

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
June 2, 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, June 2, 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, Pat Holmes, and Carol Wommack

The invocation was given by Ransom Howard.

The Pledge of Allegiance followed the Invocation

III. MINUTES

May 5, 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. Sterling Shipyard – Proposed Project

Mr. Jim Hendricks, Realtor and Mr. Brad Taylor of Sterling Shipyard were present to speak on behalf of the proposed project for the move and expansion of their shipyard into Port Arthur.

2. Communications

a) Lamar State College – Port Arthur

Thank you note for sponsorship of their Annual Gala

b) Hobby Lobby Grand Opening

Invitation for July Grand Opening

c) Chamber of Commerce Membership Luncheon

A motion was made by Carol Wommack and seconded by Ransom Howard to approve individual ticket purchases for

those who would like to attend. The vote was unanimous.
Motion carried.

3. Speakers
None

V. UNFINISHED BUSINESS
None

VI. CONSENT AGENDA ITEMS

1. To discuss Texas Historical Commission changes per PR #1 submitted by SpawGlass for cost associated with increase HVAC, removal of fire pump room & associated construction. Deduct for not furnishing/installing new window system, increase for sand prime and paint for existing window sashes resulting in a change of \$34,619.82 to be funded from Owner Contingency and (30) calendar days added to the schedule.
Discussion only/ No action taken.

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving a Letter of Intent from Sterling Shipyard for relocation of their existing facility in the city limits of Port Arthur.
A motion was made by Richard Wycoff and seconded by Carol Wommack to approve moving forward with the full application by Sterling Shipyard. The vote was unanimous. Motion carried.
2. To discuss for possible consideration approving a Loan Agreement between the Port Arthur Economic Development Corporation and The ITEX Group, LLC in an amount not to exceed \$1,000,000.00 dollars.
A motion was made by Richard Wycoff and seconded by Ransom Howard to table this item. The vote was unanimous. Motion carried.
3. To discuss for possible consideration a Parks Improvement Request submitted by Commissioner Michael Shane Sinegal for Martin J. Holmes "Popeye" Park.
A motion was made by Richard Wycoff and seconded by Carol Wommack to table this item until clarification is made as to whether it qualifies being a County park. The vote was unanimous. Motion carried.

4. To discuss for possible consideration an agreement with Vincent P. Hauser Architect for the purpose of preparing and submitting preliminary State of Texas Historic Tax Credit application to the Texas Historical Commission (THC) for the Port Arthur Saving Building.
A motion was made by Ransom Howard and seconded by Richard Wycoff to approve entering into an Agreement with Vincent P. Hauser. The vote was unanimous. Motion carried.
5. To discuss for possible consideration approval of Port Arthur Economic Development Corporation Budget for fiscal year 2014 – 2015 for submission to the City Manager of the City of Port Arthur.
A motion was made by Carol Wommack and seconded by Richard Wycoff to reduce the number of wireless internet aircards available to Board Members to two to be kept in the office and used as needed for travel on EDC business. The vote was unanimous. Motion carried.

VIII. REPORTS

2. Marketing
Report given by Mrs. McLain-Lee
3. Employment & Training
 - a) Life Skills Training
 - b) Pre-Employment Training**Report given by Mrs. Villarreal Muller**
4. Business Operations / Retention and Expansion
Report given by Ms. Reeves
5. Financial
 - a. Board Operations Financial Report
 - b. Monthly Financial Update**Report given by Ms. Staley**
6. 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**Report given by Ms. Reeves**

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. 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.

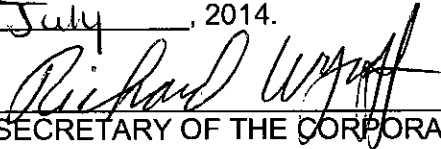
The Board retired to executive Session at 7:31 p.m. and reconvened at 8:12 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS
None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:24 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 7th DAY OF July, 2014.



SECRETARY OF THE CORPORATION