

RICHARD WARREN, PRESIDENT
NANCY OJEDA, VICE-PRESIDENT
CHUCK ENGELKEN, BOARD MEMBER
VENESSA GUERRERO, BOARD
MEMBER



DANNY EARP, BOARD MEMBER
RANDY WOODARD, BOARD MEMBER
SHELLEY FULLER, BOARD MEMBER

MINUTES OF LA PORTE DEVELOPMENT CORPORATION BOARD MEETING OF JULY 17, 2017

The City of La Porte Development Corporation Board met on **July 17, 2017**, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, 77571, 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. Other members of the La Porte Development Corporation Board present: Board members Fuller, Earp, and Ojeda. Absent: Board members Engelken, Guerrero and Woodard. Staff Present: Corby Alexander, Traci Leach, Michael Dolby, Sharon Harris and Clark Askins.

2. CONSENT *(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 La Porte Development Corporation Board meeting held on June 12, 2017 – P. Fogarty

(b) Receive Financial Report – M. Dolby

Board member Fuller moved to approve the Consent Agenda items pursuant to staff recommendations. Board member Earp seconded the motion. **MOTION PASSED UNANIMOUSLY 4/0.**

3. DISCUSSION AND POSSIBLE ACTION

(a) Discussion and possible action regarding report received from the Economic Alliance Houston Port Region – T. Leach

Assistant City Manager Traci Leach presented a summary.

Chad Burke Executive Director of the Economic Alliance Houston Port Region provided an annual report for the year.

Chad Carson Vice - President of Economic Development for the Economic Alliance Houston Port Region provided an update on economic development projects for the year.

- (b)** Discussion and possible action regarding an extension of the development agreement between the La Porte Development Corporation Board and Fischer's Hardware, Inc. – T. Leach

Assistant City Manager Traci Leach presented a summary of this item, including for consideration a recommendation of denial of the first payment request because the minimum capital expenditure amount stipulated in the development agreement has not being met; and she informed the Board that Fischer's Hardware, Inc., withdrew their request for an extension to the development agreement.

Board member Ojeda thanked Assistant City Manager Traci Leach for her work and inspection of documents presented by Fischer's Hardware, Inc.

Assistant City Manager Traci Leach informed Board members that Fischer's Hardware, Inc., has been very cooperative and have four additional benchmarks to meet.

There was no action taken by the Board.

Item D was taken out of order and presented at this time. See item below.

- (c)** Discussion and possible action regarding proposed FY 2017-2018 budget of the La Porte Development Corporation Board – T. Leach

Assistant City Manager Traci Leach presented a summary for the proposed FY 2017-2018 budget of the La Porte Development Corporation Board. Ms. Leach advised Board members of a typo on the agenda request. The total proposed budget is \$1,368,345 more than the FY17 projected year end budget and not \$1,461,145.

There was no action taken.

- (d)** Discussion and possible action regarding economic development incentive request from LPH Properties for renovation of former Port Theater – T. Leach

Assistant City Manager Traci Leach advised Board members that citizens were present in the audience and wish to speak on the item being presented. President Warren asked Board members if they are fine with the citizens speaking on the item. All Board members were in agreement.

Deb Gallington, owner of Mainly Drinks, 223 W. Main Street, spoke in favor of renovation of the former Port Theater.

Maggie Anderson, 909 Garden Walk, spoke in favor of renovation of the former Port Theater.

Assistant City Manager Traci Leach presented a summary.

Horace Leopard, with LPH Properties, provided information and a handout on the proposed improvements and renovations for the former Port Theater. Mr. Leopard requested the La Porte Development Corporation Board fund \$309,195 for proposed capital improvements of the project.

Jason Leopard, with LPH Properties, provided information and letters of intent from booking agents with artists and entertainers expressing an interest in performing at the facility after renovations.

Board member Earp asked the seating capacity of the building and if there is enough parking available. Assistant City Manager Traci Leach responded projections were based for approximately

289 people, and a traffic study has not been done to confirm available parking. Board member Earp commented he would like a report on parking availability.

Board member Ojeda made a motion to direct Staff to draft a development agreement for 25 percent of the capital cost, for a total of \$104,799.00. Board member Earp seconded the motion. **MOTION PASSED 3/1.**

Ayes:	Board member Ojeda, Fuller and Earp
Nays:	President Warren
Absent:	Board members Engelken, Woodard and Guerrero

4. SET DATE FOR NEXT MEETING

Board members set the next meeting date for August 14, 2017, 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.

President Warren thanked everyone for attending the meeting.

6. ADJOURN

There being no further business, Board member Earp moved to adjourn the meeting at 6:24 p.m. Board member Fuller seconded the motion. **MOTION PASSED UNANIMOUSLY 4/0.**

Respectfully submitted,

Sharon Harris, Deputy City Secretary

Passed and approved on this the 14th day of August, 2017.

President Richard Warren