

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
September 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)	Kenneth W. Marks	_____	(9)	Carol Wommack	_____
(5)	Richard Wycoff	_____			

I. MINUTES

August 1, 2016
August 8, 2016

II. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

- a. PAEDC Board Workshop, Saturday, September 17th, 9 a.m. – 1 p.m.
- b. Greater Port Arthur Chamber of Commerce - September 27, 2016
Membership Luncheon, / Guest Speaker Floyd Batiste, CEO PAEDC.
- c. Letter of Thanks from Kate Leverett.

III. UNFINISHED BUSINESS

1. To discuss for possible consideration recommendations from the Board sub-committee regarding security services/systems for 501 Procter Street.

IV. CONSENT AGENDA ITEMS

None

V. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration rescinding the Board action to request bids for buildout of bathrooms and other improvements to the 3rd Floor of 501 Procter and rescinding the per square foot buildout allowance for letters of intent for 501 Procter.
2. To discuss for possible consideration the approval of a Life Skills and Financial Planning Training Agreement with Jireh World Church and Outreach Ministries.
3. To discuss for possible consideration the approval of the Phase I Application for the Olive Packing Company, Inc.
4. To discuss for possible consideration the recommended Economic Incentive for Port Arthur Recycling LLC.
5. To discuss for possible consideration the Policy and Procedures of the PAEDC Down Payment Assistance Program (Legacy Community Development Corporation).
6. To discuss for possible consideration a Right of Entry Agreement with pipeline companies/contractors for Jade Avenue Business Park.
7. To discuss the appraisal of the land located on West Reverend Howard Street.
8. To discuss for possible consideration the final payment and release of retainage to ALLCO, LTD. for the site grading in the Spur 93 Business Park in the amount of \$14,488.60.
9. To discuss for possible consideration authorizing the CEO to release a 10% retainage in the amount of \$100,000.00 to Nautical Affordable Housing, Inc. for Seahawk Landing, contingent on obtaining the Certificate of Occupancy for Seahawk Landing and authorizing cancellation of Note, Loan Agreement and Collateral Pledge.
10. To discuss for possible consideration authorizing the CEO to request funding the \$1,000,000.00 permanent loan to Seahawk Landing LLC for Seahawk Landing; contingent on obtaining the Certificate of Occupancy for Seahawk Landing.

11. To discuss for possible consideration the renewal of the agreement with the National Development Council.
12. To discuss for possible consideration awarding the bid for the grass maintenance at Highway 73 Business Park.
13. To discuss for possible consideration the placement of signs at the Spur 93 and Jade Ave. Business Parks.
14. To discuss for possible consideration landscaping for the entrance of the Jade Business Park.
15. To discuss for possible consideration allowing Mardi Gras Southeast Texas to utilize the side of the building at 501 Procter Street to display a laser show during 2017 Mardi Gras events.
16. To discuss for possible consideration approval of Board Member travel.
17. To discuss for possible consideration the approval of a 3% pay raise for EDC Staff; contingent on Council approval, effective October 1, 2016.
18. To discuss for possible consideration the approval of the revised budget.

VI. REPORTS

1. Marketing & Business Recruitment Report
2. Operational Report
3. Financial Report
4. CEO's Report

VII. 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.
 - b.

2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a.
 - b.
3. **Section 551.074 Government Code** – The discuss matters of Personnel.
 - a.
 - b.
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a.
 - b.

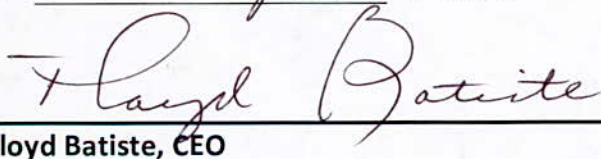
***The Items in Executive Session May Be Discussed and Acted On In Open Session"**

VIII. 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.

IX. POSTING OF MEETING

POSTED ON THE 2nd DAY OF September, 2016
AT 1:55 p.m. O'CLOCK



Floyd Batiste, CEO