

Agendas and Agenda Materials
Meetings of the Boards of Directors

La Porte
Redevelopment Authority



La Porte Tax Increment
Reinvestment Zone

March 14, 2024



**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 **Thursday, March 14, 2024**, 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. Receive public comments.
3. Approve minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on January 25, 2024.
4. Receive update and recommendations from CIP Committee:
 - a. Receive update Gauge Engineering regarding M Street Improvements.
 - i. Consider Gauge Engineering Task Order for feasibility study services.
5. Receive Bookkeeper's Report and consider approval or other action regarding authority invoices.
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

3. Approve minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on January 25, 2024.

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

January 25, 2024

DETERMINE QUORUM; CALL TO ORDER.

The Board of Directors of the La Porte Redevelopment Authority, City of La Porte, Texas, and La Porte Tax Increment Reinvestment Zone, held a regular joint meeting, open to the public, on Thursday, January 25, 2024, 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>Asst. Secretary</i>
Position 5	Nicole Havard		

and all of the above were present, with the exception of Director Lee, thus constituting a quorum. Also present were David Hawes, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Josh Huber, Blank Rome; Josh Rambo, McCall Gibson Swedlund Barfoot PLLC; and Corby Alexander, Matt Daeumer, and Haley Bower, City of La Porte. Chairman Janda called the meeting to order at 6:30 p.m.

RECEIVE PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON NOVEMBER 14, 2023.

Upon a motion made by Director Helton, and seconded by Director Porter, the Board voted unanimously to approve the Minutes of the November 14, 2023, Board meeting, as presented.

APPROVE FY2023 ANNUAL FINANCIAL REPORT AND AUDIT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC.

Mr. Rambo presented the FY2023 Annual Financial Report and Audit, included in the Board materials. He reviewed the Independent Auditor's Report and reported an unmodified/clean opinion. He reviewed pages 3-7, Management's Discussion and Analysis; page 10, Statement of Activities and Government Fund Statement of Revenues, Expenditures and Change in Fund Balance; pages 12-21, Notes to the Financial Statements; page 23, Schedule of Revenues, Expenditures and Changes in Fund Balance – General Fund. Upon a motion made by Director Beasley, and seconded by Director Goodwin, the Board voted unanimously to approve the FY2023 Annual Financial Report and Audit.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY REGARDING PENDING OR CONTEMPLATED LITIGATION.

The Board convened in Executive Session at 6:35 p.m.

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

The Board reconvened in Open Session at 6:50 p.m. Upon reconvening, the Board took the following action: Upon a motion made by Director Antone, and seconded by Director Goodwin, the Board voted unanimously to authorize BlankRome to authorize settling dispute with J. Morales Inc. in a maximum amount of \$131,386.94.

CONSIDER CREATION OF CIP COMMITTEE AND APPOINTMENT OF COMMITTEE MEMBERS.

Upon a motion made by Director Beasley, and seconded by Director Porter, the Board voted unanimously to create a Capital Improvements Projects (CIP) Committee and appointment of Rick Helton, Mark Goodwin, Peggy Antone, Nicole Havard and Kent Rimmel to the CIP Committee.

CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.

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

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

None.

BOARD MEMBER COMMENTS:

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

None.

ADJOURNMENT.

There being no further business to come before the Board, the meeting was adjourned at 7:03 p.m.

Secretary

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. Receive update and recommendations from CIP Committee:
 - a. Receive update Gauge Engineering regarding M Street Improvements.
 - i. Consider Gauge Engineering Task Order for feasibility study services.

La Porte TIRZ #1 – Potential CIP Projects

Infrastructure Projects:

- 16th Street at Spencer Highway (intersection improvements)
- 16th Street from Fairmont Parkway to Highway 146 Frontage (undeveloped ROW north of Barbour's Cut)
- Main Street from 1st to 3rd Street (Phase 1, City Planned Project) (Retrofit)
 - From Broadway to 5th Street ideal
- G and D Street (Connection to 16th and Highway 146)
- Boyett Street (currently gravel road)
- Fairmont Parkway

Pedestrian/Bicyclist Improvements:

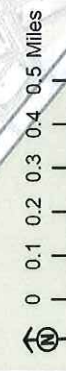
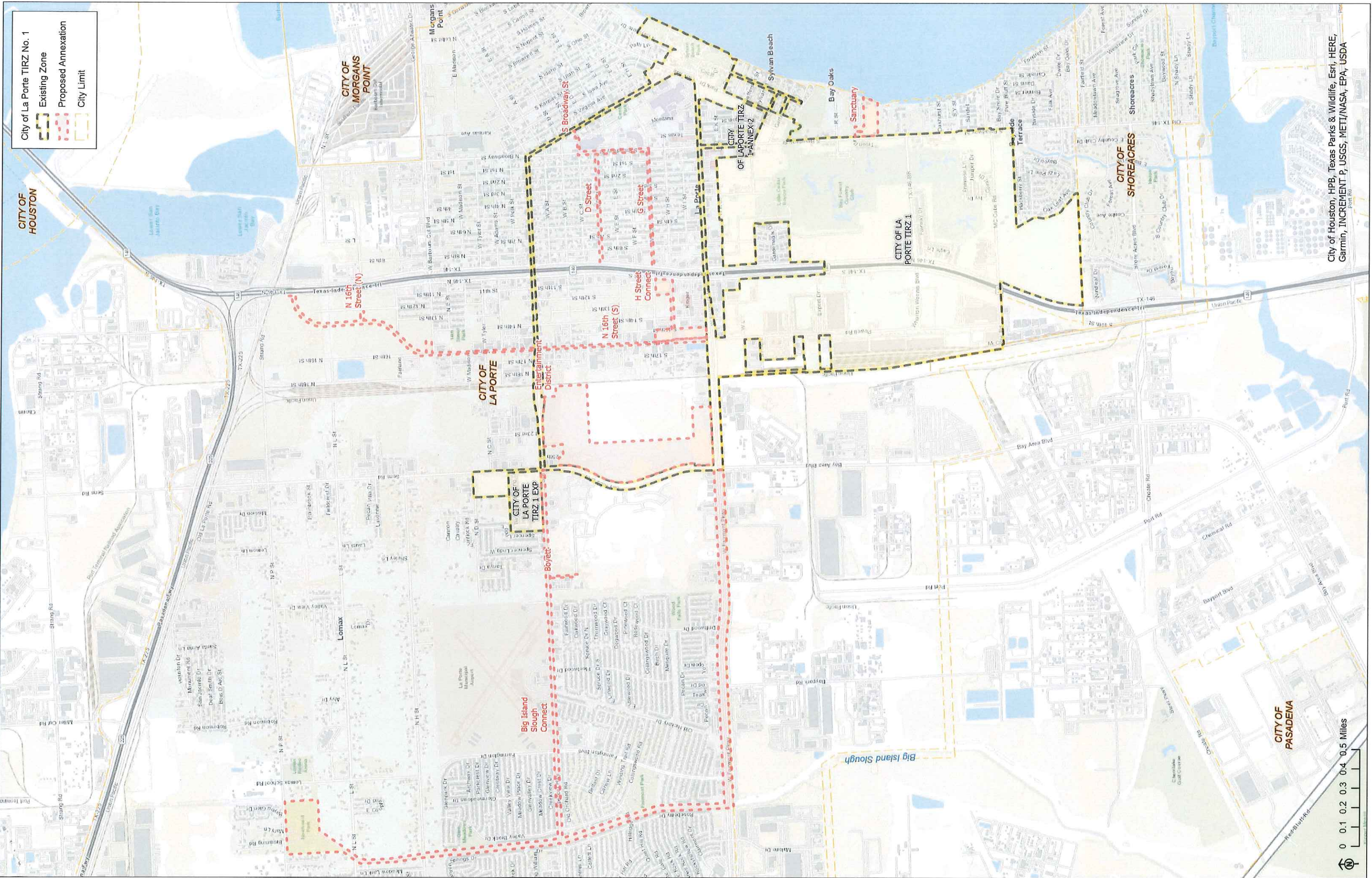
- Parks Master Plan (partially within TIRZ)
 - Spencer Highway & Big Island Slough (Sidewalks and Trails)
 - Trail from Fairmont Parkway to Northwest Park, along Big Island Slough
 - Rehab of Nature Trail (to be determined with Master Plan)
 - Trail/Sidewalk along Spencer from Bay Area to Farrington.

Parks & Recreation:

- Sylvan Beach (in partnership with Harris County)
- Disc Golf Course (in TIRZ)
- Wave Pool Enhancements (in TIRZ)
- Shade Structures at Parks (both in and out of TIRZ)
- Golf Course Gateway and Events Center (in TIRZ)
- Bird Sanctuary
 - Purchase of green space

City of La Porte TIRZ No. 1

- Existing Zone
- Proposed Annexation
- City Limit



City of Houston, HPB, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

PROGRESS REPORT

MARCH 2024

LA PORTE REDEVELOPMENT AUTHORITY/TIRZ 1



TASK ORDER #3: M STREET IMPROVEMENT PROJECT CONSTRUCTION

Activities This Period:

- Created pre-construction meeting agenda.
- Held pre-construction meeting March 5th.
- Sent Notice to Proceed letter to Contractor.
 - Notice to Proceed: March 18th.
- Reviewed and returned submittals.
- Next steps:
 - Continue reviewing submittals.

TASK ORDER NO. 4



March 11, 2024

Mr. David Janda, Chairman
c/o Mr. David Hawes, Administrator
La Porte Redevelopment Authority/TIRZ #1
9600 Long Point Road, Suite 200
Houston TX 77035

Re: La Porte Redevelopment Authority/TIRZ #1 – Feasibility Study

Dear Mr. Janda,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for providing professional engineering services to determine the feasibility of improving various projects identified by the La Porte Redevelopment Authority Infrastructure Committee and City of La Porte within the existing TIRZ boundary and future annexation areas.

The feasibility study will identify the impacts associated with the implementation of the recommended improvements. We propose to perform this work for a Lump Sum amount of \$159,790. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B" respectively.

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", is written over a blue ink scribble.

Muhammad Ali, P.E.
Principal

Accepted For
La Porte Redevelopment Authority/TIRZ #1

Signature

Date

Print

Attachments: Exhibit A – Scope of Services
 Exhibit B – Level-of-Effort
 Exhibit C – Project Exhibit

EXHIBIT A
SCOPE OF SERVICES
LA PORTE REDEVELOPMENT AUTHORITY – TIRZ 1
FEASIBILITY STUDY (PRE-ENGINEERING)

This proposal is for providing professional engineering services to determine the feasibility of improving various projects identified by the La Porte Redevelopment Authority Infrastructure Committee and City of La Porte within the existing TIRZ boundary and future annexation areas.

The feasibility study will identify the impacts associated with the implementation of the recommended improvements. The following scope describes the procedures that will be followed to provide the necessary services and produce the report. The details of the scope are as follows:

I. INFRASTRUCTURE PROJECTS

A. BASIC SERVICES

1. Site Visits and Data Collection

- a. Photographs and field verification of existing features will be completed during the field visit. Field visit will also be performed to assist in drainage area boundary determination, and to verify the available data collected for the existing storm sewer system. The area will be reviewed to confirm features shown in the 2008 LiDAR information and identify areas where hydraulic reinforcements may be necessary to correctly show overland sheet flow paths.
- b. Previously completed reports and studies will be obtained and reviewed for relevant information regarding the proposed roadway improvements.

2. Review Record Drawings

All available record drawings and information on the project area will be collected, reviewed, and used to the maximum degree possible.

3. Right-of-way Encroachments/Impacts Identification

Right-of-way encroachments and impacts will be fully evaluated throughout the project limits.

4. Conceptual Construction Sequencing, Detours & Impacts to Area

The construction sequence and a traffic control concept that will minimize impacts to the region's traffic movement pattern will be explored. Detours, phasing, sequencing, construction zones, and temporary pavement requirements will be identified.

5. Private/Public Utilities Assessment

Existing public utilities such as storm, water and wastewater infrastructure and existing private utilities such as existing underground electrical and communication service lines, and locations of existing overhead power and communication lines and poles will all be compiled, investigated, evaluated, and depicted in exhibits per City's requirements.

B. ROADWAY ANALYSIS/DESIGN

1. 16th Street and Spencer Highway (Intersection Improvements)

Field observations will be completed during peak use times to assess how the intersection is currently operating and if there are deficiencies in the current roadway configuration. Field measurements will be collected to help with exhibit development.

Auto-turn analysis will be performed to assess mobility and turning complications of larger semi-trailer trucks at the existing intersection.

The recommended roadway widening will be laid out on current aerial photography. The exhibits will depict proposed roadway alignment, sidewalks, and driveways.

2. 16th Street from Fairmont Parkway to Highway 146 Frontage Rd

Typical Sections for the existing and proposed roadway will be developed. Typical sections shall include width of travel lanes, sidewalks, outer separations, border widths, curb offsets, and right-of-way (ROW).

Roadway alternatives will be explored & developed to showcase the best context sensitive approach that's beneficial to the TIRZ, City, and surrounding community.

The recommended roadway option will be laid out on current aerial photography. The exhibits will depict proposed roadway alignment, sidewalks, and driveways.

3. Main Street from Broadway to 5th Street

Existing project data provided by the City of La Porte will be reviewed, evaluated, and incorporated into the feasibility analysis.

Typical Sections for the existing and proposed roadway will be developed. Typical sections shall include width of travel lanes, sidewalks, outer separations, border widths, curb offsets, and right-of-way (ROW).

4. G and H Street

Typical Sections for the existing and proposed roadway will be developed. Typical sections shall include width of travel lanes, sidewalks, outer separations, border widths, curb offsets, and right-of-way (ROW).

Roadway alternatives will be explored & developed to showcase the best context sensitive approach that's beneficial to the TIRZ, City, and surrounding community.

The recommended roadway option will be laid out on current aerial photography. The exhibits will depict proposed roadway alignment, sidewalks, and driveways.

C. DRAINAGE ANALYSIS

1. Prepare and Evaluate Existing Drainage Area Maps

Existing conditions drainage area maps will be developed for the project area. The existing conditions drainage area boundaries based on the best available data. Means for determining drainage area boundaries include but are not limited to as-built information, LiDAR, field visits, and City of La Porte GIS data. Extreme event and offsite drainage areas developed and included as part of the existing drainage area map.

2. Floodplain Fill Impacts

A portion of the roadways will be constructed within the FEMA regulatory 1% (100-year) and 0.5% (500-Year) floodplain for F216-00-00 (Little Cedar Bayou) and A104-00-00 (Taylor Bayou). The Engineer will provide the Base Flood Elevations (BFE) and 500-year water surface elevations along the roadway to

the Design Engineer. The Design Engineer will provide an estimate of the preliminary floodplain fill volumes for the projects. The existing 16th Street roadway is crossed by F216-00-00 (Little Cedar Bayou) within the FEMA model study limits. This scope of effort does not include a hydrologic or hydraulic analysis for the existing or proposed roadway crossing.

3. Roadway Impact Analysis

The impact analysis will be performed for the 2-, 10- and 100-year storm events based on existing and proposed roadway conditions. The roadway impact analysis will be performed for the proposed roadway and drainage improvements and limited to the proposed ROW. The Engineer shall compute the peak runoff rates and runoff hydrographs for the 2-, 10- and 100-year storm events for existing and proposed conditions. Peak runoff rates will be computed using the Rational Method ($Q=CIA$). The Small Watershed Hydrograph Method will be used to compute runoff hydrographs. Peak flow impacts and runoff volume impacts for the roadway ROW will be computed based on the runoff analysis. Detention volume estimates will be determined through a hydrograph analysis between existing and proposed conditions. This does not include detailed hydrologic or hydraulic modeling.

4. Preliminary Detention Mitigation Options

The Engineer shall develop mitigation alternatives based upon the detention volumes calculated for the roadway impacts and preliminary floodplain fill volumes. The detention mitigation alternatives evaluated will include (1) off-site detention pond and (2) in-line oversized storm sewers. Conceptual design layouts will be provided for the mitigation options.

5. Drainage Write-up

A drainage study write-up shall be prepared to present the study findings and recommendations for the roadway impacts and mitigation for the projects.

II. PEDESTRIAN/BICYCLIST IMPROVEMENTS

A. BASIC SERVICES

1. Site Visits and Data Collection

Photographs and field verification of existing features will be completed during the field visit.

2. Review Trail Master Plan

Trail Master Plan to be reviewed to ensure continuity in proposed trail and trail rehab recommendations provided by the City of La Porte.

3. Private/Public Utilities Assessment

Existing public utilities such as storm, water and wastewater infrastructure and existing private utilities such as existing underground electrical and communication service lines, and locations of existing overhead power and communication lines and poles will all be compiled, investigated, evaluated, and depicted in exhibits per City's requirements.

B. TRAIL/SIDEWALK ANALYSIS/DESIGN

1. Trail from Fairmont Parkway to Northwest Park (Along Big Island Slough)

Trail alternatives will be explored & developed to showcase the best context sensitive approach that's beneficial to the TIRZ, City, and surrounding community.

The recommended trail option will be laid out on current aerial photography. The exhibits will depict proposed trail and appurtenances.

2. Nature Trail Rehab

Site visits will be conducted to assess current trail/pavement conditions. An exhibit will be created to categorize trail/pavement conditions based on aesthetic and mobility factors.

3. Trail/Sidewalk along Spencer Highway from Bay Area to Farrington

Trail/sidewalk will be laid out on current aerial photography. The exhibit will depict the proposed trail/sidewalk and appurtenances.

III. PROJECT MANAGEMENT/COORDINATION/COST/QA/QC**A. BASIC SERVICES****1. Project Management and Coordination:**

Project management activities are ongoing throughout the period of the contract and include items such as internal project management, kickoff meeting, monthly progress reports, invoices, and coordination with client and all relevant agencies.

2. Quantities

Preliminary engineering level quantities will be computed.

3. Opinion of Probable Construction Cost

Opinion of Probable Construction Cost (OPCC) will be developed for each alternative that will include the necessary level of detail to enable the evaluation of each alternative but will not be comprehensive.

4. Stakeholders Coordination

Alternatives will be presented to the key stakeholders in the area to obtain feedback. Documentation of the meetings will be prepared summarizing the meeting discussion topics and action items.

5. Feasibility Report (Pre-Engineering) Preparation

A draft electronic report will be compiled to include text, model output, exhibits, and appendices for the TIRZ's review. A signed and sealed electronic report will be submitted after the comments have been addressed and incorporated, as necessary.

6. Quality Assurance / Quality Control

A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences are met.



**EXHIBIT B
LA PORTE REDEVELOPMENT AUTHORITY
FEASIBILITY STUDY (PRE-ENGINEERING) - LEVEL OF EFFORT**

I. INFRASTRUCTURE PROJECTS

DESCRIPTION OF WORK TASKS	PROJ MGR	Sr. PROF ENGINEER	GRAD ENGINEER	SR. CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. BASIC SERVICES							
1 Site Visits and Data Collection	2	8	12	4		26	\$3,360.00
2 Review Record Drawings	2	4	10	4		20	\$2,540.00
3 Right-of-way Encroachments/Impacts Identification	2	6	8	8		24	\$3,100.00
4 Conceptual Construction Sequencing, Detours & Impacts to Area	4	6	8	8		26	\$3,460.00
5 Private/Public Utilities Assessment	2	6	12			20	\$2,580.00
Total	12	30	50	24	0	116	\$15,040.00
B. ROADWAY ANALYSIS/DESIGN							
1 16th Street and Spencer Highway (Intersection Improvements)							
Intersection Field Observations/Field Measurements/Operations	1	4	8	8		21	\$2,620.00
Auto-turn Analysis		2	6	2		10	\$1,200.00
Preliminary Roadway Widening Schematic	1	4	12	20		37	\$4,500.00
2 16th Street from Fairmont Parkway to Highway 146 Frontage Rd							
Existing/Proposed Typical Sections	2	8	24	12		46	\$5,640.00
Roadway Alternative Analysis	2	8	24	12		46	\$5,640.00
Preliminary Roadway Schematic on Aerial Imagery	6	12	32	48		98	\$12,160.00
3 Main Street from Broadway to 5th Street							
Review/Evaluate Existing Project Data	1	4	8	4		17	\$2,140.00
Existing/Proposed Typical Sections	1	4	16	8		29	\$3,500.00
4 G and H Street							
Existing/Proposed Typical Sections	1	4	16	8			\$3,500.00
Roadway Alternative Analysis	2	6	8	12		28	\$3,580.00
Preliminary Roadway Schematic	4	8	18	24		54	\$6,780.00
Total	21	64	172	158	0	386	\$51,260.00
C. DRAINAGE ANALYSIS							
1 Existing Drainage Area Maps	3	8	12	12		35	\$4,500.00
2 Floodplain Fill Impact	4	20	20	18		62	\$8,080.00
3 Roadway Impact Analysis	4	20	20	18		62	\$8,080.00
4 Preliminary Detention Mitigation Options	4	20	24	12		60	\$7,800.00
5 Drainage Write-up	4	8	12			24	\$3,240.00
Total	19	76	88	60	0	243	\$31,700.00
TOTAL HOURS	52	170	310	242	0	745	
Contract Labor Rate	\$180.00	\$150.00	\$110.00	\$120.00	\$65.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$9,360.00	\$25,500.00	\$34,100.00	\$29,040.00	\$0.00		\$98,000.00

II. PEDESTRIAN/BICYCLIST IMPROVEMENTS

DESCRIPTION OF WORK TASKS	PROJ MGR	Sr. PROF ENGINEER	GRAD ENGINEER	SR. CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. BASIC SERVICES							
1 Site Visits and Data Collection	2	4	12			18	\$2,280.00
2 Review Trail Master Plan	2	4	8			14	\$1,840.00
3 Private/Public Utilities Assessment	2	4	8			14	\$1,840.00
Total	6	12	28	0	0	46	\$5,960.00
B. TRAIL/SIDEWALK ANALYSIS/DESIGN							
1 Trail from Fairmont Parkway to Northwest Park (Along Big Island Slough)							
Alternative Analysis	2	6	8	8		24	\$3,100.00
Preliminary Trail Schematic	4	16	24	8		52	\$6,720.00
2 Nature Trail Rehab							
Trail Conditions Assessment (Site Visits and Develop an Exhibit)	2	8	12	18		40	\$5,040.00
3 Trail/Sidewalk along Spencer Highway from Bay Area to Farrington							
Preliminary Trail/Sidewalk Schematic	2	6	16	18		42	\$5,180.00
Total	10	36	60	52	0	158	\$20,040.00
TOTAL HOURS	16	48	88	52	0	204	
Contract Labor Rate	\$180.00	\$150.00	\$110.00	\$120.00	\$65.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$2,880.00	\$7,200.00	\$9,680.00	\$6,240.00	\$0.00		\$26,000.00



III. PROJECT MANAGEMENT/COORDINATION/COST/QA/QC

DESCRIPTION OF WORK TASKS		PROJ MGR	Sr. PROF ENGINEER	GRAD ENGINEER	SR. CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. BASIC SERVICES								
1	Project Management							
	a. Overall Project Management/Team Coordination/ Project Controls	10	12	6	6		34	\$4,980.00
	b. Project Coordination/Agency Coordination Meetings	10	12	8	8		38	\$5,440.00
2	Quantities	1	6	24			31	\$3,720.00
3	Opinion of Probable Construction Cost	2	4	16			22	\$2,720.00
4	Stakeholders Coordination	4	6	2			12	\$1,840.00
5	Feasibility Report (Pre-Engineering) Preparation	6	16	40	24		86	\$10,760.00
6	Quality Assurance / Quality Control	8	8	16	12		44	\$5,840.00
	Total	41	64	112	50	0	267	\$35,300.00
	TOTAL HOURS	41	64	112	50	0	267	
	Contract Labor Rate	\$180.00	\$150.00	\$110.00	\$120.00	\$65.00		
	TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$7,380.00	\$9,600.00	\$12,320.00	\$6,000.00	\$0.00		\$35,300.00

IV. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing, Deliveries and Reproduction	1	LS	\$ 289.00	\$ 289.00
2 Mileage	300	MILE	\$ 0.67	\$ 201.00
TOTAL REIMBURSABLE EXPENSES				\$ 490.00

TOTAL \$159,790.00

City of La Porte TIRZ No. 1

- Existing Zone
- Proposed Annexation
- Road Network
- City Limit
- Waterway



LA PORTE REDEVELOPMENT AUTHORITY,
CITY OF LA PORTE, TEXAS

AGENDA MEMORANDUM

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

5. Receive Bookkeeper's Report and consider approval or other action regarding authority invoices.

La Porte Redevelopment Authority
Statement of Revenue & Expenditures - Actual vs. Budget
February 2024

	<u>Feb 24</u>	<u>Budget</u>	<u>Oct - Feb 24</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
4000 · Tax Increments - County	90,631.00	90,631.00	453,155.00	453,155.00	1,087,576.00
4010 · Tax Increments - City	203,739.00	203,739.00	1,018,695.00	1,018,695.00	2,444,871.00
4020 · Tax Increments - ISD	405,450.00	405,450.00	2,027,250.00	2,027,250.00	4,865,399.00
4100 · Interest Income	78,627.38	833.00	431,755.75	4,165.00	10,000.00
Total Income	<u>778,447.38</u>	<u>700,653.00</u>	<u>3,930,855.75</u>	<u>3,503,265.00</u>	<u>8,407,846.00</u>
Expenses					
TIRZ M&O Expenses					
6010 · Administration & Project Mgmt	2,000.00	2,000.00	12,000.00	10,000.00	24,000.00
6015 · Legal	1,117.00	1,167.00	11,690.00	5,835.00	14,000.00
6020 · Agreed Upon Procedures Report	0.00	917.00	0.00	4,585.00	11,000.00
6025 · Annual Audit	2,200.00	958.00	11,200.00	4,790.00	11,500.00
6040 · Operating Expenses	395.52	250.00	755.73	1,250.00	3,000.00
6045 · Bank Fees	214.00	183.00	469.20	915.00	2,200.00
6050 · Planning Services	0.00	1,250.00	0.00	6,250.00	15,000.00
Total TIRZ M&O Expenses	<u>5,926.52</u>	<u>6,725.00</u>	<u>36,114.93</u>	<u>33,625.00</u>	<u>80,700.00</u>
Transfers					
6101 · City Administration	10,187.00	10,187.00	50,935.00	50,935.00	122,244.00
6110 · Educational Facilities	127,943.00	127,943.00	639,715.00	639,715.00	1,535,321.00
Total Transfers	<u>138,130.00</u>	<u>138,130.00</u>	<u>690,650.00</u>	<u>690,650.00</u>	<u>1,657,565.00</u>
Capital Improvement Projects					
6131 · M Street Improvement Project	0.00	250,000.00	46,606.97	1,250,000.00	3,000,000.00
TIRZ Developer Reimbursements					
6152 · Beazer Homes Texas LP	0.00	0.00	0.00	132,928.00	132,928.00
6153 · Senior Associates	0.00	0.00	0.00	10,075.00	10,075.00
6154 · Jabez-LB1 LLC	0.00	0.00	0.00	178,706.00	178,706.00
6155 · Hawthorne at La Porte	0.00	0.00	0.00	594,289.00	594,289.00
6161 · 92 Fairmont Lakes, Inc.	0.00	0.00	305,805.87	314,980.00	314,980.00
Total TIRZ Developer Reimbursements	<u>0.00</u>	<u>0.00</u>	<u>305,805.87</u>	<u>1,230,978.00</u>	<u>1,230,978.00</u>
Total Capital Improvement Projects	<u>0.00</u>	<u>250,000.00</u>	<u>352,412.84</u>	<u>2,480,978.00</u>	<u>4,230,978.00</u>
Total Expenses	<u>144,056.52</u>	<u>394,855.00</u>	<u>1,079,177.77</u>	<u>3,205,253.00</u>	<u>5,969,243.00</u>
Net Income	<u><u>634,390.86</u></u>	<u><u>305,798.00</u></u>	<u><u>2,851,677.98</u></u>	<u><u>298,012.00</u></u>	<u><u>2,438,603.00</u></u>

La Porte Redevelopment Authority
Bank Registers
As of March 7, 2024

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
1001 · Amegy Bank Operating						
Deposit	01/31/2024			January Interest Capitalization	88,329.03	20,796,451.29
Check	02/09/2024			Check Printing-Deluxe Small Business	-239.91	20,796,211.38
Check	02/21/2024			February Acct Analysis Fee	-214.00	20,795,997.38
Deposit	02/29/2024			February Interest Capitalization	78,627.38	20,874,624.76
Bill Pmt -Check	03/07/2024	1001	Blank Rome LLP	Legal	-7,658.00	20,866,966.76
Bill Pmt -Check	03/07/2024	1002	Gauge Engineering	Proj 1299-M Street-CPS, CMT, CM&I	-1,289.20	20,865,677.56
Bill Pmt -Check	03/07/2024	1003	Hawes Hill & Associates LLP		-4,283.08	20,861,394.48
Bill Pmt -Check	03/07/2024	1004	McCall Gibson Swedlund Barfoot PLLC	2023 Annual Audit-Final Billing	-2,200.00	20,859,194.48
Total 1001 · Amegy Bank Operating					<u>151,072.22</u>	<u>20,859,194.48</u>
TOTAL					<u>151,072.22</u>	<u>20,859,194.48</u>

BLANKROME

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601
FEDERAL TAX I.D. NO. 23-1311874

LA PORTE REDEVELOPMENT AUTHORITY
ATTN: DAVID HAWES
HAWES HILL & ASSOCIATES LLP
9600 LONG POINT ROAD
SUITE 200
HOUSTON, TX 77055

INVOICE DATE: FEBRUARY 02, 2024
CLIENT ID: 166495
MATTER NUMBER: 166495-00601 02752
INVOICE NUMBER: 2172316

**REGARDING: LA PORTE REDEVELOPMENT AUTHORITY
J. MORALES, INC.**

FOR LEGAL SERVICES RENDERED THROUGH 1/31/24

\$6,541.00

CURRENT INVOICE TOTAL

\$6,541.00

Paid by Check #1001

	ACH/WIRE	Mail
Bank Name	Citizens Bank	Blank Rome LLP
Address:	Philadelphia, PA	Attn: Finance Department
Account Title:	Blank Rome LLP	One Logan Square
Account Number:	6238669326	130 North 18 th St
ABA Number:	036076150 (Domestic)	Philadelphia, PA 19103-6998
Swift Code	CTZIUS33 (International)	

To pay by Electronic Funds Transfer, visit www.BlankRome.com/Payments

BLANKROME

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 228-6601
FEDERAL TAX I.D. NO. 23-1311874

LA PORTE REDEVELOPMENT AUTHORITY
ATTN: DAVID HAWES
HAWES HILL & ASSOCIATES LLP
9600 LONG POINT ROAD
SUITE 200
HOUSTON, TX 77055

INVOICE DATE: MARCH 04, 2024
CLIENT ID: 166495
MATTER NUMBER: 166495-00601 02752
INVOICE NUMBER: 2178704

**REGARDING: LA PORTE REDEVELOPMENT AUTHORITY
J. MORALES, INC.**

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
02/02/2024	2172316	\$6,541.00	\$0.00	\$6,541.00
BALANCE FORWARD				\$6,541.00
FOR LEGAL SERVICES RENDERED THROUGH 2/29/24			\$1,117.00	
CURRENT INVOICE TOTAL				\$1,117.00
TOTAL AMOUNT DUE, INCLUDING BALANCE FORWARD				\$7,658.00

Paid by Check #1001

	ACH/WIRE	Mail
Bank Name	Citizens Bank	Blank Rome LLP
Address:	Philadelphia, PA	Attn: Finance Department
Account Title:	Blank Rome LLP	One Logan Square
Account Number:	6238669326	130 North 18 th St
ABA Number:	036076150 (Domestic)	Philadelphia, PA 19103-6998
Swift Code	CTZIUS33 (International)	

To pay by Electronic Funds Transfer, visit www.BlankRome.com/Payments

Gauge Engineering

11750 Katy Freeway, Suite 400
Houston, TX 77079

La Porte TIRZ

9600 Long Point Road
Suite 200
Houston, TX 77055

Invoice number 2961
Date 02/16/2024

Project 1299 M STREET - CPS, CMT, CM&I

Professional Services Provided Through January 31, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Construction Phase Services						
Construction Phase Services (9 months)	49,140.00	2.25	0.00	1,105.65	48,034.35	1,105.65
Printing and Reproduction/Mileage/Deliveries	1,835.50	10.00	0.00	183.55	1,651.95	183.55
TDLR Review/Inspections	1,500.00	0.00	0.00	0.00	1,500.00	0.00
Extra Engineering Effort	12,000.00	100.00	12,000.00	12,000.00	0.00	0.00
Subtotal	64,475.50	20.61	12,000.00	13,289.20	51,186.30	1,289.20
Construction Materials Testing						
Construction Materials Testing & Inspection - Terracon	109,664.50	0.00	0.00	0.00	109,664.50	0.00
Construction Management & Inspection						
Construction Management	35,360.00	0.00	0.00	0.00	35,360.00	0.00
Construction Inspection	181,125.00	0.00	0.00	0.00	181,125.00	0.00
Expenses	8,100.00	0.00	0.00	0.00	8,100.00	0.00
Subtotal	224,585.00	0.00	0.00	0.00	224,585.00	0.00
Total	398,725.00	3.33	12,000.00	13,289.20	385,435.80	1,289.20

Invoice total **1,289.20**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2961	02/16/2024	1,289.20	1,289.20				
	Total	1,289.20	1,289.20	0.00	0.00	0.00	0.00

Please note new mailing address

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

Paid by Check #1002



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 1890
DATE 02/01/2024

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: January 2024	2,000.00
In-House Postage, Photocopies, Binding, Etc.: January 2024	127.47
<hr/>	
BALANCE DUE	\$2,127.47

Paid by Check #1003

LA PORTE RDA/TIRZ #1

In-house Postage, Photocopies, Binding, etc.

Postage

Date	Amount
1/26/2024	\$ 1.92
	<u>\$ 1.92</u>

Mail Envelopes @ \$0.10

Date	Amount
1/26/2024	3 \$ 0.30
	<u>\$ 0.30</u>

Photocopies @ \$0.15

Date	Pages	Amount
1/22/2024	735	\$ 110.25

Total \$ 110.25

Color Photocopies @ \$0.50

	\$ -
Total	<u>\$ -</u>

Binding sets @ \$1.00

Date	Sets	Amount
1/22/2024	15	\$ 15.00
Total		<u>\$ 15.00</u>

Total, all Items	
Postage	\$ 1.92
Envelopes	\$ 0.30
Photocopies	\$ 110.25
Color Photocopies	\$ -
Binding sets	\$ 15.00
TOTAL	<u>\$ 127.47</u>

Paid by Check #1003



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 1918
DATE 03/01/2024

DESCRIPTION	AMOUNT
Professional Consulting and Administration Fee: February 2024	2,000.00
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: November 2023	51.09
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: January 2024	52.26
Reimbursable Mileage, Parking, Tolls and Related Expenses, L. Clayton: February 2024	52.26
<hr/>	
BALANCE DUE	\$2,155.61


Paid by Check #1003

Name Linda Clayton		Period Ending November 30, 2023		Service Area La Porte		
Date	Business Mileage			Other Expenses(2)		Bill to Dist.
	Destination	Purpose	Miles Driven	Item	Amount	(Y/N)
14-Nov	604 W. Fairmont Pkwy, La Porte, TX	Board meeting	78			y
			1	78	\$ -	
		I certify that the above expenses were incurred and paid by me:				
				11.30.2023	Business Miles (1) @	
		Signature		Date	0.655 \$ 51.09	
* Attach evidence of purchase					Other Expenses (2)	
					Expenses billed to District (Y \$ -	
					Expenses not billed to District \$ -	
					Amount Billed to District \$ 51.09	
		Approval		Date	Total Reimbursement \$ 51.09	

Paid by Check #1003

Name Linda Clayton		Period Ending January 31, 2024		Service Area La Porte		
Date	Business Mileage			Other Expenses(2)		Bill to Dist.
	Destination	Purpose	Miles Driven	Item	Amount	(Y/N)
25-Jan	604 W. Fairmont Pkwy, La Porte, TX	Board meeting	78			y
			1	78	\$ -	
* Attach evidence of purchase		I certify that the above expenses were incurred and paid by me:		Business Miles (1) @ 0.67 \$ 52.26 Other Expenses (2) Expenses billed to District (Y) \$ - Expenses not billed to Distric \$ - Amount Billed to District \$ 52.26 Total Reimbursement \$ 52.26		
		 Signature		1.31.2024 Date		
		Approval		Date		

Paid by Check #1003

Name Linda Clayton		Period Ending February 29, 2024		Service Area La Porte		
Date	Business Mileage			Other Expenses(2)		Bill to Dist.
	Destination	Purpose	Miles Driven	Item	Amount	(Y/N)
28-Feb	604 W. Fairmont Pkwy, La Porte, TX	CIP Committee Meeting	78			y
			1	78	\$ -	
		I certify that the above expenses were incurred and paid by me:				
				2.29.2024		
* Attach evidence of purchase		Signature		Date		
		Approval		Date		
				Business Miles (1) @		
				0.67		\$ 52.26
				Other Expenses (2)		
				Expenses billed to District (Y		\$ -
				Expenses not billed to Distric		\$ -
				Amount Billed to District		\$ 52.26
				Total Reimbursement		\$ 52.26

Paid by Check #1003

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

February 12, 2024

La Porte Redevelopment Authority
c/o Ms. Susan Hill
Hawes Hill & Associates LLP
9600 Long Point Road, Suite 200
Houston, Texas 77055

Client Number – 537-00

Audit of La Porte Redevelopment Authority as of and for the year ended September 30, 2023, including discussing the audit with the Board of Directors and testing for compliance with the Public Funds Investment Act.

Annual Audit Fee	\$ 11,000.00
Postage, delivery and report production	200.00
Less Interim Billing	<u>9,000.00</u>
Balance Due	<u>\$ 2,200.00</u>

We appreciate your business!

Joseph Ellis

Paid by Check #1004

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

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.