

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39th Street, Port Arthur, Texas
January 13, 2015**

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, December 1, 2014. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Harold Doucet, Christy Derouen, 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

July 7, 2014
August 4, 2014

A motion was made by Richard Wycoff and seconded by Charlotte Moses to approve the above mentioned minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. **Presentations**
None

2. **Communications**
a. Chamber Event – Meet the New Port Arthur City Manager

3. **Speakers**
None

V. UNFINISHED BUSINESS

None

VI. CONSENT AGENDA ITEMS

1. To discuss a Request for Proposals for the Commercial Leasing and Property Management Services of the building at 501 Procter St.
Item was tabled.
2. To discuss a Request for Proposals for the Janitorial Services for the building at 501 Procter St.
Discussion only. RFP was presented to the Board for review.

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration a Pre-Employment Workforce Training Agreement with Lamar State College Port Arthur for CDL Class B license.
A motion was made by Carol Wommack and seconded by Charlotte Moses to approve entering into a Pre-Employment Agreement with LSCPA. The vote was unanimous. Motion carried.
2. To discuss for possible consideration cost estimates submitted by Labiche Architectural Group for the construction of a park within the Spur 93 Business Park.
Item was tabled.
3. To discuss for possible consideration a change as to the Letter of Credit issued in regard to Krinos Foods, LLC.
A motion was made by Richard Wycoff and seconded by Carol Wommack to approve the change as to the Letter of Credit issued in regard to Krinos Foods, LLC. The vote was unanimous. Motion carried.
4. To discuss for possible consideration the Board of Directors' Regular Meeting scheduled in March 2015.
A motion was made by Richard Wycoff and seconded by Carol Wommack to move the March meeting to March 9th 2015. The vote was unanimous. Motion carried.
5. To discuss for possible consideration a contribution to the Regional Economic Development Initiative (REDI).
A motion was made by Richard Wycoff and seconded by Carol Wommack to approve a contribution in the amount of \$5,000. The vote was unanimous. Motion carried.
6. To discuss for possible consideration renewal of the contract for a Houston market billboard advertisement.
A motion was made by Carol Wommack and seconded by Richard Wycoff to approve renewal of the contract for a Houston Billboard. The vote was unanimous. Motion carried.

7. To discuss for possible consideration board members' travel costs.
Item was tabled.
8. To discuss for possible consideration revoking the proposed incentive/ loan agreement with GBM Manufacturing.
A motion was made by Carol Wommack and seconded by Richard Wycoff to approve revoking the proposed agreement with GBM Manufacturing. The vote was unanimous. Motion carried.
9. To discuss for possible consideration tenant participation and tenant square foot rental costs for the property at 501 Procter St.
Item was taken into Executive Session for discussion.

VIII. REPORTS

1. Marketing & Business Recruitment
2. Employment & Training
3. Business Operations, Retention and Expansion
4. Financial
5. CEO's Report
 - a. Annual MLK Brunch

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. Donshe Pottery
 - b. Climate Controlled Containers
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.
 - a. Sterling Shipyard

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

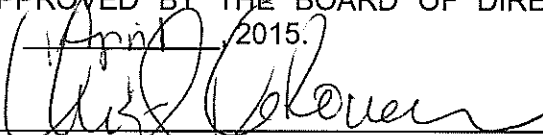
The Board retired to executive session and reconvened.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

APPROVED BY THE BOARD OF DIRECTORS ON THE 6th DAY OF April, 2015.



SECRETARY OF THE CORPORATION