

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
July 7, 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, July 7, 2014. 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, Christy Derouen, Langston Adams, Shad Wise, and Pat Holmes

The invocation was given by Ransom Howard.

The Pledge of Allegiance followed the Invocation

III. MINUTES

June 6, 2014

A motion was made by Aletha Kirkwood and seconded by Ransom Howard to approve the above mentioned items. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

Michael Green of Spawglass Construction presented an update as to the construction/ renovation of the 501 Procter St. Building.

2. Communications

a) PANAC 15th Annual Banquet Invitation
The date of the event has passed.

3. Speakers

None

V. UNFINISHED BUSINESS

1. 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.
Report given by Attorney Guy Goodson. No action taken
2. To discuss for possible consideration a Parks Improvement Request submitted by Commissioner Michael Shane Sinegal for Martin J. Holmes "Popeye" Park.
Report given by Attorney Kate Leverett. City and County to enter into an Interlocal Agreement for work to be done on the county park in question. No action taken

VI. CONSENT AGENDA ITEMS

1. To discuss the pricing for the Highway 73 Business Park lots.
A motion was made by Richard Wycoff to decrease the sale price to \$1.52 per square foot. Motion failed due to a lack of a second.
A second motion was made by Shad Wise and seconded by Aletha Kirkwood to table this item pending further information. Motion passed according to the following vote.

<u>Ayes</u>	<u>Noes</u>
Adams	Wycoff
Derouen	Wommack
Kirkwood	
Howard	
Wise	
Holmes	

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration award of contract for the water, sanitary sewer, paving, drainage facilities and site grading to serve proposed "Kaprina Frank Drive" in the Spur 93 Business Park.
Joe Wilson of Arceneaux & Gates Consulting Engineers was present to speak on the item.
A motion was made by Carol Wommack and seconded by Richard Wycoff to approve award of the contract to Excavators & Constructors. The vote was unanimous. Motion carried.
2. To discuss for possible consideration approving additional infrastructure funding for demolition under House Bill 1966 not to exceed \$80,579.00.
A motion was made by Carol Wommack and seconded by Ransom Howard to approve additional infrastructure funding not to exceed \$80,579.00 The vote was unanimous. Motion carried.
3. To discuss for possible consideration entering into an Economic Incentive Agreement with Procter Street Properties.
Item tabled

4. To discuss for possible consideration entering into an Economic Incentive Agreement with Sterling Shipyard.
The Board approved moving forward with the recommendation to enter into an Economic Incentive Agreement with Sterling Shipyard.
5. To discuss for possible consideration entering into an Economic Incentive Agreement with GBM.
A motion was made by Carol Wommack and seconded by Aletha Kirkwood to approve entering into an Economic Incentive Agreement with GBM. The vote was 5-1. Richard Wycoff voted no. Motion passed.
6. To discuss for possible consideration an amendment to the current grass cutting contract with Sandra's Enterprises.
A motion was made by Langston Adams and seconded by Aletha Kirkwood to approve amending the current contract to increase the total contract amount by \$3,960.00. The vote was unanimous. Motion carried.
7. To discuss for possible consideration the renewal of a contract with Sandra's Enterprises for the grass cutting services at the Spur 93 Business Park.
A motion was made by Langston Adams and seconded by Shad Wise to renew the contract with Sandra's Enterprises for the grass cutting at the Spur 93 Business Park. The vote was unanimous. Motion carried.
8. To discuss for possible consideration approval of a release of the remaining fifty percent (50%) amount of the Letter of Credit for PA69, L.P.
A motion was made by Langston Adams and seconded by Shad Wise to approve the release of the remaining Letter of Credit. The vote was unanimous. Motion carried.
9. To discuss for possible consideration award of a contract for the Audio/Visual wiring and equipment services for the EDC office at 501 Procter.
10. To discuss for possible consideration award of a contract for the security alarm and camera system at the 501 Procter Building.
A motion was made by Langston Adams and seconded by Aletha Kirkwood to approve awarding the security alarm and access control system to Hometown Security and the security camera system to Triangle Telephone and Computer. The vote was unanimous. Motion carried.
11. To discuss for possible consideration amending the Fiscal Year 2014-2015 budget to allow for funding of the removal of dirt in the Spur 93 Business Park.
A motion was made by Carol Wommack and seconded by Richard Wycoff to approve a budget amendment. The vote was 5-1. Shad Wise voted no. Motion passed.

12. To discuss for possible consideration amending the Spur 93 Business Park plat at a cost not to exceed \$8,000.

Joe Wilson of Arceneaux & Gates was present to speak on the item. A motion was made by Ransom Howard and seconded by Langston Adams to approve amending the Business Park plat. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Marketing
Report given by Floyd Batiste
2. Employment & Training
Report given by Floyd Batiste
3. Business Operations, Retention and Expansion
Report given by Precilla Reeves
4. Financial
 - a. Board Operations Financial Report
 - b. Monthly Financial Update**Report given by Carmelia Staley**
5. CEO's Report
 - a. 501 Procter Update
 - b. Business Park
 - c. Board Goals & Objectives Workshop
 - d. Lamar State College Dormitories
 - e. City Council Joint Meeting**Report 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.
 1. JZ Russell Industries
 2. Climate Controlled Containers
 3. Reliable Polymer Services
- 2. Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 1. 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.

1. Sterling Shipyard
2. GBM

The Items in Executive Session May Be Discussed and Acted On In Open Session.

The Board retired to executive Session at 7:58 p.m. and reconvened at 8:40 p.m.

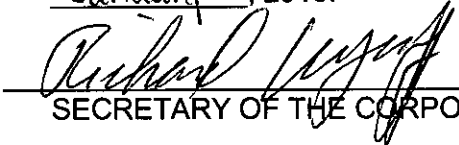
X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:45 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 13th DAY OF January, 2015.



SECRETARY OF THE CORPORATION