

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
May 5, 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, May 5, 2014. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

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

The invocation was given by Shad Wise.

The Pledge of Allegiance followed the Invocation

III. MINUTES

March 3, 2014

April 7, 2014

A motion was made by Carol Wommack and seconded by Richard Wycoff to approve the above mentioned items. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

- a. Mr. Stephen Mosely
Mr. Mosely canceled his presentation.

2. Communications

- a. SBDC Small Business Awards Banquet
A motion was made by Aletha Kirkwood and seconded by Carol Wommack to approve a platinum sponsorship of the SBDC Banquet. The vote was unanimous. Motion carried.

- b. Texas Attorney General's Opinion in regards to an EDC funding certain entertainment projects

3. Speakers

None

V. UNFINISHED BUSINESS

None

VI. CONSENT AGENDA ITEMS

None

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving a Letter of Intent from GBM Manufacturing, Inc.
A motion was made by Carol Wommack and seconded by Shad Wise to approve moving forward with the full application by GBM Manufacturing. The vote was unanimous. Motion carried.
2. To discuss for possible consideration approving a Letter of Intent from Team Industries, Inc. for the expansion of their existing facility at 650 Main Avenue, Port Arthur, Texas.
A motion was made by Carol Wommack and seconded by Aletha Kirkwood to approve moving forward with a full application by Team Industries. The vote was unanimous. Motion carried.
3. To discuss for possible consideration approving a Letter of Intent from Port Arthur Manufacturers.
A motion was made by Richard Wycoff and seconded by Shad Wise to approve moving forward with the full application from Port Arthur manufacturers. The vote was unanimous. Motion carried.
4. To discuss for possible consideration changes to the proposed Economic Incentive Agreement between the Port Arthur Economic Development Corporation and KT Holdings, Inc.
A motion was made by Shad Wise and seconded by Richard Wycoff to approve the changes to the proposed agreement with KT Holdings, Inc. The vote was unanimous. Motion carried.
5. To discuss for possible consideration the Board finding of facts on the proposed entertainment proposition approved by the voters in the May 2013 election.
No action taken. Discussion only.
6. To discuss for possible consideration approval of a Commercial Lease Agreement with the Greater Port Arthur Chamber of Commerce for commercial lease space at 501 Procter St.
A motion was made by Richard Wycoff and seconded by Shad Wise to approve the Commercial Lease Agreement with the Port

Arthur Chamber of Commerce. The vote was unanimous. Motion carried.

7. To discuss for possible consideration requesting the presence of representatives of the Northeast Wisconsin Manufacturing Alliance to conduct a workshop with members of the PAEDC Employer/Education Advisory Committee on forming a Local Community Manufacturing Alliance.
A motion was made by Richard Wycoff and seconded by Shad Wise to approve funding of visitors from Wisconsin. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Marketing
Mrs. Mclain-Lee
2. Employment & Training
 - a) Life Skills Training
 - b) Pre-Employment Training**Mr. Batiste**
3. Business Operations / Retention and Expansion
Ms. Reeves
4. Financial
 - a. Board Operations Financial Report
 - b. Monthly Financial Update**Ms. Staley**
5. CEO's Report
 - a) 501 Procter St. Update
 - b) Business Park
 1. Flow Serve
 2. Fiber Optics
 3. Bid for dirt removal and construction of road
 - c) Lamar State College Student Housing
 - d) Excellence in ED Award – IEDC**Mr. 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.
 - a. JZ Russell Industries

2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. Purchase of property adjacent to the Business Park property
 - b. Lease Agreement with the Greater Port Arthur Chamber of Commerce
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
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.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:47 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 2nd DAY OF June, 2014.



SECRETARY OF THE CORPORATION