

RICHARD WARREN, PRESIDENT
SHELLEY FULLER, BOARD MEMBER
RACHEL COTTON, 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 February 24, 2020, 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. **CITIZEN COMMENT** (Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)
3. **CONSENT AGENDA** (*Approval of Consent Agenda items authorizes each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Committee present at this meeting.*)
 - (a) Approve the minutes of the meeting held on January 27, 2020. [Richard Warren, President]
4. **PUBLIC HEARING AND ASSOCIATED MATTERS**
 - (a) Presentation, discussion, and possible action to authorize publication of notice of a proposed project for development of commercial property at 101 West Main Street, to begin a 60-day comment period. [Ryan Cramer, Economic Development Coordinator]
5. **SET NEXT MEETING**
6. **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.**
7. **ADJOURN**

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 February 24, 2020, 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

Lee Woodward, City Secretary

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



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

MINUTES OF THE LA PORTE DEVELOPMENT CORPORATION BOARD MEETING OF JANUARY 27, 2019

The City of La Porte Development Corporation Board met on Monday, January 27, 2020, 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, Chuck Engelken, Danny Earp, Johnny Morales, Shelley Fuller, Nancy Ojeda

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. **CITIZEN COMMENT** (*Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.*)
3. **CONSENT AGENDA** (Approval of Consent Agenda items authorize each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Committee present at this meeting.)

(a) Approve minutes of the meeting held on November 11, 2019. [Richard Warren, President]

Board Engelken moved to approve the minutes of the November 11, 2019 meeting: the motion was adopted, 6-0.

4. PUBLIC HEARING AND ASSOCIATED MATTERS

- (a) The La Porte Development Corporation Board of Directors will hold a public hearing to hear comment on consideration to authorize the following City capital improvement projects: Northwest Park Lighting Project, Golf Course Infrastructure Project Phase 1, Golf Course Infrastructure Project Phase 2, Five Points Town Plaza Restroom/Pavilion Project, Playground Improvement Project, Wave Pool Renovation Project, Golf Course Clubhouse Repair Project, Fourteenth Street Park Playground Equipment Project, and the Fairmont Park Fitness Equipment Project; followed by discussion and possible action to authorize the following projects: Northwest Park Lighting Project, Golf Course Infrastructure Project Phase 1, Golf Course Infrastructure Project Phase 2, Five Points Town Plaza Restroom/Pavilion Project, Playground Improvement Project, Wave Pool Renovation Project, Golf Course Clubhouse Repair Project, Fourteenth Street Park Playground Equipment Project, and the Fairmont Park Fitness Equipment Project. [Ryan Cramer, Economic Development Coordinator]

The public hearing opened at 5:02 p.m. Ryan Cramer, Economic Development Coordinator, announced that today was the sixtieth day of the public comment period and no comments. The public hearing ended at 5:04 p.m. Board Member Ojeda moved to approve the listed projects; the motion was adopted, 6-0.

5. STAFF REPORTS

- (a) Discuss the Board's involvement with the national ICSC conference. [Ryan Cramer, Economic Development Coordinator]

Mr. Cramer said the City could afford to send three members of the Board.

(b) Discuss potential options for an economic development strategic plan. [Ryan Cramer, Economic Development Coordinator]

Mr. Cramer said he had checked in with the City of Pasadena on recent plans and referred to the options he had provided in the packet, for either a “true” plan, retail recruitment, or a general data update. Mr. Cramer reminded the Board that no LPDC strategic plan has been budgeted for this fiscal year. Without objection, City Manager Alexander offered to have staff visit with the consultant that worked on the City’s comprehensive plan.

6. SET DATE FOR NEXT MEETING

The next meeting was scheduled for February 24, 2020.

7. *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.*

Board Member Ojeda discussed Pasadena’s Enhancement Grant Program guideline which included signage that the business had received EDC funds and suggested the City consider including this.

8. ADJOURN – The meeting was adjourned at 5:28 p.m.

Lee Woodward, City Secretary



REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: February 24, 2020

Requested By: Ryan Cramer, Econ. Dev. Coord.

Department: CMO

Report Resolution Ordinance

Exhibits:

Application

Site plan

Appropriation

Source of Funds: Special Programs

Account Number: 038-6030-565-9997

Amount Budgeted: \$85,000

Amount Requested: \$100,000

Budgeted Item: Yes No

SUMMARY

The applicant, Marion (Marty) Campise is interested in buying the Main Street bank building, most recently used as Becky's Ceramics and remodeling it to have two or possibly three retail spaces and three apartment units. The total amount being asked from the City is \$150,000, \$100,000 through an incentive and \$50,000 from the Enhancement Grant Program.

This will be a significant remodel as the roof will need to be completely replaced, the entire façade needs to be redone and the existing backlot will be turned into a children's playground and parking lot. Initial estimates put the applicant's investment at \$500,000 but it will most likely be more. When ran through our matrix, this project is eligible for \$22,365, but the Board has the authority to award as much or as little as they see fit. This project is one with more intangible value to the City, specifically as a foot traffic hub on Main Street, than its taxable value would suggest. A similar project is the Port Theater renovations for which the Board approved drafting a development agreement at a cost of \$104,799, which never materialized.

The applicant will also need the City to close to alley directly to the west for a drive through.

If the Board was interested in pursuing this project, staff would suggest opening the 60 day public comment period as there would be no requirement to fund the project at the end of 60 days.

RECOMMENDED MOTION

Move to open the 60 day public comment period for a possible incentive valued up to \$(any amount) for 100 W. Main St.

Approved for the La Porte Development Corporation Board meeting agenda

Corby D. Alexander, City Manager

Date



City of La Porte

ECONOMIC DEVELOPMENT INCENTIVES

APPLICATION

This application must be filed at least 60 days prior to the date the City Council considers the request. Requests for incentives must be approved by the City Council prior to the beginning of construction or installation of equipment. This application will become part of the agreement between the applicant and the City of La Porte. Any knowingly false representations will be grounds for voiding the agreement. This original application must be submitted to the Economic Development Coordinator, City of La Porte 604 W. Fairmont Parkway, La Porte, Texas 77571.

I. APPLICANT INFORMATION

1. Date of Application: 01/29/20.
2. Company Name: MARION & VICKI CAMPISE.
3. Current Number of Employees: Ø
4. Address: 100 W. MAIN ST.

5. Annual Sales: Ø
6. Type of Ownership: Corporation Partnership
 Proprietorship
7. Names(s) of principal owner(s), partner(s) or director of the company:
MARION & VICKIE CAMPISE.

8. Corporate Headquarters' address: 1902 ROSCOE
LA PORTE TX 77571.

9. Corporate Telephone: 281-413-3860

1 - Private Residence (Pentol) -

10. Other locations and/or places of business owned and operated by the applicant. For each location, please provide the city, state, street address and name(s) under which business is conducted:

BAY AREA OBSERVER NEWSPAPER -
VICKIES ANTiques -
STAZE FIRM -
SHOP THERAPY -

11. Date Organization Formed: 1996.

12. Please attach most recent annual report or financial statement. C.M.C. to "PROVIDE"

II. PROJECT INFORMATION

1. Type of Facility: Manufacturing
 Distribution Center
 Corporate Office or Service Center
 Research and Development Facility
 Regional Entertainment Facility
 Other (please specify)
• FOOD SALES FACILITY.
• RETAIL
• 3 - APARTMENTS - RESIDENTIAL.

2. Project Description: New Construction Expansion
 Modernization

3. Location address of proposed project: 100 W. MAIN ST
LA PORTE, TX 77571.

4. County HARRIS CO

5. School District LA PORTE INDEPENDENT SCHOOL DIST.

6. Product(s) or Service: FOOD SALES/RETAIL SALES.

7. Attach map and legal description of project location showing proposed improvements. LOTS 18, 19, 20, 21, 1/2 S. 14TH FE. LOT 22, BLK 60.

8. Please describe the proposed use and the specific nature and extent of the project:
FOOD PRODUCT SALES TO PUBLIC.
RETAIL SALES
APARTMENT RENTAL.

9. Please list all improvements and equipment for the project:

Improvement Items

Cost

Complex ReBUILD
OF INTERIOR +
EXTERIOR

\$ 500,000.00

10. Please state all sources for financing the improvements:

BAYSMORE FINANCIAL = \$ 270,000.-
Re-FINANCE RESIDENCE w/ BANK OF AMERICA = 200,000.-
CITY OF LA PORTE = 100,000.00 +

11. Please state the time frame or projected date of start and completion:

START DATE: 06/01/20
COMPLETION DATE: 12/31/20

12. Improvements will be completed by January 1, 2021 (specify year).

13. Please state the productive life of the proposed improvements:

50 years.

14. Please give a general description of business personal property (property other than buildings, fixed machinery, inventory and supplies) that will be purchased as a result of the project:

GENERAL FOOD PREP EQUIP.

III. ECONOMIC INFORMATION

1. Number of persons currently employed by applicant:

Full Time Ø Part Time Ø

Total Annual Payroll: \$ Ø

2. Number of new jobs (full time equivalent) to be created/retained by the proposed improvements:

Number	Estimate Annual Payroll	Year
At Opening <u>8</u>	\$ <u>125^{1k} 250,000</u>	<u>2021</u>
At 3 years <u>12</u>	\$ <u>300,000.</u>	<u>2024</u>
At 5 years <u>15</u>	\$ <u>500,000</u>	<u>2026.</u>

3. Number of new jobs to be filled by persons residing in the City of La Porte or Harris County:

Full Time 15 Part Time Ø

4. Number of Peak Construction Jobs: 22.

5. In the case of modernization, please estimate the economic life of the existing facility: Ø years. Added economic life after modernization: 5Ø years.

6. In the case of modernization, please state the assessed value of the facility for the tax year immediately preceding this application:

Real Property \$ 2ØØ,ØØØ Business Personal Property \$ 5Ø,ØØØ

7. Amount of taxable sales currently being generated annually in the City of La Porte (if applicable): \$ Ø.

8. Amount of projected taxable sales that the proposed improvements will generate: \$ 4ØØ,ØØØ.

9. In the case of application based on job retention, please describe potential job loss that would occur without economic development incentives:

Ø - BLDG. IS CURRENTLY VACANT.

Company Representative to be contacted:

MARION (MARY) CAMPBELL
Name

Title

1902 ROSCOE
Address
LAFAYETTE TX 77571

281-413-3860
Telephone

Authorized Company Official:


Authorized Signature

1-29-20
Date

MARION CAMPBELL
Printed Name

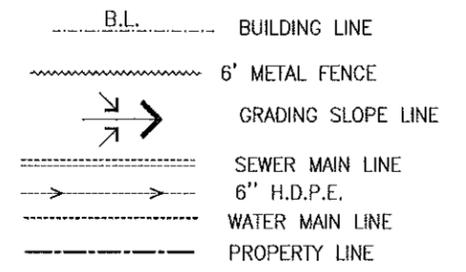
PROPRIETOR
Title

2814133860
Telephone

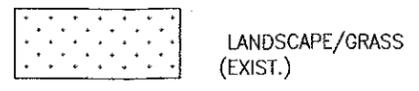
Abbreviations:

A.F.F. ABOVE FINISH FLOOR
 CL. CENTERLINE
 CLR. CLEAR
 F.F. FINISH FLOOR
 O.C. ON CENTER
 PROP. PROPOSED
 RE. REFERENCE
 TYP. TYPICAL
 U.N. UNLESS NOTED

D. DEMOLITION
 E. EXISTING
 N. NEW
 R. REPLACE EXIST.
 W/ EXISTING
 DR. DOOR
 WIN. WINDOW



SET IRON ROD
 ELEVATION - EXISTING
 ELEVATION - PROPOSED
 M.C. METER CAN
 P.O.A. POINT OF ATTACHMENT
 T.C. TOP OF CURB



Scope of Work:

1. REMODEL 1,500 SF. (PORTION) OF EXIST. BUILDING INTERIOR.
2. RE-STRIPE EXIST. CONC. PAVING.
3. PROP. HVAC SYSTEMS.
4. PROP. ELECTRICAL SYSTEM.
3. (2) PROP. RESTROOMS

Project Information:

CODE EDITIONS: 2012 International Building Code
 2012 Uniform Mechanical Code
 2017 National Electrical Code
 2012 Uniform Plumbing Code
 2012 International Fire Code
 2015 International Energy Conservation Code, or ASHRAE Standard 90.1-2013

EXIST. OCCUPANCY TYPE:
 (CHAPTER 3, PG. 23)

PROP. OCCUPANCY TYPE:
 (CHAPTER 3, PG. 23)

PROP. OCCUPANCY LOAD:
 (PER 2015 IBC, SECTION 1004.1)

INCIDENTAL USE AREA: NONE (TABLE 508.2, PG. 80)

CONSTRUCTION TYPE: TYPE II-B. Unprotected Non-Combustible. Building constructed of non-combustible materials that have no fire resistance. (CHAPTER 6, PG. 85)

FIRE RATING OF BUILDING COMPONENTS: 0 HOURS (TABLE 601, PG. 87)

WALL RATING AS REQUIRED FOR DISTANCE: 0 HOURS (TABLE 602, PG. 88)

SEPERATION TO PROP. LINE: ACTUAL BUILDING HEIGHT: 1-STORY (16' TALL @ RIDGE)

FIRE SEPARATION DISTANCE: 5'-0"

MAX. BLDG. AREA: 23,000 SF.

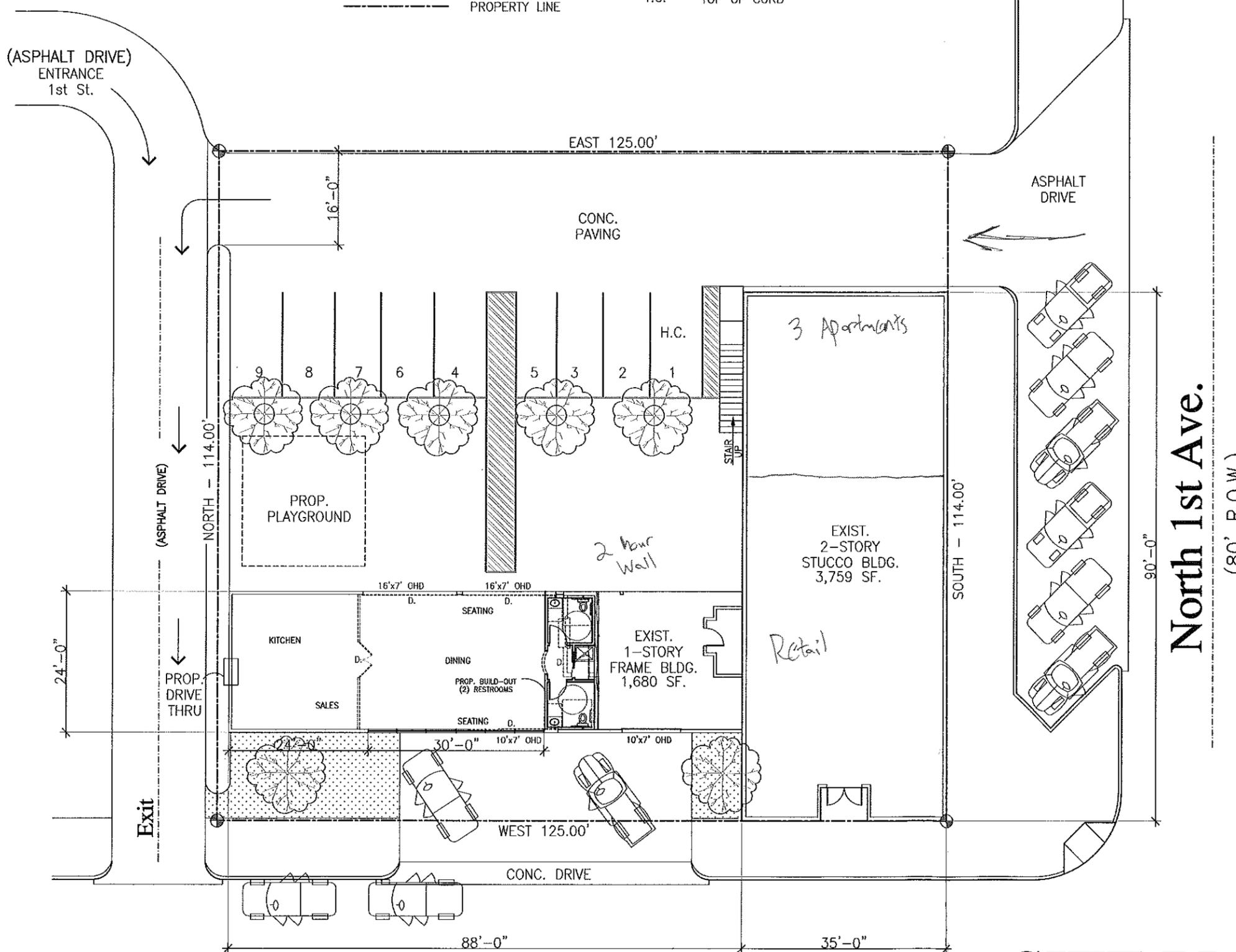
MAX. BLDG. HT. PER CODE: 4 STORIES (SECTION 503, PG. 76)

DESIGN FLOOR LOAD: 125 LBS. to 250 LBS. (TABLE 1607.1, PG. 286)

DESIGN ROOF LOAD: UNIFORM LOAD = 20 PSF. CONCENTRATED = 300 PSF. (TABLE 1607.1, PG. 285) UNIFORM LOAD = 20 PSF.

WIND SPEED: (2015 IBC, CHAPTER 26) THE STRUCTURE IS DESIGNED TO WITHSTAND A 110 MPH WIND SPEED AT (3-SECOND GUST), PER 2012 IRC

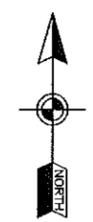
SITE AREA: 14,250 SF



North 1st Ave.
(80' R.O.W.)

West Main St.
(80' R.O.W.)

SITE PLAN



NOTE:
 ALL ITEMS ARE
 EXIST. UNLESS
 NOTED PROP.

DESIGN BY:

B.J. TALTON
 1906 Du Barry
 Houston, TX 77018
 713.320.9780
 billyjacktalton@hotmail.com

ENGINEERING:

TRINITY BAY ENGINEERING
 911 S. 8th STREET
 LA PORTE, TEXAS 77571
 281.515.1065/281.827.3929 cell
 rodney@trinitybayengineering.com
 TBPE # 18351

OWNER/CONTRACTOR:

Marion S. Campise
 'MARTY'
 1902 Roscoe
 La Porte, TX 77571
 713.283.4013

COMMERCIAL REMODEL:

'GOODIES'
 100A WEST MAIN
 La Porte, TX 77571
 LOTS 18, 19, 20, 21, &
 S 14 FT OF LOT 22,
 BLOCK 60
 LA PORTE
 (HCAD: 0231930000042)

BUSINESS OWNER:

Griselda Hernandez
 gris_hern20@yahoo.com

PROJECT DATE: 01.02.20
 PRELIM. REVIEW: 09.20.20

DRAWN BY: B.J.T.
 CHECKED BY: M.C.
 SCALE: 1" = 20'-0"
 SHEET NO.:

A1