

RESOLUTION NO. 12043

**A RESOLUTION AS IT PERTAINS TO THE VALUE OF
LAND IN THE CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION BUSINESS
PARK LOCATED AT 9555 W. PORT ARTHUR ROAD**

WHEREAS, the City of Port Arthur Section 4A Economic Development Corporation (the "PAEDC") has undertaken an analysis of the value of land in the PAEDC Business Park (the "Business Park"), located at 9555 W. Port Arthur Road; and

WHEREAS, the Business Park consists of 302 acres with 163.4 considered available for sale (not dedicated to street, drainage, rights-of-way, detention ponds, utility easements, lift stations or other restrictions); and

WHEREAS, the PAEDC Board of Directors has found that additional costs shall be incurred unrelated to operation and maintenance of the Business Park; and

WHEREAS, an analysis of costs for projected new road construction in the Business Park was conducted and a project cost of \$1,407,053 was determined; and

WHEREAS, the PAEDC Board of Directors at its January 10, 2012 meeting voted on and approved the recommendation of the Chief Executive Officer establish a sales price of \$52,500 per acre, as delineated in the attached hereto as **Exhibit "A"**.

**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 City of Port Arthur City Council approves the sales price per acre for acreage in the Spur 93 Business Park as \$52,500 per acre.

Section 3. That a copy of this Resolution shall be spread upon the Minutes of the City Council.

READ, ADOPTED AND APPROVED on this 25th day of Jan A.D., 2012,
at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:

AYES:

Mayor Prince; Mayor Pro Tem Asuait;
Councilmembers Scott, Segler, Albright, Beard,
Williamson, Gremm and
Thomas.

NOES: None.

Deloris Prince
Deloris "Bobbie" Prince, Mayor

ATTEST:

Sherr Bellard
Sherr Bellard, City Secretary

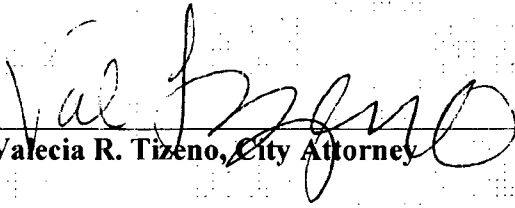
APPROVED:

Floyd Batiste
Floyd Batiste, PAEDC CEO

APPROVED AS TO FORM:

Guy N. Goodson
Guy N. Goodson, PAEDC Attorney

APPROVED AS TO FORM:



Valecia R. Tizeno, City Attorney

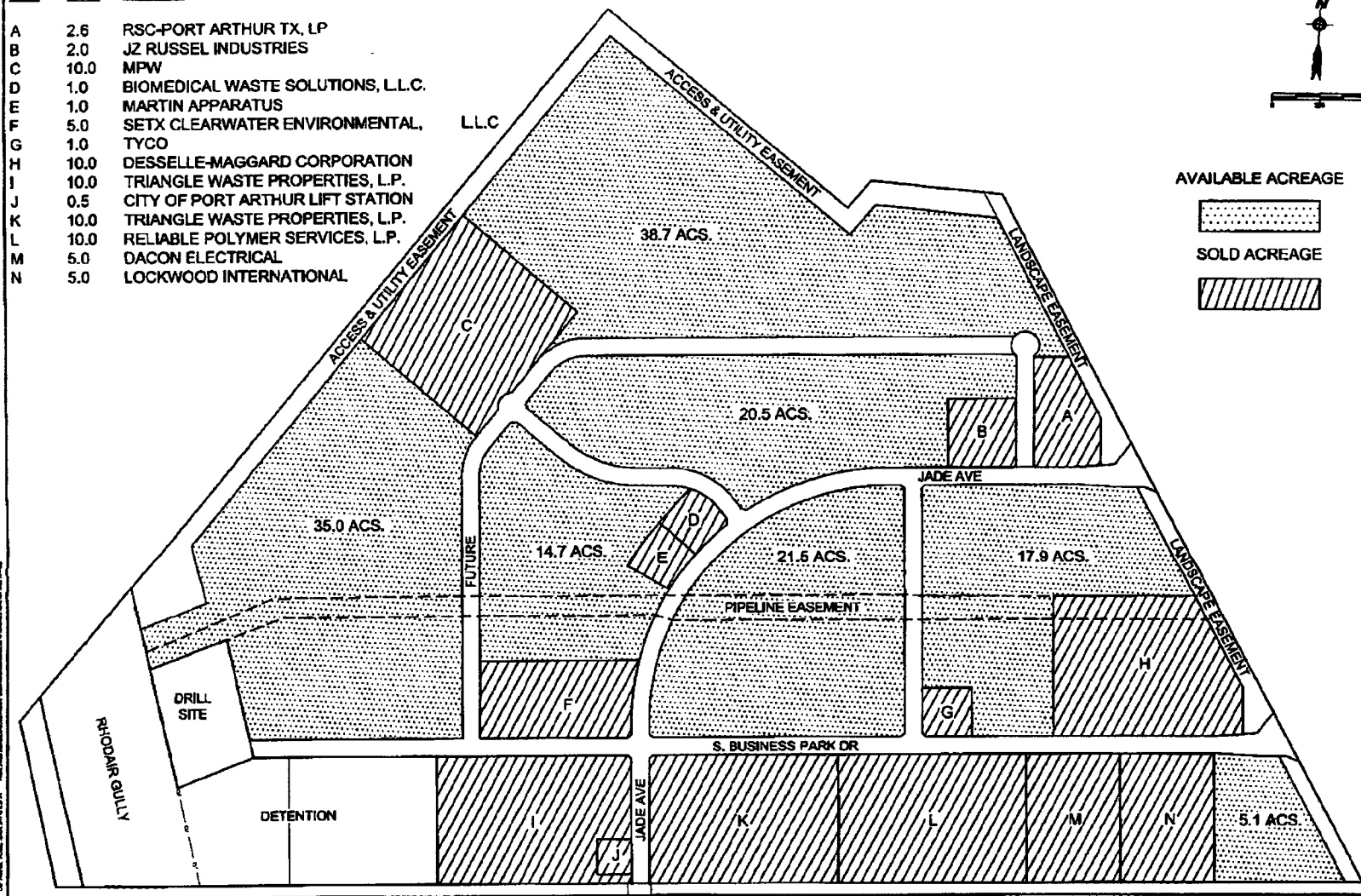
Exhibit “A”

**RECOMMENDED INCREASE IN SALES PRICE PER ACRE SPUR 93 BUSINESS
PARK**

CURRENT SALES PRICE PER ACRE	\$47,200.00
RECOMMENDED SALES PRICE PER ACRE	\$52,500.00
INCREASE IN SALES PRICE PER ACRE	\$5,300.00
PROJECTED COST FOR NEW ROAD CONSTRUCTION	\$1,407,053.00
PROJECTED # OF ACRES TO SELL TO BREAKEVEN	27
TOTAL AVAILABLE OF ACREAGE UNSOLD	163.4

TOTAL AVAILABLE ACREAGE: 153.4 ACS.

LOT	ACS.	OWNER
A	2.6	RSC-PORT ARTHUR TX, LP
B	2.0	JZ RUSSEL INDUSTRIES
C	10.0	MPW
D	1.0	BIOMEDICAL WASTE SOLUTIONS, L.L.C.
E	1.0	MARTIN APPARATUS
F	5.0	SETX CLEARWATER ENVIRONMENTAL, L.L.C.
G	1.0	TYCO
H	10.0	DESSELLE-MAGGARD CORPORATION
I	10.0	TRIANGLE WASTE PROPERTIES, L.P.
J	0.5	CITY OF PORT ARTHUR LIFT STATION
K	10.0	TRIANGLE WASTE PROPERTIES, L.P.
L	10.0	RELIABLE POLYMER SERVICES, L.P.
M	5.0	DACON ELECTRICAL
N	5.0	LOCKWOOD INTERNATIONAL



AVAILABLE ACREAGE



SOLD ACREAGE



BUSINESS PARK - PHASE TWO		PORT ARTHUR ECONOMIC DEVELOPMENT CORPORATION		AVAILABLE ACREAGE		PORT ARTHUR, JEFFERSON COUNTY, TEXAS	
ACCREAUX & GUYER		Surveying Engineers, Inc.		153.4 ACS		153.4 ACS	