

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Board Meeting

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

June 6, 2016

6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

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

I. MINUTES

May 2, 2016

II. PETITIONS & COMMUNICATIONS

1. Presentations

1. PAEDC Website – Jason Spencer/ Tisha Self
2. Phil Fisher – Reach Innovation Centers
Travis Woods – T&L Solutions

2. Communications

1. Germer, PLLC – Attorney General Opinion on Site Improvements

3. Speakers (limited 3 min. ea.)

III. UNFINISHED BUSINESS

1. Report from the Purchasing Policy Committee regarding the Purchasing Policy.

IV. CONSENT AGENDA ITEMS

None

V. NON – CONSENT AGENDA ITEMS

1. To discuss for possible consideration entering into economic incentive discussion with REACH Innovation Centers of Illinois, the City of Port Arthur, and Lamar University for possible location of a research and development lab and a possible manufacturing facility in Port Arthur.
2. To discuss for possible consideration re-imbursement of costs associated with an Advanced Technology Symposium Industry Event not to exceed \$15,000.
3. To discuss for possible consideration a First Amendment to the Incentive Agreement with Gulf Coast Warehousing.
4. To discuss for possible consideration a Letter of Intent from Strong Tower Ministries for the purchase of two (2) acres of land in the Highway 73 Business Park.
5. To discuss for possible consideration a Letter of Intent from Port Arthur Recycling, LLC for a possible economic incentive.
6. To discuss for possible consideration a Letter of Intent from Armin Caballero to purchase three (3) acres of land in the Highway 73 Business Park and a possible economic incentive for the purpose of constructing a warehouse.
7. To discuss for possible consideration granting a waiving the business sign restrictions as set forth in the Spur 93 Business Park Covenants and Restrictions for Clay Development for the construction of a new business.
8. To discuss for possible consideration approval of Change Order No. 2 to the Site Grading Contract with ALLCO.
9. To discuss and approve a request for funding from the Breeze Radio Station for advertising. (Board Member Langston Adams)
10. To discuss for possible consideration a Letter of Intent to lease space to Pure Renewables in the 501 Procter building.
11. To discuss for possible consideration a Letter of Intent with AAY Associates for lease space on the third floor of the 501 Procter Street building.
12. To discuss for possible consideration entering into a construction agreement with Spawglass Construction for the construction of the third floor common rest room, build out of lease space, and installation of a projector screen on the exterior east wall of the 501 Procter Street building.

13. To discuss for possible consideration the Greater Port Arthur Chamber of Commerce re-key certain door locks within their lease space and purchase additional keys.
14. To discuss for possible consideration award of a bid for the grass maintenance at the Highway 73 Business Park.
15. To discuss for possible consideration approval of a payment to Nautical Affordable Housing, Inc.
16. To discuss for possible consideration ratification of City approved Covenants and Restrictions for the Spur 93 Business Park and authorize filing in Official Public Records of Jefferson County.
17. To discuss for possible consideration adoption of the revised plat for the Jade Avenue Business Park.
18. To discuss for possible consideration adoption of the 2016 – 2017 PAEDC budget.
19. To discuss for possible consideration contracting a project manager to oversee the PAEDC Affordable Housing Program in an amount not to exceed \$35,000 for one year with an option to renew for two additional one year periods.
20. To discuss for possible consideration directing the contracted project manager to draft policies and procedures for the PAEDC Down Payment Assistance Program with final review by EDC attorney.
21. To discuss for possible consideration requesting the City to waive the permitting fees, tap fees and donate any property owned by the City in the PAEDC targeted area for the Affordable Housing Program.
22. To discuss for possible consideration acceptance of a PAEDC Governance Policy.
23. To discuss for possible consideration acceptance of a PAEDC Purchasing Policy.

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.
 - a. Climate Controlled Containers
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. 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 3rd DAY OF June, 2016
AT 5:02 O' CLOCK p.m.

Kelly Y. Muller for Floyd Batiste
Floyd Batiste, CEO