

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

**AGENDA**

**Regular Board Meeting**

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

*Monday, December 5, 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 Marks _____    | (9) Vacant _____             |
| (5) Richard Wycoff _____   |                              |

**I. MINUTES**

Special Meeting, October 17, 2016

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

- a. Quarterly Report by PAEDC Affordable Housing Project Manager.

**2. Communications**

- a. PAEDC 2017 Board Meeting Schedule.
- b. Carol Wommack, Letter of Resignation from the Board.
- c. Port Arthur EDC Ground Breaking for The Affordable Housing Program, Wednesday, December 7, 2016.
- d. The Good for Texas Tours – Ports Edition, by Texas Comptroller of Public Accounts, Thursday, December 8, 2016.

- e. Greater Port Arthur Chamber of Commerce Annual Banquet, Thursday, January 19, 2017.

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

- a. AC Towing & Transportation, LLC.

**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**

**V. NON-CONSENT AGENDA ITEMS**

- 1. To discuss for possible consideration a letter of intent and Phase I Application from Good Times.
- 2. Presentation of appraisal of 3.0001 acres of land located on 4<sup>th</sup> Street (the "Property") and possible consideration of sale of Property and terms of sale.
- 3. To discuss for possible consideration the purchase request for the PAEDC property located on 4<sup>th</sup> Street by AC Towing & Transportation, LLC.
- 4. To discuss for possible consideration the purchase request for the PAEDC property located on 4<sup>th</sup> Street by KT Maintenance Company, Inc.
- 5. To discuss for possible consideration the purchase request for the PAEDC property located on 4<sup>th</sup> Street by Mardi Gras of Southeast Texas, Inc.
- 6. To discuss for possible consideration the PAEDC Chief Executive Officer Agreement.
- 7. To discuss for possible consideration bids for the 3<sup>rd</sup> Floor Tenant Area Buildout with Restrooms.
  - a. SpawGlass
  - b. SETEX Construction
- 8. To discuss for possible consideration the approval of Access Agreement with Enterprise Pipeline for the Jade Ave. Business Park.
- 9. To discuss for possible consideration a proposal from Arceneaux, Wilson & Coles for the re-plat of the Spur 93 Business Park in the amount of \$4,900.00.
- 10. To discuss for possible consideration the placement of 3 billboards, within Port Arthur, in support of Port Arthur Small Business Day.

11. To discuss for possible consideration entering into an agreement for grass cutting with Joey's Tractor Service for the Spur 93 Business Park.
12. To discuss for possible consideration moving the Regular January Board Meeting from Monday, January 2, 2017 to Tuesday, January 10, 2017; in conjunction with the Board's Annual Meeting.

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

**\*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 2<sup>nd</sup> DAY OF December, 2016

AT 3:45 p.m. O'CLOCK

Floyd Batiste

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Floyd Batiste, CEO