



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

Members present: Chuck Engelken, Danny Earp, Amanda Gerrish, Brent McCaulley,
John Blakemore

Members absent: Nancy Ojeda, Richard Warren

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 in a meeting on
July 22, 2024, at the City Hall Council Chambers, 604 West Fairmont Parkway,
La Porte, Texas, at 5:00 p.m.

1. CALL TO ORDER

City Secretary Lee Woodward called the meeting to order at 5:00 p.m. She announced that neither President Ojeda or Vice President Warren was able to attend the meeting. Without objection, Member Engelken was elected to serve as the Chair Pro Tem for the meeting.

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 comments. *The Board proceeded to handle items 8. and 9. next, without objection, and then returned to item 3.*

3. PUBLIC HEARINGS

- a. **Bayside Services LLC d/b/a Bayside Plumbing Services - Public Hearing -**
The La Porte Development Corporation Board of Directors will conduct a public hearing to receive comments on a proposed project for new or expanded business enterprise at 902 S. 1st Street, La Porte, Texas; followed by discussion and possible action to approve a project for new or expanded enterprises in an amount not to exceed \$77,484.00 for renovations to the business property owned by Bayside Services LLC d/b/a Bayside Plumbing Services and located at 902 S. 1st Street, La Porte, Texas. [Haley Bowers, Economic Development Manager]

Chair Pro Tem Engelken opened the public hearing at 5:29 p.m. Chair Pro Tem Engelken closed the public hearing at 5:35 p.m. Member Earp moved to approve a project for new or expanded enterprises in an amount not to exceed \$77,484.00 for renovations to the business property owned by Bayside Services LLC d/b/a

Bayside Plumbing Services and located at 902 S. 1st Street, La Porte, Texas; the motion was seconded by Member McCaulley; the motion was adopted, 5-0.

4. AUTHORIZATIONS

- a. Presentation, discussion, and possible action to approve the minutes of the June 24, 2024, meeting. [Lee Woodward, City Secretary]**

Member McCaulley moved to approve the minutes of the June 24, 2024, Board meeting; the motion was seconded by Member Blakemore; the motion was adopted, 5-0.

- b. Bayside Services LLC d/b/a Bayside Plumbing Services - Development Agreement - Presentation, discussion, and possible action to approve an incentive agreement with Bayside Services LLC d/b/a Bayside Plumbing Services in an amount not to exceed \$77,484.00, for renovation of business property located at 902 South 1st Street. [Haley Bowers, Economic Development Manager]**

Member Earp moved to approve an incentive agreement with Bayside Services LLC d/b/a Bayside Plumbing Services in an amount not to exceed \$77,484.00, for renovation of business property located at 902 South 1st Street; the motion was seconded by Member McCaulley; the motion was adopted, 5-0.

- c. Anchored Restorations - Enhancement Grant Reimbursement - Presentation, discussion, and possible action to approve a reimbursement payment in an amount not to exceed \$9,704.39 to the applicant, Anchored Restorations, LLC, under terms of incentive agreement dated April 22, 2024, for enhancements to Anchored Restorations, LLC, business property located at 902 S. Broadway Street, La Porte, Texas. [Haley Bowers, Economic Development Manager]**

Member Earp moved to approve a reimbursement payment in an amount not to exceed \$9,704.39 to the applicant, Anchored Restorations, LLC, under terms of incentive agreement dated April 22, 2024, for enhancements to Anchored Restorations, LLC, business property located at 902 S. Broadway Street, La Porte, Texas; the motion was seconded by Member Gerrish; the motion was adopted, 5-0.

- d. FY2024-2025 LPDC Budget - Presentation, discussion, and possible action to approve the La Porte Development Corporation's proposed 2024-25 Fiscal Year budget. [Haley Bowers, Economic Development Manager]**

Without objection, Chair Pro Tem Engelken's request to add the difference to the debt service that will roll off next year (approximately \$550,000.00) as a placeholder for astroturf for fields at Pecan Park be added as a project for this budget was approved.

Member Engelken moved to approve the La Porte Development Corporation's proposed 2024-25 Fiscal Year budget, including the proposal for the Pecan Park fields; the motion was seconded by Member Earp; the motion was adopted, 5-0.

- e. **FY2024-2025 CIP Public Notice - Presentation, discussion, and possible action to approve publishing a notice to begin the 60-day comment period for fourteen (14) Capital Improvement Projects (CIPs) totaling \$6,687,000 for fiscal year 2024-2025. These projects are Recreation Center Phase II Remodel - \$2,000,000.00, Wave Pool Enhancements - \$500,000.00, Enhancement Grants - \$250,000.00, Brookglen Restrooms & Parking Lot - \$250,000.00, Little Cedar Bayou Nature Trails - \$350,000.00, Five Points Plaza Improvements - \$550,000.00, Golf Course Gateway and Event Center Design - \$200,000.00, Disc Golf Course - \$75,000.00, Lomax Arena Improvements - \$1,000,000.00, Northwest Park Pedestrian Bridge - \$750,000.00, Special Populations Organized Recreation Therapy (SPORT) Building Roof and Building Improvements - \$125,000.00, Splash Pad Transitions - \$300,000.00, and Electric Vehicle Charging Station - \$37,000.00. [Haley Bowers, Economic Development Manager]**

Member McCaulley moved to approve publishing a notice to begin the 60-day comment period for fourteen (14) Capital Improvement Projects (CIPs) totaling \$6,687,000 for fiscal year 2024-2025. These projects are Recreation Center Phase II Remodel - \$2,000,000.00, Wave Pool Enhancements - \$500,000.00, Enhancement Grants - \$250,000.00, Brookglen Restrooms & Parking Lot - \$250,000.00, Little Cedar Bayou Nature Trails - \$350,000.00, Five Points Plaza Improvements - \$550,000.00, Golf Course Gateway and Event Center Design - \$200,000.00, Disc Golf Course - \$75,000.00, Lomax Arena Improvements - \$1,000,000.00, Northwest Park Pedestrian Bridge - \$750,000.00, Special Populations Organized Recreation Therapy (SPORT) Building Roof and Building Improvements - \$125,000.00, Splash Pad Transitions - \$300,000.00, and Electric Vehicle Charging Station - \$37,000.00; the motion was seconded by Member Blakemore; the motion was adopted, 5-0.

Staff agreed to bring to the next agenda an item to approve publishing a notice to begin the 60-day comment period for the Pecan Park astroturf project approved and added at this meeting.

5. STAFF REPORTS

There were no reports.

6. SET NEXT MEETING

Without objection, the next meeting was set for August 26.

7. BOARD COMMENT

There were no comments.

8. EXECUTIVE SESSION *The Board will adjourn into executive session without vote unless an objection is raised.*

- a. **ECONOMIC DEVELOPMENT NEGOTIATIONS - Texas Government Code Sec. 551.087(2) - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The Board of Directors will meet in closed session with the

Economic Development Manager, City Manager, and City Attorney to deliberate the offer of a financial incentive to a business prospect that the Board of Directors seeks to have relocate to the City of La Porte.

- b. **ECONOMIC DEVELOPMENT NEGOTIATIONS - Texas Government Code Sec. 551.087(2) - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The Board of Directors will meet in closed session with the Economic Development Manager, City Manager, and City Attorney to deliberate the offer of a financial incentive to a business prospect that the Board of Directors seeks to have relocate to the City of La Porte.

These items were handled immediately after item 2. Citizen Comment. The Board moved into executive session at 5:03 p.m.

9. RECONVENE

The Board reconvened into open session at 5:28 p.m. Member McCaulley moved to direct staff to deny incentivizing the developments in both executive session items; the motion was seconded by Member Earp; the motion was adopted, 5-0.

10. ADJOURN

Without objection, Chair Pro Tem Engelken adjourned the meeting at 5:59 p.m.

Lee Woodward, City Secretary