$ 38.38	Y
	CLPTIF01			\$ 0.485	\$ -	
TOTAL					\$ 76.76	

D

Hawes Hill Calderon LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice

Bill To:

TIRZ -La Porte # 1  
604 W. Fairmont Pkwy.  
La Porte, TX 77571

Invoice #: 00002980

Date: 4/1/2008

Page: 1

DATE	DESCRIPTION	AMOUNT
	Project Management Services, April 2008	\$2,000.00
	Reimbursable expenses as follows:	
	In house copies & Binders 1440 @ .15 each & 20 Binders @ \$1.00 each	\$236.00
		Sales Tax: \$0.00
		Total Amount: \$2,236.00
		Amount Applied: \$0.00
		Balance Due: \$2,236.00

Tammy C.O.D.

Hawes Hill Calderon LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice

Bill To:

TIRZ -La Porte # 1  
604 W. Fairmont Pkwy.  
La Porte, TX 77571

Invoice #: 00003007  
Date: 5/1/2008

Page: 1

DATE	DESCRIPTION	AMOUNT								
	Project Management Services, May 2008  Reimbursable expenses as follows:  Mileage, D. Hawes per attachment  In house copies & Binders 1535 @ .15 each & 20 Binders	\$2,000.00           \$250.25								
		<table border="1"> <tr> <td data-bbox="1076 1759 1321 1818">Sales Tax:</td> <td data-bbox="1321 1759 1528 1818">\$0.00</td> </tr> <tr> <td data-bbox="1076 1818 1321 1877">Total Amount:</td> <td data-bbox="1321 1818 1528 1877">\$2,250.25</td> </tr> <tr> <td data-bbox="1076 1877 1321 1915">Amount Applied:</td> <td data-bbox="1321 1877 1528 1915">\$0.00</td> </tr> <tr> <td data-bbox="1076 1915 1321 1976">Balance Due:</td> <td data-bbox="1321 1915 1528 1976">\$2,250.25</td> </tr> </table>	Sales Tax:	\$0.00	Total Amount:	\$2,250.25	Amount Applied:	\$0.00	Balance Due:	\$2,250.25
Sales Tax:	\$0.00									
Total Amount:	\$2,250.25									
Amount Applied:	\$0.00									
Balance Due:	\$2,250.25									

Terms: C.O.D.



Hawes Hill Calderon LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice

Bill To:

TIRZ -La Porte # 1  
604 W. Fairmont Pkwy.  
La Porte, TX 77571

Invoice #: 00003036  
Date: 6/1/2008

Page: 1

DATE	DESCRIPTION	AMOUNT
4/22/2008	Project Management Services, June 2008 Secretary of State per attachment	\$2,000.00 \$5.00
		Sales Tax: \$0.00 Total Amount: \$2,005.00 Amount Applied: \$0.00 Balance Due: \$2,005.00

Terms: C.O.D.

HAWES HILL CALDERON LLP  
P. O. BOX 22167  
HOUSTON, TX 77227-2167  
713-541-0447 or FAX 713-541-9906

AMEGY BANK N.A.  
P.O. BOX 27459  
HOUSTON, TX 77227-7459  
713-235-8800  
35-1125/1130

4677

Five and No/100 Dollars

DATE  
4/22/2008

AMOUNT  
\$5.00

THE  
DER

Secretary of State  
Corporations Section  
P.O. Box 13697  
Austin, TX 78711-3697

NOT - NEGOTIABLE

Memo: Laporte Filing Fee

AUTHORIZED SIGNATURE

⑈004677⑈ ⑆113011258⑆ ⑈0003344983⑈

WES HILL CALDERON LLP - OPERATING

4677

Secretary of State

4676

4/22/2008

\$5.00

Laporte Filing Fee  
Account Detail:

6-9904 Reimbursable Filing/Post Fees

\$5.00

NOT - NEGOTIABLE

WES HILL CALDERON LLP - OPERATING

4677

Secretary of State

4676

4/22/2008

\$5.00

Laporte Filing Fee  
Account Detail:

6-9904 Reimbursable Filing/Post Fees

\$5.00

NOT - NEGOTIABLE



Office of the Secretary of State

PERIODIC REPORT - NONPROFIT CORPORATION

File Number: 162972201  
Filing Fee: \$5

Page 1 of 2

1. The corporation name is:  
**THE LA PORTE REDEVELOPMENT AUTHORITY**
2. It is incorporated under the laws of: *(set forth state or foreign country)*  
**Texas**
3. The name of the registered agent is:  
**John Joerns**  
*(Make changes here):*
4. The registered office address, which is identical to the business office address of the registered agent in Texas, is:  
**604 W. FAIRMONT PKWY  
La Porte, TX 77571**  
*(Make changes here-use street or building address; see Instructions):*
5. If the corporation is a foreign corporation, the address of its principal office in the state or country under the laws of which it is incorporated is:

*(Make changes here-use street or building address; see Instructions):*

6. The names and addresses of all directors of the corporation are: (A Texas corporation must have at least 3 directors.)

*(If additional space is needed, include the information as an attachment to this form for item 6.)*

<u>Name</u>	<u>Address</u>	<u>City/ State/Zip</u>
Peggy Antone	8418 Collingsdale	LaPorte, TX 77571
Dave Turnquist	9905 Cardinal	LaPorte, TX 77571
Horace Leopard	3202 Lazy Pine	LaPorte, TX 77571
Doug Martin	1103 Oakleaf	LaPorte, TX 77571
JJ Meza	PO Box 202	LaPorte, TX 77572-0202
Michael Say	301 E. Fairmont Pkwy	La Porte TX 77571
Alton Porter	PO Box 652	LaPorte, TX 77572-0652
Chester Pool	1710 A IVY	LaPorte, TX 77571

Come visit us on the Internet @ <http://www.sos.state.tx.us/>

Fax: 512-463-1423

Dial: 7-1-1 for Relay Services

1723 Riverside Rd.

Morgan's Dr. TX 77571

7. The names, addresses, and titles of all officers of the corporation are: (A Texas corporation must include a president and a secretary and the same person cannot hold both offices).

(If additional space is needed, include the information as an attachment to this form for item 7.)

<u>Name</u>	<u>Address</u>	<u>City/State/Zip</u>	<u>Title</u>
Lindsey Pfeiffer	723 Bayridge Rd.	Morgan's Point, TX	President
Doug Martin	1103 Oak Leaf	LaPorte, TX 77571	Vice-President
Peggy Antone	8418 Collingsdale	LaPorte, TX 77571	secretary

Execution:  
The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: 4-17-08

Peggy Antone

Signature of authorized officer

Hawes Hill Calderon LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice

Bill To:

TIRZ -La Porte # 1  
604 W. Fairmont Pkwy.  
La Porte, TX 77571

Invoice #: 00003060  
Date: 7/1/2008

Page: 1

DATE	DESCRIPTION	AMOUNT
	Project Management Services, July 2008	\$2,000.00
		Sales Tax: \$0.00
		Total Amount: \$2,000.00
		Amount Applied: \$0.00
		Balance Due: \$2,000.00

Terms: C.O.D.

Hawes Hill Calderon LLP  
P.O. Box 22167  
Houston TX 77227-2167

Invoice

Bill To:

TIRZ -La Porte # 1  
604 W. Fairmont Pkwy.  
La Porte, TX 77571

Invoice #: 00003092  
Date: 8/1/2008

Page: 1

DATE	DESCRIPTION	AMOUNT
8/27/2008	Project Management Services, August 2008	\$2,000.00
	Board of Directors Meeting	\$1,500.00
		Sales Tax: \$0.00
		Total Amount: \$3,500.00
		Amount Applied: \$0.00
		Balance Due: \$3,500.00

Terms: C.O.D.

# ZONE



LA PORTE TAX INCREMENT REINVESTMENT ZONE

STATE OF TEXAS    )(

COUNTY OF HARRIS )(

CITY OF LA PORTE  )(

**NOTICE IS HEREBY GIVEN OF THE MEETING OF THE LA PORTE TAX INCREMENT REINVESTMENT ZONE TO BE HELD ON AUGUST 27, 2008 AT 6:30 P.M. IN CITY COUNCIL CHAMBERS OF THE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:**

1. Call to order –
2. Lindsey Pfeiffer, President
3. Consider approval of the minutes of the February 27, 2008 Board of Directors meeting
4. Consent agenda – any item may be removed by a board member for discussion
  - Entertain motion and a second to approve the TIRZ items in the same form and manner as was approved in the previous redevelopment authority meeting – Lindsey Pfeiffer, Chairperson
  - A. Consider FY 2008–2009 Budget;
  - B. Consider proposals for the preparation of Agreed-Upon-Procedure Reports for the reimbursement of Developers;
  - C. Receive Report, Discuss and to provide staff with direction to draft a reimbursement agreement for a future agenda with regard to the Sylvan Beach Shoreline Rehabilitation Matching Grant;
  - D. Receive report with regard to the Lakes of Fairmont Green Project as it relates to fencing, intersection signalization and other related public improvements;
  - E. Consider approval or other action with regard to authority invoices;
  - F. Staff report and updates;
  - G. Board member comments;
  - H. Adjournment.

**THIS FACILITY HAS DISABILITY ACCOMMODATIONS AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES AT MEETINGS SHOULD BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT CITY SECRETARY'S OFFICE AT 281-471-5020 OR TDD LINE 281-471-5030 FOR FURTHER INFORMATION.**

**A POSSIBLE QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT AT THIS MEETING AND PARTICIPATE IN DISCUSSIONS BUT WILL NOT TAKE ANY ACTION.**

David W. Hawes  
Executive Director

\_\_\_\_\_  
Date Posted



LA PORTE TAX INCREMENT REINVESTMENT ZONE,  
CITY OF LA PORTE, TEXAS

---

AGENDA MEMORANDUM

TO: La Porte Tax Increment Reinvestment Zone  
FROM: Zone Administrator  
SUBJECT: Agenda Item Materials

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3. **CONSIDER APPROVAL OF THE MINUTES OF THE FEBRUARY 27, 2008 BOARD OF DIRECTORS MEETING**
4. **CONSENT AGENDA – ANY ITEM MAY BE REMOVED BY A BOARD MEMBER FOR DISCUSSION**
  - **ENTERTAIN MOTION AND A SECOND TO APPROVE THE TIRZ ITEMS IN THE SAME FORM AND MANNER AS WAS APPROVED IN THE PREVIOUS REDEVELOPMENT AUTHORITY MEETING – LINDSEY PFEIFFER, CHAIRPERSON**
    - a. **CONSIDER FY 2008-2009 BUDGET.**
    - b. **CONSIDER PROPOSALS FOR THE PREPARATION OF AGREED-UPON PROCEDURE REPORTS FOR THE REIMBURSEMENT OF DEVELOPERS.**
    - c. **RECEIVE REPORT, DISCUSS AND TO PROVIDE STAFF WITH DIRECTION TO DRAFT A REIMBURSEMENT AGREEMENT FOR A FUTURE AGENDA WITH REGARD TO THE SYLVAN BEACH SHORELINE REHABILITATION MATCHING GRANT.**
    - d. **RECEIVE REPORT WITH REGARD TO THE LAKES OF FAIRMONT GREEN PROJECT AS IT RELATES TO FENCING, INTERSECTION SIGNALIZATION AND OTHER RELATED PUBLIC IMPROVEMENTS.**
    - e. **CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO AUTHORITY INVOICES.**

**La Porte Tax Increment Reinvestment Zone Number One,  
City of La Porte, Texas  
Minutes of the Board Meeting  
Held February 27, 2008**

**1. CALL TO ORDER AND DETERMINATION OF A QUORUM**

The Board of Directors of the La Porte Tax Increment Reinvestment Zone Number One, City of La Porte, Texas, held a meeting, open to the public, on the 27<sup>th</sup> day of February 2008, and meeting was called to order at 7:22 p.m. in the City Council Chambers of the City Hall, 604 West Fairmont Parkway, La Porte, Texas 7751 and the roll was called of the duly appointed members of the Board, to wit:

Peggy Antone	Position 1
Dave Turnquist	Position 2
Alton Porter	Position 3
Horace Leopard	Position 4
Doug Martin	Position 5
JJ Meza	Position 6
Michael Say	Position 7
Chester Pool	Position 8
Lin Pfeiffer	Position 9 - Chairman

and all of the above were present except Director Say, thus constituting a quorum. Also present at the meeting were John Joerns, David Hawes, Gretchen Black, Russell Plank, and Norman Reed.

2. Lindsey Pfeiffer, Chairman

**3. CONSIDER APPROVAL OF THE MINUTES OF THE DECEMBER 5, 2007 BOARD OF DIRECTORS MEETING**

Upon a motion duly made by Director Porter and being seconded by Director Martin, the board unanimously approved the minutes of December 5, 2007 meeting.

**4. CONSENT AGENDA – ANY ITEM MAY BE REMOVED BY A BOARD MEMBER FOR DISCUSSION**

- ENTERTAIN A MOTION AND A SECOND TO APPROVE THE TIRZ ITEMS IN THE SAME FORM AND MANNER AS WAS APPROVED IN THE PREVIOUS REDEVELOPMENT AUTHORITY MEETING – LINDSEY PFEIFFER, CHAIRMAN

- A. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO PAY REQUEST NUMBER TEN FOR THE LAKES OF FAIRMONT GREENS TIRZ IN THE AMOUNT OF \$5,027.79 AND PID PROJECT RELATED TO ON-SITE IMPROVEMENTS IN THE AMOUNT OF \$5,027.
- B. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO PAY REQUEST NUMBER ELEVEN AND FINAL FOR THE LAKES OF FAIRMONT GREENS TIRZ IN THE AMOUNT OF \$119,802.83 AND PID PROJECT RELATED TO ON-SITE IMPROVEMENTS IN THE AMOUNT OF \$22,380.
- C. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO PAY REQUEST NUMBER EIGHT AND FINAL IN THE AMOUNT OF \$55,476.57 FOR THE LAKES OF FAIRMONT GREENS TIRZ PROJECT RELATED TO OFFSITE IMPROVEMENTS KNOWN AS THE SOUTH LA PORTE TRUNK SEWER.
- D. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO PAY REQUEST NUMBER FIVE FOR THE PORT CROSSING TIRZ PROJECT IN THE AMOUNT OF \$ 867,768.43.
- E. DISCUSS AND TAKE POSSIBLE ACTION WITH REGARD TO THE SYLVAN BEACH SHORELINE REHABILITATION MATCHING GRANT.
- F. RECEIVE REPORT WITH REGARD TO THE PROPOSED SYLVAN BEACH HOTEL RFQ
- G. RECEIVE REPORT WITH REGARD TO THE LAKES OF FAIRMONT GREEN PROJECT AS IT RELATES TO FENCING, INTERSECTION SIGNALIZATION AND OTHER RELATED PUBLIC IMPROVEMENTS.
- H. CONSIDER ALLOWING THE CHAIR TO SEND LETTER TO REPRESENTATIVE NICK LAMPSON WITH REGARD TO SUPPORTING NECESSARY FUNDING FOR SH 146 OVERPASS.
- I. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO AUTHORITY INVOICES
- J. STAFF REPORT AND UPDATES
- K. BOARD MEMBER COMMENTS
- L. ADJOURNMENT

Upon a motion duly made by Director Martin and being seconded by Director Porter, the board unanimously approved the consent agenda in the same manner and form as approved in the Redevelopment Authority Board Meeting and adjourned at 7:23 PM.

SIGNED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_