

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
501 Procter St., Ste. 100 Port Arthur, Texas
March 7, 2016**

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, March 7, 2016. The meeting was called to order at 6:03 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Langston Adams, Richard Wycoff, Warren Pena, Pat Holmes, and Carol Wommack

The invocation was given by Carol Wommack.

The Pledge of Allegiance followed the Invocation

III. MINUTES

February 1, 2016

A motion was made by Warren Pena and seconded by Richard Wycoff to approve the minutes of February 1, 2016. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

- a. Riceland Farms, Inc. – Meat Processing Facility
Mr. Hani Tohme came before the Board to give a presentation on the operations of a possible meat processing facility that Riceland Farms is considering opening in Port Arthur

2. Communications

- a. Memorial High School Class of 2016 Project Graduation
Funding request does not qualify for PAEDC funding
- b. Greater Port Arthur Chamber of Commerce Resolutions
Communication only
- c. Golden Triangle Days in Austin
A motion was made by Carol Wommack and seconded by Pat Holmes to approve sponsorship of Golden Triangle Days in

Austin as a Tote Bag Sponsor in the amount of \$1,000. The vote was unanimous. Motion carried.

3. **Speakers**

1. Nick Lampson – Spoke in support of the proposed meat processing facility
2. Darrell Hulin – Spoke in opposition of the proposed meat processing facility
3. Igalious Mills – Spoke in opposition of the proposed meat processing facility
4. Kenneth Keys – Spoke in opposition of the proposed meat processing facility
5. Molly Villarreal – Spoke in opposition of the proposed meat processing facility

V. UNFINISHED BUSINESS

None

VI. CONSENT AGENDA ITEMS

None

VII. NON CONSENT AGENDA ITEMS

1. To discuss and reconsider award of a bid for the construction of a recreational area inside the Spur 93 Business Park. (Staff)
A motion was made by Richard Wycoff and seconded by Warren Pena to approve the award of a bid to Bruce's General Construction. The vote was unanimous. Motion carried.
2. To discuss for possible consideration an annual contribution to the Regional Economic Development Initiative. (Staff)
A motion was made by Carol Wommack and seconded by Pat Holmes to approve a contribution in the amount of \$7,500 to the Regional Economic Development Initiative. The vote was unanimous. Motion carried.
3. To discuss for possible consideration advertising a bid request for the grass maintenance at the Hwy. 73 Business Park. (Staff)
A motion was made by Richard Wycoff and seconded by Carol Wommack to approve the advertisement of a bid request. The vote was unanimous. Motion carried.
4. To discuss for possible consideration renewal of the Property Management Agreement with Hayes Real Estate for an additional one year period. (Staff)
A motion was made by Carol Wommack and seconded by Richard Wycoff to approve the renewal of a Property Management Agreement with Hayes Real Estate. The vote was unanimous. Motion carried.

5. To discuss for possible consideration establishing a price per acre for the newly acquired property along Jade Avenue. (Staff)
A motion was made by Richard Wycoff and seconded by Warren Pena to approve establishing a price of \$35,187.83 per acre for the newly acquired property along Jade Avenue. The vote was unanimous. Motion carried.

6. To discuss and review Business Park Restrictive Covenants to overlay to Jade Avenue property. (EDC Attorney)
A motion was made by Warren Pena and seconded by Richard Wycoff to establish a committee to review and establish restrictive covenants to overlay the Jade Avenue property. Carl Wommack left the meeting resulting in the loss of a quorum. Motion was not voted on. Motion failed.

Meeting adjourned due to the loss of a quorum.

7. To discuss and review zoning and other land use restrictions as to Jade Avenue property. (EDC Attorney)

8. Report on letter to Business Park Tenants for possible meat processing facility to be located on Jade Avenue. (Staff)

9. Report on Texas Historical Tax Credits for 501 Procter. (EDC Attorney)

VIII. REPORTS

1. Marketing & Business Recruitment Report
2. Operational Report
3. Financial Report
4. 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. Value of Land adjacent to Spur 93 Business Park
 - b. AAY Associates
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.

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 11th DAY OF April 2016.


SECRETARY OF THE CORPORATION