

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
November 7, 2011**

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation met in a Regular Meeting on Monday November 7, 2011. The meeting was called to order at 6:13 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Ransom Howard, Aletha Kirkwood, Roosevelt Petry, Dwight Wagner, Don Page, Pat Holmes, and Kaprina Frank.

The invocation was given by Ransom Howard.

The Pledge of Allegiance followed the Invocation

III. MINUTES

None

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

None

B. COMMUNICATIONS

1. Invitation to Chamber Membership Luncheon Featuring Nick Smallwood – Motiva Crude Expansion Project Director
Board instructed staff to purchase a table.
2. Tyco Valves & Controls Ribbon Cutting Ceremony
Information given. No action.
3. Letter of Intent - Team Fabricators
Ed Peveto of Team Fabricators was present to give information regarding their proposed project. No action taken from Board.

C. SPEAKERS

None

V. UNFINISHED BUSINESS

1. To discuss and consider entering into an Economic Retention Loan Agreement with Hernandez & Solis, Inc.
A motion was made by Ransom Howard and seconded by Dwight Wagner to approve a \$100,000 Business Retention Loan to Hernandez & Solis. The vote was unanimous. Motion carried.
2. To discuss and consider the use of the proceeds from the Industry Appreciation Banquet.
A motion was made by Kaprina Frank and seconded by Dwight Wagner to approve the use of the proceeds as presented for street logos. The vote was unanimous. Motion carried.
3. To discuss and consider using \$250,000 of 4A funds for landscaping and street lighting between Austin and Waco Avenues adjacent to the Downtown Pavilion.
A motion was made by Kaprina Frank and seconded by Don Page to approve use of \$250,000 of Promotion and Development funds. The vote was unanimous. Motion carried.
A motion was made by Dwight Wagner and seconded by Kaprina Frank to take the funds from the fund balance and place in the Development Fund. The vote was unanimous. Motion carried.

VI. CONSENT AGENDA ITEMS

None

VII. NON-CONSENT AGENDA ITEMS

1. To discuss and consider a recommendation from the Advertising Committee to advertise in the Chamber of Commerce 2012 Calendar.
A motion was made by Don Page and seconded by Kaprina Frank to advertise in the Chamber Calendar for a cost of \$500. The vote was unanimous. Motion carried.
2. To discuss and consider engaging Arceneaux & Gates Consulting Engineers for the engineering and construction services of the completion of the proposed Kerry Thomas Road in the Spur 93 Business Park.
A motion was made by Kaprina Frank and seconded by Don Page to approve engaging the services of Arceneaux & Gates Consulting Engineers. The vote was unanimous. Motion carried.
3. To discuss and consider bidding on City of Port Arthur property for possible Economic Incentive Project.
A motion was made by Don Page and seconded by Kaprina Frank to approve proposing a bid for the property at 3451 57th St. The vote was unanimous. Motion carried.

4. To discuss and consider the terms and conditions of an Economic Incentive Agreement between Port Arthur Economic Development Corporation and Climate Controlled Containers, Inc.
A motion was made by Ransom Howard and seconded by Don Page to approve the terms and conditions of an economic incentive agreement with Climate Controlled Containers as presented by the EDC Attorney in an amount of \$1.95 million. The vote was unanimous. Motion carried.

5. To discuss and consider Final Economic Incentive Agreement between Port Arthur Economic Development Corporation and WSP.
A motion was made by Don Page and seconded by Dwight Wagner to approve the Agreement as presented contingent upon WSP remaining in Port Arthur for the entirety of the contract. The vote was unanimous. Motion carried.

6. To discuss and consider requesting the City to obtain cost estimates on abatement and demolition of the Sabine Hotel.
A motion was made by Kaprina Frank and seconded by Don Page to approve requesting to obtain cost estimates on abatement and demolition of the Sabine Hotel.

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|-----------------|---------------|
| <u>Ayes</u> | <u>Noes</u> |
| Aletha Kirkwood | Ransom Howard |
| Roosevelt Petry | Dwight Wagner |
| Don Page | Pat Holmes |
| Kaprina Frank | |

Motion passed.

7. Discussion on possible 4B Economic Development Corporation Propositions.
Discussion to move forward with requesting a 4B ballot proposition for the development of city of parks and recreation.

8. To discuss and consider the terms and conditions for an agreement with the DRDB for Promotion and Development of Business Enterprise in the Downtown targeted area.
A motion was made by Kaprina Frank and seconded by Don Page to approve the terms and conditions of the proposed Agreement with the Downtown Renaissance District, and to include the budget adjustment to fund the agreement. The vote was unanimous. Motion carried.

9. To discuss and consider a cost for the planned Special Thank You Banquet.
A motion was made by Kaprina Frank and seconded by Don Page to approve the banquet budget not to exceed \$83,000 subject to the EDC receiving funds from sponsors. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Pavilion Renovation Update
Mr. Batiste gave the Board an update as to where the pavilion renovation currently stands.

2. Monthly Financial Update
Ms. Staley gave the Board the PAEDC's current financial status update.
3. EDA Grant Application
Mr. Batiste reported the anticipated submission date for the EDA Grant is the November 14th.
4. Guest Speaker for "Thank You" Banquet
Mrs. Vaughn reported that the guest speaker for the banquet would be Ms. Harbert, President of the U.S. Dept. of Commerce, Institute of Energy.

IX. CLOSED SESSION (EXECUTIVE SESSION)

1. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation.
 - a. SETX Clearwater Environmental, L.L.C.
 - b. Mc-OO, Inc. d/b/a Mc-O Construction
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. 3451 57th St.
3. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. Hernandez & Solis, Inc.
 - b. Worldwide Sorbent Product

The Board retired to executive session at 8:15 p.m. to discuss the above mentioned items, and reconvened at 8:39 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

A motion to adjourn was made by Kaprina Frank and seconded by Dwight Wagner. The vote was unanimous. The meeting was adjourned at 8:48 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 6th DAY OF February, 2012.



SECRETARY OF THE CORPORATION