

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
501 Procter St., Ste. 100 Port Arthur, Texas
August 3, 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, August 3, 2015. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Harold Doucet, Eli Roberts, Langston Adams, Richard Wycoff, Warren Pena, Pat Holmes, Charlotte Moses, and Carol Wommack

The invocation was given by Carol Wommack.

The Pledge of Allegiance followed the Invocation

III. MINUTES

June 1, 2015

July 6, 2015

A motion was made by Carol Wommack and seconded by Harold Doucet to approve the above mentioned minutes with the following corrections being made to the July 6, 2015 minutes:

Charlotte Moses and Langston Adams were not in attendance, Carol Wommack gave the invocation rather than Charlotte Moses.

The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

- a. PAEDC Employment and Training Program
 - a) Pre-Employment
 - b) On-The-Job Training
 - c) Workforce Training
- Presentation given by Krystle V. Muller**

New Board Members were introduced: Warren Pena and Eli Roberts

2. Communications

- a. Small Business Development Center – Annual Small Business Awards Banquet

A motion was made by Carol Wommack and seconded by Charlotte Moses to approve sponsorship of the awards banquet at the \$300 level. The vote was unanimous. Motion carried.

3. Speakers

None

V. UNFINISHED BUSINESS

1. To discuss for possible consideration allocating the Entertainment Proposition funds for fiscal year 2014 – 2015 to the City of Port Arthur for improvements to People’s Park in an amount not to exceed \$400,000.00.
2. To discuss for possible consideration the installation of a Projection Screen for the Exterior East Wall of the 501 Procter Street building.

A motion was made by Carol Wommack and seconded by Charlotte Moses to table Unfinished Business Items 1 and 2 until after executive session. The vote was unanimous. Motion carried.

Following executive session, a motion was made and seconded to approve allocation of \$400,000 to the City of Port Arthur for improvements to People’s Park. The vote was unanimous. Motion carried.

Following executive session, a motion was made and seconded to approve the installation of a projection screen on the exterior of the East wall of the building at 501 Procter St. The vote was unanimous. Motion carried.

3. Discussion on the economic incentive agreement between Port Arthur Economic Development Corporation and Ryze Renewables Port Arthur, LLC.
Item taken into executive session.
4. To discuss for possible consideration approval of a Pre-Employment Training Agreement with DexTex Industrial Services.
Item removed. Company withdrew their application.

VI. CONSENT AGENDA ITEMS

None

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration the third and final renewal of the Life Skills Training Agreement with Jireh World Church and Outreach Ministries, in an amount not to exceed \$125,000 for fiscal year 2015 -2016.
A motion was made by Richard Wycoff and seconded by Harold Doucet to approve a third and final renewal of the Life Skills Training Agreement with Jireh World Church and Outreach Ministries. The vote was unanimous. Motion carried.
2. To discuss for possible consideration entering into a professional services agreement with Haddon + Cowan Architects Collaborative for tenant improvements on the third floor of the 501 Procter St. building.
A motion was made by Richard Wycoff and seconded by Harold Doucet to approve entering into a Professional Services Agreement with Haddon + Cowan Architects Collaborative. The vote was unanimous. Motion carried.
3. To discuss for possible consideration approval of an Operation Downtown Improvement Program Application for property located at 600 Austin Ave. Port Arthur, Texas.
A motion was made by Langston Adams to deny the Operation Downtown Application. The motion was not seconded. Motion failed. A motion was made by Harold Doucet and seconded by Richard Wycoff to table this item until staff can fully assess the application. The vote was unanimous. Motion carried.
4. To discuss for possible consideration approval of an Operation Downtown Improvement Program Application for property located at 648 East 6th Street, Port Arthur, Texas.
A motion was made by Harold Doucet and seconded by Eli Roberts to table this item until staff can fully assess the application. The vote was unanimous. Motion carried.

VIII. REPORTS

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

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.
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. **Property adjacent to 501 Procter St.**
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. **EDC Chief Executive Officer Performance Evaluation**
 - b. **EDC FY 2015-2016 Staffing**
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. **Ryze Renewables Port Arthur, LLC.**

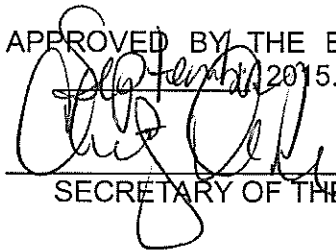
The Items in Executive Session May Be Discussed and Acted On In Open Session.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

1. A motion was made by Harold Doucet and seconded by Richard Wycoff to reschedule the September meeting to September 14th due to the Labor Day Holiday. The vote was unanimous. Motion carried.

XI. ADJOURNMENT OF MEETING

APPROVED BY THE BOARD OF DIRECTORS ON THE 14th DAY OF September 2015.



SECRETARY OF THE CORPORATION