

Agendas and Agenda Materials
Meetings of the Boards of Directors

La Porte
Redevelopment Authority



La Porte Tax Increment
Reinvestment Zone

November 14, 2023



**NOTICE OF JOINT MEETING OF LA PORTE REDEVELOPMENT AUTHORITY
AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE**

NOTICE is hereby given of the joint meeting of the La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone to be held **Tuesday, November 14, 2023, at 6:30 p.m.** in the City Council Chambers at City Hall, 604 West Fairmont Parkway, La Porte, Texas, open to the public, to consider, discuss, and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Determine Quorum; and Call to Order.
2. Approve minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on September 18, 2023.
3. Receive update and recommendations from Gauge Engineering on M Street.
 - a. Receive bid tabulations and recommendations for M Street project; award contract and authorize execution of contract.
 - b. Consider Gauge Engineering Task Order for construction management and inspection, construction phase services and construction materials testing.
4. Consider approval or other action regarding authority invoices.
5. Discuss possible expansion of zone boundaries; and take appropriate action.
6. Receive updates from the city, developers, and staff about development within the Zone.
7. Board member comments.
 - a. Matters appearing on agenda; and
 - b. Inquiry of staff regarding specific factual information or existing policy
8. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney regarding pending or contemplated litigation.
9. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney.
10. Adjournment.

In compliance with the American Disabilities Act, the City of La Porte City will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact the City Secretary, at 281-470-5019 or TDD 281-471-5030.

A possible quorum of City Council members may be present at this meeting and participate in discussions but will take no action.

David W. Hawes, Executive Director

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Authority's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

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. Approve minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on September 18, 2023.

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

September 18, 2023

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 Monday, September 18, 2023, 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>Secretary</i>
Position 5	Nicole Havard		

and all of the above were present, with the exception of Directors Beasley, Rimmel and Janda, thus constituting a quorum. Also present were David Hawes, Naina Magon, Fabiana Boero and Linda Clayton, Hawes Hill & Associates, LLP; Corby Alexander, Matt Daeumer and Haley Bower, City of La Porte; and Taylor Risien, Gauge Engineering. Vice-Chairman Goodwin called the meeting to order at 6:30 p.m.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON JUNE 13, 2023.

Upon a motion made by Director Antone, and seconded by Director Helton, the Board voted unanimously to approve the Minutes of the June 13, 2023, Board meeting, as presented.

RECEIVE UPDATE FROM GAUGE ENGINEERING ON M STREET.

Mr. Risien reported Gauge received and addressed comments on the plan set from the City. He reported Gauge is in the process of developing the project manual and anticipates advertising for bids on September 29 and October 6. He reported a pre-bid meeting will be held October 12 and bid opening the week afterwards. No action from the Board was required.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES, INCLUDING APPROVAL OF DEVELOPER DISBURSEMENTS FOR TAX YEAR 2022.

Mr. Hawes reviewed the developer disbursements due for 2022 totaling \$1,195,123.92: (1) 65 La Porte (Lakes of Fairmont Greens) \$305,805.87; (2) Beazer Homes Texas LP \$129,056.05; (3) Senior Associates \$9,781.53; (4) Jabez La Porte (Artesia Village) \$173,500.79; and (5) Hawthorne at La Porte \$576,979.68. Ms. Magon provided a handout showing the financial summary by each participating entity (City, ISD and County). A copy is attached hereto as Exhibit A. Mr. Hawes reported the County Participation Agreement has a cap and next year that cap will have almost been reached. Mr. Hawes presented the Bookkeeper's Report and invoices for payment. Upon a motion made by Director Porter, and seconded by Director Lee, the Board voted unanimously to accept the Bookkeeper's

Report and approved payment of invoices, including the developer disbursements for tax year 2022, as presented.

RECEIVE AND CONSIDER FY2024 BUDGET.

Ms. Magon presented the proposed FY2024 Budget, included in the Board materials. Upon a motion made by Director Helton, and seconded by Director Porter, the Board voted unanimously to approve the FY2024 Budget.

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

None.

BOARD MEMBER COMMENTS:

- a. **Matters appearing on the Agenda; and**
- b. **Inquiry of staff regarding specific factual information or existing policy.**

Director Helton requested the City provide a list of any basic infrastructure projects in the Zone for the Board to consider implementing. Mr. Hawes reported staff will work with the City to receive information and create a list for consideration.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY.

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

An Executive Session was not called.

ADJOURNMENT.

There being no further business to come before the Board, Vice-Chairman Goodwin adjourned the meeting at 6:59 p.m.

Secretary

List of Exhibits:

- A. Financial Summary of Participating Tax Entity

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. Receive update and recommendations from Gauge Engineering on M Street.
 - a. Receive bid tabulations and recommendations for M Street project; award contract and authorize execution of contract.
 - b. Consider Gauge Engineering Task Order for construction management and inspection, construction phase services and construction materials testing.

PROGRESS REPORT
OCTOBER 2023
LA PORTE TIRZ 1



TASK ORDER #2: M STREET DRAINAGE ANALYSIS AND DESIGN

Activities This Period:

- Submitted plans to City.
- Finalized project manual.
- Project advertised in the Houston Business Journal (two consecutive Fridays) and Civcast.
 - September 29th
 - October 6th
- Next steps:
 - Conduct pre-bid meeting – 10/12
 - Bid Opening – 10/19



November 7, 2023

Mr. David Janda, Chairman
Co. Mr. David Hawes, Administrator
La Porte TIRZ #1
9600 Long Point Road, Suite 200
Houston TX 77035

**Re: M Street Improvement Project
Project No. 75-19 - Contract Award Recommendation**

Dear Mr. Janda

We have evaluated the bids received on October 19, 2023, for the M Street Improvement project. There were a total of ten (10) bids submitted. Attached is a copy of the bid tabulation received for the project. The bids received were as follows:

1. Carter Construction, LLC	\$ 2,491,925.00*
2. TB Concrete Construction	\$ 2,504,366.00
3. Environmental Allies, LLC	\$ 2,640,364.10
4. Tandem Services	\$ 2,659,912.15
5. Statewide Services	\$ 2,696,220.90
6. Lucas Construction	\$ 2,697,909.00
7. Texas Sterling Construction	\$ 2,820,420.87
8. Metro City	\$ 2,845,812.00
9. Teamwork Construction	\$ 2,943,900.50
10. R. Miranda Trucking & Construction	\$ 3,172,954.90

**Lowest responsive bidder*

Carter Construction, LLC's bid of \$2,491,925.00 was the lowest responsive bid and it is approximately 3% lower than the engineer's estimate of \$2,558,989.00. The bid prices received are indicative of the current availability and cost of local construction resources. Gauge Engineering has reviewed the bid and feels the bid prices are appropriate for the work involved.

Carter Construction LLC has the necessary resources and has previously demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend La Porte TIRZ #1 to award the construction contract based on the low bid of \$2,491,925.00 submitted by Carter Construction, LLC. Please do not hesitate to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", with a long horizontal flourish extending to the right.

Muhammad Ali, P.E.
Principal

Attachments: Bid Tabulation

DESCRIPTION	FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 R. Miranda Trucking and Construction LLC	BID NUMBER 2 StateWide Services	BID NUMBER 3 Carter Construction, LLC	BID NUMBER 4 Environmental Allies	BID NUMBER 5 Tandem Services	BID NUMBER 6 Metro City	BID NUMBER 7 TB Concrete Construction	BID NUMBER 8 Lucas Construction	BID NUMBER 9 Texas Sterling Construction	BID NUMBER 10 Teamwork Construction	AVERAGE OF 10 BIDS
M Street Improvement Project												
SITE PREPARATION AND EARTHWORK ITEMS	\$204,994.00	\$173,448.00	\$108,934.00	\$196,602.50	\$138,514.89	\$146,861.00	\$118,393.00	\$126,058.00	\$174,867.00	\$560,319.51	\$320,649.00	\$195,590.49
SUBGRADE AND PAVING ITEMS	\$588,744.00	\$754,326.00	\$745,883.00	\$586,117.00	\$658,444.03	\$572,430.00	\$810,843.00	\$591,532.00	\$624,091.00	\$549,396.00	\$754,573.00	\$664,763.50
TRAFFIC CONTROL ITEMS	\$24,000.00	\$26,000.00	\$68,000.00	\$4,000.00	\$10,000.00	\$32,000.00	\$12,000.00	\$28,000.00	\$8,000.00	\$14,400.00	\$10,800.00	\$21,320.00
SIGNING AND STRIPING ITEMS	\$5,436.00	\$8,833.40	\$8,996.90	\$6,787.00	\$8,358.33	\$6,511.75	\$7,015.00	\$22,467.00	\$14,314.00	\$5,548.86	\$4,984.50	\$9,381.67
DRAINAGE ITEMS	\$1,194,022.00	\$1,679,361.00	\$1,351,185.00	\$1,228,753.50	\$1,364,477.65	\$1,479,636.40	\$1,426,487.00	\$1,093,148.00	\$1,402,103.00	\$1,194,051.00	\$1,358,898.86	\$1,358,898.86
WATER AND SANITARY SEWER ITEMS	\$332,424.00	\$290,459.50	\$213,949.00	\$270,424.00	\$245,858.63	\$215,254.00	\$261,444.00	\$426,866.00	\$267,606.00	\$278,394.00	\$284,416.00	\$275,467.11
STORMWATER POLLUTION PREVENTION PLAN ITEMS	\$57,944.00	\$72,337.00	\$47,848.00	\$47,816.00	\$63,285.57	\$55,794.00	\$58,205.00	\$64,470.00	\$55,503.00	\$57,286.50	\$47,267.00	\$56,981.21
EXTRA WORK ITEMS (TO BE AUTHORIZED BY ENGINEER)	\$51,425.00	\$68,190.00	\$51,425.00	\$51,425.00	\$51,425.00	\$51,425.00	\$51,425.00	\$51,825.00	\$51,425.00	\$61,025.00	\$51,425.00	\$54,101.50
CASH ALLOWANCE	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
TOTAL	\$2,558,989.00	\$3,172,954.90	\$2,696,220.90	\$2,491,925.00	\$2,640,364.10	\$2,659,912.15	\$2,845,812.00	\$2,504,366.00	\$2,697,909.00	\$2,820,420.87	\$2,933,013.36	\$2,736,504.34
% Difference from Engineers's Estimate	N/A	23.99%	5.36%	-2.62%	3.18%	3.94%	11.21%	-2.13%	5.43%	10.22%	14.62%	6.94%

Note, BIDS RECEIVED ON October 19th, 2023

TASK ORDER NO. 3



November 7, 2023

Mr. David Janda, Chairman
Co. Mr. David Hawes, Administrator
La Porte TIRZ #1
9600 Long Point Road, Suite 200
Houston TX 77035

Re: Proposal for Construction Phase, Materials Testing and Management & Inspection Services – M Street Improvement Project

Dear Mr. Janda,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for construction phase, materials testing, and management & inspection services for the M Street Improvement Project. The project will be constructed in accordance with the recommendations identified in the construction plans and in conformance with the specifications.

We propose to perform these services over a 9-month duration for a Lump Sum amount of \$398,725 as shown in the breakdown below:

- Construction Phase Services/Materials Testing: \$174,140
- Construction Management and Inspection: \$224,585

A detailed breakdown of the scope items and fee can be found under Exhibits "A" through "D". Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", written over a blue horizontal line.

Muhammad Ali, P.E.
Principal

Accepted for
La Porte TIRZ #1

Signature

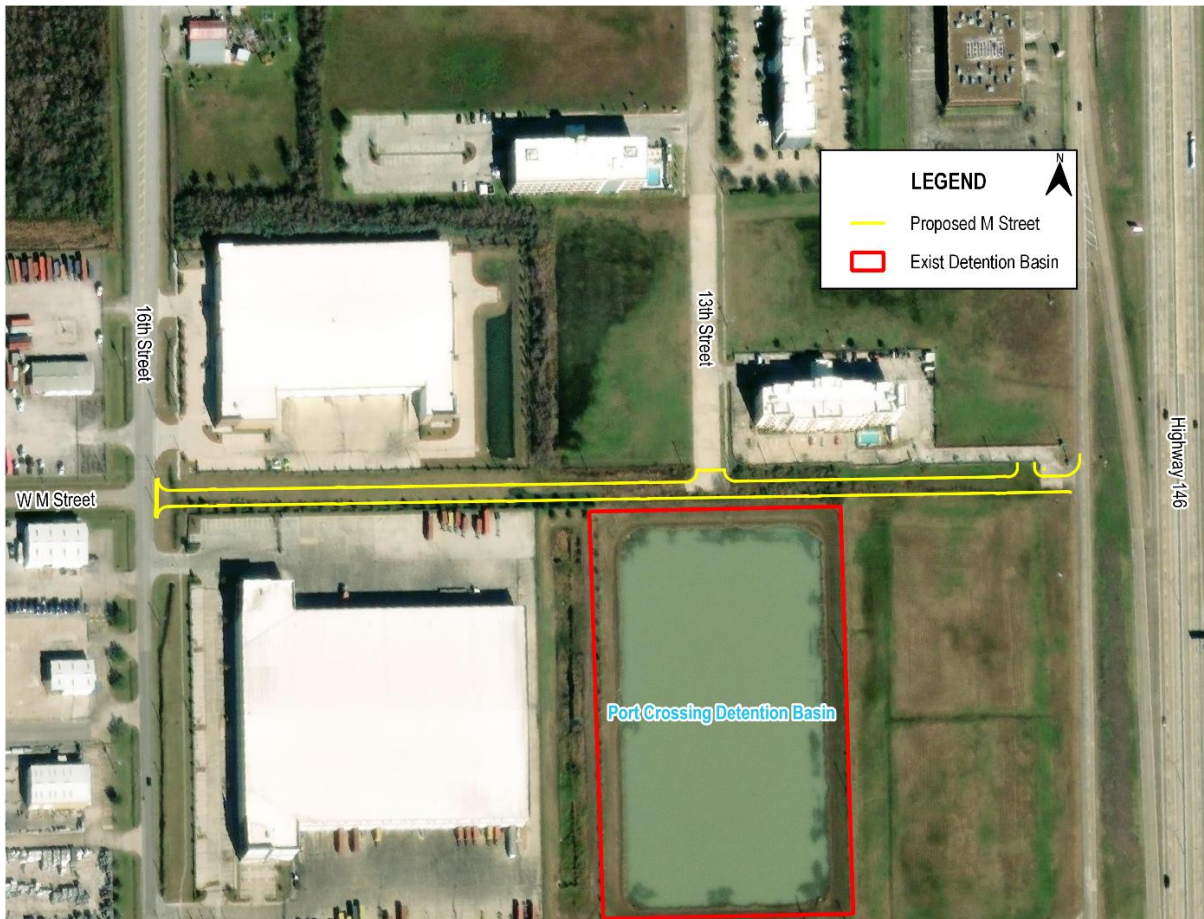
Date

Print

- Attachments:
- Exhibit A – Scope of Services
 - Exhibit B – Level-of-Effort- Construction Phase Services/Materials Testing
 - Exhibit C – Level-of-Effort- Construction Management and Inspection
 - Exhibit D – Terracon – Construction Materials Testing & Inspection

EXHIBIT A
SCOPE OF SERVICES
M STREET IMPROVEMENT PROJECT
CONSTRUCTION PHASE, MANAGEMENT, INSPECTION, AND MATERIALS TESTING SERVICES

La Porte TIRZ #1 (TIRZ) is committed to constructing a local roadway and utility improvements within undeveloped right-of-way in La Porte, TX. These roadway improvements will provide connectivity to 16th Street & Highway 146 and greater ingress/egress for future development along M Street.



Construction Phase Services: Gauge will provide the following scope of services during the construction phase of the project:

- A. Conduct site visits when the contractor is actively performing major construction activities. After the site visit, a "Construction Site Observation/Status Report" will be furnished and submitted to the Construction Manager.
- B. Review and fully respond to Requests for Information (RFIs) to the Construction Manager within max. 5 days, or as otherwise directed.
- C. Review and fully respond to Submittals to the Construction Manager within max. 5 days, or as otherwise directed.

- D. Assist Construction Manager in issuing Supplementary Instructions to the Contractor when necessary to correct and/or clarify Plans or Specifications or to avoid potential problems identified by the team.
- E. If requested or there is a need, attend regularly scheduled or specially called meetings with the Contractor or Stakeholders.
- F. Submit as-built record drawings within 30 days after receipt of contractor red-lined as-builts.
- G. Provide any other engineering services requested by the Construction Manager and determined to be necessary and appropriate for the safe, timely and on-budget completion of the Project.

Construction Management (CM) Services: The Construction Manager shall provide the following services:

- A. Provide evidence that all required permits, licenses and certificates have been obtained and assist in coordinating work performed by the contractor and provide this information to the TIRZ.
- B. Review contractor's schedule to make sure that it's consistent with the contract requirements. Monitor the contractor's daily and monthly progress and compare it against scheduled progress. When anticipating schedule-related problems, work with the Contractor to analyze suggestions as to how to regain time lost on schedule delays. Initiate and conduct job coordination and progress reporting meetings to review actual progress and near-term future work.
- C. Prepare a monthly summary progress report for the project to be provided to TIRZ and the foundations. The progress report shall present an assessment of the current status of the project and work remaining.
- D. Coordinate with the Stakeholders, Harris County, City of La Porte, TxDOT, utility companies, and others who may be involved in the project.
- E. Receive, log, and process Requests for Information (RFI's) and interpretations of the plans, specifications, and contract documents. Where appropriate, the requests shall be forwarded to the Engineer for response.
- F. Receive and evaluate Change Proposals to the Contract and proposed Change Orders. These may be the result of change conditions, interferences or other causes identified by the Contractor, or requested by the CM. Proposal and Change Order procedures shall meet the City's reporting and contractual requirements including evaluation of the impact of the potential change in terms of the contract, the project cost and the schedule. The CM will coordinate with Engineers for recommendations. The CM shall conduct negotiations with the Contractor and prepare all necessary Proposals and Change Order documentation for appropriate approvals by the WWCG and the Contractor.
- G. Review all progress payment requests submitted by the contractor and make recommendations for payment to the TIRZ. Contractor's monthly pay estimates will be reviewed based on quantities completed during the month.
- H. Maintain the records provided by the material testing firm. Review monthly testing invoices and make recommendations for payment to the TIRZ.

- I. Investigate customer complaints within 24 hours of receiving the complaint concerning the contractor's operations, such as traffic problems, open trenches, unpatched streets, unclean work sites, water service outage, etc. The CM shall advise the Contractor and TIRZ of the complaints and any proposed remedies.
- J. Establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings and other documents. The CM shall maintain financial records for the project, including payment requests and supporting documentation. The CM shall maintain record drawings and specifications and shall coordinate in consultation with the Engineers, the incorporation of field changes and information from the Contractor's as-built "red-line" drawings into the Record Drawings. The CM shall confirm that all items required under the terms of the contract as a condition of final payment issuance.
- K. At the end of the project, receive submittals/shop drawings from the Contractor and will coordinate the review/approval process of these items with the Engineers. The Engineer shall maintain a log to track the review process.

Construction Inspector Services: The Inspector shall provide the following services:

- A. Observe contractor's work and material furnished to confirm that they are in general conformance with the drawings and specifications. This includes checking the Contractor's material certifications and samples, observing and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ, include performing shop visits of Contractor furnished material and equipment.
- B. Review the Contractor's traffic control methods with the submitted traffic control plans and identify any noncompliance. The Inspector shall verify governmental agency approvals are received prior to traffic relocations.
- C. Coordinate the sampling and testing of materials to be performed by Construction Materials Testing Consultant.
- D. Include quantities completed and materials received in the daily reports to verify monthly progress. Inspector's daily reports shall be reviewed against the plans and previously reported completed work.
- E. Provide a substantial completion inspection of the project working with the CM and prepare for TIRZ /City's approval of Certificate of Substantial Completion and a list of work to be completed or corrected.
- F. Provide a final inspection of the project working with the City's Project Manager and CM. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City.

Note,

Contractor's safety program, as well as the means and methods of construction, shall remain the whole and exclusive responsibility of the contractor. Gauge will not be responsible for the contractor's means, methods, scheduling, sequencing nor safety.

Construction Materials Testing Services: See Exhibit D

EXHIBIT B
M STREET IMPROVEMENT PROJECT
CONSTRUCTION PHASE SERVICES & MATERIALS TESTING
LEVEL OF EFFORT



DESCRIPTION OF WORK TASKS	Sr. PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Construction Phase Services (9-month duration)							
1 Preconstruction Meeting	1	4	4			9	\$1,370.00
2 Review schedule, submittals, laboratory test results, RFI's, & other data	6	60	90			156	\$21,900.00
3 Prepare/process monthly invoices and financial reports		24	30		10	64	\$8,090.00
4 Substantial and Final Completion Walkthroughs (2)	2	8	12			22	\$3,220.00
5 Develop Punch list and Substantial & Final Certificate Completion (2)		10	16			26	\$3,520.00
6 Monthly Progress Meetings		24	32			56	\$7,680.00
7 Finalize As-built Drawings		4	8	16		28	\$3,360.00
Total	9	134	192	16	10	361	\$49,140.00
TOTAL HOURS	9	134	192	16	10	361	
Contract Labor Rate	\$250.00	\$160.00	\$120.00	\$110.00	\$65.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$2,250.00	\$21,440.00	\$23,040.00	\$1,760.00	\$650.00		\$49,140.00

ADD SERVICES/EXPENSES/SUBCONTRACTS * (10% Markup on subs)	TOTAL
1 Printing and Reproduction/Mileage/Deliveries	\$1,835.50
2 TDLR Review/Inspections	\$1,500.00
3 Construction Materials Testing & Inspection, Terracon, Exhibit D	\$109,664.50
4 Extra Engineering Effort	\$12,000.00
TOTAL REIMBURSABLE EXPENSES	\$125,000.00

Grand Total	
Construction Admin	\$49,140.00
Add/Expenses/Sub	\$125,000.00
Grand Total	\$174,140.00

**EXHIBIT C
M STREET IMPROVEMENT PROJECT
LEVEL OF EFFORT - CONSTRUCTION MANAGEMENT & INSPECTION**



Labor & Expenses													
Description	Billing Rate	TOTALS			2023	2024							
		Hours	Amount	% of Labor	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
					1	2	3	4	5	6	7	8	9
Construction Manager	\$170.00	208	\$35,360	16.3%	34	20	20	20	20	20	20	20	34
Construction Inspector	\$115.00	1,575	\$181,125	83.7%	175	175	175	175	175	175	175	175	175
Totals													
LABOR SUBTOTAL		\$216,485	100.0%	\$25,905	\$23,525	\$23,525	\$23,525	\$23,525	\$23,525	\$23,525	\$23,525	\$23,525	\$25,905
EXPENSES SUBTOTAL		\$8,100		\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900
GRAND TOTAL		\$224,585		\$26,805	\$24,425	\$24,425	\$24,425	\$24,425	\$24,425	\$24,425	\$24,425	\$24,425	\$26,805

Commence

Substantial Final



551 League Client Parkway Ste F
League Client, Texas 77573

P (281) 557-2900
Terracon.com

November 3, 2023

Gauge Engineering LLC
11750 Katy Freeway, Suite 400
Houston, Texas 77079

Attn: Taylor B. Risien, P.E.
E: trisien@gaugeengineering.com

Re: **Proposal for Materials Services
M Street Improvement Project
La Porte, Texas
Terracon Proposal No. P91221117**

Dear Taylor Risien:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to provide materials testing services for the above referenced project. Terracon understands we have been selected based on our qualifications. In this proposal we present our understanding of the scope of the project, our proposed services, and our cost estimate.

A. PROJECT INFORMATION

The project site is located along M Street between South 16th and North Highway 146 in La Porte, Texas. The project involves the installation of approximately 1,700 liner feet of concrete roadway, 28' wide. Also proposed a 12" waterline, 6'x3' RCB, 8'x4' RCB and 24" RCP storm water sewer system. We understand there will be associated inlets, and manholes are to be installed.

The following construction document was reviewed for preparation of this proposal:

- Civil drawings prepared by Gauge Engineering dated September 28, 2023.
- Project Specification Manual provided by Gauge Engineering dated September 29, 2023.
- Terracon Geotechnical Report No. 91225137 dated May 9, 2023.

B. SCOPE OF SERVICES

Terracon proposes to provide the following scope of services when scheduled by the contractor or the client's representative:

1. Earthwork:

- Sample cement stabilized sand prepare and test sample for moisture-density relationship and compressive strength.
- Perform field density tests using the nuclear method to determine the moisture content and percent compaction of the trench backfill soils.
- Evaluate the subgrade soil for proposed chemically treated paving subgrade.
- Observe the chemical treatment process for the pavement subgrade.
- Perform field gradation tests of treated subgrade.

2. Cast-In-Place Concrete:

- Sample the fresh concrete, perform required tests, including slump, air content, concrete temperature, and cast test specimens during placements.
- Perform compressive tests of concrete test cylinders cast in the field.

Terracon requests copies of the approved concrete mix designs.

4. Project Management:

- Attend construction meetings, if requested.
- Coordinate field and laboratory testing.
- Communicate with Terracon field technicians, contractor, and owner's site representative,
- Review laboratory and field test reports.
- Monitor our budget and invoice.

Terracon recommends that a copy of the scope of services in this proposal be provided to the general contractor, so they understand our scope of services and schedule us accordingly. Please note that the number of tests and trips described in the scope of services does not constitute a minimum or maximum number of tests or trips that may be required for this project and are based solely on the contractor's scheduling.

B.1 Scheduling Services:

Field testing services will be provided on an "as requested" basis when scheduled by the client's representative or the contractor. A minimum of 24 hours' notice is required to properly schedule our services (72 hours for structural steel inspections). To schedule our services please contact our dispatcher at (281) 557-2900. The dispatch office hours are from 7:00 a.m. to 5:00 p.m. Messages left after business hours will be checked the following business day. Terracon shall not be held responsible for tests not performed because of a failure to schedule our services or any subsequent damage caused due to a lack of testing.

It is the responsibility of the contractor's representative to schedule retests in a similar manner to scheduling our original services.

B1.1. Additional Services:

If work beyond the scope of services listed above is requested, Terracon will issue a supplement to Agreement form, or supplemental proposal, that outlines the additional work to be performed and associated fees. To authorize us to begin work, you simply return a signed copy of the supplemental agreement.

C. REPORTING

Results of field tests will be reported verbally to available personnel at the site. Written reports of field tests and observations will be distributed within five business days. Test reports will be distributed via e-mail. **Please provide Terracon with a distribution list prior to the beginning of the project.** The list will need to include the company name, address, contact person name, phone number, and e-mail address for each person.

D. COMPENSATION

Our estimated total budget to perform materials testing services is **\$99,695.00** **Please note that this is only a budget estimate and not a not-to-exceed price.** Fees for our services provided will be based on the unit rates shown in the cost estimate table attached. Many factors beyond our control, such as weather and the contractor's schedule, will dictate the final fee for our services. We will not exceed our estimated budget amount unless authorized by the client. All labor, equipment and transportation charges are billed on a portal-to-portal basis from our office. **Quantities for re-tests, cancellations and stand-by time are not included in our fee.**

For services provided on an "as requested" basis, overtime is defined as all hours in excess of eight hours per day, outside of the normal hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and all hours worked on weekends and holidays. Overtime rates will be 1.5 times the hourly rate quoted. A four-hour minimum charge is applicable to all trips made to provide our testing, observation, and consulting services. The minimum charge is not applicable for trips to the project site for sample pickup only. You will be invoiced on a monthly basis for services actually performed and/or as authorized by you or your designated representative.

E. SITE ACCESS AND SAFETY

Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the services and will execute any necessary site access agreement. Terracon will be responsible for supervision and site safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site.

F. TESTING AND OBSERVATION

Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Terracon will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive and are conducted to reduce – not eliminate - project risk. Client agrees to the level or amount of testing performed and the associated risk. Client is responsible (even if delegated to contractor) for notifying and scheduling Terracon so Terracon can perform these services. Terracon shall not be responsible for the quality and completeness of client's contractor's work or their adherence to the project documents, and Terracon's performance of testing and observation services shall not relieve contractor in any way from its responsibility for defects discovered in its work or create a warranty or guarantee. Terracon will not supervise or direct the work performed by contractor or its subcontractors and is not responsible for their means and methods.

G. AUTHORIZATION

This proposal may be accepted by executing the Agreement of Services and returning an executed copy along with this proposal to Terracon. This proposal for services and accompanying limitations shall constitute the exclusive terms, conditions, and services to be performed for this project. This proposal is valid only if authorized within sixty days from the listed proposal date. **Terracon cannot begin field and laboratory services without a signed Subconsulting Agreement.**

We appreciate the opportunity to submit this proposal and we look forward to participating in this significant project. Please contact us at (281) 557-2900 if you have any questions.

Sincerely,

Terracon Consultants, Inc.
(Firm Registration No. F-3272)



Blaine Harvey, NICET II
Project Manager



Edwin Vazquez Martinez, EIT
Materials Department Manager

Attachments:

1. Cost Estimate

Fee Estimate

Materials Services

M Street Improvements Project

Terracon Proposal No. P91221117

TASK NUMBER	DESCRIPTION	RATE	QUANTITY	UNITS	TOTAL
1	Earthwork				
	Engineering Technician	\$ 65.00	650.00	hours	\$42,250.00
	Engineering Technician, OT	\$ 97.50	60.00	hours	\$5,850.00
	Standard Proctor	\$ 210.00	6.00	tests	\$1,260.00
	Optimum Lime Determination	\$ 450.00	1.00	tests	\$450.00
	Atterberg Limits Determination	\$ 85.00	4.00	tests	\$340.00
	Wash 200	\$ 85.00	4.00	tests	\$340.00
	Nuclear Gauge (Equipment)	\$ 85.00	120.00	days	\$10,200.00
	Vehicle Charge	\$ 85.00	120.00	trips	\$10,200.00
	Sub Total				\$70,890.00
2	Cast in Place Concrete				
	Engineering Technician	\$ 65.00	136.00	hours	\$8,840.00
	Engineering Technician, OT	\$ 97.50	30.00	hours	\$2,925.00
	Compressive Strength of Concrete	\$ 25.00	120.00	tests	\$3,000.00
	Vehicle Charge	\$ 85.00	44.00	trips	\$3,740.00
	Sub Total				\$18,505.00
3	Project Management / Administration				
	Project Manager	\$ 130.00	50.00	hours	\$6,500.00
	Project Engineer	\$ 200.00	2.00	hours	\$400.00
	Administrative Staff II	\$ 85.00	40.00	hours	\$3,400.00
	Sub Total				\$10,300.00
	Total				\$99,695.00

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

4. Consider approval or other action regarding authority invoices.

FY 2022-23 REVENUE/EXPENSE SUMMARY - OPERATING ACCOUNT
November 14, 2023

Beginning fund balance, September 30, 2023 **\$ 22,089,368.76**

Revenues

Interest capitalization, September 30, 2023	interest	\$ 91,696.44	
Interest capitalization, October 31, 2023	interest	\$ 89,597.43	
Subtotal, Revenues			\$ 181,293.87
Funds available			\$ 22,270,662.63

Checks Processed, Sept & Oct 2023

Program withdrawal details:

#228 Gauge Engineering	INV 2494, 2557, 2604	\$ (45,841.33)	
#229 City of La Porte	5% admin fee, INV AR011227	\$ (117,943.01)	
#230 65 La Porte (Lakes of Fairmont Green)	AUP developer distribution	\$ (305,805.87)	
#232 Senior Associates	AUP developer distribution	\$ (9,781.53)	
#233 Jabez La Porte (Artesia Village)	AUP developer distribution	\$ (173,500.79)	
#234 Hawthorne at La Porte	AUP developer distribution	\$ (576,979.68)	
#235 Hawes Hill & Associates LLP	INV 1660, 1691, 1724	\$ (6,126.84)	
#236 VOID spoiled check		\$ -	
#237 92 Fairmont Lakes, Inc.	AUP developer distribution	\$ (305,805.87)	
Subtotal, Program withdrawals (checks processed)			\$ (1,541,784.92)
Funds available after checks processed			<u>\$ 20,728,877.71</u>

Outstanding Checks

#231 Beazer Homes Texas LP	AUP developer distribution	\$ (129,056.05)
----------------------------	----------------------------	-----------------

Checks for Approval, November 14, 2023

#236 VOID	spoiled check	\$ -
#238 Gauge Engineering	INV 2677	\$ (15,273.54)
#239 VOID	spoiled check	\$ -
#240 Hawes Hill & Associates LLP	INV 1756, 1786	\$ (4,129.99)
#241 BlankRome	INV 2152616	\$ (55.00)
Subtotal, Outstanding Checks and Checks for Approval		\$ (148,514.58)

Fund balance, November 14, 2023 **\$ 20,580,363.13**

PLEASE SEE ATTACHMENT FOR EXPLANATION OF DOUBLE PAYMENT.

Statement Regarding Double Payment of \$305,805.87, AUP Developer Reimbursement

On October 5, 2023, I received notification by email from Sofia Filfil, assistant to Dr. Maladi Reddy, principal of 65 La Porte (Lakes of Fairmont Greens), that the bank would not honor developer reimbursement check #230 in the amount of \$305,805.87 because the Payee name did not match the one on his deposit account. According to Ms. Filfil, the correct Payee should have been 92 Fairmont Lakes, Inc. I told Ms. Filfil I would cut a new check and obtain board signatures and that I would need her to return check #230 to me for voiding.

I prepared a new check #237 with the correct Payee name and contacted Director Peggy Antone to obtain her signature. She told me she was out of town and would not be available until October 21. I then checked with the bank to verify that David Hawes was an authorized signer on the account. I learned that he was, so I applied his facsimile signature to the replacement and released check #237 to Ms. Filfil.

There apparently was some miscommunication between Dr. Reddy and his bank regarding the acceptance of the check for deposit, or the bank made an error and deposited it after having refused it. The bank did process check #230 on September 28 (see bank statement for September 30 attached) despite their having initially rejected it. In the meantime, after having heard from Ms. Filfil that a replacement check was needed, I created check #237 and it was also deposited on October 11 (see bank statement for October 31 attached). I just discovered the double payment on preparing today's financial report.

I have contacted Ms. Filfil and Dr. Reddy and asked for a prompt refund of the double payment. I will keep the board apprised of my progress toward getting this matter resolved and the funds restored to the Operating Account.



L. Susan Hill
Sr. Partner
Hawes Hill & Associates LLP
November 8, 2023



PO Box 26547, Salt Lake City, UT 84126-0547

Statement of Accounts

This Statement: September 29, 2023
Last Statement: August 31, 2023



0026857 01 AV 0.498 **AUTO T7 3 3193 77227-216767

LAPORTE REDEVELOPMENT AUTHORITY OPERATI
PO BOX 22167
HOUSTON TX 77227-2167



DIRECT INQUIRIES TO:
Direct all inquiries to Customer Service:
In Houston: 713-235-8810
In Dallas/Fort Worth: 214-754-9500
In San Antonio: 210-343-4500
Or Toll-Free: 800-287-0301
Press 0 for a Customer Service Representative



Amegy Bank - The "A" Bank
Amegy Bank, a division of Zions Bancorporation, N.A.

SUMMARY OF ACCOUNT BALANCE

Account Type	Account Number	Account Ending Balance	Outstanding Balances Owed
Public Funds Interest Checking	[REDACTED]	\$0.00	

PUBLIC FUNDS INTEREST CHECKING 5792628546 207 6

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
0.00	1,226,261.12	63.60	1,226,197.52	0.00

4 DEPOSITS/CREDITS

Date	Amount	Description
09/20	51,968.17	SWEEP TRANSFER CREDIT 0985259902
09/21	118,006.61	SWEEP TRANSFER CREDIT 0985259902
09/28	882,785.55	SWEEP TRANSFER CREDIT 0985259902
09/29	173,500.79	SWEEP TRANSFER CREDIT 0985259902

1 CHARGE/DEBIT

Date	Amount	Description
09/21	63.60	ANALYSIS SERVICE FEE

Payment to Dr Ruddy (65 La Porte...)

6 CHECKS PROCESSED

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
228	09/20	45,841.33	230	09/28	305,805.87	234	09/28	576,979.68
229	09/21	117,943.01	233*	09/29	173,500.79	235	09/20	6,126.84

* Not in check sequence

AGGREGATE OVERDRAFT AND RETURNED ITEM FEES

	Total for This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

To learn more about our other products and services that may lower the cost of managing account overdrafts or to discuss removing overdraft coverage from your account, please contact Customer Service or visit your local branch.

LAPORTE REDEVELOPMENT AUTHORITY
PO BOX 22167
HOUSTON, TX 77227

Date September 18, 2023

Pay to the order of Change Engineering \$ 45,841.33

Forty five thousand eight hundred forty one and 33/100 Dollars

AMEGY BANK
P.O. BOX 2949
HOUSTON, TEXAS 77207-7460
AMT@AMTBK.COM - 713-225-8910

For Invoices 2494, 2567, 2604

#000228# [REDACTED]

Posted 09/20/23 CH# 228 \$45841.33

LAPORTE REDEVELOPMENT AUTHORITY
PO BOX 22167
HOUSTON, TX 77227

Date September 11, 2023

Pay to the order of City of La Porte \$ 117,943.01

One hundred seventeen thousand nine hundred forty three and 01/100 Dollars

AMEGY BANK
P.O. BOX 2949
HOUSTON, TEXAS 77207-7460
AMT@AMTBK.COM - 713-225-8910

For INV A-011-0-7

#000229# [REDACTED]

Posted 09/21/23 CH# 229 \$117943.01

LAPORTE REDEVELOPMENT AUTHORITY
PO BOX 22167
HOUSTON, TX 77227

Date September 18, 2023

Pay to the order of La Porte (Choke of Fairmont Green) \$ 305,805.87

Three hundred five thousand eight hundred five and 87/100 Dollars

AMEGY BANK
P.O. BOX 2949
HOUSTON, TEXAS 77207-7460
AMT@AMTBK.COM - 713-225-8910

For AUP development reimbursement

#000230# [REDACTED]

Posted 09/28/23 CH# 230 \$305805.87

LAPORTE REDEVELOPMENT AUTHORITY
PO BOX 22167
HOUSTON, TX 77227

Date September 14, 2023

Pay to the order of La Porte (Antonia Village) \$ 173,500.79

One hundred seventy three thousand five hundred and 79/100 Dollars

AMEGY BANK
P.O. BOX 2949
HOUSTON, TEXAS 77207-7460
AMT@AMTBK.COM - 713-225-8910

For AUP development reimbursement

#000233# [REDACTED]

Posted 09/29/23 CH# 233 \$173500.79

LAPORTE REDEVELOPMENT AUTHORITY
PO BOX 22167
HOUSTON, TX 77227

Date September 18, 2023

Pay to the order of Hawthorn at La Porte \$ 576,979.68

Five hundred seventy six thousand nine hundred seventy nine and 68/100 Dollars

AMEGY BANK
P.O. BOX 2949
HOUSTON, TEXAS 77207-7460
AMT@AMTBK.COM - 713-225-8910

For AUP development reimbursement

#000234# [REDACTED]

Posted 09/28/23 CH# 234 \$576979.68

LAPORTE REDEVELOPMENT AUTHORITY
PO BOX 22167
HOUSTON, TX 77227

Date September 18, 2023

Pay to the order of Hawthorn Hill Associates LLP \$ 6,126.84

Six thousand one hundred twenty six and 84/100 Dollars

AMEGY BANK
P.O. BOX 2949
HOUSTON, TEXAS 77207-7460
AMT@AMTBK.COM - 713-225-8910

For Inv. 160, 161, 1724

#000235# [REDACTED]

Posted 09/20/23 CH# 235 \$6126.84



PO Box 26547, Salt Lake City, UT 84126-0547

Statement of Accounts

This Statement: October 31, 2023
Last Statement: September 29, 2023



0068545 3215-06-0000-AMG-FC0023-00002
LAPORTE REDEVELOPMENT AUTHORITY OPERATI
PO BOX 22167
HOUSTON TX 77227-2167

DIRECT INQUIRIES TO:
Direct all inquiries to Customer Service:
In Houston: 713-235-8810
In Dallas/Fort Worth: 214-754-9500
In San Antonio: 210-343-4500
Or Toll-Free: 800-287-0301
Press 0 for a Customer Service Representative

Amegy Bank - The "A" Bank
Amegy Bank, a division of Zions Bancorporation, N.A.

Notice to Houston Customers Only - Courtesy ATM Fee Waiver Being Discontinued: Earlier this year we provided all Houston area customers with two (2) additional courtesy ATM fee waivers to use at any non-Amegy Bank ATM while we upgraded our ATMs. This fee waiver was in addition to any standard ATM fee waivers you may receive as part of your deposit account benefits.

We have made significant progress with the upgrades; therefore, effective Monday, January 1, 2024, the courtesy ATM fee waiver is being discontinued. Thank you for your patience as we complete the upgrades.

SUMMARY OF ACCOUNT BALANCE

Account Type	Account Number	Account Ending Balance	Outstanding Balances Owed
Public Funds Interest Checking	[REDACTED]	\$0.00	

PUBLIC FUNDS INTEREST CHECKING 5792628546

207 2

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
0.00	315,651.40	64.00	315,567.40	0.00

3 DEPOSITS/CREDITS

Date	Amount	Description
10/05	9,781.53	SWEEP TRANSFER CREDIT 0985259902
10/11	305,805.87	SWEEP TRANSFER CREDIT 0985259902
10/23	64.00	SWEEP TRANSFER CREDIT 0985259902

Duplicate payment to Dr Reddy 92 Fairmont Lakes, Inc

1 CHARGE/DEBIT

Date	Amount	Description
10/23	64.00	ANALYSIS SERVICE FEE

2 CHECKS PROCESSED

Number	Date	Amount	Number	Date	Amount
232	10/05	9,781.53	237*	10/11	305,805.87

* Not in check sequence

LAPORTE REDEVELOPMENT AUTHORITY
PO BOX 22147
HOUSTON, TX 77227

0232

Pay to the order of Amegy Bank \$ 9,781.53

Nine thousand seven hundred eighty one and 53/100 Dollars

AMEGY BANK
P.O. BOX 1747
HOUSTON, TEXAS 77250
MEMPHIS, TN 38103

For for development agreement

#000 232# [REDACTED]

Posted 10/05/23 CH# 232 \$9781.53

LAPORTE REDEVELOPMENT AUTHORITY
PO BOX 22147
HOUSTON, TX 77227

0237

Pay to the order of 92 Fairmont Lakes, Inc. \$ 305,805.87

Three hundred and five thousand eight hundred five and 87/100 Dollars

AMEGY BANK
P.O. BOX 1747
HOUSTON, TEXAS 77250
MEMPHIS, TN 38103

For Business Check #1024 (123)

#000 237# [REDACTED]

Posted 10/11/23 CH# 237 \$305805.87

INVOICES PRESENTED FOR APPROVAL
NOVEMBER 14, 2023

Gauge Engineering
 11750 Katy Freeway, Suite 400
 Houston, TX 77079



La Porte TIRZ
 9600 Long Point Road
 Suite 200
 Houston, TX 77055
 David Hawes

Invoice number 2677
 Date 10/12/2023

Project 1192 M STREET IMPROVEMENTS -
 DESIGN

Professional Services Provided Through September 30, 2023

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Drainage Study	39,034.38	100.00	39,034.38	39,034.38	0.00	0.00
Base Design Phase	116,054.00	100.00	104,448.60	116,054.00	0.00	11,605.40
Bid Phase	6,420.00	44.50	0.00	2,856.90	3,563.10	2,856.90
Topo Survey - Kuo	23,820.50	89.40	21,296.00	21,296.00	2,524.50	0.00
ESA-Cypress Env	4,290.00	100.00	4,290.00	4,290.00	0.00	0.00
Geotechnical-Terracon	9,900.00	100.00	9,900.00	9,900.00	0.00	0.00
Structural-SSH	11,000.00	0.00	0.00	0.00	11,000.00	0.00
Value Engineering	5,345.00	100.00	5,345.00	5,345.00	0.00	0.00
Expenses	1,796.62	46.75	28.75	839.99	956.63	811.24
Total	217,660.50	91.71	184,342.73	199,616.27	18,044.23	15,273.54

Invoice total **15,273.54**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2677	10/12/2023	15,273.54	15,273.54				
	Total	15,273.54	15,273.54	0.00	0.00	0.00	0.00

I certify the above to be true and correct

Please note new mailing address

Please make checks payable to:
 Gauge Engineering, LLC
 11750 Katy Freeway, Suite 400
 Houston, TX 77079

*check # 238
 11/14/2023*



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
La Porte Redevelopment Authority/TIRZ #1
604 W. Fairmont Pkwy.
LaPorte, TX 77571
United States

INVOICE 1756
DATE 10/01/2023

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: September 2023	2,000.00
In-House Postage, Photocopies, Binding, Etc.: September 2023	78.90
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: September 2023	51.09
<hr/>	
BALANCE DUE	\$2,129.99

Check # 239

LA PORTE RDA/TIRZ #1

In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
9/22/2023	\$ 3.15
Total	\$ 3.15

Photocopies @ \$0.15

Date	Pages	Amount
9/15/2023	405	\$ 60.75
Total		\$ 60.75

Color Photocopies @ \$0.50

	\$ -
	\$ -
Total	\$ -

Binding sets @ \$1.00

Date	Sets	Amount
9/15/2023	15	\$ 15.00
Total		\$ 15.00

Total, all Items	
Postage	\$ 3.15
Photocopies	\$ 60.75
Color Photocopies	\$ -
Binding sets	\$ 15.00
	\$ 78.90

HAWES HILL & ASSOCIATES
LLP



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO
La Porte Redevelopment Authority/TIRZ #1
604 W. Fairmont Pkwy.
LaPorte, TX 77571
United States

INVOICE 1786
DATE 11/01/2023

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: October 2023	2,000.00
<hr/>	
BALANCE DUE	\$2,000.00

*check # 239
11/14/2023*

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. Discuss possible expansion of zone boundaries; and take appropriate action.

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

6. Receive updates from the city, developers, and staff about development within the Zone.

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

7. Board member comments.
 - a. Matters appearing on agenda; and
 - b. Inquiry of staff regarding specific factual information or existing policy

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

8. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney regarding pending or contemplated litigation.
9. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney.