

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
501 Procter St., Ste. 100 Port Arthur, Texas
May 2, 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, May 2, 2016. The meeting was called to order at 6:04 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, Christy Derouen, Langston Adams, Richard Wycoff, Warren Pena, Dallas Smith, and Ingrid West Holmes

The invocation was given by Darrell Anderson.

The Pledge of Allegiance followed the Invocation

III. MINUTES

April 11, 2016 Special Meeting
April 18, 2016 Special Meeting

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

IV. PETITIONS & COMMUNICATIONS

1. **Presentations**

- a. Southeast Texas Council on Alcohol & Drug Abuse – Ales Flood
Mrs. Flood came before the Board to give information on the Coalition.

2. **Communications**

None

3. **Speakers**

None

V. UNFINISHED BUSINESS

1. To discuss for possible consideration the Economic Incentive Agreement with Gulf Coast Manufacturing, Inc.
Update given by staff. No action taken.
2. 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 Langston Adams and seconded by Darrell Anderson to table this item. The vote was unanimous. Motion carried.

VI. CONSENT AGENDA ITEMS

None

VII. NON CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving the close out of the Incentive Agreement with MPW Water Services.
A motion was made by Richard Wycoff and seconded by Darrell Anderson to approve the close out of the Agreement with MPW Industrial Water Services. The vote was unanimous. Motion carried.
2. To discuss for possible consideration ratification of City approved Covenants and Restrictions for Jade Avenue Business Park and authorize filing in Official Public Records of Jefferson County.
A motion was made by Richard Wycoff and seconded by Langston Adams to approve ratification of City approved Covenants and Restrictions for Jade Avenue Business Park and filing in official public records of Jefferson County. The vote was unanimous. Motion carried.
3. To discuss for possible consideration submitting a letter to the Spur 93 Business Park tenants notifying of amendment of Restrictive Covenants as to prohibited uses and notifying that Restrictive Covenants shall be filed if no objection from Park tenants.
A motion was made by Richard Wycoff and seconded by Warren Pena to approve submitting a letter to the Spur 93 Business Park tenants giving a thirty day response time. The vote was unanimous. Motion carried.
4. Status Report on Jade Avenue re-plat/ re-zoning applications with City Planning and Zoning Commission.
Attorney Guy Goodson informed the Board that the applications will go before the Commission on May 16th. Update only, no action taken.

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.
 - a. **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.
 - 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 7:04 p.m. and reconvened at 7:40 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

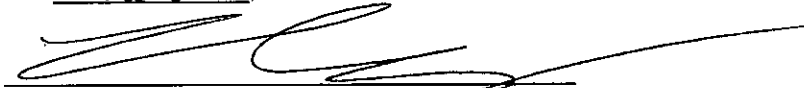
1. **Board Member, Richard Wycoff suggested a Community Marketing Committee be formed to address the disconnect of information between the PAEDC and the citizens.**

Chairman Holmes appointed herself, Dallas Smith, and Darrell Anderson to the committee.

XI. ADJOURNMENT OF MEETING

A motion was made by Richard Wycoff and seconded by Darrell Anderson to adjourn the meeting. The vote was unanimous. Meeting adjourned at 7:46 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 6th DAY OF June, 2016.



SECRETARY OF THE CORPORATION