

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Board Meeting

501 Procter Street, Ste. 100 Port Arthur, Texas 77640

September 14, 2015

6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

- | | | | |
|---------------------|-------|------------------------|-------|
| (1) Harold Doucet | _____ | (6) Warren Pena | _____ |
| (2) Eli Roberts | _____ | (7) Pat Holmes | _____ |
| (3) Christy DeRouen | _____ | (8) Ingrid West Holmes | _____ |
| (4) Langston Adams | _____ | (9) Carol Wommack | _____ |
| (5) Richard Wycoff | _____ | | |

I. MINUTES

August 3, 2015

II. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

- a. Charlotte Moses
- b. Martin Luther King Support Group
- c. Port Arthur Chamber of Commerce
- d. Sports Society for American Health

3. Speakers (limited 3 min. ea.)

III. UNFINISHED BUSINESS

- 1. To discuss for possible consideration approval of an Operation Downtown Improvement Program Application for property located at 600 Austin Ave. Port Arthur, Texas.
- 2. To discuss for possible consideration approval of an Operation Downtown Improvement Program Application for property located at 648 East 6th Street, Port Arthur, Texas.

3. Discussion and possible consideration on the economic incentive agreement between Port Arthur Economic Development Corporation and Ryze Renewables Port Arthur, LLC.

IV. CONSENT AGENDA ITEMS

1. To discuss the installation of a Projection Screen for the Exterior East Wall of the 501 Procter Street building.
2. To discuss for possible consideration a Letter of Intent from ESP Structure & Piping Solutions LLC.
3. To discuss and set a date for a Board Workshop on Economic Development.

V. NON – CONSENT AGENDA ITEMS

1. To discuss for possible consideration a Letter of Intent from PA69, L.P. for a possible economic incentive.
2. To discuss for possible consideration buildout options by Haddon + Cowan Architects Collaborative for Tenant improvements on the third floor of 501 Procter St.
3. To discuss for possible consideration the renewal of a professional services contract between Germer, PLLC and the Port Arthur Economic Development Corporations.
4. To discuss for possible consideration renewal of an annual Technical Assistance Agreement between the City of Port Arthur and Port Arthur Section 4A Economic Development and the National Development Council in an amount not to exceed \$72,000.
5. To discuss for approval termination of the agreement between Sandra's Enterprises, Inc. and PAEDC for grass cutting services at the spur 93 Business Park.
6. To discuss for possible consideration award of bid for the grass cutting services at the spur 93 Business Park to Joey's Tractor Service.
7. To discuss for possible consideration award of bid for the reconstruction and design of the PAEDC Website to Marketing Alliance in an amount not to exceed \$17,000.
8. To discuss for possible consideration the construction of a Park in the Spur 93 Business Park at a cost not to exceed \$130,000.

9. To discuss for possible consideration partnering with the Workforce Solutions Board of Southeast Texas on an application for the second year Texas Workforce Commission High Demand Job Training Program.
10. To discuss for possible consideration approval of a 3% pay increase for PAEDC staff personnel for fiscal year 2015 – 2016.

VII. REPORTS

1. Marketing & Business Recruitment
2. Employment & Training
3. Business Operations, Retention, and Expansion
4. Financial
5. CEO's Report

VIII. CLOSED SESSION (EXECUTIVE SESSION)

In Order To Comply With The Requirements Of Chapter 551 (Open Meetings Law) Of The Texas Government Code, Prior To Going Into Closed Meeting The Presiding Officer To The City of Port Arthur Section 4A Economic Development Corporation Board Of Directors Should Make The Following Public Announcement:

“A Closed Meeting or Executive Session Will Be Held Pursuant To the Following Sections of Chapter 551, Texas Government Code,

1. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation and/ or legal advice.
 - a. DonShe Pottery
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. Adjacent property to 501 Procter St.
3. **Section 551.074 Government Code** – To discuss matters of Personnel
 - a. EDC Chief Executive Officer Performance Evaluation
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. Lamar Student Housing
 - b. Ryze Renewables Port Arthur, LLC.

The Items in Executive Session May Be Discussed and Acted On In Open Session.

IX. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

Items for future agenda consideration or reports from staff may be requested but no discussion of any items or requests shall take place.

X. POSTING OF MEETING

POSTED ON THE 11th DAY OF September, 2015
AT 10:35 A.M. CLOCK

Floyd Batiste

Floyd Batiste, CEO