

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
March 3, 2014**

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, March 3, 2014. The meeting was called to order at 6:05 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Ransom Howard, Aletha Kirkwood, Christy Derouen, Richard Wycoff, Shad Wise, Pat Holmes, and Carol Wommack

The invocation was given by Ransom Howard.

The Pledge of Allegiance followed the Invocation

III. MINUTES

February 10, 2014

Minutes were not presented.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

1. Vets Securing America

Mr. Evans came before the Board to present concerns that the company has in regards to the current contract for security at the Spur 93 Business Park. They are requesting certain amendments to the contract.

2. Communications

1. Team Industries – Open House Event

Invitation to the Board Members given. Those who will attend will let staff know.

2. National Development Council – Newsletter

NDC Newsletter recognizing Port Arthur programs was given to the Board.

3. Letter of Resignation from Kaprina Frank

Ms. Frank was present to provide a formal resignation from the Board of Directors.

3. **Speakers**

None

V. UNFINISHED BUSINESS

1. To discuss for possible consideration a Parks Improvement Request by the City of Port Arthur Parks & Recreation Department.
A motion was made by Ransom Howard and seconded by Richard Wycoff to approve the Parks Improvement Request by the City of Port Arthur to include repairs to Lyons Park, Staff Sgt. Lucian Adams Park, and Lakeside Park. The vote was unanimous. Motion carried.
2. To discuss for possible consideration a Parks Improvement Application from Dick Dowling Lyons Club for Bert Karrer Lyons Park.
This item was approved along with Unfinished Business Item 1.

VI. CONSENT AGENDA ITEMS

None

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration an Amendment to the Agreement with Vets Securing America for security guard services at the Spur 93 Business Park.
A motion was made by Ransom Howard and seconded by Aletha Kirkwood to form a committee to review the contract and make certain both parties are satisfied. The vote was unanimous. Motion carried.

Committee Members:
Ransom Howard
Aletha Kirkwood
Richard Wycoff
2. To discuss for possible consideration funding assistance for the Port Arthur Rotary Club Flag Monument to be displayed at the Seawall.
A motion was made by Carol Wommack and seconded by Richard Wycoff to fund the project at 50% of the project cost, more specifically in an amount of \$110,500.00. The vote was unanimous. Motion carried.
3. To discuss for possible consideration entering into an Advertising Contract with "The Breeze" Radio Station.
Item approved.
4. To discuss for possible consideration an Economic Incentive & Loan Agreement with KT Holdings, Inc.
Item approved.

5. To discuss for possible consideration providing a sewer tap to the property purchased by FLS-PA, LP (Lonestar Development) for the construction of a building to house Flowserve on Kerry Twin Thomas Blvd. in the Spur 93 Business Park, in an amount not to exceed \$10,000.
Item approved.
6. To discuss for possible consideration extension of a contract with Arceneaux & Gates for the development of preliminary paving plans.
Item approved.
7. To discuss for possible consideration extension of a contract with Arceneaux & Gates for sidewalk modifications & utility tunnels closure.
Item approved.
8. To discuss for possible consideration an amendment to the PAEDC Bylaws as to the terms of Board Members.
Item not eligible for consideration.
9. To discuss for possible consideration a contribution to the Regional Economic Development Initiative.
Item approved for an amount of \$5,000.
10. To discuss for possible consideration approval of the Pre-Employment Work Agreement.
A motion was made by Richard Wycoff and seconded by Shad Wise to approve the Pre-Employment Agreement. The vote was unanimous. Motion carried.
11. To discuss for possible consideration an agreement with Labiche Architectural Group for architectural and consulting services for park improvement requests.
A motion was made by Richard Wycoff and seconded by Carol Wommack to approve an agreement with Labiche Architectural Group. The vote was unanimous. Motion carried.
12. To discuss for possible consideration the evaluation of and a contract with the PAEDC Chief Executive Officer.
Item deferred until after executive session.
13. To discuss for possible consideration the re-naming of a road in the Spur 93 Business Park.
A motion was made by Ransom Howard and seconded by Shad Wise to retain the current name of Kerry "Twin" Thomas Road. The vote was 4 - 3. Motion passed.
Noes
Carol Wommack
Aletha Kirkwood
Pat Holmes

VIII. REPORTS

1. Marketing
 - a. Newsletter
 - b. Marketing Exhibits
 - c. Logistics Summit**Ms. RaNoda McClain-Lee reported on the above items.**
2. Operation and Employment & Training
Ms. Precilla Reeves provided a report on the Operation and Employment & Training
3. Financial
 - a. Monthly Financial Update
 - b. Board Operations Financial Report
Report Given by Carmelia Staley
4. CEO's Report
 - a. 501 Procter Update
 - b. EDC Staffing
Reports given by Floyd Batiste

IX. 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.
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - c. Report on Additional Business Park Property
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. CEO - 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."**

The Board retired to Executive Session at 8:33 p.m. and reconvened at 9:30 p.m.

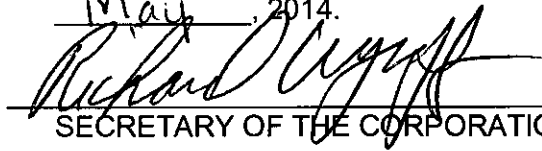
X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 9:32 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 5th DAY OF
May, 2014.



SECRETARY OF THE CORPORATION