

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
501 Procter St., Ste. 100 Port Arthur, Texas
November 2, 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, November 2, 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, Christy Derouen, Richard Wycoff, Warren Pena, Pat Holmes, and Ingrid West Holmes

The invocation was given by Ingrid West Holmes.

The Pledge of Allegiance followed the Invocation

III. MINUTES

October 5, 2015

A motion was made by Harold Doucet and seconded by Ingrid West Holmes to approve the above mentioned minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

None

3. Speakers

None

V. UNFINISHED BUSINESS

1. To discuss for possible consideration entering into an agreement with Lamar State College Port Arthur for PAEDC to payback any cost associated with non-performances of a Skills Development Grant with the State of Texas.

A motion was made by Harold Doucet and seconded by Richard Wycoff to approve entering into an agreement with Lamar State College Port Arthur in an amount not to exceed \$300,000.00. The vote was unanimous. Motion carried.

VI. CONSENT AGENDA ITEMS

1. To discuss CEO proposed recommended propositions for City Council approval for the May 2016 election.

a. Streets Maintenance

b. Affordable Housing

Discussion only. No action taken.

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration extending the timeline for the Operation Downtown Agreement with Annie Mae Stevenson.

A motion was made by Harold Doucet and seconded by Warren Pena to approve the Operation Downtown Agreement with Annie Mae Stephenson for an additional 120 days. The vote was unanimous. Motion carried.

2. To discuss for possible consideration a Right of Entry Agreement with Williams Olefins Feedstock Pipelines, LLC to perform a land survey on EDC property at the Spur 93 Business Park.

A motion was made by Richard Wycoff and seconded by Harold Doucet to approve a Right of Entry Agreement with Williams Olefins Feedstock Pipelines, LLC. The vote was unanimous. Motion carried.

3. To discuss for possible consideration purchase of 141.2 Acre tract on Jade Avenue north of FM 365 at Market Value as appraised by Cook and Associates, Inc.

Item taken into executive session. Negotiations still going on. No action taken.

4. To discuss for possible consideration approval of a budget adjustment for FY 2015 – 2016.

A motion was made by Harold Doucet and seconded by Ingrid West Holmes to approve the budget adjustment as presented. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Marketing & Business Recruitment
Report given by Ranoda McClain-Lee
2. Employment & Training
Report given by Krystle Muller
3. Business Operations, Retention and Expansion
Report given by Krystle Muller
4. Financial
Financials were previously discussed during Non-Consent Item 4
5. CEO's Report
Report given by Floyd Batiste

The Board retired to Executive Session at 7:34 p.m. and reconvened at 8:01 p.m.

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.
 - c. **Adjacent property to Spur 93 Business Park**
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. **EDC Chief Executive Officer Performance Evaluation**
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. **Lamar State College – Port Arthur Student Housing**
 - b. **Ryze Renewables Port Arthur, LLC.**

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

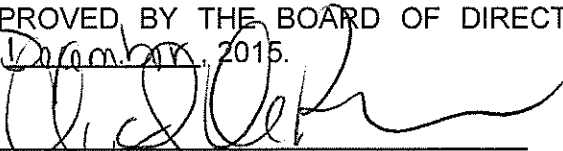
X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:06 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 7th DAY OF
December, 2015.



SECRETARY OF THE CORPORATION