

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
501 Procter Street, Ste. 100 • Port Arthur, Texas 77640
July 5, 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 Tuesday, July 5, 2016. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Christy Derouen, Ingrid West Holmes, Eli Roberts, Dallas Smith, Carol Wommack and Richard Wycoff.

The invocation was given by Carol Wommack.

The Pledge of Allegiance followed the Invocation.

III. MINUTES

None

IV. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

Triangle Days in Austin – CEO advised board members to notify PAEDC staff prior to November 7, 2016 of their intent to attend this function.

3. Speakers (limited 3 min. ea.)

None

V. UNFINISHED BUSINESS

None

VI. CONSENT AGENDA ITEMS

None

VI. NON-CONSENT AGENDA ITEMS

1. Discuss for possible consideration approval of Draw Request No. 2 for Seahawk Landing Student Housing Project.

A motion was made to by Carol Wommack and seconded by Eli Roberts to approve the Draw Request No. 2 for Seahawk Landing Student Housing Project. The vote was unanimous. Motion carried.

2. To discuss for possible consideration entering into a Market Consulting Agreement with Target Industry Prospects at a cost not to exceed \$15,000.
A motion was made by Carol Wommack and seconded by Eli Roberts to enter into a Market Consulting Agreement with Target Industry Prospects at a cost not to exceed \$15,000 with the contingency to follow-up with the references this company has provided. Motion carried.
3. To discuss for possible consideration renewal of agreement with Four Alarm Productions for EDC Billboard in the Louisiana Market at an annual cost not to exceed \$11,370.00.
A motion was made by Richard Wycoff and seconded by Eli Roberts to approve the renewal of the agreement with Four Alarm Productions for EDC Billboard in the Louisiana Market at an annual cost not to exceed \$11,370.00. The vote was unanimous. Motion carried.
4. To review updated construction costs for buildout of third floor space and common area restrooms
No action taken. Discussion only.
5. To review requests submitted from the Port of Port Arthur and Reata Fuels Marketing Company for purchase of EDC lands on or near Rev. Ransom Howard Street
No action taken. Discussion only.
6. To discuss for possible consideration engaging appraisal or real estate services to establish value of EDC land on or adjacent to Rev. Ransom Howard Street
A motion was made by Carol Wommack and seconded by Richard Wycoff to approve engaging an appraisal or real estate service to establish value of the EDC land on or adjacent Rev. Ransom Howard Street; to include value of property, secure title status; consult with City of Port Arthur, and consult with the Port of Port Arthur as to their proposed use of the real estate. The vote was unanimous. Motion carried.
7. To discuss for possible consideration possible employment of a Security Officer for 501 Procter.
A motion was made by Richard Wycoff and seconded by Eli Roberts to approve the employment of a Security Officer for 501 Procter. The vote was 3 to 3. Motion failed. The board was in agreement that there is a definite need for security at 501 Procter Street. The board suggest an assessment be made as to what is the best means of security for 501 Procter Street.

Ayes

Eli Roberts
Richard Wycoff
Christy Derouen

Noes

Ingrid West Holmes
Dallas Smith
Carol Wommack voted no.

8. To reconsider purchase of property in Highway 73 Business Park by Strong Tower Ministries

Item was taken into Executive Session.

Following Executive Session, a motion was made by Eli Roberts and seconded by Carol Wommack to rescind the offer to Strong Tower Ministries for the purchase of property in the Highway 73 Business Park. The vote was unanimous. Motion carried.

9. To discuss for possible consideration engaging appraisal or other services to establish market price per square foot for land at Highway 73 Business Park.

Item was taken into Executive Session.

A motion was made by Eli Roberts and seconded by Dallas Smith to engage in the appraisal of the land at the Highway 73 Business Park. The vote was unanimous. Motion Carried.

REPORTS

1. Marketing & Business Recruitment Report
2. Operational Report
3. Financial Report
4. CEO's Report

VIII. 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. AAY Associates
 - b. Strong Tower Ministries
- 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 7:20 p.m. and reconvened at 7:48 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting adjourned at 7:58 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 1st DAY OF
August, 2016.



SECRETARY OF THE CORPORATION