

File

Agendas and Agenda Materials
Meetings of the Boards of Directors

La Porte Redevelopment Authority



La Porte Tax Increment
Reinvestment Zone

February 11, 2009

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 FEBRUARY 11, 2009 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 December 17, 2008 Board of Directors meeting
3. Consider Contract By and Between Durwood Greene Construction Company, the La Porte Redevelopment Authority, and the La Porte Tax increment Reinvestment Zone Number One for the Construction of Intersection Improvements at SH 146 and Wharton Weems Blvd. in the amount of \$304,869;
4. Consider Amendment to Exhibit B (The TIRZ Improvements) of the Development Agreement by and between 65 La Porte, Ltd., a Texas limited partnership (“65 La Porte”), the La Porte Redevelopment Authority, and the La Porte Tax increment Reinvestment Zone Number One;
5. Consider Amendment to Exhibit B (The TIRZ Improvements) of the Development Agreement by and between Port Crossing Land, LP, a Texas limited partnership (“Port Crossing”), the La Porte Redevelopment Authority, and the La Porte Tax increment Reinvestment Zone Number One;
6. Receive Report with regard to La Porte Independent School District purchase of 20 acres within the boundaries of the Zone;
7. Consider approval or other action with regard to authority invoices;
8. Receive Staff report and updates with regard to Port Crossing, Lakes on Fairmont Green, and Retreat at Bay Forrest Development Projects;
9. Board member comments

a. Matters appearing on Agenda;

10. 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

Date Posted

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 the December 17, 2008, Board of Directors meeting.

**La Porte Redevelopment Authority,
City of La Porte, Texas
Minutes of the Board Meeting
Held December 17, 2008**

1. CALL TO ORDER AND DETERMINATION OF 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 17th day of December 2008; the 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; 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 Directors Antone, Say and Pfeiffer, thus constituting a quorum. Also present at the meeting were Ed Sadberry (Jeffery Harrington Homes); Pat Hogan (ML Realty Partners); Russell Plank (Port Crossing); Jim Larson (Lakes at Fairmont Greens); John Joerns, Debbie Westbeld and Tim Tietjens (City of La Porte); Susan Hill and Scott Bean (Hawes Hill Calderón LLP). Vice Chairman Martin called the meeting to order at 6:33 p.m.

2. CONSIDER *PUBLIC RIGHT OF WAY IMPROVEMENT AND FUNDING AGREEMENT* BY AND BETWEEN PORT CROSSING LAND, LP, A TEXAS LIMITED PARTNERSHIP ("PORT CROSSING"), AND 65 LA PORTE, LTD., A TEXAS LIMITED PARTNERSHIP ("65 LA PORTE"), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE #1 ("TIRZ").

Mr. Joerns reviewed the history of the project and components of the proposed agreement to improve the public rights-of-way for the Port Crossing and 65 La Porte tracts. The board discussed the details of funding arrangements, timing of the construction and related matters. Upon motion made by Director Pool, seconded by Director Turnquist, the board voted unanimously to approve execution of the funding agreement as presented.

3. CONSIDER 8TH TIRZ DRAW AND GENERAL CONTRACTOR STATEMENTS AND THE SWORN STATEMENTS FOR THE PORT CROSSING LAND LP FOR THE PERIOD ENDING SEPTEMBER 30, 2008.

Mr. Bean went over the purpose of the proposed draw and related documents. Upon motion made by Director Meza, seconded by Director Porter, the board voted unanimously to approve the 8th TIRZ draw and accept the statements for the Port Crossing Land LP for the period ending September 30, 2008.

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

Mr. Bean presented the cash flow report and invoices. Upon motion made by Director Pool, seconded by Director Leopard, the board voted unanimously to approve the report and invoices for payment as presented.

5. STAFF REPORT AND UPDATES.

Mr. Joerns reported that minutes for the board's last meetings are unavailable due to damage to Hawes Hill Calderón's offices from Hurricane Ike. He explained a recent Texas Attorney General's opinion regarding the required language for all agendas of public bodies. Agenda items must now be more specific and detailed in terms of subject matter. Broad items, such as "board member comments" must now include descriptions of topics that will be discussed. He asked board members to submit items to Ms. Westbeld for inclusion on future agendas under this new ruling. The board briefly discussed the implications of the requirement.

6. ADJOURNMENT.

Director Pool moved to adjourn; Director Turnquist seconded. The meeting adjourned at 6:45 PM.

SIGNED: _____ ATTEST: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____

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 CONTRACT BY AND BETWEEN DURWOOD GREENE CONSTRUCTION COMPANY, THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT SH 146 AND WHARTON WEEMS BLVD. IN THE AMOUNT OF \$304,869.

Note: The contract submitted is a *Standard Form of Agreement Between Owner and Contractor for Construction (Stipulated Price)* as promulgated by the National Society of Professional Engineers for EJCDC. A copy of the contract form will be available for you to review at the board meeting.

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 AMENDMENT TO EXHIBIT B (THE TIRZ IMPROVEMENTS) OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN 65 LA PORTE, LTD., A TEXAS LIMITED PARTNERSHIP ("65 LA PORTE"), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE;

4

Exhibit B
The TIRZ Improvements

Public Improvements	Cost Estimate
Excavation & Fill Placement for Detention	\$ 745,031.00
100% of Off-Site Sanitary Sewer System	\$ 1,019,484.00
100% of Oversized On-Site Sanitary Sewer	\$ 187,590.00
100% of Collector Road	\$ 255,000.00
35% of On-Site Water Distribution System	\$ 158,322.50
35% of On-Site Sanitary Sewer System	\$ 337,104.60
35% of On-Site Storm Sewer System	\$ 545,211.10
35% of Site Preparation	\$ 167,959.75
35% of Storm Water Pollution Prevention	\$ 96,169.85
Proportionate Share for the Constuction of Wharton Weems Interest and Associated Costs	\$ 200,000.00
Engineering (15%)	\$ 526,780.92
Contingency (15%)	\$ 605,798.06
Subtotal	\$ 4,844,451.78
100% Public Landscaping	\$ 1,481,176.00
100% Land Cost for Detention	\$ 670,941.30
100% Land Costfor Collector Road	\$ 84,899.43
100% Land Cost for Open Space/Park/Recreation	\$ 222,031.36
Subtotal	\$ 2,459,048.09
Grand Total	\$ 7,303,499.87

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 AMENDMENT TO EXHIBIT B (THE TIRZ IMPROVEMENTS) OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN PORT CROSSING LAND, LP, A TEXAS LIMITED PARTNERSHIP ("PORT CROSSING"), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE;

The TIRZ Improvements

Exhibit B The TIRZ Improvements

	Phase I Estimated Costs	Phase II Estimated Costs	Total Estimated Costs
Streets w/ Storm Systems			
Powell Rd (100' ROW)	\$ 1,077,000.00	\$ 718,000.00	\$ 1,795,000.00
Powell Rd (60' ROW)	\$ 841,000.00	-	\$ 841,000.00
Abandon Powell Rd.	\$ -	-	-
Wharton Weem Blvd.	\$ 587,000.00	\$ 381,000.00	\$ 968,000.00
McCabe Rd.	\$ -	\$ 225,000.00	\$ 225,000.00
Water Distribution System			
12" Pubic Mains	\$ 320,000.00	-	\$ 320,000.00
Offsite Segment Crossing SH 146 (12')	\$ 35,000.00	\$ 316,000.00	\$ 351,000.00
Sanitary Sewer System			
Lift Station/Force Main	\$ 137,000.00	-	\$ 137,000.00
Public Mains 8"-12"	\$ 308,000.00	-	\$ 308,000.00
Offsite Public Mains	\$ -	\$ 66,000.00	\$ 66,000.00
Drainage Projects			
Stormwater Detention/Drainage			
- Acquisition of 32 ac.	\$ 2,300,000.00	-	\$ 2,300,000.00
- Construction: Excavation	\$ 1,360,000.00	-	\$ 1,360,000.00
- Construction: Storm Sewer	\$ 1,232,000.00	-	\$ 1,232,000.00
Sidewalks			
Sidewalks/Pedestrian Trails along Major Roadways/Drainageways	\$ 120,000.00	-	\$ 120,000.00
Landscaping			
Along Major Roadways	\$ 300,000.00	-	\$ 300,000.00
Clearing			
Public ROW and Easements	\$ 120,000.00	-	\$ 120,000.00
SH146 WHARTON WEEMS			
Proportionate share for the Construction of Wharton Weems Interest and Assoaiated Cost	\$ -	\$ 200,000.00	\$ 200,000.00
Engineering (15%)	\$ 1,047,000.00	\$ 256,000.00	\$ 1,303,000.00
TOTAL ESTIMATED COSTS	\$ 9,784,000.00	\$ 2,162,000.00	\$ 11,946,000.00

Note: The La Porte Redevelopment Authority and Tax Increment Reinvestment Zone recognize that the Harris County Interlocal Agreement requires that Powell Road be constructed as a four lane roadway when traffic conditions warrant.

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

La Porte Redevelopment Authority
Cash Flow Report, Inception to Feb 6, 2009

Cleared Bank	Operating Account	For	Amount	Subtotal	Total
Revenues, 2007 - 2008					
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		
8/12/2008	Wire transfer from City of La Porte	fund account (LPISD)	\$ 58,395.08		
8/28/2008	Wire transfer from City of La Porte	fund account (Harris Co)	\$ 28,784.00		
8/29/2008	Interest deposit (1.00%)		\$ 245.60		
9/30/2008	Interest deposit (1.00%)		\$ 264.00		
10/31/2008	Interest deposit (0.650%)		\$ 175.87		
11/28/2008	Interest deposit (0.930%)		\$ 237.56		
12/31/2008	Interest deposit (1.000%)		\$ 272.95		
Total, revenues				\$ 370,607.66	\$ 370,607.66

Cleared

Bank	Expenses				
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	
8/12/2008	Wire transaction fees		\$	8.00	
8/29/2008	Wire transaction fees		\$	8.00	
					\$ 42.00 \$ (42.00)
<i>Checks paid:</i>					
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	
9/5/2008	#112 City of La Porte	Inv. 2186, 2579	\$	165.64	
9/2/2008	#113 Hawes Hill Calderon LLP	inv. 2951, 2980, 3007, 3036, 3060. 3092	\$	14,333.47	
	<i>Total, Checks paid</i>			\$ 48,910.91	\$ (48,910.91)
<i>Checks outstanding</i>					
12/18/2008	#114 Hawes Hill Calderon LLP	Inv. 3101, 3165, 3146, 3164	\$	9,708.96	
	<i>Total, Checks outstanding</i>			\$ 9,708.96	\$ (9,708.96)
<i>Checks submitted for approval 2/11/09</i>					
2/11/2009	#115 Hawes Hill Calderon LLP	Inv. 3190, 3212	\$	5,729.68	
	<i>Total, Checks submitted</i>			\$ 5,729.68	\$ (5,729.68)
	Total expenses				\$ (64,391.55)
	Fund balance, Operating Account as of February 6, 2009				<u>\$ 306,216.11</u>

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 February 6, 2009

Cleared bank	Construction Account	For	Amount	Subtotal	Total
Revenues, 2007-2009					
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		
8/29/2008	Interest deposit (1.00%)		\$ 0.18		
9/30/2008	Interest deposit (0.98%)		\$ 0.17		
10/31/2008	Interest deposit (0.67%)		\$ 0.12		
11/28/2008	Interest deposit (0.93%)		\$ 0.16		
12/22/2008	Port Crossing Land LP deposit	public r-o-w improvement & funding	\$ 200,000.00		
12/31/2008	Interest deposit (1.00%)		\$ 54.97		
1/12/2009	65 La Porte deposit	public r-o-w improvement & funding	\$ 200,000.00		
				\$ 1,068,938.86	\$ 1,068,938.86
Cleared Bank Expenses					
5/18/2007	Wire transaction fees	bank fees	\$ 6.50		
12/22/2008	Wire transaction fees	bank fees	\$ 8.00		
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		
	Total Expenses			\$ 668,680.49	
					\$ (668,680.49)
	Fund balance as of February 6, 2009				\$ 400,258.37

Pledged Securities Report as of 12/31/2008

AmegyBank

<i>CUSIP</i>	<i>Security Type</i>	<i>Rate</i>	<i>Maturity</i>	<i>Original Face</i>	<i>Market Value</i>
Pledge Code: ta345		Entity Name: LAPORT RE DEVELOPMENT AUTHORITY		Primary Bookkeeper: Susan Hill	
				Secondary Bookkeeper:	
31371LRK7	FNMA POOL #255290	4	6/1/2014	\$300,000.00	\$118,587.29
83164JQQ2	SBA POOL # 507663	4.85	4/25/2031	\$550,000.00	\$491,337.03
FDIC				\$250,000.00	\$250,000.00
Total Pledges: 3				\$1,100,000.00	\$859,924.32

INVOICES

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 #: 00003190
Date: 1/1/2009

Page: 1

DATE	DESCRIPTION	AMOUNT
	Project Management Services, January 2009	\$2,000.00
	Reimbursable expenses as follows:	
	In house postage	\$41.64
Sales Tax:		\$0.00
Total Amount:		\$2,041.64
Amount Applied:		\$0.00
Balance Due:		\$2,041.64

FedEx Kinko's
Office and Print Center

4834B BEECHNUT ST
HOUSTON, TX 77096

Location: HOUKO
Device ID: HOUKO-POS1
Employee: 1887228
Transaction: 69026875808

PRIORITY OVERNIGHT
66750079850 1.55 lb (S) 20.82
11r Bubble10.5x15
61131605541 1 (1) 1.39

Shipment subtotal: 20.82
Merchandise taxable subtotal: 1.39
Tax(TX) 6.250% 0.09
Tax(City) 2.000% 0.03
Total Due: 22.33

FedEx Account: 22.33
****7404

H = Weight entered manually
S = Weight read from scale
T = Taxable item

not to additional charges. See FedEx Service Guide
fedex.com for details. All merchandise values final.
We do not disclose all warranties, express or implied,
including, without limitation, the implied warranties of
merchantability and fitness for
purpose. Packaging is sold "as is".
We do not accept this package for and accepting this package
use and hold FedEx harmless
from all claims or causes of action related
to this shipment, in whole or in part,
including but not limited to, incidental or consequential
damages incurred by you or any other party.

Visit us at: fedex.com
Or call 1.800.GoFedEx
1.800.463.3339

FedEx Kinko's
Office and Print Center

4834B BEECHNUT ST
HOUSTON, TX 77096

Location: HOUKO
Device ID: HOUKO-POS1
Employee: 1887228
Transaction: 69026876773

PRIORITY OVERNIGHT
666750079850 1.55 lb (S) 20.82

Shipment subtotal: 20.82
Total Due: 20.82
FedEx Account: 20.82
****7404

H = Weight entered manually
S = Weight read from scale
T = Taxable item
Subject to additional charges. See FedEx Service Guide
at fedex.com for details. All merchandise values final.

Visit us at: fedex.com
Or call 1.800.GoFedEx
1.800.463.3339

FedEx US Airbill Express 8667 5007 9860

From: **HILL** Sender's FedEx Account Number: **25748217740-4**
Date: **12-18-08** Phone: **713 724-4461**
Company: **HAWES HILL CALDERON**
Address: **10103 FONDREN # 300**
City: **HOUSTON** State: **TX** ZIP: **77060**

To: **JIM LARSON** Phone: **281222-6894**
Company: **65 LA PORTE LTD.**
Address: **2045 SPACE PARK**
City: **HOUSTON** State: **TX** ZIP: **77058**

Your Internal Billing Reference: **OPTIONAL**

FedEx US Airbill Express 8667 5007 9850

From: **HILL** Sender's FedEx Account Number: **25748217740-4**
Date: **12-18-08** Phone: **713 724-4461**
Company: **HAWES HILL CALDERON**
Address: **10103 FONDREN # 300**
City: **HOUSTON** State: **TX** ZIP: **77060**

To: **DEBBIE WESTHELD** Phone: **281470-5013**
Company: **CITY OF LA PORTE**
Address: **604 W. FAIRMONT PKWY**
City: **LA PORTE** State: **TX** ZIP: **77571**

Your Internal Billing Reference: **OPTIONAL**

Sender's Copy

4 Express Package Service
 FedEx Priority Overnight
 FedEx Standard Overnight
 FedEx 2Day
 FedEx Express Saver
 FedEx Home Delivery

5 Packaging
 FedEx Priority Mail
 FedEx Priority Mail Express
 FedEx Envelope
 FedEx Tube
 FedEx Mailer

6 Special Handling
 Signature Required
 Restricted Access
 Fragile
 Perishable
 Hazardous Materials
 High Value
 Insured over \$500

7 Payment Method
 Recipient
 Third Party
 Credit Card
 Cash/Check

Total Packages: 1 Total Weight: 1.55 Total Declared Value: \$20.82

Sender's Copy

4 Express Package Service
 FedEx Priority Overnight
 FedEx Standard Overnight
 FedEx 2Day
 FedEx Express Saver
 FedEx Home Delivery

5 Packaging
 FedEx Priority Mail
 FedEx Priority Mail Express
 FedEx Envelope
 FedEx Tube
 FedEx Mailer

6 Special Handling
 Signature Required
 Restricted Access
 Fragile
 Perishable
 Hazardous Materials
 High Value
 Insured over \$500

7 Payment Method
 Recipient
 Third Party
 Credit Card
 Cash/Check

Total Packages: 2 Total Weight: 2 Total Declared Value: \$20.82

8 Residential Delivery Signature Options
 No Signature
 Direct Signature
 Indirect Signature

Schedule a pickup at FedEx.com

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

MESSENGER AMERICAN EXPRESS, MASTERCARD,
VISA OR ELECTRONIC WIRE
TRANSFERS
281-497-2218

MESSENGER AMERICAN EXPRESS, MASTERCARD,
VISA OR ELECTRONIC WIRE
TRANSFERS
281-497-2218

Invoice

CUSTOMER ACCOUNT NO: 102750
INVOICE NUMBER: 40088
INVOICE DATE: 12/30/08

CUSTOMER ACCOUNT NO: 102750
INVOICE NUMBER: 40088
INVOICE DATE: 12/30/08

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

Invoice #: 00003212
Date: 2/1/2009

HAWES HILL CALDERON
10101 FONDREN STE 106
HOUSTON TX 77096

HAWES HILL CALDERON
10101 FONDREN STE 106

BALANCE DUE UPON RECEIPT.
AFTER 01/14/09, PAY \$178.25

Page: 1

DELIVERY DATE	TICKET NUMBER	AMOUNT	DELIVERY DATE	TICKET NUMBER	AMOUNT
12/16/08	155726	28.40	12/16/08	155726	28.40
12/16/08	155727	119.70	12/16/08	155727	119.70
12/18/08	155977	21.65	12/18/08	155977	21.65

DATE	DESCRIPTION	AMOUNT
	Project Management Services, February 2009	\$2,000.00
2/11/2009	Board of Directors Meeting	\$1,500.00
	Reimbursable expenses as follows:	
12/18/2008	Hour Messenger per attachment	\$21.65
	Mileage, D. Hawes per attachment	\$39.39
	In house copies & Binders 900 @ .15 each & 18 Binders	\$153.00
	In house postage	\$1.00
Sales Tax:		\$0.00
Total Amount:		\$3,715.04
Amount Applied:		\$0.00
Balance Due:		\$3,715.04

EXPENSE DETAIL (La Porte TIF01)

DATE	CLIENT NO.	VENDOR/DESCRIPTION	QTY	U PRICE	TOT REIM.	BILL
10.21.08	CLPTIF01	Mileage to/from mtg w/city staff	78	\$ 0.505	\$ 39.39	Y
	CLPTIF01			\$ 0.505	\$ -	
	CLPTIF01			\$ 0.505	\$ -	
TOTAL					\$ 39.39	

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 FEBRUARY 11, 2009 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 – Lindsey Pfeiffer, President
2. Consider approval of the minutes of the December 17, 2008 Board of Directors meeting
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 Contract By and Between Durwood Greene Construction Company, the La Porte Redevelopment Authority, and the La Porte Tax increment Reinvestment Zone Number One for the Construction of Intersection Improvements at SH 146 and Wharton Weems Blvd. in the amount of \$304,869;
 - b. Consider Amendment to Exhibit B (The TIRZ Improvements) of the Development Agreement by and between 65 La Porte, Ltd., a Texas limited partnership (“65 La Porte”), the La Porte Redevelopment Authority, and the La Porte Tax increment Reinvestment Zone Number One;
 - c. Consider Amendment to Exhibit B (The TIRZ Improvements) of the Development Agreement by and between Port Crossing Land, LP, a Texas limited partnership (“Port Crossing”), the La Porte Redevelopment Authority, and the La Porte Tax increment Reinvestment Zone Number One
 - d. Receive Report with regard to La Porte Independent School District purchase of 20 acres within the boundaries of the Zone;
 - e. Consider approval or other action with regard to authority invoices;
 - f. Receive Staff report and updates with regard to Port Crossing, Lakes on Fairmont Green, and Retreat at Bay Forrest Development Projects;
 - g. Board member comments with regard to matters appearing on agenda;
 - 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

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 CONTRACT BY AND BETWEEN DURWOOD GREENE CONSTRUCTION COMPANY, THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS AT SH 146 AND WHARTON WEEMS BLVD. IN THE AMOUNT OF \$304,869;
- b. CONSIDER AMENDMENT TO EXHIBIT B (THE TIRZ IMPROVEMENTS) OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN 65 LA PORTE, LTD., A TEXAS LIMITED PARTNERSHIP (“65 LA PORTE”), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE;
- c. CONSIDER AMENDMENT TO EXHIBIT B (THE TIRZ IMPROVEMENTS) OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN PORT CROSSING LAND, LP, A TEXAS LIMITED PARTNERSHIP (“PORT CROSSING”), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE
- d. RECEIVE REPORT WITH REGARD TO LA PORTE INDEPENDENT SCHOOL DISTRICT PURCHASE OF 20 ACRES WITHIN THE BOUNDARIES OF THE ZONE;
- 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 December 17, 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 17th day of December, 2008; the meeting was called to order at 6:45 p.m. in the City Council Chambers 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	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 Directors Antone, Say and Pfeiffer, thus constituting a quorum. Also present at the meeting were Ed Sadberry (Jeffery Harrington Homes); Pat Hogan (ML Realty Partners); Russell Plank (Port Crossing); Jim Larson (Lakes at Fairmont Greens); John Joerns, Debbie Westbeld and Tim Tietjens (City of La Porte); Susan Hill and Scott Bean (Hawes Hill Calderon LLP). Vice Chairman Martin presided in the Chairman's absence.

2. 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

- A. CONSIDER *PUBLIC RIGHT OF WAY IMPROVEMENT AND FUNDING AGREEMENT* BY AND BETWEEN PORT CROSSING LAND, LP, A TEXAS LIMITED PARTNERSHIP (“PORT CROSSING”), AND 65 LA PORTE, LTD., A TEXAS LIMITED PARTNERSHIP (“65 LA PORTE”), THE LA PORTE REDEVELOPMENT AUTHORITY, AND THE LA PORTE TAX INCREMENT REINVESTMENT ZONE #1 (“TIRZ”).
- B. CONSIDER 8TH TIRZ DRAW AND GENERAL CONTRACTOR STATEMENTS AND THE SWORN STATEMENTS FOR THE PORT CROSSING LAND LP FOR THE PERIOD ENDING SEPTEMBER 30, 2008.
- C. CONSIDER APPROVAL OR OTHER ACTION WITH REGARD TO AUTHORITY INVOICES.
- D. STAFF REPORT AND UPDATES.
- E. BOARD MEMBER COMMENTS.

F. ADJOURNMENT.

Upon a motion duly made by Director Porter and being seconded by Director Leopard, the board unanimously approved the consent agenda in the same manner and form as approved in the Redevelopment Authority Board Meeting and adjourned at 6:46 PM.

SIGNED: _____ ATTEST: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____