

NANCY OJEDA  
PRESIDENT  
BRENT MCCAULLEY  
MAYOR PRO TEM  
COUNCILPERSON AT LARGE B  
AMANDA GERRISH  
BOARD MEMBER  
CHUCK ENGELKEN  
COUNCILPERSON



DANNY EARP  
BOARD MEMEBER  
JOHN BLAKEMORE  
VICE-PRESIDENT  
RICHARD WARREN  
BOARD MEMBER

## LA PORTE DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING AGENDA

Monday, April 27, 2026, 5:25 p.m.

Notice is hereby given of a meeting of the La Porte Development Corporation Board of Directors to be held on April 27, 2026, at 5:25 p.m. in the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action.

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1. **CALL TO ORDER**
2. **CITIZEN COMMENT**  
*(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*
3. **AUTHORIZATIONS**
  - a. Presentation, discussion, and possible action to approve the minutes of the March 23, 2026, meeting of the La Porte Development Corporation Board of Directors. [Lee Woodward, City Secretary/PIO]
  - b. Port Houston Presentation  
Presentation by Callie Barnes, Director of Seaport Connectivity of Port Houston, on the Port of Houston Authority's roadway needs and priorities. [Haley Bowers, Economic Development Manager]
4. **EXECUTIVE SESSION**
  - a. Texas Government Code Sec. 551.071(1)(A)-Pending or Contemplated Litigation  
The Board of Directors will meet in closed session with the City Attorney, City Manager, and Economic Development Manager to discuss claim associated with termination of incentive agreement between the La Porte Development Corporation and Shelley Whalen on behalf of Dimensions Comics.
5. **RECONVENE**  
The Board of Directors will reconvene in open session and consider action, if any, on item(s) discussed in executive session. The Board of Directors will announce the time it reconvenes before resuming consideration or adjourning.
6. **STAFF REPORTS**
7. **SET NEXT MEETING**

8. **BOARD COMMENTS**

9. **ADJOURN**

If, during the course of the meeting and discussion of any items covered by this notice, the La Porte Development Corporation Board of Directors determines that a closed or executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a closed or executive session is held in accordance with the Texas Government Code as set out above, the La Porte Development Corporation Board of Directors will reconvene in open session in order to take action, if necessary, on the items addressed during executive session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5021), three working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

**CERTIFICATE**

I, Lee Woodward, City Secretary, do hereby certify that a copy of the DATE, La Porte Development Corporation Board of Directors agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.LaPorteTX.gov](http://www.LaPorteTX.gov), in compliance with Chapter 551, Texas Government Code.

DATE:

TIME:

TAKEN DOWN:

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Lee Woodward, City Secretary

**SIGN UP FOR CITY ALERTS AT *AlertLP.com!***



## MINUTES OF THE LA PORTE DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING

**Members Present:** Nancy Ojeda, Chuck Engelken, Danny Earp, Brent McCaulley, John Blakemore

**Members Attending Remotely:** None

**Members Absent:** Richard Warren, Amanda Gerrish

**Council-appointed Officers Present:** Corby Alexander, City Manager; Clark T. Askins, City Attorney; Lee Woodward, City Secretary

The La Porte Development Corporation Board of Directors met on March 23, 2026, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 5:00 p.m.

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1. **CALL TO ORDER** - President Ojeda called the meeting to order at 5:00 p.m.
2. **CITIZEN COMMENT** - There were no comments.
3. **AUTHORIZATIONS**
  - a. **Presentation, discussion, and possible action to approve the minutes of the February 9, 2026, meeting of the La Porte Development Corporation Board of Directors. [Lee Woodward, City Secretary/PIO]**

Member Engelken moved to approve the minutes; Member Earp seconded the motion; the motion was adopted, 5-0.
  - b. **Port Houston Presentation - Presentation by Callie Barnes, Director of Freight Mobility, on the Port of Houston Authority's roadway needs and priorities. [Haley Bowers, Economic Development Manager]**

*This item was pulled before the meeting.*
  - c. **Enhancement Grant Policy Updates - Presentation, discussion, and possible action to approve proposed amendments to the La Porte Enhancement Grant Policy. [Haley Bowers, Economic Development Manager]**

Mrs. Bowers provided an overview. Member Engelken moved to approve proposed amendments to the La Porte Enhancement Grant Policy; Member Earp seconded the motion; the motion was adopted, 5-0.

- d. Houston Med Spa and Aesthetics LLC - Enhancement Grant - Presentation, discussion, and possible action to approve an enhancement grant incentive agreement between the La Porte Development Corporation and Houston Med Spa and Aesthetics LLC, in an amount not to exceed \$2,543.88, for signs and related improvements at business site located at 111 N 2<sup>nd</sup> Street, La Porte, Texas. [Haley Bowers, Economic Development Manager]**

Mrs. Bowers provided an overview. Member Engelken moved to approve an enhancement grant incentive agreement between the La Porte Development Corporation and Houston Med Spa and Aesthetics LLC, in an amount not to exceed \$2,543.88, for signs and related improvements at business site located at 111 N 2<sup>nd</sup> Street, La Porte, Texas; Member Earp seconded the motion; the motion was adopted, 5-0.

- e. Enhancement Grant Reimbursement - GW Group Properties LLC - Presentation, discussion, and possible action to approve a reimbursement payment in an amount not to exceed \$13,500.00 to GW Group Properties LLC, under terms of the Economic Development Incentive Agreement dated February 9, 2026, for enhancements to employee parking lot at its business property located at 101 Dr. Martin Luther King Jr. Drive, La Porte, Texas. [Haley Bowers, Economic Development Manager]**

Mrs. Bowers provided an overview. Member Engelken moved to approve a reimbursement payment in an amount not to exceed \$13,500.00 to GW Group Properties, LLC, under terms of the Economic Development Incentive Agreement dated February 9, 2026, for enhancements to employee parking lot at its business property located at 101 Dr. Martin Luther King Jr. Drive, La Porte, Texas; Member Earp seconded the motion; the motion was adopted, 5-0.

- f. Amended Project - Public Hearing and Approval of Project Amendment - The La Porte Development Corporation Board of Directors will hold a public hearing to receive comments on an amendment to a previously approved project of the La Porte Development Corporation for baseball field maintenance by: 1) changing the name of the project from Pecan Park Field Upgrades to Baseball Field Maintenance; 2) decreasing the cost of the project from the original amount of \$2,000,000.00 to an amount not to exceed \$550,000.00, and 3) changing the scope of the project from design, construction and replacement of grass fields at Pecan Park with turf, to maintenance of all baseball fields owned by the City of La Porte, Texas; followed by discussion and possible action to approve proposed amendment to a previously approved project of the La Porte Development Corporation for baseball field maintenance by: 1) changing the name of the project from Pecan Park Field Upgrades to Baseball Field Maintenance; 2) decreasing the cost of the project from the original amount of \$2,000,000.00 to an amount not to exceed \$550,000.00, and 3) changing the scope of the**

**project from design, construction and replacement of grass fields at Pecan Park with turf, to maintenance of all baseball fields owned by the City of La Porte, Texas. [Haley Bowers, Economic Development Manager]**

President Ojeda opened the public hearing at 5:11 p.m. Mrs. Bowers provided an overview. Mr. Alexander confirmed the work has been completed to be sure the fields were playable by opening day. Member Earp asked that the original turfing proposal be reconsidered in the future. President Ojeda closed the public hearing at 5:18 p.m.

Member Engelken moved to approve proposed amendment to a previously approved project of the La Porte Development Corporation for baseball field maintenance by: 1) changing the name of the project from Pecan Park Field Upgrades to Baseball Field Maintenance; 2) decreasing the cost of the project from the original amount of \$2,000,000.00 to an amount not to exceed \$550,000.00, and 3) changing the scope of the project from design, construction, and replacement of grass fields at Pecan Park with turf, to maintenance of all baseball fields owned by the City of La Porte, Texas; Member McCaulley seconded the motion; the motion was adopted, 5-0.

- g. Receive the Capital Improvement Program (CIP) report for La Porte Development Corporation funded projects [Haley Bowers, Economic Development Manager]**

Mrs. Bowers and Mr. Daeumer provided updates.

#### **4. STAFF REPORTS**

Mrs. Bowers announced that the Texas Downtown Association's regional meeting here in February had over 50 attendees; she attended ICSC Red River, and that the City's retail consultant had 19 meetings there on the City's behalf; she will be attending ICSC Las Vegas; she will be hosting *Canva for Beginners* with neighboring communities; and asked members to send her projects for pre-budget for LPDC.

- 5. SET NEXT MEETING - Without objection, the next meeting was set for April 27.**

- 6. BOARD COMMENTS - Members thanked Mrs. Bowers and Mr. Daeumer for their work.**

- 7. ADJOURN - Without objection, President Ojeda adjourned the meeting at 5:30 p.m.**

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Lee Woodward, City Secretary



# Port Houston City of La Porte Presentation

*Callie Barnes, Port Houston Director of Seaport Connectivity – 4/27/2026*

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# HOUSTON SHIP CHANNEL: A FEDERAL WATERWAY



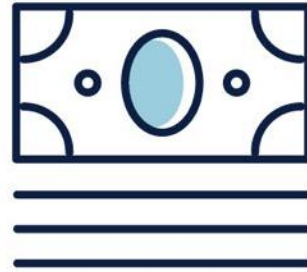
**1.54  
MILLION**

JOBS IN TEXAS



**3.37  
MILLION**

JOBS NATIONWIDE



**\$439  
BILLION**

ECONOMIC IMPACT  
IN TEXAS



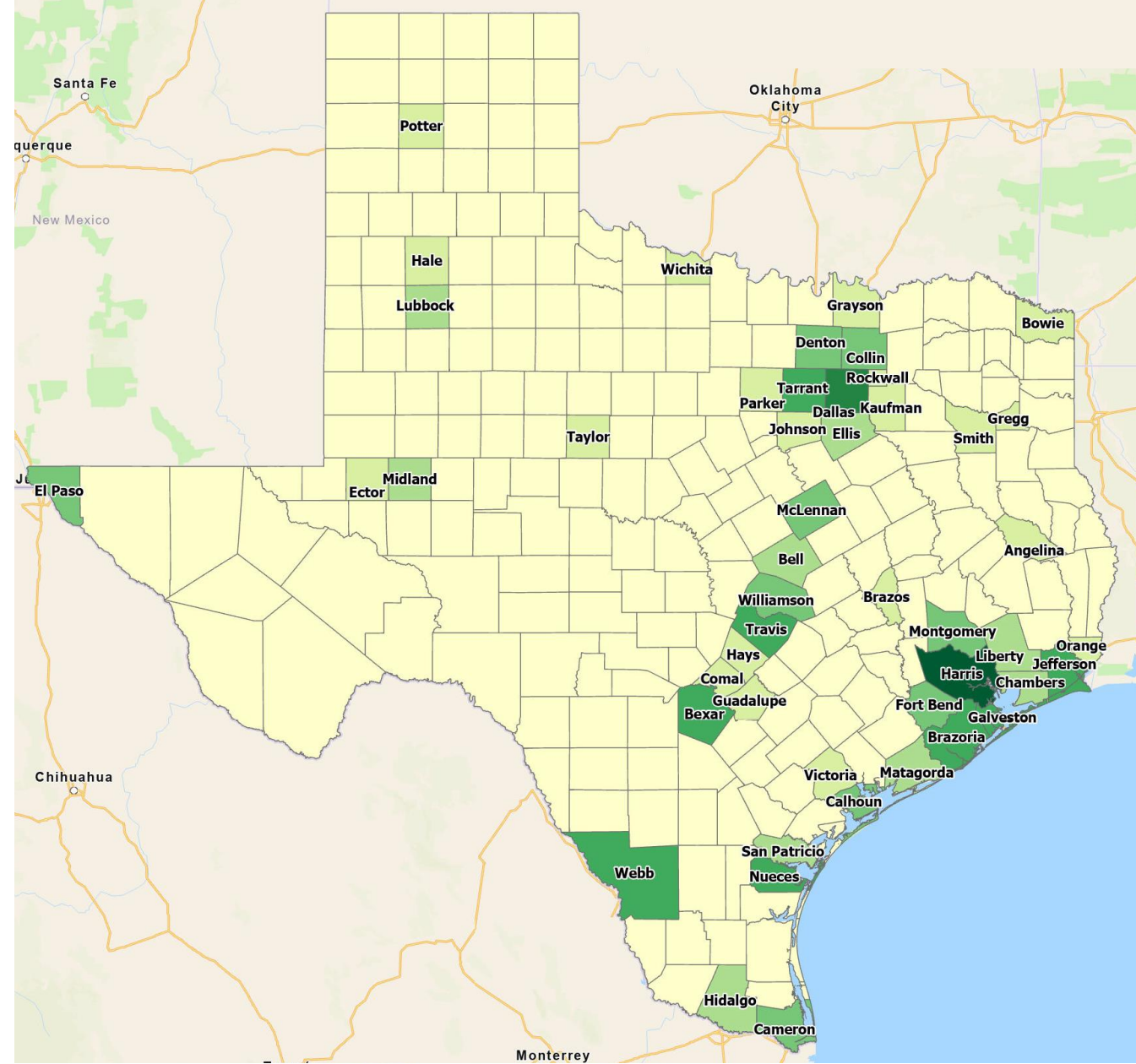
**\$906  
BILLION**

ECONOMIC IMPACT  
ACROSS THE U.S.

# ECONOMIC IMPACT BY COUNTY

## Legend - Texas Counties

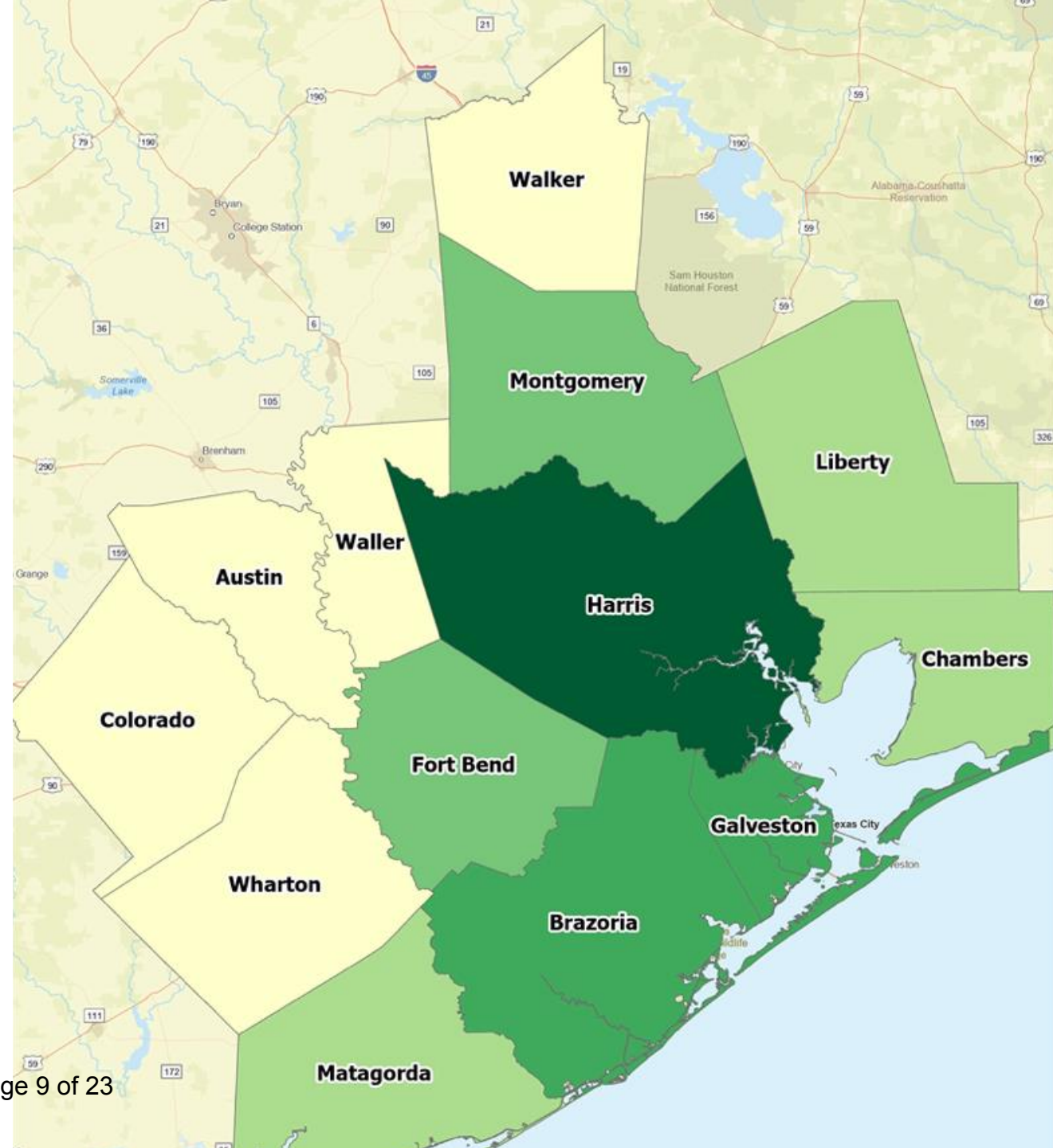
	Least Impact - \$0-\$ 610M
	\$610M- \$1.9B
	\$1.9B- \$3.1B
	\$3.1B- \$7.1B
	\$7.1B- 13.1B
	\$13.1B- \$26.8B
	Most Impact - \$204B



# ECONOMIC IMPACT BY COUNTY

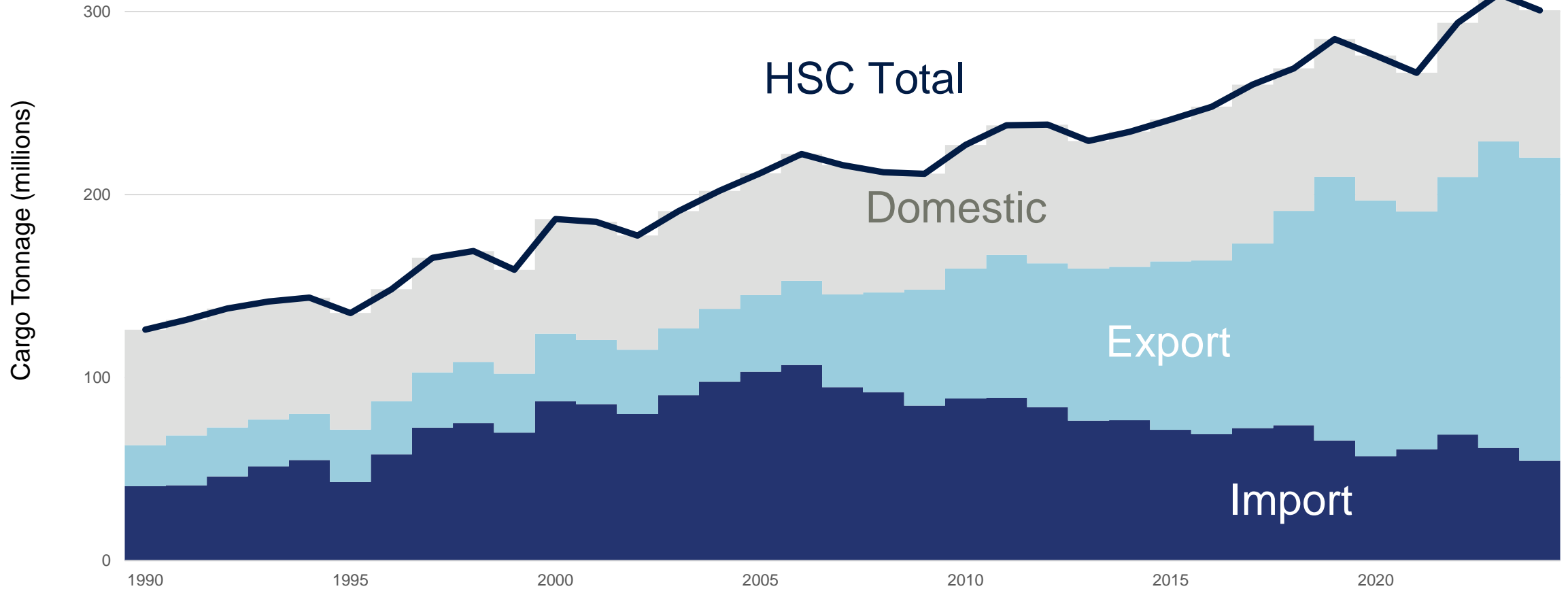
## Legend - Texas Counties

	Least Impact - \$0-\$ 610M
	\$610M- \$1.9B
	\$1.9B- \$3.1B
	\$3.1B- \$7.1B
	\$7.1B- 13.1B
	\$13.1B- \$26.8B
	Most Impact - \$204B



# HOUSTON SHIP CHANNEL TONNAGE

## 1990 - PRESENT



Note: 2024 tonnage is estimated  
Source: PIERS

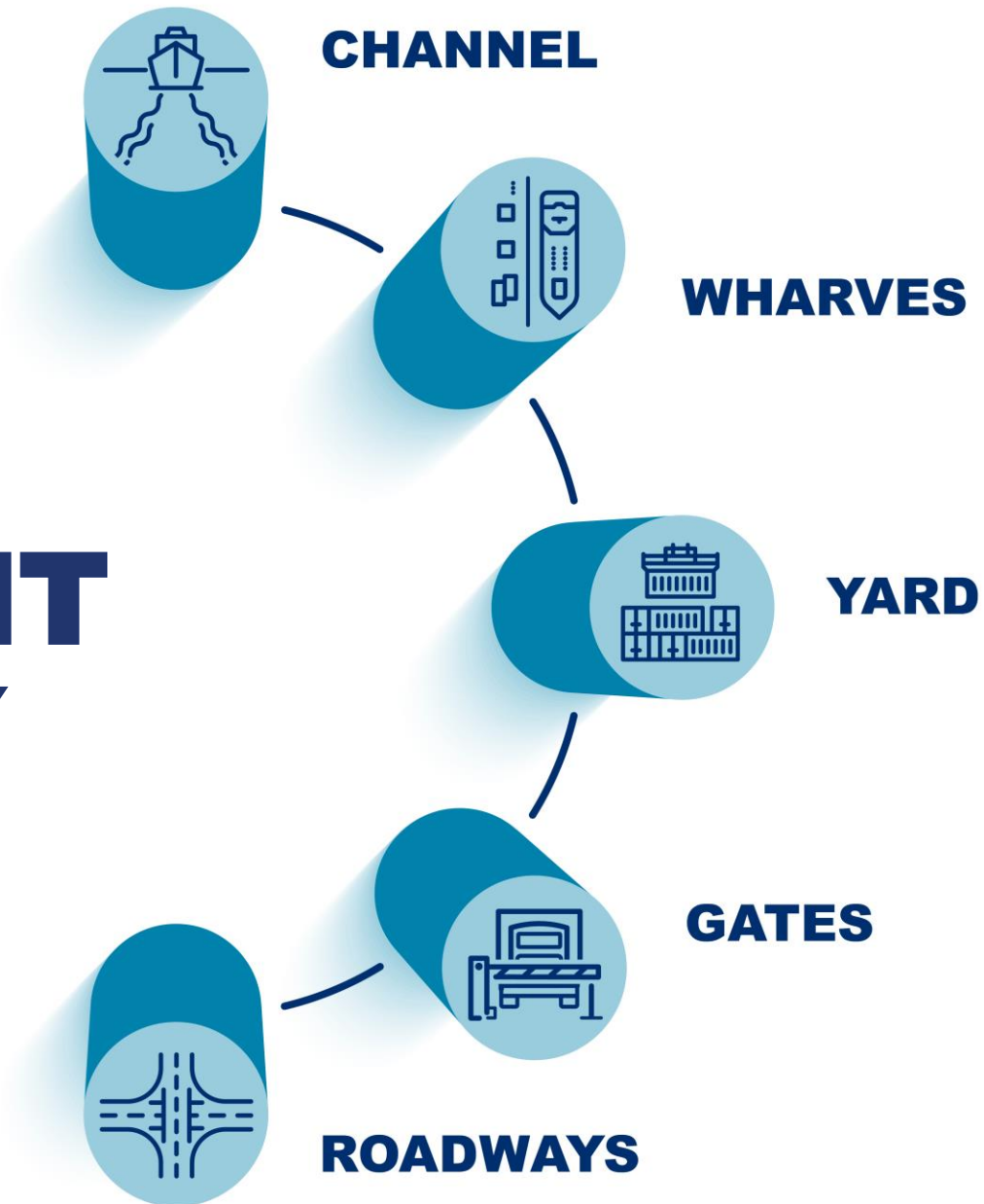
# FASTEST GROWING PORT

**2x**  
as fast as  
**#2!**

## Top 10 U.S. Container Port Rank by CAGR Total Loaded Container Volume in TEU

Rank – Growth Rate	Rank – Total TEUs	US Port Name	2015	2024	% Change	CAGR
		U.S. Container Total Loaded	32,907,196	40,367,971	23%	2.10%
1	5	Houston	1,766,378	3,313,879	88%	6.50%
2	4	Savannah	2,823,670	3,963,188	40%	3.40%
3	6	Norfolk	1,968,865	2,511,254	28%	2.50%
4	2	New York	4,536,845	5,592,007	23%	2.10%
5	1	Los Angeles	5,505,464	6,651,484	21%	1.90%
6	8	Charleston	1,558,974	1,838,163	18%	1.70%
7	3	Long Beach	4,921,408	5,475,589	11%	1.10%
8	10	Jacksonville	755,430	807,051	7%	0.70%
9	9	Oakland	1,526,419	1,579,929	4%	0.30%
10	7	Seatac	2,161,176	1,929,982	-11%	-1.10%

# 5 PILLARS FOR FREIGHT EFFICIENCY



# PREPARING FOR THE FUTURE - ROADWAYS

## Roadways are a critical link

- Nearly 99% of TEUs moved via truck
- Forecasting nearly double TEUs within next decade

## Port Houston, TxDOT, H-GAC, and others must work together on key regional projects

- Accelerate Construction of SH 146 Widening
- Initiate All Segments of SH 225/I-610E Project
- Secure Funding for Bayport South Access Road Phases 2 and 3
- Prioritize and Begin Planning for Phase SH 146 Direct Connectors at Terminals



# Port Houston – Roadway Priorities



# SH 225 Planning and Environmental Linkages (PEL) - 2024

- **Safety Issues**

- Crash Rates Substantially Higher Than State-Wide Average

- **Inadequate Multimodal Movement of People**

- 52% Population Increase by 2045 in Study Area

- **Inefficient Movement of Freight and Maritime Cargo**

- All Major Roadways Designated part of the Primary Highway Freight System (PHFS)
- Listed as Part of the Top 100 Most Congested Truck Roadways in Texas

- **Inefficient Emergency Evacuation**

- 4 Emergency Evacuation Routes in Study Area

- **Aging Infrastructure**

- Majority of Roadways within Study Area Were Built Over 50 Years Ago
- Design and Drainage Do Not Meet Current Standard

# SH 225 PEL

## PUBLIC ENGAGEMENT



**49**  
Attendees

Virtual Stakeholder & Agency Workshop #4  
March 2023

### Community Meetings

May to August 2023

Deer Park Community Advisory Council  
Houston Community Advisory Panel  
Economic Alliance, Houston Port Region  
Super Neighborhood 65 & 82  
Super Neighborhood 57 & 59  
Citizen's Advisory Council to La Porte Industry  
Galena Park-Jacinto City Community-Industry Partnership  
Pasadena Citizens Advisory Council<sup>3</sup>

7 Meetings



**258**  
Attendees

Live Poll



**158**  
Participants



**25**  
Attendees

Virtual Stakeholder & Agency Workshop #5  
September 2023

### Public Meeting #2

October 2023

2 in-person  
Open Houses

**70**  
Attendees

1 Virtual

**382**  
Attendees



**20**  
Comments



**34**  
Attendees

Virtual Stakeholder & Agency Workshop #6  
November 2023

## PEL Recommendation

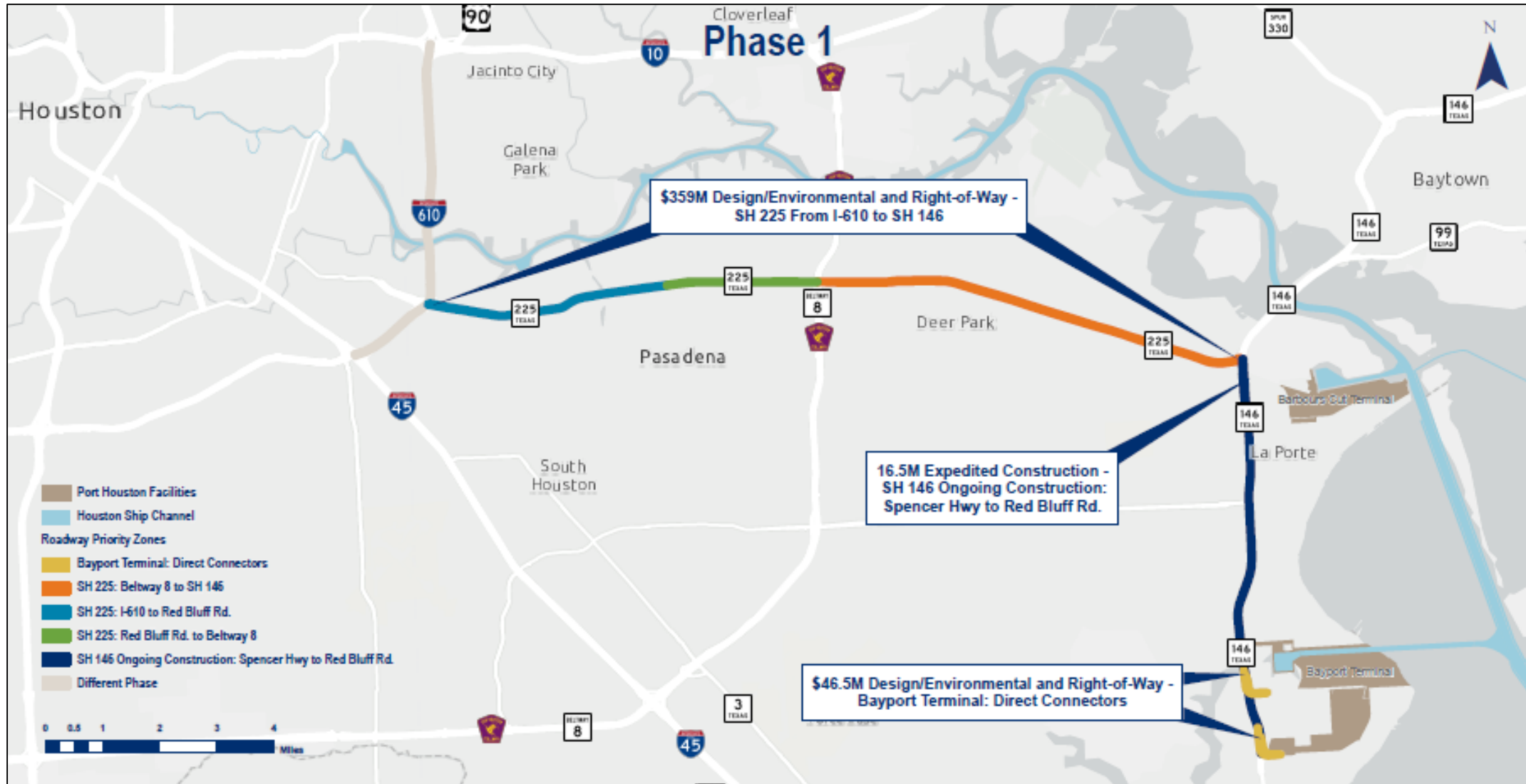
### SH 225



### I-610E



# Phase 1 - Immediate need for ~\$450M



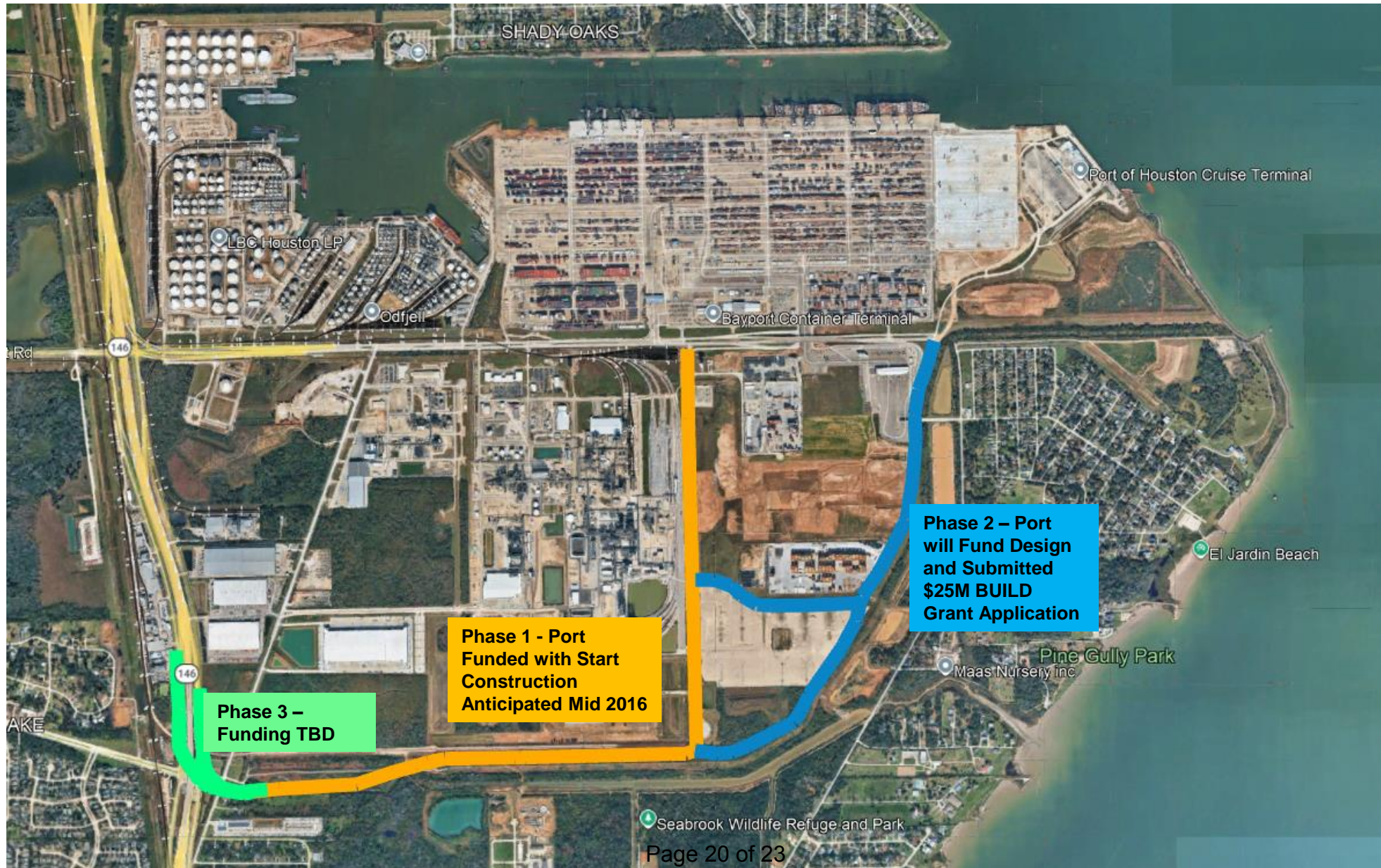
# Phase 2 - Near-term need of ~\$2.5B



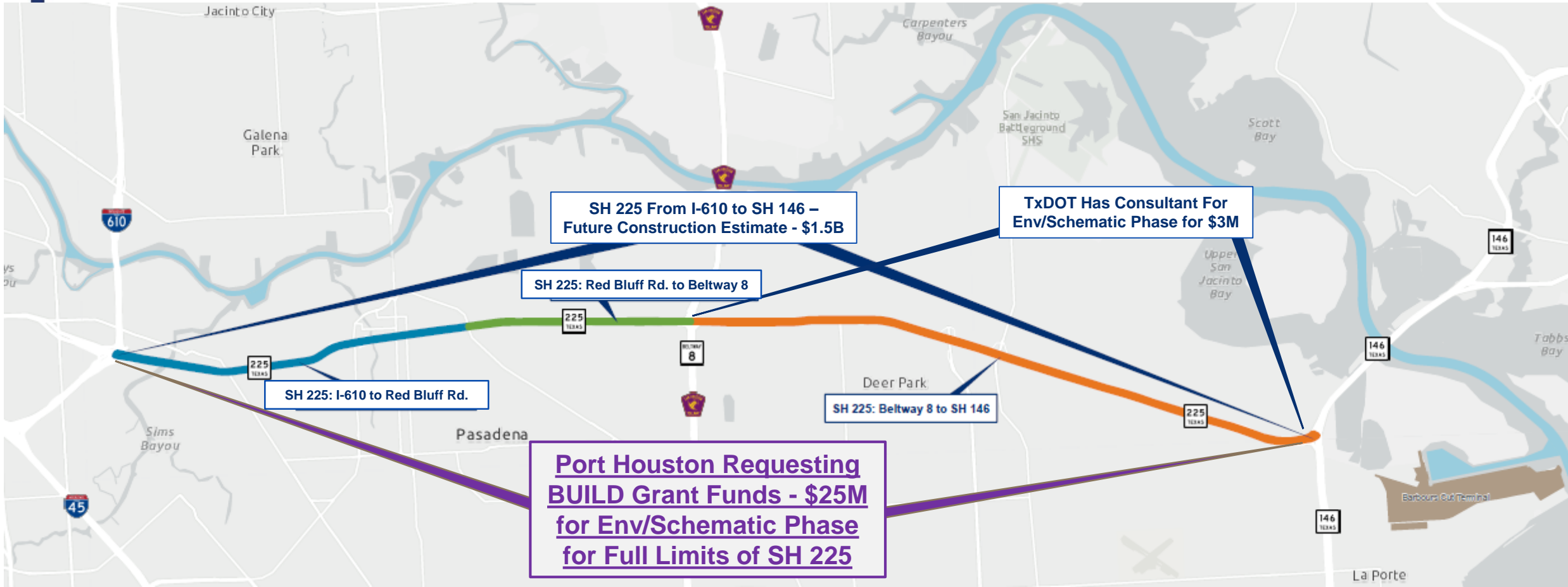
# Phase 3 - ~\$4B



# BSAR Phase 2 BUILD Grant Application – \$32.5M



# SH 225 BUILD Grant Application – \$32.5M



# Examples of Recent Roadway Advocacy Efforts

- Responded to the Request for Information (RFI) for Surface Transportation Reauthorization Bill
- Prepared Interim Charge for Speaker Burrows of Texas House
- Coordination with Texas Department of Transportation (TxDOT) and Governing Body, Texas Transportation Commission (Letter and Public Comments)
- Partnering with TxDOT Houston District
- Greater Houston Partnership (GHP) Policy Reform Workgroup (Standardizing Permitting and Expediting Economic Development [SPEED] Act) as well as Transportation and Infrastructure Committee
- Coordination with Houston-Galveston Area Council (H-GAC)
- Active with Economic Alliance Houston Port Region and Bay Area Houston Economic Partnership
- Partnering with Transportation Advocacy Group (TAG), Bay Area Houston Transportation Partnership (BayTran) and Transportation Advocates of Texas (TAOT)



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**THANK YOU**

