

RICHARD WARREN, PRESIDENT
SHELLEY FULLER, BOARD MEMBER
VENESSA GUERRERO, BOARD MEMBER
CHUCK ENGELKEN, BOARD MEMBER



DANNY EARP, BOARD MEMBER
JOHNNY MORALES, BOARD MEMBER
NANCY OJEDA, VICE-PRESIDENT

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 **April 22, 2019**, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, beginning at 5:00 pm to consider the following items of business:

1. **CALL TO ORDER**
2. **AGENDA ITEMS**
 - (a) Approve minutes of the La Porte Development Corporation Board meeting held on March 25, 2019. [Lee Woodward, City Secretary]
 - (b) Presentation, discussion, and possible action to grant Texas Snowbirds Daiquiris and Grill a façade enhancement grant for a building at 1602 West Main Street to be remitted upon completion of the project. [Ryan Cramer, Economic Development Coordinator]
 - (c) Presentation, discussion, and possible action regarding a façade enhancement grant application for 812 South 8th Street. [Ryan Cramer, Economic Development Coordinator]
3. **SET DATE FOR NEXT MEETING. [Ryan Cramer, Economic Development Coordinator]**
4. **Board comments - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Committee members and City staff, for which no formal action will be discussed or taken.***
5. **ADJOURNMENT**

If, during the course of the meeting and discussion of any items covered by this notice, the La Porte Development Corporation Board determines that a Closed or Executive Session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the La Porte Development Corporation Board will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5019), two working days prior to the meeting for appropriate arrangements.

CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the April 22, 2019, La Porte Development Corporation Board agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF

POSTING _____

TIME OF

POSTING _____

TAKEN DOWN _____

Lee Woodward, City Secretary

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



DANNY EARP, BOARD MEMBER
JOHNNY MORALES, BOARD MEMBER
SHELLEY FULLER, BOARD MEMBER

MINUTES OF LA PORTE DEVELOPMENT CORPORATION BOARD MEETING OF MARCH 25, 2019

The City of La Porte Development Corporation Board met on Monday, March 25, 2019, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 5:00 p.m., with the following in attendance:

Board members present: Richard Warren, Nancy Ojeda, Chuck Engelken, Venessa Guerrero, Danny Earp, Johnny Morales, Shelley Fuller

Board members absent: None

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

1. **CALL TO ORDER** – President Warren called the meeting to order at 5:00 p.m.

2. **AUTHORIZATIONS**

(a) **Approve minutes of the La Porte Development Corporation Board meeting held on February 25, 2019 (Lee Woodward, City Secretary)**

Board member Engelken moved to approve the minutes; the motion was unanimously adopted, 7-0.

(b) **Presentation, discussion, and possible action to approve \$100,000.00 to Gainstein Esquire LLC in accordance with incentive agreement for the development of Pipeline Grill restaurant at 10003 Spencer Highway. (Ryan Cramer, Economic Development Coordinator)**

Board member Engelken moved to approve \$100,000.00 to Gainstein Esquire LLC in accordance with incentive agreement for the development of Pipeline Grill restaurant at 10003 Spencer Highway; the motion was adopted unanimously, 7-0.

(c) **Presentation, discussion, and possible action to grant Texas Snowbirds Daiquiris and Grill the sum of \$12,380.45 for a façade enhancement grant for building at 1602 West Main Street, to be remitted upon completion of the project. [Ryan Cramer, Economic Development Coordinator]**

Board member Ojeda moved to grant *Texas Snowbirds Daiquiris and Grill* the sum of \$12,380.55 (recommended amount on agenda item request) for a façade enhancement grant for the building at 1602 West Main Street, to be remitted upon completion of the project: following discussion, the motion was withdrawn without objection.

Board member Engelken moved to deny approving a grant to *Texas Snowbirds Daiquiris and Grill* for the sum of \$12,380.55 (recommended amount on agenda item request) for a façade enhancement grant for the building at 1602 West Main Street, to be remitted upon completion of the project; the motion was unanimously adopted, 7-0.

- (d) **Presentation, discussion, and possible action to approve Project G, an incentive project in an amount not to exceed \$700,000.00 for new/expanded business enterprise at 1230 Independence Parkway. [Ryan Cramer, Economic Development Coordinator]**

Eric Geisler, EDFP, President of Economic Incentive Services, LLC, introduced Cindy Vargas, representative of INEOS, and both spoke concerning a potential styrene monomer development. Assistant City Attorney Askins noted the incentive agreement needs to be revised in writing and brought back to the board along with a mandatory public hearing and recommended April 8, although the board could approve the project tonight, if it chose.

Board member Earp moved to approve Project G for future consideration and for staff to proceed with the incentive agreement and public hearing: the motion was adopted unanimously, 7-0.

- (e) **Presentation, discussion, and possible action to grant J.J. Meza the sum of \$5,417.74 for a façade enhancement grant for building in the 700 Block of West Main Street, to be remitted upon completion of the project. [Ryan Cramer, Economic Development Coordinator]**

Board member Ojeda moved to approve Part 2 of the enhancement grant and grant J. J. Meza the sum of \$3848.11 for a façade enhancement grant for building in the 700 Block of West Main Street, to be remitted upon completion of the project: the motion was adopted unanimously, 7-0.

3. SET DATE FOR NEXT MEETING

Without objection, the next meeting was set for April 22, 2019.

- 4. Board Comments - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Committee members and City staff, for which no formal action will be discussed or taken.***

The Board asked for direction on policy to review.

- 5. ADJOURN – Without objection, the meeting was adjourned at 5:51 p.m.**

Lee Woodward, City Secretary

REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>April 22, 2019</u>
Requested By: <u>Ryan Cramer, Econ. Dev. Coordinator</u>
Department: <u>Administration</u>
Report: <u> </u> Resolution: <u> </u> Ordinance: <u> </u>

<u>Budget</u>		
Source of Funds:	<u>Enhancement Grant</u>	
Account Number:	<u>0159892-9931100</u>	
Amount Budgeted:	<u>\$220,903</u>	
Amount Requested:	<u>\$12,380.55</u>	
Budgeted Item:	YES	NO

Exhibit: Application
Exhibit: Pictures

SUMMARY & RECOMMENDATION

Texas Snowbirds Daiquiris and Grill is moving into the old *Hoppi's* building at 1602 West Main Street in La Porte. In order to have better visibility from the street and improve the look of the building, applicant Melissa Martinez has requested assistance from the enhancement grant program for a new sign.

Upon review of the applicant's sign quotes, the lowest bid was *Best D Signs*, but this bid did not include tax. By adding the sales tax amount of 8.25%, this makes it more expensive than the other bid amount received from *Deer Park Signs*.

At the February 25, 2019, 4B Board meeting, board members were concerned about the enhancement grant program funds being only spent on signage. Staff reached back out to the applicant and inquired about other façade needs. To date, the applicant has made self-funded improvements to the building through painting and new window frames.

The application was rejected last month due to the application lacking the required bid from a La Porte local business. The applicant went back out to find a La Porte based bid. Unfortunately, there were no businesses in La Porte who design and construct electronic signage. Coupland Signs submitted a bid to design and construct banners. Staff believes the applicant made a sincere effort to find a La Porte local business bid.

Action Required by the La Porte Development Corporation:

Approve or take other action as it relates to granting Texas Snowbirds Daiquiris and Grill a façade enhancement grant.

Approved for the La Porte Development Corporation Agenda

Corby D. Alexander, City Manager

La Porte Enhancement Grant Application

Please print clearly. Please submit a completed application to:

Office of Economic Development
City of La Porte
604 W. Fairmont Parkway
La Porte, TX 77571

APPLICANT INFORMATION:

APPLICATION DATE: 1-21-19

Melissa Martinez
Applicant Name

Texas Snowbirds Daiquiris & Grill
Business Name

1602 W. Main, La Porte, TX 77571 Ste A
Physical Business Address

Same
Business Owner (if different from applicant)

2421 Seguin Dr. Deer Park, TX 77536
Mailing Address

832483-16627
Contact Phone

[REDACTED]
Email Address

TYPE OF WORK (check all that apply):

- Façade
 Beautification
 Awnings/Signage
 Parking Lot Improvements

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

Please see the attached quotes of signage to improve building viewing from street view.

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

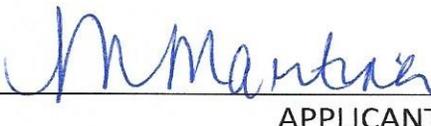
PROJECT EXPENDITURES	FUNDS	FUNDS APPLIED	TOTAL
Façade Rehab	\$	\$	\$
Awnings/Signage	\$	\$	\$
Beautification	\$	\$	\$
Parking Lot Improvements	\$	\$	\$
Other (list):	\$	\$	\$
TOTAL	\$	\$	\$

Total estimated cost of proposed project: \$ _____

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

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 LPDC 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.



 APPLICANT SIGNATURE

1-21-19

 DATE

WORK ESTIMATE

DATE: 1-15-19
ESTIMATE #: \$23,000

SERVICE PROVIDER

Best D Signs
210 Spencer Hwy
Pasadena TX 77505

CUSTOMER

Melissa M.

Price subject to change if sizing is wrong, Price based off customer picture. Tax not included

ID	DESCRIPTION	HOURS	PER HOUR, \$	TOTAL
1	4' x 25' Aluminum sign with 2' channel letters mounted on			\$12,000.00
2	4' x 10' Aluminum sign with 1'-3" channel letters mounted on			\$8,000.00
3	Street sign- Lexan Reface			\$2,000.00
4	Outside Lexan Menu			\$1,000.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

SUBTOTAL	\$ 23,000.00
TAX RATE	\$
SALES TAX	\$
SHIPPING AND HANDLING	\$ -
TOTAL	\$ 23,000.00

THANK YOU FOR YOUR BUSINESS!

Signature / Stamp:

Place:

[Free Invoice Templates](#)

Above information is not an invoice and only an estimate of services described above. This estimate is non-contractual.

Describe your condition of the estimate here (i.e. what it includes, what does not, etc.)
If you have any questions concerning this invoice, contact (Name phone number e-mail)

ESTIMATE

Date	Estimate #
01-15-2019	85475

Name / Address
MARKETING PROS 385 6461 SPENCER HWY PASADENA TEXAS 77505 281-384-7151

Description	Qty	Rate	Total
Custom built 4' x 25' cabinet sign all aluminum construction with cut out aluminum end acrylic behind with 24 inch channel letters and LEDs multicolor digital printing 110 V	1		\$14,500.00
Custom built 4' x 10' cabinet sign all aluminum construction with cut out aluminum end acrylic behind with 15 inch channel letters and LEDs multicolor digital printing 110 V	1		\$10,500.00
Custom cut wall-mounted acrylic menu with pricing detail on digital print installed 4x8'	1		\$1,500.00
Two 4' x 10' street sign acrylic with digital printing installed	1		\$2,000.00
Discount	1		-\$1,000.00
All drawings supplied by customer refer back to customer drawings for specifications			

Quote Includes Electrical & Sign Permits	Subtotal	\$27,500.00
	Sales Tax (8.25%)	\$2,268.75
	Total	\$29,768.75

Deer Park Signs
912 W Pasadena Blvd
TX 77536

Invoice

Date	Invoice #
1/18/2019	2775

Bill To
Snowbirds 1602 W. Main La Porte TX 77571

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	4' x 25' Aluminum Box Sign With Backlit Acrylic 2" Aluminum Sq Tube Waterjet Cut Faces Digital Print Backer Includes Installation (Engineer Drawing Required)	8,000.00	8,000.00T
14	24" LED Channel Letters To Read -----Daiquiris & Grill----- 5" Return 100 Watt Power Supply 3M LED Modules Mounted To 4' x 25' Box Sign	336.00	4,704.00T
2	Street Sign 10' x 4' Acrylic Faces With Vinyl Print Installed To Existing Sign	1,200.00	2,400.00T
1	4' x 10' Aluminum Box Sign With Backlit Acrylic 2" Aluminum Sq Tube Waterjet Cut Faces Digital Print Backer Includes Installation (Engineer Drawing Required)	4,500.00	4,500.00T
12	15" LED Channel Letters To Read -----Daiquiris To Go----- 5" Return 100 Watt Power Supply 3M LED Modules Mounted To 4' x 10' Box Sign	210.00	2,520.00T
1	Outdoor Menu- Acrylic Face Mounted To Existing Sign Sales Tax	750.00 8.25%	750.00T 1,887.11

Phone #
281-476-1777

Total	\$24,761.11
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Coupland Signs

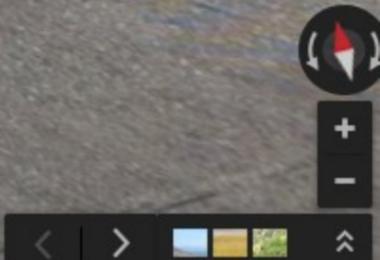
118 S 5th

1	4x10' Banner	240.00
1	4x25' Banner	600.00

Chuck Coupland



Google



REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>April 22, 2019</u>
Requested By: <u>Ryan Cramer, Econ. Dev. Coordinator</u>
Department: <u>Administration</u>
Report: _____ Resolution: _____ Ordinance: _____

<u>Budget</u>		
Source of Funds:	<u>Enhancement Grant</u>	
Account Number:	<u>0159892-9931100</u>	
Amount Budgeted:	<u>\$217,054.89</u>	
Amount Requested:	<u>\$21,505</u>	
Budgeted Item:	YES	NO

Exhibit: Application
Exhibit: Renovation Proposals/Quotes
Exhibit: Photo

SUMMARY & RECOMMENDATION

In December 2018, the Board discussed the possibility of an incentive agreement for what was then known as Project Ant Man. From that conversation staff was given direction that the project was more fitting for an Enhancement Grant.

Bryan Springer is consolidating his multiple extermination businesses into one La Porte location, but in order to do that, he needs to make improvements to the Coastal Extermination building at 812 S. 8th Street. Some of these improvements are eligible for reimbursement, some are not. Among the master list provided, \$43,010 worth of expenses were determined by staff to be eligible for the grant and included a local business proposal/quote. These include repainting the building, repainting signs, parking lot repairs, new landscaping and irrigation for that landscaping. This makes the applicant eligible for \$21,505 in reimbursement.

Action Required by the La Porte Development Corporation:

Approve or take other action as it relates to a façade enhancement grant application.

Approved for the La Porte Development Corporation Agenda

Corby D. Alexander, City Manager

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. <i>Aspendora Contractors</i>	\$100,730.41
2. <i>Shafai Investments</i>	\$107,323.11
3. <i>Ascension Roofing & Construction</i>	\$115,000.00
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 \$50,000): \$ _____

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 LPDC 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.



 APPLICANT SIGNATURE

4-4-19

 DATE

ASPENDORA CONTRACTORS, LLC
511 SOUTH UTAH STREET
LA PORTE, TX 77571

Jan. 30, 2019

Coastal Exterminating
812 South 8th St.
La Porte, TX 77571

PROPOSAL for RENOVATIONS

Furnish labor, material, equipment, and insurance to perform the work on your building and site , **for the sum of \$100,730.41 including sales tax.**

COST for RENOVATIONS

ITEM OF WORK / DESCRIPTION	TOTAL
*****	*****
Paint Outside of Building	3380.00
Repaint Signs	2730.00
Parking Lot Repairs	25200.00
Interior Renovations (add offices)	4745.00
Interior Electrical for New Offices	3835.00
Add Exterior Lights on Building, 2 on north side, 1 on south side, and 1 on west side.	
Electrical to rolling gate and Lights on North Side	
Electrical to rolling gate on Southeast Side	12324.00
Area Lights at North gate (2), concrete foundation, pole & lights.	5759.00
Carport	16880.50
Landscape & Irrigation	11700.00
Misc. Cost, Permit, & Supervision	6500.00
	<hr/>
Sub Total	\$93,053.50
	=====
Sales Tax	\$7,676.91
	=====
TOTAL	\$100,730.41

Sincerely,

Bryan Moore

Shafai Investments
1622 Federal Road # 30
Houston, TX 77015

Feb. 3, 2019

Coastal Exterminating
812 South 8th St.
La Porte, TX 77571

Re: Building and Site

PROPOSAL

We propose to furnish labor, material, and equipment to perform the attached work on your building and site, for the sum of \$107,323.11, including sales tax.

Sincerely,

Raj Shafai

Coastal Exterminating
 812 South 8th Street
 La Porte, Tx

COST for IMPROVEMENTS

Paint Outside of Building and repaint Signs on Building	6345
Interior Renovations (add offices)	4928
Interior Electrical	3983
Add Exterior Lights on Building, 2 on north side, 1 on south side, and 1 on west side. Electrical to future gate opener on north side, and Electrical to future gate opener on South Side	6048
Electrical to gate opener on north side, and two lights, one pole, and concrete foundation for pole & lights.	7721
Parking Lot Repairs	31680
Carport	17530
Landscape & Irrigation	11550
Misc. Cost, Supervision, & Permit	9360
	<hr/>
	Sub Total 99144
	<hr/>
	Sales Tax 8179
	<hr/>
	TOTAL \$ 107,323.11

ESTIMATE

Ascension Roofing and Construction
 2001 Karbach,
 Suite G
 Houston, TX 77092
 (832) 412-1422

Sales Representative
 Gary Maze
 gary@myarc-llc.com



Bryan Springer
 826 9th Ave
 Texas City, TX 77590

Estimate # 5138
Date 3/8/2019

Item	Description	Qty	Price	Amount
Prep Work		1.00	\$2,500.00	\$2,500.00
Paint Exterior	Paint Exterior of building and Repaint signs on the building.	1.00	\$8,000.00	\$8,000.00
Interior Construction	Build out new offices in the Interior of the building	1.00	\$6,500.00	\$6,500.00
Electrical	Interior Electrical to be added to new office spaces	1.00	\$5,500.00	\$5,500.00
Parking Lot	Repairs to the parking lot	1.00	\$33,000.00	\$33,000.00
Electrical	Install exterior lights - two lights, one pole and concrete foundation for poles and lights. Install electrical to gate opener on north side, two lights, one pole and concrete foundation for pole and lights.	1.00	\$8,100.00	\$8,100.00
Lighting	Add 4 new exterior lights on the building - 2 on the north side, 1 on the west and 1 on the south. Install electrical for future entrance gates on the north and south sides.	1.00	\$8,000.00	\$8,000.00
Carport	Construct new carport	1.00	\$19,000.00	\$19,000.00
Landscape & Irrigation	Install irrigation system and updated landscaping	1.00	\$12,000.00	\$12,000.00
Haul debris	Remove all construction debris and clean up the construction site. Dump fees included	1.00	\$2,400.00	\$2,400.00
Permits and Ancillary Costs	Building Permits, Ancillary Costs, Construction Supervision	1.00	\$10,000.00	\$10,000.00
			Sub Total	\$115,000.00
			Total	\$115,000.00

SPECIAL INSTRUCTIONS

Price includes all taxes, insurance, labor, and materials to successfully complete the project.

803 S 8th St

La Porte, Texas

Google

Street View - Jul 2018

Coastal
EXTERMINATING CO.
Inc.

Google

