

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Board Meeting

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

March 7, 2016

6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

(1) Vacant	_____	(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

February 1, 2016

II. PETITIONS & COMMUNICATIONS

1. Presentations

a. Riceland Farms, Inc. – Meat Processing Facility

2. Communications

- a. Memorial High School Class of 2016 Project Graduation
- b. Greater Port Arthur Chamber of Commerce Resolutions
- c. Golden Triangle Days in Austin

3. Speakers (limited 3 min. ea.)

III. UNFINISHED BUSINESS

None

IV. CONSENT AGENDA ITEMS

None

V. NON – CONSENT AGENDA ITEMS

1. To discuss and reconsider award of a bid for the construction of a recreational area inside the Spur 93 Business Park. (Staff)
2. To discuss for possible consideration an annual contribution to the Regional Economic Development Initiative. (Staff)
3. To discuss for possible consideration advertising a bid request for the grass maintenance at the Hwy. 73 Business Park. (Staff)
4. To discuss for possible consideration renewal of the Property Management Agreement with Hayes Real Estate for an additional one year period. (Staff)
5. To discuss for possible consideration establishing a price per acre for the newly acquired property along Jade Avenue. (Staff)
6. To discuss and review Business Park Restrictive Covenants to overlay to Jade Avenue property. (EDC Attorney)
7. To discuss and review zoning and other land use restrictions as to Jade Avenue property. (EDC Attorney)
8. Report on letter to Business Park Tenants for possible meat processing facility to be located on Jade Avenue. (Staff)
9. Report on Texas Historical Tax Credits for 501 Procter. (EDC Attorney)

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. Value of land adjacent to the Spur 93 Business Park
 - b. AAY Associates
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.

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 4th DAY OF March, 2016
AT 3:29 p.m. O' CLOCK

Kelli D. Mullin for Floyd Batiste
Floyd Batiste, CEO