

A Letter from the CEO...

Dear Citizens,

Well, it is certainly interesting times that we live in. I mentioned to a friend the other day that I was working on this article. She immediately launched into "It was the best of times, it was the worst of times, it was the age of wisdom, and it was the age of foolishness." As I smiled, I thought to myself - actually, that does kind of apply.

There is no doubt that as a country and as a state, we are much divided. Some people think that this is an age of wisdom and some very much think it is an age of foolishness. Political conversations seem to be moving farther and farther apart. It's harder to have thoughtful discussions without triggering emotions that seem to take over any sense of reason or desire to communicate.

The elections in November have pulled us into camps, often with lines drawn in the sand Except for when it comes to our city (Port Arthur). I'm not saying that people here do not have strong opinions. They do, especially when it comes to party politics. But what I see is not only a willingness to put that aside but also an increased interest in being active in our community.

There are a lot of things we cannot control. But we can continue to work together to find that common thread and create the kind of community that we want to call home. And I think that it is even more important in these uncertain times.

Clearly, we are doing something right! Our population continues to grow. We had some big announcements by businesses of new locations or expansions. Total, BASF, Golden Pass LNG, and the Keystone Pipeline. These announcements total together approximately new investments of \$15 billion with the number of jobs still to be announced. All together in 2016 we saw an increase in employment numbers. We continue to proactively position ourselves as a city of the future. The City/EDC now has new tools to offer businesses - both large and small within our economic development tool kit. We have developed partnerships both with local colleges and private organizations to help entrepreneurs in many ways. We also are working to provide more opportunities to make sure that Port Arthurian's success is enjoyed by everyone that lives here. As always, we had unexpected challenges, false perceptions and images, but we continue to work to find ways to resolve them and have started to repair our city reputation. Especially, because those perceptions and images are not us, (they are not Port Arthur). We have always been and will always be an open, welcoming community to everyone that comes here. Port Arthur continues to be recognized nationally and internationally. Some of our accolades from the past year include: Area with the Highest Number of Construction Jobs, Best City for Jobs, Hottest Spot for Industrial high paying Jobs, Easiest City to Find a Job. It's great to have these accolades from publications from across the country. But what do the people that live in Port Arthur think? After talking to many residents what I found out was no surprise. People love living here! For all our differences, when it comes to our city we agreed on a lot. We have great diversity of demographics. I found that Port Arthur, as a place to live was ranked excellent or good. Port Arthur as a place to work was excellent or good, overall quality of life and overall image of Port Arthur was good, and the city as an excellent or good place to raise children.

Our many neighborhoods are the heart and soul of our city. There are many different neighborhoods with very different personalities. And we love where we live. All growing cities face the same dilemma. The more popular we become, the faster we see our housing prices rise. The lack of affordable housing has become a major focus of our council. We are working with city staff to develop a plan to partner with local non-profits to build more affordable housing in a targeted area of the city. We know that there will always be more to do, but we are dedicated to addressing the issue and working as hard as we can to ensure that people have options in housing choices.

The city can't fix everything but as partners, we can create a better whole. Effectively planning for the future while keeping up with the demands of a growing city is not easy. Whether it is land use and zoning; transportation and transit; festivals and concerts; picking up your trash; or making sure you have fresh, clean water every time you turn on the tap, city staff are dedicated to providing the best service to the citizens. From the First Responders, the police and firefighters that put their lives on the line each day for our safety, to engineering to Sustainability and our beloved Parks. We are so fortunate to have such an amazing group of talented and dedicated people. There are many threads that weave through the city departments but one that is getting special attention is Communication. Both internally between departments and externally with the public - it's hard to get in touch with 50,000 plus people. But we are trying. The city realizes that information is key and its doing new and innovative things, some of the city ways of communicating have not changed since the 1970s. The city IT department are a pretty innovative bunch so they are putting together a team to look at all the ways available to us to both send out information and gather citizen input. So, as divided as people feel now across the country, I think we can be the exception. We love our city. The reason it is the great place that it is, is because our community has always been willing to engage and to take part in more than just the discussion; to spend their time, lend their talents, and invest in who we are and what we will become. This great city did not magically happen. We planned for this. Years of decisions by caring, dedicated people including elected officials, staff, volunteers, boards, neighborhoods, citizens; all of us together created this success. Together, we can make sure that Port Arthur continues to be the city that we love. Now is the time to make sure that not only do we hold on tight to that thread that binds us together but to hold on tight to each other too. It can be the best of times. It can be the age of wisdom. It's all up to us.

Thank you for reading and have a great day.

Sincerely,

Floyd Batiste

Floyd Batiste, CEO, CEcD

First Annual Port Arthur Works Job Fair: a Success!

In February, the PAEDC in partnership with the Greater Port Arthur Chamber of Commerce, Workforce Solutions of Southeast Texas, and the Port Arthur News, forged a community effort to connect local employers with the talented workforce that exists in our community. The event turned out 45 employers and more than 800 job seekers!



PAEDC & PAIG Partnership

PAEDC Board of Directors entered into a partnership with the Port Arthur Industrial Group Companies (PAIG) and their service Contractors for the training of Port Arthur Residents. In the efforts to forging an effective and comprehensive Job Training and Placement Strategy for Port Arthur Residents, the partnership is working on the following components:

1. Scholarship to gifted Port Arthur High School graduates to increase the number of professionals and small business owners in the City.
2. A partnership with the PAISD to ensure the success of its "college in high school" initiative, coupled with an increased emphasis on co-enrollment to reduce the costs of college.
3. A systematic and ongoing effort to integrate into the workforce long term, unemployed adults in the city.
4. Provide job opportunities through PAIG's individual companies and through PAIG's service contractors.
5. Mentoring Support to placements through their employees and volunteers to help coordinate this critically important effort.
6. Ensure the vast training opportunities available through ISTC and ABC Training Facility are available to placements at little or no costs.
7. Actively and effectively support the job training and placement initiative on an ongoing basis.



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Ste 100
Port Arthur, TX 77640

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

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Three Year Goals and Directives

The following goals and objectives were adopted by the Port Arthur Board of Directors to guide their efforts in addressing its economic development and employment concerns with the overall aim of improving the quality of life in Port Arthur.

1. To reduce unemployment, achieve economic stability, and increase the standard of living for all residents of Port Arthur.
2. To build a highly skilled, flexible workforce.
3. To concentrate on retaining and expanding existing local businesses.
4. To increase the number of small businesses within the City by fostering local entrepreneurship.
5. To recruit businesses that are suited to the City, require a highly skilled work force or are willing to train an entry-level workforce and are experiencing growth.
6. To identify the skills/employment needs of the chronically unemployed and underemployed in the city, and encourage programming - including education and retraining to meet those needs.
7. To promote and encourage preservation of the city's historic assets.
8. To strengthen the local tax base.
9. To strengthen, maintain, and continually upgrade technology infrastructure and systems, and provide adequate access and capacity for current and anticipated needs.
10. To encourage development that is environmentally sensitive.

"Build It, Ship It, Rail It in Port Arthur."



New and past newsletters on our website at www.paedc.org

Jade Avenue Business Park

& The Grand Opening of a New Business Park Tenant Recreation Area



The PAEDC has recently acquired a 141 acre parcel of land on Jade Avenue adjacent to the existing 300 acre Business Park on Spur 93. The new Jade Avenue Business Park will allow for future business expansion and job creation for citizens of Port Arthur. The existing Business Park is currently home to 14 industrial operating businesses and that number is steady growing with the newest addition to the Park being Ohmstede Industrial Services, Inc. which opened in early 2017.

HR Green Development, LLC has been contracted to begin a monument and landscape architectural design and provide engineering services for the entrance to the new Business Park addition.

The recreation area was designed and built with the Business Park tenants in mind, to offer a location within the Business Park where company gatherings can take place, or simply where an employee can enjoy a peaceful break under the pavilion.



Port Arthur Economic Development Corporation Receives Excellence in Economic Development Award from the International Economic Development Council

The Port Arthur Economic Development Corporation, received a Silver Award in Economic Development Excellence for its 2016 project in the category of Paid Advertisement Campaign from the International Economic Development Council (IEDC). The honor was presented at an awards ceremony on Tuesday, Sept. 27, during the IEDC Annual Conference, which was held Sept. 25-28, in Cleveland, OH.

The project is a paid advertising campaign with focus on Site Selector Magazines and Billboards in the Houston, Texas and Louisiana markets. This advertising campaign was created in order for the City of Port Arthur Economic Development Corporation to attract both Regional and Global decision makers and business consultants, especially those in the logistics industry to Port Arthur, Texas.

Supplementing the campaign advertisement Build it, Ship it, Rail it in Port Arthur, Texas was focus on local business attraction using social media outlets including: Facebook, LinkedIn and Instagram. IEDC's Excellence in Economic Development Awards recognize the world's best economic development programs and partnerships, marketing materials, and the year's most influential leaders. These awards honor organizations and individuals for their efforts in creating positive change in urban, suburban, and rural communities.



Work From Home with Conduent

The PAEDC has partnered with conduent to bring you the opportunity to work from home. Go online to www.conduent.com/careers and search job number 17005565. Conduent is looking for candidates who are problem-solvers and amazing with customers! This is a Work from Home position.

Do you have the ability to figure out how technology works and can you multitask across systems and applications? Do you have a passion to analyze and resolve a variety of technical issues, are you interested in supporting the world's largest manufacturer of smart phones, tablet, MP3 players and other devices? Do you want to work in a fun, creative and casual environment where you can be yourself with a professional edge? If you said yes and want to be the friendly voice to our customers this is the job for you!

Job Summary

As a Tier 1 Tech support advisor you will be supporting our customers as a first point of contact and will be providing solution to their technical issues. We will rely on you to actively listen to our customers and use your technical experience, passion and creativity to meet their needs.

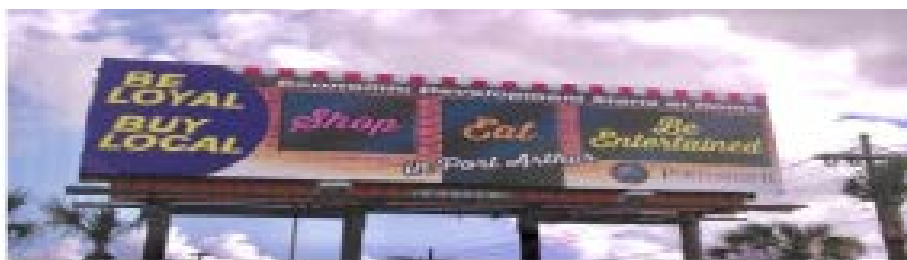
Currently, Conduent has openings for Tier 1 Tech Support Agents – Working from home with \$11.50/ per hour pay. Hours of operation: 7 am to 11 pm central standard time. Must be available for an 8 hour shift between those hours.

At home qualifications: - A quiet, distraction free workspace, ergonomic chair, and desk – High speed internet service (10 megabits download and 1.5

Marketing & Advertisement

The EDC Board of Directors launched three (3) local campaign billboards this year which highlights the importance of shopping, eating, and being entertained locally in order to stimulate Port Arthur's economy.

What better way to give back to your economy than to patronize local businesses who depend on their local community to keep their business thriving.



The billboards are centrally located throughout Port Arthur: Gulfway Drive and 2nd Avenue, Hwy 69 and Jimmy Johnson, and Twin City Hwy and Hogaboom

Congratulations! The Port Arthur EDC has been awarded for the 3rd Year in a row, as a Top Five Awards of Excellence Recipient by Expansion Solutions Magazine. This magazine recognizes economic development organizations that have shown exceptional progress in the area of development.



PORT ARTHUR ECONOMIC DEVELOPMENT CORPORATION

Micro-loan Program for Small Business

The Port Arthur Economic Development Corporation (PAEDC) Small Business Micro-Loan Program will support entrepreneurial and small business endeavors, which is the backbone of our local economy. The PAEDC Micro Loan Program will provide a direct funding source for qualifying small businesses in the City of Port Arthur that have the ability to repay a loan, but may not be able to obtain financing through traditional sources. The PAEDC Micro-Loan Program will be designed to assist small Port Arthur for-profit business owners by providing loans to establish or expand businesses in the City of Port Arthur and help ensure success over time.

Loan FAQ's:

- Loan terms will be 3 to 5 years
- Interest rate will be a fixed rate
- No penalty for pre-payment of the loan
- Collateral will be taken where appropriate to secure the note
- An individual credit score of 600 or higher
- Applicant must be a for-profit business located in the city of Port Arthur with annual gross revenues of less than \$250,000

Helping Small Businesses Grow

The Port Arthur Grow America Fund is a national small business lending program, working with individual Community Partners, to provide financing to growing small businesses throughout the country. Port Arthur Economic Development Corporation operates as a community development lender to support the creation of jobs and the expansion of eligible small businesses in our communities, particularly minority and women-owned businesses. Our loans are partially guaranteed by the U.S. Small Business Administration under NDC Grow America Fund's Small Business Lending Company license. We have Preferred Lender status nationwide.

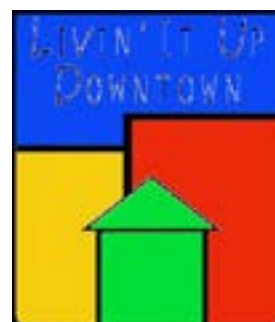
As a lender focused on community development, we provide credit that will offer the greatest opportunity to sustain and grow the business and its jobs, and economic health of the community. We offer the following competitive terms that are designed to meet those goals.

- Longer Terms, repayment schedules up to 25 years that give the borrower smaller monthly loan payments to reserve cash flow for other business needs
- Larger Loans, providing loan amounts ranging from \$100,000 to in excess of \$2 million
- Lower Down Payments, to preserve the business's equity and maximize growth potential
- Lower Interest Rates that result in cash savings and allows the business to continue to provide and add jobs in the community.
- 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.

- Applications will be available for download through the PAEDC website: www.paedc.org

Downtown Pavillion and People's Park

The Downtown Pavilion and People's Park have been completely revamped and are ready for the citizens of Port Arthur, Texas to enjoy. The Ribbon cutting for both took place March 24, 2017 where community leaders and citizens had a chance to tour, relax, and enjoy the newly developed attractions. Peoples Park has a water feature that shoots directly out of the ground for kids to run and play as well as a delightful harp that plays when wind speeds are eminent. The Pavilion is available for entertainment and festivities to come. The EDC contributed \$800,000 for the improvements of both the Pavilion and People's Park.



Livin' It Up Downtown

The Livin' It Up Downtown program is off to a great start, with the first home, located at 1129 Sixth Street, completed! Livin' It Up Downtown Port Arthur™ is a collaboration between Port Arthur Economic Development Corporation, the City of Port Arthur and Legacy Development Corporation,

It is with the essence of redevelopment of downtown Port Arthur that the EDC Board of Directors started the Affordable Housing Initiative. It is with this same essence that our targeted downtown neighborhood (Livin' It Up Downtown) is being developed with the active participation of residents, businesses, non-profit organizations, the City Planning Department, the City Public Works Department, HUD and others who are committed to the

promise of Port Arthur's future.

Livin' It Up Downtown recognizes Port Arthur as a city of neighborhoods and embraces the unique identity and strength of each. It is a plan that strives to enhance our collective impact through collaboration and partnerships to leverage our resources and produce effective results.

In May, 2016, the Citizens of Port Arthur approved the PAEDC Down Payment Assistance Program allowing the PAEDC to set aside \$300,000 a year, for the next three (3) years; for the development of Affordable Single Family Housing. The targeted neighborhood is bound by Atlanta Street to Nashville Street and 5th Street to 8th Street.

The homes will feature beautiful granite counters, stainless steel appliances, tile flooring and 2 car garages. It is anticipated to have ten additional homes completed this year!

If you are ready to become a homeowner and are in need of down payment assistance, please contact the Program Administrator at Legacy CDC 409-832-2723 or visit the website at www.legacycdc.org.

Citizen Training Programs

One of the PAEDC's main priorities is making certain that Port Arthur has a trained and available workforce. Companies who are looking to locate within Port Arthur are not only looking for the best demographic location to grow and expand their business but a location where there is available workforce that has been trained and ready for work. It is our focus to provide our residents with the opportunity to receive hands on training to acquire the skills required to provide our companies with quality labor.

In this effort the PAEDC has committed a portion of its budget for the training of Port Arthur residents. Over the last few years, the PAEDC has put forth various programs to enhance the labor skills of the residents of Port Arthur.

- Higher Level Welding Training - In partnership with the Texas Workforce Commission, Workforce Solutions of Southeast Texas, and Team Fabricators we've been able to secure a High Demand Job Training Grant for the second year in a row through the State of Texas Workforce Commission. The PAEDC and Workforce continue to collaborate with a local employer, Team Fabricators, in implementing a High Demand Job training program for advanced welding available to Port Arthur residents. The purpose of the Program is to provide higher level welding training in a paid work experience setting over a twelve (12) month period.
- Community Pre-Employment Program - The CPEP was created in an effort to connect talented Port Arthur residents with existing and emerging petrochemical, advanced manufacturing, warehousing, recycling, and information technology companies in the Southeast Texas Region. The goal is to provide a substantial pre-employment experience in Southeast Texas's targeted industries with an emphasis on small to mid-size companies. If an employer is willing to allow a person with little to no skills to hire on as an employee in a skilled position, and provide training to that person, through the Community Pre-Employment Program, the PAEDC can offer to reimburse the company for that person's wages at 100% up to \$6,500 per person.
- Commercial Driver's License Certification - The PAEDC has entered into a Workforce Skills Development partnership with Lamar State College Port Arthur in offering tuition grants to Port Arthur residents to obtain training for the CDL Class A & B Drivers Certification.

501 Procter Street Receives Historical Designation

What was once the First National Bank of Port Arthur built circa 1930, is now fully restored and currently houses the PAEDC offices as well as the Greater Port Arthur Chamber of Commerce. Following restoration, the PAEDC applied to the Texas Historical Commission for historical designation of the building. In 2016, the Building received it's designation from THCA as a Historic Building and was listed in the National Register of Historic Places by the United States Department of the Interior.

Progress Continues!



Improvement has been ongoing at 501 Procter Street as the PAEDC has contracted the services of SETEX Construction Corp. to complete the buildout of the 3rd floor of the building as well as fabrication and installation of an aluminum movie screen on the east wall of the building to project onto during events held in People's Park which is adjacent to 501 Procter Street.

Welcome to Port Arthur!

The PAEDC would like to introduce and welcome the following businesses that we have had the pleasure of extending a hand to in becoming a part of the Port Arthur Business Community!

Ohmstede Industrial Services, Inc.

Ohmstede moved into the Port Arthur Spur 93 Business Park in early 2017. The new Port Arthur location is Ohmstede's Industrial Services Headquarters for turnaround services. This location is a convenient choice for Ohmstede as it is near refining and chemical complexes, local Ports, and railroads. Because of this convenience, Ohmstede quickly responds to turnarounds and specially maintenance, fabrication and repair needs for heat exchangers and other related equipment.



Harbor Freight Tools

Harbor Freight Tools is the newest addition to the pad site off of Jimmy Johnson Blvd. Next door to Conn's Home Plus, Harbor Freight brings the community another option when shopping for tools and accessories. Harbor Freight started out as a family owned company in 1977 and remains family owned with over 750 stores nationwide. Harbor Freight prides themselves in the quality of the products they sell and their unbeatable prices.



- On-the-Job Training - The On the Job Training Program is available to local employers. The purpose of the OJT program is to provide reimbursements up to 50% of the wage rate up to a certain amount to employers to compensate for the employer's extraordinary costs associated with skills upgrade training for new incoming full time employees of the company.
- Lifeskills & Financial Planning Course – The PAEDC continues a community resource partnership that has been implemented to address the lack of soft skills among workers in the community, the Lifeskills Training Program offered to Port Arthur residents. The training program was put in place to improve the quality of life of residents who lack the skills needed to qualify for an on the job training program or lack the skills needed to secure permanent employment in the current labor market. This program is funded by the Port Arthur EDC and administered through Jireh World Church and Outreach Ministries. We are currently in the fourth year of this program and looking to continue the program.

The EDC Board of Directors has made Workforce Training a priority over the upcoming years. It is our goal to provide the very best in labor skills in order to continue to grow and attract new companies to our city.

Reel Cajun Restaurant

In 2016, AJ Entertainment purchased the vacant Twin City Kia Car Dealership at 7500 N. Twin City Hwy. and has begun transforming the property into a vibrant and modernized seafood restaurant named Reel Cajun with another 1,500 square foot area directly behind the restaurant to be operated as a packaging company. The restaurant facility will be a full service restaurant that is a non-smoking facility with 2 banquet rooms for private parties and company meetings. It will also feature a large 1,800 square foot covered outdoor patio and a stage for live entertainment.



Port Arthur Recycling

Port Arthur Recycling is a new scrap metal recycling center on Highway 365 near the Spur 93 Business Park. The facility accepts and recycles all scrap metals, scrap electronics, scrap plastics and certain grades of scrap paper. The materials are processed at the yard using heavy equipment and fabricated into bales. The bales



Thank you for reading Volume 6 of our Newsletter! Visit our website to view past Newsletters at www.paedc.org