



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

**February 26, 2024, 5:00 p.m. - City Hall Council Chamber  
604 West Fairmont Parkway, La Porte, Texas, 77571**

Members present: Nancy Ojeda, Richard Warren, Chuck Engelken, Danny Earp,  
Amanda Gerrish, Brent McCaulley, John Blakemore

Council-appointed officers present: Corby Alexander, City Manager; Clark Askins, City Attorney; Lee  
Woodward, City Secretary

**The La Porte Development Corporation Board of Directors held a meeting on  
February 26, 2024, 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**

*(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.)*

There were no public comments.

**3. AUTHORIZATIONS**

- a. Presentation, discussion, and possible action to approve the minutes of the January 22, 2024, La Porte Development Corporation Board of Directors meeting. [Lee Woodward, City Secretary]**

Member Engelken moved to approve the minutes of the January 22, 2024, La Porte Development Corporation Board of Directors meeting; the motion was seconded by Member Earp; the motion was adopted, 6-0 (Member Warren had stepped away from the meeting).

- b. Public Hearing**

**The La Porte Development Corporation Board of Directors will hold a public hearing to receive comments on a proposed project for new or expanded business enterprise at 321 W. Main Street, La Porte, Texas; followed by discussion and possible action to approve a project providing financial incentive in an amount not to exceed \$22,483.00 to Shelley Whalen for new or expanded business enterprise providing infrastructure and site improvements for her business located at 321 W. Main Street, La Porte, Texas. [Haley Bowers, Economic Development Manager]**

President Ojeda opened the public hearing at 5:02 p.m. Haley Bowers provided an update. There were no public comments. President Ojeda closed the public hearing at 5:12 p.m.

Member Engelken moved to approve a project, providing a financial incentive in an amount not to exceed \$22,483.00 to Shelley Whalen for new or expanded business enterprise providing infrastructure and site improvements for her business located at 321 West Main Street, La Porte, Texas; Member Gerrish seconded the motion; the motion was adopted, 7-0.

**c. Development Agreement**

**Presentation, discussion, and possible action to approve a Development Agreement for 321 W. Main Street, La Porte, Texas, an incentive for renovation of Dimensions Comics, Music, and More, not to exceed \$22,483.00. [Haley Bowers, Economic Development Manager]**

Member Engelken moved to approve a Development Agreement for 321 West Main Street, La Porte, Texas, an incentive for renovation of Dimensions Comics, Music, and More, not to exceed \$22,483.00; the motion was seconded by Member Warren; the motion was adopted, 7-0.

**d. Enhancement Grant**

**Presentation, discussion, and possible action to approve an enhancement grant in an amount not to exceed \$7,250.00 to Shelley Whalen for the enhancements to the façade of the building being utilized by her business, Dimensions Comics, Music, & More, located at 321 W. Main Street, La Porte, Texas. [Haley Bowers, Economic Development Manager]**

President Earp moved to postpone the item until other artist renderings for wall murals could be viewed; President Ojeda seconded the motion; the motion was adopted, 5-2, Members McCaulley and Gerrish voting against.

**e. Incentive Payment**

**Presentation, discussion, and possible action to approve the second of two incentive payments to Frank Nance, owner of State Farm, 508**

**W. Main Street, La Porte, Texas, in an amount not to exceed \$15,000.00, under terms of August 22, 2022, incentive agreement between the La Porte Development Corporation and Frank Nance. [Haley Bowers, Economic Development Manager]**

Member Engelken moved to approve the second of two incentive payments to Frank Nance, owner of State Farm, 508 West Main Street, La Porte, Texas, in an amount not to exceed \$15,000.00, under terms of the August 22, 2022, incentive agreement between the La Porte Development Corporation and Frank Nance; the motion was seconded by Member Warren; the motion was adopted, 7-0.

- f. Presentation, discussion, and possible action to provide direction to administrative staff on an opportunity for a new business within the City of La Porte. [Haley Bowers, Economic Development Manager]**

Haley Bowers provided an update on the proposed business.

**4. STAFF REPORTS**

- a. Update on The Retail Coach and ICSC Conference [Haley Bowers, Economic Development Manager]**

Haley Bowers shared the positive experience that she and Matt Daeumer had at the ICSC event in Dallas.

**5. SET NEXT MEETING**

The next meeting was set for March 25 and the April 11 budget workshop was set for 6-8 p.m.

**6. BOARD COMMENTS**

There were no comments.

**7. ADJOURN**

President Ojeda adjourned the meeting at 5:36 p.m.

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Lee Woodward, City Secretary