

RESOLUTION NO. 07-065

**A RESOLUTION AS IT PERTAINS TO USE OF CITY OF
PORT ARTHUR SECTION 4A ECONOMIC
DEVELOPMENT CORPORATION FUNDS FOR PARKS
AND RECREATION AS AUTHORIZED BY PROPOSITION
8 IN THE MAY 2006 ELECTION (ACCOUNT NO. 120-1429-
582.59-05 FY06)**

WHEREAS, the citizens of Port Arthur approved Proposition 8 in the May 2006 election which allows for \$250,000 of funds from the City of Port Arthur Section 4A Economic Development Corporation ("PAEDC") to be used for amateur sports and athletic purposes and events, including ball parks, soccer fields, football fields and related concessions and facilities, and

WHEREAS, a plan for use of said funds was presented by the City of Port Arthur to the Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation on July 12, 2006; and

WHEREAS, the PAEDC Board of Directors approved the plan attached as Exhibit "A" in the amount up to \$250,000 as noted in their minutes attached hereto as Exhibit "B"; and

WHEREAS, said plan included \$250,000 to be used as a match for a Texas Parks and Wildlife Department Grant.

**WHEREAS, NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF PORT ARTHUR:**

Section 1. That the facts and opinions in the preamble are true and correct.

Section 2. That the plan submitted by the City of Port Arthur Parks and Recreation Department and as delineated in Exhibit "A" is approved for use of PAEDC funds up to \$250,000.

Section 3. That a copy of the caption be spread upon the Minutes of the City Council.

READ, ADOPTED, AND APPROVED, this 13th day of Feb. 2007,
AD, at a Regular Meeting of the City Council of the City of Port Arthur, Texas by the following
vote:

AYES: Mayor: Pro Tem Prince;

Councilmembers: Lewis, Barker, Denderson,
Blood, Williamson and Sinegal.

NOES: Councilmember Beard.

Deloris Prince

MAYOR PRO TEM PRINCE

ATTEST:

Evangeline "Van" Green
Evangeline "Van" Green, City Secretary

APPROVED AS TO FORM:

Mark Sokolow
Mark Sokolow, City Attorney

APPROVED FOR ADMINISTRATION:

Steve Fitzgibbons
Steve Fitzgibbons, City Manager

APPROVED AS TO THE AVAILABILITY OF FUNDS:

Rebecca Underhill
Rebecca Underhill, Director of Finance

EXHIBIT "A"

A Project Briefing

for

The City of Port Arthur City Council

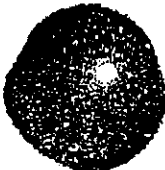
and

The Port Arthur Economic Development Corporation

By

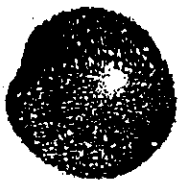
The City of Port Arthur

Parks and Recreation Department



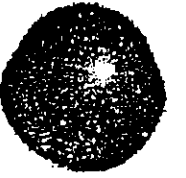
Administrative Structure

- ✿ Stephen B. Fitzgibbons, City Manager
- ✿ Harvey L. Robinson, Ass't City Manager
 - ✿ Dr. Albert T. Thigpen, Interim Dir. Parks and Recreation
 - ✿ Thaddeus Sanders, Recreation Coordinator
 - ✿ Cheryl Gibbs, Administrative Assistant
 - ✿ Harriet Collins, Parks Maintenance Supervisor
 - ✿ Don Sostant, Maintenance Crew Supervisor



Mission Statement

✦ To Make Port Arthur the
Best Place to Live, Work, and
Play...by Optimizing
Resources for Recreational
Programming



GameTime, Inc.

Hurricane Relief Grant

Qty	Description	MFG List Price	Hurricane Relief Grant Price
5	Slidetopia PowerScape + Play Units	\$ 144,230.00	\$ 72,115.00
1	Crescent Loop PowerScape + Play Unit	\$ 33,515.00	\$ 16,757.00
1	Community Center PowerScape + Play Unit	\$ 39,572.00	\$ 19,786.00
	Freight	\$ 11,612.71	\$ 11,612.71
	Installation [all parks]	\$ 53,664.00	\$ 53,664.00

Standard Total Project Cost Grant Total Project Cost
\$ 282,593.71 \$ 173,935.21

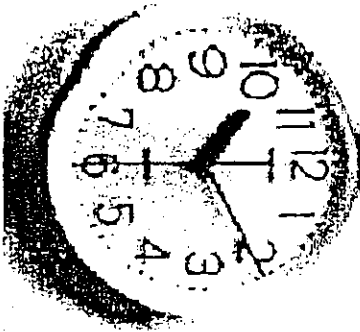
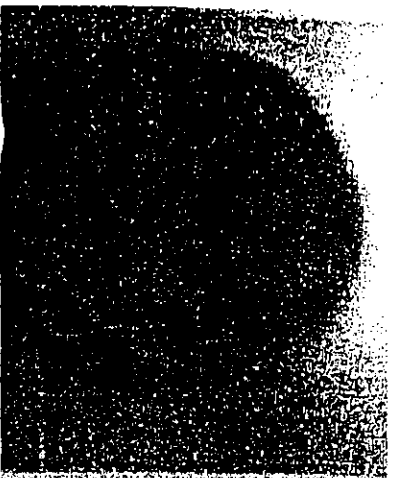
Background

✧ THE CITY OF PORT ARTHUR IS A FULL SERVICE CITY SITUATED ON THE GULF COAST OF TEXAS. IT HAS A POPULATION OF APPROXIMATELY 60,000 OF MULTI-ETHNIC MIXTURE.

✧ THE PARKS AND RECREATION DEPARTMENT IS ONE OF SEVERAL ADMINISTRATIVE DEPARTMENTS UNDER THE CITY MANAGER'S DIRECTION. IT HAS PRIMARY RESPONSIBILITY FOR OVERSEEING MAINTENANCE OF OVER 500 MILES OF RIGHT-OF-WAY AND 33 PARKS/FACILITIES. ADDITIONALLY, THE DEPARTMENT FACILITATES, OR ACTIVELY HANDLES, A NUMBER OF SPECIAL EVENTS AND PROJECTS THROUGHOUT THE YEAR.

KEY PLANNING PRINCIPLES

- Comprehensive
 - Chronologically
 - Categorically
 - Geographically
- Longitudinal
 - Short term
 - Mid-range
 - Long range
- Fiscally and Socially Valid
 - Operates within anticipated funding
 - Dynamic qualities for a changing population





Project Prospects – Cost Estimates

** Short term: Those projects on which work can begin and/or be completed in the next 30 to 120 days

** Mid-Range: Those projects on which work can begin, or which may be submitted for matching funding, within the next 180 days

** Long Range: Those projects which will require planning and/or on which can not begin before 180 days

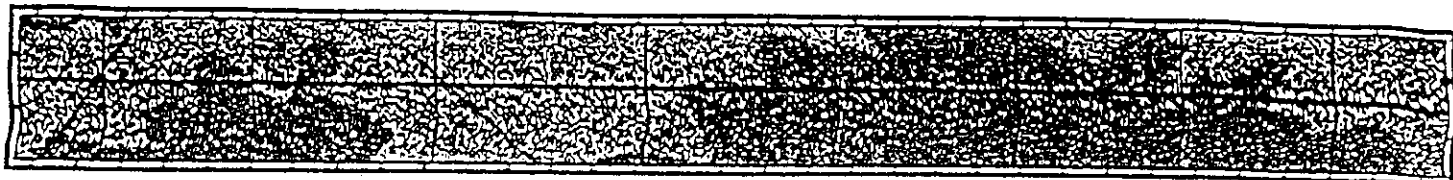
Project Prospectus — Cost Estimates

** SHORT TERM:

— Adams Park	
• O' Neal Field	
• Senior Field	
• Gibson Field	
• Pop Warner Football Field	
• Church Field	
• Open Field	
— SCOREBOARDS	
— Landscaping	
» Estimated Cost	\$ 90,000
— Barbara Jacket Park	
• Large Field	
— Lighting	\$ 30,000
— Parking Lot	\$ 25,000
— Landscaping	\$ 10,000
— Dugout Renovation	\$ 5,000
• Small Field	
— Lighting	\$ 50,000

Project Prospectus - Cost Estimates

- County Park	
• Miguez Field	
- Scoreboard	\$ 10,000
• Girl's Softball Field	
- Scoreboard	
- Landscaping	\$ 15,000
- Eagle Park	
• Eagles Field	
- Scoreboard	
- Landscaping	\$ 15,000
	<u>\$ 15,000</u>
	\$250,000
<u>ALTERNATE</u>	
- Rose Hill Park	
• Softball Field	
- Parking Lot Renovation	
- Backstop Repair	\$ 30,000



Project Prospects – Cost Estimates

** Mid-Range

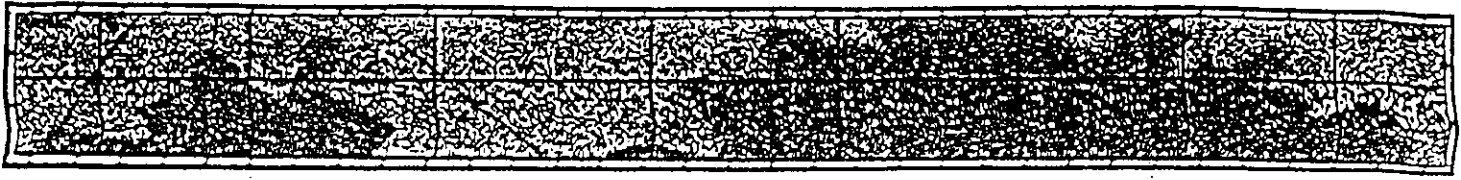
– Application to the Texas Parks and Wildlife Department for an Outdoor Recreation Grant in the amount of \$ 400,000 for a minimum total project cost of \$ 800 ,000.

- Grant Match \$ 250,000 Prop. 8 Funds
- Grant Match \$ 150,000 In-Kind/City/

Other Funds

\$ 800,000 Total (minimum)

- ▶ Upgrades to Soccer Field
- ▶ Upgrades to Cricket Field



Project Prospects – Cost Estimates

✧ LONG RANGE:

- A quadri- or quinti-field softball field complex at Adams Park. The complex would consist at a minimum of the following:
 - Four or Five State of the art softball fields to include lighting, irrigation systems, covered stands, and dugouts
 - Centralized fixed concession and restroom facility
 - Appropriate parking
 - Appropriate ingress and egress into the complex
- Early Cost (Engineering Ballpark) Estimates: \$ 3.5 Million

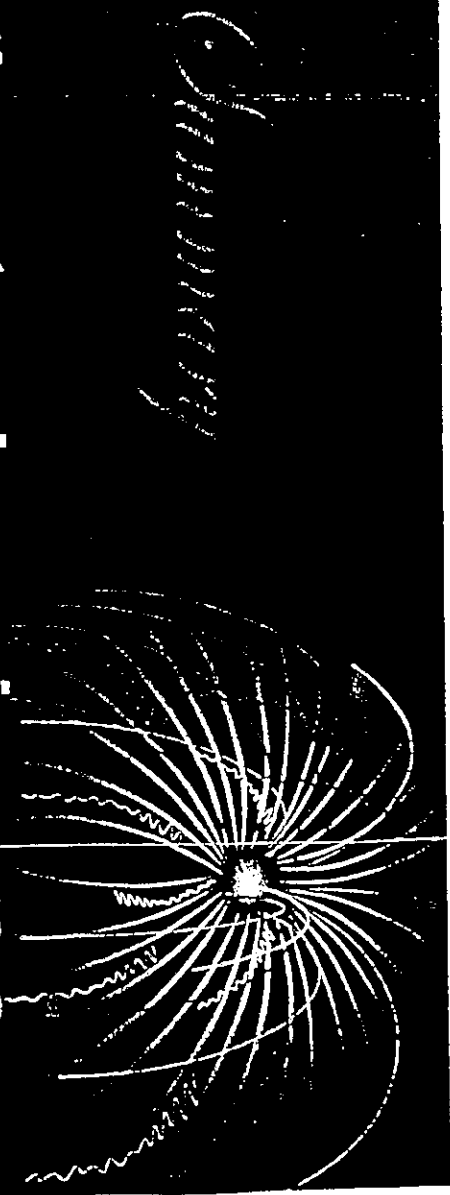
Proposition 8 - the voters have given us a unique tool with which to have a positive impact on the "quality of life" for citizens and visitors.

The planning construct employed will achieve the positive "quality of life" impact in the short, mid, and long range time periods for citizens and visitors.

Consistent, adherence and application, to the planning construct and plan will optimize available resources.

The end result -

"Better Quality of Life"



From
The
New

Market

EXHIBIT "B"

MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING
4173 39th Street, Port Arthur, Texas
July 12, 2006

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation met in a Regular on Wednesday, July 12, 2006. The meeting was called to order at 5:33 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present: Richard Wycoff, Keith Daws, Linda Spears, Eli Roberts, and Kerry Thomas.

The Invocation was given by Linda Spears.

The Pledge of Allegiance followed the invocation.

III. MINUTES

1. June 28, 2006

A motion was made by Richard Wycoff and seconded by Keith Daws to approve the minutes for June 28, 2006 with the changes made by Keith Daws. The motion was unanimous.

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

1. K Strategies Group, LLC

Katrina Keys presented the Port Arthur Business Development Program.

2. SALM Investment, Dr. Ally

The presentation was given by Dr. Ally regarding the purchase of 15 acres of land in the Spur 93 Business Park.

3. Entergy

The presentation was given by Don Pumphrey, Customer Service Manager, and Karen Boudier, Research Manager, of Entergy's Economic Development. The following items were discussed:

1. *The Entergy Economic Development was introduced.*
 - a. *Recruiting Karl Segura*
 - b. *Tradeshaw-Rick Hatcher*
 - c. *Community Development-Carolyn Motl*
 - d. *Research-Karen Boudier*

2. **Business Retention and Expansion
Economic Analysis-\$3,500**

Entergy explained the E-Synchronist program and expressed their interest of the Port Arthur Economic Development Corporation's participation. The Economic Impact Analysis program was also explained.

4. **City of Port Arthur Demolition Dept., Lawrence Baker**

Lawrence Baker, Director of Community Services, for the City of Port Arthur, explained the historical points of demolition. He also discussed the strategy for clearing out dilapidated structures.

5. **City of Port Arthur Parks and Recreation, Dr. Thigpen**

The presentation was given by Dr. Albert Thigpen.

6. **Port Arthur Holdings, Craig Carney**

Tabled.

B. COMMUNICATIONS

None.

**AFTER PRESENTATIONS THE BOARD RETIRED TO
EXECUTIVE SESSION**

V. ACTION ITEMS

- 1. To discuss and consider the approval of a contract between the City of Port Arthur, the Port Arthur 4A Economic Development Corporation and K Strategies Group, LLC.**
- 2. To discuss and consider the approval of an Incentive Agreement for the sale of land of (15) acres in the Business Park to SALM Investment.**
- 3. To discuss and consider the approval of a request from the City of Port Arthur Demolition Department for Port Arthur 4B Funding.**
- 4. To discuss and consider the approval of a request from the City of Port Arthur Parks and Recreation for Port Arthur 4B Funding.**
- 5. To discuss and consider the approval of a contract between the Port Arthur 4A Economic Development Corporation and Panelized Systems Technology, LLC.**
- 6. To discuss and consider the approval of a contract between the Port Arthur 4A Economic Development Corporation and Camellia Plaza, L.P.**
- 7. To discuss and consider the approval of the first \$100,000.00 incentive payment to Triangle Waste Properties, LLP.**

8. To discuss and consider the approval of an invoice from Alfred (Fred) Munoz Consulting in the amount of \$2,400.00 for file server and configuration.
9. To discuss and consider the approval of the CEO's evaluation.

*****ITEMS 1-9 WERE TABLED UNTIL AFTER EXECUTIVE SESSION. *****

VI. REPORTS

1. CEO's Report was given by Floyd Batiste.
2. Financial Report for the months of April and May were given by Rebecca Underhill.
3. The Board Financial Update was tabled.

VII. EXECUTIVE SESSION

The board retired to executive session at 6:37 p.m., and reconvened at 8:45 p.m.

After Executive Session, the Board acted on the following items:

1. A motion was made by Linda Spears and seconded by Kerry Thomas to approve a contract between the City of Port Arthur, the Port Arthur Section 4A Economic Development Corporation, and K Strategies Group, LLC. The vote was unanimous.
2. A motion was made by Linda Spears and seconded by Keith Daws to approve the contract amendment to the land purchase with KCS to put the monies in escrow until the current tenant vacates the property, subject to the approval of Germer Gertz, LLP. The vote was unanimous.
3. A motion was made by Richard Wycoff and seconded by Kerry Thomas to provide a land grant to Recycling Solutions, L.L.C. for the construction and operation of a tire by-product manufacturing plant. The EDC will provide (15) acres for a cost of 40% of the fair market price, subject to an Environmental impact review. In return Recycling Solutions, L.L.C will create 109 primary jobs in 1.5 years.

FOR: Richard Wycoff, Keith Daws, Eli Roberts, and Kerry Thomas

AGAINST: Linda Spears

The motion carried

4. FACT FINDING:

When schools look respectable and well cared for to people coming into the area from outside the area, then outside businesses will be more likely to locate in Port Arthur; therefore, demolishing dilapidated buildings around the schools will promote new or expanded business enterprises that create or retain primary jobs.

A motion was made by Keith Daws and seconded by Kerry Thomas to approve funding the list of demolition projects presented by Lawrence Baker, City of Port Arthur Demolition Dept., surrounding the schools plus the Golden Steer Building on Houston Ave., up to \$250,000.00. The vote was unanimous.

5. A motion was made by Richard Wycoff and seconded by Linda Spears to approve the amateur sports park plan presented by Dr. Thigpen up to \$250,000.00. The vote was unanimous.
6. A motion was made by Richard Wycoff and seconded by Linda Spears to approve Panelized Systems Technology, LLC's contract with the following changes: job performance in 12 months and 6% interest on the conditional loan.
7. A motion was made by Kerry Thomas and seconded by Linda Spears to approve the draft of Camellia Plaza, L.P. contract with the following changes:
 - a. One of the four promised businesses must be a nationally owned or franchised hotel;
 - b. Camellia will provide a deadline for completing the hotel;
 - c. Camellia cannot assign the contract to another entity without approval of the PAEDC Board.

FOR: Linda Spears, Eli Roberts, and Kerry Thomas
AGAINST: Keith Daws and Richard Wycoff

The motion carried.

8. A motion was made by Linda Spears and seconded by Richard Wycoff to approve the first \$100,000.00 incentive payment to Triangle Waste Properties, LLP. The vote was unanimous.
9. A motion was made by Kerry Thomas and seconded by Keith Daws to approve an invoice from Alfred (Fred) Munoz Consulting in the amount of \$2,400.00 for file server and configuration. The vote was unanimous.
10. A motion was made by Linda Spears and seconded by Kerry Thomas to approve the CEO's evaluation. The vote was unanimous.


VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

1. Bylaws; and
2. Stephanie Dugan's next visit to EDC.

IX. ADJOURNMENT OF MEETING

A motion was made to adjourn the meeting by Kerry Thomas and seconded by Richard Wycoff. It was adopted unanimously. The meeting was adjourned at 9:13 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 23rd DAY OF
August, 2006.


SECRETARY OF THE CORPORATION