

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 **September 30, 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. CONSENT AGENDA** *(All consent agenda items are considered routine by the La Porte Development Corporation Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member requests an item be removed and considered separately)*
  - (a) Consider approval or other action regarding minutes of the meeting of the La Porte Development Corporation Board held on August 26, 2015 - S. Harris
  - (b) Consider approval or other action authorizing staff to execute payment in the amount of \$15,787.63 to David or Sharon Tindle for the completed enhancement project of the Oak Center at 1000 S. Broadway - S. Livingston
- 3. DISCUSSION AND POSSIBLE ACTION**
  - (a) Discussion and possible action regarding economic development initiatives for staff to pursue in FY 2015-2016 and/or the next 1-3 years - S. Livingston
  - (b) Discussion and possible action to establish a "Rainy Day Fund" for future use - S. Livingston
  - (c) Discussion and possible action to establish an Incentive Policy Subcommittee - S. Livingston
- 4. SET DATE FOR NEXT MEETING**
- 5. 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.**
- 6. Executive Session — The La Porte Development Corporation reserves the right to meet in executive session on any agenda item should the need arise and if authorized by the Texas Open Meetings Act, Title 5, Chapter 551, of the Texas Government Code.**

**Texas Government Code, Section 551.072 - For the purpose of deliberating the purchase, exchange, lease or value of real property: Meet with Economic Development Coordinator to discuss possible purchase of real estate by the La Porte Development Corporation.**

7. **Reconvene into regular session and consider action, if any, on items discussed in executive session.**
8. **Adjourn**

**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 September 30, 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 September 24, 2015.

*Patrice Fogarty*

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Patrice Fogarty, City Secretary

RICHARD WARREN, PRESIDENT  
MIKE COOKSLEY, VICE PRESIDENT  
CHUCK ENGELKEN, BOARD MEMBER  
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 AUGUST 26, 2015

The City of La Porte Development Corporation Board met on **August 26, 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: Board members Martin, Clausen, Ojeda and Woodard. Absent: Vice-President Cooksley and Board member Engelken. Staff Present: Corby Alexander, Sharon Harris, Scott Livingston, Traci Leach, Clark Askins and Michael Dolby.

### 2. AUTHORIZATIONS

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

Board member Clausen moved to approve the minutes of the meeting of the La Porte Development Corporation Board held on July 7, 2015. Board member Martin seconded. **MOTION PASSED.**

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

The agenda was taken out of order at this time and Finance Director Michael Dolby presented the Financial Report.

### 5. STAFF REPORT

(a) Receive Financial Report – M. Dolby

Finance Director Michael Dolby presented the Financial Report.

Board member Martin asked if the Debt Service Transfer is a quarterly or annual payment. Mr. Dolby responded payments occur in March and August.

### 3. DISCUSSION OR OTHER 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 for a Multi-Use Civic Center in the City of La Porte – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary for a proposed request for proposals to conduct both a Market Feasibility Study and Cost Feasibility for a Multi-Use Civic Center in the City of La Porte.

Board member Clausen asked the anticipated cost of a Market Feasibility Study and Cost Feasibility for a Multi-Use Civic Center in the City of La Porte. Mr. Livingston responded \$30,000.00-\$50,000.00.

Board member Woodard questioned if Hotel/Motel Funds can be used in the cost for such studies. Assistant City Attorney Clark Askins advised yes if the Texas Tax Code allows funding for these type of studies.

Board member Martin moved to go forward with a request for proposals to conduct both a Market Feasibility Study and Cost Feasibility for a Multi-Use Civic Center in the City of La Porte. Board member Woodard seconded. **MOTION PASSED.**

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

- (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

Economic Development Coordinator Scott Livingston presented a summary to execute payment in the amount of \$25,000.00 to Eagle Energy Resources, LLC., for the completed enhancement grant project.

Doug Shows President and CEO for Eagle Energy Resources, LLC., thanked Board members for the opportunity for an enhancement grant and commented the City of La Porte was a pleasure to work with during the project.

Board member Martin asked how Eagle Energy Resources, LLC feels about being located at Five Points. Mr. Shows responded awesome. Board member Martin asked Mr. Shows if he has any thoughts of having a brewery as a neighbor. Mr. Shows responded it will be great.

Board member Ojeda commented the building looks incredible.

Board member Martin asked Mr. Shows the linear feet of the frontage of the property. Mr. Shows responded he calculated 5,000 square feet on the exterior.

Board member Ojeda moved to execute payment in the amount of \$25,000.00 to Eagle Energy Resources, LLC., for the completed enhancement grant project. Board member Clausen seconded. **MOTION PASSED.**

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

**(c)** Discussion and possible action regarding approval to revisions of the La Porte Enhancement Grant Program – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary for revisions of the La Porte Enhancement Grant Program.

The six (6) proposed revisions to the La Porte Enhancement Grant Program included:

- 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.
- Numerous grammatical revisions or clarifications, as shown in red ink, which support the intent of the previous five (5) revisions as listed above.

Board member Martin moved to approve the revisions of the La Porte Enhancement Grant Program. Board member Clausen seconded. **MOTION PASSED.**

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

**(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

Economic Development Coordinator Scott Livingston presented a summary for two new incentive programs that will promote the development of new or expanded business enterprises in the City of La Porte and detailed the proposed qualifications for the two programs.

Board member Martin questioned criteria for return on investment being proposed for an expanded business and not a new business. Mr. Livingston responded for a new business it is on the pay back model based on decisions by the Board for the last 4-6 months.

Board member Woodard commented there are not any written guidelines on pay back for projects and it has been used only as a rule of thumb. Economic Development Coordinator Scott Livingston

responded it is his understanding the La Porte Development Corporation Board wishes to have the pay back specified and any revisions can be made as desired by Board members.

Board member Clausen commented it is his understanding the Board wishes to establish consistent guidelines and not polices. Mr. Livingston advised the item can be revised as per Board members desires and presented at a future meeting.

Board member Woodard moved to table the item. Board member Clausen seconded. **MOTION PASSED.**

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

(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 owners of Fischer’s Do It Best Hardware for an amount not to exceed \$350,000.00 – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary authorizing Staff to publish 60-day public notice of a public hearing to consider awarding an economic development grant to owners of Fischer’s Do It Best Hardware for an amount not to exceed \$350,000.00.

Board member Woodard left the table at 6:24 p.m., and returned at 6:32 p.m.

Board member Clausen asked how long Fischer’s Do It Best Hardware has been in business and how old is the building. Rod Rothermel owner of Fischer’s Do It Best Hardware responded 35 years and informed the building was a Kroger grocery store prior to Fischer’s Do It Best Hardware.

Mr. Rothermel introduced himself and advised Board members he and Michael Breaux, also owner of Fischer’s Do It Best Hardware decided due to the growth in La Porte there is a need to expand the business. Mr. Rothermel also added profits are being invested in the business.

Board member Martin questioned business personal property being a valuation of the property value. Economic Development Coordinator Scott Livingston responded it is part of the value of the project and it is taxable property. Board member Martin asked if it is cost or retail value of \$450,000.00 for the purchase of new retail inventory. Mr. Rothermel responded cost.

Board member Ojeda asked other Board members their thoughts on interior furniture, fixtures and equipment being considered a part of value of the project. Board member Martin commented he does not think the intent of the economic development grant program is to include inventory but it is to improve the community. President Warren commented he does not have a problem improving the building but does have concerns with the number of new jobs being created and the pay-back period.

Board member Martin commented he would be comfortable with an economic development grant not exceeding \$250,000.00. Board member Woodard agreed with Board member Martin and commented the location is good for beautification in the City.

Board member Ojeda asked Mr. Rothermel if he is the owner of the other two Fischer’s Do It Best Hardware stores and if they have received incentive grants from other cities. Mr. Rothermel responded

they are the owners and have not received incentive grants from the cities. Mr. Rothermel also added the other two Fischer's Do It Best Hardware buildings are not as old as the building in La Porte.

Board member Woodard moved to authorize Staff to publish 60-day public notice of a public hearing to consider awarding an economic development grant to owners of Fischer's Do It Best Hardware for an amount not to exceed \$250,000.00. Board member Martin seconded. **MOTION PASSED.**

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

(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

Economic Development Coordinator Scott Livingston presented a summary 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.

Board member Martin asked Alan Ward Managing Member/Brewmaster of Brigadoon Brewery & Brew School, LLC if the weekend visitor estimate of one-thousand people is correct. Mr. Ward advised most craft breweries begin with small clientele and he feel 1000 estimated visitors is an accurate estimate. Board member questioned parking accommodations. Mr. Livingston responded there are no parking requirements in the Main Street District. Assistant City Manager Traci Leach added there is parking available along Main Street and the City has not received any complaints from Main Street business owners in regards to parking accommodations.

Board member Woodard left the table at 7:10 p.m. and returned at 7:13 p.m.

Board member Clausen asked Mr. Ward the planned hours of operation, Mr. Ward responded Tuesday-Friday, 4:00 p.m.-9:00 p.m.; Saturday, noon-9:00 p.m. and closed Sunday-Monday. Board member Clausen asked if a large portion of the craft beer will be exported out of the City of La Porte. Mr. Ward responded yes, based on the demand. Board member Clausen asked how many employees will be employed. Mr. Ward responded 22-30 full-time employees; and 6-7 part-time employees.

Board member Martin commented a brewery is an attractive idea.

Board member Ojeda asked Mr. Ward if he decides to relocate in the future will the building have an appearance of a brewery. Mr. Ward responded no.

Board member Martin moved to authorize 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. Board member Ojeda seconded. **MOTION PASSED.**

Ayes: President Warren, Board members Woodard, Clausen Ojeda and Martin  
Nays: None

Absent: Vice-President Cooksley and Board member Engelken

**4. SET DATE FOR NEXT MEETING** – S. Livingston

Board members set the next meeting date tentatively for Wednesday, October 28, 2015, at 5:00 p.m.

**5. STAFF REPORT**

**(a)** Receive Financial Report – M. Dolby

The agenda was taken out of order earlier during the meeting. See above where the Financial Report was presented by Finance Director Michael Dolby.

**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.

There were no board comments.

**7. ADJOURN**

There being no further business, the meeting at 7:35 p.m.

Respectfully submitted,

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Sharon Harris, Assistant City Secretary

Passed and approved on this 30<sup>th</sup> day of September, 2015.

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President Richard Warren

# REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>September 30, 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>CIP 015.9892.993</u> Account Number: _____ Amount Budgeted: _____ Amount Requested: <u>\$15,787.63</u> Budgeted Item: <input checked="" type="radio"/> YES <input type="radio"/> NO
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**Exhibits:**

- 1. Project Information**
- 2. Copies of invoices and cancelled checks**
- 3. Approved minutes from May 13, 2015**

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### SUMMARY & RECOMMENDATIONS

On 13 May 2015, the Board voted unanimously to offer an enhancement grant in an amount not to exceed \$16,759.93 to David or Sharon Tindle who own The Oak Center at 1000 S. Broadway upon successful completion of the proposed project, per the guidelines and parameters of the La Porte Enhancement Grant Program.

The applicant's representative, Horace Leopard, collected three bids from general contractors to complete each of three projects: (1) Signage, (2) Paving, and (3) Landscaping. The lowest bids for each of the project were offered as follows:

- Signage -- \$11,888.47 by State Sign, Inc.
- Paving -- \$19,750.00 by Pave-It, Inc.
- Landscaping -- \$ 1,881.39 by Holloway Lawn Maintenance, Inc.
- Total -- \$33,519.87

On behalf of the owners, Horace Leopard has submitted copies of invoices, paid receipts, and cancelled checks for each of the completed enhancement grant projects as follows:

- Signage -- \$ 9,943.85
- Paving -- \$19,750.00
- Landscaping -- \$ 1,881.40
- Total -- \$31,575.25

Therefore, according to the terms and conditions of the La Porte Enhancement Grant Program, this project may receive a reimbursement for 50% of the actual costs, which is \$15,787.63.

On behalf of owners David or Sharon Tindle, the applicant, Horace Leopard, is prepared to answer questions regarding this project.

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**Action Required by the La Porte Development Corporation:**

Consider approval or other action to authorize staff to execute payment in the amount of \$15,787.63 to David or Sharon Tindle for the completed enhancement project of The Oak Center at 1000 S. Broadway.

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**Approved for the La Porte Development Corporation Agenda**

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**Corby D. Alexander, City Manager**

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**Date**

# The Oak Center

1000 S. Broadway  
La Porte, Texas 77571



# **Before Pictures**



*Fowler and Brown*



**Dina's  
Flowers**



Da Original  
**TRENDSETTERZ**  
Barber Shop



**INCOME TAX**

*Fowler and Brown*

*Kim*

**NAILS**





1000

*Fowler and Brown*

 **Dina's  
Flowers**

Da Original  
**TRENDSETTERZ**  
Barber Shop

 **INCOME TAX**

*Fowler and Brown*

*Kim* **NAILS**





**LIBERTY**  
**TAX SERVICE**

**MAXIMUM KICKS**  
*Member's Advantage*

914-474-2118  
HELP WANTED

INCOME TAX  
PROFESSIONALS

815-7722

**LIBERTY TAX SERVICE**

**MAXIMUM KICKS**  
*Sneaker Boutique*

201-671-2117

HELP WANTED

TAX PROFESSIONALS

**INCOME TAX**

1000





Fowler and Brown  
Kim NAILS



cket  
& S  
D MART  
209  
347



10

U-WASH  
WASHMATERIA



cricket  
M&S

U-WASH  
WASHERS

U-WASH

**After Pictures**

**KIM NAILS**

**LIBERTY  
TAX SERVICE**

WORKING

OPEN

MANICURE

NAILS

471-8875

FREE  
CONSULTATION



**OAK CENTER**  
1000 S. BROADWAY

**KIM NAILS**  
SUITE 1008

**FOWLER LAW OFFICES**  
SUITE 1006

**LIBERTY TAX**  
SUITE 1004

**FOWLER LAW OFFICES**  
SUITE 1002

**BARBER SHOP**  
SUITE 1000 1/2

**FOWLER LAW OFFICES**  
SUITE 1000

**M & S**  
**FOOD MART**





**LIBERTY  
TAX SERVICE**

**OAK CENTER**  
1000 S. BROADWAY

**KIM NAILS**  
SUITE 1008

**FOWLER LAW OFFICES**  
SUITE 1006

**LIBERTY TAX**  
SUITE 1004

**FOWLER LAW OFFICES**  
SUITE 1002

**BARBER SHOP**  
SUITE 1000 1/2

**FOWLER LAW OFFICES**  
SUITE 1000





**KIM NAILS**

**LIBERTY TAX SERVICE**





 **OAK CENTER**  
1000 S. BROADWAY

**KIM NAILS**  
SUITE 1008

**FOWLER LAW OFFICES**  
SUITE 1006

**LIBERTY TAX**  
SUITE 1004

**FOWLER LAW OFFICES**  
SUITE 1002

**BARBER SHOP**  
SUITE 1000 1/2

**FOWLER LAW OFFICES**  
SUITE 1000



**KIM NAILS**

**LIBERTY TAX SERVICE**

**KIM NAILS**

**LIBERTY  
TAX SERVICE**



# Project Summary

Three bids were collected for (1) Signage, (2) Paving, and (3) Landscaping. The lowest bids for each of the project were:

Signage	-- \$11,888.47 by State Sign, Inc.
Paving	-- \$19,750.00 by Pave-It, Inc.
Landscaping	-- <u>\$ 1,881.39</u> by Holloway Lawn Maintenance, Inc.
Total	-- <b>\$33,519.87</b>

Each of the projects below were completed for the following amounts:

Signage	-- \$ 9,943.85
Paving	-- \$19,750.00
Landscaping	-- <u>\$ 1,881.40</u>
Total	-- <b>\$31,575.25</b>

This project is eligible to receive a La Porte Enhancement Grant Reimbursement in the amount of **\$15,787.63**.

For additional information please contact:

**Horace Leopard**

Owner and Commercial Broker

Leopard Realty

701 S. 8<sup>th</sup> Street

La Porte, Texas 77571

(713) 858-4716

[horace@leopardrealty.com](mailto:horace@leopardrealty.com)

TINDLE SHOPPING CENTER

1000 S. BROADWAY, LA PORTE

	APPROVED	ACTUAL	
SIGN (STATE SIGN)	\$ 11,888.47	\$ 9,943.85	(*)
PAVING (PAV-IT)	19,750.00	19,750.00	
PLANTER BOX (HOLLOWAY)	1,881.40	1,881.40	
<hr/>			
TOTALS	33,519.87	31,575.25	LESS \$1,944.62

(\*) ORIGINAL BID WAS TO ADD 2' TO HEIGHT OF SIGN. WITH THIS ADDITIONAL HEIGHT THE SIGN WOULD HAVE HAD TO BE STRENGTHENED TO WITHSTAND WINDS AT 150 MPH. THE COST TO COMPLY WOULD HAVE EXCEEDED THE APPROVED AMOUNT. DECISION WAS MADE TO LEAVE HEIGHT THE SAME, RESULTING IN A LESSER COST.

MAIL CHECK TO:

DAVID OR SHARON TINDLE, 1551 STEMMONS AVE., DALLAS, TX 75208

# S STATE SIGN EST. 1956

Invoice #: 0615-94

Date: 6/30/2015

**Sold To**  
 DAVID TINDLE  
 1551 STEMMOUS AVE.  
 DALLAS, TX 75206

**Job Location**  
 OAK CENTER  
 1000 S. BROADWAY CENTER  
 LA PORTE, TX 77571

FEIN #: 76-0020347		Start Date	Job No.	P.O. No.	Terms	Salesman
		5/19/2015	66057	SIGNED PROPO...	UPON RECEIPT	DZ
Item	Qty	Description			Rate	Amount
LABOR, MANUF...		REWORKING THE EXISTING TENANT PYLON SIGN AS FOLLOWS:  (14) 2' X 8' WHITE 3/16" POLYCARB TENANT PANELS WITH 1ST SURFACE 3M COPY/GRAPHICS.  PAINT EXISTING CABINET FILLER, RETAINERS & SUPPORT POLES DARK BRONZE; REMOVE & DISCARD EXISTING FACE PANELS.  REPLACED ALL LAMPS & BALLAST			5,889.00	5,889.00T
MATERIAL - MA...		MATERIALS			2,872.00	2,872.00T
ENGINEERING		ENGINEERING - NON-STANDARD ADDITIONAL COST			225.00	225.00T
SURVEY		STANDARD SURVEY (PHOTOS, PLOT PLANS, "BASIC" MEASUREMENTS)			200.00	200.00T
We appreciate your business and prompt payment.						
					<b>Subtotal</b>	\$9,186.00
					<b>Sales Tax (8.25%)</b>	\$757.85
					<b>Payments/Credits</b>	\$0.00
					<b>Total</b>	\$9,943.85
					<b>Balance Due</b>	\$9,943.85

*Handwritten signature and date: David Tindle 6/24/15*

TSLC 18023 MS7321  
 Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157,  
 Austin, Texas 78711, 1.800.803.9202, 1.512.463.6599;  
 website: www.license.state.tx.us/complaints

PO BOX 750429 • Houston, TX 77275-0429 • T 713.943.1832 • F 713.943.9771

**STATESIGN.com**

MR DAVID W TINDLE OR  
MRS DAVID W TINDLE

July 15, 2015  
Date

Pay State Sign | \$ 9943<sup>85</sup>  
to the order of Ning nine hundred forty three <sup>85</sup>/<sub>100</sub> Dollars

Handed Check

Security Features Details on Back.

Bank of America 

new # 66057  
Memo new sign Oak Center

Mr. David W. Tindle

# PAVE-IT

driveways+parking lots+roads

330 RAYFORD RD.#239  
SPRING,TX.77386  
281.354.0048

INVOICE SUBMITTED TO:HORACE LEOPARD RE:1000 s. BROADWAY

## ASPHALT PAVING

1. PRE PATCHED HOLES WITH ASPHALT.
2. APPLIED TACK COAT PRIOR TO PAVING.
3. OVERLAYED PARKING LOT WITH HOT MIX ASPHALT @ 1 1/2"thickness  
TOTAL SQ.FT. 16,755
4. SET, PIN AND PAINTED WHEELSTOPS.
5. STRIPED PARKING LOT.

TOTAL PRICE: \$19,750.00 *paid in full xEE*  
\$5,000.00 down pymt. received, balance due

\$14,750.00 *paid*

SUBMITTED BY :EUGENE EDWARDS

DATE:05.23.15

ACCEPTED BY: *Mrs David W. Findle*

DATE: *5-27-15*

MR DAVID W TINDLE OR  
MRS DAVID W TINDLE

May 15, 2015  
Date

Pay: Pave-clt  
to the order of Five thousand dollars & 00/100 ~~\$5000.00~~ Dollars

Heald Clark

Security Features Details on Back.

Bank of America

Oak Center

Memo down payment paving

Mr. David W. Tindle

MR DAVID W TINDLE OR  
MRS DAVID W TINDLE

June 5, 2015  
Date

Pay Pave-elt \$ 14750<sup>00</sup>  
to the order of Sourles Howard seven hundred & fifty dollars Dollars

Handwritten: Handwritten

Bank of America   
*La Porte*

Memo Balance due Oak Center

Mr. David W. Tindle NP

Security Features Details on Back.

Holloway Lawn Maintenance

P.O. Box 1752  
LaPorte, Texas 77572

# Invoice

Date	Invoice #
8/1/2015	7036

<b>Bill To</b>
David Tendile <i>Tindile</i> 1551 Stemmons Ave. Dallas, TX. 75208

<b>Ship To</b>

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		8/1/2015			

Quantity	Item Code	Description	Price Each	Amount
1	LAWN	For the month of 7/15 Landscape box for sign at shopping center on Broadway Invoice of planter Box at shopping center 1000 South Broadway La Porte, TX. 77571 Sales Tax La Porte Group	1,738.00	1,738.00T
			8.25%	143.40

*Paid in full 8-10-15*  
*#2251*  
*Bob Kelly*

PAYMENT DUE UPON RECEIPT		<b>Total</b>	\$1,881.40
ANY QUESTIONS CALL 713-851-0377 OR 281-471-3659			

MR DAVID W TINDLE OR  
MRS DAVID W TINDLE

Aug. 6, 2015  
Date

Halifax Centre

Pay: Holloway Lawn Maintenance \$ 1881.40  
to the order of Eighteen hundred eighty one dollar <sup>40</sup>/<sub>100</sub> Dollars



Bank of America 

Memo Construction of plant

Mr. David W. Tindle

RICHARD WARREN, PRESIDENT  
MIKE COOKSLEY, VICE PRESIDENT  
CHUCK ENGELKEN, BOARD MEMBER  
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 **MAY 13, 2015**

The City of La Porte Development Corporation Board met on **May 13, 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, Clausen and Woodard. Absent: Board member Engelken. Staff Present: Corby Alexander, Sharon Harris, Scott Livingston, Michael Dolby, 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 April 13, 2015 – P. Fogarty

Board member Clausen moved to approve the minutes of the meeting of the La Porte Development Corporation Board held on April 13, 2015. Vice-President Cooksley seconded. **MOTION PASSED.**

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

(b) Consider approval or other action regarding an enhancement grant amount not to exceed \$16,759.93 to **David or Sharon Tindle**, owners of Oak Center at 1000 S. Broadway, to be awarded at the completion of the project – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary.

Board member Martin asked if the existing framework of the sign will remain. The applicants representative, Horace Leopard, advised the existing poles will be painted; the tenants' signs will be replaced, and added a graphic displaying an oak tree, that will include the name of the shopping center.

Board member Ojeda asked Economic Development Coordinator Scott Livingston if the applicants are interesting in facade enhancements. Mr. Leopard responded the applicants may be interested in facade

enhancements at a later date. Board member Ojeda asked Mr. Livingston if the applicants are eligible at a later date for the remaining balance or up to an additional \$25,000.00. Mr. Livingston responded the Board can re-visit for a Phase Two of the project at a later date for the remaining balance up to the \$25,000.00. Board member Ojeda asked if the property is sold, can another owner request funding for an enhancement grant. City Manager Corby Alexander responded it is a policy decision the Board will have to address. Board member Ojeda suggested the discussion be included at the upcoming workshop meeting.

Board member Woodard advised language for paving is not listed as one of the eligible projects in the La Porte Enhancement Grant Guidelines. Mr. Livingston responded the language can be included in the guidelines and discussed at the upcoming workshop meeting.

Board member Ojeda moved to approve an enhancement grant amount **not to exceed \$16,759.93** to **David or Sharon Tindle**, owners of Oak Center at 1000 S. Broadway, and reserve \$8,240.07 for future facade improvements. Vice-President Cooksley seconded. **MOTION PASSED.**

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

### 3. DISCUSSION OR OTHER ACTION

(a) Discussion or other action regarding the Proposed Budget for Fiscal Year 2015-2016 – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary of the Proposed Budget for Fiscal Year 2015-2016 and advised there is a balance of \$209,090.74 in the Enhancement Grant Account before paying outstanding commitments. In addition, Mr. Livingston advised additional funds can be transferred to the program, if desired.

Board member Woodard questioned if the La Porte Development Corporation is named in the MuniServices contract. Finance Director Michael Dolby responded the City of La Porte is named in the contract. Board member Woodard asked how the amount of sales tax owed to the City is identified. Mr. Dolby responded the State Comptroller's Office. Board member Woodard requested a copy of the contract be sent to Board members.

Board member Woodard asked if membership to the International Economic Development Council is a necessary membership. Economic Development Coordinator Scott Livingston responded yes, if he is to become certified as an Economic Developer.

Board member Martin commented it will be in the best interest of the City for the La Porte Development Corporation Board to obtain accreditation and asked if it is included in the proposed budget. Mr. Livingston responded no, the funds for the accreditation can be added to the Proposed Budget for Fiscal Year 2015-2016, and advised he will gather an outline for the program for Board members' review.

Board member Woodard asked if the By-laws can be reviewed at the upcoming workshop meeting. Economic Development Coordinator Scott Livingston responded yes.

Vice-President Cooksley questioned the last time funds were transferred into the Enhancement Grant Account and from which account were the funds transferred. Mr. Livingston responded September 2013, and from the 4B General Fund.

Board member Ojeda asked if staff investigated the possibility of legally providing scholarships to La Porte High School students from the Workforce Development funds. Mr. Livingston advised he will confirm by checking his notes and files. Board member Ojeda asked Mr. Livingston to add an item to discuss establishing meeting standards for the La Porte Development Corporation Board.

**4. SET DATE FOR NEXT MEETING** – S. Livingston

Board members set the next meeting date for Monday, June 1, 2015, at 5:00 p.m.

**5. 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 member Ojeda commented she will speak in favor of the Pipeline Grill Restaurant and encouraged others on the Board to join her, as well, excluding the Councilmembers.

**6. ADJOURN**

There being no further business, Vice-President Cooksley moved to adjourn the meeting at 6:12 p.m. Board member Martin seconded. **MOTION PASSED.**

Respectfully submitted,

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Sharon Harris, Assistant City Secretary

Passed and approved on this 1<sup>st</sup> day of June, 2015.

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President Richard Warren

## REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>September 30, 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"/>	<p style="text-align: center;"><u>Appropriation</u></p> Source of Funds: Account Number: Amount Budgeted: Amount Requested: Budgeted Item: <input type="radio"/> YES <input type="radio"/> NO
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**Exhibits:**

**1. Board Member responses**

### SUMMARY & RECOMMENDATIONS

Based upon the momentum and previous direction of the Board and City Council, staff drafted and the Board approved the budget for FY 2015-2016. Considering some of the recent discussions regarding incentives for both new and expanding businesses, staff felt like it would be prudent to understand any changes in direction that the Board might wish to make in the new fiscal year. The budget for FY 2015-2016 does allow for some flexibility to accommodate changes in the Board's preferences.

Staff will use all input and direction from the Board during tonight's meeting to create a Plan of Work for the next fiscal year. Any direction to which the Board may make a commitment for the next 1-3 year may be used to create an Economic Development Strategic Plan, which is an important cornerstone of any professional economic development organization. If the Board wishes to pursue certification as an Accredited Economic Development Organization (AEDO), an ED Strategic Plan is required.

In preparation for tonight's meeting staff asked the Board to identify which projects you would like to undertake in the next 1-3 years and list the projects in order of preference from most important to least important. Staff compiled the Board members' responses in the enclosed spreadsheet.

Therefore, please give staff direction about the economic development initiatives that you would like for staff to pursue in the new fiscal year and/or the next 1-3 years. The proposed range of projects are as follows:

- Attract/Create Primary Jobs (i.e. these are not retail jobs; these are jobs in industry, office, research, etc. as highlighted in yellow in the attached file)
- Attract/Expand the Tax Base (i.e. real property, business personal property, retail sales, hotel/motel, liquor, etc.)
- Quality of Life Projects (i.e. including, but not limited to parks, trails, conference center, multi-use events centers, etc.)
- Retail
- Restaurants
- Family Oriented Entertainment (i.e. including, but not limited to waterpark(s), full service hotel/resort, live entertainment, etc.)
- Office
- Research and Development (i.e. this technically would be a subset of attracting/creating primary jobs, but in Economic Development, this is often a specialized initiative)

- Workforce Development
- Airport Redevelopment (i.e. strengthen the airport, attract more users/businesses to the airport, encouraged development at the airport, etc.)
- Main Street/Downtown Redevelopment (i.e. the older commercial corridors of town including primarily Main Street and S. Broadway)
- Redevelopment throughout the City of La Porte
- Affordable Housing
- Other

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**Action Required by the La Porte Development Corporation:**

Discussion and possible action regarding economic development initiatives for staff to pursue in FY 2015-2016 and/or the next 1-3 years.

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**Approved for the La Porte Development Corporation Agenda**

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**Corby D. Alexander, City Manager**

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**Date**

**Board Member #1**

**Board Member #2**

**Board Member #3**

**Board Member #4**

**Board Member #5**

**Board Member #6**

**Board Member #7**

Affordable Housing

Retail

Primary Jobs

Redevelopment Throughout

Entertainment

Land Acquisition

Quality of Life

Expand the Tax Base

Quality of Life

Retail

Attract Primary Jobs

Material Benefits for Citizens

Attract/Create Primary Jobs

Quality of Life

No Response

No Response

No Response

No Response

Restaurants

Main Street

Office

Workforce Development

Affordable Housing

Airport

**REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA  
ITEM**

<p>Agenda Date Requested: <u>September 30, 2015</u></p> <p>Requested By: <u>Scott D. Livingston</u></p> <p>Department: <u>Economic Development/Tourism</u></p> <p>Report: <input checked="" type="radio"/> Resolution: <input type="radio"/> Ordinance: <input type="radio"/></p> <p><b>Exhibits:</b></p>	<p style="text-align: center;"><u>Appropriation</u></p> <p>Source of Funds:</p> <p>Account Number:</p> <p>Amount Budgeted:</p> <p>Amount Requested:</p> <p>Budgeted Item: <input type="radio"/> YES <input type="radio"/> NO</p>
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**SUMMARY & RECOMMENDATIONS**

A Board member has requested that the ED Board consider establishing a "Rainy Day Fund" for future use.

**Action Required by the La Porte Development Corporation:**

Discussion and possible action to establish a "Rainy Day Fund" for future use.

**Approved for the La Porte Development Corporation Agenda**

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**Corby D. Alexander, City Manager**

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**Date**

**REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA  
ITEM**

Agenda Date Requested: <u>September 30, 2015</u>	<u>Appropriation</u>
Requested By: <u>Scott D. Livingston</u>	Source of Funds:
Department: <u>Economic Development/Tourism</u>	Account Number:
Report: <input checked="" type="radio"/>	Amount Budgeted:
Resolution: <input type="radio"/> Ordinance: <input type="radio"/>	Amount Requested:
<b>Exhibits:</b>	Budgeted Item: <input type="radio"/> YES <input type="radio"/> NO

**SUMMARY & RECOMMENDATIONS**

Staff would like to propose forming a subcommittee of three Board members that would be willing to meet to flesh out the guidelines for the incentives offered by the Board. This subcommittee would meet to more fully discuss the issues related to the development of the incentive policy. As evidenced by the diverse discussions during the past several meetings at which this issue was presented, the issue of incentives is very complex and it is difficult to flesh out all of the details in any single meeting. The subcommittee would then bring a recommendation to the full Board for its consideration. The Planning and Zoning Commission completed a similar exercise to review and revise the City's Zoning Ordinance.

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**Action Required by the La Porte Development Corporation:**

Discussion and possible action to establish an Incentive Policy Subcommittee.

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**Approved for the La Porte Development Corporation Agenda**

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**Corby D. Alexander, City Manager**

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**Date**