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Agendas and Agenda Materials Meetings of the Boards of Directors

La Porte Redevelopment Authority



La Porte Tax Increment Reinvestment Zone

August 25, 2010

#### 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 25, 2010, 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 Board of Directors Meeting held on June 30, 2010;
- 3. Consider approval of the proposed La Porte Redevelopment Authority Fiscal Year 2010-2011 Fiscal Year Budget;
- 4. Receive staff report and updates with regard to Port Crossing, Lakes on Fairmont Green, Retreat at Bay Forrest Development Project, and Preserve at Taylor Bayou;
- 5. Consider approval or other action with regard to authority invoices;
- 6. Board member comments;
  - a. Matters appearing on Agenda;
  - b. Inquiry of staff regarding specific factual information or existing policy
- 7. 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 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.

> David W. Hawes Executive Director

On Haves

Date Posted

No.

#### 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

2. Consider approval of the minutes of Board of Directors Meeting held on June 30, 2010.

LA PORTE REDEVELOPMENT AUTHORITY c/o Hawes Hill Calderon LLP P.O. Box 22167 Houston TX 77227-2167 713-595-1200 or FAX 713-595-1295

#### La Porte Redevelopment Authority, City of La Porte, Texas Minutes of the Board Meeting Held June 30, 2010

#### 1. Call to order - Lindsay Pfeiffer, President

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, held a meeting, open to the public, on the 30<sup>th</sup> day of June, 2010; the meeting was called to order at 6:35 p.m. in the City Council Chambers of the City council conference Room, 604 West Fairmont Parkway, La Porte, Texas; 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
Lloyd Graham	Position 7
Chester Pool	Position 8
Lin Pfeiffer	Position 9 - Chairman

and all of the above were present except Director Leopard, Meza and graham, thus constituting a quorum. Also present at the meeting were John Joerns, Stacey Osborne, David Hawes and Russell Plank.

## 2. Consider approval of the minutes of Board of Directors Meeting held on February 24, 200.

Upon motion made by Director Porter, seconded by Director Martin, the board voted unanimously to approve minutes as presented. Director Porter abstained from the vote due to his absence at the February 24<sup>th</sup>, 2010 meeting.

3. Ratify signatures on bank consent document.

Upon motion made by Director Antone, seconded by Director Martin, the board voted unanimously to ratify signatures on bank consent document.

# 4. Receive and consider Sylvan Beach Development Agreement, by and between the REINVESTMENT ZONE NUMBER ONE, CITY OF LA PORTE; the LA PORTE REDEVELOPMENT AUTHORITY; the CITY OF LA PORT; the LA PORTE ECONOMIC DEVELOPMENT CORPORATION; and HARRIS COUNTY.

Mr. Joerns gave the board an overview of the project and reviewed the previous discussions with the board with regard to the funding allocation of the project:

 4B Board, City EDC
 \$700,000

 County
 \$600,000

The purpose of the agreement is to provide for TIRZ Reimbursement for the project. Upon a motion made by Director Pool, and being seconded by Director Turnquist, the board unanimously approved the Agreement.

#### 5. Consider disbursement of Annual TIRZ Revenue pursuant to developer agreement.

Mr. Hawes provided the board of directors with the amount available for disbursement from TIRZ revenues. He reviewed with the board the allocation of increment revenue available to each developer based on value creation. Upon a motion made by Director Turnquist, and being seconded by Director Pool, the board unanimously approved disbursement of Annual TIRZ Revenue pursuant to developer agreement.

#### 6. Receive report with regard to debt financing for Port Crossing.

Mr. Hawes gave the board an overview of the staff attempts to develop debt financing to accelerate payments to the developer. He informed the board that the market place was not responding. No action was taken

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#### 7. Receive staff report and updates with regard to Port Crossing, Lakes on Fairmont Green, Retreat at Bay Forrest Development Project, and Preserve at Taylor Bayou.

The Staff and developer apprised the board of possible retail activity along the Highway 146 frontage and discussed issues with the marketplace. Mr. Joerns gave the board an update on the Fairmont Greens project. Mr. Joerns informed the board that 3 houses have been constructed with one sold. No action was taken.

TWITHIN THE RETREAT AT BAHFOREST DEVELOPMENT.

#### 8. Consider approval of invoices.

Mr. Hawes presented the invoices. Upon a motion made by Director Porter, and being seconded by Director Martin, the board unanimously approved payment of the invoices.

#### 9. Board comments---None were offered.

#### 10. Adjournment. The Chairman adjourned the meeting at 7:04 PM

SIGNED:	Naglas Mark	_ATTEST: Jeggy Con Centra	Ľ
TITLE:	VICE CHAIR	TITLE: SECRETARY	
DATE:	08.25.2010	DATE: 08.25.2010	

#### 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

3. Consider approval of the proposed La Porte Redevelopment Authority Fiscal Year 2010-2011 Fiscal Year Budget.

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LA PORTE REDEVELOPMENT AUTHORITY c/o Hawes Hill Calderon LLP P.O. Box 22167 Houston TX 77227-2167 713-595-1200 or FAX 713-595-1295

#### La Porte Redevelopment Authority Tax Increment Reinvestment Zone Number One City of La Porte FY 2010- 11 Proposed Budget

Revenues:	Р	2009-10 roposed Budget		2009-10 stimated	P	2010-11 roposed Budget
Beginning Fund Balance	\$	204,068	\$	496,956	¢	505,982
City Transfer of TIRZ (Previous Years)	\$	204,000	\$	490,900	\$ \$	505,962
Estimated TIRZ Revenues		1,400,804		- 1,928,273		2,000,000
Interest on City TIRZ Funds	\$	2,500	\$	771	\$	750
Estimated TIRZ Developer Advances	\$	2,000	Ş		\$	100
Sylvan Beach Restoration Project	Ŷ			1,300,000	Ψ	_
Lakes of Fairmont Greens	\$	-	\$	1,000,000	\$	
Retreat at Bay Forest	\$	_	\$	_	Ψ \$	_
Port Crossing	\$	-	\$	-	\$	-
Total Revenues	\$	1,607,373	\$:	3,726,000		2,506,732
TIRZ M&O Expenses:						
Administration and Project Management	\$	42,000	\$	34,000	\$	42,000
Legal	\$	5,000	\$	~	\$	1,000
Agreed Upon Procedures Reports	\$	7,500	\$	5,000	\$	5,000
Annual Audit	× \$	9,000	\$	3,150	\$	3,500
Operating Expenses	\$	3,000	\$	707	\$	1,750
Bank Expenses	\$ \$	60	\$	-	\$	-
City Loan Repayment	\$	-	\$		\$	-
Total Expenses	\$	66,560	\$	42,857	\$	53,250
Transfers						
City Administration	\$	44,965	\$	64,229	\$	66,000
Educational Facilities	\$	244,264	\$	386,152	\$	400,000
Total Transfers	\$	289,229	\$	450,381	\$	466,000
Capital Improvements						
City CIP Trunk Line Project	\$	-	\$	_	\$	_
TIRZ Developer Projects	*	Marci.	Ψ	-	Ψ	-
Sylvan Beach Restoration Project			\$ 1	,300,000		
Lakes of Fairmont Greens	\$	-	\$	71,083	\$	_
Retreat at Bay Forest	÷ *		Ψ	, 1,000	Ψ	
Port Crossing	\$ 1	,058,177	\$ 1	,355,697	<u>\$</u> 1	,400,000
-		,058,177		,726,780		,400,000
Ending Fund Balance	\$	193,407	\$	505,982	\$	587,482

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

LA PORTE REDEVELOPMENT AUTHORITY c/o Hawes Hill Calderon LLP P.O. Box 22167 Houston TX 77227-2167 713-595-1200 or FAX 713-595-1295

## INVOICES

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Monday, August 02, 2010

604 W. Fairmont Pkwj

BALANCE OTHER TRANS. +/-CHECK TOTAL

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266 5 P P P

penses

TIRZ board meeting ex-

n Pos

5 DATE.

City of La Porte

7-29-2010 125

Pledged Securities Report as of 7/30/2010

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CUSIP	Security Type	Rate	Maturity	Original Face	Market Value
Pledge Code: ta345	Emity Name: LAPORT RE DEVELOPMENT AUTHORTY	Primary Boo	kkeeper: Hawes Hill Cald	Secondary Bookkeeper:	
3134952119 345530FH7 345530FH7 FDIC	FHIMCARA POOL & TRIAA FOREST AREA SCH DIST PA FOREST AREA SCH DIST PA	2.628 4 4	64/2034 114/2017 114/2017	\$1,436,400.00 \$139,400.00 \$309,409.00 \$250,890.00	\$227,521.16 \$150,972.00 \$306,976.40 \$250,000.00
			Total Pledges: 4	\$1,733,000,0R	\$935,469,56

Mir. David Hawes Hawes Hill Calderon 10103 Fondren, #300 Houston, Texas 77096 CIT EXPS

Page 42 of 765

ty of La Porte Established 1892

July 23, 2010

RE: dinner receipts for TIRZ meetings

Dear David,

Enclosed are copies of three receipts for dinners for the TIRZ meetings on 11/18/09, 2/24/10, and 6/30/10 totaling \$266.67. I only recently learned that I should have been submitting these to you, so I apologize for not sending them earlier. Please reimburse the City when you are able.

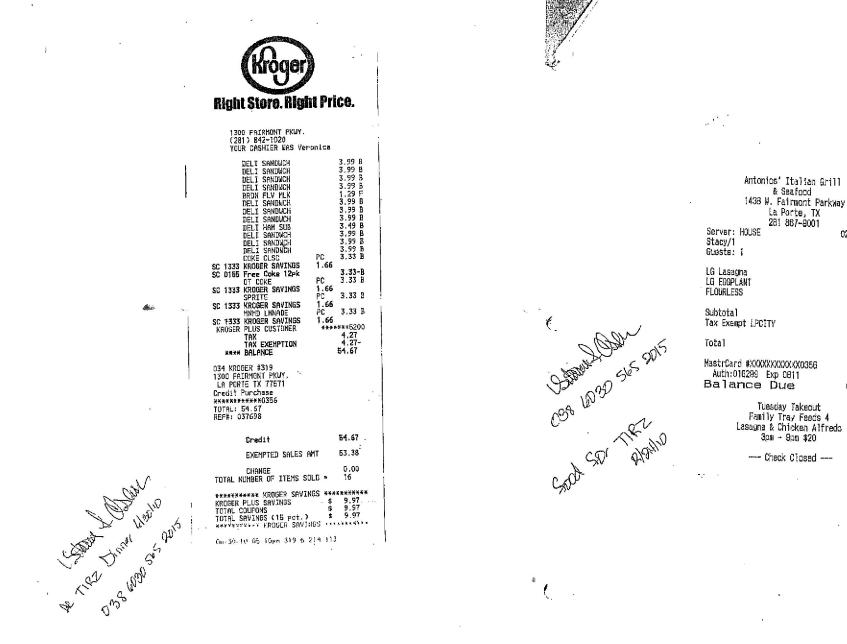
If you have any questions or concerns please let me know. You can reach me by phone at (281) 470-5017 or via email at osbornes@laportetx.gov.

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Warm regard Steward

Stace Econo City o

of La Porte	ic Deve	Jaborne
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02/24/2010

4:32 PM

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36.00

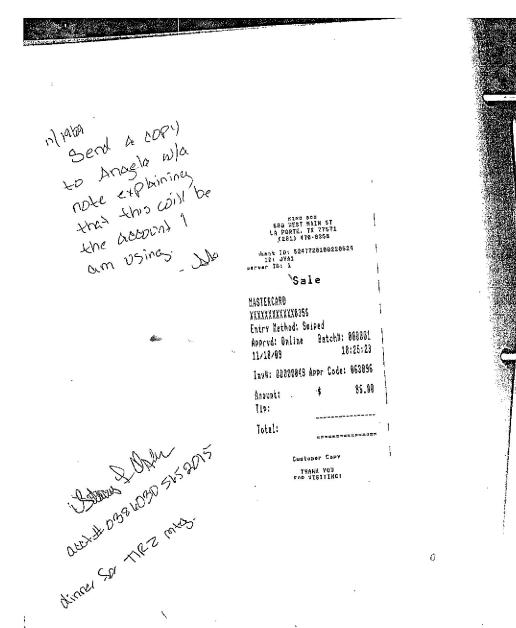
126,00

128.00

126.00

0.00

0.00



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

					STATEMENT
					DATE
	a Porte # 1 Fairmont Pkwy.				8/23/2010
	o, TX 77571				AMOUNT REMITTED
Page 1				\$	
DATE	INVOICE NO.	DESCRIPTION	CHARGES	PAYMENTS	BALANCE
7/1/2010 8/13/2010		Sale; City of La Porte Sale; City of La Porte	\$2,000.00 \$3,640.70		\$2,000.00 \$3,640.70

8/23/2010	Finance Charge		\$0.00	\$0.0
CURRENT	30 DAYS	90 DAYS	90+ DAYS	AMOUNT DUE
	\$3,640.70	\$2,000.00		\$5,640.70

Hawes Hill Calderon LLP Hawes Hill Calderon LLP P.O. Box 22167 P.O. Box 22167 Houston TX 77227-2167 Houston TX 77227-2167 Invoice Bill To: Bill To: TIRZ -La Porte # 1 604 W. Fairmont Pkwy. TIRZ -La Porte # 1 604 W. Fairmont Pkwy. La Porte, TX 77571 Invoice #: 00003642 Invoice #: 00003666 Date: 7/1/2010 La Porte, TX 77571 Date: 8/13/2010 Page: 1 Page: 1 λ. DATE DESCRIPTION AMOUNT DATE DESCRIPTION Project Management Services, July 2010 1 \$2,000.00 Project Management Services, August 2010 8/25/2010 Board of Directors Meeting 1 Mileage, D. Hawes. In house copies 551 @ .15 each + 19 sets -, T In house postage

020

 Sales Tax:
 \$0.00

 Total Amount;
 \$2,000,00

 Arnount Applied;
 \$0.00

 Balance Due;
 \$2,000,00

Terms: C.O.D.

Invoice

AMOUNT

Sales Tax:

Total Amount:

Balance Due:

Amount Applied;

\$2,000.00

\$1,500.00

\$38.00

\$101.65

\$1.05

\$0.00

\$0.00

\$3,640.70

\$3,640.70

Terms: C.O.D.

O(1)         VENDOR/DESCRIPTION         I (TTY)         U PRICE         TOT REIM,         BILL           Mileage to/from mit, w/BOARD         78         5         0.500         \$         3.00         Y           Image to/from mit, w/BOARD         78         5         0.500         \$         -         Image: TOT REIM,         BILL         Image: TOT REIM,         Image: TOT REIM,         ToT REIM, <th>EXPENSE DETAIL (La Porte Ti DATE CLIENTINO, 06.30.2010 CLPTIF01 CLPTIF01 CLPTIF01</th>	EXPENSE DETAIL (La Porte Ti DATE CLIENTINO, 06.30.2010 CLPTIF01 CLPTIF01 CLPTIF01
PRICE         TOT REM.         BILL           0.500         \$         7           0.500         \$         7           0.500         \$         7           0.500         \$         7           0.500         \$         7           0.500         \$         7	VENDOR/DESCRIPTION     QTY       Mileage to/from mid_ w/BOARD     75
1.00 Y BILL	RIGICIA
	1.00 Y BILL

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#### La Porte Redevelopment Authority Cash Flow Report, FY 2009-2010

Cleared							
Bank	Construction Account		For	Amount	Subtotal		Total
	Beginning fund balance, 10/01/2009			\$ 141,038.98		l	
10/30/2009	Interest deposit (0.30%)		interest	\$ 34.78			
11/30/2009	Interest deposit (0.15%)		interest	\$ 21.26			
12/31/2009	Interest deposit (0.15%)		interest	\$ 11.39			
1/31/2010	Interest deposit (0.10%)		interest	\$ 8.82			
2/26/2010	Interest deposit (0,10%)		interest	\$ 5.39			
3/31/2010	Interest deposit (0.10%)		interest	\$ 2.03			
4/30/2010	Interest deposit (0.20%)		interest	\$ 3.45			
5/31/2010	Interest deposit (0.20%)		interest	\$ 3.45			
6/30/2010	Interest deposit (0.20%)		interest	\$ 4.06			
7/31/2010	Interest deposit (0.20%)		interest	\$ 1.28			
	Total, revenues			 	\$ 141,134.89	\$	141,134.89
Cleared							
Bank	Expenses						
	Checks paid:						
11/16/2009	#114 Durwood Greene Construction Company	Z	final paym't	\$ 51,651.11			
2/29/2010	#115 Port Crossing Land, LP		Wharton Weems	\$ 67,002.00			
7/7/2010	#115 Port Crossing Land (PCL)		Wharton Weems	\$ 18,329.74			
	Total, Checks paid	ż			\$ 136,982.85		
	Checks outstanding						
8/10/2010	#112 Jones & Carter	2	Wharton Weems	\$ 4,151.50			
	Totel, Checks outstanding	.16 1			\$ 4,151.50		
	Checks submitted for approval August 25, 2010						
	none						
	Total, Checks submitted				\$ -		1
	Total expenses				\$ 141,134.35	\$	(141,134.35)
	Fund balance, Construction Account as of August	t 24, 20	10	 	1	\$	0.54

12/29/09

Mr. David Hawes Hawes Hill Calderon 10103 Fondren, #300 Houston, Texas 77096

RE: SH 146 and Wharton Weems Construction Phase Service

Dear David,

The attached letter authorizing payment for Jones & Carter invoice numbers 0154430, 0155718, 0156543, and 0158352 has been reviewed by the City of La Porte and has been approved for payment, with the exception of invoice no. 0155718, which was paid on 9/4/09. A payment of \$4151.50 is recommended. Please process the enclosed pay application upon receipt. Please note that this is a full and final payment for this project. If you have any questions, please let me know. You can reach me by phone at (281) 470-5017 or via email at osbornes@laportetx.gov.

Warm regards,

Stacey Osborne Economic Development/Main Street Coordinator City of La Porte

cc: John Joems, Assistant City Manager

#### 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
<u></u>	

2. Consider approval of the minutes of Board of Directors Meeting held on June 30, 2010;

3. 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 approval of the proposed La Porte Redevelopment Authority Fiscal Year 2010-2011 Fiscal Year Budget;

b. Consider approval or other action with regard to authority invoices;

#### 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 25, 2010 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 Lindsay Pfeiffer, President
- 2. Consider approval of the minutes of Board of Directors Meeting held on June 30, 2010;
- 3. 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 approval of the proposed La Porte Redevelopment Authority Fiscal Year 2010-2011 Fiscal Year Budget;
    - b. Consider approval or other action with regard to authority invoices;
    - c. Board member comments with regard to matters appearing on agenda and inquiry of staff regarding specific factual information or existing policy;
    - d. 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.

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

Haves

Date Posted

#### La Porte Tax Increment Reinvestment Zone Number One, City of La Porte, Texas Minutes of the Board Meeting Held June 30, 2010

#### Call to order - Lindsay Pfeiffer, President

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 30<sup>th</sup> day of June, 2010; the meeting was called to order at 7:04 p.m. in the City Council Conference Room of the City Hall, 604 West Fairmont Parkway, La Porte, Texas, and the roll was called of the duly appointed members of the Board, to wit:

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

and all of the above were present except Director Leopard, Meza and graham, thus constituting a quorum. Also present at the meeting were John Joerns, Stacey Osborne, David Hawes and Russell Plank.

## Consider approval of the minutes of the February 24, 2010 Board of Directors meetings.

Upon motion made by Director Antone, seconded by Director Martin, the board voted unanimously to approve the minutes as presented.

## 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

Upon a motion duly made by Director Pool and being seconded by Director Turnquist, the board unanimously approved the consent agenda in the same manner and form as approved in the Redevelopment Authority Board Meeting and adjourned at 7:06 PM.

SIGNED:	ATTEST:
TITLE:	TITLE:
DATE:	_DATE:

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