

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
January 10, 2012**

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 Tuesday January 10, 2012. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

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

The invocation was given by Ransom Howard.

The Pledge of Allegiance followed the Invocation

III. MINUTES

October 10, 2011

A motion was made by Kaprina Frank and seconded by Richard Wycoff to approve the minutes of October 10, 2011. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

1. Truth & Education Corp./ The Breeze Radio Station
Mr. Mosely presented on behalf of The Breeze Radio Station for advertising opportunities.

B. COMMUNICATIONS

1. Tyco Valves & Controls – Letter of Intent
**Mr. Dan Wrezesinki was present to speak on behalf of Tyco requesting \$700,000, 10% of their total investment. Stated that they will bring 41 people to this area for work. They will be hiring service maintenance workers, welders, engineers, with an average salary of \$44,000.
The Board instructed staff to move forward with a full application.**
2. Coastal Industrial Services, Inc. – Letter of Intent
Board instructed staff to move forward with full application. Ms. Christine Sonnier was present to speak on behalf of Coastal Industrial.

3. Global Waste Solutions – Letter of Intent
No action. Not a 4A Request.
4. Invitation to Southeast Texas Regional Planning Commission's Annual Dinner
Board will be polled during the week for those who would like to attend.

C. SPEAKERS

1. **Pastor Leo Lane – In support of The Breeze Radio Station**
2. **Reverend Donald Tapman – In support of The Breeze Radio Station**
3. **Antone Goodeaux – In support of The Breeze Radio Station**

V. UNFINISHED BUSINESS

None

VI. CONSENT AGENDA ITEMS

None

VII. NON-CONSENT AGENDA ITEMS

1. To discuss and consider the Board meeting twice a month.
A motion was made by Eli Roberts and seconded by Don Page to remove this item. The vote was unanimous. Motion carried.
2. To discuss and consider awarding of bid for the Mowing of the Hwy. 73 Business Park.
A motion was made by Eli Roberts and seconded by Kaprina Frank to table this item. The vote was unanimous. Motion carried.
3. To discuss and consider approving an option to renew a Spur 93 Business Park Grass Cutting Contract with North Star Unlimited for an additional year.
A motion was made by Don Page and seconded by Eli Roberts to table this item. The vote was unanimous. Motion carried.
4. To discuss and consider future Economic Incentives for the Spur 93 Business Park.
A committee was formed to work with City Council members.
Members are:
Don Page – Chair, Richard Wycoff, Eli Roberts, and Pat Holmes
5. To discuss and consider limitation on the submission of future Letters of Interest for Economic Incentives to the Board.
The Board instructed the CEO to have the final decision in bringing letters of intent before the Board.

6. To discuss and consider providing security services in the Spur 93 Business Park, and increasing the annual assessment fee per acre. **A motion was made by Kaprina Frank and seconded by Dwight Wagner to approve the increase in the annual assessment and bid out for security services. The vote was unanimous. Motion carried.**
7. To discuss and consider increasing the sale price per acre in the Spur 93 Business Park to \$52,500 per acre. **A motion was made by Eli Roberts and seconded by Kaprina Frank to approve the increase of the sale price of the land in the Spur 93 Business Park. The vote was unanimous. Motion carried.**
8. To discuss and consider recommendation from the Operation Downtown Sub-Committee regarding an application from Kilgore Construction. **A motion was made by Eli Roberts and seconded by Kaprina Frank to approve the recommendation from the Operation Downtown Committee to enter into an Agreement with Kilgore Construction. The vote was unanimous. Motion carried.**
9. To discuss and consider approval of a Loan/ Incentive Agreement with Hernandez & Solis, Inc. **A motion was made by Kaprina Frank and seconded by Eli Roberts to approve the Loan/ Incentive Agreement with Hernandez & Solis, Inc. The vote was unanimous. Motion carried.**
10. To discuss and consider approval of a Loan/ Incentive Agreement with JZ Russell Industries. **A motion was made by Aletha Kirkwood and seconded by Eli Roberts to approve a Loan/ Incentive Agreement with JZ Russell Industries. The vote was unanimous. Motion carried.**
11. To discuss and consider the proposed request for Council approval for the May 2012 city election ballot 4B Propositions 1 and 2. **A motion was made by Kaprina Frank and seconded by Dwight Wagner to approve Propositions 1 & 2 as presented by the EDC Attorney. The vote was unanimous. Motion carried.**

VIII. REPORTS

1. Monthly Financial Update
Ms. Staley gave the Board an update as to the EDC current financials.
2. Chamber Annual Banquet Reminder
Mr. Batiste reminded the Board of the Chamber's Annual banquet, a table was purchased by the EDC Board.
3. EDA Grant Update
Mr. Batiste reported that the State has said that the EDC's application is strong and we should have results by next week.

4. Update of Purchase of 501 Procter St.
Mr. Batiste reported that this purchase is still moving forward and in progress.
5. Update on Pavilion Renovation
Mr. Batiste reported that the renovation work will be re-bid as the previous bid estimates came in over the anticipated cost.

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-O Construction
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
3. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.

The Board retired to executive session at 8:24 p.m. to discuss the above mentioned items, and reconvened at 8:56 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

1. Dwight Wagner requested that Port Arthur businesses promote “Be Proud” to be Port Arthur businesses.
2. Richard Wycoff requested that there be management for parks and recreation to follow the Proposition work.
3. Eli Roberts requested a report from the Chairman on the Annual Gala.

XI. ADJOURNMENT OF MEETING

The meeting was adjourned at 9:07 p.m.

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



SECRETARY OF THE CORPORATION