

Agendas and Agenda Materials  
Meetings of the Boards of Directors

---

La Porte  
Redevelopment Authority



La Porte Tax Increment  
Reinvestment Zone

May 8, 2025



**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, May 8, 2025, at 6:00 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. Elect Vice-Chair.
4. Approve Minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on April 10, 2025.
5. Discuss TIRZ Project Priorities.
6. Receive update and recommendations from HR Green Engineering:
  - a. Lakes at Fairmont Green Detention.
  - b. 16th Street Intersection
  - c. Main Street
7. Receive Bookkeeper's Report and consider approval or other action regarding authority invoices.
8. Receive updates from the city, developers, and staff about development within the Zone.
9. 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, Zone Administrator

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

---

**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

---

3. Elect Vice-Chair.

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

---

**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

---

4. Approve Minutes of the joint La Porte Redevelopment Authority and La Porte Tax Increment Reinvestment Zone meeting held on April 10, 2025.

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

**April 10, 2025**

**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, April 10, 2025, at 6:00 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>Chairman</i>
Position 2	Barry Beasley	Position 7	Mercy Estrada
Position 3	Alton Porter	Position 8	DeeAnne Thomson
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 Directors Porter, Goodwin, and Lee, thus constituting a quorum. Also present were David Hawes, Naina Magon and Linda Clayton, Hawes Hill & Associates, LLP; Matt Daeumer, Ryan Hvitlok and Sherry Rodriguez, City of La Porte; Muhammad Ali, HR Green; David Williams; and Michael Stone. The meeting was called to order at 6:00 p.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from David Williams and Michael Stone.

**APPROVE MINUTES OF THE JOINT LA PORTE REDEVELOPMENT AUTHORITY AND LA PORTE TAX INCREMENT REINVESTMENT ZONE MEETING HELD ON MARCH 13, 2025.**

Upon a motion made by Director Havard, and seconded by Director Estrada, the Board voted unanimously to approve the Minutes of the March 13, 2025, Board meeting, as presented.

**DISCUSS TIRZ PROJECT PRIORITIES.**

Upon a motion made by Director Antone, and seconded by Director Beasley, the Board voted unanimously to table this agenda item.

**RECEIVE UPDATE AND RECOMMENDATIONS FROM HR GREEN ENGINEERING.**

Mr. Ali informed the Board Gauge Engineering has consolidated with HR Green, Inc. He reviewed the transition letter included in the board materials. He reported HR Green will continue performance, including all rights, obligation and responsibilities of Gauge Engineering under the current master agreement for professional engineering services and task orders entered into by La Porte Redevelopment Authority. He reported he will continue to lead all assignments for the Authority.

A copy of HR Green's Progress Report is included in the Board materials.

**a. Lakes at Fairmont Green Detention.**

Mr. Ali reported a kick-off meeting was held on site on April 2<sup>nd</sup>. He reported HR Green has begun preliminary design and expects 60% design completion in late June. No action from the Board was required.

**b. 16th Street Intersection**

Mr. Ali reported traffic data collection, crash data and survey work is completed. He reported they have begun assessing potential improvement recommendations. No action from the Board was required.

**c. Main Street**

Mr. reported they have begun the data collection process. No action from the Board was required.

**d. Consider Task Order for engineering traffic study analysis for G/H Street alternative access to SH146 W. Service Road.**

Ms. Magon reviewed HR Green Task Order for traffic engineering study services for G/H Street alternative access to SH 146 W. Service Road to determine the feasibility of reconstructing G/H Street to benefit current and future access to SH 146 W. Service Rd. in the amount of \$46,345. Mr. Daeumer reported this is the first step to determine if the project is feasible. Mr. Ali provided an overview of the services and answered questions. Upon a motion made by Director Beasley, and seconded by Director Estrada, Directors Beasley, Remmel, Havard, Estrada and Thomson voted to approve HR Green Task Order for traffic engineering study services for G/H Street alternative access to SH 146 W. Service Road in the amount of \$46,345. Director Antone voted nay. The motion passed.

**RECEIVE BOOKKEEPER'S REPORT AND CONSIDER APPROVAL OR OTHER ACTION REGARDING AUTHORITY INVOICES.**

Ms. Magon presented the Bookkeeper's Report and review of invoices for payment, included in the Board materials. Upon a motion made by Director Thomson, and seconded by Director Estrada, 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.

**ADJOURNMENT.**

There being no further business to come before the Board, the meeting was adjourned at 6:19 p.m.

---

Secretary

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

---

**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

---

5. Discuss TIRZ Project Priorities.

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

---

**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

---

6. Receive update and recommendations from HR Green Engineering:
  - a. Lakes at Fairmont Green Detention.
  - b. 16th Street Intersection
  - c. Main Street



# **PROGRESS REPORT**

**MAY 2025**

LA PORTE REDEVELOPMENT AUTHORITY/TIRZ 1



---

## **TASK ORDER #5: LAKES AT FAIRMONT GREENS DETENTION BASIN DESIGN**

### **Activities This Period:**

- Continued preliminary design production work. 60% design completion is expected in late June.
- Presented design alternatives to Ms. Estrada

## **TASK ORDER #6: 16<sup>TH</sup> STREET AND SPENCER HWY INTERSECTION IMPROVEMENTS (PRELIMINARY ENGINEERING)**

### **Activities This Period:**

- Field verified survey.
- Continued assessing potential improvement recommendations.
- Continued estimating projected traffic growth rates and reviewing capacity analysis with future traffic volumes.
- Incorporated and analyzed signal timing data
- Continued working on traffic report.

### **Activities In the Next Period:**

- Compile final traffic report.
- Begin drafting roadway schematics based on alternative analysis
- Begin drainage analysis

## **TASK ORDER #7: WEST MAIN ST PRELIMINARY ENGINEERING REPORT (PER)**

### **Activities This Period:**

- Conducted site visit and collected data.
- Traffic analysis ongoing
- Began existing conditions assessment/analysis

### **Activities In the Next Period:**

- Begin traffic analysis
- Continue preliminary engineering effort and begin alternative analysis.
- Begin drainage analysis

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

---

**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

---

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

**La Porte Redevelopment Authority**  
**Statement of Revenue & Expenditures - Actual vs. Budget**  
**April 2025**

	<u>Apr 25</u>	<u>Budget</u>	<u>Oct - Apr 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
4000 · Tax Increments - County	107,237.00	107,237.00	750,659.00	750,659.00	1,286,848.00
4010 · Tax Increments - City	215,552.00	215,552.00	1,508,864.00	1,508,864.00	2,586,623.00
4020 · Tax Increments - ISD	328,971.00	328,971.00	2,302,797.00	2,302,797.00	3,947,649.00
4100 · Interest Income	67,511.62	58,333.00	500,630.99	408,331.00	700,000.00
<b>Total Income</b>	<u>719,271.62</u>	<u>710,093.00</u>	<u>5,062,950.99</u>	<u>4,970,651.00</u>	<u>8,521,120.00</u>
<b>Expenses</b>					
<b>TIRZ M&amp;O Expenses</b>					
6010 · Administration & Project Mgmt	4,000.00	4,000.00	28,000.00	28,000.00	48,000.00
6015 · Legal	0.00	2,083.00	8,382.00	14,581.00	25,000.00
6020 · Agreed Upon Procedures Report	0.00	917.00	0.00	6,419.00	11,000.00
6025 · Annual Audit	0.00	958.00	11,700.00	6,706.00	11,500.00
6040 · Operating Expenses	0.00	250.00	1,291.84	1,750.00	3,000.00
6045 · Bank Fees	216.60	183.00	1,518.80	1,281.00	2,200.00
6050 · Planning Services	0.00	2,500.00	25,000.00	17,500.00	30,000.00
<b>Total TIRZ M&amp;O Expenses</b>	<u>4,216.60</u>	<u>10,891.00</u>	<u>75,892.64</u>	<u>76,237.00</u>	<u>130,700.00</u>
<b>Transfers</b>					
6101 · City Administration	10,778.00	10,778.00	75,446.00	75,446.00	129,331.00
6110 · Educational Facilities	38,474.00	38,474.00	269,318.00	269,318.00	461,687.00
<b>Total Transfers</b>	<u>49,252.00</u>	<u>49,252.00</u>	<u>344,764.00</u>	<u>344,764.00</u>	<u>591,018.00</u>
<b>Capital Improvement Projects</b>					
6131 · M Street Improvement Project	0.00	45,833.00	340,412.65	320,831.00	550,000.00
6132 · Feasibility Study	0.00	5,000.00	80,138.10	35,000.00	60,000.00
6133 · Lakes at Fairmont Greens	6,488.64	0.00	30,449.04	0.00	0.00
6134 · Infrastructure & Capital Proj.	0.00	250,000.00	0.00	1,750,000.00	3,000,000.00
6135 · W. Main Street Reconstruction	6,821.33	0.00	6,821.33	0.00	0.00
6136 · 16th St/Spencer Hwy Intersection	25,008.70	0.00	25,008.70	0.00	0.00
<b>TIRZ Developer Reimbursements</b>					
6152 · Beazer Homes Texas LP	0.00	11,831.00	0.00	82,817.00	141,972.00
6153 · Senior Associates	0.00	1,010.00	0.00	7,070.00	12,126.00
6154 · Jabez-LB1 LLC	0.00	23,340.00	0.00	163,380.00	280,082.00
6155 · Hawthorne at La Porte	0.00	65,128.00	0.00	455,896.00	781,542.00
6161 · 92 Fairmont Lakes, Inc.	0.00	27,036.00	0.00	189,252.00	324,429.00
<b>Total TIRZ Developer Reimbursements</b>	<u>0.00</u>	<u>128,345.00</u>	<u>0.00</u>	<u>898,415.00</u>	<u>1,540,151.00</u>
<b>Total Capital Improvement Projects</b>	<u>38,318.67</u>	<u>429,178.00</u>	<u>482,829.82</u>	<u>3,004,246.00</u>	<u>5,150,151.00</u>
<b>Total Expenses</b>	<u>91,787.27</u>	<u>489,321.00</u>	<u>903,486.46</u>	<u>3,425,247.00</u>	<u>5,871,869.00</u>
<b>Net Income</b>	<u>627,484.35</u>	<u>220,772.00</u>	<u>4,159,464.53</u>	<u>1,545,404.00</u>	<u>2,649,251.00</u>

**La Porte Redevelopment Authority**  
**Bank Registers**  
As of May 8, 2025

Type	Date	Num	Name	Memo	Amount	Balance
<b>1001 · Amegy Bank Operating</b>						<b>24,480,398.05</b>
Check	04/21/2025	DEBIT	Amegy Bank	March Acct Analysis Fee	-216.60	24,480,181.45
Deposit	04/30/2025	DEP	Amegy Bank	April Interest	67,511.62	24,547,693.07
Bill Pmt -Check	05/08/2025	1056	Gauge Engineering	Professional Services	-38,318.67	24,509,374.40
Bill Pmt -Check	05/08/2025	1057	Hawes Hill & Associates LLP	April 2025 Prof Consulting & Admin Fee	-4,000.00	24,505,374.40
Total 1001 · Amegy Bank Operating					<u>24,976.35</u>	<u>24,505,374.40</u>
<b>TOTAL</b>					<b><u>24,976.35</u></b>	<b><u>24,505,374.40</u></b>

**La Porte Redevelopment Authority**  
**Contract Status Report**  
As of May 8, 2025

<u>Invoice</u>	<u>Date</u>	<u>Invoice #</u>	<u>Amount</u> <u>Invoiced</u>	<u>Contract</u> <u>Balance</u>
J. Morales Inc.				
M Street Improvement Project - Engineering Services				
	2/20/2020	19704, 19772	42,000.00	
	4/20/2020	19820, 19853	24,000.00	
	12/14/2020	20053	12,000.00	
	5/11/2021	20212, 20264	8,400.00	
	9/10/2021	20431	1,096.00	
	7/6/2022	20934	2,400.00	
			89,896.00	
Gauge Engineering, LLC				
M Street Improvement Project - Task Order No. 1				
Miscellaneous Tasks & Bid Phase				
	Original Contract Amount			15,450.00
	9/29/2022	2027	(2,855.00)	12,595.00
			(2,855.00)	12,595.00
Gauge Engineering, LLC				
M Street Improvement Project - Task Order No. 2				
Design and Bid Phase Services				
	Original Contract Amount			217,660.50
	12/7/2022	2068	(7,908.20)	209,752.30
	1/30/2023	2181	(39,981.24)	169,771.06
	6/16/2023	2340, 2402, 2438	(90,711.96)	79,059.10
	9/18/2023	2494, 2557, 2604	(45,841.33)	33,217.77
	11/14/2023	2677	(15,273.54)	17,944.23
	10/31/2023	2772	(18,044.23)	(100.00)
			(217,760.50)	(100.00)
Gauge Engineering, LLC				
M Street Improvement Project - Task Order No. 3				
Construction Phase, Materials Testing and Management & Inspection Services				
	Original Contract Amount			398,725.00
	12/15/2023	2843	(12,000.00)	386,725.00
	2/16/2024	2961	(1,289.20)	385,435.80
	4/2/2024	3078	(21,247.58)	364,188.22
	5/1/2024	3158	(31,894.61)	332,293.61
	6/5/2024	3260	(34,554.58)	297,739.03
	7/2/2024	3332	(45,417.13)	252,321.90
	7/31/2024	3397	(65,861.86)	186,460.04
	8/31/2024	3478	(43,239.54)	143,220.50
	9/30/2024	3557	(48,546.79)	94,673.71
	10/31/2024	3638	(42,998.33)	51,675.38
	11/30/2024	3719	(36,331.62)	15,343.76
	12/31/2024	3798	(8,094.64)	7,249.12
	1/31/2025	3867	(2,932.35)	4,316.77
	3/28/2025	186187	(4,316.77)	(0.00)
			(398,725.00)	-

**La Porte Redevelopment Authority**  
**Contract Status Report**  
As of May 8, 2025

<u>Invoice</u>	<u>Amount</u>	<u>Contract</u>
<u>Date</u> <u>Invoice #</u>	<u>Invoiced</u>	<u>Balance</u>
Gauge Engineering, LLC		
M Street Improvement Project - Task Order No. 4		
Feasibility Study		
Original Contract Amount		159,790.00
5/1/2024    3159	(1,147.25)	158,642.75
6/5/2024    3261	(17,066.75)	141,576.00
7/2/2024    3331	(15,035.63)	126,540.37
7/31/2024    3398	(12,535.93)	114,004.44
8/31/2024    3479	(9,443.29)	104,561.15
9/30/2024    3558	(24,423.05)	80,138.10
10/31/2024   3639	(80,138.10)	-
	(159,790.00)	-
Gauge Engineering, LLC		
M Street Improvement Project - Task Order No. 5		
Lakes at Fairmont Green Detention Basin Evaluation		
Original Contract Amount		11,400.00
7/2/2024    3330	(1,930.80)	9,469.20
7/31/2024    3399	(5,192.00)	4,277.20
8/31/2024    3480	(2,984.00)	1,293.20
ADD: Topo Survey/QAQC/Sub Mgmt	20,136.00	21,429.20
10/31/2024    3637	(9,174.40)	12,254.80
11/30/2024    3721	(11,118.55)	1,136.25
2/21/2025    185189	(963.05)	173.20
ADD: Proj Coord/Data Collect/Const Docs	38,756.00	38,929.20
3/28/2025    186183	(2,704.40)	36,224.80
4/25/2025    187350	(6,488.64)	29,736.16
	18,336.16	29,736.16
Gauge Engineering, LLC		
16th Street/Spencer Highway Intersection Improvements Project - Task Order No. 6		
Preliminary Engineering and Detailed Design		
Original Contract Amount		302,000.00
5/8/2025    187349	(25,008.70)	276,991.30
	(25,008.70)	276,991.30
Gauge Engineering, LLC		
West Main Street Reconstruction Project - Task Order No. 7		
Preliminary Engineering Report		
Original Contract Amount		260,000.00
5/8/2025    187349	(6,821.33)	253,178.67
	(6,821.33)	253,178.67

**As of May 8, 2025**

Invoice		Amount	Contract
<u>Date</u>	<u>Invoice #</u>	<u>Invoiced</u>	<u>Balance</u>
Carter Construction			
M Street Improvement Project - Construction Services			
Original Contract Amount			2,491,925.00
3/31/2024	Pay App #1	(81,710.00)	2,410,215.00
4/30/2024	Pay App #2	(849,184.30)	1,561,030.70
5/31/2024	Pay App #3	(501,782.50)	1,059,248.20
6/30/2024	Pay App #4	(225,060.00)	834,188.20
7/31/2024	Pay App #5	(9,048.00)	825,140.20
8/31/2024	Pay App #6	(112,004.85)	713,135.35
9/30/2024	Pay App #7	(338,371.00)	374,764.35
10/31/2024	Pay App #8	(214,593.94)	160,170.41
11/30/2024	Pay App #9	(31,145.00)	129,025.41
1/31/2025	Pay App #10	-	129,025.41
2/6/2025	Change Order #1	(129,025.41)	-
		(2,491,925.00)	-
Total Remaining Contract Balances			572,401.13



Please Remit To:  
Gauge Engineering LLC  
PO Box 312  
Des Moines, IA 50302  
319-841-4000

**La Porte TIRZ**

9600 Long Point Road  
Suite 200  
Houston, TX 77055

April 25, 2025  
Project No: 2502267-0000  
Invoice No: 187348

**Invoice Total: 6,821.33**

Project 2502267-0000 La Porte TIRZ - W Main Street Preliminary Engineering Report  
Task Order No. 7

**Professional Services Through April 25, 2025**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Basic Services	14,025.00	34.50	4,838.63	0.00	4,838.63
Roadway Design	48,900.00	0.00	0.00	0.00	0.00
Drainage Analysis	49,220.00	0.00	0.00	0.00	0.00
Utility Engineering Investigation	10,705.00	0.00	0.00	0.00	0.00
Project Management	44,060.00	4.50	1,982.70	0.00	1,982.70
Expenses	1,810.00	0.00	0.00	0.00	0.00
Traffic Engineering Analysis	86,280.00	0.00	0.00	0.00	0.00
Community Meeting (if needed)	5,000.00	0.00	0.00	0.00	0.00
Total Fee	260,000.00		6,821.33	0.00	6,821.33
<b>Total Fee</b>					<b>6,821.33</b>
<b>Total this Invoice</b>					<b>6,821.33</b>

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Paid with Check #1056





Please Remit To:  
 Gauge Engineering LLC  
 PO Box 312  
 Des Moines, IA 50302  
 319-841-4000

**City of La Porte**

604 W. Fairmont Parkway  
 La Porte, TX 77571

April 25, 2025  
 Project No: 2502236-0000  
 Invoice No: 187349  
**Invoice Total: 25,008.70**

Project 2502236-0000 La Porte - 16th Street / Spencer Hwy Improvements

**Professional Services Through April 25, 2025**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Preliminary Engineering					
Basic Services	3,300.00	49.50	1,633.50	0.00	1,633.50
Roadway Design	9,900.00	0.00	0.00	0.00	0.00
Drainage Analysis	27,890.00	0.00	0.00	0.00	0.00
Project Management	9,430.00	38.00	3,583.40	0.00	3,583.40
Design Phase					
General Plan Sheets	11,140.00	0.00	0.00	0.00	0.00
Traffic Control Plans	18,265.00	0.00	0.00	0.00	0.00
Roadway Design	24,815.00	0.00	0.00	0.00	0.00
Drainage Design	28,755.00	0.00	0.00	0.00	0.00
Signing & Pavement Marking Plans	4,525.00	0.00	0.00	0.00	0.00
Storm Water Pollution Prevention Plan	2,795.00	0.00	0.00	0.00	0.00
Cross Sections	9,520.00	0.00	0.00	0.00	0.00
Private Utilities	7,975.00	0.00	0.00	0.00	0.00
Project Management	14,390.00	0.00	0.00	0.00	0.00
Bid Phase	3,810.00	0.00	0.00	0.00	0.00
Traffic Analysis					
Preliminary Design	29,540.00	67.00	19,791.80	0.00	19,791.80
Detailed Design	35,200.00	0.00	0.00	0.00	0.00
Subconsultants	58,410.00	0.00	0.00	0.00	0.00
Expenses	2,340.00	0.00	0.00	0.00	0.00
Total Fee	302,000.00		25,008.70	0.00	25,008.70

**Total Fee 25,008.70**

Billing Limits	Current	Prior	To-Date
Total Billings	25,008.70	0.00	25,008.70
Limit			302,000.00
Remaining			276,991.30

**Total this Invoice 25,008.70**

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

**Paid with Check #1056**



Please Remit To:  
 Gauge Engineering LLC  
 PO Box 312  
 Des Moines, IA 50302  
 319-841-4000

**La Porte TIRZ**

9600 Long Point Road  
 Suite 200  
 Houston, TX 77055

April 25, 2025  
 Project No: 2501770-0000  
 Invoice No: 187350  
**Invoice Total: 6,488.64**

Project 2501770-0000 LaPorte - Lakes at Fairmont Greens

**Professional Services Through April 25, 2025**  
**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Detention Basin Evaluation	11,200.00	100.00	11,200.00	11,200.00	0.00
Topographic Survey/QAQC/Sub Mgmt	20,136.00	100.00	20,136.00	20,136.00	0.00
Expenses	200.00	100.00	200.00	200.00	0.00
Project Coord & Meetings	2,464.00	57.00	1,404.48	739.20	665.28
Data Collection and Review	2,144.00	98.00	2,101.12	643.20	1,457.92
Construction Doc	22,976.00	24.00	5,514.24	1,148.80	4,365.44
Bid & Construction Phase Services	11,172.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>70,292.00</b>		<b>40,555.84</b>	<b>34,067.20</b>	<b>6,488.64</b>
<b>Total Fee</b>				<b>6,488.64</b>	

Billing Limits	Current	Prior	To-Date
Total Billings	6,488.64	34,067.20	40,555.84
Limit			70,292.00
Remaining			29,736.16

**Total this Invoice 6,488.64**

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

**Paid with Check #1056**



## INVOICE

### BILL TO

La Porte Redevelopment Authority/TIRZ #1

604 W. Fairmont Pkwy.

LaPorte, TX 77571

United States

### INVOICE

2389

### DATE

05/01/2025

### DESCRIPTION

### AMOUNT

Professional Consulting and Administration Fee: April 2025

4,000.00

BALANCE DUE

**\$4,000.00**

LA PORTE REDEVELOPMENT AUTHORITY,  
CITY OF LA PORTE, TEXAS

---

**AGENDA MEMORANDUM**

TO: La Porte Redevelopment Authority Board of Directors

FROM: Zone Administrator

SUBJECT: Agenda Item Materials

---

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