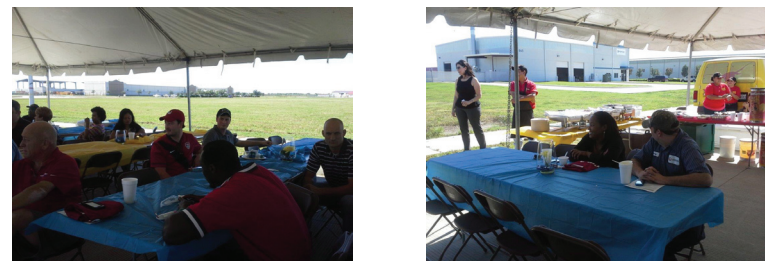


Business Meets Industry Day

The Port Arthur Economic Development Corporation "Business Meets Industry Day" in the business park is designed to enhance the stability and growth of the City of Port Arthur's existing companies by connecting them with specific industries, resources, information, and services offered throughout the Region. Our primary objective is to assist our business partners with expansions, surviving economic difficulties, and making them more competitive in the wider marketplace. Our businesses, companies, CEO's, and branch managers have been very appreciative of this proactive and valuable resource and are quickly taking advantage of it.

"Business Meets Industry Day" is a collaborative partnership event featuring a world-class business support matrix that has enhanced the stability and growth of existing businesses, resulting in increased job creation, more capital investment and has helped elevate the local tax base by connecting local businesses in Port Arthur with our Petrochemical private sector partners.

The PAEDC Board of Directors use "Business Meet Industry Day" as a grassroots campaign to build the local economy. Our community, citizens, and business grow and benefit when we can keep more money flowing into our economic sphere rather than leave it. The Boards goal of "Business Meets Industry Day" is to highlight local businesses and keep money flowing in the local economy. Let's keep it local with "Business Meets Industry".



What is a Type A EDC?

The Port Arthur Economic Development Corporation (PAEDC) is a Type A sales tax corporation created to enhance Port Arthur's business climate and overall economic development and tax base. The PAEDC is responsible for encouraging and developing business growth and attracting new businesses to Port Arthur such as: manufacturing, distribution, warehouses, commercial, and industrial.

PAEDC Mission Statement:
The mission of the PAEDC is to act on behalf of the City to promote and develop new, existing, and expanded business development, job training, and infrastructure plan that will bolster the business climate throughout the City. The Board of Directors shall develop a strategy for the promotion and development of commercial, industrial, and manufacturing enterprises within the City of Port Arthur.

A Letter from the CEO...

Greetings Citizens of Port Arthur,
It is with much excitement, anticipation, and great expectation that the Port Arthur Economic Development Board of Directors embrace Fiscal Year (FY) 2013 – 2014.

Looking back on FY 2012 - 2013, we feel a great sense of accomplishment at having completed the passing of three (3) Legislative Bills, HB 1966 – Downtown Infrastructure Improvement, HB 1967 – Pre-Employment & Life Skills Training, and HB 2473 Lamar State College – Port Arthur Student Dormitory. We are actively moving forward on the retrofitting of the old Port Arthur Savings building, as a downtown new office building, which will house both the EDC and Port Arthur Greater Chamber of Commerce. We are also marketing the business park and our city; domestically and internationally, and believe Port Arthur is well positioned for future economic growth.

Existing businesses are the very fabric of Port Arthur. It is the businesses that provide capital investment, create jobs and share their intellectual capital. The establishment of the Economic Development Advisory Council (EDAC) has provided your Economic Development Board with a tremendously valuable resource of community, business, educational and government stakeholders. The input and feedback from the advisory council members will be instrumental in crafting an economic development strategy designed to maximize every opportunity in which Port Arthur's assets can be given worldwide exposure.

Thankfully, our traditional manufacturing industry base is showing signs of successfully transitioning to a more innovative manufacturing industry base. The relocation of innovative industrial manufacturing operations to Port Arthur could potentially create 250 to 350 jobs within three years. Port Arthur companies that have survived the economic downturn can credit out-of-the-box thinking. Your Economic Development Office and the Port Arthur City Council are grateful to those progressive firms that were able to ride out the economic storm, while simultaneously developing new products, services, and more efficient manufacturing methods. Therefore, we encourage our manufacturing-based workforce to continue to prepare for knowledge-based employment opportunities through skills retooling programs.

In Fiscal Year 2012 - 2013, entrepreneurial activity included the addition of one new manufacturing startup operation that located in a city owned building; this company is in the process of establishing a small assembly operation and plans to create 100 new jobs.

Port Arthur, with its serene waterways, historic sites and growing business, is truly a beautiful place to live, work, play, and do business! The people of Port Arthur provide a strong sense of history that is not found in every community.

The Port Arthur Economic Development Board continues to be optimistic about Port Arthur's future, and is proud to present the community with this 2014 Spring Newsletter.

May God continue to bless Port Arthur...

Sincerely,
Floyd Batiste
Floyd Batiste
PAEDC, CEO



(name)
(address)
(city, state, zip)

The PAEDC Board of Directors



Kaprina Frank
Board President



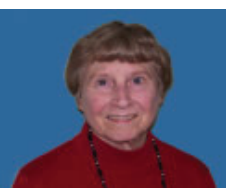
Pat Holmes
Board Vice President



Richard Wycoff
Board Secretary



Christy Derouen
Board Treasurer



Aletha Kirkwood
Board Member



Carol Womack
Board Member



Shad Wise
Board Member



Ransom Howard
Board Member



Langston Adams
Board Member

PORT ARTHUR
ECONOMIC DEVELOPMENT CORPORATION
Spring 2014

Build it, Ship it, Rail it in Port Arthur, TX.

The New Downtown Port Arthur & 501 Procter Incorporated

There are hundreds of downtown areas throughout our county with neighborhoods and business districts that are struggling economically and socially. The abandoned business district, dilapidated housing, and vacant buildings are continually being vandalized and are all examples of deteriorated and blighted areas.



Revitalization of these areas does not just happen on its own. Often, the private sector is reluctant to invest in them because the risks and costs associated with doing so outweigh the benefits. Redevelopment serves as a catalyst for private investment by providing the initial plan and seed money that will ultimately breathe new life into our downtown area, which is in need of economic development and new opportunity.

A number of downtown achievements have taken place; including the restoration of the Kress Building by Golden Triangle Empowerment Center, a \$3 million dollar investment, the restoration of the Downtown Pavilion, a \$500,000 dollar investment, the restoration of the City Police and Municipal Court Building, a \$2.5 million dollar investment. The proposed development of student housing on Lamar State College Campus, a \$6.6 million dollar investment, the restoration of the historical First National Bank building by PAEDC, that will house both PAEDC and the Greater Port Arthur Chamber of Commerce, a \$5.5 million dollar investment, and the State Legislators and Governor's approval of HB 1966 and 1967, allowing PAEDC to spend 4A Economic Development Dollars for downtown infrastructure improvement and Pre-Employment Training for Port Arthur residents which is an additional estimated investment of \$6 million dollars.



With these and other private sector investments in Downtown Port Arthur, the securing of State and Federal grants and New Market Tax Credits, we will continue our effort to revitalize the Port Arthur Downtown waterfront property, creating a safer neighborhood, and improving the quality of life for all residents.

PAEDC challenges the Development Community and our Petrochemical Industries to help re-invent

this prime piece of real estate known as Downtown Port Arthur.

The benefits of redevelopment are abundant: from physical transformations of dilapidated buildings, to the attitudes of the newly empowered people that reside in a redeveloped area, and the positive effects of community pride.

Redevelopment is a powerful tool that empowers communities through:

- *Creation of new jobs and housing opportunities;*
- *Economic development and crime reduction;*
- *Development or improvement of public facilities like: parks, bike paths, walking trails, and greenbelts;*
- *Landscaping streets with trees or shrubs;*
- *Improved street lights, storm drains and water systems;*
- *New cultural shopping, and recreational opportunities;*
- *Restoration of community pride; and*
- *Ultimately increasing overall city revenue to provide greater public safety and services.*

Announcements

The Port Arthur EDC launched a new Marketing Campaign "Build It, Ship It, Rail It in Port Arthur, Texas on July 25, 2013 in Downtown Houston, Texas to compete not only on a Regional level, but also on a Global level, in direction to attract key decision makers called 'site selectors' to our developing city.

Site selectors are key players in economic development especially when a community is eager for growth and redevelopment.



It is the marketing portion that ties it all together because when marketing your city you are able to meet face to face with the site selectors/consultants and actually sale what your city has to offer, which in turn opens the door to a possible site selection tour, a home for a new business; which in turn creates more jobs, expands the community, permits more citizen retention, and consistent revitalization of blighted areas. This Billboard opened many doors for the Port Arthur EDC on a regional/global level as a whole and a lot of positive feedback was given back during this launch. We look forward to many more launches in 2014 leading up to the PAEDC's 2020 Vision.

Grow Port Arthur Fund

The National Development Council Grow America Fund (GAF), in cooperation with the Port Arthur Economic Development Board and City of Port Arthur, provides financing to growing small businesses throughout our community. GPAF operates as a community development lender to support the creation of jobs and the expansion of eligible small businesses in underserved communities, particularly minority and women-owned businesses. The financing provided is partially guaranteed by the U.S. Small Business Administration under GAF's Small Business Lending Company license, and GAF has Preferred Lender status nationwide.

- GAF lending differs from conventional lending by providing:**
- *Longer Terms – Using repayment schedules up to 25 years that give the borrower smaller monthly loan payments*
 - *Larger Loans - Providing loan amounts ranging from \$100,000 to \$2,000,000*
 - *Lower Down Payments – Allowing higher loan-to-value ratios to preserve the business equity and ability to maximize growth potential*
 - *Lower Interest Rate – Providing lower interest rates to enhance community development rather than corporate profit*
 - *Better Structure - Matching the term of the loan to the life of the assets being financed, ensuring debt service does not exceed available cash flow*

The Grow Port Arthur Fund is an innovative economic development finance program created by the PAEDC Board of Directors and City of Port Arthur, in partnership with the National Development Council (NDC), in assisting our small businesses in strengthening its foundation for future growth. The program provides financing for small businesses to redesign its capital structure and improve its cash flow, giving it flexibility to meet future growth opportunities. The program was created to stimulate the local economy and create jobs, making loans to eligible small businesses with capital from both the Port Arthur Economic Development Corporation and NDC, as part of NDC's Grow Port Arthur Fund (GPAF).

New Developments

B&B Ice, Inc.
B&B Ice, Inc. founded in 1969 on Procter Street in Port Arthur returned to Port Arthur and constructed a facility in the City of Port Arthur Section 4A Economic Development Corporation Business Park. They relocated its business operations from the cities of Port Neches and Groves to one central location and expanded their business operations. The relocation of their business facilities enable them to expand their business operations and obtain a larger share of the regions market for their products and expand the market share through cost control improvement, increased customer responsiveness and technological advances over their competitors.

BK PA, LTD
BK PA, LTD plans to redevelop the vacant Sutherland Lumber so that the unoccupied building can be filled with two or more large, retail tenants. Once BK PA, LTD completes the redevelopment of the vacant building, they must fill the building with at least three retail tenants. PAEDC found that the redevelopment of the vacant Sutherland Lumber building located at 2770 FM 365 in Port Arthur, Texas is necessary for the development and expansion of business enterprises in Port Arthur, Texas.

Coastal Industrial Services
Coastal Industrial Services, Inc. provides industrial services including insulation, asbestos abatement, fireproofing and steam tracing. Coastal Industrial Services will construct an approximately 5,000 square foot industrial facility for its business operations.

Gulf Coast Warehousing, LLC
Gulf Coast Warehousing, LLC purchased an industrial warehousing facility at 1520 Woodworth Blvd., Port Arthur, Texas. Gulf Coast Warehousing intends to solicit and execute leases with major industrial enterprises in Southeast Texas for secure, air conditioned space in the facility.

PA69, L.P.
PA69 constructed a road from Highway 69 access road to Medical Center Drive, to serve an adjacent planned Marriott Hotel and adjacent commercial properties. Based on that finding the construction of a road from Highway 69 access road to Medical Center Drive, PAEDC and the City determined it is beneficial for the development and expansion of new and existing business enterprises in the City, PAEDC granted PA69 L.P. the costs of road construction and related infrastructure expenses, in the amount of \$470,986.00.

TYCO Wilfire
Wilfire HC, LLC is a leader in providing fire protection products and services, and constructed a new manufacturing and service center in Southeast Texas. Wilfire HC constructed a 70,000 square foot manufacturing facility for fabrication assembly and testing of the products as well as for a service and product training center to be located on the property within the City of Port Arthur Section 4A Economic Development Corporation's Business Park located on Spur 93 in Port Arthur.

PORT ARTHUR ECONOMIC DEVELOPMENT CORPORATION

City Parks & Recreation Improvements

The Port Arthur Economic Development Corporation (PAEDC) Park Proposition passed by the citizens of the City of Port Arthur on May 2012 provides the Citizens and the City \$500,000 a year for three years with an option to renew for an additional three years for the PAEDC Section 4A funds for City Parks Capital Improvement Projects. The PAEDC Board of Directors' goal is to spark community and City efforts to come together with the PAEDC and build something positive in our City parks. The PAEDC Board of Directors believes the success of our Park Improvement Proposition will be accredited to the philosophy that residents themselves are in the best position to decide how to improve their own parks.

Those eligible to apply for project funding include: neighborhood organizations with three or more home owners, the City of Port Arthur and the Board of Directors of Port Arthur Economic Development Corporation.

Logistics Development Forum - Park City, Utah

The Port Arthur EDC participated in the Logistics Development Forum in Park City, Utah as one of the headlining sponsors in August 2013 in an effort to continuously compete on an international level for the possible success of a mega distribution facility/ manufacturing facility in the Port Arthur area. Great success was achieved when one of the forums headlining Site Selectors found Port Arthur unique and therefore, he and a colleague visited our city on January 22, 2014 to take a

All projects must be located on publicly owned property – that is, property owned by the City of Port Arthur. The property that the proposed project is located on must be open to the public at all times. Projects on park property must be consistent with the City of Port Arthur Parks & Recreation Department long-range plans.

All requests for funding must be presented to the PAEDC Board of Directors. After hearing the presentations, the Board will prioritize the grant requests and make a recommendation to the City of Port Arthur's Council for their final approval. Applications can be picked up at the Port Arthur Economic Development Corporation Office at 4173 39th Street or within the City Parks and Recreation Department.

Applications are also available online at www.paedc.org or by calling the Port Arthur Economic Development Corporation's administrative office at 409-963-0579.

tour of Port Arthur in an effort to see what our strengths were and what would be a 'good fit' to our diverse city. This Logistics Forum, by far took our city to another level of competition because while there we were able to talk one on one with the decision makers and give them pertinent facts and statistics about our city. It's very competitive because people attending are trying to get that one big hit just like us in order to create jobs, retain citizens, and heighten overall morale.

Fiber Optics in Business Park

The value and need for economic development is critical to substantiating community growth. Land at reasonable prices, good highways, adequate water and sewer lines, utilities, telecommunication services, railheads/port facilities, a skilled work force and competitive tax rates are just a few key elements for business growth.

The PAEDC Board of Directors made a strategic decision to bring fiber optics to the Port Arthur Business Park, as a way to attract and retain high-tech companies to the Port Arthur Business Park.

Access, connectivity and speed have emerged as three of the most important considerations for businesses in the 21st cen-

tury. Large enterprises, as well as small and medium businesses, will benefit from speedy access connections of up to one gigabit per second — more than 100 times faster than what most Americans have access to today.

"We are fortunate that our community had the foresight to understand the significance of what a truly connected community means to business," says Secretary Richard Wycoff. He also stated, "It put Port Arthur ahead of the curve when it comes to connectivity, and it's a competitive advantage when considering locations for a business."

Passing of House Bills 1966, 1967 & 2473

The Board of Directors of the Port Arthur Economic Development Corporation (PAEDC) are grateful to State Representative Joe Deshotel and Senator Tommy Williams and their staff for their commitment to working HB 1966, HB 1967 and HB 2473 through the Texas legislative process. Our representatives and their staff have done a magnificent job in representing the issues for our community. We also appreciate Governor Perry for seeing the value of these measures for Port Arthur residents.

HB 1966 allows the PAEDC to use 4A funds to make improvements and revitalize blighted areas so that new business enterprises will locate in these newly improved locations. The City of Port Arthur and the Port Arthur Economic Development Corporation must revitalize our downtown area before business enterprises will consider locating their business in the area. HB 1966 will provide Port Arthur the solution we need to foster critical growth and economic opportunities.

HB 1967 allows the PAEDC to expend 4A funds to create "life-skills" and "pre-training" programs for individuals lacking basic job skills. The City of Port Arthur has a high unemployment rate and a high percentage of citizens with limited skills. As a result, businesses with "on the job" training programs

are reluctant to spend funds to train individuals lacking basic skills. The passing of this bill provides both life skills and pre-employment programs for Port Arthur Residents.

HB 2473 allows the PAEDC to expend 4A funds for expenditures that are for the development or construction of student housing facilities on the campus of Lamar State College – Port Arthur, which is located in our downtown reinvestment area. The passage of this bill allows Lamar State College – Port Arthur to leverage a developer to construct student housing with the assistant of PAEDC 4A funds as equity.

These bills will help the PAEDC, decrease our unemployment rate and bring new businesses into our downtown area. Together, HB 1966, HB 1967 and HB 2473 will provide the PAEDC creative solutions to remedy our high unemployment rates and entice businesses to relocate in our city and will make it easier for the PAEDC to meet the needs of our community and will foster growth and economic opportunity.

case of emergency and much more to guarantee that the clients' interests are protected and employees feel secure in their environment.

Vets Securing America

Providing adequate security coverage for the Port Arthur Business Park involves several challenges. Many business parks are sprawling, covering large amounts of area. Each business within the park may operate on a unique schedule, requiring varying levels of security staffing throughout the day. Each tenant may have different security needs, with some requiring only emergency response assistance, while others may need more detailed attention. Choosing Vets Securing America provides guard services, ensuring that our business park's unique security needs are properly met.

The PAEDC Board of Directors is primarily interested in protecting their tenants' employees. Additionally, they are concerned about protecting property from vandalism and theft. Vets Securing America business park security guards provides frequent foot and vehicle patrols and observes and reports on any unusual activity. Vets Securing America security consultants will create a security plan including customized post orders, schedules, reports, communication in

Tyco Wilfire is Finally Completed!

On October 2, 2013 Tyco Williams Fire Hazard & Control had their grand opening and ribbon cutting ceremony at their new facility located at 9605 Richard Wycoff Drive inside the Port Arthur Business Park. Many dignitaries attended this historical ceremony including George Oliver-CEO of TYCO International, Colleen Repplier-President of TYCO Fire Protection Products, and John Magura-Vice President of TYCO Operations to name a few. Colleen addressed the attendees and staff on the vision for the company and their plans for the future.

The 70,000 square foot facility houses engineering, production and testing of Williams industry-leading Large Volume Supply and Delivery of fire protection equipment.

The site also houses an impressive array of Williams Fire & Hazard Control standby response equipment including fire-water pumps, Big Gun foam-water monitors, and ThunderStorm® foam agent along with an experienced team of Williams fire response personnel who are ready to roll out to industrial incidents throughout America.

Accompanying the manufacturing and response capability of this facility will be a state of the art classroom offering year-round continuing education and accredited fire protection courses. Focus will include response tactics, equipment operations, command logistics, hands-on training and demonstrations at the flow manifold and water monitor test range located at the back end of the facility. Tyco's investment in this facility underscores their commitment to staff and their community, and the value Williams solutions deliver to the Oil & Gas customers in the Golden Triangle region of Texas flanked by Port Arthur, Beaumont, and Orange. The picture to the right is of the Vice President of Tyco Wilfire - Colleen Repplier and other upper management.



Tyco Wilfire Ribbon Cutting Ceremony



Colleen Repplier, VP of Tyco Wilfire (center)



Scan
This
Code



For more information about the PAEDC, and to read past newsletters, visit us online at www.paedc.org