

RICHARD WARREN, PRESIDENT

MIKE COOKSLEY, VICE-PRESIDENT

JAY MARTIN, BOARD MEMBER

CHUCK ENGELKEN, BOARD MEMBER



MIKE CLAUSEN, BOARD MEMBER

RANDY WOODARD, BOARD MEMBER

NANCY OJEDA, BOARD MEMBER

CITY OF LA PORTE DEVELOPMENT CORPORATION MEETING AGENDA

Notice is hereby given of a meeting of the City of La Porte Development Corporation to be held on August 26, 2015, at the City Hall Council Chambers, 604 W. Fairmont Parkway, La Porte, Texas, beginning at 5:00 PM to consider the following items of business:

1. CALL TO ORDER

2. AUTHORIZATIONS

- (a) Consider approval or other action regarding minutes of the meeting of the La Porte Development Corporation Board held on July 7, 2015 - P. Fogarty

3. DISCUSSION AND POSSIBLE ACTION

- (a) Discussion and possible action authorizing Staff to draft a proposed request for proposals to conduct both a Market Feasibility Study and Cost Feasibility Study for a Multi-Use Civic Center in the City of La Porte - S. Livingston
- (b) Discussion and possible action authorizing Staff to execute payment in the amount of \$25,000.00 to Eagle Energy Resources, LLC., for the completed enhancement grant project - S. Livingston
- (c) Discussion and possible action regarding approval to revisions of the La Porte Enhancement Grant Program - S. Livingston
- (d) Discussion and possible action regarding two new incentive programs that will promote the development of new or expanded business enterprises in the City of La Porte - S. Livingston
- (e) Discussion and possible action authorizing Staff to publish 60-day public notice of a public hearing to consider awarding an economic development grant to the owners of Fischer's Do It Best Hardware for an amount not to exceed \$350,000.00 - S. Livingston
- (f) Discussion and possible action authorizing Staff to publish 60-day public notice of a public hearing to consider approving up to \$400,000.00 to renovate the former city-owned Texas Parks & Wildlife building and attract the Brigadoon Brewery & Brew School, LLC., to La Porte, TX. - S. Livingston

4. SET DATE FOR NEXT MEETING

5. STAFF REPORTS

- (a) Receive Financial Report - S. Livingston

6. Board member comments regarding matters appearing on agenda; Recognition of

community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.

7. **Adjourn**

The La Porte Development Corporation Board reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code (the Texas open meetings laws).

In compliance with the Americans with Disabilities Act, the City of La Porte 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 Patrice Fogarty, City Secretary, at 281.470.5019.

CERTIFICATION

I certify that a copy of the August 26, 2015, agenda of items to be considered by the Board of the La Porte Development Corporation was placed on the City Hall Bulletin Board on August 18, 2015.

Patrice Fogarty

Patrice Fogarty, City Secretary

RICHARD WARREN, PRESIDENT
MIKE COOKSLEY, VICE PRESIDENT
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JAY MARTIN, BOARD MEMBER



MIKE CLAUSEN, BOARD MEMBER
RANDY WOODARD, BOARD MEMBER
NANCY OJEDA, BOARD MEMBER

MINUTES OF LA PORTE DEVELOPMENT CORPORATION BOARD MEETING OF JULY 7, 2015

The City of La Porte Development Corporation Board met on **July 7, 2015**, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at **5:00 p.m.** to consider the following items of business:

1. CALL TO ORDER

President Richard Warren called the meeting to order at 5:00 p.m. The following members of the La Porte Development Corporation Board were present: Vice-President Cooksley, Board members Martin, Ojeda and Woodard. Board member Engelken arrived at the meeting at 5:17 p.m. Absent: Board member Clausen. Staff Present: Corby Alexander, Patrice Fogarty, Scott Livingston, Traci Leach, and Clark Askins.

2. AUTHORIZATIONS

(a) Consider approval or other action of minutes of the meeting of the La Porte Development Corporation Board held on June 1, 2015 – S. Harris

Board member Woodard moved to approve with amendments the minutes of the meeting of the La Porte Development Corporation Board held on June 1, 2015. Vice-President Cooksley seconded.
MOTION PASSED.

Ayes: President Warren, Vice-President Cooksley, Board members Woodard, Ojeda and Martin
Nays: None
Absent: Board members Engelken and Clausen

3. DISCUSSION OR OTHER ACTION

(a) Discussion and possible action regarding the use of Workforce Development Funds– S. Livingston

Economic Development Coordinator Scott Livingston presented a summary for the use of Workforce Development Funds.

(b) Discussion and possible action regarding the current state of retail development and future opportunities for retail development – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary for the current state of retail development and future opportunities for retail development. Mr. Livingston also provided information on how Smart Choice came to the City of La Porte with a Mitsubishi dealership.

Board member Martin inquired if there are any other options for the Old Kroger building on Fairmont Parkway. Mr. Livingston responded he met with the owner, and there are a few ideas for retail development. Board member Ojeda commented she know of a non-profit that was inquiring about the Old Kroger building, and the roof is being repaired as of today. Board member Woodard commented the types of businesses for employment in the community should be the type of businesses that provide enough of a wage that employees can purchase homes, raise families and contribute to the community.

- (c) Discussion and possible action regarding expansion of the boundaries of the La Porte Enhancement Grant Program and transferring \$107,669.00 from the La Porte Development Corporation General Fund Balance to Capital Improvement Projects Account 015-9892-993 – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary and update on the three enhancement grant projects, which includes Eagle Energy, Lafitte’s Cajun Station, and the Oak Center. Mr. Livingston presented the issues raised for making potential changes to the program that would include adding parking lot construction, incorporation of the City’s Local Bidder Preference Policy, and eliminating the requirements that multiple bids be required for each eligible component less than \$2,000.00. In addition, Mr. Livingston presented Staff’s request for the Board to expand the boundaries of the La Porte Enhancement Grant Program to include W. Main Street/Spencer Hwy. from Hwy. 146 to the railroad tracks; southeast corner of Farrington Drive and Spencer Hwy.; northeast corners of Myrtle Creek and Spencer Hwy.; and southern corners of Underwood Road and Spencer Hwy.

Board member Woodard asked if there is a map and definition of “blighted areas” of town. Economic Development Coordinator Scott Livingston advised he will provide the Board with the definition of ‘blight’ under Housing and Urban Development.

Board member Martin questioned making grant availability to all businesses in the City of La Porte on a first-come first-served basis. Mr. Livingston responded the Board can certainly offer grants to all businesses on a first-come first served basis. Board member Martin suggested not having any specific boundaries listed in the program.

Board members directed Mr. Livingston to include all commercial properties and remove the clause from the application stating alterations should not be made within 5 years from construction, otherwise an applicant may be required to reimburse the La Porte Development Corporation immediately for the full amount of the grant. Mr. Livingston was advised he would bring all revisions back to the Board.

Vice-President Cooksley moved to authorize Economic Development Coordinator Scott Livingston to publish notice for a public hearing to fund the Enhancement Grant Program in Fiscal Year 2015-2016. Board member Martin seconded. **MOTION PASSED.**

Ayes:	President Warren, Vice-President Cooksley, Board members Woodard, Engelken, Ojeda and Martin
Nays:	None
Absent:	Board member Clausen

- (d) Discussion and possible action regarding the proposed budget for La Porte Development Corporation Board for Fiscal Year 2015-2016 - S. Livingston

Economic Development Coordinator Scott Livingston presented a summary for the proposed budget for La Porte Development Corporation Board for Fiscal Year 2015-2016, and information on formulating a Strategic Plan before the City can seek certification as an Accredited Economic Development Corporation (AEDO).

City Manager Corby Alexander commented there is a lot of value in the process, and becoming accredited will benefit the City.

Economic Development Coordinator Scott Livingston distributed the current financial report and reviewed it.

Board member Engelken moved to approve the budget and add \$107,669.00 into the Enhancement Grant Program account. Then Board member Engelken withdrew his motion after some discussion.

Vice-President Cooksley moved to approve the budget including an additional \$107,669.00 to be transferred into the Enhancement Grant Program account. Board member Engelken seconded.

MOTION PASSED.

Ayes:	President Warren, Vice-President Cooksley, Board members Engelken, Ojeda and Martin
Nays:	Board member Woodard
Absent:	Board member Clausen

(e) Discussion and possible action regarding additional incentive programs – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary for additional incentive programs and recommendations for codifying the 10-year pay back model/program for new projects.

Board member Ojeda commented that including in the policy that an applicant can receive up to 25% of the project's total capital expenditure will have every applicant expecting the entire 25%.

City Manager Corby Alexander asked Board members if they wished to have the 25% measuring mechanism criteria removed from the scoring mechanism.

Board member Ojeda questioned Mr. Livingston if he is utilizing the same criteria for new businesses and expansions. Mr. Livingston responded the 10-year pay back is for new projects, and there are 3 programs for existing businesses.

Mr. Livingston advised Board members a decision does not have to be made tonight, and the item can come back with what the Board desires at a later date.

President Warren commented the La Porte Development Corporation should not be in the business of redeveloping businesses, and business owners should have utilized their funds accordingly.

Mr. Livingston reviewed all of the new programs for the Board to consider if they wanted to utilize either program.

Vice-President Cooksley commented he looks at which project is best for the City as a whole.

Mr. Livingston commented his understanding is the community focus.

Vice-President Cooksley asked if the City owns the airport property and what will be done with the airport. City Manager Corby Alexander responded yes, and the City has accepted FFA funding for various improvements over the years that came with certain stipulations and approval processes if the airport was to be refurbished.

Mr. Livingston advised Board members he can email the complex form of everything that has been discussed tonight regarding incentive programs.

Board member Ojeda asked if a clause can be added to the agreement that will not allow applicants to sell businesses after receiving grants. Assistant City Attorney Clark Askins responded yes, a clause can be added to the terms of the agreement. Mr. Livingston added there is a clawback clause that if a business sold the property, they will lose the incentive.

Vice-President Cooksley commented he would like an incentive program for existing businesses and one for new businesses. City Manager Corby Alexander responded if the Board only desires to have two options the incentive program can be scaled back.

4. SET DATE FOR NEXT MEETING – S. Livingston

Board members set the next meeting date for Monday, August 24, 2015, at 5:00 p.m.

5. STAFF REPORT

(a) Receive Financial Report – M. Dolby

Economic Development Coordinator Scott Livingston presented the Financial Report.

6. BOARD MEMBER COMMENTS regarding matters appearing on agenda; recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.

Board members thanked Economic Development Coordinator Scott Livingston for all his hard work.

7. ADJOURN

There being no further business, Vice-President Cooksley moved to adjourn the meeting at 7:40 p.m. Board member Ojeda seconded. **MOTION PASSED.**

Respectfully submitted,

Patrice Fogarty, City Secretary

Passed and approved on this 24th day of August, 2015.

President Richard Warren

REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>August 26, 2015</u> Requested By: <u>Scott Livingston</u> Department: <u>Economic Development/Tourism</u> Report: <input checked="" type="radio"/> Resolution: <input type="radio"/> Ordinance: <input type="radio"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;"><u>Appropriation</u></td> <td></td> </tr> <tr> <td>Source of Funds:</td> <td><u>N/A</u></td> </tr> <tr> <td>Account Number:</td> <td></td> </tr> <tr> <td>Amount Budgeted:</td> <td></td> </tr> <tr> <td>Amount Requested:</td> <td></td> </tr> <tr> <td>Budgeted Item:</td> <td><input type="radio"/> YES <input type="radio"/> NO</td> </tr> </table>	<u>Appropriation</u>		Source of Funds:	<u>N/A</u>	Account Number:		Amount Budgeted:		Amount Requested:		Budgeted Item:	<input type="radio"/> YES <input type="radio"/> NO
<u>Appropriation</u>													
Source of Funds:	<u>N/A</u>												
Account Number:													
Amount Budgeted:													
Amount Requested:													
Budgeted Item:	<input type="radio"/> YES <input type="radio"/> NO												

Exhibits:

- 1. Conference Center Research**
- 2. Aerial of the Proposed Area**
- 3. Concept Pictures**
- 4. City of La Porte 2009**
- 5. Deer Park Civic Center, Proposed**
- 6. Uses Surrounding the Hagerty Conference Center**
- 7. Kingwood Community Cener Rental Rates**

SUMMARY & RECOMMENDATIONS

The City of La Porte does not have a multi-use civic center. There may be an opportunity for the for the City of La Porte and/or the Economic Development Board to construct a multi-use civic center on the 7.5 acres of property that the City of La Porte owns on the waterfront of Galveston Bay. This facility would be available for use by the citizens of La Porte, businesses of La Porte, and visitors from other communities. Management of the facility could be contracted out like the concession business at the golf course. Another, or same, contractor could manage the catering, setup, booking, etc.

Texas Local Government Code Section 505.152 authorizes the use of Type B (i.e. 4B) Funds for the development of a conference and/or multi-use civic center. Please note the statute below:

Sec. 505.152. PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES. For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section.

Economic Development Staff collected information on thirteen (13) conference, civic, and/or community centers. Seven of the centers are publicly-owned facilities in the Greater Houston Area, while the other five are privately-owned facilities across North America. Each of the five privately-owned and operated conference centers are on the waterfront. For information on each of the thirteen (13) conference/civic/community centers surveyed, please see the enclosed Excel spreadsheet. In summary, please note the following:

- The best estimate to construct a 26,250 square-foot community/conference center is \$3.5 million. Please note the files regarding the City of Deer Park.
- The Evelyn Kennedy Civic Center, which is 5,198 square feet in size, will serve a maximum capacity of 200

people. A 26,250-square-foot community/conference center would be roughly five times as large as the Evelyn Kennedy Civic Center.

- Based upon the square footage (i.e. size), maximum capacity, location, and pricing to reserve each facility, staff proposes that the best projects with which to compare a proposed project on the waterfront in La Porte are the:
 - Hagerty Conference Center in Traverse City, Michigan,
 - Proposed Conference Center in Deer Park, Texas,
 - Kingwood Community Center in Houston, Texas, and
 - City Centre in Missouri City, Texas

- Based upon the square footage (i.e. size), maximum capacity, location, and pricing to reserve each facility, staff proposes that the second best projects with which to compare a proposed project on the waterfront in La Porte are the:
 - Bridge Water Events in Baytown, Texas
 - Waterfront Event Center in Galveston, Texas
 - Trolley Station Ballroom on the Strand in Galveston, Texas
 - Waterfront Banquet & Conference Center in Ontario, CANADA, and
 - Pasadena Convention Center

- Staff included a map showing the parks, resorts, hotels, restaurants, and retail in the area surrounding the Hagerty Conference Center on Lake Michigan.

- Staff included the Rate Sheet for the Kingwood Community Center, because their rates were the highest among all the public-owned community centers surveyed in the Greater Houston Area.

In Sept. 2009, the City of La Porte received a completed study from a consultant that, in addition to investigating possibilities to renovate the Sylvan Beach Pavilion, investigated the possibility of constructing a conference center on the 7.5 acres of city-owned property on Galveston Bay for \$4.5 million. The proposed conference center was anticipated to host Meetings for 1,200 and Banquets for 1,000. Please see “City of La Porte, 2009” for additional details.

If the Board wishes to further pursue this project, staff recommends putting together a Request for Proposals to narrow the scope of the proposed project and then select and hire a consultant to conduct both a Market Feasibility Analysis and Cost Feasibility Analysis of the proposed project. The purpose of the Market Feasibility Analysis would be to determine the level of demand in the market for a proposed conference center or multi-use civic center. The purpose of the Cost Feasibility Analysis would be three-fold: (1) identify the necessary costs to construct the proposed facility; (2) identify the necessary costs to operate and maintain the proposed facility; and (3) identify/determine a recommended rental structure that would sustain the facility and amenities that are likely to generate the most rental interest.

Action Required by the La Porte Development Corporation:

1. Provide staff with direction regarding this proposed project, and
2. Consider approval or other action authorizing staff to draft, and bring to the Board at a future date, a proposed Request for Proposals to conduct both a Market Feasibility Study and a Cost Feasibility Study for the proposed project.

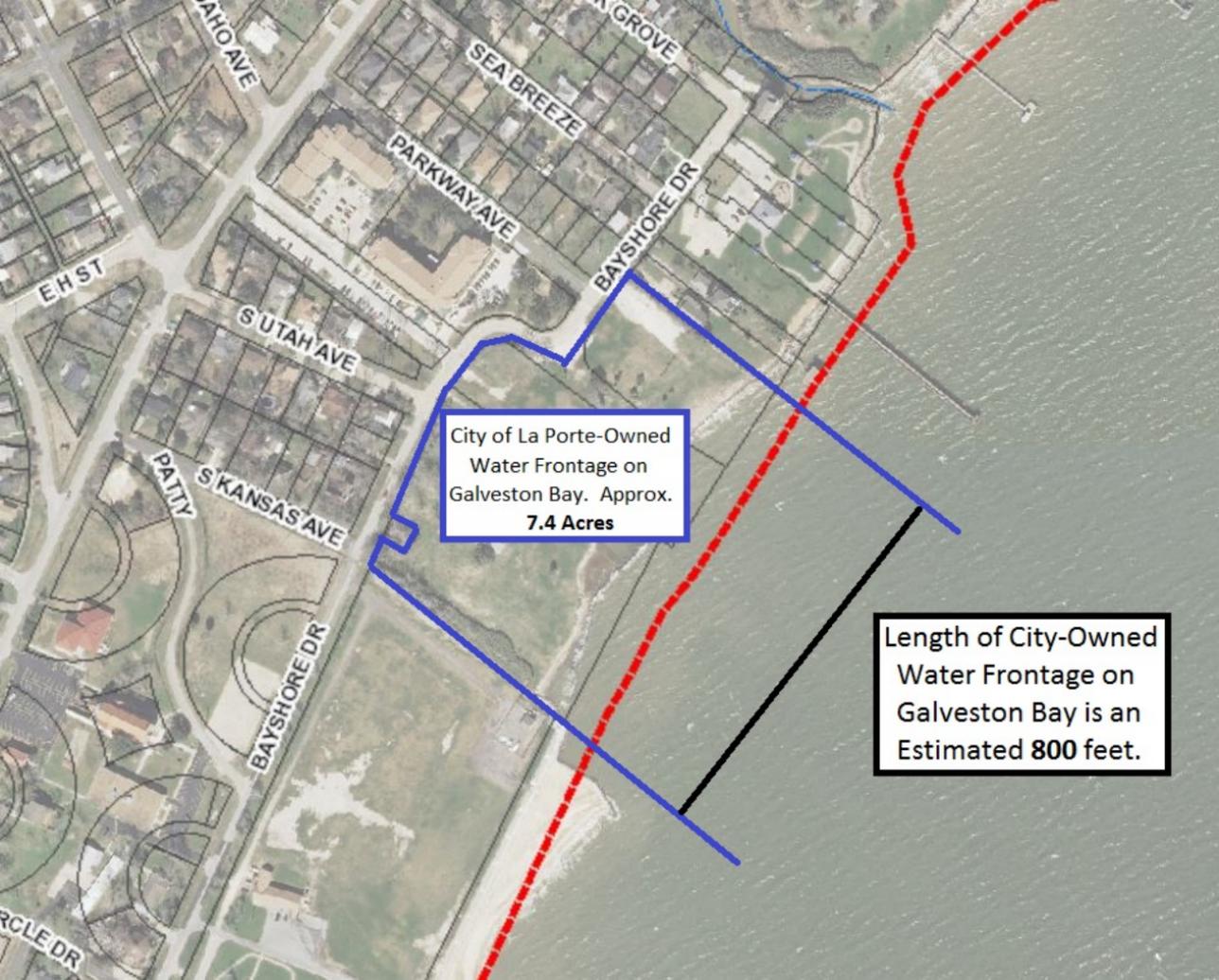
Approved for the La Porte Development Corporation Agenda

Corby D. Alexander, City Manager

Date

Conference Center Questions

	Monument Inn	Pasadena, TX	Deer Park, TX (Jimmy Burke Ctr.)	Deer Park, TX (Proposed)	Webster, TX	Missouri City, TX		Baytown, TX	Bridge Water Events (Baytown, TX)	Kingwood, TX	Galveston, TX (Waterfront Event Center)	Galveston, TX (Trolley Station Ballroom on the Strand)	Hagerty Conference Center (Traverse City, MI)	Waterfront Banquet & Conference Centre (Ontario)
Maximum Capacity	350	160 eight-by-ten booths in one main setting; a Mini-Hall to accommodate up to 320 attendees; banquet seating for 1,500; Concert Hall for up to 2,850 people.	600	1,000	300	400	Maximum Capacity	650	170	350	150	300	380	260
Management	Private	City	City	City	City	City	Management	City	Private	City of Houston	Private	Private	Community College	Private
Type of Events	Wedding receptions, family reunions, and parties.	Civic events and meetings.	Civic events and meetings.	Civic events and meetings, tournaments, city-wide events.	Business Alliance luncheons, Craft Fairs, Quincineras, City Health Fair, etc.	Civic events and meetings.	Type of Events	Civic events and meetings.	Wedding receptions, family reunions, and parties.	Wedding receptions, family reunions, and parties.	Wedding receptions, corporate events, family reunions, and parties.	Wedding receptions, corporate events, family reunions, and parties.	Weddings, receptions, family reunions, meetings, and parties.	Weddings, receptions, family reunions, meetings, and parties.
Cost to Rent - Resident	Room fee of \$50 for groups with fewer than 20 guests. Otherwise, the room rate is included in the menu pricing per person.	\$2,500/day	Mon - Thurs \$75/hr+ ; Fri - Sun \$100/hr+	Unknown	Mon - Thurs \$100+ ; Fri - Sun \$300+	\$415 for the first 3 hours + \$75 per additional hour	Cost to Rent - Resident	Mon - Thurs \$125+/hr ; Fri - Sun \$175+/hr	Sunday - Thursday is \$700; Friday is \$1,200; Saturday is \$2,000. All fees include a 5 hour rental. An additional cleanup fee of \$250 is also required.	Commercial = \$1,000 for 3 hours, plus \$285/each additional hr and \$156 for setup/cleanup. Non Profit = \$500 for 3 hours, plus \$140/each additional hr and \$156 for setup/cleanup	Saturday \$2,000, Sunday thru Friday- \$2,500.00. All Rates include the Ball Room, Both Oversized Decks, Basic Linens, 14 each 60" round tables, 4 each 8 foot tables, 1 each 6 foot tables, 160 White Padded Garden Chairs, Brides Room, Grooms Room and the Enclosed Cabana Bar.	\$4,500	Weddings are \$2,050. This includes usage of the Ballroom, Room D and the Courtyard. Ceremony space in the courtyard for \$1,250. The entire 5,810 Ballroom is \$800 - \$1,750 depending upon the day.	Monday - Friday, (\$170/half day & \$300/full day), Sat.- Sun. (\$475/half day & \$800/full day)
Cost to Rent - Non-Resident		\$2,500/day	Mon - Thurs \$600+ ; Fri - Sun \$900+	Unknown	Mon - Thurs \$150+ ; Fri - Sun \$500+	\$450 for the first 3 hours + \$85 per additional hour	Cost to Rent - Non-Resident	Mon - Thurs \$125+/hr ; Fri - Sun \$175+/hr						
Amenities	6 banquet rooms with a view of the Houston Ship Channel. Complete banquet coordination. Full bar is also available.	Obstruction-free exposition hall configuration is ideal for trade shows, conventions, festivals, sporting events, farm shows, etc.	Tables and Chairs for 600 guests; 60" round tables with seating for 6; Stage available upon request	Full kitchen; rest is unknown	Full kitchen, including an oven, stove, microwave, refrigerator, ice machine and dishwasher.	Fee includes tables/chairs, kitchen usage, custodial services and caretaker. A 24 x 16 ft. stage and podium are available for an additional fee of \$40.	Amenities	Community Center includes the setup of the room and a building attendant on duty.	Tables, chairs, house linens (Ivory Tablecloths/Napkins with Taupe Overlays) and house centerpieces (Round mirror and Glass vase with White Pillar Candle). Full-Service Catering by an In-House Chef, Fully Stocked Bar, TABC certified Bartenders & Security, DJ Services, Patio & Gazebo Ceremony Area, 2 Dance Floors	Lobby with reception/office area, a large meeting/event room, smaller meeting/event rooms, full catering kitchen, a server area, & podiums.	White Garden Chairs (In side Dining Only), 60" Round Tables, 6 ft. Rectangular Tables, Brides Room, Caterer's Prep Kitchen, Basic Linens, Dimmable Lighting, Audio Sound System, Oversized Ceremony Deck, Oversized Cocktail Hour Deck (With Enclosed Bartending Area)	Brides Room, 9000 square foot ballroom with a 1500 square foot balcony, up to 24 sixty inch round tables and 230 chairs, 4 eight foot tables for food/beverages, tationary antique six foot bar located at the rear of the ballroom, separate seating area with 4 couches and 2 coffee tables, Large Stage, Men's and Women's Restrooms, and Caterers Kitchen	Feet covers the use of tables, chairs, standard linens, china and flatware. It also covers the cost of our labor to set the room prior to your event and to tear down the room following its completion.	Chairs, tables, white house linen tablecloths, dance floor, votive candles centerpieces, and heating/cooling in the room. Specialty linens, centerpieces, etc. are not included in the hall fee, but can be arranged by your Events Co-coordinator for an additional cost.
Indoor Size (sf)	4,000	40,000	25,000	26,250	4,745		Indoor Size (sf)	16,800	Est. 5,000	11,200	Est. 5,000		5,810	
Land Size (acres)							Land Size (acres)			2.5 acres				
Cost to Build				\$3.5 million			Cost to Build							
Website/Photos	http://www.monumentinn.com/houston-banquet-hall-and-meeting-rooms.html	www.ci.pasadena.tx.us/default.aspx?name=convention-center	www.deerparktx.gov/Facilities/Facility/Details/Jimmy-Burke-Activity-Center-6	None	www.cityofwebster.com/index.aspx?NID=547	www.missouricitytx.gov/index.aspx?nid=319	Website/Photos	www.baytown.org/city-hall/departments/parks-rec/facility-rentals/community-center	www.bridgewaterevents.com	www.houstontx.gov/parks/pdfs/CommunityCenter/2014/Kingwood_CommunityCenterRentalRates.pdf	www.galveston.com/waterfronteventcenter	www.nmc.edu/resources/hagerty-center/index.html	www.thewaterfrontcentre.com	
Notes/Lessons		Day before for move-in, if needed, is \$1,250; day after for move-out, if needed, is \$1,250.		Will include the visitor center.	Don't usually have to go outside the City because the Civic Center will serve the City's needs. The City is working to partner w/a full-service hotel, conference space, and an amphitheater off of I-45.	The Recreation Center is "new", but the civic/conference center is older.	Notes/Lessons	These estimates are only for seating capacity, excluding tables, for the Auditorium, Meeting Room, and Kitchen at the Community Center. The auditorium includes a stage.	Rates are categorized as either "Non-Profit" (NP) or "Commercial" (C). Discounts do not apply to residents. Rates are given for the Full Auditorium plus the Kitchen.	Large over the water decks. Marble and Italian porcelain floors, tables, chairs, brides room, a brand new kitchen for catering, and upgraded bathrooms. Chopin Mon Ami Catering and Cakes is the in-house catering company. They can supply the catering, wedding cakes, upscale linens, china and glassware as well as servers and TABC Bartenders.		We are a full-service catering facility and prepare all of the food in our own kitchen. We can provide references for other professional service providers such as bands, DJs, florists and photographers. Owned and operated by Northwestern Michigan College.	On site kitchen and catering with a full time chef.	



City of La Porte-Owned
Water Frontage on
Galveston Bay. Approx.
7.4 Acres

Length of City-Owned
Water Frontage on
Galveston Bay is an
Estimated **800 feet**.



Northwestern Michigan College















© Northwestern Michigan College



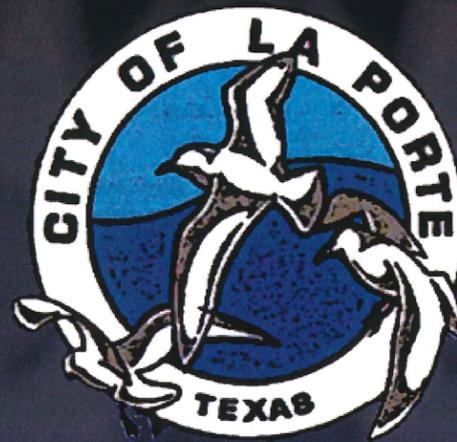






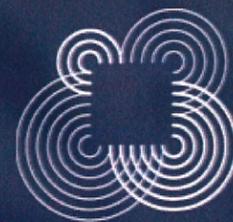


CITY OF LA PORTE
NEW COMMUNITY CENTER
PROGRAMMING



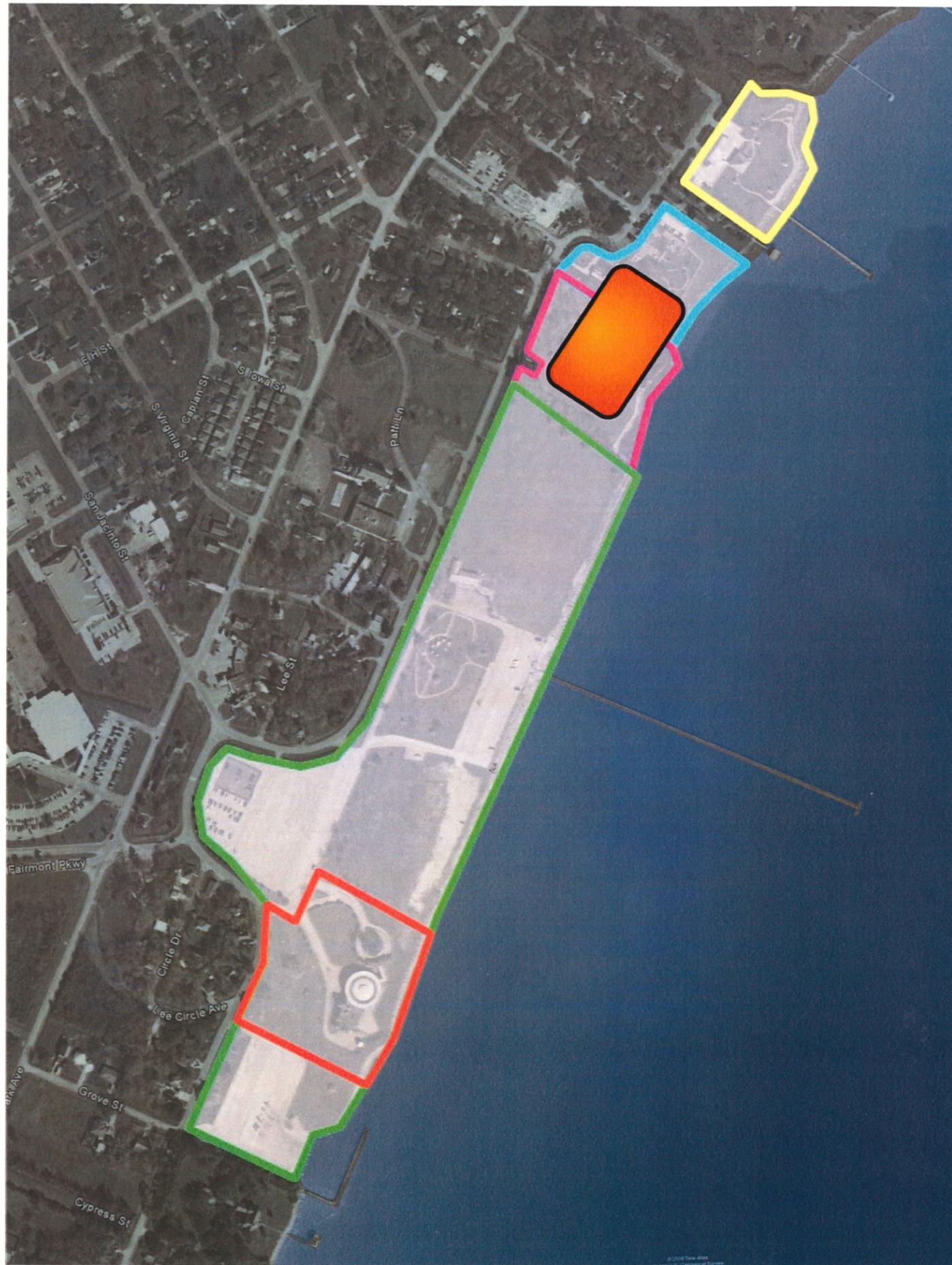
STAKEHOLDER & PUBLIC PRESENTATIONS

SEPTEMBER 23, 2009



CLARK CONDON
ASSOCIATES
LANDSCAPE ARCHITECTURE

MC
CM
ARCHITECTS



Site A

Klein's Retreat and Happy Harbour

Pros

- City property
- Out of FEMA VE zone
- Allow for future expansion of Sylvan Beach Park
- Returns lease land to County

Cons

- Away from center of the park
- Would have to provide separate parking
- Across from residential neighborhood

Program Elements

Consensus Program elements from Stakeholder and Public Input Meetings

● Ballroom

- Banquet seating
 - 650 (full room)
 - (2) 325 (room dividers)
- Assembly seating
 - 900 (full room)
 - (2) 450 (room dividers)

● Meeting Rooms

- Banquet seating
 - 200 (full room)
 - (2) 100 (room dividers)
- Assembly seating
 - 300 (full room)
 - (2) 150 (room dividers)

● Conference Rooms

- Assembly seating
 - (2) 30

● Prefunction space

- Lobby
- Public gathering space/gallery
- Display area/vendors

● Catering kitchen

- Sized to service banquets for 900
- Concession area – inside and outside service

● Outdoor activity space

- Programmable space for activities
- Public space when not rented

● Restrooms

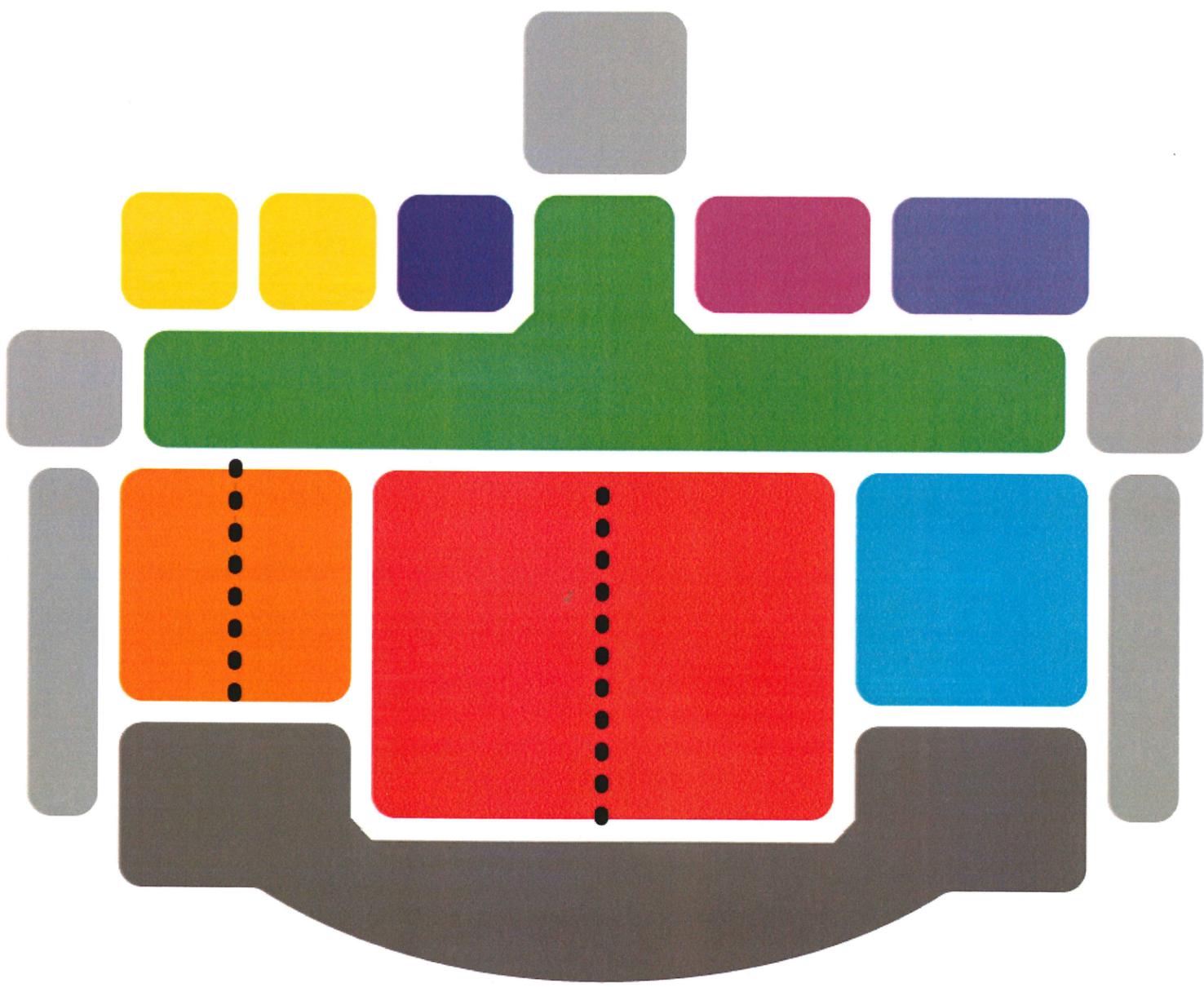
- Interior access
- Separate exterior public access

Other program mentions to consider

- Meetings for 1,200
- Banquets for 1,000
- Room for Sea Scouts
- Bay activities
- After-school programs
- Other?

Scheme One

All New Construction



-  BALLROOM
Banquet - 650 Assembly - 900
-  MEETING ROOMS
Banquet - 200 Assembly - 300
-  CONFERENCE ROOMS
Assembly - 30
-  PREFUNCTION SPACE
-  CATERING KITCHEN
Service for 900
-  ADMINISTRATIVE
-  RESTROOMS
-  STORAGE/MECHANICAL
-  OUTDOOR ACTIVITY SPACE
-  PORCHES / CANOPIES

Program elements accommodated:

● Ballroom

- Banquet seating
650 (full room)
(2) 325 (room dividers)
- Assembly seating
900 (full room)
(2) 450 (room dividers)

● Meeting Rooms

- Banquet seating
Xxx (full room)
(2) xxx (room dividers)
- Assembly seating
xxx (full room)
(2) xxx (room dividers)

● Conference Rooms

- Assembly seating
(2) 30

● Prefunction Space

- Lobby
- Public gathering space/gallery
- Display area/vendors

● Catering Kitchen

- Sized to service banquets for 900
- Concession area – inside and outside service

● Outdoor Activity Space

- Programmable space for activities
- Public space when not rented

● Restrooms

- Interior access
- Separate exterior public access

\$4,510,400

From: Debbie Westbeld [mailto:dwestbeld@deerparktx.org]
Sent: Monday, July 13, 2015 3:01 PM
To: Livingston, Scott
Subject: Deer Park civic center

Scott,

Attached is the handout that was shown to City Council last month by our architect. It shows 3 different options.

City Council likes Option #3 the best. That is the one I was telling you about. It's a 20,000 sf facility that would be built next to our existing Jimmy Burke Activity Center.

They are trying to figure out how to pay for it. They have not voted on anything....this is all just being discussed.

It's a 20,000 sf building that would cost \$3.5 million.

The 2 big conference rooms could be combined, forming an 11,000 sf room.

With no tables or chairs, that 11,000 sf room could fit over 1,000 people (they say to figure 10 sf of "cushioned personal space" per person if they are standing around socializing).

Also, here's a guide that I found, which shows the various ways a room can be set up and how many people it would hold:

Meeting Room Capacities

Meeting Room	Square Feet	Theater Style	Classroom Style	U-Shape	Conference Table	Table Groups	Social Room	# Poster Boards	Fireplace	Built-in Bar	Deck / Patio	Combo Sleep / Meet	ADA Access
Pineview	1,152	200	100	42	42	96	100	60	Yes	No	Yes	No	Yes
Iris	1,080	110	69	36	36	56	100	40	Yes	Yes	Yes	No	Yes
Cedar	1,080	110	65	36	36	64	100	40	No	Yes	Yes	No	Yes
Lakeview	943	90	54	30	36	56	54	50	No	Yes	Yes	No	Yes
Skyview	460	30	20	18	18	18	20	24	Yes	No	Yes	No	Yes
Library	504	40	30	20	24	30	30	30	No	No	No	No	Yes
Tavern	560	45	30	24	30	40	100	30	Yes	Yes	Yes	No	Yes
Alumni Room	713	50	42	24	30	48	40	30	No	No	Yes	No	Yes
Violet	660	45	24	24	30	24	30	24	Yes	No	Yes	No	Yes
Redwood	558	35	24	21	24	24	24	24	Yes	No	Yes	Yes	Yes
Jacaranda	434	30	18	18	22	20	20	20	Yes	No	Yes	Yes	Yes
Brookside	384	20	18	14	18	20	20	16	No	No	Yes	Yes	Yes
Briar Creek	620	30	24	21	24	20	40	16	Yes	Yes	Yes	Yes	No
Cedar '85	240	25	15	15	18	20	20	16	No	No	No	No	No

Hope this helps. I'll keep you posted.

Debbie



Debbie Westbeld

Economic Development Administrator

City of Deer Park

281-478-2042 (office)

281-628-5114 (cell)

dwestbeld@deerparktx.org

710 E. San Augustine, Deer Park, TX 77536



PROPOSED
RENOVATIONS AND OR ADDITIONS TO THE
JIMMY BURKE ACTIVITY CENTER AND VISITOR CENTER



Mike Porterfield

The City of Deer Park, Texas
SD Presentation | June 11, 2015





CITY COUNCIL MEMBERS	SD-03
INTRODUCTION AND PROJECT SUMMARY	SD-05
OPTION 1	SD-04 – SD-08
OPTION 2	SD-09 – SD-13
OPTION 3	SD-14 – SD-18



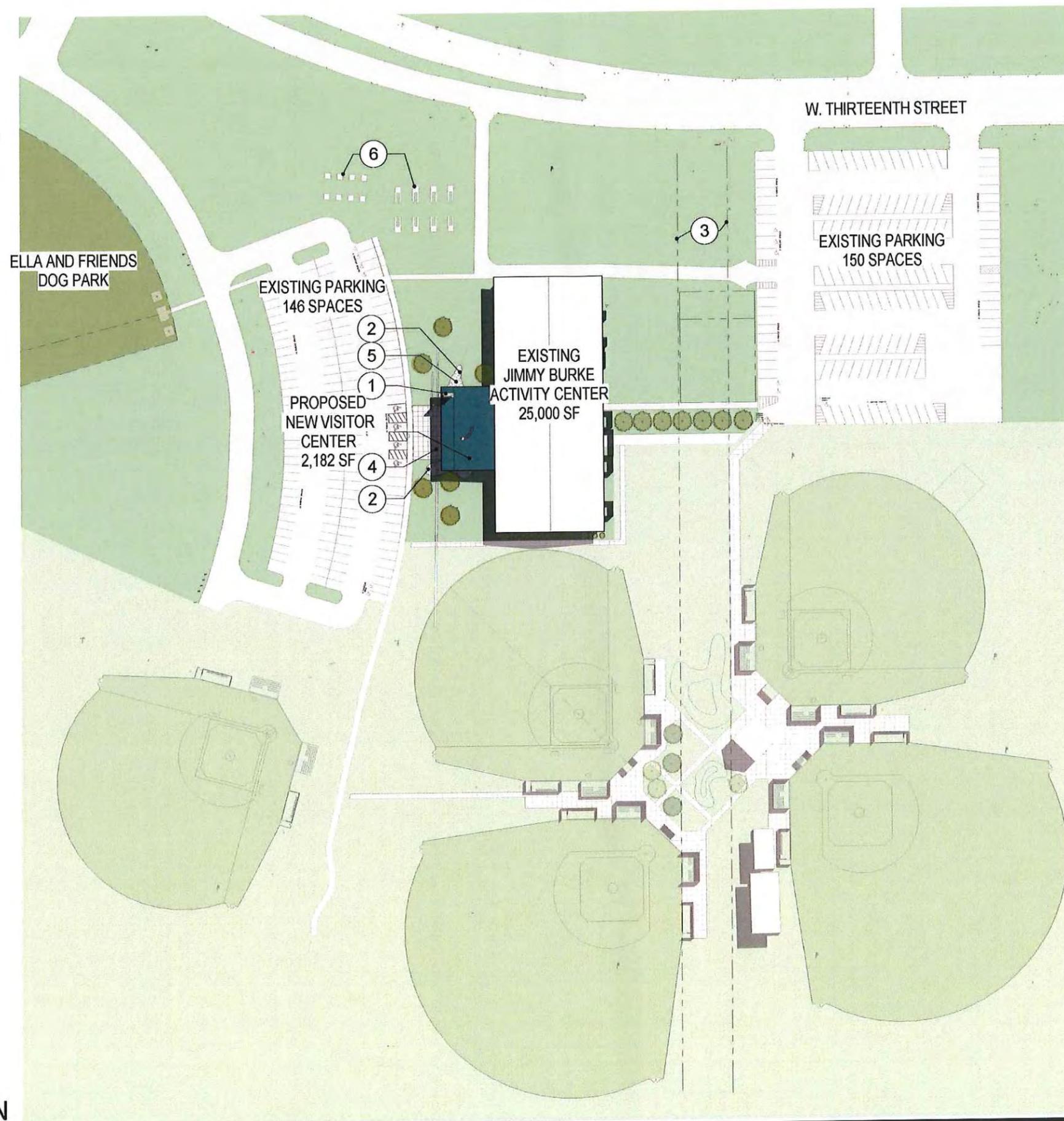


JERRY MOUTON JR.	MAYOR
SHERRY GARRISON	COUNCIL POSITION 1
THANE HARRISON	COUNCIL POSITION 2
TOMMY GINN	COUNCIL POSITION 3
BILL PATTERSON	COUNCIL POSITION 4
RON MARTIN	COUNCIL POSITION 5
RAE A. SINOR	COUNCIL POSITION 6

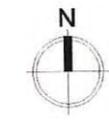


OPTION 1



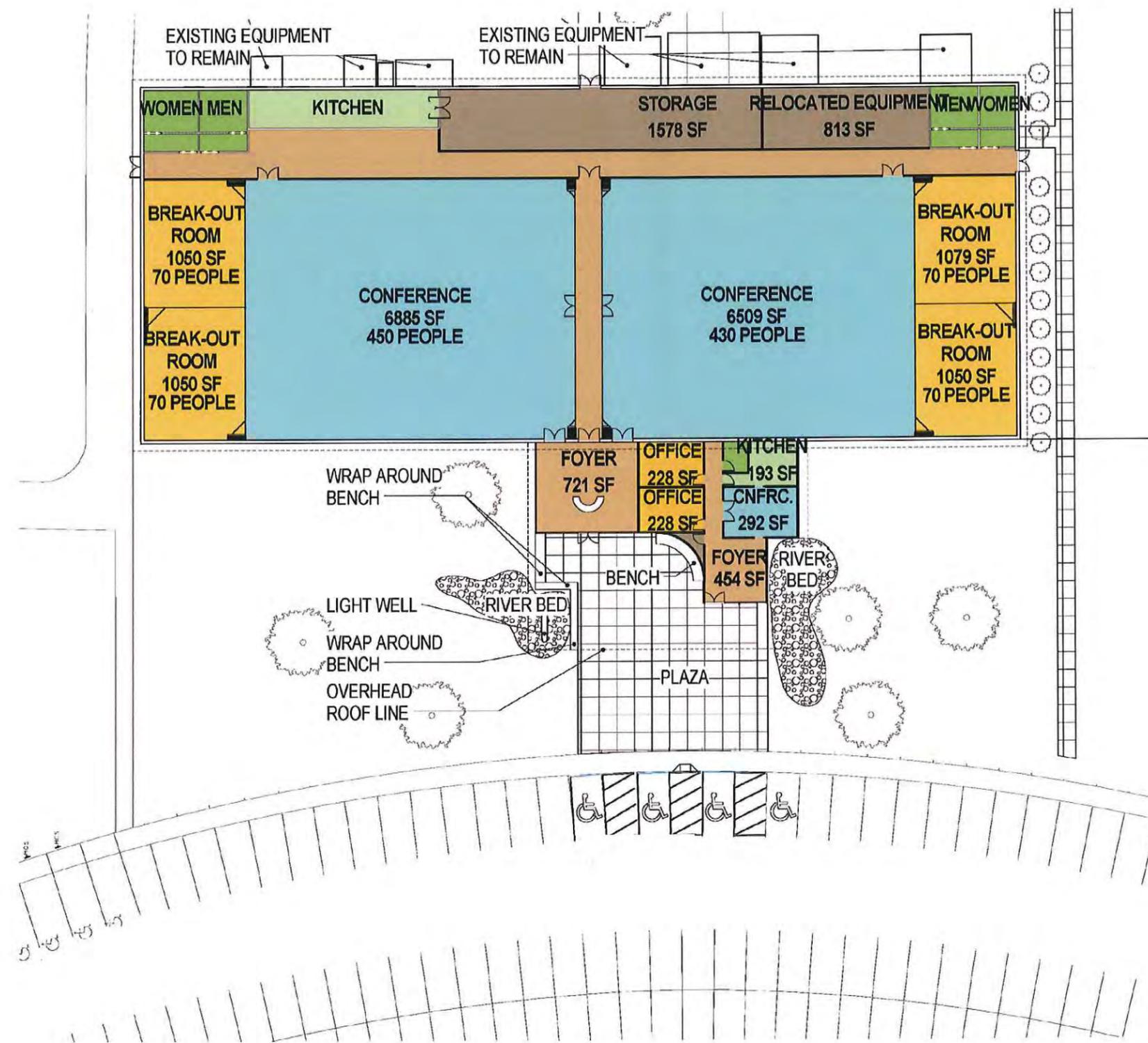


OPTION 1 | SITE PLAN



1" = 100'





- Department Legend**
- ADMIN
 - BREAK OUT ROOM
 - CONFERENCE
 - FOYER / CIRCULATION
 - KITCHEN
 - RESTROOMS
 - STORAGE

OPTION 1 | FLOORPLAN



1/32" = 1'-0"





OPTION 1 | PERSPECTIVE

N.T.S.



SD-08



PRELIMINARY COST ESTIMATE

Scope of work including a newly constructed Visitor Center and Renovations to the Jimmy Burke Activity Center:

VISITOR CENTER

2,182 SF at \$229/SF

Proposed Visitor Center Budget \$500,000

JIMMY BURKE ACTIVITY CENTER RENOVATIONS

25,000 SF at \$100/SF

Proposed Jimmy Burke Budget \$2,500,000

- Remove and replace existing roof
- Install brick ledge and veneer around building
- Add clearstory to allow light
- Relocate electrical in building and underground utilities
- Rework existing mechanical system
- Update structure for 120 mph windstorm rating
- Renovate existing restrooms to bring up to code
- Upgrade kitchen to bring into compliance
- Update existing wiring and ductwork
- Insulate existing exterior walls per new energy code

Contingency \$500,000

Jimmy Burke Proposed Budget \$3,000,000

Total for Option 1 **\$3,500,000**

PHASING PLAN

Phase I	-	Visitor Center	8 Months
Phase II	-	Jimmy Burke Activity Center	6 – 7 Months

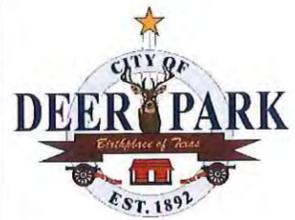
PRO'S AND CON'S

Pro's

- Close to existing parking
- Jimmy Burke Activity Center is renovated
- New filtered entrance to the Jimmy Burke
- Allows for multiple rentable spaces at one time, with the flexibility of being opened to one large space

Con's

- Out of budget
- MEP unknowns
- Structural unknowns
- Will be required to close down the Jimmy Burke during construction

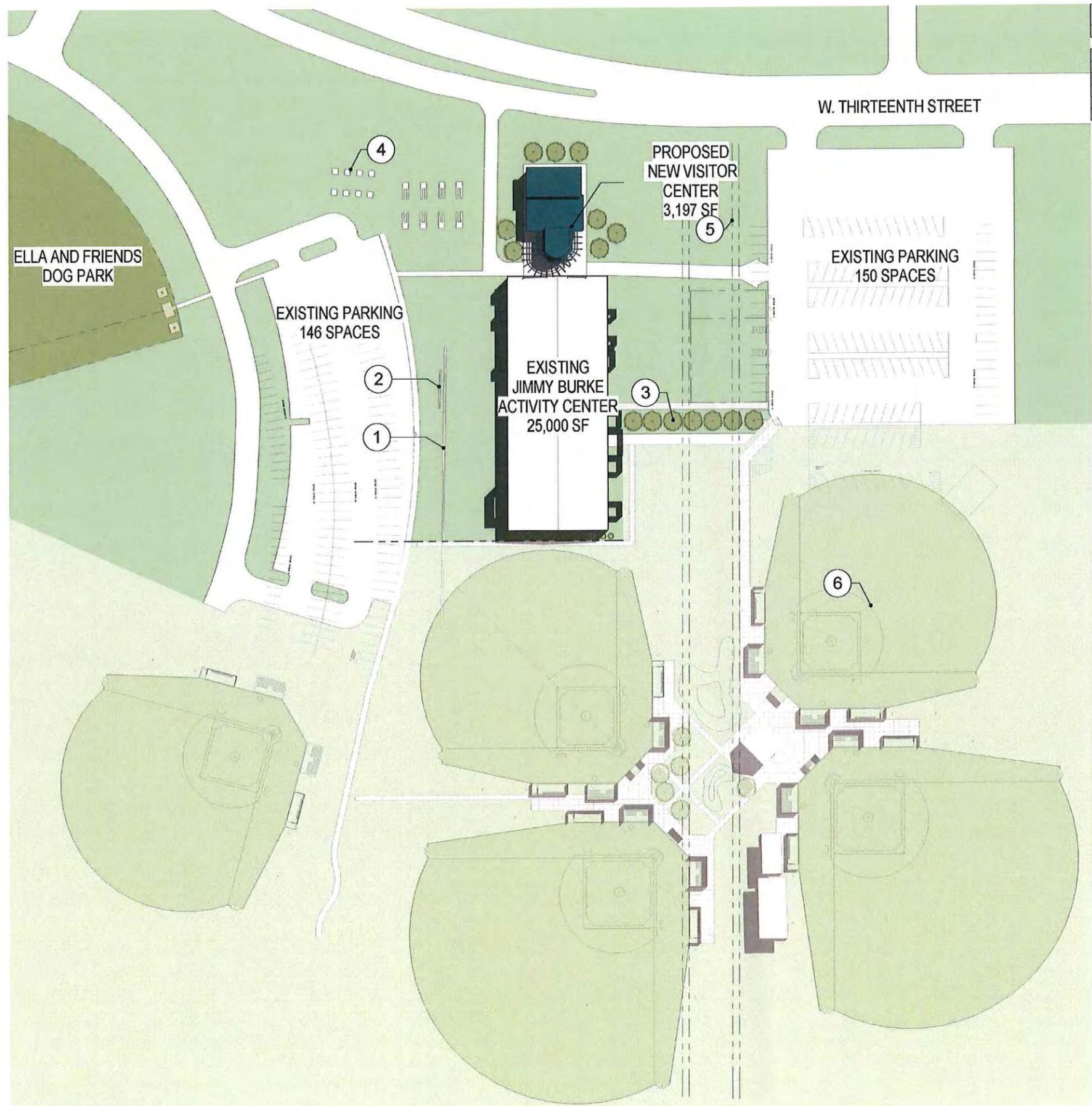


OPTION 2

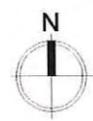




Keynote Legend	
Key Value	Keynote Text
1	18" RCP - STORM
2	POWER
3	LANDSCAPED PROMENADE
4	EXISTING CONCRETE PADS
5	50' EASEMENT
6	RENOVATED FIELDS

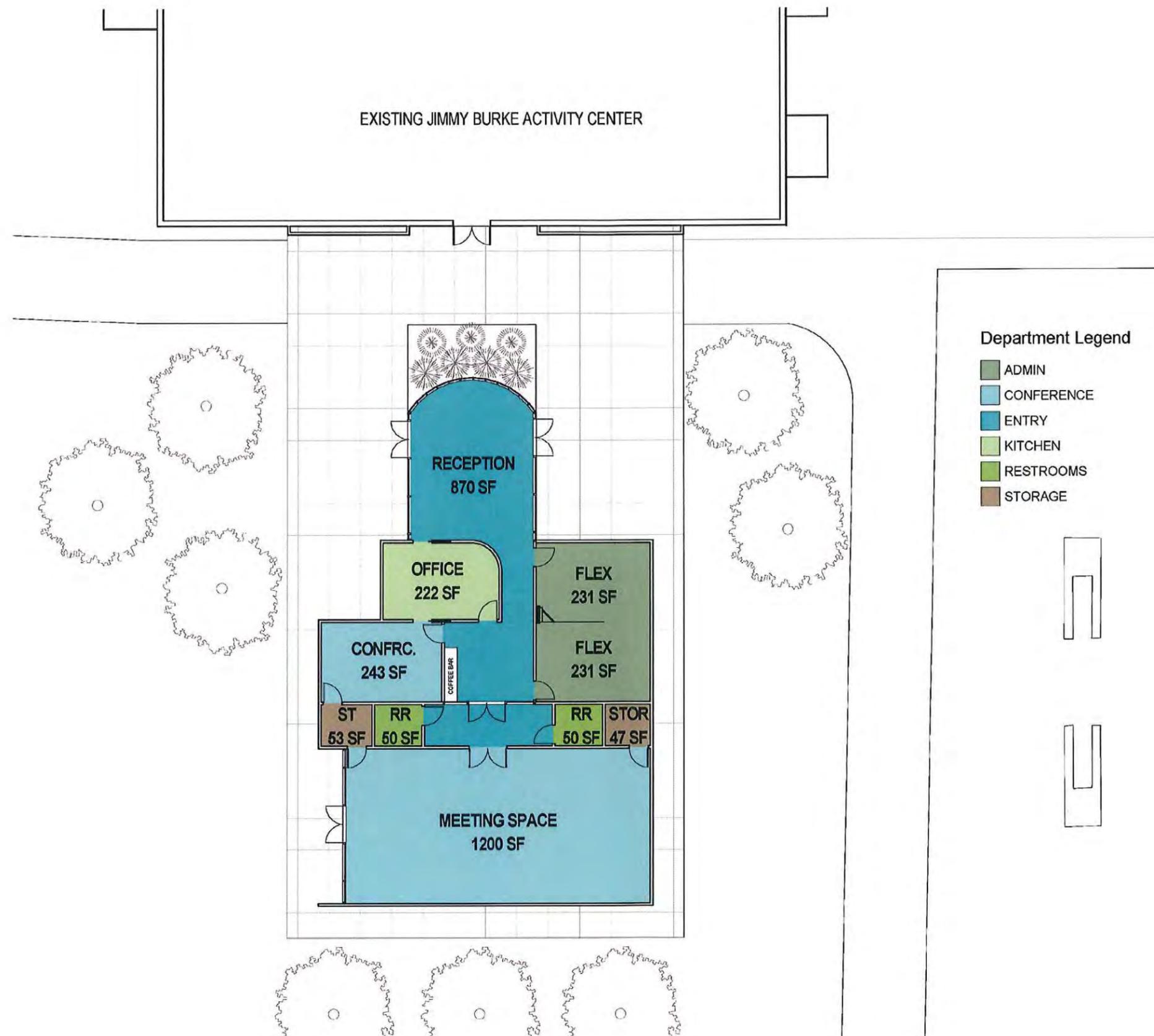


OPTION 2 | SITE PLAN



1" = 100'





EXISTING JIMMY BURKE ACTIVITY CENTER

Department Legend

- ADMIN
- CONFERENCE
- ENTRY
- KITCHEN
- RESTROOMS
- STORAGE



1/32" = 1'-0"



OPTION 2 | PERSPECTIVE

N.T.S.



PRELIMINARY COST ESTIMATE

PROPOSED BUDGET FOR OPTION 2

Scope of work including a newly constructed Visitor Center:

VISITOR CENTER

3,197 SF at \$156/SF

Proposed Visitor Center Budget \$500,000

Total for Option 2 **\$500,000**

(Budget does not include any renovations to the Existing Jimmy Burke Activity Center)

PROJECT DURATION— 8 MONTHS

PRO'S AND CON'S OF WEST ENTRANCE

Pro's

- Close to parking
- Provides access to building at midway point
- Closer to utilities

Con's

- Rework underground utilities
- Not new facade on 13th Street
- Will be required to close down part of the Jimmy Burke during Construction

PRO'S AND CON'S OF NORTH ENTRANCE

Pro's

- Does not disturb existing electrical
- New face on 13th Street
- Access to both parking lots

Con's

- Further away from existing utilities to tie into
- Will be required to close down part of the Jimmy Burke during Construction



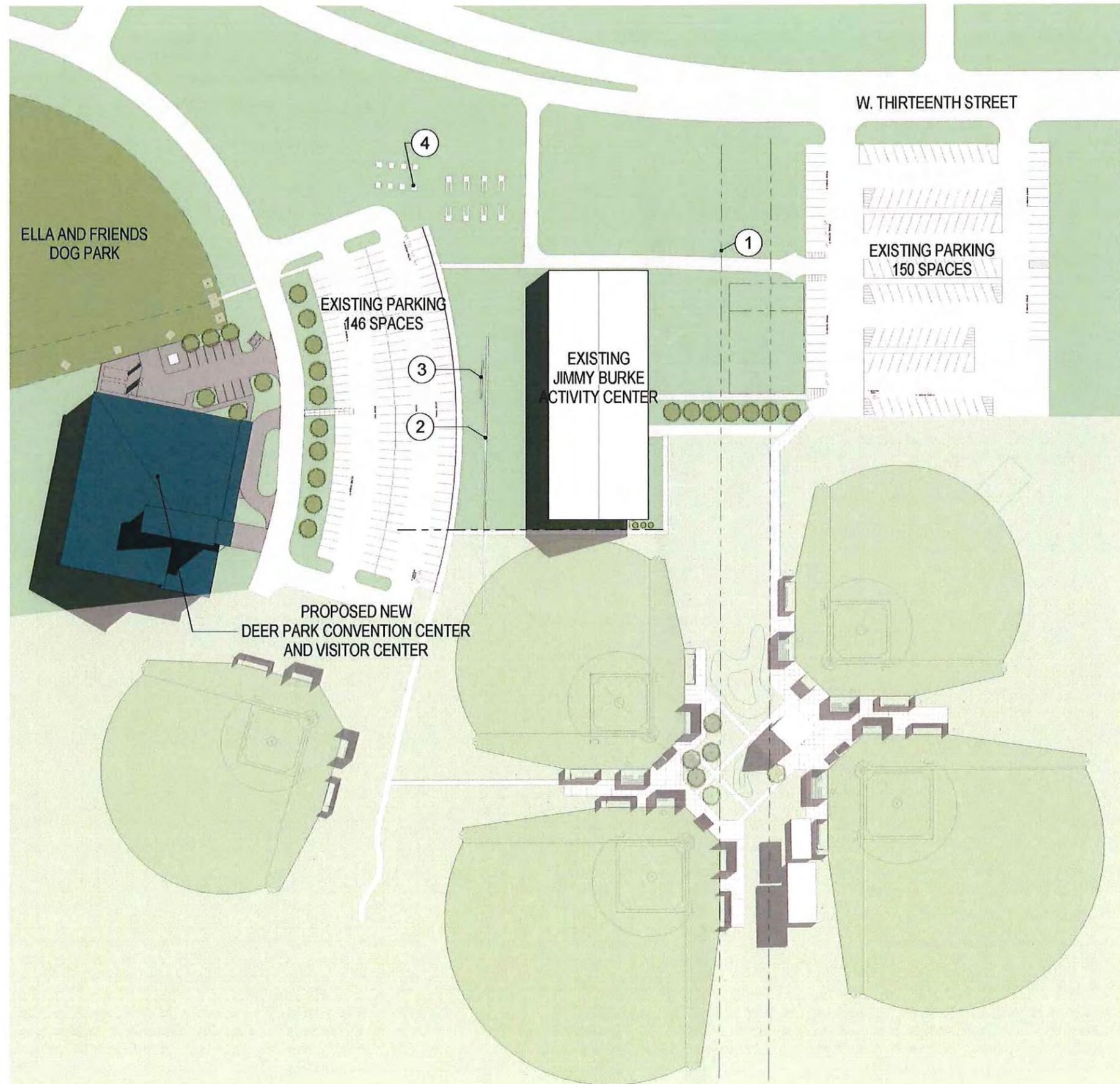
OPTION 3



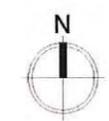
RANDALL-PORTERFIELD
ARCHITECTS, INC.



Keynote Legend	
Key Value	Keynote Text
1	50' EASEMENT
2	18" RCP - STORM
3	POWER
4	EXISTING CONCRETE PADS

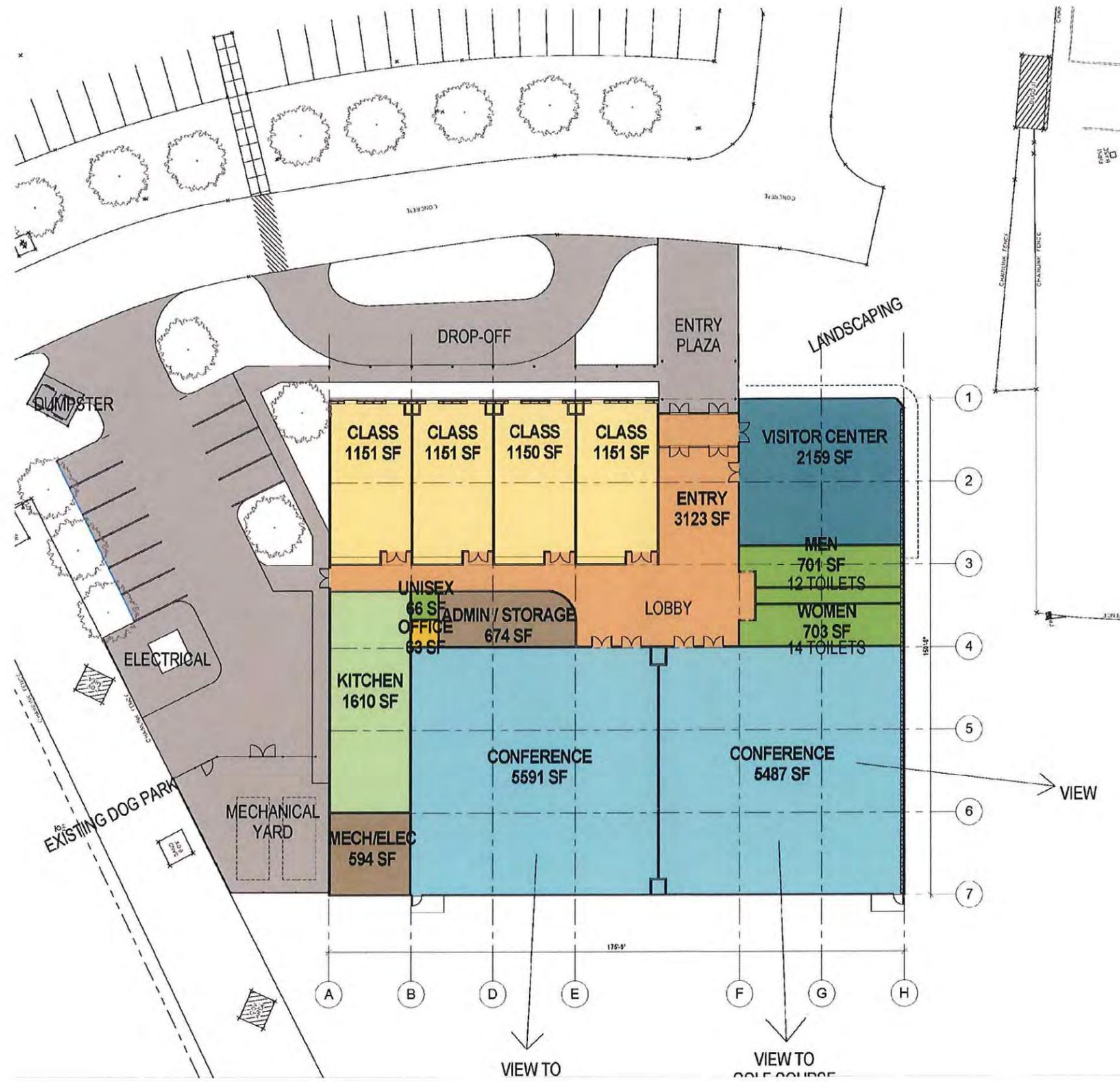


OPTION 3 | SITE PLAN



1" = 100'





- Department Legend**
- ADMIN
 - CLASSROOM
 - CONFERENCE
 - ENTRY
 - KITCHEN
 - RESTROOMS
 - STORAGE
 - VISITOR CENTER

OPTION 3 | FLOORPLAN

1/32" = 1'-0"





OPTION 3 | PERSPECTIVE

N.T.S.



SD-18



OPTION 3 | AERIAL VIEW

N.T.S.



SD-18



PRELIMINARY COST ESTIMATE

PROPOSED BUDGET FOR OPTION 3

Scope of work including a newly constructed 150' X 175' Convention Center with an included Visitors' Center, and partial demo of existing Jimmy Burke Activity Center and renovation into an Outdoor Open Air Pavilion.

CONVENTION CENTER

\$120/SF X 26,250SF	\$3,150,000
Partial Demo and Renovation of existing Jimmy Burke	
Concessions + Restrooms	\$200,000
Site Work	\$95,000
Total for Option 3	\$3,445,000

PROJECT DURATION – 12 MONTHS

PRO'S AND CON'S OF WEST ENTRANCE

Pro's

- New energy efficient facility
- Low on maintenance and operating cost
- Utilizes views and natural light
- Multiple rentable spaces
- Design a civic center instead of squeezing desired spaces into an existing structure
- Flexible teaching and learning spaces
- Opens the existing Jimmy Burke's south end for an outdoor covered pavilion to be used by renters, tournaments, city wide events
- New image for the city
- Increased revenue for the city by the increase of rentable spaces

Con's

- Not within the original scope of work
- FFE is not included

Hagerty Conf. Center

715 E Front St

West Bay Beach Holiday
Inn Resort Traverse City

Sunset Park

Bayshore Resort

Senior Center

Island View Cottages

Full Moon
Pizza Company

Signature Salon

Happy Hog Cafe

Taco Bell

Northwestern
Michigan College...

Plante Moran

KFC

Kingwood Community Center

4102 Rustic Woods Drive, 77345
(281) 348-2570



Kingwood Community Center Rental Rates

4102 Rustic Woods Drive, 77345

For reservations call (281) 348-2570

Damage Deposit - is refundable and is
equal to the total rental fee.

Updated September 2014

Facilities Available For Rent

Non-Profit Rate

Commercial Rate

Facilities Available For Rent	Non-Profit Rate			Commercial Rate			Clean-Up/Set-Up	
	Out by 7:00 pm For 1st - 3 hours	Out after 7:00 pm For 1st - 3 hours	Each Additional Hour	Out by 7:00 pm For 1st - 3 hours	Out after 7:00 pm For 1st - 3 hours	Each Additional Hour		
Auditorium-Full	\$362.95	\$379.00	\$90.74	\$725.91	\$741.96	\$181.48	Clean-Up/Set-Up	\$156.00
Auditorium-Half	\$181.47	\$197.52	\$25.92	\$362.95	\$379.00	\$51.85	Clean-Up/Set-Up	\$78.00
Commercial Kitchen	\$129.62	\$129.62	\$51.85	\$259.25	\$259.25	\$103.70		
Meeting Room 1 (Up to 30 persons)	\$42.82	\$58.87	\$10.70	\$85.64	\$101.69	\$16.05	Clean-Up/Set-Up	\$16.00
Meeting Room 1 (30+ persons)	\$58.87	\$74.93	\$16.05	\$101.69	\$117.75	\$21.40	Clean-Up/Set-Up	\$16.00
Meeting Room 2 (Up to 30 persons)	\$42.82	\$58.87	\$10.70	\$85.64	\$101.69	\$16.05	Clean-Up/Set-Up	\$16.00
Meeting Room 2 (30+ persons)	\$58.87	\$74.93	\$16.05	\$101.69	\$117.75	\$21.40	Clean-Up/Set-Up	\$16.00
Servery	\$25.93	\$25.93	N/A	\$25.93	\$25.93	N/A		



Eagle Energy Resources, LLC

153 S. Broadway Street



www.eagleenergy.us

Project Summary

Although Doug Shows was planning to enhance all four (4) sides of the building's exterior, he collected three (3) bids from general contractors to complete each of the five (5) primary projects on **only the west** (i.e. the front side facing S. Broadway) **and south** (i.e. the side facing East Street/San Jacinto Ave.) **sides** of the building: (a) "Stucco Work/Façade Repair", (b) "Painting", (c) "Doors", (d) "Canopy Work", and (e) "Exterior Lighting". The applicant also secured three (3) additional bids to install some ornamental "Texas Stars" on the building's exterior.

The general contractor which offered the lowest bid for the five (5) work projects was **CLS Builders, Inc.** in the amount of **\$48,257**. The lowest bid to manufacture and ship the "Texas Stars" was **Iron Designs and Signs** for **\$2,368.90**. The sum total of these two, lowest bids was **\$50,625.90**. Eagle Energy Resources, LLC completed each of the projects that the Board approved on 9 February 2015 for the total sum of **\$53,387.80**.

**ALAMO BUILDING
153 SOUTH BROADWAY, LA PORTE, TEXAS**



Reimbursement Request and Proof of Paid Invoices



Eagle Energy Resources, LLC
153 S. Broadway St.
La Porte, TX 77571

Phone: (281) 471-2288
Fax: (281) 471-2281

July 16, 2015

Mr. Scott D. Livingston
City of La Porte
Economic Development & Main Street
604 W. Fairmont Parkway
La Porte, TX 77571

Re: Reimbursement Request
Approved Projects
153 S. Broadway St.
La Porte, TX. 77571

Dear Mr. Livingston,

This letter is to notify you that all of the approved projects have been completed and we are requesting the amount of \$25,000 reimbursement. We have attached copies of the invoices for the approved projects, cancelled checks and before and after pictures of the enhancement project.

We hope that our finished building reflects the historic heritage and theme that the City of La Porte is seeking to preserve.

Sincerely,



Douglas W. Shows

CLS BUILDERS, INC.

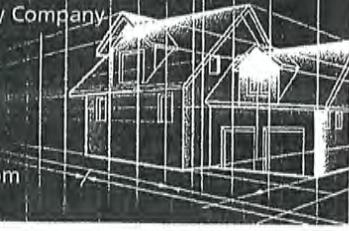
Custom Home & Remodels

Rob Scherer/Owner

Your Complete Turnkey Company

515 Pine Rd.
Clear Lake Shores
Tx. 77565

281-330-8343
clsbuildersinc@gmail.com
Insured



Date: 3-4-15

Invoice #:

CLIENT

Name: EAGLE ENERGY

Address: 153 SOUTH BROADWAY

City: LAPORTE State: TX Zip: _____

Phone: _____

Description	Unit Price	TOTAL
STUCCO AND STONE BID		21079. ⁰⁰
<u>DRAW 1 50%</u>		10539. ⁵⁰
BALANCE		10539. ⁵⁰

TOTAL	
Amount Received	
BALANCE DUE	

For Office Use Only

NAILHEAD SPUR COMPANY, INC.

701 Ford • Liano, Texas 78643

Richard Wendt Office: 325-247-2589 • Fax: 325-247-1619

nailhead@ctesc.net

www.nailheadspur.com

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE <u>2-27-15</u>	
NAME <u>Eagle Energy Resources LLC</u>					
ADDRESS <u>1909 Marulin Circle - suite #</u>					
CITY, STATE, ZIP <u>Seabrook TX 77586</u>					
PHONE # <u>281 474 3779 x306 Teri Moebel</u>					
P.O. #	CASH	TERMS <u>1/12</u>	CHARGE	ON ACCT.	PAID OUT
QUANTITY	DESCRIPTION		PRICE	AMOUNT	
1	1	36" 3-DSTAR w/4" ring		400	00
2	6	36" 3-DSTAR w/2" ring	225 ⁰⁰	1350	00
3	3	numerals 12" tall 153	30 ⁰⁰	90	00
4					
5		No lettering in above		1840	00
6		p/c all above deep bronze	tax	151	80
7					
8				1991	80
9		Need to attach to stucco/cinder			
10		block surface.			
11		Current shipping Frt.	589	00	
12		Will ship to when ready:			
13					
14		Eagle Energy Resources			
15		153 S. Broadway st-			
16		La Porte, TX 77571			
17					
18		TOTAL		2580	80
19		Thanks, <u>Teri Moebel</u>			
RECEIVED BY					

177.175

1/2
\$ 1290.40

WARNING: DO NOT ACCEPT THIS DOCUMENT UNLESS YOU CAN SEE A WATERMARK.



EAGLE ENERGY RESOURCES LLC
1909 MARVIN CIRCLE, SUITE A
SEABROOK, TX 77586

MAINLAND BANK
TEXAS CITY, TX 77557

DATE
03/27/15

CONTROL NUMBER

PAY One thousand two hundred ninety dollars and 40 cents

AMOUNT
\$*****1,290.40

TO THE
ORDER
OF

Nailhead Spur Company, Inc.
701 Ford
Llano, TX 78643

DO NOT WRITE STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

ENDORSE HERE
X
Nailhead Spur

THIS AREA IS RESERVED FOR FINANCIAL INSTITUTION USE ONLY. ANY SIGNATURES OR STAMPS IN THIS AREA WILL BE VOID. THE BANK ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE TO THE CHECK OR ITS PROCEEDS. THE BANK WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE CHECK OR ITS PROCEEDS. THE BANK WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE CHECK OR ITS PROCEEDS. THE BANK WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE CHECK OR ITS PROCEEDS.

Before Pictures



Main Properties
Real Estate INC
281-470-0655



WELCOME TO THE
COMMUNITY CENTER
1234567890

















After Pictures



153
153





153
153





















For additional information please contact:

Doug Shows

President & CEO

Eagle Energy Resources, LLC

1909 Marvin Circle, Suite A

Seabrook, Texas 77586

(281) 474-3379 x 302

Dshows@eagleenergy.us

Bidder Sheet Summary -- Eagle Energy Resources, LLC

153 S. Broadway; La Porte, Texas 77571

	<u>General Project Bid</u> ¹	<u>Texas Stars</u>	<u>Project Total</u>
Redfield Custom Building	\$66,176.00		
Rasa Construction Co., Inc.	\$58,650.00		
CLS Builders, Inc.	\$48,257.00		
Stars Over Texas		\$2,899.88	
Nailhead Spur Company		\$2,872.81	
Iron Designs and Signs		\$2,368.90	
LPDC's 50% Contribution:			\$25,312.95

Notes: ¹ "General Project Bid" includes five (5) primary projects: (1) "Stucco Work/Façade Repair", (2) "Painting", (3) "Doors", (4) "Canopy Work", and (5) "Exterior Lighting".



153 South Broadway Street

**La Porte Enhancement
Grant Application**

January 9, 2015

Eagle Energy Resources, LLC



Eagle Energy Resources, LLC
1909 Marvin Circle, Suite A
Seabrook, TX 77586

Phone: (281) 474-3379
Fax: (281) 474-7118

EAGLE

January 9, 2015

Mr. Scott D. Livingston
Economic Development Coordinator
City of La Porte
604 W. Fairmont Parkway
La Porte, TX 77571

Re: Enhancement Grant Application
153 South Broadway, La Porte, TX 77571

Dear Mr. Livingston,

Enclosed in our application for an Enhancement Grant for the location show above also known as the "Alamo Building" by locals in La Porte. Our hope is to restore this building to reflect the historical value of the area and keep with the theme of "The Alamo". We plan to finish the building to reflect the Spanish style which includes the Spanish style doors, hardware, stucco and trim.

The application is for the West Side (Front) of the building on South Broadway facing the Five Points Park and the South Side of the building (Facing Avenue A) as previously discussed with you in our meeting.

Doug Shows will be presenting the application formerly to the 4B Review Board on February 9, 2015. Please let us know as soon as possible if this date changes.

Thank you for your assistance in getting this package together and we look forward to our relocation to La Porte.

Sincerely,

Teri Goebel
Manager

La Porte Enhancement Grant Application

Please print clearly. Please submit a completed application to:

Scott D. Livingston
Economic Development Coordinator
City of La Porte
604 W. Fairmont Pkwy
La Porte, TX 77571

APPLICANT INFORMATION:

APPLICATION DATE: 1/9/2015

DOUG SHOWS
Applicant Name

EAGLE ENERGY RESOURCES, LLC
Business Name

153 S BROADWAY, LA PORTE, TX. 77571
Physical Business Address

Business Owner (if different from applicant)
1909 MARVIN CIRCLE, SUITE A, SEABROOK, TX 77586
Mailing Address

281-474-3379 x 302 Dshows@eagleenergy.us
Contact Phone Email Address

TYPE OF WORK (check all that apply):

- Façade Rehabilitation/Enhancement Awnings/Signage
 Beautification Other (describe): _____

DETAILS OF PLANNED IMPROVEMENTS (attach additional pages if necessary):

THE SUBJECT BUILDING IS A CINDER BLOCK BUILDING WITH A STUCCO EXTERIOR THAT WAS BUILT IN THE LATE 1940'S. THE EXTERIOR OF THE BUILDING THAT IS TO BE UPGRADED AND REPAIRED FOR THE GRANT APPLICATION PROCESS IS THE WEST SIDE (FRONT OF BUILDING) AND THE SOUTH SIDE (SIDE OF BUILDING FACING AVENUE A).

- STUCCO: THE EXTERIOR WALLS ARE TO BE CLEANED, REPAIRED OR REPLACED. THE WINDOW TRIM ON THESE WALLS IS A STYROFOAM PRODUCT KNOWN AS EFFIS. THE WINDOW TRIM IS TO BE REMOVED AND

(CONTINUE ON ATTACHED SHEET)

Continued Details of Planned Improvements:

REPLACED WITH STUCCO TRIM. THE CURRENT STUCCO IS WHITE, BUT THE NEW STUCCO IS TO BE A LIGHT BROWN CALLED OYSTER W-B-270 BEHR PAINT AND THE TRIM IS TO BE BLANKET BROWN 7605-5 BEHR PAINT. A STONE VENEER ACCENT IS TO BE ADDED TO THE BOTTOM 3 FEET. THE STONE PRODUCT IS SOUTHERN CREAM COBBLESTONE #104 CAPPED BY A BULLNOSE SILL TRANSITION AUSTIN #1102A. THE MANUFACTURER IS COLORSTONEMFG.COM.

- DOORS: THERE ARE 4 EXTERIOR DOORS ON THE WEST WALL. THESE DOORS ARE BLANK STEEL DOORS TO BE REPLACED WITH PANELED MAHOGHANY DOORS WITH MAHOGHANY JAMBS, HANDICAPPED SILLS AND STAINLESS STEEL HINGES. THIS WILL INCLUDE TRIM AROUND THE DOORS WHICH WILL BE MAHOGHANY AND LOCKSETS FOR ALL DOORS.
- CANOPY: THERE IS A CANOPY RUNNING THE FULL LENGTH OF THE WEST WALL. THE UNDERSIDE OF THE CANOPY IS TO BE COVERED WITH A VINYL SOFFIT MATERIAL TO RESEMBLE WOOD IN A COLOR MATCHING THE EXTERIOR MAHOGHANY DOORS. THE CANOPY RODS WILL BE PAINTED TO MATCH THE EXTERIOR PAINT OYSTER W-B-720 BEHR PAINT NOTED ABOVE.
- EXTERIOR LIGHTING: EXTERIOR LIGHTS WILL BE MOUNTED ON EITHER SIDE OF THE MAIN ENTRANCE DOORS AND ON THE NORTH AND SOUTH CORNERS OF THE WEST WALL AND THE SOUTHEAST CORNER OF THE SOUTH WALL.
- TEXAS STARS PLACED ON STUCCO PER SITE DRAWINGS.

BUSINESS. BY THE DAY.

Please list the name of each Contractor and/or Project Architect and the Total Amount of each bid. Please, also, attach the original proposals and work estimates:

CONTRACTOR/PROJECT ARCHITECT	TOTAL AMOUNT
1. REDFIELD CUSTOM BUILDING	\$ 66,176.00
2. RASA CONSTRUCTION CO. INC.	\$ 58,650.00
3. CLS BUILDERS, INC.	\$ 48,257.00
4.	\$
5.	\$

BUDGET DETAIL

PROJECT EXPENDITURES	FUNDS REQUESTED	FUNDS APPLIED	TOTAL
Façade Rehab	\$	\$	\$
Awnings/Signage	\$	\$	\$
Beautification	\$	\$	\$
Other (list):	\$	\$	\$
Other (list):	\$	\$	\$
TOTALS	\$	\$	\$

Total estimated cost of proposed project: \$ _____

Amount requested (up to 50% of total cost, \$2,500 to \$25,000): \$ _____

Please attach color samples, model numbers (for windows, doors, etc.), photos, scale drawing, and other illustrations of work to be completed. Please include as much detail as possible.

Your signature on this application certifies that you understand and agree with the following statements:
 I have met with the EGEC and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project OR I have disclosed all pertinent insurance information.

I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds. If I am awarded a reimbursement grant for façade, awning, signage, beautification, or other approved work, alterations should not be made within five (5) years from construction; otherwise I may be required to reimburse the La Porte Development Corporation immediately for the full amount of the grant.



 APPLICANT SIGNATURE

1/8/2015

 DATE

WESTSIDE



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

SHOW STUDIO

3222 Cloverdale Rd
Montgomery, AL 36106
334.690.0635
mshowe@gmail.com



AN OFFICE RENOVATION FOR
EAGLE ENERGY
INDUSTRIAL
East A Street | La Porte, TX

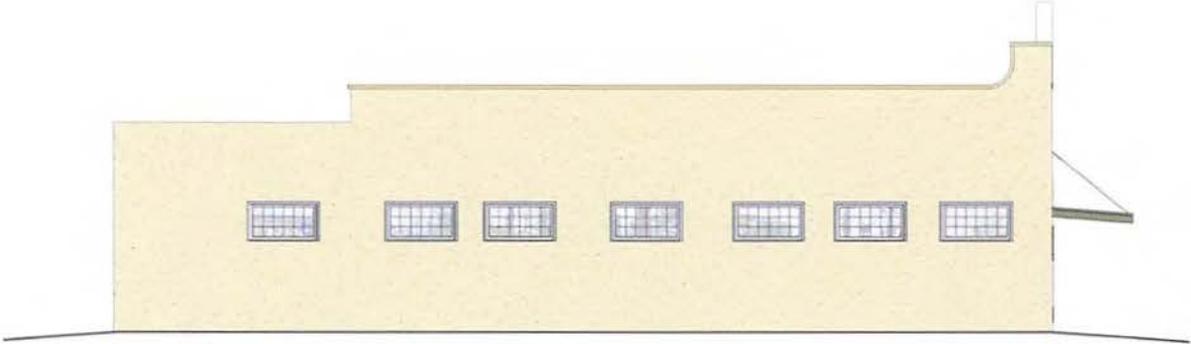
ISSUE DATE:
11/29/14

PROJECT:
EXTERIOR
ELEVATIONS

NO. 1:
A501

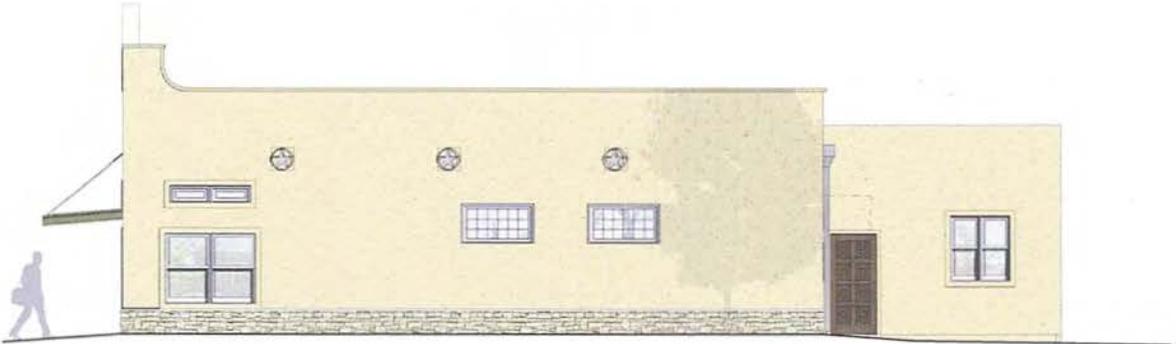
**SHOW
STUDIO**

3222 Cloverdale Rd
Montgomery, AL 36106
334 590 0635
mshowstudio@gmail.com



1 SIDE ELEVATION
1/8" = 1'-0"

SOUTHSIDE



2 SIDE ELEVATION
1/8" = 1'-0"



AN OFFICE RENOVATION FOR
EAGLE ENERGY
PROJECT # 14
East 4 Street, Lubbock, TX

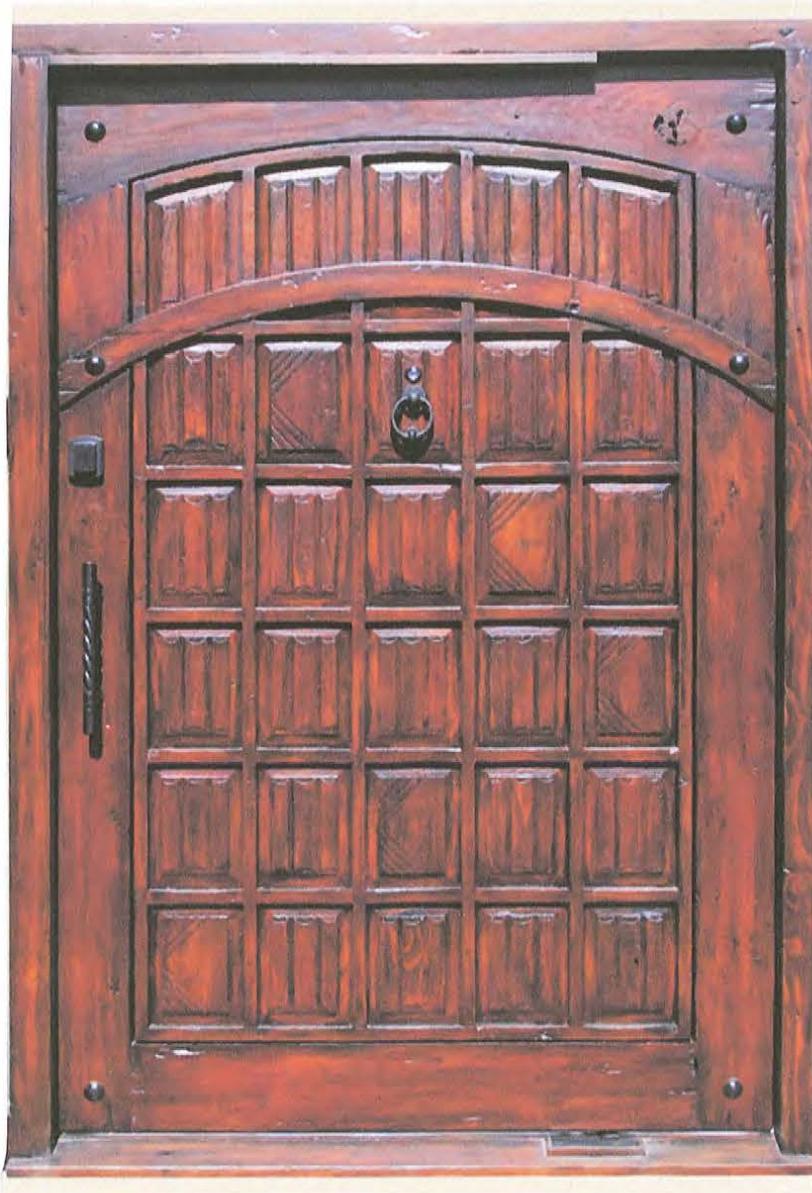
DATE PREPARED:
11/29/14

PROJECT NAME:
EXTERIOR
ELEVATIONS

NO. IN
A502

FOUR EXTERIOR PRE-HUNG MAHOGANY DOORS/JAMBS

CUSTOM SAMPLE



25279885 MODEL #

BUILDERS FIRSTSOURCE FORMERLY SLOAN LUMBER

EXTERIOR STUCCO COLOR

The screenshot shows a web browser window displaying the BEHR website. The address bar shows the URL <http://www.behr.com/consumer/ColorDetailView/Oyster-W-B-720>. The page title is "Oyster W-B-720". The navigation menu includes "Customer Service", "Store Locator", "Search", "Colors", "Inspiration", "Products", "How-To", and "Buy Online". The BEHR logo is prominently displayed. Below the navigation, there are social media icons for Facebook, Twitter, and YouTube. The main content area features a large image of a room with the color previewed on the wall. Below the image, there are buttons for "Buy Paint", "Save to My BEHR", and "Email". There are also links for "Color Palettes", "Similar Colors", and "Find a Store". The page is viewed at 100% zoom.

EXTERIOR TRIM

The screenshot shows a web browser window displaying the BEHR website. The address bar shows the URL <http://www.behr.com/content/ColorDetailView/760B-5>. The page title is "Blanket Brown 760B-5". The navigation menu includes "Consumer", "Professional", "Customer Service", "Store Locator", "Search", "Colors", "Inspiration", "Products", "How-To", "Buy Online", and "myBEHR". The main content area features the product name "Blanket Brown 760B-5" and a large image of a room with the paint color applied to the walls. Below the image are buttons for "Buy Paint", "Save to My BEHR", and "Email". There are also sections for "Color Palettes", "Similar Colors", and "Find a Store".

Consumer Professional

Customer Service | Store Locator | Search

BEHR Colors Inspiration Products How-To Buy Online myBEHR

Consumer > Paint & stain colors > BEHR® Paint Colors

Blanket Brown 760B-5

Buy Paint Save to My BEHR Email

Preview Color in a Room

Color Palettes Similar Colors Find a Store

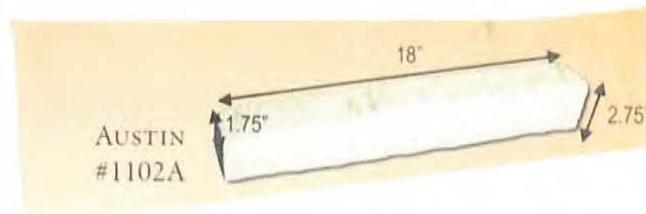
Enter your zip/postal code to find the nearest Home Depot

100%

**STONE VENEER TRIM LOWER 3' WEST & SOUTH WALLS
SOUTHERN CREAM COBBLESTONE #104**



ACCENT CAP AUSTIN #1102A



Iron Designs and Signs



[Home](#) [Personalized Texas 3D Stars, Rustic Star, Barn Star - Great Gifts!](#) >

[Photo Album](#) **Huge 5 ft. diameter 3d star Personalized**

[Bargain of the Month](#)

[Custom Texas Barn Stars](#)

[Metal Art Signs](#)

[Ranch Signs and Gates](#)

[Branding Irons](#)

[Metal Art Home Garden](#)

[Customer Feedback](#)

[WaveWalk Kayaks](#)

Huge 5 ft. diameter 3d star Personalized



[View Images](#)

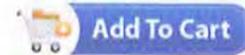
Price: \$455.00
Availability: Local pick up only. No free shipping. Custom order

3D Star on a 60" (5ft.) Flat Ring personalized with name. 3d star made with 14 ga steel. The 4" wide flat ring really adds a great accent to the star. The flat outer ring can be personalized on the top and/or bottom with your name, ranch, brand or business. Looks great on gates, fences, barns, or inside the house! These are not the flimsy tin stars made in Mexico or Sheetmetal shop. The seams on the back side are fully welded and there is a rod for hanging. These are handmade in our shop. This star is so large that we have local pickup only. Sorry but there is no free shipping on this item. **Local pickup only.** When you check out of our secure Shopping Cart with PayPal, you will be prompted to leave a message. This is where you should leave the name or custom wording that you would like on this item. Call or email to discuss your custom order.

[View Cart \(0\)](#) | [Checkout](#)

Please type your custom lettering and whether you want it on the top or bottom of the ring.

You have 1000 characters left.



Most items are made and shipped in about a week!

Made in Texas!

FRONT OF BUILDING

X 1

Iron Designs and Signs



[Home](#) [Personalized Texas 3D Stars, Rustic Star, Barn Star - Great Gifts!](#) >

[Photo Album](#)

Custom 36" Double Ring 3D Star Personalized

[View Cart \(0\)](#) | [Checkout](#)

[Bargain of the Month](#)

Price: **\$275.00**

[Custom Texas Barn Stars](#)



Please type your text here and any special instructions for placement.

[Metal Art Signs](#)

[View Images](#)

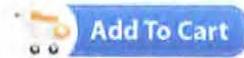
[Ranch Signs and Gates](#)

You have 1000 characters left.

[Branding Irons](#)

Custom 3D Texas Star with Double Rings. Personalized with your text. Rustic Finish. Free shipping in US lower 48 states.

[Metal Art Home Garden](#)



[Customer Feedback](#)



[WaveWalk Kayaks](#)

Most items are made and shipped in about a week!

Made in Texas!

SOUTH SIDE OF BUILDING

X 3

REDFIELD CUSTOM BUILDING

5007 WEST BAYSHORE DRIVE

BACLIFF, TEXAS 77518

713-898-2763

PROPOSAL

January 8, 2015

To: Jack Fryday
Project Manager
Remodel
153 South Broadway
La Porte, Texas

For the Sum of SIXTY SIX THOUSAND ONE HUNDRED SEVENTY SIX DOLLARS AND 00/100, (\$66,176.00) the Undersigned proposes to furnish all labor and material as required to perform all Work in accordance with the following:

A. CARPENTRY:

1. Remove and replace Facia west and south sides,
2. Furnish and install 4'X8'X5/8" plywood soffit @ canopy to receive vinyl,
3. Install 4 pre-hung (Owner Furnished) door units with hardware,
4. Owner furnished door units cost allowance \$14,000.00 included.

B. Vinyl:

1. Canopy Soffit West Wall

C. STUCCO:

1. Remove existing soffit band and window trim (EIFS),
2. Furnish and install new band and window trim,
3. Furnish and install 2.5 Galvanized Lath,
4. Furnish and install 3/4" conventional hard coat stucco (color per bid specs),
5. Furnish and install bid specified stone with cap.

D. PAINTING:

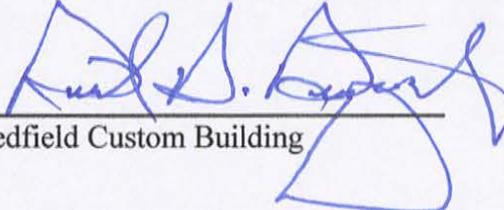
1. Stain/Paint 4 new door units

E. MISCELLANEOUS:

1. **Permit: Owner furnished**
2. **Insurance:**
 - a. Builder shall carry General Liability and Builders Risk Insurance.

The undersigned Owner has reviewed the attached Estimate of Costs and hereby authorizes the undersigned Contractor to begin Work. **Progress Payments due and payable weekly - balance upon completion of the Work.**

All Work will be performed in a Good and Workmanlike Manner in accordance with Standard Practices for such Work.



Redfield Custom Building

January 8, 2015

Accepted: Jack Fryday

Date

RASA CONSTRUCTION CO. INC

**11119 Sageheather Dr.
Houston, TX. 77089**

Date: January 8, 2015

Subject: 153 S. Broadway La Porte, Tx.

Stucco: The exterior wall are to have the stucco cleaned, repaired, or replaced.
The window trim is to be removed and replaced with stucco trim.

The new stucco color is to be a light brown.

Also a stone accent is to be added to the bottom up 3 feet.

The stone product is Southern Cream cobblestone #104 capped by a bullnose sill transition

Austin #1102A.

\$ 25,500.00

Doors: There are 4 doors on the west wall. These doors are to be replaced with paneled Mahogany

jambs, handicapped sills and stainless steel hinges. Installation and hardware.

\$28,200.00

Canopy: The underside of the canopy is to be covered with a vinyl soffit material

\$4,950.00

Kind Regards,

Rodolfo Jiménez
General Contractor

RASA CONSTRUCTION CO INC

713 875 1689 cell

281 922 1820 fax

jim1985rasa@yahoo.com

CLS BUILDERS, INC.

515 Pine Rd. Clear Lake Shores Texas 77565

281.330.8343

TO: Eagle Energy Resources, LLC

DATE: December 23, 2014

153 South Broadway

LA Porte, TX 77539

CLS Builders, Inc. would like to thank you for considering us for your upcoming construction needs. The following is a quote for stucco and stone veneer, installation of 4 exterior doors, and the installation of vinyl soffit at the front canopy to the building located at 153 South Broadway in La Porte, TX. No permit fees or windstorm fees are included in this quote. Certificate of insurance is available upon request.

SCOPE OF WORK:

West and south elevations – Removal of effis trim at all windows and doors and replacing the trim with real stucco. Cover the wall shelf. Repair the bottom area of west wall elevation and install weep screed at west wall. Install 2.5 metal lath on west and south elevations. Apply base coat and acrylic texture to west and south walls. Install stone veneer to lower 3 feet of west and south walls. Stone veneer to be Southern Cream Cobblestone, #104. Accent cap to be Austin, #1102A. Details made of stucco and bid includes stone and labor.

All stucco construction debris to be left at jobsite at a designated area.

Install framing for vinyl soffit at canopy at west wall.

Install vinyl soffit (triple 4" panel) and Hardie fascia at canopy of west wall. Vinyl to run parallel to exterior wall. Paint Hardie fascia to owner's colors specifications.

Supply and install 4 exterior pre-hung mahogany doors/jambs, with stainless butts and handicapped sills. No interior trim is included in this quote. Locksets are by owner.

CLS Builders, Inc. is pleased to provide all material and labor for the above specified construction for a sum of,

West and south walls - \$21,079.00

Pre-hung mahogany doors (total 4), and fascia/vinyl soffit at canopy of west wall - \$27,178.00

CLS BUILDERS, INC.

515 Pine Rd. Clear Lake Shores Texas 77565

281.330.8343

All work to be completed in a timely workmanlike manner in accordance to standard building practices. All work carries a 1 yr. warranty free from defects beginning at time of completion. Any alteration from the above specified construction resulting in increased costs will be executed upon written/verbal orders and will become an additional charge above this quote.

TERMS:

50% due at time of scaffold and lath, 35% due at completion of exterior door and soffit installs, with remainder due at time of completion.

I would like to thank you again for the opportunity to enhance your office, and hope you choose CLS Builders, Inc. as your builder.

Thanks,

Rob Scherer

CLS Builders, Inc.

AGREED TO: _____

DATE: ____/____/2014

STAR QUOTE FULL ENHANCEMENT GRANT

STAR QUOTES:	VENDOR	DESCRIPTION	QUANTITY	AMOUNT	SUBTOTAL	TAX RATE	TAX	SHIPPING	TOTAL COST
QUOTE 1	Nailhead Spur Company	55" 3D Star w/ 4" outer ring with lettering	1	\$ 650.00	\$ 650.00	8.25%	\$ 53.63		
	Located in Llano Texas	36" 3D Star w/ 4" outer ring with lettering	3	\$ 425.00	\$ 1,275.00	8.25%	\$ 105.19		
	268 miles away				\$ 1,925.00		\$ 158.81	\$ 789.00	<u>\$ 2,872.81</u>
								local pick up only in Weatherford TX - I added Estimate for having picked up and shipped I do not know weight etc...	
QUOTE 2	Iron Designs and Signs	5' 3D Star personalized	1	\$ 455.00	\$ 455.00	6.75%	\$ 30.71		
	Located in between Weatherford & Millsap TX	Extra charge for rustoleam primer and black paint	1	\$ 50.00	\$ 50.00	6.75%	\$ 3.38		
	*Standard Finish rust patina - did not want black paint!!! Only good for quote purposes	36" Double Ring 3D Star Personalized	3	\$ 275.00	\$ 825.00	6.75%	\$ 55.69		
	319 miles away	Extra charge for rustoleam primer and black paint	3	\$ 50.00	\$ 150.00	6.75%	\$ 10.13		
					\$ 1,480.00		\$ 99.90	\$ 789.00	<u>\$ 2,368.90</u>
								local pick up only in Crawford TX - I added Estimate for having picked up and shipped I do not know weight etc...	
QUOTE 3	Stars Over Texas	5' 3D Texas Star Dark Bronze double ring with verbage	1	\$ 675.00	\$ 675.00				
	Located in Crawford, Texas	36" 3D Texas Star Dark Bronze double ring with verbage	3	\$ 425.00	\$ 1,275.00				
	Recommended picking up no quote for shipping				\$ 1,950.00		\$ 160.88	\$ 789.00	<u>\$ 2,899.88</u>
	235 miles away								



Livingston, Scott

From: Teri Goebel <tgoebel@eagleenergy.us>
ent: Monday, January 19, 2015 8:42 AM
To: Livingston, Scott
Cc: cfrohling@eagleenergy.us; Doug Shows; Jack Fryday
Subject: Star Quotes
Attachments: Star Quote Cover sheet.pdf; Star Quote #1.pdf; Star Quote #2.pdf; Star Quote #3.pdf

Scott,
Please see the attached star quotes as you requested to add to our Enhancement Grant application.

Teri Goebel
Manager
Eagle Energy Resources, LLC
PH 281-474-3379 x306
FAX 281-474-7118

QUOTE #1

Teri Goebel

From: Nailhead Spur Company <nailhead@ctesc.net>
Sent: Wednesday, January 14, 2015 4:57 PM
To: 'Teri Goebel'
Subject: RE: 3D Star Quotes

Follow Up Flag: Follow up
Flag Status: Completed

I did not include. As was not sure if was applicable.
If to be tax exempt, we would need a tax exempt form to file.
Otherwise, would be 8.25% tax calculated at end figure.
Madelyn

From: Teri Goebel [<mailto:tgoebel@eagleenergy.us>]
Sent: Wednesday, January 14, 2015 4:03 PM
To: nailhead@ctesc.net
Subject: RE: 3D Star Quotes

Madelyn,
Was there sales tax to be calculated on this?

Teri Goebel
Manager
Eagle Energy Development Company
PH 281-474-3379 x306
FAX 281-474-7118

From: Nailhead Spur Company [<mailto:nailhead@ctesc.net>]
Sent: Monday, January 12, 2015 4:52 PM
To: tgoebel@eagleenergy.us
Subject: 3D Star Quotes

Teri,
Please find attached the quotes per your request today.
If you have any questions, please don't hesitate to call.

Thank you,
Madelyn

Nailhead Spur Company, Inc.

701 Ford Street Llano, Texas 78643

Phone 325-247-2589 Fax 325-247-1619

Eagle Energy Resources LLC

3D Star Quote

Stars will be complete with a backer plate, finished Bronze.

Art lettering design if decided on, would be emailed for approval to proceed.

Quote #1 Option

55" 3D Star w/2" outer ring, no lettering \$575.00. ea

55" 3D Star w/4" outer ring with lettering \$650. ea

36" 3D Star w/2" outer ring, no lettering \$350.00 ea

36" 3D Star w/4" outer ring with lettering \$425.00 ea

Quote #2 Option

36" 3D Star w/2" outer ring, no lettering \$350.00 ea

36" 3D Star w/4" outer ring with lettering \$425.00 ea

26" 3D Star w/2" outer ring, no lettering \$225.00 ea

26" 3D Star w/4" outer ring with lettering \$300.00 ea

Tax not included in above, if applicable.

At this time the current shipping cost is approximately \$789.00 via big truck.

Our policy is 50% deposit to proceed, balance due at completion.

Thank you for the opportunity to quote this for your company.

Madelyn Sauveur

QUOTE #2

Teri Goebel

From: Jim Taylor <jimtaylor.irondesigns@gmail.com>
Sent: Thursday, January 15, 2015 9:29 AM
To: Teri Goebel
Subject: Re: FW: Texas Star Quotes

The standard finish is the rust patina. We charge \$50 each for rustoleum primer and black paint.

Thanks
Jim

On Thu, Jan 15, 2015 at 8:32 AM, Teri Goebel <tgoebel@eagleenergy.us> wrote:

Thank you.

Will these stars rust? Important we don't have rust issues on our stucco.

Teri Goebel

Manager

Eagle Energy Development Company

PH [281-474-3379](tel:281-474-3379) x306

FAX [281-474-7118](tel:281-474-7118)

From: Jim Taylor [mailto:jimtaylor.irondesigns@gmail.com]
Sent: Wednesday, January 14, 2015 7:23 PM

To: Teri Goebel
Subject: Re: FW: Texas Star Quotes

Texas sales tax is 6-3/4%.

We can usually fit in most customer's personalized text but it helps to know what it is ahead of time. There is a limit on how many characters we can fit around the small sizes but if you don't know what you want yet, we can deal with that later.

We also charge \$50 extra for painting.

Thanks

Jim

On Wed, Jan 14, 2015 at 4:27 PM, Teri Goebel <tgoebel@eagleenergy.us> wrote:

Is there any tax and is the personalization of wording included in the prices?

Teri Goebel

Manager

Eagle Energy Development Company

PH [281-474-3379](tel:281-474-3379) x306

FAX [281-474-7118](tel:281-474-7118)

From: Jim Taylor [mailto:jimtaylor.irondesigns@gmail.com]

Sent: Wednesday, January 14, 2015 4:27 PM

To: Teri Goebel

Subject: Re: FW: Texas Star Quotes

Sorry...I've been in the shop all day. Prices for our standard double ring Texas Stars are here:

<http://www.irondesignsandsigns.com/texasstars.html>

Shipping is included in the price of all sizes 36" diameter and smaller. The large stars are available for local pickup here at the shop. Let me know if you have any other questions.

Thanks

Jim

On Wed, Jan 14, 2015 at 3:40 PM, Teri Goebel <tgoebel@eagleenergy.us> wrote:

Jim,

Do you all have a phone number? I need to get a quote today if possible.

Iron Designs and Signs



[Home](#) [Personalized Texas 3D Stars, Rustic Star, Barn Star - Great Gifts!](#) >

[Photo Album](#) **Huge 5 ft. diameter 3d star Personalized**

[View Cart \(0\)](#) | [Checkout](#)

[Bargain of the Month](#)

[Custom Texas Barn Stars](#)

[Metal Art Signs](#)

[Ranch Signs and Gates](#)

[Branding Irons](#)

[Metal Art Home Garden](#)

[Customer Feedback](#)

[WaveWalk Kayaks](#)



[View Images](#)

Price: \$455.00
Availability: Local pick up only. No free shipping. Custom order

Please type your custom lettering and whether you want it on the top or bottom of the ring.

You have 1000 characters left.



3D Star on a 60" (5ft.) Flat Ring personalized with name. 3d star made with 14 ga steel. The 4" wide flat ring really adds a great accent to the star. The flat outer ring can be personalized on the top and/or bottom with your name, ranch, brand or business. Looks great on gates, fences, barns, or inside the house! These are not the flimsy tin stars made in Mexico or Sheetmetal shop. The seams on the back side are fully welded and there is a rod for hanging. These are handmade in our shop. This star is so large that we have local pickup only. Sorry but there is no free shipping on this item. **Local pickup only.** When you check out of our secure Shopping Cart with PayPal, you will be prompted to leave a message. This is where you should leave the name or custom wording that you would like on this item. Call or email to discuss your custom order.

Most items are made and shipped in about a week!

Made in Texas!

FRONT OF BUILDING

X 1

Iron Designs and Signs



[Home](#) [Personalized Texas 3D Stars, Rustic Star, Barn Star - Great Gifts!](#) >

[Photo Album](#) **Custom 36" Double Ring 3D Star Personalized**

[View Cart \(0\)](#) | [Checkout](#)

[Bargain of the Month](#)

[Custom Texas Barn Stars](#)

[Metal Art Signs](#)

[Ranch Signs and Gates](#)

[Branding Irons](#)

[Metal Art Home Garden](#)

[Customer Feedback](#)

[WaveWalk Kayaks](#)



Price: \$275.00

[View Images](#)

Custom 3D Texas Star with Double Rings. Personalized with your text. Rustic Finish. Free shipping in US lower 48 states.

Please type your text here and any special instructions for placement.

You have **1000** characters left.



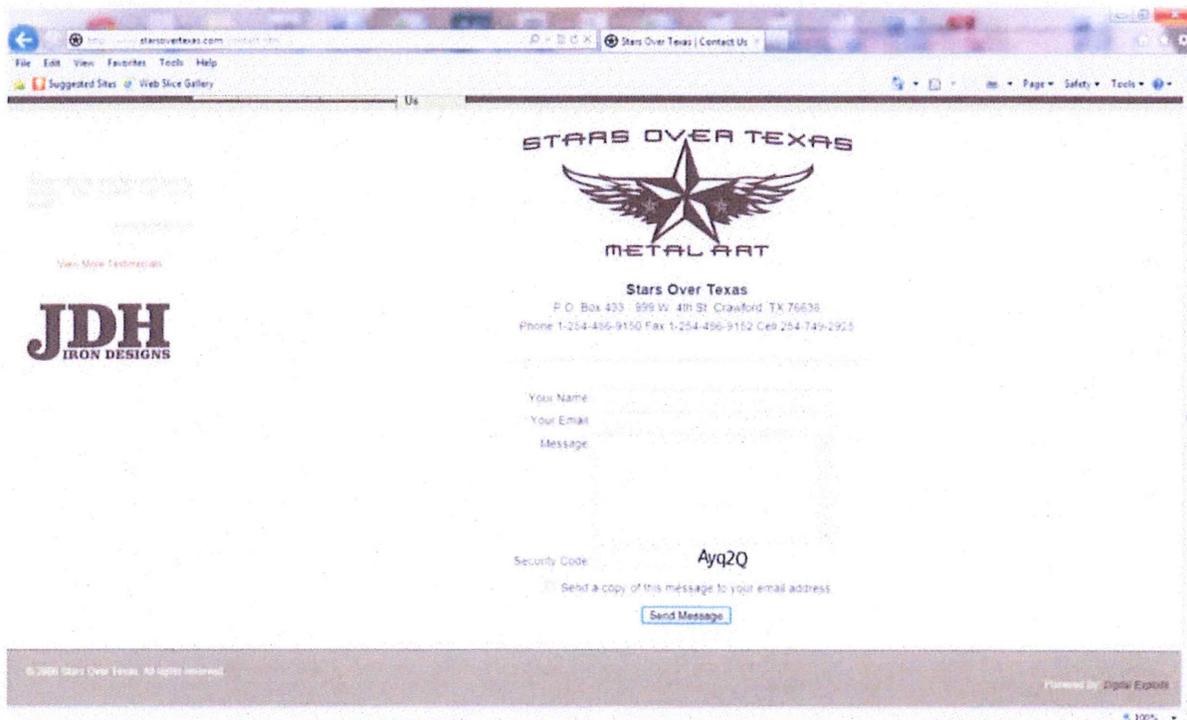
Most items are made and shipped in about a week!

Made in Texas!

SOUTH SIDE OF BUILDING

X 3

QUOTE #3



Teri Goebel

From: Jimmy Don <jimmydon@starsovertexas.com>
Sent: Wednesday, January 14, 2015 3:03 PM
To: Teri Goebel
Subject: Re: Texas Stars Quote

Qty 1 - 5' in diameter 3 D Texas star dark bronze in color with a double ring – personalized unsure of verbage yet. \$675.00

Qty 3 – 36" in diameter 3 D Texas stars dark bronze in color with double ring – personalize unsure of verbage yet. \$425.00 each

\$1950.00

\$160.88 tax

Total \$2110.88

Jimmy Don Holmes

Stars Over Texas

JDH~Iron Designs

999 W. 4th St.

Crawford, Texas 76638

www.starsovertexas.com

jimmydon@starsovertexas.com

Call or Text

254 749 2925

Sent from my iPad

On Jan 12, 2015, at 12:34 PM, Teri Goebel <tgoebel@eagleenergy.us> wrote:

Qty 1 - 5' in diameter 3 D Texas star dark bronze in color with a double ring – personalized unsure of verbage yet

Qty 3 – 36" in diameter 3 D Texas stars dark bronze in color with double ring – personalize unsure of verbage yet

I need to get this quote with tax and shipping. We are located in Seabrook TX zip 77586 and this is an office.

REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>August 26, 2015</u> Requested By: <u>Scott D. Livingston</u> Department: <u>Economic Development/Tourism</u> Report: <input checked="" type="radio"/> Resolution: <input type="radio"/> Ordinance: <input type="radio"/>	<u>Appropriation</u> Source of Funds: <u>N/A</u> Account Number: _____ Amount Budgeted: _____ Amount Requested: _____ Budgeted Item: <input type="radio"/> YES <input type="radio"/> NO
---	--

Exhibits:

- 1. Enhancement Grant Guidelines-Current**
- 2. Enhancement Grant Guidelines-Revised**
- 3. City of La Porte's Local Bidder Preference Policy**

SUMMARY & RECOMMENDATIONS

Based upon previous discussions regarding ways to improve the La Porte Enhancement Grant Program, the Board expressed interest in making the following revisions to the program:

- Add parking lot improvements including new parking lot construction, parking lot paving, parking lot re-surfacing, parking space striping/painting, new parking blocks, old parking block removal, and other projects as approved by the ED Board,
- Include preference for local bidders by incorporating the City of La Porte’s Local Bidder Preference Policy,
- Eliminate the requirement for multiple bids for each eligible project which has a value which is less than \$2,000, of which 50% or \$1,000 would be a reimbursable expense, in accordance with the City of La Porte’s Purchasing Policy,
- Expand the program’s boundaries to include the incorporated city limits of La Porte,
- Remove the clause that prohibits alterations of approved projects for a period of five (5) years, and
- Numerous grammatical revisions or clarifications, as shown in red ink, which support the intent of the previous five (5) revisions as listed above.

Staff recommends approval of these six (6) proposed revisions to the La Porte Enhancement Grant Program.

Action Required by the La Porte Development Corporation:

Consider approval or other action to approve the six (6) proposed revisions to the La Porte Enhancement Grant Program.

Approved for the La Porte Development Corporation Agenda

Corby D. Alexander, City Manager

Date



LA PORTE ENHANCEMENT GRANT PROGRAM

The La Porte Enhancement Grant Program, which is sponsored by the La Porte Development Corporation, offers matching grants to businesses which are located in the La Porte Enhancement Grant District. A map of the La Porte Enhancement Grant District is provided in the full explanation of the program.

Eligible improvements of the EGP include facade renovation, beautification projects, and new awnings, canopies, porches, and signage. A single owner of multiple properties may apply for grant funds for each property owned, but each matching grant must be for more than \$2,500 and less than \$25,000 per property. Each program application will be evaluated on a case-by-case basis.

Interested business owners are welcome to complete the enclosed application form. Please deliver applications to the following address:

Scott D. Livingston
Economic Development Coordinator
City of La Porte
604 W. Fairmont Parkway
La Porte, TX 77571

Please contact Scott D. Livingston at livingstons@laportetx.gov or 281/470-5016, if you have any questions about the La Porte Enhancement Grant Program.

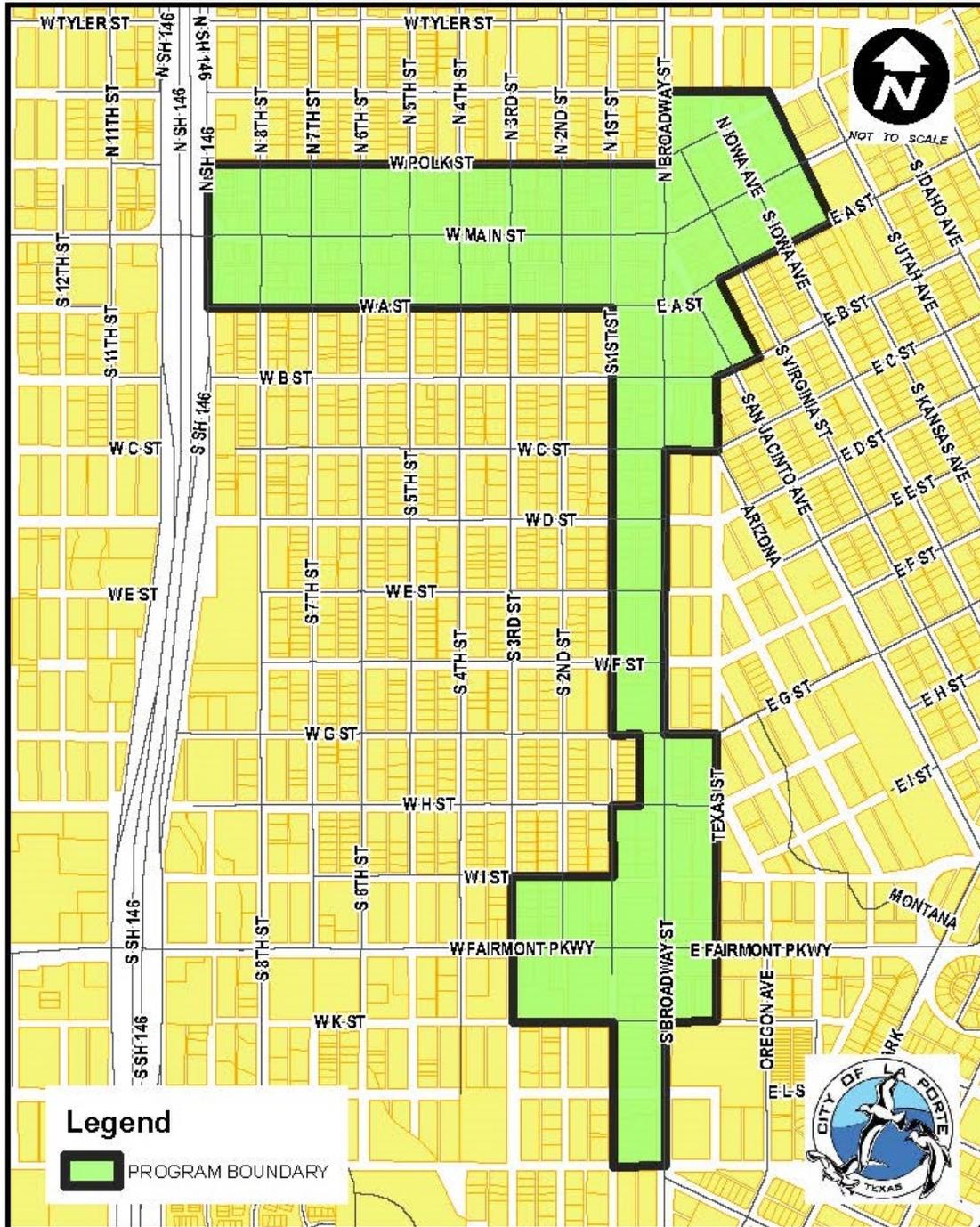
Sincerely,

A handwritten signature in blue ink that reads "Scott D. Livingston".

Scott D. Livingston
Economic Development Coordinator
City of La Porte

La Porte Enhancement Grant Program

The La Porte Enhancement Grant Program provides matching funds to enhance and/or beautify businesses in the La Porte Enhancement Grant District which is outlined with a **bold black line** below.



ELIGIBLE PROJECTS

Business owners may be eligible for a reimbursement grant of funds used to enhance and/or beautify their businesses. The following types of projects are eligible for reimbursement grants:

- **Façade Rehabilitation/Enhancement**
This includes work done on existing structures, such as removing non-historic/added facades, re-pointing brick or replacing mortar joints, replacing or restoring cornices, removing paint from brick, replacing windows, restoring transom windows, repairing facades, etc.
- **New Awnings, Canopies, Porches and Signage**
This includes replacing, adding, or repairing awnings, canopies, porches and signs. Signs may include signboards, projecting signs, pedestrian signage, window signs, hanging signs, and awning/canopy signs.
- **Beautification Projects**
This may include public art, landscaping, and other beautification projects as approved by the Enhancement Grant Evaluation Committee (EGEC).

PROGRAM GUIDELINES

1. Grant funds are available only for exterior work on commercial property and building facades that are visible from public streets in the La Porte Enhancement Grant District.
2. In general, grants offered to businesses are intended to support project to renovate or convert existing structures to their original historic condition.
3. Grants will be processed and considered for award on a first-come, first-served basis until funds are depleted or until the program ends, whichever comes first.
4. Grants will **not** be awarded for work that has already been started or completed, or for work that is covered by insurance. If desired work is above and beyond what insurance will pay, and is, therefore, considered an upgrade and enhancement in the opinion of the EGEC, it may be eligible for grant funds.
5. Grants will **not** be awarded to any Applicant that owes any delinquent indebtedness* to the City of La Porte or the La Porte Development Corporation (LPDC).

***“Delinquent Indebtedness” shall mean any indebtedness due and owing to the City of La Porte or the La Porte Development Corporation, including but not limited to, ad valorem taxes on real and personal property, which property is in fact owned by and is legally subject to taxation, whether or not the same may have been properly rendered to the tax assessor-collector by any person. Such term shall also include, but not be limited to, charges for penalties, interest and costs on any such ad valorem taxes; charges for water, sewer, garbage and other services rendered or goods furnished by the City of La Porte or the La Porte Development Corporation to any person; and any other manner of indebtedness to the City of La Porte or the La Porte Development Corporation, now existing or which may hereafter be created by any person. No such indebtedness shall be considered “delinquent” until the time for its current payment under the various ordinances of the City of La Porte, or state statutes, or contractual agreement, shall have expired, without payment having been made.*

6. Each grant will be awarded on a reimbursement basis once completed work has been verified by the EGEC to be compliant with the plans proposed in the approved application. Any deviation from the approved project may result in the total or partial withdrawal of the grant.
7. Each enhancement grant application will be subject to review by the EGEC, and approval from the LPDC. The review criteria include the following:
 - The project demonstrates a significant improvement over the existing situation,
 - The project will add to the beautification of Main Street and/or Broadway,
 - The project will enhance Main Street and/or Broadway's appeal to new businesses and visitors,
 - The project will complement the surrounding buildings, and
 - The project will add value to the City of La Porte.
8. Grant applications and awards may be made in any of the reimbursable activities described above and may be combined for any single property or project.
9. An applicant is defined as an owner, tenant, or combination thereof, who occupies space in an eligible property within the La Porte Enhancement Grant District. A single owner of multiple properties may apply for grant funds for each property owned, but the matching grant must be for more than \$2,500 and less than \$25,000 per property in a three (3) year period.

APPLICATION PROCESS

1. Determine eligibility: Discuss project plans with the Economic Development Coordinator, and the Coordinator will set up a pre-development meeting with the EGEC.
2. Complete the application and sign the agreement form. Each grant application must include the following:
 - a. A **scale drawing** by the project architect or design professional of all the work to be completed.
 - b. **Samples** -- i.e. paint samples, fabric swatches, sign material, etc. -- that will enable the EGEC to envision the finished project.
 - c. **Three (3) itemized work estimates** on all project work from contractors or project architects. Self-contracted work will be reimbursed for actual legitimate expenses, excluding labor.

- d. **Photographs** of the building's exterior. The Applicant shall be required to provide before and after photographs of the building before the reimbursement grant can be awarded. For the initial application, "before" photographs will suffice, but "after" photographs of the completed project must be submitted before the grant may be considered for reimbursement.
3. Return the completed application form, with all applicable items, to:

Scott D. Livingston
Economic Development Coordinator
City of La Porte
604 W. Fairmont Parkway
La Porte, TX 77571

4. The application will undergo an approval process, which includes but is not limited to the following:
 - a. Each project must meet current building standards and codes, as well as building permit requirements.
 - b. The EGEC will only consider applications that have been properly and fully completed, and which contain all information requested in the application and/or by the committee.
 - c. All itemized work estimates submitted by the Applicant must be dated no earlier than ninety (90) days prior to the Application request. Bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number and shall itemize the bid in a manner that allows the EGEC to determine the bid components and authenticity of the bid.
 - d. Applications receiving approval by the EGEC shall commence construction described in the application within ninety (90) days from the date that the enhancement grant is approved. Each Applicant must complete the construction described in the Application within one (1) year from the date that the grant is approved. If the Applicant cannot meet this timeline, then the Applicant may submit a written request for an extension of the commencement date or completion date provided the extension request is made prior to the ninety (90) day or one (1) year time limit. The EGEC shall not be obligated to grant an extension, but it may do so for good cause determined solely by the members of the Committee. The extensions, if granted, shall be for the term and for the conditions determined exclusively by the EGEC. Denial of an extension request may not be appealed.
 - e. As a condition of this grant Application, the Applicant consents, and shall allow, the EGEC to request city inspections to determine that the grant, if awarded, will not be used for construction on any building that is not in compliance with the City Municipal

Codes and Ordinances that are applicable to the construction contemplated in the application.

- f. The EGEC and LPDC shall have sole discretion in awarding grants. They shall award grants considering the amount requested, grant funds available, the guidelines of the grant program, condition of the building in which the grant funds will be used, economic impact, other grant requests, the type and nature of the construction, and the proposed construction results considering the grant program.
 - g. No Applicant has a proprietary right to receive grant funds. The EGEC shall consider any application within its discretionary authority to determine what grant amount would be in the best interest of the grant program.
 - h. The Applicant shall be required to furnish “before” photographs of the building’s exterior, and any other site locations that are included as part of the application request. The applicant shall also provide “after” photographs once the construction has been completed, as a condition of final grant disbursement.
 - i. The EGEC has the final discretion with regard to funding and reserves the right to recommend modifications or reject any project or elements of any project.
5. Reimbursement. When the entire enhancement grant project has been completed, the Applicant shall present the Economic Development Office with the following:
 - a. Copies of all paid invoices, including copies of cancelled checks and/or credit card receipts for a single payment reimbursement of the approved funding, and
 - b. Photographs of all completed work.
 6. When the project has been reviewed and signed off by the EGEC and their recommendations have been presented and approved by the LPDC, a reimbursement check will be issued.

La Porte Enhancement Grant Application

Please print clearly. Please submit a completed application to:

Scott D. Livingston
Economic Development Coordinator
City of La Porte
604 W. Fairmont Pkwy
La Porte, TX 77571

APPLICANT INFORMATION:

APPLICATION DATE: _____

Applicant Name

Business Name

Physical Business Address

Business Owner (if different from applicant)

Mailing Address

Contact Phone

Email Address

TYPE OF WORK (*check all that apply*):

Façade Rehabilitation/Enhancement

Awnings/Signage

Beautification

Other (*describe*): _____

DETAILS OF PLANNED IMPROVEMENTS (*attach additional pages if necessary*):

Please list the name of each Contractor and/or Project Architect and the Total Amount of each bid. Please, also, attach the original proposals and work estimates:

CONTRACTOR/PROJECT ARCHITECT	TOTAL AMOUNT
1. _____	\$ _____
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____
5. _____	\$ _____

BUDGET DETAIL

PROJECT EXPENDITURES	FUNDS REQUESTED	FUNDS APPLIED	TOTAL
Façade Rehab	\$ _____	\$ _____	\$ _____
Awnings/Signage	\$ _____	\$ _____	\$ _____
Beautification	\$ _____	\$ _____	\$ _____
Other (list):	\$ _____	\$ _____	\$ _____
Other (list):	\$ _____	\$ _____	\$ _____
TOTALS	\$ _____	\$ _____	\$ _____

Total estimated cost of proposed project: \$ _____

Amount requested (up to 50% of total cost, \$2,500 to \$25,000): \$ _____

Please attach color samples, model numbers (for windows, doors, etc.), photos, scale drawing, and other illustrations of work to be completed. Please include as much detail as possible.

Your signature on this application certifies that you understand and agree with the following statements: I have met with the EGE and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project OR I have disclosed all pertinent insurance information.

I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds. If I am awarded a reimbursement grant for façade, awning, signage, beautification, or other approved work, alterations should not be made within five (5) years from construction; otherwise I may be required to reimburse the La Porte Development Corporation immediately for the full amount of the grant.

APPLICANT SIGNATURE

DATE



LA PORTE ENHANCEMENT GRANT PROGRAM

The La Porte Enhancement Grant Program, which is sponsored by the La Porte Development Corporation, offers matching grants to businesses which are located in the [City of La Porte– Enhancement Grant District](#). ~~A map of the La Porte Enhancement Grant District is provided in the full explanation of the program.~~

Eligible improvements of the [La Porte Enhancement Grant Program EGP](#) include facade ~~renovation~~ [rehabilitation/enhancement](#), beautification projects, ~~and~~ new awnings, canopies, porches, signage, [and parking lot improvements](#). A single owner of multiple properties may apply for grant funds for each property owned, but each matching grant must be for more than \$2,500 and less than \$25,000 per property. Each program application will be evaluated on a case-by-case basis.

Interested business owners are welcome to complete the enclosed application form. Please deliver applications to [the following address](#):

Scott D. Livingston
Economic Development Coordinator
City of La Porte
604 W. Fairmont Parkway
La Porte, TX 77571
LivingstonS@laportetx.gov

Please contact Scott D. Livingston at LivingstonS@laportetx.gov or 281/470-5016, if you have any questions about the La Porte Enhancement Grant Program.

Sincerely,

Scott D. Livingston
Economic Development Coordinator
City of La Porte

ELIGIBLE PROJECTS

Business owners may be eligible for a reimbursement grant of funds [which are](#) used to enhance and/or beautify their businesses. The following types of projects are eligible for reimbursement ~~grants~~:

- **Façade Rehabilitation/Enhancement**
Eligible projects include work [done](#) on existing structures, such as removing non-historic/added facades, re-pointing brick or replacing mortar joints, replacing or restoring cornices, removing paint from brick, replacing windows, restoring transom windows, repairing facades, etc.
- **New Awnings, Canopies, Porches, and Signage**
Eligible projects include replacing, adding, or repairing awnings, canopies, porches and signs. Signs may include signboards, projecting signs, pedestrian signage, window signs, hanging signs, and awning/canopy signs.
- **Beautification Projects**
Eligible projects include public art, landscaping, and other beautification projects as approved by the Enhancement Grant Evaluation Committee (EGEC).
- **Parking Lot Improvements**
Eligible projects include new parking lot construction, parking lot paving, parking lot re-surfacing, parking space striping/painting, new parking blocks, old parking block removal, and other projects as approved by the EGEC.

PROGRAM GUIDELINES

1. Grant funds are available only for exterior work on commercial property and building facades that are visible from public streets [in the La Porte Enhancement Grant District](#).
2. In general, grants offered to businesses are intended to support projects to renovate or convert existing structures to their original historic condition.
3. Grants will be processed and considered for award on a first-come, first-served basis until funds are depleted or until the program ends, whichever comes first.
4. Grants will not be awarded for work that has already been started or completed, or for work that is covered by insurance. If desired work is above and beyond what insurance will pay, and is, therefore, considered an upgrade and enhancement in the opinion of the EGEC, it may be eligible for grant funds.

5. Grants will not be awarded to any Applicant that owes any delinquent indebtedness* to the City of La Porte or the La Porte Development Corporation (LPDC).

**“Delinquent Indebtedness” shall mean any indebtedness due and owing to the City of La Porte or the La Porte Development Corporation, including but not limited to, ad valorem taxes on real and personal property, which property is in fact owned by and is legally subject to taxation, whether or not the same may have been properly rendered to the tax assessor-collector by any person. Such term shall also include, but not be limited to, charges for penalties, interest and costs on any such ad valorem taxes; charges for water, sewer, garbage and other services rendered or goods furnished by the City of La Porte or the La Porte Development Corporation to any person; and any other manner of indebtedness to the City of La Porte or the La Porte Development Corporation, now existing or which may hereafter be created by any person. No such indebtedness shall be considered “delinquent” until the time for its current payment under the various ordinances of the City of La Porte, or state statutes, or contractual agreement, shall have expired, without payment having been made.*

6. Each grant will be awarded on a reimbursement basis once completed work has been verified by the EGEN to be compliant with the plans proposed in the approved application. Any deviation from the approved project may result in the total or partial withdrawal of the grant.
7. Each enhancement grant application will be subject to review by the EGEN, and approval from the [Board of the LPDC](#). The review criteria include the following:
 - The project demonstrates a significant improvement over the existing situation,
 - The project will add to the beautification of [the City of La Porte Main Street and/or Broadway](#),
 - The project will enhance [the City of La Porte’s Main Street and/or Broadway’s](#) appeal to new businesses and visitors,
 - The project will complement the surrounding buildings, and
 - The project will add value to the City of La Porte.
8. Grant applications and awards may be made in any of the reimbursable activities described above and may be combined for any single property or project.
9. An applicant is defined as an owner, tenant, or combination thereof, who occupies space in an eligible property [within the La Porte Enhancement Grant District](#). A single owner of multiple properties may apply for grant funds for each property owned, but the matching grant must be for more than \$2,500 and less than \$25,000 per property in a three (3) year period.
10. Preference will be given to all local bids for work that qualify under the current form of

the City of La Porte's Local Bidder Preference Policy at the time the project is approved by the Board.

11. Multiple bids are **not** required for each eligible project that is less than a total \$2,000, of which 50% or \$1,000 would be a reimbursable expense, as per the City of La Porte's Purchasing Policy.

APPLICATION PROCESS

1. Determine eligibility: Discuss project plans with the Economic Development Coordinator, and the Coordinator will set up a pre-development meeting with the EGEC.
2. Complete the application and sign the agreement form. Each grant application must include the following:
 - a. A scale drawing by the project architect or design professional of all the work to be completed.
 - b. Samples -- i.e. paint samples, fabric swatches, sign material, etc. -- that will enable the EGEC to envision the finished project.
 - c. Three (3) itemized work estimates on all project work from contractors or project architects. Self-contracted work will be reimbursed for actual legitimate expenses, excluding labor.
 - d. Photographs of the building's exterior. The Applicant shall be required to provide before and after photographs of the building before the reimbursement grant can be awarded. For the initial application, "before" photographs will suffice, but "after" photographs of the completed project must be submitted before the grant may be considered for reimbursement.
3. Return the completed application form, with all applicable items, to:

Scott D. Livingston

Economic Development Coordinator

City of La Porte

604 W. Fairmont Parkway

La Porte, TX 77571

LivingstonS@laportetx.gov

4. The application will undergo an approval process, which includes but is not limited to the following:
 - a. Each project must meet current building standards and codes, as well as building permit requirements.
 - b. The EGEC will only consider applications that have been properly and fully completed, and which contain all information requested in the application and/or by the committee.
 - c. All itemized work estimates submitted by the Applicant must be dated no earlier than ninety (90) days prior to the Application request. Bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number and shall itemize the bid in a manner that allows the EGEC to determine the bid components and authenticity of the bid.
 - d. Applications receiving approval by the EGEC shall commence construction described in the application within ninety (90) days from the date that the enhancement grant is approved. Each Applicant must complete the construction described in the Application within one (1) year from the date that the grant is approved. If the Applicant cannot meet this timeline, then the Applicant may submit a written request for an extension of the commencement date or completion date provided the extension request is made prior to the ninety (90) day or one (1) year time limit. The EGEC shall not be obligated to grant an extension, but it may do so for good cause determined solely by the members of the Committee. The extensions, if granted, shall be for the term and for the conditions determined exclusively by the EGEC. Denial of an extension request may not be appealed.
 - e. As a condition of this grant Application, the Applicant consents, and shall allow, the EGEC to request city inspections to determine that the grant, if awarded, will not be used for construction on any building that is not in compliance with the City Municipal Codes and Ordinances that are applicable to the construction contemplated in the application.
 - f. The EGEC and LPDC shall have sole discretion in awarding grants. They shall award grants considering the amount requested, grant funds available, the guidelines of the grant program, condition of the building in which the grant funds will be used, economic impact, other grant requests, the type and nature of the construction, and the proposed construction results considering the grant program.

La Porte Enhancement Grant Application

Please print clearly. Please submit a completed application to:

Scott D. Livingston
Economic Development
Coordinator City of La Porte
604 W. Fairmont Parkway
La Porte, TX 77571

APPLICANT INFORMATION:

APPLICATION DATE: _____

Applicant Name

Business Name

Physical Business Address

Business Owner (if different from applicant)

Mailing Address

Contact Phone

Email Address

TYPE OF WORK *(check all that apply):*

- | | |
|---|--|
| <input type="checkbox"/> Façade | <input type="checkbox"/> Awnings/Signage |
| <input type="checkbox"/> Beautification | <input type="checkbox"/> Parking Lot Improvements |

DETAILS OF PLANNED IMPROVEMENTS *(attach additional pages if necessary):*

Please list the name of each Contractor and/or Project Architect and the Total Amount of each bid. Please, also, attach the original proposals and work estimates:

CONTRACTOR/PROJECT ARCHITECT	TOTAL
1.	\$
2.	\$
3.	\$
4.	\$
5.	\$

BUDGET DETAIL

PROJECT EXPENDITURES	FUNDS	FUNDS APPLIED	TOTAL
Façade Rehab	\$	\$	\$
Awnings/Signage	\$	\$	\$
Beautification	\$	\$	\$
Parking Lot Improvements	\$	\$	\$
Other (list):	\$	\$	\$
TOTAL	\$	\$	\$

Total estimated cost of proposed project: \$ _____

Amount requested (up to 50% of total cost, \$2,500 to \$25,000): \$ _____

Please attach color samples, model numbers (for windows, doors, etc.), photos, scaled drawings, and other illustrations of work to be completed. Please include as much detail as possible.

Your signature on this application certifies that you understand and agree with the following statements:

I have met with the EGEN and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the eligible renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project, OR I have disclosed all pertinent insurance information.

I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds. ~~If I am awarded a reimbursement grant for façade, awning, signage, beautification, or other approved work, alterations should not be made within five (5) years from construction; otherwise I may be required to reimburse the La Porte Development Corporation immediately for the full amount of the grant.~~

BUSINESS. BY THE BAY.

APPLICANT SIGNATURE

DATE

CITY OF LA PORTE, TEXAS

LOCAL BIDDER PREFERENCE POLICY

Purpose:

The purpose of the policy is to implement Sections 271.905 and 271.9051 of the Texas Local Government Code allowing for "Consideration of Bidder's Principal Place of Business" in the award of competitively bid contracts, and to adopt similar guidelines for award of quotes for purchases not subject to bidding requirements under state law, for the acquisition of certain goods and services.

Procedure:

1. Scope

- a. This policy applies to the purchase of real property, personal property that is not affixed to real property, or services, including construction services, through submission of Competitive Bids for purchases of more than fifty thousand dollars (\$50,000.00), or in the case of purchases between twenty-five thousand dollars (\$25,000.00) and fifty thousand dollars (\$50,000.00), the submission of quotes.

2. Definitions:

- i. Lowest Responsible Bid/Quote - Price is the single determinant factor when awarding a bid or quote to a responsible vendor.
- ii. Principal Place of Business – business that is headquartered in and has an established place of business in the incorporated limits of the City of La Porte, and from which a substantial role in the entity's performance of a commercially useful function or a substantial part of its operations is conducted. A location utilized as a post office box, mail drop or telephone message center or any combination thereof, with no other substantial work function, shall not be construed as a principal place of business.

3. Criteria for Award of Bid

- a. In contracts for the purchase of real property or personal property that is not affixed to real property, if the city receives one or more competitive bids from a vendor that is a local business and whose bid is within three percent (3%) of the lowest bid price received by the city from a bidder that is not a local

business, the city may enter into a contract in an amount equal to or greater than five hundred thousand dollars (\$500,000.00) with:

(1) the lowest bidder; or

(2) the local bidder that has a principal place of business in La Porte, as defined herein, provided the La Porte City Council determines, in writing, that awarding to the local bidder offers the city the best combination of contract price and economic development opportunities.

In cases where a low bidder's submission is below \$500,000.00, but where one or more competitive bids equal to or exceeding \$500,000.00 are received from a vendor that is a local business and which are within three percent (3%) of the low bidder's submission, then in that event the local bid or bids shall be entitled to consideration for local preference under this section, along with the low bid.

- b. In contracts for the purchase of real property, personal property that is not affixed to real property, or services, if the city receives one or more competitive bids from a vendor that is a local business and whose bid is within five percent (5%) of the lowest bid price received by the city from a bidder that is not a local business, the city may enter into a contract for an amount greater than fifty thousand dollars (\$50,000.00) but less than five hundred thousand dollars (\$500,000.00), or in the case of construction services, a contract greater than fifty thousand dollars (\$50,000.00) but less than one hundred thousand dollars (\$100,000.00), with:

(1) the lowest bidder; or

(2) the local bidder that has a principal place of business in La Porte, as defined herein, provided the La Porte City Council determines, in writing, that awarding to the local bidder offers the city the best combination of contract price and economic development opportunities.

In cases where a low bidder's submission is equal to or below \$50,000.00, but where one or more competitive bids exceeding \$50,000.00 are received from a vendor that is a local business and which are within five percent (5%) of the low bidder's submission, then in that event the local bid or bids shall be entitled to consideration for local preference under this section, along with the low bid.

A bid for construction services received from a vendor that is a local business that is in the amount of \$100,000.00 or more shall not be entitled to

consideration for local preference under this policy, regardless of whether the local bid is within five percent (5%) of the low bidder's submission.

The chart below is a summary of the criteria for Lowest Responsible Bids, for local business bidders:

LGC 271.9051	LGC 271.905
5% price differential	3% price differential
Construction bids greater than \$50,000 but less than \$100,000 All other bids, including services, greater than \$50,000 but less than \$500,000	All other bids, excluding construction and services, equal to or greater than \$500,000.

1. Criteria for Award of Quote

In contracts for the purchase of real property, personal property that is not affixed to real property, or services, if the city receives one or more quotes from a vendor that is a local business and whose quote is within five percent (5%) of the lowest quote received by the city from a vendor that is not a local business, the city may enter into a contract for an amount between twenty-five thousand dollars (\$25,000.00) and fifty thousand dollars (\$50,000.00) with:

- (1) the vendor submitting the lowest quote; or
- (2) the local vendor that has a principal place of business in La Porte, as defined herein, provided the La Porte City Council determines, in writing, that awarding to the local vendor offers the city the best combination of contract price and economic development opportunities.

In cases where a low bidder's submission is equal to or below \$25,000.00, but where one or more quotes exceeding \$25,000.00 are received from a vendor that

is a local business and which are within five percent (5%) of the low bidder's submission, then in that event the local quote or quotes shall be entitled to consideration for local preference under this section, along with the low quote.

2. Local Bidder Preference Consideration Application

- a. A new Local Bidder Preference Consideration Application form must be submitted with each competitive bid or quote submission by the due date.
- b. This application serves to ensure the qualifications of the vendor submitting a bid or quote and in the case of purchases of more than fifty-five thousand dollars (\$50,000.00), serves as the basis for meeting the state law requirement that the governing body find in writing, that a bidder is a local bidder.
- c. Vendors seeking local preference must meet all specifications and requirements contained in the bid documents or request for quotes.

3. Exceptions

- a. This policy does not apply to purchases obtained through a Request for Qualifications (RFQ), Request for Proposals (RFP), bids involving Federal funds, Cooperative Purchases, Emergencies or Inter-local Agreements, or purchases for services subject to the Professional Services Procurement Act, Texas Government Code Chapter 2254.
- b. Bids received for contracts relating to telecommunication or information services are ineligible for consideration under this local preference policy, for purchases greater than fifty thousand dollars (\$50,000.00) but less than five hundred thousand dollars (\$500,000.00).

4. The City Council may award a competitively bid contract to the lowest responsible bidder, local bidder consistent with this policy and state law, or reject all bids, and likewise, may award a quote to the lowest responsible vendor, local vendor consistent with this policy, or reject all quotes.

Program for New Businesses

The purpose of this program is to **promote the development of new business enterprises** according to the parameters allowed in Texas Local Government Code Chapters 501.103 and 501.162. The information provided in this section is intended to establish firmer guidelines and/or a policy regarding the use of this current tool to assign “value” and offer economic development incentives to a broader range of projects, **including retail, restaurant, and industrial projects** in the City of La Porte.

Eligible projects under this program would include everything in the La Porte Enhancement Grant Program, plus everything allowed in Texas Local Government Code Chapters 501.103 and 501.162. Incentives would be based upon the factors below. Per the Board’s request, staff’s created this model/program for the Board to consider in assigning value to projects.

While staff’s goal is to create a “catch-all” model that may be used to assign “value” and a maximum incentive to every project, some projects will invariably require special attention and consideration. The Board may wish to consider stating the current 10 year payback model as follows:

“A project may receive up to the **lesser** amount of either (a) the total actual amount of property and sales tax revenues that it is expected to generate (or actually generates) for 10 years, plus a calculated value for “primary jobs”, or (b) **25%** of the project’s total capital expenditure for “infrastructure”, as defined by Texas Local Government Code Chapter 501.103, and/or “primary job training” expenses, which may assist to create “primary jobs”, as defined by Texas Local Government Code Chapters 501.002 and 501.162.”

Notwithstanding the purpose of this program in accordance with Texas Local Government Code Chapters 501.103 and 501.162, a direct result of this new program will be to encourage **new** commercial development and/or redevelopment of older commercial properties throughout the City of La Porte. Staff proposes that all projects that wish to apply for a development grant under the terms of this program must also adhere to each of the following criteria:

- (1) Only the portion of the project, if any, that meets the requirement of the “but for” clause will be considered. (Note: In other words, never give more than the Board has to give to attract a prospective project and/or bring it to fruition.)
- (2) Only the minimum amount of financial assistance required to bring the project to fruition will be considered.
- (3) A strict, narrow focus will be maintained for using funds on “infrastructure”, “site improvements”, “related improvements”, and “primary job training”.
- (4) The incremental tax revenues, including both property and sales tax revenues, to be generated by each project, which may be verified in the quarterly and annual STARS Reports, will be included in the model.
- (5) The value of number of new jobs associated with each project will be assigned a value and included in the model as follows:
 - a. A value of **0.15** per job will be assigned for higher paying, white collar, engineering, engineering design, or executive “**primary jobs**”.

- b. A value of **0.125** per job will be assigned to highly skilled positions for a process technician and/or advanced manufacturing “**primary jobs**”.
 - c. A value of **0.10** per job will be assigned to skilled “**primary jobs**”.
 - d. A value of **0.075** per job will be assigned to unskilled “**primary jobs**”, and
 - e. A value of **0** per job will be assigned to “**non-primary jobs**”.
- (6) **The ED Board and/or City Council will retain discretion to award any lesser or greater amount to any given project.**

For detailed information regarding the formulas used in this analysis, please refer to the enclosed file called “**Program Model for New Businesses**”.

Staff would be responsible for screening each applicant according to the minimum, established qualifications. Staff would also be responsible for calculating the estimated value of an economic development incentive for this project. Approval for each project would require an economic development agreement, plus approval of both the ED Board and City Council.

Program for Expanding Businesses

The purpose of program is to **promote the development of expanded business enterprises** according to the extent of the parameters allowed in Texas Local Government Code Chapters 501.103 and 501.162. A direct result of this new program will be to encourage the investment of private business capital to **redevelop** and improve **existing, commercial properties** throughout the City of La Porte.

Eligible projects under this program would include everything in the La Porte Enhancement Grant Program, plus everything allowed in Texas Local Government Code Chapters 501.103 and 501.162. Incentives would be based upon the factors below. Per the Board’s request, staff’s created this model/program for the Board to consider in assigning value to projects.

- Each applicant should meet at least one (1) of the following qualifications:
 - (1) **Capital investment/expenditure** that results in a **25%** or more increase in real property and/or business personal property tax revenues, *or*
 - (2) **Capital investment/expenditure** that results in a **25%** or more increase in sales tax revenues, *or*
 - (3) **Capital investment/expenditure** that results in at least a **25%** increase in the number of full time and/or part time employees.
- **Ten** categories as follows:
 - (1) Number of Years that the Business has been in the Community, (Note: This factor is intended to be irrespective of how many times the business has relocated within the community. The goal is to reward businesses for staying and expanding in La Porte.)
 - (2) Likelihood of the Project to Catalyze Additional Investment,
 - (3) Priority Value of the Project,

- (4) Percentage Increase in the Number of New Jobs,
- (5) Payback Period in Years,
- (6) Amount of Capital Investment as % of the Taxable, Appraised Value
- (7) Degree of Beautification and Removal of Blight,
- (8) Location of the Project,
- (9) Degree of Desirability of the Expanded or New Business, and
- (10) Age of the Building in Years.

- **0-5** points scored for each of the ten categories, for a maximum score of 50 points,
- **\$7,500** offered for each point scored, and
- A maximum project award would be either **\$375,000** or **50%** of the total capital expenditure.
- The final project award would be the *lesser* of either the value of the project as determined by the assigned score (i.e. \$375,000 or less) or 50% of the total capital expenditure.

More specifically, each of the ten (10) categories could be evaluated and scored as follows:

- Number of Years that the Business has been in the Community
(**0** = Fewer than 10; **1** = 10-15; **2** = 16-20; **3** = 21-25; **4** = 26-30; **5** = 30+)
- Likelihood of the Project to Catalyze Additional Investment
(**0** = Unlikely; **1** = Neutral/Unknown; **2** = Somewhat Likely; **3** = Likely; **4** = More Likely; **5** = Most Likely)
- Priority Value of the Project
(**0** = Not a Priority; **1** = 1 or 2; **2** = 3 or 4; **3** = 5 or 6; **4** = 7 or 8; **5** = 9 or 10)
- Percentage Increase in the Number of New Jobs,
(**0** = Less than 20%; **1** = 21-40%; **2** = 41-60%; **3** = 61-80%; **4** = 81-99%; **5** = 100%+)
- Payback Period in Years
(**0** = More than 10 yrs; **1** = 9 yrs; **2** = 8 yrs; **3** = 7 yrs; **4** = 6 yrs; **5** = 5 or fewer years)
- Amount of Capital Investment as % of the Taxable, Appraised Value
(**0** = Less than 25%; **1** = 26-40%; **2** = 41-60%; **3** = 61-80%; **4** = 81-99%; **5** = 100%+)
- Degree of Beautification and Removal of Blight
(**0** = Insignificant; **1** = Neutral/Unknown; **2** = Somewhat Significant; **3** = Significant; **4** = More Significant; **5** = Most Significant)
- Location of the Project
(**0** = Not Visible from a Public Street; **1** = Neutral/Unknown; **2** = Somewhat Visible;

3 = Visible; 4 = More Visible; 5 = Most Visible)

- Degree of Desirability of the Expanded or New Business
(0 = Undesirable; 1 = Neutral/Unknown; 2 = Somewhat Desirable; 3 = Desirable; 4 = More Desirable; 5 = Most Desirable)
- Age of the Building in Years
(0 = Fewer than 10; 1 = 10-15; 2 = 16-20; 3 = 21-25; 4 = 26-30; 5 = 30+)

For a sample of the table to compute the score for each project, please refer to the enclosed files called “**Evaluation for Expanding Businesses**“ and “**Summary Evaluation for Expanding Businesses**”.

Notwithstanding the purpose of this program in accordance with Texas Local Government Code Chapters 501.103 and 501.162, a direct result of this new program will be to encourage new commercial development and/or redevelopment of older commercial properties throughout the City of La Porte. Staff proposes that all projects that wish to apply for a development grant under the terms of this program must also adhere to each of the following criteria:

- (1) Only the portion of the project, if any, that meets the requirement of the “but for” clause will be considered. (Note: In other words, never give more than the Board has to give to attract a prospective project and/or bring it to fruition.)
- (2) Only the minimum amount of financial assistance required to bring the project to fruition will be considered.
- (3) A strict, narrow focus will be maintained for using funds on “infrastructure”, “site improvements”, “related improvements”, and “primary job training”.
- (4) The incremental tax revenues, including both property and sales tax revenues, to be generated by each project, which may be verified in the quarterly and annual STARS Reports, will be included in the model.
- (5) The value of number of new jobs associated with each project will be assigned a value and included in the model as follows:
 - a. A value of **0.15** per job will be assigned for higher paying, white collar, engineering, engineering design, or executive “**primary jobs**”.
 - b. A value of **0.125** per job will be assigned to highly skilled positions for a process technician and/or advanced manufacturing “**primary jobs**”.
 - c. A value of **0.10** per job will be assigned to skilled “**primary jobs**”.
 - d. A value of **0.075** per job will be assigned to unskilled “**primary jobs**”, and
 - e. A value of **0** per job will be assigned to “**non-primary jobs**”.
- (6) **The ED Board and/or City Council will retain discretion to award any lesser or greater amount to any given project.**

Staff would be responsible for screening each applicant according to the minimum, established qualifications. The members of the ED Board would be responsible for scoring each project. Board members and/or staff would average the scores assigned by each Board Member to assign a final score to each project. Approval for each project would require an economic development agreement, plus approval of both the ED Board and the City Council.

Action Required by the La Porte Development Corporation Board:

Discussion and possible action to offer these two new incentive programs that will promote the development of new or expanded business enterprises in the City of La Porte.

Approved for the La Porte Development Corporation Agenda

Corby D. Alexander, City Manager

Date

Proposed Project Criteria

Please provide the following information to **Scott D. Livingston** at LivingstonS@laportetx.gov at least three (3) weeks in advance of the planned meeting date with the Board of Directors of the La Porte Development Corporation:

- **Who** is [company name here]? **What** does [company name here] do? Does the company have an **NAICS Code**? **If yes, then please provide it.**
- **What** does [company name here] wish to do in La Porte, Texas? Please explain the scope of the proposed project in La Porte, Texas. *Please submit a site plan, elevation rendering(s), pictures, and/or a detailed verbal description of the desired project with this form.*
- **Where** does [company name here] wish to do business in La Porte, Texas?
- **When** does [company name here] wish to start and finish the proposed project in La Porte, Texas?
- **Why** is [company name here] interested in conducting business to La Porte, Texas?
- **How** would [company name here] like to receive assistance from the La Porte Development Corporation to assist [company name here] in making a firm commitment to complete the proposed project in La Porte, Texas?
- What are the estimated 2013 taxable values of the existing property(ies) of the proposed location in La Porte, Texas?
- What is the estimated taxable value to be **added** in La Porte as a result of completing the proposed project in La Porte? This would include the following:
 - Taxable value of equipment to be relocated?
 - Taxable value of **new** equipment to be purchased?
 - Taxable value of improvements to existing buildings?
 - Taxable value of **new** building construction?
 - Taxable inventory to be re-located/added?
 - Taxable retail sales to be added?
 - Taxable value of any other real property or business personal property additions?
- How many **existing** employees (both full time and part time) will be re-located to La Porte or retained in La Porte as a result of the proposed project?
- How many **new** employees (both full time and part time) will be hired as a result of the proposed project?
- How many paid and/or intern positions are the company willing to reserve for students of La Porte High School?
- Generally identify the benefits, if any, that all full time employees will receive (i.e. 401k, dental, medical, vision, stock options, profit-sharing, etc.).
- Categorize the employees (both full time and part time; both relocated and new hires) by job title/type of work and wage/salary level.
- What is the “but for” that requires assistance from the La Porte Development Corporation? In other words, without the assistance of the La Porte Development Corporation, why might not [company name here] be able to complete the proposed project in La Porte, Texas?
- What form(s) and amount(s) of incentives does [company name here] wish to request from the La Porte Development Corporation to be able to complete the proposed project in La Porte, Texas?

Program Model for New Businesses

<u>Project Name</u>	<u>Added Taxable Value</u>	<u>10 Year PILOT or Tax Revenue</u>	<u># of Full Time Jobs</u>	<u># of Part Time/Coop Positions</u>	<u>Actual or Est. Grant Award</u>	<u>Raw Payback Period (Years)</u> ⁶	<u>Adj. Payback Period for # of Jobs (Years)</u> ⁷	<u>Raw 10 Year ROI</u> ¹⁰	<u>Adj. 10 Year ROI for # of Jobs</u> ¹²
Project Nebula, Unit #1	\$250 million	\$6,603,000	24	0	\$300,000	0.85	-2.75	2101%	2461%
Project Nebula, Unit #2	\$500 million	\$13,206,000	60	0	\$700,000	0.99	-8.01	1787%	2687%
InterGulf Corporation	\$2.1 million	\$149,100	30	0	\$450,000	30.18	25.68	-67%	383%
Rob Johnson	\$6 million	\$843,750 ²	10	0	\$106,000	1.26	1.26	696%	696%
Pipeline Grill	\$656,728	\$846,628 ¹⁵	100	0	\$300,000	3.54	3.54	182%	182%
Fischer's Hardware	\$1,500,000 ¹⁶	\$210,500 ¹⁷	8	4	\$350,000	16.63	16.63	-40%	-40%
El Toro	\$2,000,000 ¹⁶	\$342,000 ¹⁷	8	4	\$300,000	8.77	8.77	14%	14%
Former Kroger	\$1,000,000 ¹⁶	\$471,000 ¹⁷	8	4	\$400,000	8.49	8.49	18%	18%
Brewery (Lease)	\$500,000	\$585,500	12	4	\$300,000	5.12	1.32		
Brewery (Purchase)	\$500,000	\$105,500	12	4	\$300,000	28.44	24.24		
NEC	\$500,000	\$75,500	5	5	\$150,000	19.87	19.87		
Southern Komfort	\$500,000	\$135,500	5	5	\$125,000	9.23	9.23		
Richard Industrial Group	\$500,000	\$10,650 ³	75	0	\$15,000	4.23	-7.02	-29%	1096%
Sector 23	\$8 million ¹	\$497,000	35	0 ⁴	\$175,000	3.52	0.02	184%	534%
ACT Independent Turbo	\$6 million	\$426,000	60	5 ⁵	\$426,000	10.00	0.25	0%	975%

Notes:

1. Based upon estimated from information provided, so far, by Alton Ogden.
2. Estimated sales of \$2 million results in estimated sales tax of \$2 million x 2%, or \$40,000. Annual sales tax of \$40,000 is included in the figure.
3. The term for this project is three (3) years as opposed to ten (10) years.
4. This assumption is based upon **15** buildings, **3** employees per building, minus **10** employees for a development agreement estimate.
5. Staff's estimate of the number of "Career Preparation" (i.e. Coop) positions to be offered by ACT to LPISD students.
6. Grant Award/Annual PILOT or Tax Revenue.
7. Grant Award/Annual PILOT or Tax Revenue - (# of Full Time Positions x **0.15**) - (# of Coop Positions x **0.15**); the arbitrary assigned value for each full time job is "0.15".
8. Grant Award/Annual PILOT or Tax Revenue - (# of Full Time Positions x **0**) - (# of Coop Positions x **0**); the arbitrary assigned value for each full time job is "0".
9. Grant Award/Annual PILOT or Tax Revenue - (# of Full Time Positions x **0.1**) - (# of Coop Positions x **0.1**); the arbitrary assigned value for each full time job is "0.1".
10. ((Annual Property Tax Revenues - Grant Award)/Grant Award) x 100
11. The term and ROI for this project is three (3) years as opposed to ten (10) years; project was an industrial "attraction", rather than an "expansion" or "relocation".
12. ((Annual PILOT or Tax Revenue - Grant Award)/Grant Award + (# of Full Time Positions x **0.15**) + (# of Coop Positions x **0.15**)) x 100
13. ((Annual PILOT or Tax Revenue - Grant Award)/Grant Award + (# of Full Time Positions x **0**) + (# of Coop Positions x **0**)) x 100
14. ((Annual PILOT or Tax Revenue - Grant Award)/Grant Award + (# of Full Time Positions x **0.10**) + (# of Coop Positions x **0.10**)) x 100
15. ((\$4 million x 2%) + \$4,662.77) x 10
16. Even though the project principals estimated that the increase in the taxable value would only increase by 20%, for the purposes of this analysis, staff assumed that the taxable value of the property would increase by \$800,000, the full amount of the proposed project costs.
17. (((Fischers NEW, Projected Taxable Retail Sales - Fischers CURRENT Taxable Retail Sales) x 2%) + (Additional taxable value of \$800,000 at the city's tax rate)) X 10

Evaluation for Expanding Businesses

EVALUATOR: _____

EVALUATION DATE: _____

TOTAL POINTS AWARDED (50 points possible): _____

Applicant Information

APPLICATION DATE: _____

BUSINESS NAME: _____

CONTACT NAME: _____

BUSINESS ADDRESS: _____

PHONE: _____ EMAIL: _____

Please evaluate the application for the above-named business, using the following criteria. For each item, please rate the project being proposed using a scale of 1 to 5, where 1 means that the applicant has not met the criteria in any way, and 5 means that the applicant has met the criteria completely. Please circle the appropriate response for each item.

1. Number of Years that the Business has been in the Community
(0 = Fewer than 10; 1 = 10-15; 2 = 16-20; 3 = 21-25; 4 = 26-30; 5 = 30+)

1 2 3 4 5

2. Likelihood of the Project to Catalyze Additional Investment
(0 = Unlikely; 1 = Neutral/Unknown; 2 = Somewhat Likely; 3 = Likely; 4 = More Likely; 5 = Most Likely)

1 2 3 4 5

3. Priority Value of the Project
(0 = Not a Priority; 1 = 1 or 2; 2 = 3 or 4; 3 = 5 or 6; 4 = 7 or 8; 5 = 9 or 10)

1 2 3 4 5

BUSINESS. BY THE BAY.

4. Percentage Increase in the Number of New Jobs
(0 = Less than 20%; 1 = 21-40%; 2 = 41-60%; 3 = 61-80%; 4 = 81-99%; 5 = 100%+)

1 2 3 4 5

5. Payback Period in Years
(0 = More than 10 yrs; 1 = 9 yrs; 2 = 8 yrs; 3 = 7 yrs; 4 = 6 yrs; 5 = 5 or fewer years)

1 2 3 4 5

6. Amount of Capital Investment as % of Taxable, Appraised Value
(0 = Less than 25%; 1 = 26-40%; 2 = 41-60%; 3 = 61-80%; 4 = 81-99%; 5 = 100%+)

1 2 3 4 5

7. Degree of Beautification and Removal of Blight
(0 = Insignificant; 1 = Neutral/Unknown; 2 = Somewhat Significant; 3 = Significant;
4 = More Significant; 5 = Most Significant)

1 2 3 4 5

8. Location of the Project
(0 = Not Visible from a Public Street; 1 = Neutral/Unknown; 2 = Somewhat Visible;
3 = Visible; 4 = More Visible; 5 = Most Visible)

1 2 3 4 5

9. Degree of Desirability of the Expanded or New Business
(0 = Undesirable; 1 = Neutral/Unknown; 2 = Somewhat Desirable; 3 = Desirable;
4 = More Desirable; 5 = Most Desirable)

1 2 3 4 5

10. Age of the Building in Years
(0 = Fewer than 10; 1 = 10-15; 2 = 16-20; 3 = 21-25; 4 = 26-30; 5 = 30+)

1 2 3 4 5

Summary Evaluation for Expanding Businesses

Application Date: _____ Initial Review Date: _____

Business Name: _____

Contact Name: _____

Business Address: _____

Phone: _____

E-Mail: _____

Criteria	Total Score	# of Evaluations	Average Score
Number of Years that the Business has been in the Community			
Likelihood of the Project to Catalyze Additional Investment			
Priority Value of the Project			
Percentage Increase in the Number of New Jobs			
Payback Period in Years			
Amount of Capital Investment as % of Taxable, Appraised Value			
Degree of Beautification and Removal of Blight			
Location of the Project			
Degree of Desirability of the Expanded or New Business			
Age of the Building in Years			
Total Average Score (out of 50)			

REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>August 26, 2015</u> Requested By: <u>Scott Livingston</u> Department: <u>Economic Development/Tourism</u> Report: <input checked="" type="radio"/> Resolution: <input type="radio"/> Ordinance: <input type="radio"/>	<p style="text-align: center;"><u>Appropriation</u></p> Source of Funds: Account Number: Amount Budgeted: Amount Requested: <u>\$350,000</u> Budgeted Item: <input type="radio"/> YES <input checked="" type="radio"/> NO
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Exhibits:

- 1. Project Introduction**
- 2. Presentation**
- 3. Project Bids**
- 4. Tax Records**

SUMMARY & RECOMMENDATIONS

As of 1 January 2015, the real property taxable value of Fischer’s Do It Best Hardware (Fischer’s) is \$1,408,955, while the business personal property taxable value is approximately \$160,000. Therefore, the current total taxable value of Fischer’s is estimated to be \$1,568,955.

The owners of Fischer’s are proposing to invest \$1.4 million, which is equivalent to 90% of the businesses current taxable value, to expand the hardware store on the northwest corner of W. Fairmont Parkway and S. Broadway in La Porte, TX. Of this sum, the owners will invest approximately \$450,000 to purchase new retail inventory, which is also taxable business personal property. The remaining \$1 million will be used to remodel both the interior and exterior of the building to provide an updated appearance by completing the following projects:

- Remove the existing metal fascia on the entire perimeter of the building,
- Install a new framework and new stucco fascia panels,
- Remove the awning from the southwest side of the building,
- Install kneewall stone fascia,
- Install a black wrought iron fence,
- Add paint and signage to the new structures,
- Remove the block wall between the existing build and Little Jacks to increase square footage by 15,000 square feet,
- Add new, interior fixtures & lumber fixtures for expansion,
- Add new, interior signage and fixtures,
- Repaint the pole sign and add new graphic signage.
- Re-seal and re-strip the parking lot,
- Re-pave the area which is currently covered on the south side of the building, and
- Add new flower beds and landscaping, including a block flower bed at the bottom of the exterior sign pole and add stucco finish to match the building.

Since the ED Board may hold the project principals accountable for completing each of the identified projects and spending a minimum amount on new taxable business personal property (i.e. retail inventory), “infrastructure”, “site improvements”, and “other related improvements, written bids are neither required

nor necessary for this project. However, for your information, the proposed project expenses may be itemized as follows:

- Spend \$761,854 (i.e. \$708,854 + \$53,000) for building renovation/construction,
- Spend \$467,500 on retail inventory (i.e. \$450,000 + \$17,500), and
- Spend \$92,873.84 on interior furniture, fixtures, and equipment,
- Spend \$50,000 to resurface and stripe the parking lot, *
- Spend \$20,000 on exterior/street signage, *
- Spend \$18,685.44 on interior signage,
- Spend \$10,000 for new flower beds and landscaping, *
- Estimated total is \$1,420,913.28 (i.e. \$761,854 + \$467,500 + \$92,873.84 + \$50,000 + \$20,000 + \$18,685.44 + \$10,000)

Note: * Written bids were not submitted.

As a direct result of this expansion and the associated improvements, the project principals anticipate that their taxable retail sales may increase by as much as 20%. In addition, the project

principals are planning to hire 7 to 10 new employees as a result of this expansion. Of these new employees, 4 to 5 will be “full time” and the remaining will be “part-time” employees. 3 to 4 of the “full time” employees will be categorized as “management”.

Other factors of value that characterize this proposed project include:

- Redevelopment and beautification of a prime corner in town,
- Opportunity to encourage local business expansion,
- Locally owned business with deep roots in in La Porte, and
- Opportunity to encourage the ongoing viability of this business anchor at a prime location in La Porte.

The project principals request an economic development grant in the amount of \$350,000. The board’s decision and grant award will determine whether or not they will spend the full amount or reduce the scope of the proposed project.

Staff recommends that the ED Board consider using the proposed, new incentive program for new businesses, which was presented to the ED Board earlier this evening, as a basis by which to evaluate this project for incentive grant award.

Proposed terms and conditions that may be included in a future development agreement for this project may be the following:

- Invest at least \$1 million in new business personal property plus “infrastructure and other related improvements”,
- Hire at least seven (7) new employees,
- Complete all projects as identified in the proposed project, and

- Complete all work to the satisfaction of the City’s Building Inspection Department before the expiration of the term of the development agreement, which is anticipated to be eighteen (18) months from the date on which the proposed development agreement is approved by the La Porte City Council.

Action Required by the La Porte Development Corporation:

Consider approval or other action authorizing staff to publish 60-day public notice of a public hearing to consider awarding an economic development grant to the owners of Fischer’s Do It Best Hardware for an amount not to exceed \$350,000.

Approved for the La Porte Development Corporation Agenda

Corby D. Alexander, City Manager

Date

Proposed Project Criteria

Please provide the following information to **Scott D. Livingston** at LivingstonS@laportetx.gov at least three (3) weeks in advance of the planned meeting date with the Board of Directors of the La Porte Development Corporation:

1. Who is Fischers Hardware? What does Fischers Hardware do?

Fischers Hardware is in the business of retail sales providing product and services to La Porte and surrounding areas.

2. What does Fischers Hardware wish to do in La Porte, Texas? Please explain the scope of the proposed project in La Porte, Texas. *Please submit a site plan, elevation rendering(s), pictures, and/or a detailed verbal description of the desired project with this form.*

The owners of Fischer's Do It Best Hardware are proposing to invest more than \$1.4 million to expand their existing business in La Porte, TX. The owners will invest approximately \$450,000 to purchase new taxable retail inventory for the expanded store. The owners will use the remaining amount of approximately \$1 million to remodel both the interior and exterior of the building to provide an updated appearance by completing the following projects:

- Remove the existing metal fascia on the entire perimeter of the building,
- Install a new framework and new stucco fascia panels,
- Remove the awning from the southwest side of the building,
- Install kneewall stone fascia,
- Install a black wrought iron fence,
- Add paint and signage to the new structures,
- Remove the block wall between the existing build and Little Jacks to increase square footage by 15,000 square feet,
- Add new, interior fixtures & lumber fixtures for expansion,
- Add new, interior signage and fixtures,
- Repaint the pole sign and add new graphic signage.
- Re-seal and re-strip the parking lot,
- Re-pave the area which is currently covered on the south side of the building, and
- Add new flower beds and landscaping, including a block flower bed at the bottom of the exterior sign pole and add stucco finish to match the building.

3. Where does Fischers Hardware wish to do business in La Porte, Texas?

Fischer's Hardware will operate in its current location.

4. When does Fischers Hardware wish to start and finish the proposed project?

Fischer's Hardware would like to start the project as soon as possible and have the project completed within six months.

5. Why is Fischers Hardware interested in conducting business to La Porte, Texas?

Fischer's Hardware has been serving the community for 35 years and would like to continue with a new look and new products to better serve customers.

6. How would Fischers Hardware like to receive assistance from the La Porte Development Corporation to assist Fischers Hardware in making a firm commitment to complete the proposed project in La Porte, Texas?

Fischer's Hardware would like to receive assistance from the ED Board to complete the proposed project in a minimal amount of time. We would like to request funds to make the transition.

7. What are the estimated 2013 taxable values of the existing property(ies) of the proposed location in La Porte, Texas?

The current, total taxable value of Fischers Hardware is 1.4 million.

8. What is the estimated taxable value to be added in La Porte as a result of completing the proposed project in La Porte? This would include the following:

The owners are planning to invest \$1.4 million, which is equal to 90% of the current, taxable value of the property, to renovate and expand the existing building, purchase new taxable retail inventory, purchase new interior furniture, fixtures, and equipment, purchase new interior and exterior signage, re-pave and re-stripe the parking lot, and add additional landscaping.

9. How many *existing* employees (both full time and part time) will be re-located to La Porte or retained in La Porte as a result of the proposed project?

All existing employees will remain as a result of the proposed project.

10. How many *new* employees (both full time and part time) will be hired as a result of the proposed project?

Fischer's Hardware plans to add 7 to 10 new employees as a result of the proposed project. Of these new employees, 4 to 5 will be "full time" and the remaining will be "part-time" employees. 3 to 4 of the "full time" employees will be categorized as "management".

11. How many paid and/or intern positions are the company willing to reserve for students of La Porte High School?

Fischer's Hardware has used Cooperative Education in the past with positive results and will continue to use this program. We estimate 3 to 5 positions will be available.

12. Generally identify the benefits, if any, that all full time employees will receive (i.e. 401k, dental, medical, vision, stock options, profit-sharing, etc.).

Fischers Hardware offers optional medical, dental, vision, and Accidental Death and Dismemberment, as well as life insurance to all full time employees.

13. Categorize the employees (both full time and part time; both relocated and new hires) by job title/type of work and wage/salary level.

All of Fischers Hardware employees are categorized as sales with the exception of office clerical personnel. Sales positions include customer service, stocking, and cashier.

14. What is the “but for” that requires assistance from the La Porte Development Corporation? In other words, without the assistance of the La Porte Development Corporation, why might not Fischers Hardware be able to complete the proposed project in La Porte, Texas?

Without the assistance of the La Porte Development Corporation, Fischer’s Hardware is unable to complete the proposed project.

15. What form(s) and amount(s) of incentives does Fischers Hardware wish to request from the La Porte Development Corporation to be able to complete the proposed project in La Porte, Texas?

Fischer’s Hardware would like to receive the full amount of incentive funds allowable to complete the proposed project. Fischer’s Hardware is requesting the sum of \$350,000. The board’s decision and grant award will determine whether or not they will spend the full amount or reduce the scope of the proposed project.

Fischer's Do It Best Hardware

**1012 South Broadway
La Porte, TX 77571**

www.fischershardware.doitbest.com

BEFORE













Proposed Work to be Completed

- Remove the existing metal fascia on the entire perimeter of the building,
- Install a new framework and new stucco fascia panels,
- Remove the awning from the southwest side of the building,
- Install kneewall stone fascia,
- Install a black wrought iron fence,
- Add paint and signage to the new structures,
- Remove the block wall between the existing build and Little Jacks to increase square footage by 15,000 square feet,

Proposed Work to be Completed

- Add new, interior fixtures & lumber fixtures for expansion,
- Add new, interior signage and fixtures,
- Repaint the pole sign and add new graphic signage.
- Re-seal and re-stripe the parking lot,
- Re-pave the area which is currently covered on the south side of the building, and
- Add new flower beds and landscaping, including a block flower bed at the bottom of the exterior sign pole and add stucco finish to match the building.

Estimated Expenses

Since the ED Board may hold the project principals accountable for completing each of the identified projects and spending a minimum amount on new taxable business personal property (i.e. retail inventory), “infrastructure”, “site improvements”, and “other related improvements, written bids are neither required nor necessary for this project. However, for your information, the proposed project expenses may be itemized as follows:

- Spend **\$761,854** (i.e. \$708,854 + \$53,000) for building renovation/construction,
- Spend **\$467,500** on retail inventory (i.e. \$450,000 + \$17,500), and
- Spend **\$92,873.84** on interior furniture, fixtures, and equipment,
- Spend **\$50,000** to resurface and stripe the parking lot,

Estimated Expenses

- Spend **\$20,000** on exterior/street signage,
- Spend **\$18,685.44** on interior signage,
- Spend **\$10,000** for new flower beds and landscaping,
- **Estimated total is \$1,420,913.28** (i.e. \$761,854 + \$467,500 + \$92,873.84 + \$50,000 + \$20,000 + \$18,685.44 + \$10,000)
- The owners are planning to invest **\$1.4 million**, which is equal to **90%** of the current, taxable value of the property, to renovate and expand the existing building, purchase new taxable retail inventory, purchase new interior furniture, fixtures, and equipment, purchase new interior and exterior signage, re-pave and re-stripe the parking lot, and add additional landscaping.

AFTER



Project Request

In order to support the proposed project, the project principals request the ED Board consider awarding an economic development grant in the amount of **\$350,000**.

Contact Information:

Michael Breaux

Owner

Fischer's Do It Best Hardware

1012 S. Broadway

La Porte, Texas 77571

(281) 470-0171

fischershardware@gmail.com

Rod Rothermel

Owner

Fischer's Do It Best Hardware

1012 S. Broadway

La Porte, Texas 77571

(281) 470-0171

fischershardware@gmail.com

Frank Herrera

General Manager

Fischer's Do It Best Hardware

1012 S. Broadway

La Porte, Texas 77571

(281) 470-0171

frkherrera@yahoo.com

Glynn's Contracting Services
P.O. Box 5905
Pasadena, TX 77508

Estimate #:
2015-0016

1/12/2015

Fischer's Hardware
1012 S. Broadway St.
La Porte, Texas 77571
281-470-0171

Empl. In.	Ref.#
TL	

Description	Qty	Cost	Total
<p>Exterior Modifications</p> <p>Remove: Metal awning from South side of Bldg. Metal cover from West side of Bldg. Wood structure from entry into existing hardware store which includes the exterior & interior fascade, including the metal framing The metal mansards on left side & right side of existing hardware The metal soffit from East side of Bldg. Section of flat roof & framing to lower to match existing fascade of Bldg. Castle top sections Haul off all debris</p> <p>Build Metal Frame Wall Down the East Side of Bldg Install: 5/8" OSB for substrate Hardi backer board - 3'6" at bottom Roll water proofing 1" Foam Fiberglass mesh Coat of Portland Apply texture coat Stone fascade at bottom of wall All columns will match existing columns with Ephis Dens - glass for substrate for soffit Apply texture coat direct to densglass Note: Any additional support for soffit & framing repairs will be additional & not included in total of estimate</p> <p>On Top of Roof Where mansard was removed, build metal frame wall to match up to existing lower valance. Build metal frame for new entry into existing hardware store entry Build metal frame for lowering front roof section Build metal frame for higher wall to match existing Install - 5/8" treated plywood onto metal framing Roll water proofing 1" Foam Fiberglass mesh Coat of Portland Apply texture coat Where block wall is on top of wall - On section facing front Install - 1" foam direct to block wall Fiberglass mesh Coat of Portland Apply texture coat</p>			

There is a one (1) year warranty on workmanship

Approved: _____
Sign

Total

Interest on 30+ accounts: 1.5% per month. By signing this estimate all prices, specifications, and conditions are satisfactory and hereby accepted. We are authorized to do the work as specified. Residential accounts are due on receipt. Act Of God - not covered by our warranty. Projects exceeding amount of \$2,000 will require a written contract and up-front payments.

Print name & title

Date
Page 1

Our prices are good for 30 days from date of estimate unless otherwise noted in the description field.

Glynn's Contracting Services
P.O. Box 5905
Pasadena, TX 77508

Estimate #:
2015-0016

1/12/2015

Fischer's Hardware
1012 S. Broadway St.
La Porte, Texas 77571
281-470-0171

Empl. In.	Ref.#
TL	

Description	Qty	Cost	Total
Where block wall is on top of Bldg. - On section facing roof Install metal panels direct to block wall & to inside of both entryways at front of East side of Bldg. Install metal cap on top block wall, lower valance wall and at top of both entryways Install Crown - Ephs molding at top wall Apply paint supplied by Fischer's Hardware to East side of Bldg.			
Build metal structure on South side of Bldg that reaches out 51' from existing Bldg & 38' x 50' offset on West side of Bldg There will be a 6' section of valance facing South with gutter & downspouts at top of valance There will be approx. 20' ceiling clearance on front wall at parking & 23' ceiling clearance next to existing Bldg			
Wall facing parking on new structure Will Have: Cyclone fence on top of 3'6" wall with stone fascade on front & metal R panels on inside facing material storage area Note: Cyclone fence supplied by Fischer's Hardware Four (4) - Roll up doors			
Garden Center Build entry with columns to match existing Wood Pergola 3'6" - Knee wall with stone fascade on front & back Black wrought iron fence on top			
Ephs System - Including metal framing at columns, front wall, entry to hardware, knee wall at garden center & lumber yard - Front lower valance- Section of roof top wall - Soffit at front Note: Any additional support for soffit & framing repairs will be additional & not included in total of estimate Includes trim across top section of wall & lower valance Modification to roofing framing from mansard removal			
Painting - Paint to be supplied by Property			
Breakdown:			
Demolition		62,000.00	62,000.00
Dumpsters		5,000.00	5,000.00
New Metal Structure		345,000.00	345,000.00
Garage Doors		15,175.00	15,175.00
Extra Areas in need of Metal R Panels		17,560.00	17,560.00
Metal Cap		9,500.00	9,500.00
Wright Iron Fence		8,800.00	8,800.00
Cyclone Fence - Labor Only		1,200.00	1,200.00
Stone Fascade		44,998.00	44,998.00
Ephs System		99,821.00	99,821.00
Roof Framing Modification from Mansard Removal		38,500.00	38,500.00

There is a one (1) year warranty on workmanship

Approved: _____
 Sign

Total

Interest on 30+ accounts: 1.5% per month. By signing this estimate all prices, specifications, and conditions are satisfactory and hereby accepted. We are authorized to do the work as specified. Residential accounts are due on receipt. Act Of God - not covered by our warranty. Projects exceeding amount of \$2,000 will require a written contract and up-front payments.

Print name & title

Date
 Page 2

Our prices are good for 30 days from date of estimate unless otherwise noted in the description field.

Glynn's Contracting Services
P.O. Box 5905
Pasadena, TX 77508

Estimate #:
2015-0016

1/12/2015

Fischer's Hardware
1012 S. Broadway St.
La Porte, Texas 77571
281-470-0171

Empl. In.	Ref.#
TL	

Description	Qty	Cost	Total
Arbor at Garden Center & Front		37,000.00	37,000.00
Painting - Labor Only		24,300.00	24,300.00
Roofing Replacement - Waiting on Price		0.00	0.00
Plumbing - Drainage for Downspouts - Waiting on Price		0.00	0.00
Does not include any Permits & Engineer Drawings			
There will be a One (1) year warranty on workmanship			

There is a one (1) year warranty on workmanship

Approved: _____
Sign

Total **\$708,854.00**

Interest on 30+ accounts: 1.5% per month. By signing this estimate all prices, specifications, and conditions are satisfactory and hereby accepted. We are authorized to do the work as specified. Residential accounts are due on receipt. Act Of God - not covered by our warranty. Projects exceeding amount of \$2,000 will require a written contract and up-front payments.

Print name & title

Date
Page 3

Our prices are good for 30 days from date of estimate unless otherwise noted in the description field.

RECEIVED

JUL 28 2015

CITY MANAGER'S OFFICE

Estimate #: 2015-0521

Glynn's Contracting Services
P.O. Box 5905
Pasadena, TX 77508

7/9/2015

Fischer's Hardware
1012 S. Broadway St.
La Porte, Texas 77571
281-470-0171

Empl. In.	Ref.#
TL	

Description	Qty	Cost	Total
<p>Roll Up Overhead Doors</p> <p>Cut area in block wall to install angle iron - Both sides Cut out opening in block wall - 11' x 22', remove & haul off debris Build & install metal 8" x 8" columns on both sides with 12" I beam across top Finish opening will be 20' x 10' Repair block wall to match to framing Supply & install flat plate around block to make cased opening</p> <p>Supply & install 20' 0" x 10' 0" Rolling Steel Fire Door To include: 22 Gauge galvanize & pre-finished gray steel flat slats 24 Gauge galvanized & pre-finished gray steel hood Installed to inside face of wall mounted to properly prepared opening Chain hoist operation UL Class B 1 1/2 Hour fire rated Fusible link active release</p> <p>Supply & apply paint to repair</p> <p>Permit included</p> <p>Haul of all debris</p> <p>Total - Two (2) Doors at \$26,500.00 each Total, labor & materials</p> <p>There will be a One (1) year warranty on workmanship</p> <p>Please allow 4 weeks for special order doors</p>		53,000.00	53,000.00

There is a one (1) year warranty on workmanship

Approved:

[Signature]
Sign

Frank Herrera GM
Print name & title

7-10-15
Date

Total

\$53,000.00

Interest on 30+ accounts: 1.5% per month. By signing this estimate all prices, specifications, and conditions are satisfactory and hereby accepted. We are authorized to do the work as specified. Residential accounts are due on receipt. Act Of God - not covered by our warranty. Projects exceeding amount of \$2,000 will require a written contract and up-front payments.

Our prices are good for 30 days from date of estimate unless otherwise noted in the description field.

Merchandising Commitment Form

Member: Fischer's Do It Best Hardware

As part of the Retail Performance store project, Do it Best Corp. will pay for a portion of the professional merchandising needed to complete part or the entire project as per the benefits of the program.

The Retail Performance Manager will discuss the member responsibilities for the project at the time of signing this form which includes store employee support requirements for the project.

The professional merchandisers are hired by Do it Best Corp. for your project and the amount owed will be listed on your statement under "merchandising." Professional merchandisers each cost approx. \$500 per day plus expenses. The **estimated** merchandising costs and the amount paid by Do it Best Corp. is provided below:

Estimated additional warehouse inventory purchased: \$450,000

Estimated total merchandising cost amount range: \$30000 to 40000

Estimated merchandising paid by Do it Best per the program benefits: \$22,500

Estimated merchandising paid for by (member name): \$7500 to \$17500

Member Signature: _____

[Handwritten Signature]

Retail Performance Manager: _____

[Handwritten Signature]

Date: 1-6-15

Sold-to Party 3208

DO IT BEST CORP
PO Box 868
FORT WAYNE IN 46801

Ship-to Party 577975

FISCHERS DO IT CENTER 1214
1012 S BROADWAY
LA PORTE TX 77571

Bill To: 3208

DO IT BEST CORP
PO Box 868
FORT WAYNE IN 46801

Information

Quotation No. 20563913
Document Date 03/30/2015
Valid To Date 05/31/2015
Customer No. 3208 Req. Delivery Date 05/29/2015

Salesperson DANIEL BLAGG JR
2722 RIO SABINE
SAN ANTONIO
TX 78259
Phone: 210-771-2202
EMail: dblagg@madixinc.com

Ship Via

Freight Terms PrePaid and Add

MARK FOR:

Purchase Order No.	FOB FACTORY	Purchase Order Date	05/29/2015
Incoterms	Net due in 30 days	Delivery Date	USD
Payment Terms	82,697.627 LB	Currency	82,697.627 LB
Gross weight	92,873.84	Net weight	No Color Upchar
Total	No Spcl Fnsh Up	Color Upcharge	Base Shoes SB
Special Color Upcharge	No Spc Laminat	Base Shoes	BEC/KP/OFK PC003
Customer Group 4			

Shipping Instructions

Note: Prices, specifications, and surcharges are subject to change without notice. Actual surcharges based upon ship date apply. Quote valid for 30 days.

This document, when signed below, constitutes an order.
Order subject to acceptance by Madix Inc., 500 Airport Road, Terrell, TX

X _____ Date: ____/____/____



Madix Inc.
 500 AIRPORT ROAD
 Terrell, TX 75160
 800-776-2349

March 31, 2015 08:29:24

Quotation

20563913

PAGE 2 of 7

Quotation Details

Item	Material Description	Qty	Unit Net	Extended Net
	Finish Code: PC214 Description: BEIGE: PEBBLE SUEDE FLO.ST683 MATCH (P914)(L278) Finish Code: P806 Description: GRAY: NEVEMAR S-2-84T FOUNDRY GRAY (PC175) Finish Code: PC059 Description: BLACK: SATIN BLACK Finish Code: PC003 Description: BROWN: CHOCOLATE (CH) Finish Code: UN Description: UNFINISHED Finish Code: CHN Description: NOSE: CHOCOLATE BASE END COVER NOSE Finish Code: CH Description: BROWN: CHOCOLATE (PC003)			
Dept./Group: 01-Walls 96"x22"				
00010	W496 WALL SECT 4 FT LENGTH 96 IN HEIGHT / W496 5-22-PZ-PC214-P806-PC214-BSSIL	134.00 EA	63.04	8,447.36
00130	W396 WALL SECT 3 FT LENGTH 96 IN HEIGHT / W396 5-22-PZ-PC214-P806-PC214-BSSIL	1.00 EA	63.04	63.04
00250	WE96 WALL END 96 IN HEIGHT / WE96 5-22-PC214-PC214-BSSIL	17.00 EA	34.12	580.04
00310	BH-442 HDBD,PNTD,.19X46.5X37.19 / BH-442 P806	1.00 EA	6.48	6.48
00320	BXH-454-P806 HDBD,P806,.19X46.5X53.88 / BXH-454-P806 P806	1.00 EA	7.98	7.98
00330	BUWMS BASIC UPRIGHT WALL MOUNT SUPPORT / BUWMS	100.00 EA	1.40	140.00
Dept./Group Subtotal (01-Walls 96"x22")				9,244.90
Dept./Group: 02-Hypermaxi 144"x22"				
00400	HMU-14422 HYPERMAXI UPRIGHT / HMU-14422 PC214	88.00 EA	20.64	1,816.32
00420	EU-48 EXTENSION UPRIGHT / EU-48 PC214	88.00 EA	12.22	1,075.36
00430	HMRDFB96-U HYPERMAXI RD FRONT BEAM UPPER / HMRDFB96-U PC214	126.00 EA	9.97	1,256.22
00440	HMRDRB96 HYPERMAXI RD REAR BEAM / HMRDRB96 PC214	126.00 EA	10.58	1,333.08
00450	HMWMS2296-3 HYPERMAXI WIRE GRID DECK / HMWMS2296-3 PC214	126.00 EA	24.34	3,066.84
00460	RDWSDS22 RD WIDE SPAN DECK SUPPORTS / RDWSDS22 PC214	378.00 EA	1.97	744.66
00470	HMRDFB48-U	16.00 EA	7.02	112.32



Madix Inc.
 500 AIRPORT ROAD
 Terrell, TX 75160
 800-776-2349

March 31, 2015 08:29:24

Quotation

20563913

PAGE 3 of 7

Quotation Details

Item	Material Description	Qty	Unit Net	Extended Net
00480	HYPERMAXI RD FRONT BEAM UPPER / HMRDFB48-U PC214 HMRDRB48	16.00 EA	7.49	119.84
00490	HYPERMAXI RD REAR BEAM / HMRDRB48 PC214 HMWMS2248-3	16.00 EA	16.55	264.80
00500	HYPERMAXI WIRE GRID DECK / HMWMS2248-3 PC214 RDWSDS22	32.00 EA	1.97	63.04
00510	RD WIDE SPAN DECK SUPPORTS / RDWSDS22 PC214 WSDC25-50	5.00 PK	5.06	25.30
00520	WS DART CLIP 50PK, .250 THICKNESS / WSDC25-50 HMAC-2	44.00 PK	2.57	113.08
	HYPERMAXI ATTACH CLIP 2 PK / HMAC-2 PC214 Dept./Group Subtotal (02-Hypermaxi 144"x22")			9,990.86
	Dept./Group: 03-Walls 96"x16"			
00700	W496 WALL SECT 4 FT LENGTH 96 IN HEIGHT / W496	20.00 EA	59.25	1,185.00
00820	5-16-PZ-PC214-P806-PC214-BSSIL WE96 WALL END 96 IN HEIGHT / WE96	8.00 EA	32.75	262.00
00880	5-16-PC214-PC214-BSSIL BH-442 HDBD,PNTD, .19X46.5X37.19 / BH-442	4.00 EA	6.48	25.92
00890	P806 BXH-454-P806 HDBD,P806, .19X46.5X53.88 / BXH-454-P806	4.00 EA	7.98	31.92
	P806 Dept./Group Subtotal (03-Walls 96"x16")			1,504.84
	Dept./Group: 04-Gondolas 84"x16"x16"			
01000	G484 GONDOLA SECT 4 FT LENGTH 84 IN HEIGHT / G484	218.00 EA	87.44	19,061.92
01120	5-1616-PP-PC214-P806-P806-PC21 GE84 GONDOLA END 84 IN HEIGHT / GE84	29.00 EA	42.27	1,225.83
	5-1616-PC214-PC214-BSSIL Dept./Group Subtotal (04-Gondolas 84"x16"x16")			20,287.75
	Dept./Group: 05-Gondolas 84"x16"x22"			
01300	G484 GONDOLA SECT 4 FT LENGTH 84 IN HEIGHT / G484	17.00 EA	91.23	1,550.91
01440	5-1622-PP-PC214-P806-P806-PC21 GE84 GONDOLA END 84 IN HEIGHT / GE84	3.00 EA	43.64	130.92
	5-1622-PC214-PC214-BSSIL Dept./Group Subtotal (05-Gondolas 84"x16"x22")			1,681.83
	Dept./Group: 06-Gondolas 84"x22"x22"			

Quotation Details

Item	Material Description	Qty	Unit Net	Extended Net
01600	G484 GONDOLA SECT 4 FT LENGTH 84 IN HEIGHT / G484 5-2222-PP-PC214-P806-P806-PC21	13.00 EA	95.02	1,235.26
01720	GE84 GONDOLA END 84 IN HEIGHT / GE84 5-2222-PC214-PC214-BSSIL Dept./Group Subtotal (06-Gondolas 84"x22"x22")	2.00 EA	45.01	90.02
Dept./Group: 07-Gondolas 54"x16"x22"				1,325.28
01900	G454 GONDOLA SECT 4 FT LENGTH 54 IN HEIGHT / G454 5-1622-PP-PC214-P806-P806-PC21	18.00 EA	71.83	1,292.94
02020	GE54 GONDOLA END 54 IN HEIGHT / GE54 5-1622-PC214-PC214-BSSIL Dept./Group Subtotal (07-Gondolas 54"x16"x22")	3.00 EA	39.85	119.55
Dept./Group: 08-Gondolas 54"x16"x16"				1,412.49
02200	G454 GONDOLA SECT 4 FT LENGTH 54 IN HEIGHT / G454 5-1616-PP-PC214-P806-P806-PC21	38.00 EA	68.04	2,585.52
02300	GE54 GONDOLA END 54 IN HEIGHT / GE54 5-1616-PC214-PC214-BSSIL Dept./Group Subtotal (08-Gondolas 54"x16"x16")	7.00 EA	38.48	269.36
Dept./Group: 09-Gondolas 48"x16"x16"				2,854.88
02450	G448 GONDOLA SECT 4 FT LENGTH 48 IN HEIGHT / G448 5-1616-PP-PC214-P806-P806-PC21	8.00 EA	66.71	533.68
02550	GE48 GONDOLA END 48 IN HEIGHT / GE48 5-1616-PC214-PC214-BSSIL Dept./Group Subtotal (09-Gondolas 48"x16"x16")	2.00 EA	37.71	75.42
Dept./Group: 10-DIB End Caps 8'x3'x16"				609.10
02700	DIBEC-36 DO IT BEST END CAP W/WIRE GRID UPPER / DIBEC-36 PC214-P806 Dept./Group Subtotal (10-DIB End Caps 8'x3'x16")	40.00 EA	149.55	5,982.00
Dept./Group: 11-End Caps 54"x3'x16"				5,982.00
02900	W354 WALL SECT 3 FT LENGTH 54 IN HEIGHT / W354 5-16-PH-PC214-P806-P806-PC214-	18.00 EA	49.18	885.24
03010	WE54 WALL END 54 IN HEIGHT / WE54 5-16-PC214-PC214-BSSIL Dept./Group Subtotal (11-End Caps 54"x3'x16")	18.00 EA	27.51	495.18
Dept./Group: 12-End Caps 48"x3'x16"				1,380.42
03200	W348 WALL SECT 3 FT LENGTH 48 IN HEIGHT / W348 5-16-PH-PC214-P806-P806-PC214-	4.00 EA	47.54	190.16
03310	WE48 WALL END 48 IN HEIGHT / WE48	4.00 EA	26.74	106.96

Quotation Details

Item	Material Description	Qty	Unit Net	Extended Net
	5-16-PC214-PC214-BSSIL Dept./Group Subtotal (12-End Caps 48"x3"x16") Dept./Group: 13-Pallet Rack 12"x42"			297.12
	Dept./Group Subtotal (13-Pallet Rack 12"x42") Dept./Group: 14-Accessories			
03600	MD-316-50 INTLKG WIRE DIVIDER CHROME 50PK / MD-316-50	52.00 PK	83.56	4,345.12
03610	MD-320-50 INTLKG WIRE DIVIDER CHROME 50PK / MD-320-50	3.00 PK	88.94	266.82
03620	MD-322-10 INTLKG WIRE DIVIDER CHROME 10PK / MD-322-10	3.00 PK	18.98	56.94
03630	MD-516-50 INTLKG WIRE DIVIDER CHROME 50PK / MD-516-50	2.00 PK	103.18	206.36
03640	MD-516-10 INTLKG WIRE DIVIDER CHROME 10PK / MD-516-10	3.00 PK	20.81	62.43
03650	MF-348-20 INTLKG WIRE FRONT CHROME 20PK / MF-348-20	20.00 PK	102.45	2,049.00
03660	SUS-416 STD UPPER SHELF / SUS-416 PC214-SP	941.00 EA	9.92	9,334.72
03670	SUS-420 STD UPPER SHELF / SUS-420 PC214-SP	206.00 EA	12.41	2,556.46
03680	SUS-422 STD UPPER SHELF / SUS-422 PC214-SP	86.00 EA	13.18	1,133.48
03690	UB5-48161005 UNIVERSAL BASKET 1/2 IN OC / UB5-48161005 PC214	53.00 EA	26.80	1,420.40
03700	UBB-16 UNIVERSAL BASKET BRACKET / UBB-16 PC214	53.00 PR	5.06	268.18
03710	CBD-16UB10 CLIPLESS BASKET DIVIDER 1 OC F/UB / CBD-16UB10 PC214	227.00 EA	3.30	749.10
03720	UB5-48201005 UNIVERSAL BASKET 1/2 IN OC / UB5-48201005 PC214	18.00 EA	27.90	502.20
03730	UBB-20 UNIVERSAL BASKET BRACKET / UBB-20 PC214	18.00 PR	5.31	95.58
03740	CBD-20UB10 CLIPLESS BASKET DIVIDER 1 OC F/UB / CBD-20UB10	78.00 EA	3.44	268.32



Madix Inc.
 500 AIRPORT ROAD
 Terrell, TX 75160
 800-776-2349

March 31, 2015 08:29:24

Quotation

20563913

PAGE 6 of 7

Quotation Details

Item	Material Description	Qty	Unit Net	Extended Net
03750	PC214 VDB-402 VERTICAL DIVIDER BAR / VDB-402	12.00 EA	9.20	110.40
03760	PC214 VDB-408 VERTICAL DIVIDER BAR / VDB-408	7.00 EA	9.92	69.44
03770	PC214 VDA-14R VERT DIVIDER ARM RD / VDA-14R	74.00 EA	2.69	199.06
03780	PC214 VDA-18R VERT DIVIDER ARM RD / VDA-18R	83.00 EA	2.90	240.70
03790	PC214 EPPH-412 EXTENDED PANEL PEGBOARD HEAVY DUTY FRAME / EPPH-412	3.00 EA	24.25	72.75
03800	P806 VDB-414 VERTICAL DIVIDER BAR / VDB-414	6.00 EA	11.00	66.00
03810	PC214 EPPMVDB EXT PEG PANEL MOUNT F/VDB / EPPMVDB	6.00 EA	3.37	20.22
03830	MD-316-50 INTLKG WIRE DIVIDER CHROME 50PK / MD-316-50	7.00 PK	83.56	584.92
03840	MF-348-20 INTLKG WIRE FRONT CHROME 20PK / MF-348-20	3.00 PK	102.45	307.35
03850	SUS-316 STD UPPER SHELF / SUS-316	36.00 EA	9.92	357.12
03860	PC214-SP SUS-416 STD UPPER SHELF / SUS-416	140.00 EA	9.92	1,388.80
03870	PC214-SP SUS-420 STD UPPER SHELF / SUS-420	30.00 EA	12.41	372.30
03880	PC214-SP SUS-422 STD UPPER SHELF / SUS-422	12.00 EA	13.18	158.16
	Dept./Group Subtotal (14-Accessories)			27,262.33
	Sub Total			83,833.80
	Surcharge rates subject to change based on ship date			
	HvyDtySrchgNet - 16.2 %		900.48	
	GondSrchgNet - 15.9 %		8,139.56	
	Total Surcharges			9,040.04

Quotation Details

Item	Material Description	Qty	Unit Net	Extended Net
Total	PLUS ACTUAL TAX, FREIGHT, INSTALLATION AND IMPORT/EXPORT CHARGES WHEN APPLICABLE			92,873.84

Member Name/

Number Fischers Hardware

1214

Date:

2/20/15

Signature Co- Branded Interior Signage

Item/SKU Number	Description	Qty	Cost	Total
CG-1CUSTOM-CM	Custom Header - per letter - SERVICE CENTER	13	\$ 20.50	\$ 266.50
F-36 Curved Grid	F-36 Curved Ceiling Grid	2	\$ 522.72	\$ 1,045.44
F-37 Rect Grid	F-37 Rectangle Ceiling Grid	2	\$ 522.72	\$ 1,045.44
CG-2.1	CG-2.1 Historical 2' 5" x 8'	1	\$ 128.00	\$ 128.00
CG-3.1	FISCHERS HARDWARE SERVICE CENTER - per letter	29	\$ 22.50	\$ 652.50
CG-3.3-C	Do it Best Logo	1	\$ 29.00	\$ 29.00
CG-6.2	Historical Member Message w/ photos - Thank you for...	1	\$ 272.50	\$ 272.50
CG-9-H	Do you have everything....double sided, hanging, maple frame	1	\$ 459.56	\$ 459.56
DG-4	Suspended Aisle Marker Boards - Double Sided	45	\$ 24.00	\$ 1,080.00
DG-4.1	Set of 2 each of 200 different product inserts	1	\$ 235.50	\$ 235.50
DG-4A	Aisle Numbers #1 thru #45 (2 each)	45	\$ 7.25	\$ 326.25
DG-1U	Department Sign - Custom - See Specs - English/Spanish	12	\$ 183.00	\$ 2,196.00
DG-2L-P	Authority Tower - Custom - See Specs - English/Spanish	1	\$ 23.00	\$ 23.00
DG-3L-CM	Do it Best Logo - for large authority tower	1	\$ 11.25	\$ 11.25
IG-2 TrackO	Track System and Hanging Hardware - Oyster	8	\$ 144.91	\$ 1,159.28
IG-2A-S	Sliding Panel - Tools	1	\$ 465.00	\$ 465.00
IG-2D-S	Sliding Panel - Lawn & Garden - Tools	1	\$ 465.00	\$ 465.00
IG-2I-S	Sliding Panel - Historical Photos w/ Do it Best Seal	2	\$ 252.00	\$ 504.00
IG-2L-S	Sliding Panel - Plumbing	1	\$ 465.00	\$ 465.00
IG-2M-S	Sliding Panel - Hardware	1	\$ 465.00	\$ 465.00
IG-2N-S	Sliding Panel - Electrical	1	\$ 465.00	\$ 465.00
IG-2R-S	Sliding Panel - Lumber	1	\$ 465.00	\$ 465.00
IG-4.5L	Suspended Brand Message - custom text / Member Name	6	\$ 366.00	\$ 2,196.00
SR2-LG-10FT	10'-0" cable w/premade loop and one Gripper fastener	140	\$ 2.86	\$ 400.40
997587	PG-1.4S End Cap Sign Board w/ Product Header (Min. of 2)	40	\$ 33.05	\$ 1,322.00
997579	PG-1.3 Numeral Spiral Flip Books Set	40	\$ 15.93	\$ 637.20
997536	PG-1.2DIB Do it Best Brand Insert (Set of 2)	20	\$ 21.86	\$ 437.20
997501	PG-1.1DIB Library of Letters Kit	10	\$ 96.38	\$ 963.80
995223	Do it Best Store Hours Decal Set	1	\$ 6.77	\$ 6.77
993948	In & Out Decals	1	\$ 7.99	\$ 7.99
991112	12" Black Round Do it Best Clock	1	\$ 34.12	\$ 34.12
Total:				\$ 18,229.70

Domestic Crate Charge for shipping \$ 455.74

**Note: Prices do not include freight and taxes
These prices are good for 30 days.**

Grand Total \$ 18,685.44

Approval Signature _____

Date _____




Account Number Address Owner Name ?
 13-Digit Number search

[HOME](#) [ABOUT](#) [RECORD SEARCH](#) [FORMS](#) [MAPS](#) [RESOURCES](#) [VIDEOS](#) [HELP](#) [EN ESPAÑOL](#)

Tax Year: HARRIS COUNTY APPRAISAL DISTRICT
PERSONAL PROPERTY ACCOUNT INFORMATION
0592295 E-mail

Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address:	FISCHERS HARDWARE INC 1012 S BROADWAY ST LA PORTE TX 77571-5328	Property Address:	1012 S BROADWAY ST LA PORTE TX 77571
		Description:	Computers Furniture and Fixtures Inventory Machinery and Other Equipment Supplies

State Class Code	Property Type	
L1 -- Tangible, Commercial	A -- Business Personal Property	
SIC Code	Square Ft	Key Map®
5251 -- HARDWARE STORES	14,100	580G

Value Status Information

Value Status	Notice Date
Noticed	7/24/2015

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate	Online Tax Bill
None	020	LA PORTE ISD	Not Certified	1.45000		
	040	HARRIS COUNTY	Not Certified	0.41731		
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.02736		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.01531		
	043	HARRIS CO HOSP DIST	Not Certified	0.17000		
	044	HARRIS CO EDUC DEPT	Not Certified	0.00600		
	047	SAN JACINTO COM COL D	Not Certified	0.18560		
	071	CITY OF LAPORTE	Not Certified	0.71000		

Valuations

	2014 Value	2015 Value
Total Appraised	149,491	138,946

Value Detail

Category	2014 Value	2015 Value
Aircraft	0	0
Vessels	0	0
Inventory	117,458	102,811
Supplies	500	300
Raw Materials	0	0
Work In Progress	0	0
Furniture and Fixtures	5,380	5,068
Machinery and Other Equipment	21,722	23,265
Computers	4,431	7,502

REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>26 August 2015</u>
Requested By: <u>Scott D. Livingston</u>
Department: <u>Economic Development</u>
Report: <u> </u> Resolution: <u> </u> Ordinance: <u> </u>

<u>Budget</u>	
Source of Funds:	<u>ED Board's General Fund Balance</u>
Account Number:	<u>N/A</u>
Amount Budgeted:	<u>N/A</u>
Amount Requested:	<u>\$400,000</u>
Budgeted Item:	YES <input type="radio"/> NO <input checked="" type="radio"/>

- Exhibit: Project Introduction
- Exhibit: Proposed Lease Terms
- Exhibit: Conceptual Drawings
- Exhibit: Proposed Floor Plan
- Exhibit: Background Info & Articles
- Exhibit: Artwork

SUMMARY & RECOMMENDATION

The Brigadoon Brewery & Brew School, LLC (Brewery) is interested in leasing the city-owned, former Texas Parks & Wildlife (TPW) building and the undeveloped lot immediately adjacent to the TPW building. Staff understands that it will cost approximately \$270,000 to \$280,000 to renovate the former TPW building and make it suitable as a “white box” for a prospective tenant. In order to account for unexpected expenses to renovate the building, staff proposes that the estimated cost to renovate the TPW building in this discussion should be established at \$400,000.

The purpose of this project is to attract a new business to the Main Street District that will facilitate the re-vitalization and re-development of the Main Street District, attract new visitors to both the Main Street District and the City of La Porte, and stimulate new restaurant, retail, and entertainment investment in both the Main Street District and City of La Porte.

The proposed project falls into the incentive program for “New Businesses”, and the proposed re-payment mechanism for the 10 year payback would be tied to the cash stream from the lease payments and taxes paid to the City of La Porte. Based upon the best estimates known at this time, the estimated payback period for the proposed project is 6 years for a grant of \$300,000, 7 years for a grant of \$350,000, and 8 years for a grant of \$400,000.

Project Details

The majority owner of the **Brigadoon Brewery & Brew School, LLC** has lived in La Porte since 1996, and his wife has lived here since 1986. Three of their children have graduated from LPISD, and their fourth child is scheduled to graduate from LPHS in the spring of 2016.

The Brewery would like to bring a brewpub/production brewery to the historic district of La Porte in order to increase visitor traffic to both the Main Street District and the City of La Porte. The Brewery would produce beer for both wholesale and retail sales and augment their tap room sales with other Texas craft beers. The Brewery will offer a larger selection of craft beers that will allow it to tap into the customer share of other Texas craft breweries. Therefore, a visitor to their establishment could enjoy not only a Brigadoon beer, but also other Texas craft beers as well. These types of special events would attract 300 to 800 visitors to La Porte every Saturday for tastings with numbers expanding beyond 1,000 for special events. In the event that the Brewery would be allowed to occupy the former TPW building and relocate to the City of La Porte, **every beer bottle and keg sold would by law have a label stating that it was brewed in La Porte, TX.** Please note the enclosed samples of artwork of bombers the Brewery uses to sell its product at the Texas Renaissance Festival. In the April 2014 issue of the *Men's Journal*, the Brewery was rated as the 5th Best Brewery Tour to take in the United States, and it was the only Texas brewery to be ranked. In 2010, *Ehow* listed the Brewery as one of four recommended brew schools in the United States.

For more detailed information about this proposed project, please refer to the enclosed files and visit www.brigadoonbrewery.com.

In order to facilitate this opportunity, please **consider** the following:

Board of the La Porte Development Corporation = **Board**

City of La Porte = **City**

Brigadoon Brewery & Brew School, LLC = **Brewery**

Texas and Alcohol Beverage Commission = **TABC**

U.S. Department of Treasury's Alcohol and Tobacco Tax and Trade Bureau = **TTB**

- The **Board** may wish to consider:
 - Committing up to \$400,000 to renovate the former TPW building, bring it up to code, and create a “white box” for a prospective tenant.
- The **City** would:
 - Retain ownership of the TPW building,
 - Investigate all necessary repairs that need to be made to the TPW building,
 - Obtain estimates to renovate the TPW building (which may include but not be limited to items such as asbestos abatement, mold remediation, and roof repairs), bring it up to code, and create a “white box” for a prospective tenant,
 - Undertake all responsibility to design, procure both bids and contractors, and oversee the necessary work to renovate the TPW building,
 - Renovate the former TPW building and attract the Brewery to the site,
 - Bring the building and drive up to current code to meet any and all City, County and National requirements,
 - Install one (1) roll up door in the back room, and open the back room up by removing the non-load bearing wall just outside the vault,
 - Repair and paint all interior walls white,
 - Remove the ceiling grid, and paint the ceiling black with sound proofing/insulation,
 - Remove the vault,
 - Maintain all large maintenance items such as the HVAC, roof, walls/building structure, foundation, utility service lines to and through the foundation of the property, and parking lot,

- Give the Brewery permission to post public notice on the TPW building for 60 days regarding its intent to apply for TABC and TTB permits, and
 - Enter into a lease agreement with the Brewery, and
 - Receive the lease payments, plus all the taxes paid/rendered for all real and business personal property at the TPW building, and
 - Render to the other taxing authorities the taxes due for the renovated building.
- The **Brewery** would:
 - Apply for the necessary permits from the TABC and TTB at the subject location,
 - Lease the TPW building and all city-owned land immediately adjacent to the TPW building, excluding 5 Points Plaza, for a five (5) year period with three (3), one (1) year options to extend the lease. Each of the three (3), one (1) options to extend the term of the lease will contain a clause that allows the City to increase the lease rate,
 - Pay a monthly lease \$4,680/month, which includes real property taxes and insurance for the 3,820 sf building and the city-owned land immediately adjacent to the TWP building, excluding 5 Points Plaza,
 - Pay the total amount of the required taxes for all the business personal property owned by the Brigadoon Brewery & Brew School, LLC,
 - Retain a first right-of-refusal to purchase the TPW building and all city-owned land immediately adjacent to the TPW building, excluding 5 Points Plaza, if/when the City wishes to sell the property during the term of the lease,
 - Retain the right to renovate the building, with the express written permission of the City Manager, to meet business needs at its expense, and
 - Be responsible for routine maintenance and upkeep of the building, including mowing the city-owned land immediately adjacent to the TPW building.
- Other important information:
 - The Brewery must physically post notice for 60 days on the subject property regarding its plans to apply for TABC and TTB permits before it may apply for the TABC and TTB permits,
 - The Brewery must have a signed lease before it can apply for the required TABC and TTB permits for the subject location,
 - In the unforeseen event that the Brewery does not receive the required TABC and TTB permits, it must be released from the lease, and
 - Therefore, staff recommends that funds should not be spent to renovate the TPW building until the Brewery has received all the required permits from both the TABC and TTB.
- If the ED Board supports the proposed project, then
 - Please vote to authorize staff to post the required 60 day public notice of proposed action by the Board to approve the expenditure of up to \$400,000 to renovate the TPW building, and
 - Vote to recommend this proposed project to the City Council for approval on Mon., 14 September 2015.
- If the **City Council** likes the proposed project and gives both staff and the Brewery permission to move forward, then a proposed timeline for future action is as follows:

- The City Council will vote on Monday, 14 September 2015 to give the Brewery permission to physically post public notice on the TPW building for 60 days regarding its intent to apply for TABC and TTB permits,
- Staff will work with the City Attorney and Brewery to draft the lease agreement (between the Brewery and the City) and development agreement (between the City and ED Board) for consideration and future approval by all affected parties,
- While the lease and development agreements are being drafted, the City will investigate the total cost to renovate the TPW building and post a Request for Proposals to solicit bids from qualified contractors,
- Complete the 60 day public notice as required to apply for TABC and TTB permits,
- Complete the Board's 60 day required public notice,
- Board considers the opportunity to commit funds upon execution of both the lease agreement and the development agreement,
- City will consider approving both the lease agreement and the development agreement (Note: the lease agreement will contain a clause that releases the Brewery from the lease, in the event that the Brewery is unable to acquire the required permits from the TABC and/or TTB),
- With an executed lease agreement, the Brewery will apply for both TABC and TTB permits,
- The Brewery will submit its interior construction/building drawings to the City for approval,
- Once the Brewery receives the required TABC and TTB permits, then the City will authorize the contractor to proceed with the planned work to renovate the TPW building,
- The city inspection department will consider approving all renovations to the TPW building, and
- The Brewery will make its first, monthly lease payment to the City of La Porte once all renovation work on the TPW building has been completed and approved by both the city's building inspections staff and Brewery.

Please give staff direction regarding this proposed project, and please consider authorizing staff to publish public notice for 60 days for a future public hearing, during which the Board will consider approving an expenditure of up to \$400,000 to attract the Brigadoon Brewery & Brew School, LLC to La Porte, TX.

Action Required by the La Porte City Council:

- 1) Give staff direction regarding this proposed project to renovate the former TPW building and attract the Brigadoon Brewery & Brew School, LLC, to La Porte, TX, and
 - 2) Consider approval and/or other action authorizing staff to publish public notice for 60 days for a future public hearing, during which the Board will consider approving an expenditure of up to \$400,000 to renovate the former TPW building, and attract the Brigadoon Brewery & Brew School, LLC to La Porte, TX, and
 - 3) Consider approval and/or other action to recommend this proposed project to the City Council for approval.
-

Approved for the La Porte City Council Agenda

Corby D. Alexander, City Manager

Date



Brigadoon Brewery La Porte



Proposal to Occupy and Lease the Texas Parks & Wildlife Building 31 July 2015

The majority owner of the **Brigadoon Brewery & Brew School, LLC** has lived in La Porte since 1996, and his wife has lived here since 1986. They have had 3 children pass through the LPSD school system and their fourth child is scheduled to graduate LPHS in the spring of 2016. They have a strong desire to rejuvenate downtown La Porte by making it a tourist attraction. The **Brigadoon Brewery & Brew School, LLC** (Brewery) is a brewpub and teaching facility that operates under the following NAICS codes:

1. 31212 -- Brewery,
2. 445 -- Food Beverage Stores,
3. 611519 -- Other Technical and Trade School,
4. 312111 -- Soft Drink and Ice Manufacturing,
5. 722410 -- Drinking Places (Alcoholic Beverages),
6. 7225 -- Restaurants and Other Eating Places.

The Brewery (see www.brigadoonbrewery.com) would like to bring a brewpub/production brewery to the historic district of La Porte in order to increase visitor traffic to both the Main Street District and the City of La Porte. The Brewery would produce beer for both wholesale and retail sales and augment their tap room sales with other Texas craft beers. The Brewery will offer a larger selection of craft beers that will allow it to tap into the customer share of other Texas craft breweries. Therefore, a visitor to their establishment could enjoy not only a Brigadoon beer, but also other Texas craft beers as well. This business model will appeal to a broader market, and it will allow the Brewery to host special events to highlight Texas craft breweries besides their own. For example, the Brewery might host multiple, special event nights when Brock Wagner, the Owner of Saint Arnold, or Fritz Rahr, the Owner of Rahr and Sons, would visit the Brewery and host a tasting of their craft beers. These types of special events would drive more visitors to La Porte. They believe that they would attract 300 to 800 visitors to La Porte every Saturday for tastings with numbers expanding beyond 1,000 for special events. These numbers are estimates which are derived from what both the Brewery and other breweries in the Greater Houston Area regularly experience each Saturday. In the April 2014 issue of the *Men's Journal*, the Brewery was rated as the 5th Best Brewery Tour to take in the United States, and it was the only Texas brewery to be ranked. In 2010, *Ehow* listed the Brewery as one of four recommended brew schools in the United States. See the articles online at: www.mensjournal.com/expert-advice/americas-best-brewery-tours-20140403 and www.ehow.com/list_6930631_beer-brewing-schools.html. Other articles are available on the brewery's website at: www.brigadoonbrewery.com/PressPhotos.html.



Brigadoon Brewery La Porte



Proposed Uses

- Produce brew beer and ale for both wholesale and retail sales.
- Distribute beer and ale in Kegs, bottle and cans for offsite sales in to the three tier system (bars, stores, etc.) through contracted distributors.
- Offer on-site sales with drinking on site.
- Offer on-site take away sales in State approved containers, which is key to increase tourist visits.
- Possibly offer a small kitchen to serve hamburgers, nachos, fries, etc.
- Offer Education/Training in:
 - Tasting Classes
 - Beer Education
 - Brewing training possibly in conjunction with San Jacinto Jr. College
 - TABC Server Courses
- Manufacture homemade root beer in kegs and approved containers for onsite and offsite sales.
- Offer Saturday Tours and tastings.
- Host special events one (1) Saturday each month.
- Rent out the Brewery for private events like birthdays, fundraisers, and corporate functions.

Proposed Schedule

- The Brewery envisions working with the City to ensure that any and all events, by or with either party, will not conflict with any other proposed events at 5 Points Plaza. All Brewery events will be family friendly, and the Brewery will hire off-duty La Porte police officers to work all events.
- Possible special events might be:
 - Oktoberfest (October)
 - St. Patrick's Day (March)
 - Mardi Gras (February)
 - 4th of July (July)
 - Memorial Day (May)
 - Tastings for Texas craft breweries including the Brigadoon Brewery and others
- Saturday Tours (noon- 5pm) with the tasting room open until 9:00 pm.
- Brewing and Training would occur throughout the week as needed, but most likely from 8:00 am to 9:00 pm.



Brigadoon Brewery La Porte



- The Brewery wishes to investigate the possibility of hosting a special event one (1) Saturday each month for the SPCA, Breast Cancer Awareness, etc. They could be coordinated to coincide with the City's Sip & Strolls, if the City wanted. The idea is to allow different organizations the opportunity to do a bazaar-like event with the proceeds going to support that charity.
- The Brewery is not planning to host live music events. However, if/when the City expressed an interest in hosting live music events, the Brewery is willing to discussing this opportunity.
- Tap room hours will be Tuesdays - Fridays from 4:00 pm to 9:00 pm, and Saturdays from noon to 9:00 pm. Closed to the public on Sundays and Mondays. If there is a big enough demand, we would consider expanding days.
- In order to accommodate private parties, anniversaries, birthday parties, corporate events, wedding receptions, etc., the Brewery may request permission as needed to stay open until 10:00 pm or so, but never later than midnight, which would require an additional TABC permit. If the City wanted an earlier closing time, the Brewery would, of course, accommodate.

Proposed Benefits to the City

12 full time and part time employees will be re-located as a result of this project. Also, **12 to 24** new full time and part time employees would be hired as result of this project. One of the Brewery's registered NAICS codes is 31212 – Brewery, which means that at least one or more of its jobs may be characterized as "primary jobs", according to the state statutes that govern the use of 4B funds.

The Brewery estimates that it will generate approximately **\$353,663** in gross taxable sales each year. These sales do not include food, if the Brewery elects to add a small kitchen, or sales from guest taps. The estimated taxable property value to be **added** in La Porte as a result of completing the proposed project in La Porte includes the following:

- Taxable value of equipment to be relocated: **\$100,000**
- Taxable value of **new** equipment to be purchased: **\$150,000 - \$200,000**
- Taxable value of improvements to be made to the existing building: **\$50,000**

Based upon the Brewery's own experience, and the experiences of other breweries in the Greater Houston Area, the Brewery estimates that it will attract 300 to 800 visitors to La Porte's Main Street District every Saturday for tastings. Approximately 1,000 visitors are expected for special events. **Also, every beer bottle and keg sold would by law have a label stating that it was brewed in La Porte, TX.** See attached example for the bombers we sell from product produced at the Texas Renaissance Festival.



Brigadoon Brewery La Porte



Proposed Improvements to the Property to be Made by the Brewery

- 1) Fence in the city-owned property (i.e. the grassy field) on the east side of the TPW building to use for special events and investigate the possibility of adding a small stage or platform for use during the special events.
- 2) Add a small fenced area inside the larger fenced are to place a storage container, per the city's requirements, to hold items as they arrive until the renovations are completed in the building.

Proposal

The Brewery does not have the funds available at this time to purchase and renovate the TPW building, plus the surrounding property owned by the City, and the needed equipment for the Brewery.

Therefore, the Brewery wishes to offer the following general proposal for consideration:

(Please see the next page to continue)

Corporate Office:
Brigadoon Brewery & Brew School LLC
4808 Fairmont PKWY Suite#112
Pasadena, Texas 77505
281-710-7560



Brewpub:
Brigadoon Brewery & Brew School LLC
Booth #150 Texas Renaissance Festival
21778 FM 1774
Todd Mission, Texas 77363

31 July, 2015

City of La Porte
City Hall
604 W. Fairmont Parkway
La Porte, Texas 77571

Re: Proposal to Lease the Texas Parks & Wildlife Building

To Whom it May Concern:

This letter serves to express interest on behalf of Brigadoon Brewery & Brew School, LLC, in leasing the City-owned building known as the TPW building located at 102 E. Main Street in La Porte, Texas and the adjacent field. Brigadoon Brewery & Brew School LLC is a Limited Liability Company which has operated a brewpub and brew school on the grounds of the Texas Renaissance Festival in Plantersville, Texas for the last seven years. Due to the exciting growth in the craft beer industry, we are looking to expand to an additional large facility in order to meet current and future production needs.

After carefully evaluating fair-market value we propose the following terms for your consideration (this proposal is subject to negotiation and not intended to be binding):

The **City of La Porte** would:

- Retain ownership of the TPW building,
- Investigate all necessary repairs that need to be made to the TPW building,
- Obtain estimates to renovate the TPW building, bring it up to code, and create a "white box" for a prospective tenant,
- Undertake all responsibility to design, procure both bids and contractors, and oversee the necessary work to renovate the TPW building,
- Abate all asbestos,
- Remove all mold,
- Repair or reroof the building,
- Bring the building and drive up to current code to meet any and all City, County and National requirements,
- Install one (1) roll up door in the back room, and open the back room up by removing the non-load bearing wall just outside the vault,
- Repair and paint all interior walls white,
- Remove the ceiling grid, and paint the ceiling black with sound proofing/insulation,
- Remove the vault, and

Corporate Office:
Brigadoon Brewery & Brew School LLC
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Pasadena, Texas 77505
281-710-7560



Brewpub:
Brigadoon Brewery & Brew School LLC
Booth #150 Texas Renaissance Festival
21778 FM 1774
Todd Mission, Texas 77363

- Maintain all large maintenance items such as the HVAC, roof, walls/building structure, foundation, utility service lines to and through the foundation of the property, and parking lot.

The **Brigadoon Brewery & Brew School, LLC** would:

- Lease the TPW building and all city-owned land immediately adjacent to it, excluding 5 Points Plaza, for a five (5) year period with three (3), one (1) year options to extend the lease. Each of the three (3), one (1) year options to extend the term of the lease will contain a clause that allows the City to increase the lease rate.
- Pay a monthly lease \$4,680/month, which includes real property taxes and insurance for the 3,820 sf building and the city-owned land immediately adjacent to the TWP building, excluding 5 Points Plaza.
- Pay the total amount of the required taxes for all the business personal property owned by the Brigadoon Brewery & Brew School, LLC.
- Retain a first right-of-refusal to purchase the TPW building and all city-owned land immediately adjacent to the TPW building, excluding 5 Points Plaza, if/when the City wishes to sell the property during the term of the lease.
- Retain the right to renovate the building, with the express written permission of the City Manager, to meet to meet business needs at its expense.
- Be responsible for routine maintenance and upkeep of the building, including mowing the city-owned land immediately adjacent to the TPW building.

I am excited at the prospect of leasing the above-mentioned property and feel that Brigadoon Brewery would be an asset to the City. If you have any questions about this proposal of leasing terms or our business, please contact me at 281-710-7560 or by email at: warda@brigadoonbrewery.com. Thank you for taking the time to consider this proposal. I look forward to a prompt and favorable reply.

Respectfully submitted,



Alan Ward
Managing Member / Brewmaster
Brigadoon Brewery & Brew School LLC
281-710-7560 Office
281-842-9734 Cell

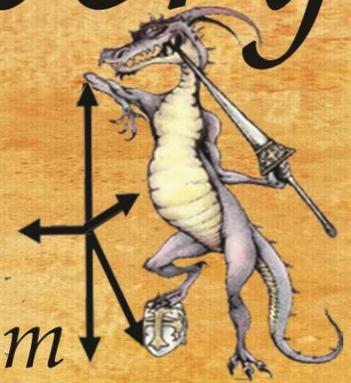
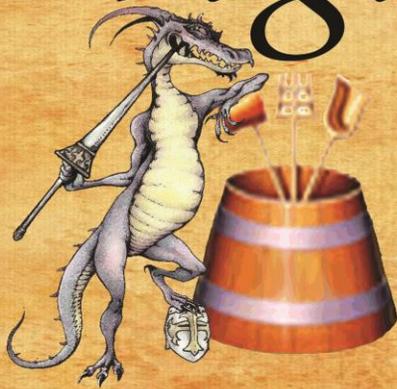
Brigadoon Brewery

Five Points

102 E. Main St., La Porte TX

A free House!

www.brigadoonbrewery.com



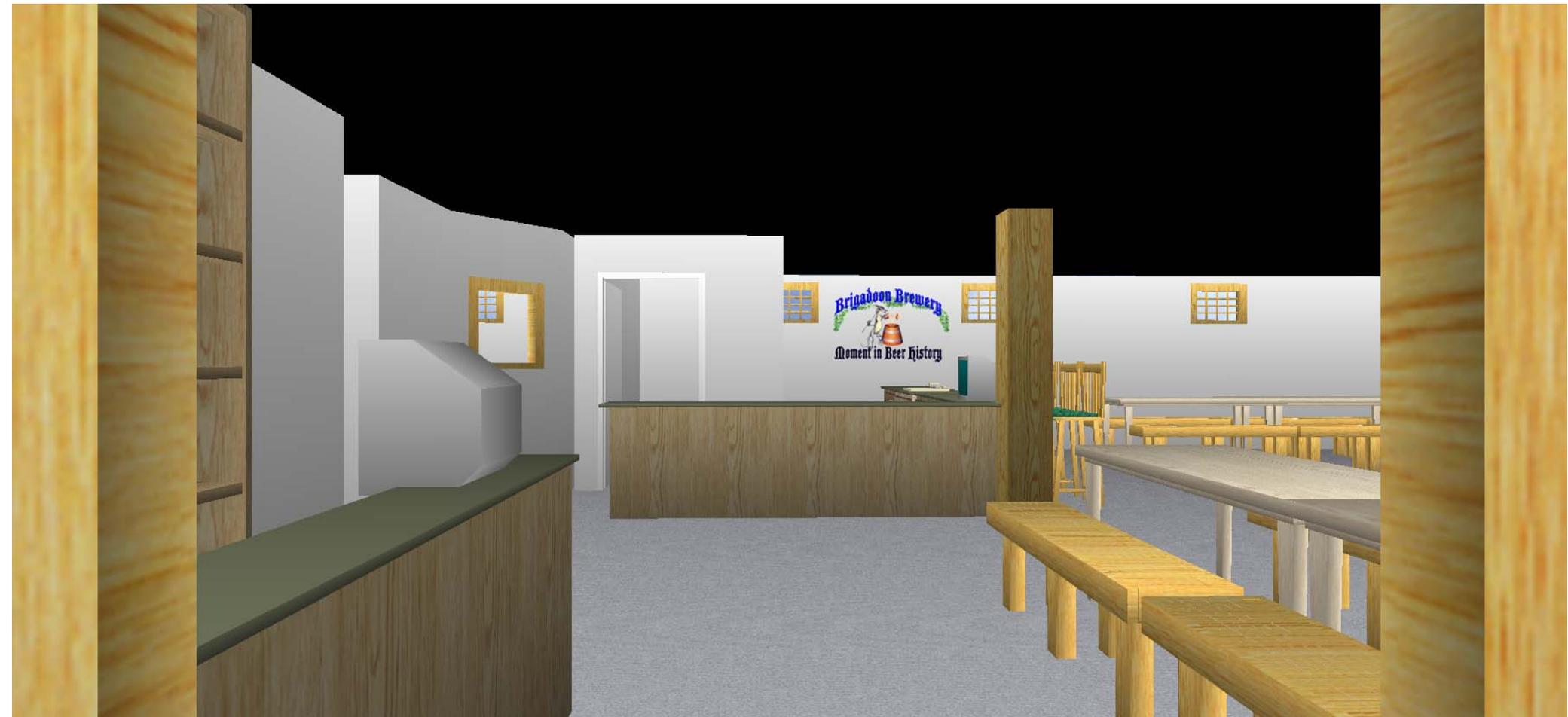
Brigadoon Brewery
Five Points

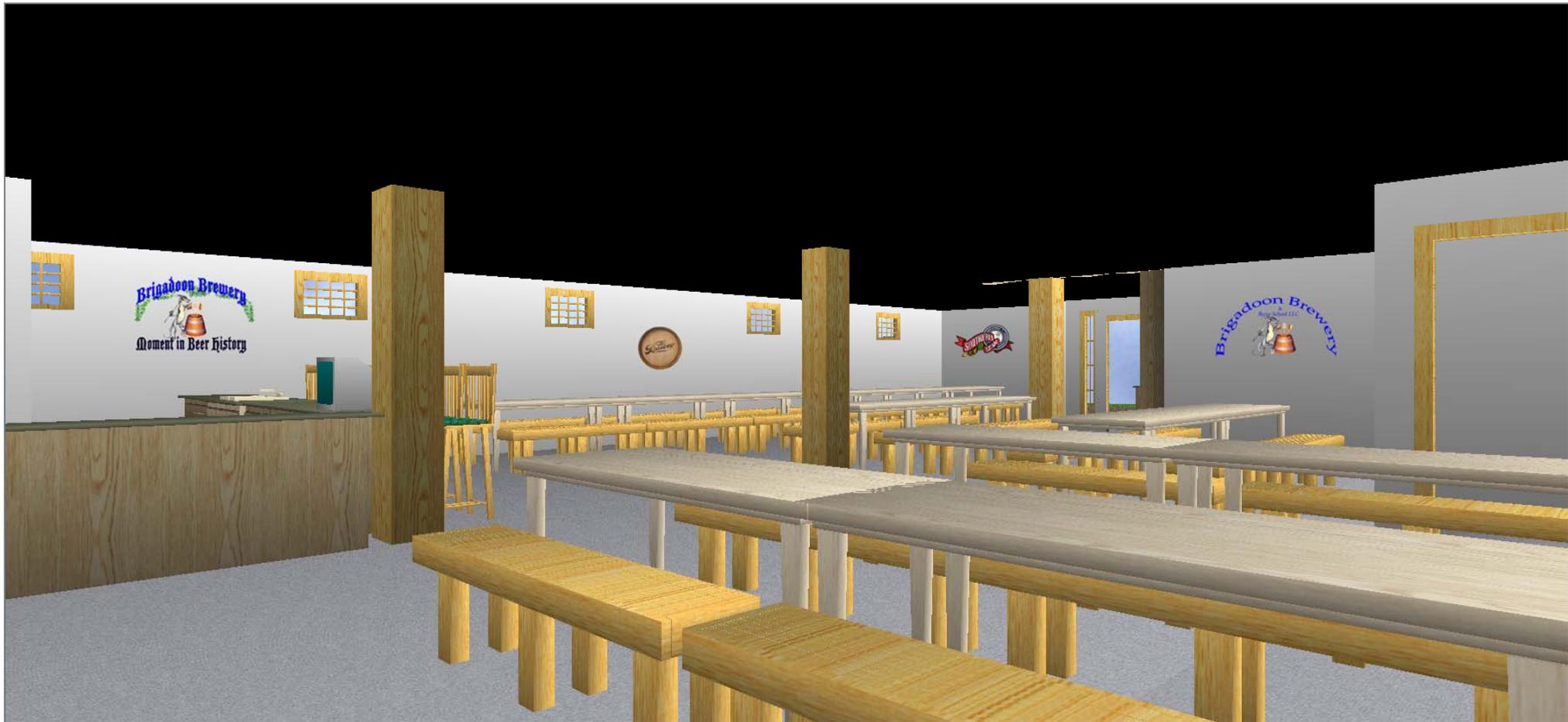




Brigadoon Brewery
Five Points
102 E. Main St., La Porte, TX
A Pro Homebrew
www.brigadoonbrewery.com

www.3d.com

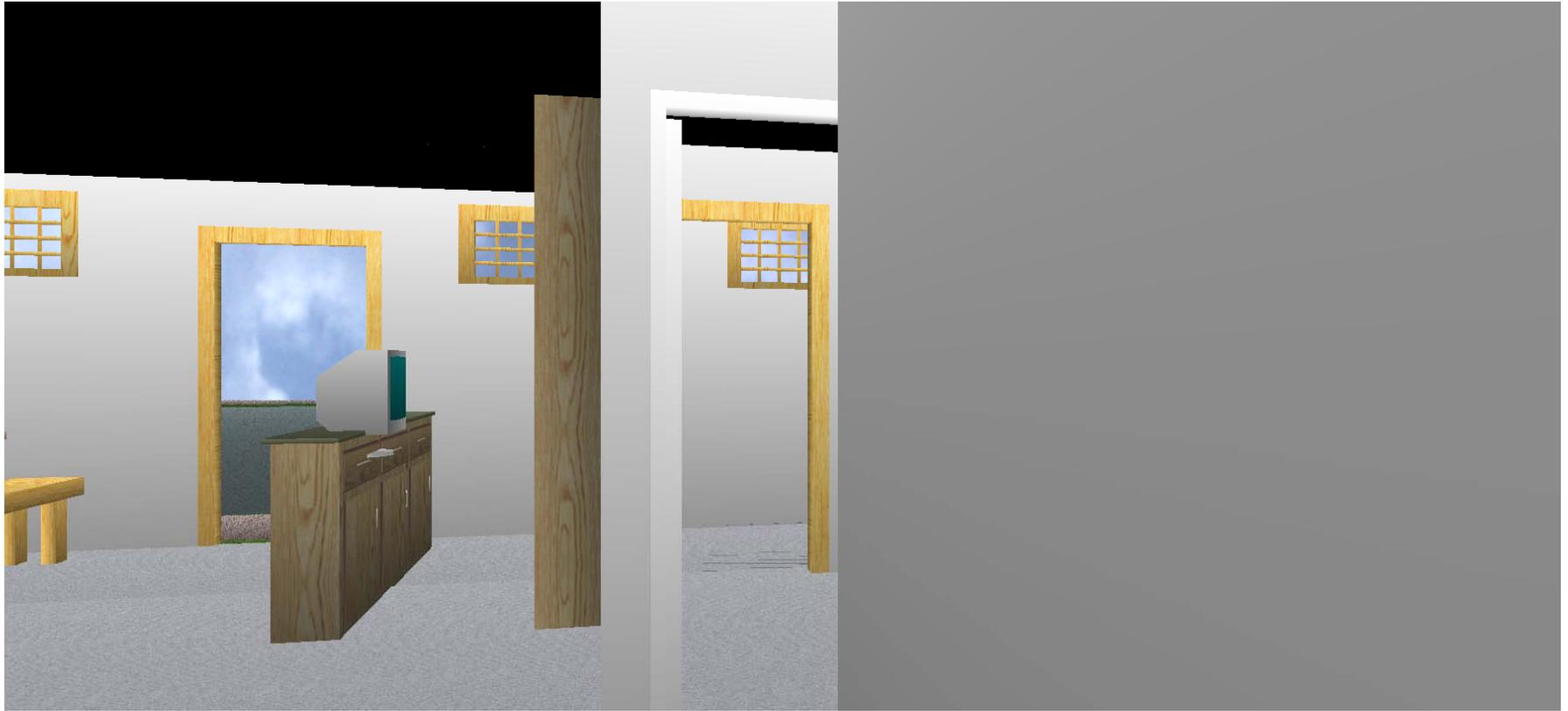








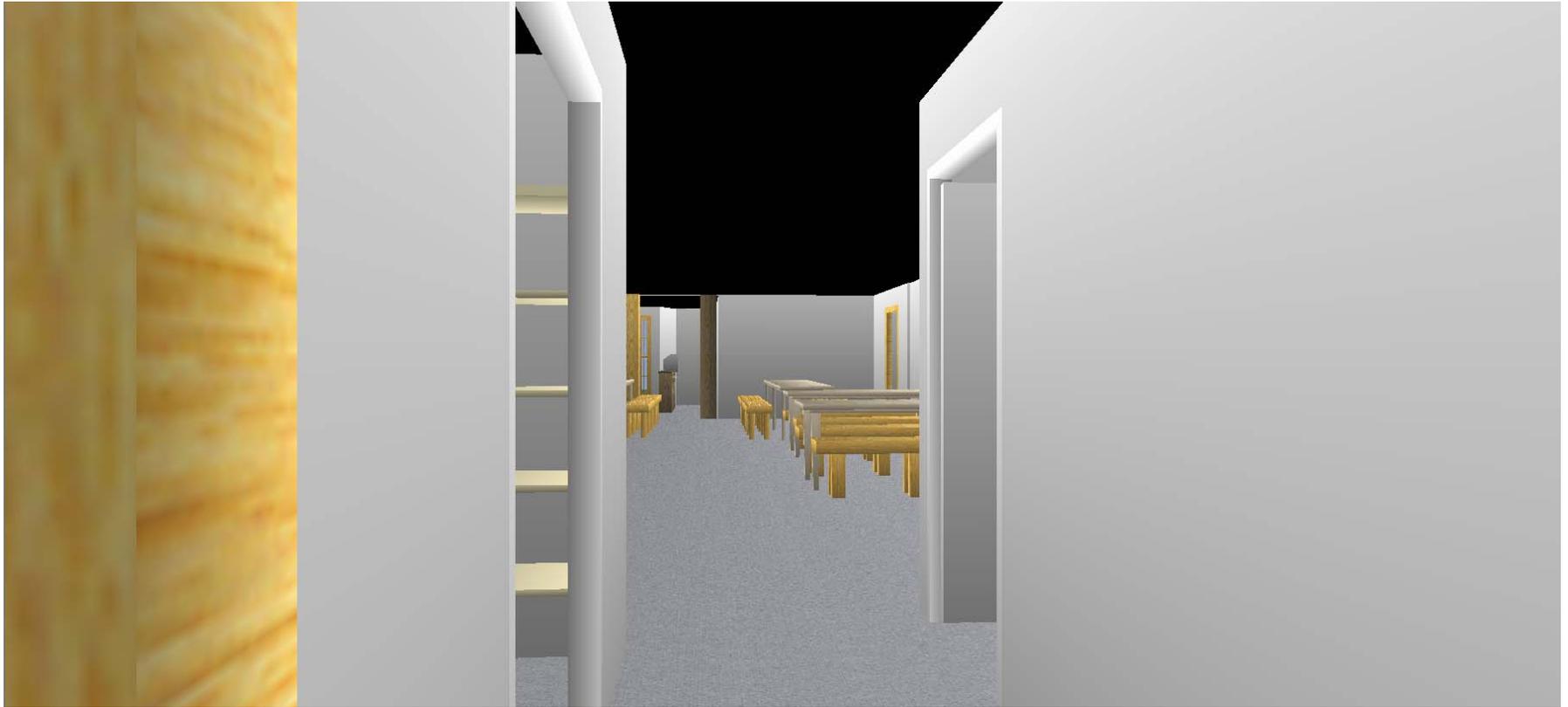




Kitchen Area



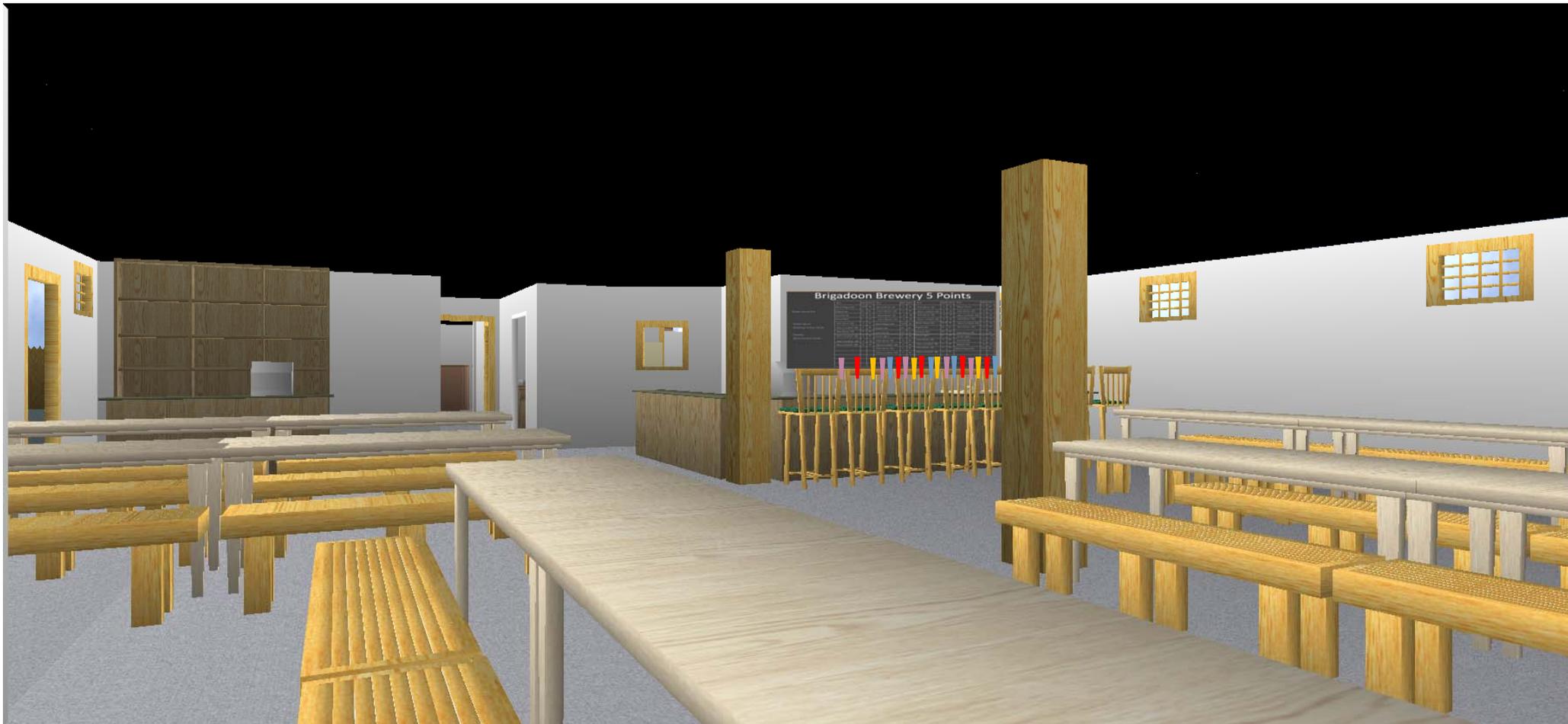


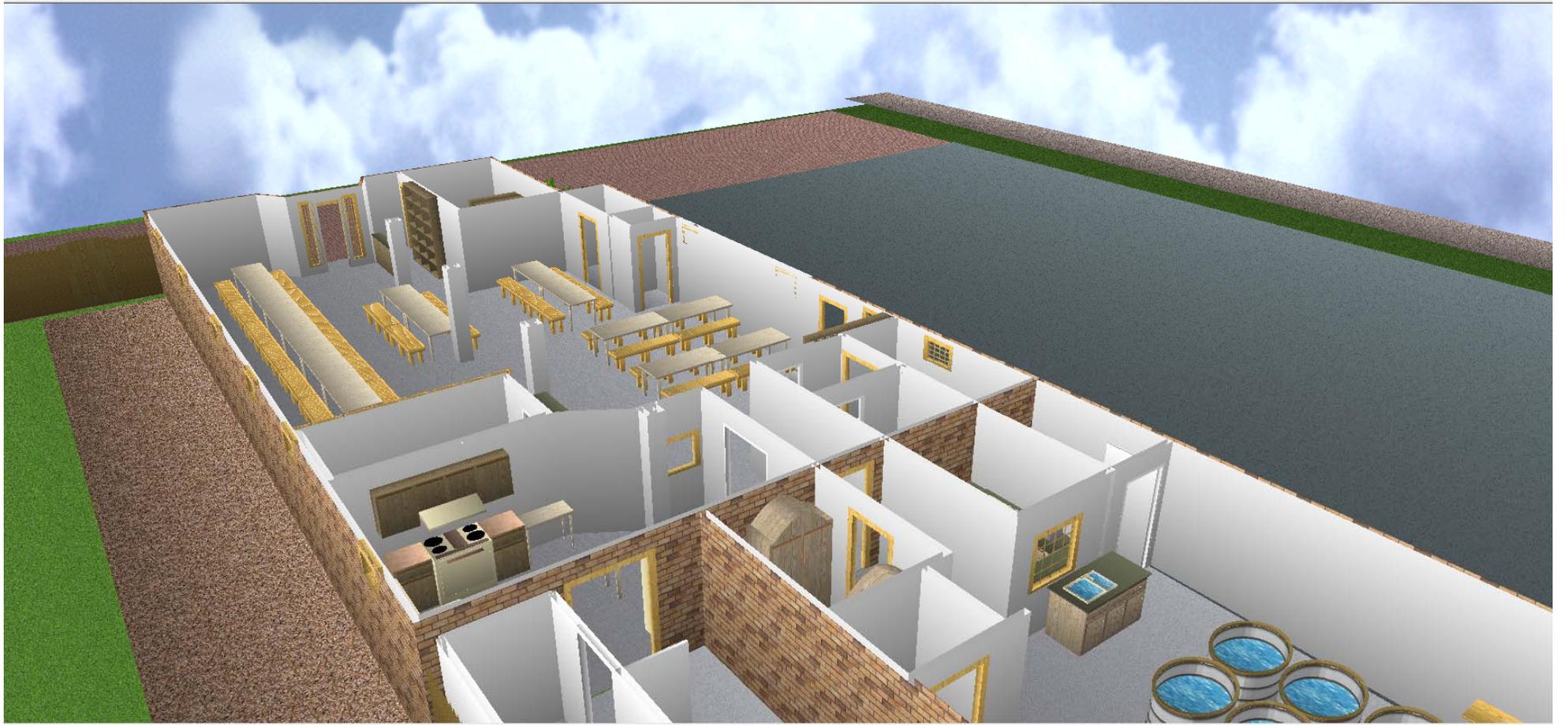


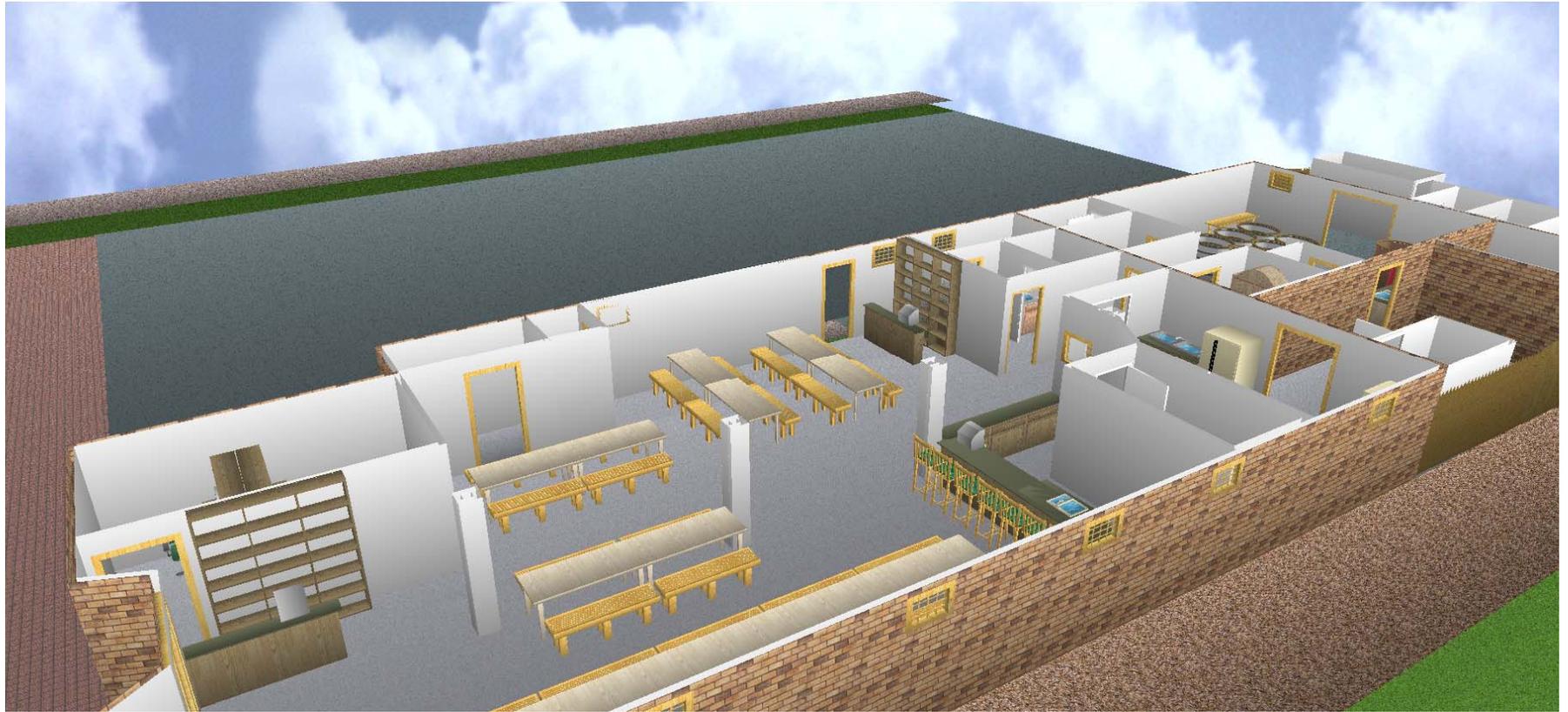
Brigadoon Brewery 5 Points

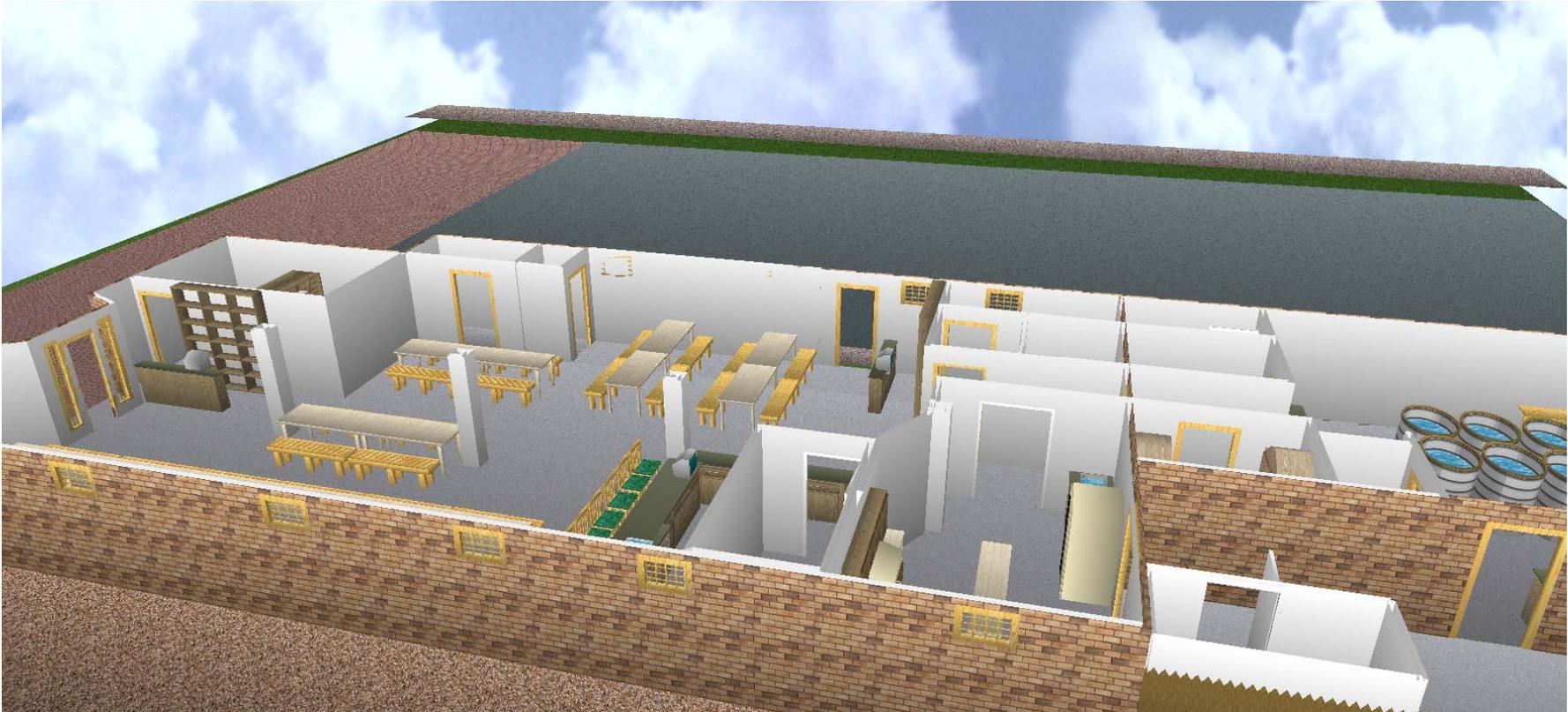
Lab Area

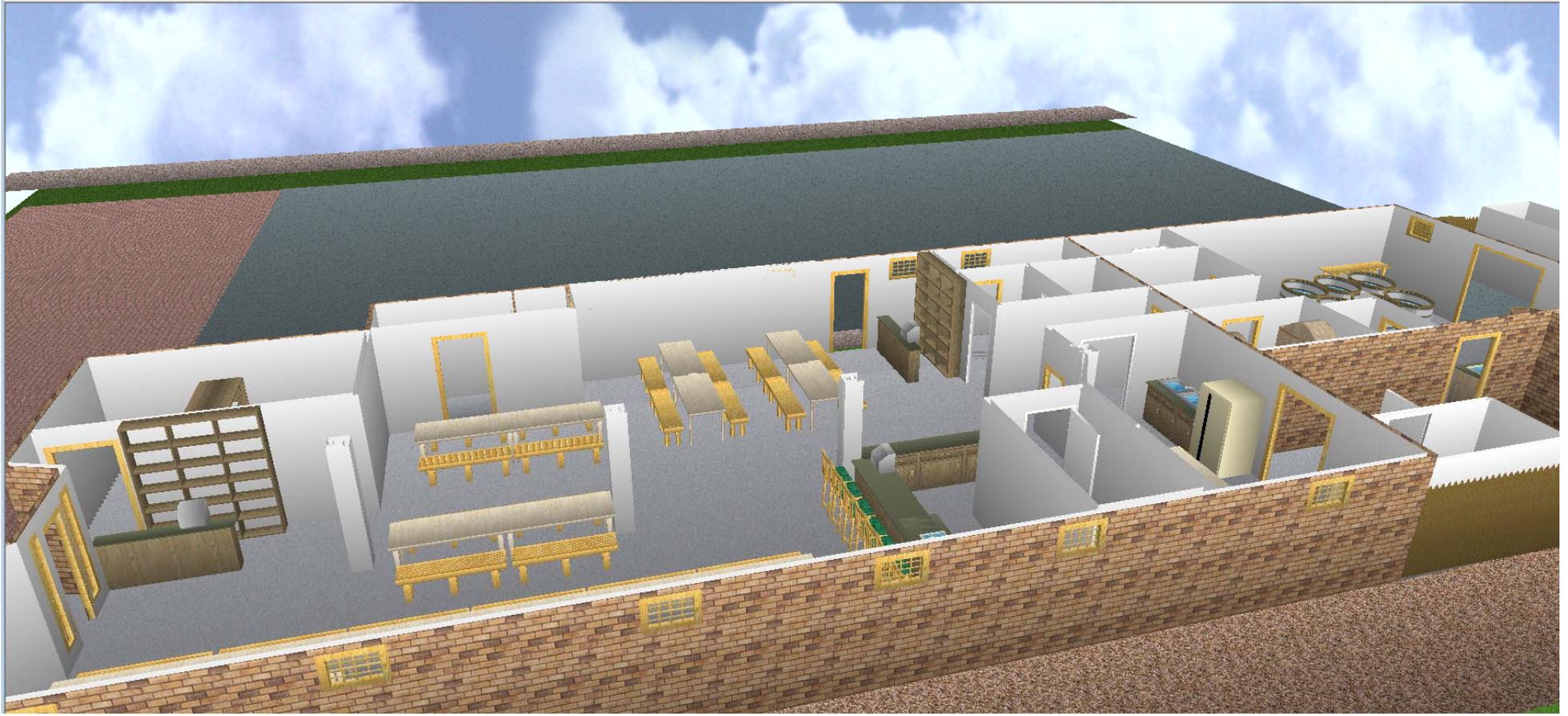






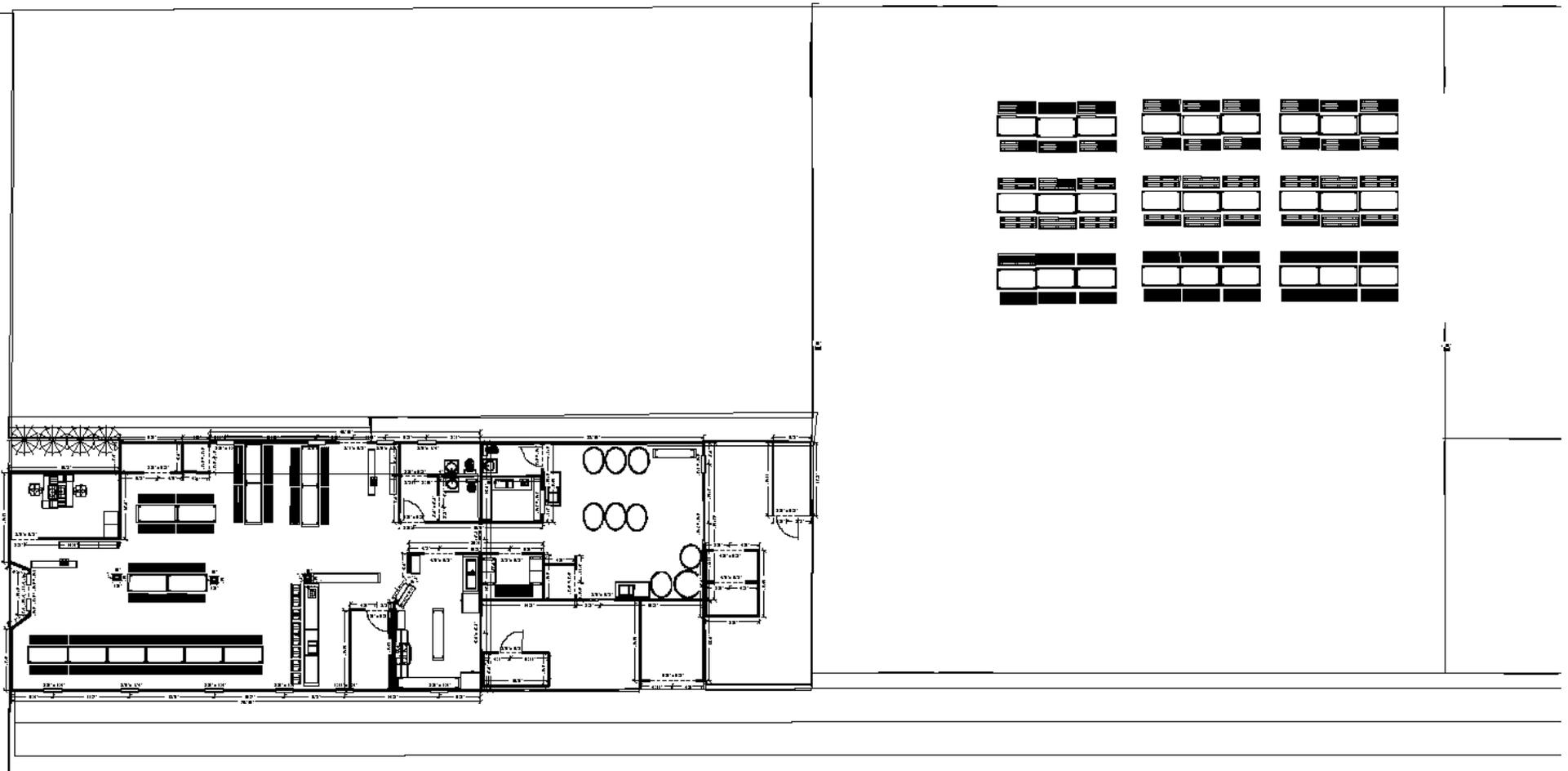








Brigadoon Brewery 5 Point Event Area Fenced



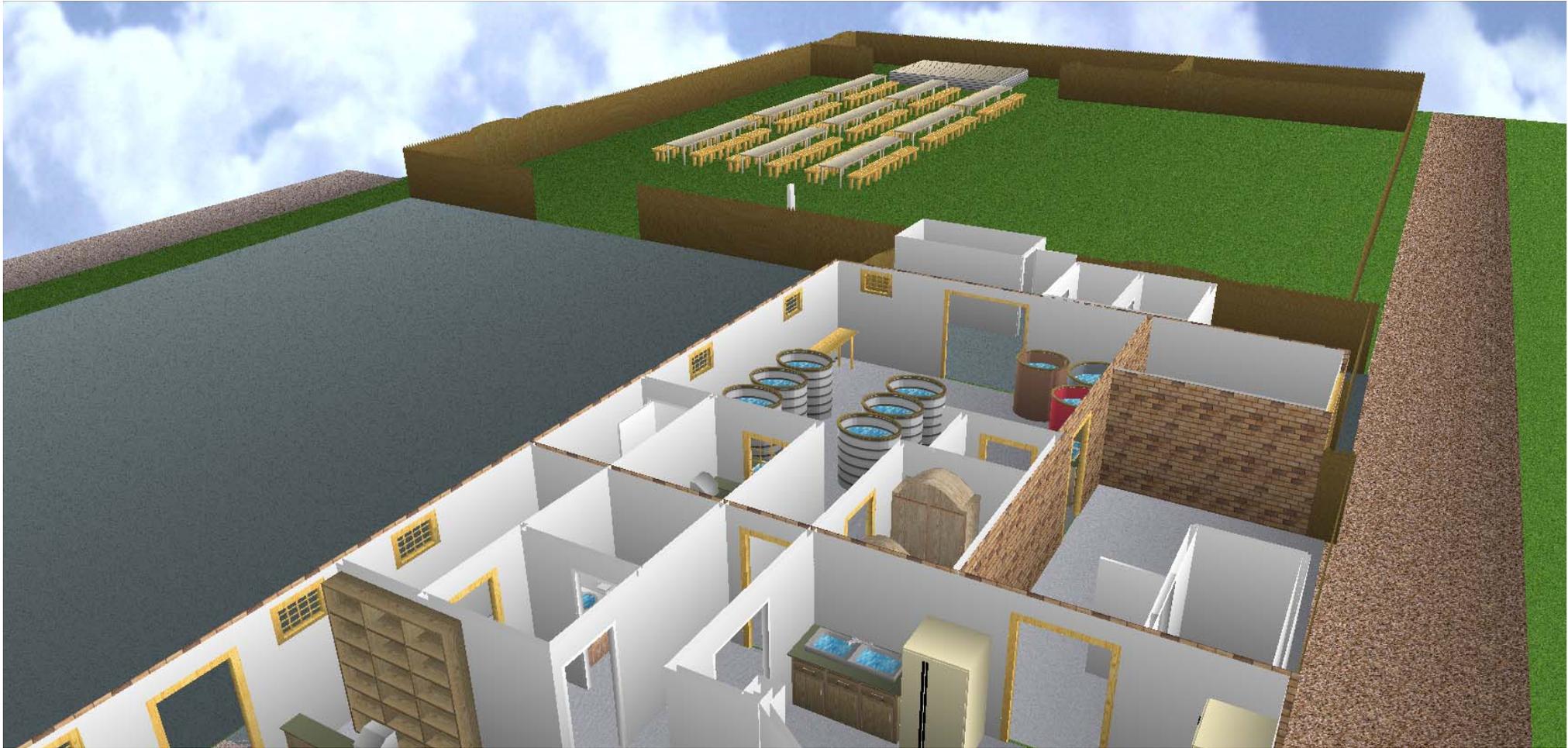
Brigadoon Brewery 5 Points

Fenced event area.



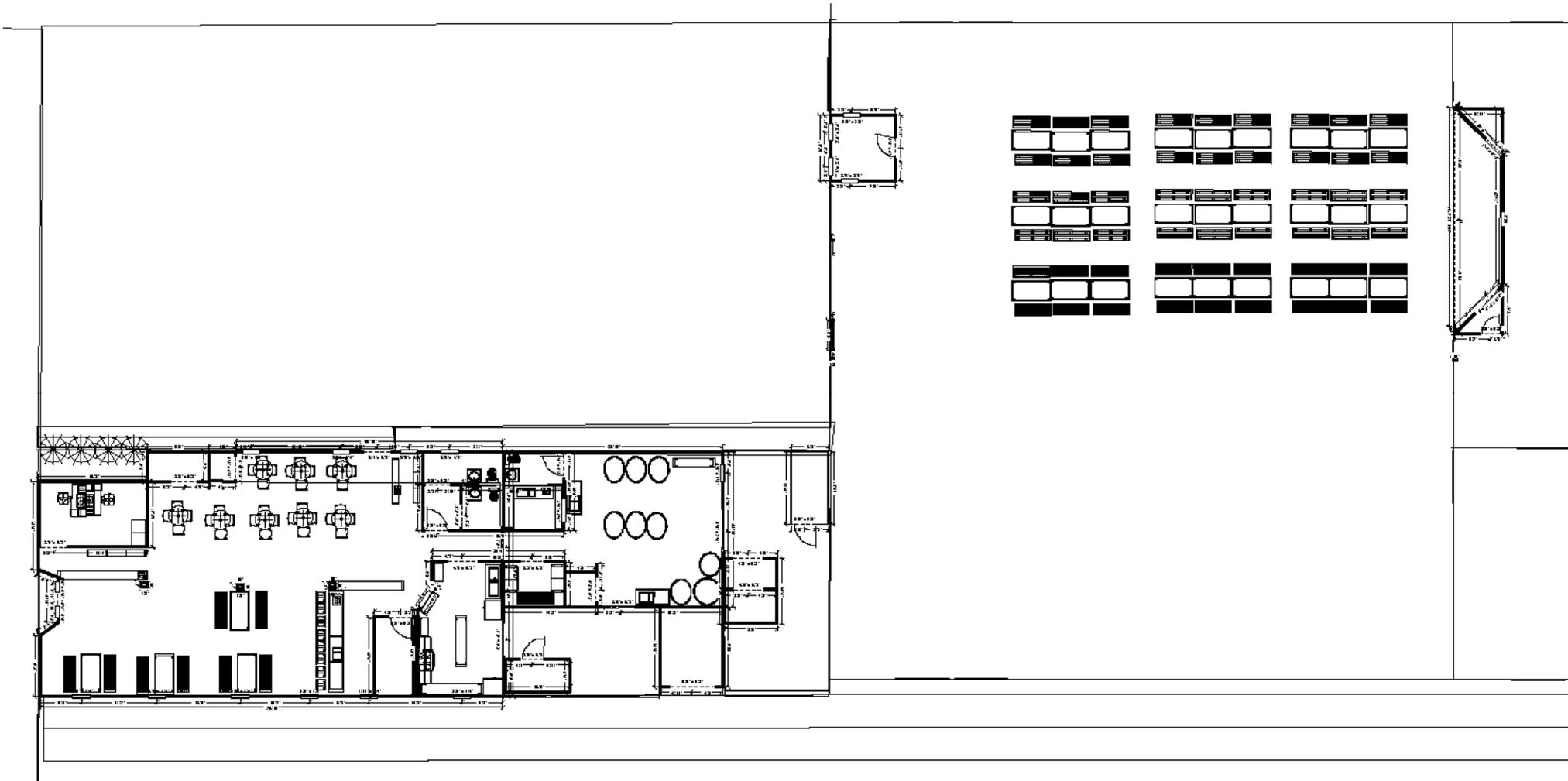
Brigadoon Brewery 5 Points

Fenced event area.



Brigadoon Brewery 5 Points

Fenced event area and Stage.



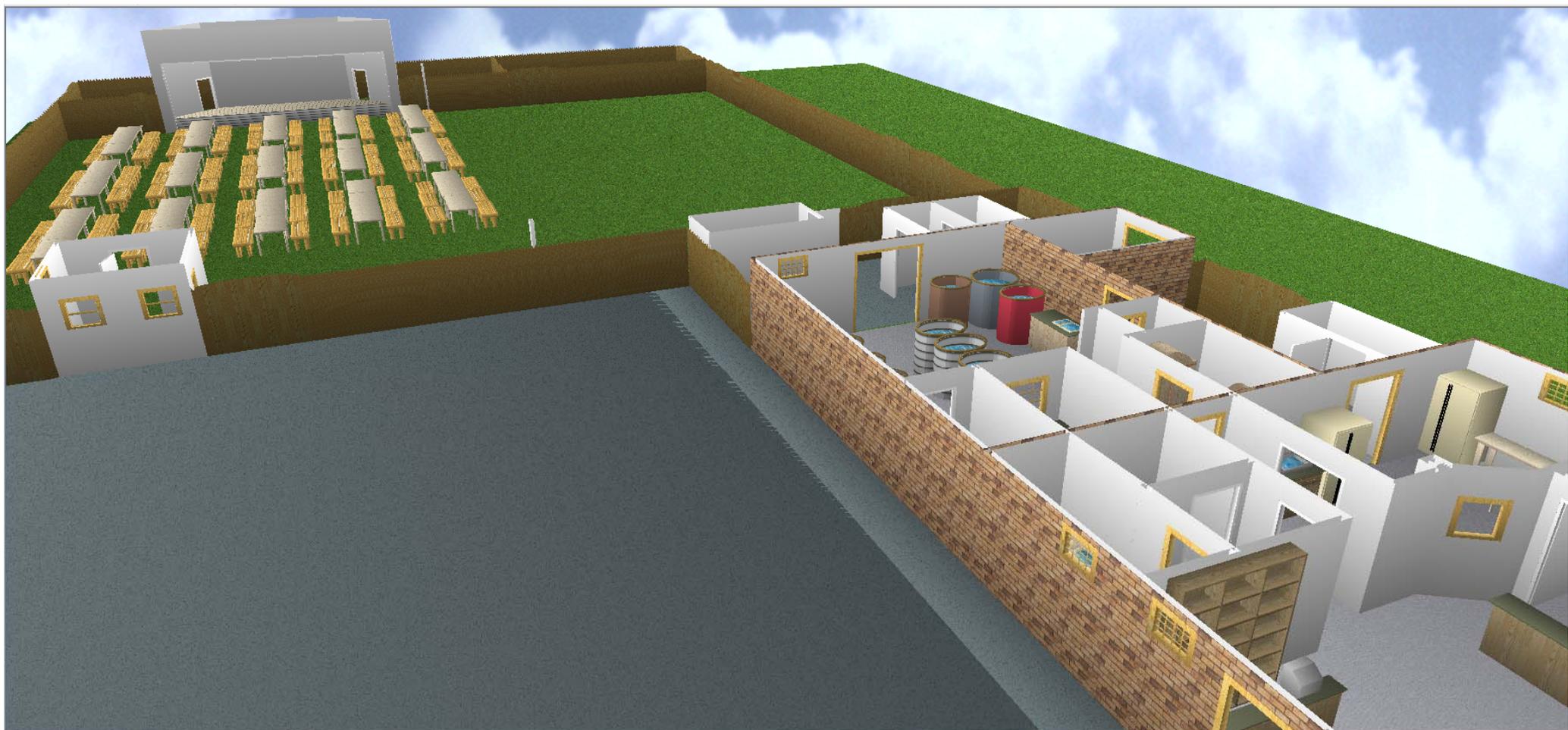
Brigadoon Brewery 5 Points

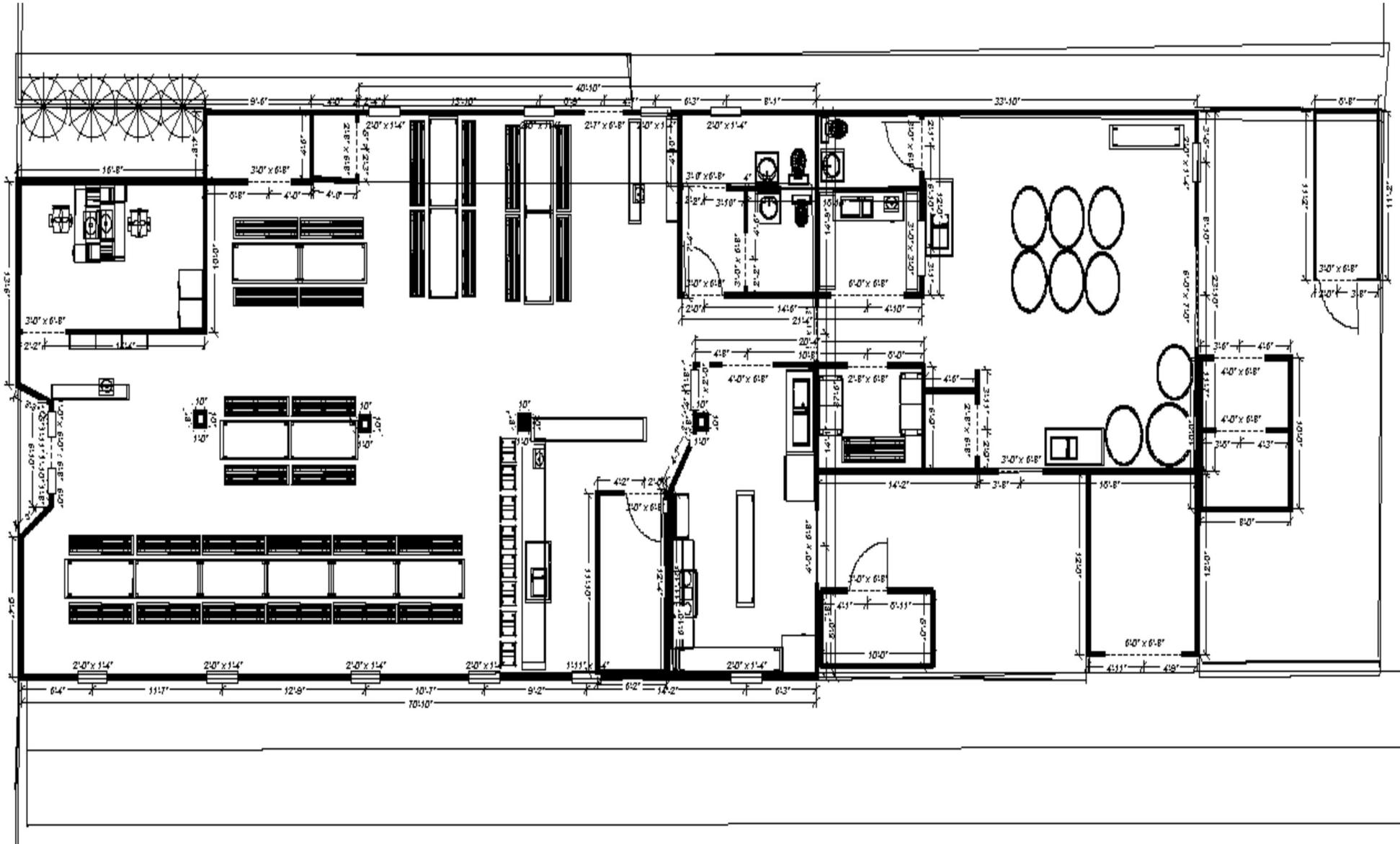
Fenced event area with stage and ticket booth.



Brigadoon Brewery 5 Points

Fenced event area with stage and ticket booth.





Attached are some recent articles about “Craft Breweries”. Please note the following:

- Each one of these breweries is going either in a trendy, cool, new location (like Cypress, TX) or a retro, cool, historic place “downtown” (see all the other articles),
- It’s very common for communities to offer incentives to attract a craft brewery to the community,
- In our particular situation, we have what I call a “hometown hero” (i.e. a local entrepreneur) who could go anywhere, and has been pulled to other places, but he wants to put his brewery in his own hometown,
- Our “hometown hero” is **not** asking for one (1) cent of incentives; instead, he’s offering to **pay** a market rate (about \$1.23/sf, which is certainly on the higher end of the market for downtown space) to lease the TPW building,
- In its current condition, the TPW building is not “operable” lease space, and it needs about \$280,000 amount of work to renovate before we can lease it to a prospective tenant,
- Therefore, the basic idea behind the proposal that will go to the ED Board on 26 Aug. is for the ED Board to pay the costs to renovate the TPW building and make it operable space for a tenant to lease,
- The brewery has already expressed interest in leasing the TPW building. Therefore, the ED Board’s investment would **not** be speculative,
- The current proposal going to the ED Board on 26 Aug. is to use the brewery’s lease payments and property taxes to pay back the ED Board the costs incurred to renovate the TPW building,
- Craft breweries draw tourists and help with community branding/marketing, and downtown revitalization, and
- Every bottle of beer that the brewery produces will say made in La Porte, TX (just like Shiner Bock is made in Shiner, TX, etc.)

Background comments regarding the

- From the perspective of the City Council, the City can’t just “give away” (either literally or figuratively) the TPW building, because it’s estimated appraised value in its current condition is approximately \$262,000.
- The estimated cost to renovate the TPW building is \$270,000 - \$280,000, and the cost could be higher due to unforeseen issues.
- One option is for someone to buy the TPW building and renovate the building at their own expense. The estimated cost of this option is \$600,000. No buyer has yet expressed interest in this option.
- Another option of for someone to buy the TPW building, demolish it, and develop their own project. The estimated cost of this option is \$300,000, plus the cost to demolish, plus the cost to build a new building. No buyer has yet expressed interest in this option.
- Therefore, we have a \$262,000 building that no one has yet expressed interest in buying or leasing, unless/until someone spends approximately \$270,000 - \$280,000 to renovate the building.

- The Brewery likes the idea of being close to 5 Points Plaza, as opposed to some other location in La Porte.
- Staff believes that the Brewery will generate and attract a lot of new tourism, plus new attractive branding/marketing (i.e. “buzz”) for the Main Street District and the City of La Porte in general.
- The Brewery has limited capital, so it cannot afford to buy the TPW building and grassy lot, plus renovate the existing building, or build a new building.
- The Brewery would make an offer to purchase the grassy lot between the TPW building and S. Virginia Street, if the City Council will sell the lot apart from the TPW building.
- Staff’s understanding, however, is that the City Council wants to sell the grassy lot and the TPW building together.
- From the perspective of the Brewery, the asking price for the TPW building and grassy lot for approximately \$300,000 is too much, if the Brewery merely plans to demolish the building and construct a new building.
- From the perspective of the Brewery, the asking price for the TPW building and grassy lot for approximately \$300,000 is too much, if the Brewery has to spend approximately \$280,000 to renovate the building.
- The current proposal presents an opportunity to make everyone “whole” by accomplishing the following: **(1)** the City Council receives a renovated building that becomes operable lease space for a desired tenant next to 5 points, **(2)** the Community will get its money back through the lease payments and taxes on the building in 6 to 8 years (assume \$50,000/year), **(3)** the Brewery gets space that it can afford and try-out for a defined period of time, and **(4)** Main Street/City of La Porte receives new tourism, branding/marketing, patrons at city events at 5 Points and in the restaurants, and sales tax by having the Brewery at 5 Points.
- After the cost of the renovations has been repaid in 6 to 8 years, we can discuss what to do next. Future options might be to continue leasing the building to the Brewery, sell the building to the Brewery, lease the building to someone else, sell the building to someone else, etc. The key point is that the building, unlike its current condition today, will be operable lease space for a desirable tenant.
- Therefore, the goals for the public meetings (ED on 24 Aug. and, tentatively speaking, the City Council on 14 Sept. 2015) on this project are to: **1)** Determine whether or not the City Council, ED Board, and Community are okay with the proposed “use” for the TPW building/space, **2)** Determine whether or not the City Council, ED Board, and Community are okay with the proposed “User” (Alan Ward, Brigadoon Brewery, etc.), and **3)** Determine the level of interest the City Council, ED Board, and Community to support the current proposal, and **4)** Consider other constructive ideas/options that may surface as a result of hosting the discussion on the proposed project.

www.chron.com/neighborhood/spring/business/article/Brewpub-sets-sights-on-Tomball-6089881.php

Brewpub sets sights on Tomball

By Bryan Kirk | February 19, 2015



Fire Ant Brewing Co. has announced plans to build a restaurant and brewery in downtown Tomball.

Tomball is considering an ordinance that will allow a brewpub to open near the city's historic depot.

The downtown area is considered a mixed-use area, but does not include permitting for breweries or distilleries.

"We didn't realize when we started talking about this brewpub going in, that it was not already an eligible use for old town mixed-use," said Mayor Gretchen Fagan.

Craig Meyers, Tomball's community development director, said the city needs to first define micro-brewery land use, not just for downtown but for the entire city. There would be limitations, such as a limit on beer production for the business that would prohibit a larger facility coming into the downtown area, he said.

"We have looked at what other cities have done and it's all based on the volume of production of beer. We could come up with a cap to produce so many barrels per year."

The eventual arrival of a brewpub in downtown Tomball seems to be a logical next step for a city that has been working to attract tourists and weekend visitors.

Until 2010, there were only a handful of local festivities in Tomball, such as the Tomball German Heritage Festival, Tomball Night and the German Christmas Market, which are sponsored by organizations other than the city.

In 2011, the city began adding festivities, such as Bugs, Brew and Barbecue, the Rails and Tails Mudbug Fest, the Honky Tonk Music Fest and the Chili Challenge.

Mike Baxter, Tomball's director of marketing, has helped create these city sponsored festivals and said the addition of a brewpub would be a welcomed addition to downtown.

"Knowing the success of similar businesses across the state, I expect that a brewpub in the old downtown area would be an asset to our ongoing effort to position Tomball as a destination for tourists, both local and outer market," Baxter said. "Continuing to add new and unique restaurants, shops and entertainment options downtown will help generate new visitation and increased revenue, as well as maintain the vibrant business environment that we are now seeing in Tomball."

Although construction may not start until later this year, the site of the Fire Ant Brewing Company has been chosen, and will be located along Main Street where the Farmers Market was traditionally held.

The brewpub will have two functions, one of which will include a restaurant that will face Main Street, and the brewery, which will face Market Street, providing access to the depot.

Representatives from Fire Ant Brewing Company, which is co-owned by Bruce Kissinger, and Kurt and Carl Hohnholt, were at Tomball City Council on Feb. 16 to talk about their new businesses.

Kissinger said that while they could have looked at other locations, that Tomball was their one and only choice to start their business.

"Tomball is just a great location," Kissinger said. "When you try and find a craft brew in this area you have to go to The Woodlands or toward Vintage Park, so we thought this would be an awesome location for us."

Kissinger said they started brewing beer as more of a hobby by creating the beer over an open fire in a five-gallon pot, and once that was perfected they began making their beer in a 10 gallon automated system.

They created flavors, such as Heavenweizen, Cold Hot Blonde, and Drop Dead Red, which they tested for several years at Houston Texans Tailgate parties at NRG Stadium.

"Over the last three years, we'd take about 10 gallons (of beer) to the game," Kissinger said. "We have a great following out there."

At the same time, Kissinger said they have been working to perfect their beer and have created eight distinct flavors.

Many of those signature brews will make their Tomball debut on the first night of the Tomball German Heritage Fest on March 27.

"We'll be brewing up about 40 gallons and setting up at our location, where we are going to be," Kissinger said. "This has been just great for us."

The city council is expected to consider the change to the ordinance sometime next month.

To learn more about Fire Ant Brewing Company, visit www.fireantbrewing.com/home.html

www.chron.com/neighborhood/spring/business/article/New-Tomball-law-opens-taps-for-downtown-brewpub-6217186.php

New Tomball law opens taps for downtown brewpub

By Bryan Kirk | April 22, 2015

The Tomball City Council approved an ordinance that will allow the construction of a brewpub downtown, which could open next spring.

The ordinance, however, places a cap of 10,000 barrels a year on the amount of beer that can be produced downtown and requires similar establishments to also serve some type of food at their establishment.

The initial ordinance passed the first reading earlier this month with a cap of 5,000 barrels which was proposed by Councilman Field Hudgens.

However, Councilman Mark Stoll compared this ordinance to the law overturned by voters in November that had limited the sale of alcohol in certain sections of downtown for 70 years.

"I am questioning why, we as a city, want to limit taking this from 10,000 barrels per year as the state recommends, down to 5,000 barrels? Why do we want to go back and differentiate between different areas of the city?" he asked.

Stoll said placing limits on alcohol production was a double standard that allowed businesses outside of downtown to produce the state-mandated 10,000 barrels annually, while limiting those in downtown.

"I just don't want us to go back and setting ordinance where we differentiate. I think we should keep in the same for the entire city," he added.

Hudgens said he suggested the cap of 5,000 barrels because he felt keeping the state limit of 10,000 would diminish the charm of downtown Tomball.

Hudgens added that he felt allow a higher cap would usher in traffic tie ups caused by large trucks and 18-wheelers trying to navigate tight alley ways.

"We've spent hundreds of thousands of dollars, and hundreds of hours developing the downtown area, and I don't want to turn it into a commercial area," he said. "If you want to be manufacturer and do 8,000 barrels or 10,000 barrels do it a couple of blocks away. I did that purely to keep downtown, downtown and not turn into a commercial area."

Representatives from **Fire Ant Brewing Company** made their first appearance in city council in February to ask for the city ordinance that would allow them to build their brewpub at the

intersection of Main and South Oak Street, with the restaurant section facing Main Street, and the brewery section of the establishment facing Market Street.

Fire Ant Brewing Company, which is co-owned by Bruce Kissinger and Kurt and Carl Hohnholt, were at Tomball City Council on Feb. 16 to talk about their new businesses and began making their presence known in the community by passing out free samples of their craft beer during the Tomball German Heritage Festival in March.

Kissinger said that while they could have looked at other locations, Tomball was their one and only choice to start their business.

"Tomball is just a great location," Kissinger said.

Kissinger added that while the brewpub could produce as much as 10,000 barrels a year, it's unlikely they will ever produce more than 1,000.

"You're not talking about a (big) impact," Kissinger said.

Rodney Hutson, who is working with the owners of Fire Ant Brewing Company to develop the property, said Tomball needs an establishment like this to add to the revitalized downtown.

"It takes three entities to make an area like downtown (Tomball) successful: It takes a city and city council, it takes property owners to work with the city, and takes businesses to come in and make this area successful," he said. "These small breweries like this...they don't have 18-wheelers for supplies. Having this in combination (restaurant and bar) makes it more palatable."

RETAIL HUB

The latest in Houston's hot retail sector.

Check out pictures of the Boardwalk at Towne Lake under construction at HoustonBusinessJournal.com.

ON BOARD

Cypress community inks first tenants

The Boardwalk at Towne Lake, a new lake-side mixed-use project northwest of Houston, has added a plethora of tenants to bring it to 65 percent preleased.

Caldwell Cos., a Houston-based developer, wants the project to be a regional destination – like The Woodlands Town Center – for residents of Towne Lake, a 2,400-acre master-planned community anchored by a 300-acre man-made lake.



Fred Caldwell

“There’s nothing like this in Cypress. Our goal is to enrich our residents’ lives by creating extraordinary places like this,” said Fred Caldwell, president and CEO of Caldwell Cos.

The Boardwalk will open in spring 2016 with four large buildings featuring 150,000 square feet of shops, offices and patio restaurants, as well as green space and several docks for resident boats. Future plans call for three additional retail, restaurant and office buildings as well as water taxis and a boutique hotel with a lake-side pool and bar.

Towne Lake welcomed a 124,000-square-foot Kroger Marketplace in August 2014. A new water park opened in May 2015, and a new Lakehouse community center is scheduled to open in October. Future plans call for more office, senior living, cottage homes and townhomes, as well as a 2,500-seat amphitheater.

– Paul Takahashi



► CLOSER LOOK

THE BOARDWALK AT TOWNE LAKE RETAIL TENANTS

- Mod Pizza, a fast-casual, gourmet pizza chain that is expanding across Houston
- World of Beer, the craft beer tavern's largest location in Houston
- Jaxton's, a high-end Italian concept
- Taisho, a Japanese hibachi concept
- Land of a Thousand Hills coffeehouse
- Orangetheory Fitness, a fast-growing fitness center
- Nails of America, a high-end nail salon
- Reserve Salon and Spa
- Massage Heights, a massage shop
- Texas Children's Pediatrics medical clinic
- Copper Creek Orthodontics

COURTESY

Craft beer: Tastes great, fewer taxes



There is little evidence that these incentives are driving craft breweries. | AP Photo

By [KELSEY SNELL](#) | 8/13/14 1:51 PM EDT

Trendy craft beer sales are booming, and cities and states are hoping tax breaks will help them elbow their way into a seat at the bar.

Targeted tax breaks are a favorite tool for states looking to capitalize on a growing industry, and states from California to New York are all hoping to get a gulp of the estimated \$250 billion economic boon brewers estimate they delivered in 2012. **Lawmakers are doling out multi-million-dollar packages to keep and attract breweries.**

But while the tax breaks flow, there is little evidence that these incentives are driving where craft brewers set up their businesses. Factors such as the availability of natural resources like water and the quality of the infrastructure needed to get the beer to the masses are likely playing a bigger role.

“You can never really know that the incentives actually changed the company’s behavior at all; more likely than not the incentives are just rewarding companies for activities they were going to do anyway,” said Matthew Gardner, executive director at the Institute on Taxation and Economic Policy.

Nonetheless, local officials are eager to provide every incentive for the growing industry to call their states and cities home, and tax breaks have been the tool of choice.

Beer brewing has been on the rise for the better part of the past 25 years. In 1991, the United States had fewer than 500 permitted breweries in active operation. By 2013, that number had skyrocketed by more than 600 percent, to 3,699.

Experts and lawmakers say the tax breaks are the go-to lure for states looking to attract a piece of the hot craft brewing industry.

Researchers at the Beer Institute, the industry's national trade association, estimate states are competing for a sliver of the approximately \$50 billion in federal, state and local taxes that brewers paid in 2012.

“It is a relatively high-profile business, and it is an easy-to-understand business; people get how jobs are involved, and it's not surprising that people would like the idea on its face,” Gardner said. “Even from the perspective of a given state, there's a zero-sum game problem there: Every time you cut taxes for one company or one industry, you have to make up for it somewhere else.”

That's because states don't have the option of passing an unbalanced budget. They operate in a kind of Newton's law of fiscal motion: For every missing dollar of revenue, there is an equal but opposite dollar cut from spending.

But lawmakers and brewers say the incentives are part of a broader negotiation. The incentives are usually spread out over several years in order to ensure that the breweries bring jobs and investment to the local economy. They also hope that one hot new brewery can attract more trendy popular businesses to locate nearby.

This year the city of San Diego reached a deal with two expanding local craft brewers, AleSmith and Ballast Point. Both brewers needed to expand and were looking at new properties outside the city, so San Diego lawmakers offered a tax cut on future sales to entice them to stay.

The deal requires the breweries to pay any permitting and municipal fees related to the expansions upfront, and once they're up and running, the city will reimburse the breweries through tax breaks.

“This is about more than locating great new breweries in the city; these agreements are a great deal for taxpayers,” said San Diego Councilman Mark Kersey. “Essentially, the city gets an interest-free loan while the breweries build their new facilities, and our local economy gets new jobs and economic activity for the full life of the operation.”

Brewers say the tax incentives are often offered only at the end of a long process of deciding where to invest. Several industry experts — including Jenn Vervier, the director of sustainability and strategy at New Belgium Brewing — said the craft brewing industry is highly dependent on natural resources and public infrastructure. Their abundance and quality are often major drivers in brewers' business decisions, particularly since their operations and budgets are often very small when the brewery is started.

New Belgium, one of the top-selling craft brewers in the country, recently broke ground on a new East Coast brewing facility in Asheville, North Carolina. The city announced in 2012 that it would provide New Belgium with a seven-year, \$3.5 million tax-incentive package based on the company's planned \$175 million investment. If the company doesn't make the full investment, it doesn't get the full package.

"Cities should go into those negotiations making sure they win, too," Vervier said. "The city of Asheville will be a partner of New Belgium for decades to come; it had to be win-win for both of us."

It isn't clear that the tradeoff is necessary, given the health and structure of the growing industry.

Lagunitas Brewing, another top-selling craft brewery, christened a brand-new, 300,000-square-foot brewery on the West Side of Chicago earlier this year — without accepting a single tax break to get the project off the ground.

"There's no economic reason for it on the macro scale," said Tony Magee, owner of Lagunitas Brewing. "If I had wanted [tax incentives] in Chicago, all I would have had to say is, I'm looking at [a] building in Indiana and a building in Wisconsin."

The new facility, an expansion far from the company's Petaluma, California, home base, is tucked into a section of a former steel plant alongside a new film production studio and one of the city's busiest freight rail arteries.

For the past several months, thousands of visitors have walked the long industrial corridor to the heart of the warehouse toward a tap room that sits amid sprawling grain silos and clanging bottling lines. The space will eventually have the capacity to put out 1.6 million barrels per year. It was all privately funded.

Magee said tax incentives were never even a factor in his decision to set up shop in Chicago.

Instead, he said the decision was based on freight costs, access to good water and Chicago's reputation as a supportive, beer-loving town.

"If I stayed in California, I would forever be paying freight to get my beer across two and three mountain ranges, a desert and the Great Plains," he said. "We have a needle now into the arm of Lake Michigan; that's an important resource for a brewery. We sell water that's been made more interesting."

That calculation is not uncommon, said Scott Drenkard, an economist at the right-leaning Tax Foundation in Washington.

"I'm not going to pretend taxes never matter, but they might not be the most important factor for a business like a brewery," Drenkard said. "But [taxes] are [a] cost that the political apparatus has control over. The political apparatus doesn't really have a say over where your water comes from, but we do have control over taxes."

Drenkard said craft breweries are a particularly attractive place for lawmakers to aim their tax breaks.

“Beer is almost universally consumed, so offering a tax break on something people use is going to make you popular as a policymaker, but that doesn’t mean it is good policy,” he said. “We don’t have to give tax carve-outs to everything we love.”

That isn’t stopping cities, counties and states across the country from offering tax deals to either get, or stay, in the brewing game.

San Diego and Asheville aren’t alone.

Henderson County, just south of Asheville, doled out a similar \$3.75 million, seven-year package in 2011 to entice Sierra Nevada, the second most profitable craft brewery in the country, to open a large facility there.

In New York, the city of Baldwinsville and Anheuser-Busch InBev negotiated a deal in 2011 that would save the company \$6 million in property taxes over 15 years just to stay put. Craft brewers in the state have access to a special credit.

States like Michigan are looking to get in on the hops rush as well. Lawmakers there are considering legislation that would provide credits for brewers and cider-makers that use locally grown ingredients.

But trends in tax incentives aren’t always predictable. Gardner said the escalating competition for breweries closely mirrors the way states were rushing to craft tax breaks for film productions as recently as five years ago.

Just four states offered tax breaks for films in 2000; just 10 years later, 39 states and Puerto Rico were offering targeted incentives to get producers rolling tape.

“If you’re a state or local lawmaker and you see other states offering breaks, it is human nature for people to say, gosh maybe we should do this, too,” Gardner said. “Today it’s craft brewers; who is it going to be tomorrow?”

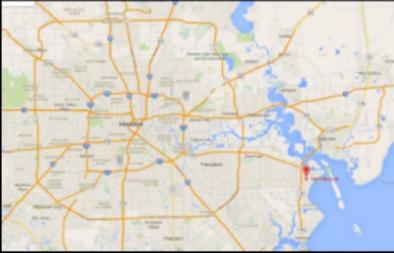
Brigadoon Brewery
&
Brew School LLC



Black Plague Ale

Brigadoon Brewery 5 Points is located in La Porte, Texas. A vibrant community, award winning schools, state-of-the-art library, spacious parkland, easy access to Houston Ship Channel, Galveston Bay, downtown Houston, a municipal government willing to partner with business for success, the hometown of nearly 35,000 residents and many petrochemical industries. That's La Porte, Texas.

The oldest incorporated town in East Harris County, located 25 miles east of downtown Houston and just north of Galveston, La Porte continues to garner national accolades for its quality of life and municipal innovation .



Batch #: 081213-P



1 Pint

6 fl oz

GOVERNMENT WARNING: (1) ACCORDING TO THE SURGEON GENERAL, WOMEN SHOULD NOT DRINK ALCOHOLIC BEVERAGES DURING PREGNANCY BECAUSE OF THE RISK OF BIRTH DEFECTS. (2) CONSUMPTION OF ALCOHOLIC BEVERAGES IMPAIRS YOUR ABILITY TO DRIVE A CAR OR OPERATE

Brewed and bottled by Brigadoon Brewery & Brew School LLC,

102 E. Main St., La Porte, Texas 77571

www.brigadoonbrewery.com

Brigadoon Brewery & Brew School LLC



Green Ogre

1 pint

6 fl oz

Brewed and bottled by Brigadoon Brewery & Brew School LLC,
102 E. Main St., La Porte, Texas 77571

www.brigadoonbrewery.com

GOVERNMENT WARNING: (1) ACCORDING TO THE SURGEON GENERAL, WOMEN SHOULD NOT DRINK ALCOHOLIC BEVERAGES DURING PREGNANCY BECAUSE OF THE RISK OF BIRTH DEFECTS. (2) CONSUMPTION OF ALCOHOLIC BEVERAGES IMPAIRS YOUR ABILITY TO DRIVE A CAR OR OPERATE MACHINERY, AND MAY CAUSE HEALTH PROBLEMS.

Batch #:

Brigadoon Brewery & Brew School LLC



1 Pint

6 fl oz

Ale

Marzen Luther

Batch #:033114-ML

GOVERNMENT WARNING: (1) ACCORDING TO THE SURGEON GENERAL, WOMEN SHOULD NOT DRINK ALCOHOLIC BEVERAGES DURING PREGNANCY BECAUSE OF THE RISK OF BIRTH DEFECTS. (2) CONSUMPTION OF ALCOHOLIC BEVERAGES IMPAIRS YOUR ABILITY TO DRIVE A CAR OR OPERATE MACHINERY, AND MAY CAUSE HEALTH PROBLEMS.

Brewed and bottled by Brigadoon Brewery & Brew School LLC,

21778 FM 1774 Booth #150 Texas Renaissance Festival, Plantersville, Texas 77363

www.brigadoonbrewery.com

This is an Unaudited Statement.

**City of La Porte
La Porte Development Corporation (038) Fund Summary
(Section 4B Sales Tax)**

	<u>Previous Report</u>	<u>FY 2014-15</u>	<u>FY 2013-14</u>
Unaudited Beginning Fund Balance 9/30	\$ 3,322,635	\$ 3,322,635	\$ 2,768,155
Plus Year to Date Revenues:			
1/2 Cent Sales Tax	649,604	1,268,726	1,112,908
Transfers-In	-	175,000	-
Interest Income	1,958	5,003	3,336
Total Revenues	<u>651,562</u>	<u>1,448,729</u>	<u>1,116,244</u>
Equals Total Resources	3,974,197	4,771,364	3,884,399
Less Year to Date Expenditures:			
Payroll	38,226	65,010	44,995
Supplies	441	416	855
Services & Charges (Memberships, Training, Advertising, Legal, Utilities)	127,013	188,429	249,407
Capital Outlay	-	-	151,333
Debt Service Transfer *	451,590	722,545	632,363
Total Expenditures	<u>617,271</u>	<u>976,400</u>	<u>1,078,954</u>
Estimated Year to Date Fund Balance as of 5/31/2015	\$ 3,356,926	\$ 3,794,964	\$ 2,805,445
Commitments			
Pipeline Grill		\$ 300,000	
Richard Industrial Group		10,000	
ACT Independent Turbo Service, Inc.		426,000	
Debt Service Reserve		1,083,817	
		<u>\$ 1,819,817</u>	
Adjusted Year to Date Fund Balance		\$ 1,975,147	

Projection Through Year End

Adjusted Year to Date Fund Balance	\$ 1,975,147
Plus: Estimated Sales Tax	939,904
Less: Estimated Operational Costs	(180,939)
Less: Debt Service Transfers	<u>(361,272)</u>
Projected Year End Fund Balance	\$ 2,372,840

Sales tax revenues for Fiscal Year 2015 are estimated to be \$2,375,000.

Previously Funded Projects (Funding in Fund 015 - General CIP Fund)

	<u>Budget</u>	<u>Expenditures</u>	<u>Balance</u>
Façade Grants	300,000	90,909	209,091
Total	<u>300,000</u>	<u>90,909</u>	<u>209,091</u>

**Debt Service Payments for Library, Bay Area Boulevard & Canada Road and Ballfields.*