

*City of Port Arthur*  
*Section 4A Economic Development Corporation*

**AGENDA**

**Regular Board Meeting**

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

*December 7, 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**

November 2, 2015

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

a. Michael Pena – Proposal to sale land on West Port Arthur Rd.

**2. Communications**

a. 116<sup>th</sup> Greater Port Arthur Chamber of Commerce Annual Banquet

**3. Speakers (limited 3 min. ea.)**

**III. UNFINISHED BUSINESS**

1. To discuss for possible consideration the purchase of a 141.2 Acre tract on Jade Avenue north of FM 365 at Market Value as appraised by Cook and Associates, Inc.
2. To discuss for possible consideration the Lamar State College Port Arthur Student Housing Project:
  - Presentation of Project Development Plan;
  - Designation of Nautical Affordable Housing, Inc as the non-profit member of Seahawk Landing, LLC;

- Authorization of \$1,000,000 Conditional Loan/Grant to Nautical Affordable Housing, Inc.; and
- Authorization of Loan Documents for Conditional Loan/Grant.

#### **IV. CONSENT AGENDA ITEMS**

1. To discuss recommendations for Board of Directors' Economic Development Training.

#### **V. NON – CONSENT AGENDA ITEMS**

1. Report on the Economic Development Loan/ Grant Agreement between the Port Arthur EDC and Gulf Coast Warehousing.
2. To discuss for possible consideration a proposed Letter of Intent to Lease space on the 3<sup>rd</sup> Floor of 501 Procter.
3. To discuss for possible consideration a request to City Council to place on the City May 2016 election ballot, a proposition adopting a reduction of the City Type 4A tax rate by one-eighth of the one-half percent for the adoption of a local sales and use tax to provide revenue for maintenance and repair of municipal streets for a period of four years.
4. To discuss for possible consideration a request to City Council to place on the City May 2016 election ballot, a proposition adopting a local sales and use tax at a rate of one-eighth to provide revenue for maintenance and repair of municipal streets for a period of four years.
5. To discuss for possible consideration a request to City Council to place on the City May 2016 election ballot, a proposed 4B Affordable Housing Proposition in an amount not to exceed \$300,000 a year for three years and with an option to renew with a two-third vote from council for an additional three years.
6. To discuss for possible consideration amended terms and conditions of the proposed Conditional Loan/Grant Incentive Agreement with Pure Renewables Port Arthur, LLC.
7. To discuss for possible consideration Change Order No. 1 to the Agreement with Allco for Site Grading in the Spur 93 Business Park.
8. To discuss for possible consideration approval of a Right of Entry Agreement with Colonial Pipeline Company to allow for a survey to be performed within the Spur 93 Business Park for a potential pipeline project.
9. To discuss for possible consideration renewal of the contract with Affordable Lawn & Tractor Service for the Landscaping and Maintenance at the Spur 93 Business Park.

10. To discuss for possible consideration a 2016 Spring PAEDC Newsletter.
11. To discuss for possible consideration allocating training funds for Commercial Driver's License Type A training though Lamar State College Port Arthur.

## **VII. REPORTS**

1. Marketing & Business Recruitment Report
2. Operational Report
3. Financial Report
4. 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. Pure 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 4<sup>th</sup> DAY OF December, 2015  
AT 3:50 pm O' CLOCK

Floyd Batiste  
Floyd Batiste, CEO