

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
September 9, 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 Tuesday, September 9, 2014. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Osman Swati, Richard Wycoff, Pat Holmes, Charlotte Moses, and Carol Wommack

The invocation was given by Carol Wommack.

The Pledge of Allegiance followed the Invocation

III. MINUTES

None

IV. PETITIONS & COMMUNICATIONS

1. Presentations

a. Red Door Education Group

Ms. Janola Massaquoi came before the board to propose a community career development center in the City. Requesting EDC Loan/ Grant funding assistance in the amount of \$275,000 for business acquisition.

The Board instructed staff to move forward with processing the full application from Red Door Education Group.

2. Communications

a. MLK Support Group Annual Brunch

b. Golden Triangle Days in Austin

3. Speakers

None

V. UNFINISHED BUSINESS

1. To discuss for possible consideration a Parks Improvement Request submitted by Commissioner Michael Shane Sinegal for Martin J. Holmes "Popeye" Park.

VI. CONSENT AGENDA ITEMS

None

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving an Operation Downtown agreement with International Longshoreman Association Local 25.
A motion was made by Richard Wycoff and seconded by Carol Wommack to approve an Operation Downtown Grant Agreement with Longshoreman Association Local 25 in the amount of \$37,257.70. The vote was unanimous. Motion carried.
2. To discuss for possible consideration approving an agreement with the Rotary Club of Port Arthur for the Seawall Flag Monument.
A motion was made by Carol Wommack and seconded by Charlotte Moses to approve an Operation Downtown Infrastructure Grant Agreement with the Rotary Club of Port Arthur as presented by the EDC Attorneys. The vote was unanimous. Motion carried.
3. To discuss for possible consideration a request from the City of Port Arthur Parks and Recreation department for allocation of funds to be used under the Entertainment Proposition.
Item was not approved at this time.
4. To discuss for possible consideration renewal of the Lifeskills Training Program Agreement with Jireh World Church.
A motion was made by Richard Wycoff and seconded by Carol Wommack to approve the renewal of the Lifeskills Training Program Agreement with Jireh World Church. The vote was unanimous. Motion carried.
5. To discuss for possible consideration extending the On-the-Job Training Contract with JZ Russell Industries through fiscal year 2014-2015.
Item approved by vote of the Board.
6. To discuss for possible consideration extending the On-the-Job Training Contract with Brock Services through fiscal year 2014-2015.
Item approved by vote of the Board.
7. To discuss for possible consideration renewing the Technical Assistance Contract with National Development Council.
Item approved by vote of the Board.

8. To discuss for possible consideration extending the Project Management Agreement with National Development Council for the renovation of 501 Procter St.
Item approved by vote of the Board.
9. To discuss for possible consideration renewing the Legal Consultation Agreement with Germer PLLC.
Item approved by vote of the Board.
10. To discuss for possible consideration renewing the Financial Advisor Agreement with First Southwest.
Item approved by vote of the Board.
11. To discuss for possible consideration approving pricing for the Highway 73 Business Park.
The Board approved moving forward with the purchase and installation of a larger sign advertising the land for sale.
12. To discuss for possible consideration the sale of land to Lockwood International.
A motion was made by Richard Wycoff and seconded by Charlotte Moses to approve the sale of land within the Spur 93 Business Park to Lockwood International. The vote was unanimous. Motion carried.
13. To discuss for possible consideration a six month contract for a Houston market billboard.
Item approved by vote of the Board.
14. To discuss for possible consideration a budget amendment to allow funding for the following items:
 - a. Lamar State College Port Arthur Student Housing
 - b. City of Port Arthur Administration Fees**A motion was made by Richard Wycoff and seconded by Carol Wommack to accept the recommendation made by Ms. Staley to amend the budget to allow for funding of the above mentioned items. The vote was unanimous. Motion carried.**
15. To discuss for possible consideration renewing the windstorm insurance for 501 Procter St.
Item approved by vote of the Board.
16. To discuss for possible consideration advertising the 5.236 acres of property off Jimmy Johnson Blvd for sale.
Item approved by vote of the Board.
17. To discuss for possible consideration a Commercial Real Estate Listing Agreement for the EDC office property at 4173 39th St.
The Board approved entering into a Commercial Real Estate Listing Agreement with Linda Hanchett Realty.

18. To discuss for possible consideration publication of an advertisement in the 2014 Winter Davos issue of European CEO.
Item approved by vote of the Board.
19. To discuss for possible consideration the closeout of the Incentive Agreement with PA69, L.P.
Item approved by vote of the Board.
20. To discuss for possible consideration the closeout of the Incentive Agreement with Reliable Polymer Services, L.P.
Item approved by vote of the Board.

VIII. REPORTS

1. Marketing
2. Employment & Training
3. Business Operations, Retention and Expansion
4. Financial
5. CEO's Report
 - a. 501 Procter Update
 - b. Board Goals & Objectives Workshop

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:

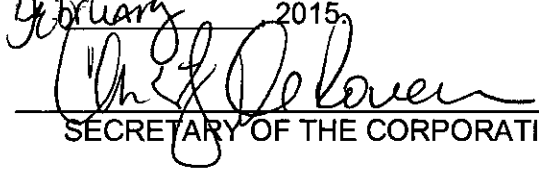
"A Closed Meeting or Executive Session Will Be Held Pursuant To the Following Sections of Chapter 551, Texas Government Code,

1. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation and/ or legal advice.
 1. Climate Controlled Containers
 2. Donshe Pottery
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
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

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

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

XI. ADJOURNMENT OF MEETING

APPROVED BY THE BOARD OF DIRECTORS ON THE 2nd DAY OF February 2015.


SECRETARY OF THE CORPORATION