

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL MEETING
501 Procter St., Ste. 100 Port Arthur, Texas
April 11, 2016**

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation met in a Special Meeting on Monday, April 11, 2016. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, Eli Roberts, Langston Adams, Warren Pena, Pat Holmes, and Ingrid West Holmes

The invocation was given by Langston Adams.

The Pledge of Allegiance followed the Invocation

III. MINUTES

February 15, 2016 Special Meeting
March 7, 2016 Regular Meeting
March 28, 2016 Special Meeting

A motion was made by Eli Roberts and seconded by Pat Holmes to approve the above mentioned minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. **Presentations**

None

2. **Communications**

- a. Port Arthur Convention & Visitors Bureau – Elite Redfish Series Tournament

A motion was made by Pat Holmes and seconded by Eli Roberts to approve sponsorship of the Elite Redfish Series Tournament in the amount of \$1,207.50. The vote was unanimous. Motion carried.

- b. Greater Port Arthur Chamber of Commerce – Membership Luncheon
A motion was made by Pat Holmes and seconded by Eli Roberts to approve sponsorship of the event in the amount of \$300.00. The vote was unanimous. Motion carried.

- c. Germer PLLC – 501 Procter Street, Inc. Historical Tax Credits
A report was given by Kate Leverett as an update to the Historical Tax Credits.

3. **Speakers**

1. **Warren Fields** – Appreciation to Board for recent actions regarding proposed slaughterhouse.
2. **Eddie Fowler** – Appreciation to Board for recent actions regarding proposed slaughterhouse.
3. **Norma Hutcheson** – Appreciation to Langston Adams and other Board Members for recent actions regarding proposed slaughterhouse.
4. **Linda Allen** – Request that Board refuse proposed slaughterhouse in the Spur 93 Port Arthur Business Park
5. **MaryAnn Licatino** – Appreciation to Board for recent actions regarding slaughterhouse and request that wording in restricted uses within the Business Park Covenants and Restrictions be corrected so it passed by Council.
6. **Kenneth Barker** – Opposition to slaughterhouse
7. **Karen Arlidge** – Opposition to slaughterhouse
8. **Rife Kimler** – Opposition to slaughterhouse

V. **UNFINISHED BUSINESS**

None

VI. **CONSENT AGENDA ITEMS**

None

VII. **NON CONSENT AGENDA ITEMS**

1. Discuss and consider placing limitations on CEO spending of EDC funds without the express approval of the Board. Including but not limited to the incurring of obligations by means of purchase cards, checks or contractual obligations. (Board Member Langston Adams)
A motion was made by Pat Holmes and seconded by Eli Roberts to table this item until a committee is appointed to address the matter. The vote was unanimous. Motion carried.
2. Discuss and consider adding to the covenants and restrictions of the Port Arthur Business Park the following with the express consent of all existing occupants of such park. "Specifically prohibited uses include slaughterhouses or meat processing plants and facilities ancillary to such business operations." (Board Member Langston Adams)
A motion was made by Langston Adams and seconded by Pat Holmes to approve an amendment to the covenants and restrictions of the Spur 93 Business Park to include the following under prohibited uses: "Specifically prohibited uses include slaughterhouses or meat packing plants". The vote was unanimous. Motion carried.

3. Discuss and consider responding to the January 4, 2016 correspondence from Golden Triangle Engineers indicating that Port Arthur EDC has decided not to sell Riceland Farms land in either its Port Arthur Spur 93 Business Park or the Jade Ave. Business Park for a meat processing plant. (Board Member Langston Adams)

A motion was made by Langston Adams and seconded by Pat Holmes to prepare and send a letter to Riceland Farms indicating that the PAEDC will not sell any property out of the Spur 93 Business Park or the Jade Avenue Business Park for meat processing facilities.

The vote was 2-4. Motion failed.

Ayes

**Langston Adams
Pat Holmes**

Noes

**Darrell Anderson
Eli Roberts
Warren Pena
Ingrid West Holmes**

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. **AAV 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.

The Board retired to Executive Session at 7:25 p.m. and reconvened at 8:56 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

- 1. The Board requested that the Attorney prepare Governing Policies to review at the next meeting.**

XI. ADJOURNMENT OF MEETING

Meeting adjourned at 8:59 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 2nd DAY OF
May, 2016.



SECRETARY OF THE CORPORATION