

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Board Meeting

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

October 5, 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

September 14, 2015 Regular
September 22, 2015 Special
September 28, 2015 Special

II. PETITIONS & COMMUNICATIONS

1. Presentations

a. Spawglass Construction – Associated Builders & Contractors
Excellence in Construction Awards

2. Communications

None

3. Speakers (limited 3 min. ea.)

1. Lamar State College – Port Arthur
a) Dr. Betty Reynard
b) Dr. Ben Stafford

III. UNFINISHED BUSINESS

None

IV. CONSENT AGENDA ITEMS

1. To discuss for possible consideration requesting a joint meeting with City Council.
2. To discuss holding a Board Economic Development Workshop on November 14, 2015.

V. NON – CONSENT AGENDA ITEMS

1. To discuss for possible consideration a Letter of Intent from Ana's Mexican Bakery for a possible economic incentive.
2. To discuss for possible consideration a recommendation from the CEO of the Corporation as to possible terms and conditions of an Economic Incentive Agreement between ESP Structure & Piping Solutions, LLC. and the Port Arthur Economic Development Corporation.
3. To discuss for possible consideration a recommendation from the CEO of the Corporation as to possible terms and conditions of an Economic Incentive Agreement between PA69, L.P. and the Port Arthur Economic Development Corporation.
4. To discuss for possible consideration entering into an agreement with The Labiche Architectural Group, Inc. for architectural services for the Design Development, Construction Documents, Bidding and Construction Administration for a recreational area inside the Spur 93 Business Park.
5. To discuss for possible consideration an amendment to the Purchase Agreement between the City of Port Arthur Section 4A Economic Development corporation and Clay Development & Construction, Inc.
6. To discuss for possible consideration the purchase of approximately 141 acres adjacent to the Spur 93 Business Park.
7. To discuss for possible consideration entering into an agreement with Lamar State College Port Arthur for PAEDC to payback any cost associated with non-performances of a Skills Development Grant with the State of Texas.
8. Discussion from Legal Counsel on Texas State University's approval for the Lamar State College Port Arthur Student Housing Project.
9. To discuss for possible consideration action to ratify previous funding commitment for the Lamar State College Port Arthur Student Housing Project and funding through \$1,000,000 conditional Loan Grant and \$1,000,000 Loan (to be collateralized by Subordinated Deed of Trust and Security Agreements); said financing commitments provided pursuant of Section 501.163, Texas Local Government Code.

10. To discuss for possible consideration authorizing Legal Counsel to prepare a \$1,000,000 Condition Loan/Grant Agreement and \$1,000,000 Subordinated Permanent Loan Agreement and related documents to fund financing commitment for Lamar State College Port Arthur Student Housing Project.
11. To discuss for possible consideration entering into an On-The-Job Training Agreement with Team Fabricators for possible additional welding training for Port Arthur residents not to exceed \$2,400.00 per trainee and a total amount not to exceed \$12,000.

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.
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. Adjacent property to Spur 93 Business Park
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 State College – Port Arthur Student Housing
 - b. Ryze Renewables Port Arthur, LLC.

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

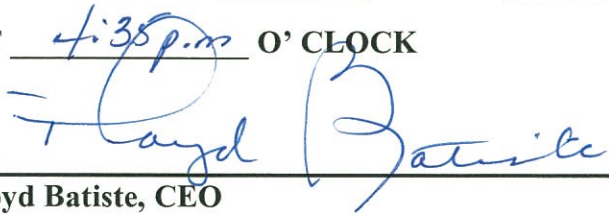
IX. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

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 2nd DAY OF October, 2015

AT 4:35 p.m. O' CLOCK



Floyd Batiste, CEO