

A LETTER FROM THE CEO ...

Dear Citizens of Port Arthur,

Serving as Director of the Port Arthur Economic Development Corporation is an honor. It is with remarkable pride that for over a decade your City Council and I are using the values of today, setting Port Arthur's foundation for tomorrow. Port Arthur has grown stronger by facing challenges head-on. These challenges include: the recent Storm Harvey, loss of redevelopment, and economic disruption; with each new level of success comes a new set of challenges. Believe it or not, those new challenges are new opportunities to unify and strengthen our Port Arthur.

Now, more than ever, we value opportunities for us to take stock of a year's progress and to measure ourselves against the needs of the future. In these turbulent times, we must deliberately and seriously speak and act in a way true to who we are. Our City continues to face formidable challenges and we cannot pretend that we don't see them. We need to act and to plan for what the future will bring. The question we should be asking ourselves is whether our Council has the will to seize the moment and act on the scale of our challenges. The answer to that question is when you look back a year and look ahead a year, the answer will be —YES .

Ten years from now, twenty years from now, a new generation of Port Arthurian's will ask us what we did at this time of great risk, to preserve and protect the magic of Port Arthur. This is our moment, we must act with our eyes focused clearly on the future. Last year, after Harvey, when we gathered together for this purpose, I said, —that if the world completely lost its mind, we'd still be Port Arthur, Texas . I did not mean that as a challenge, but the world certainly held up its end of the bargain. It seems our country is losing its way in the world. Here in Port Arthur though, we know who we are, and if we remain true to ourselves, we will always find the solid ground on which to build our future.

Today, we know that our city is stronger than ever, and this past year we repeatedly re-affirmed who we are, in fact, we shouted to the whole world, we are Port Arthur, Texas. In Port Arthur, we should never measure our progress by how well we are doing compared to other communities. We must say our City is strong because we are affirmatively building a future in which we preserve the spirit and soul of Port Arthur.

Thank you — and God bless all of you.

Floyd Batiste
Floyd Batiste, CEO, CECd

Recently, our Assistant City Manager Mr. Ron Burton, presented and was approved by council both the Downtown Redevelopment Plan and a City-Wide Comprehensive Plan. These are the plans that will set our long-term vision and coordinate our City's long-term planning for community and Downtown Revitalization.

Port Arthur is a rising star, our median income has increased significantly since 2011. Port Arthur schools and local college serve more than 7,000 students annually. The Port Arthur ISD and Lamar State College — Port Arthur recently joined forces to launch a program where students earn college credit, and spend time working with our Industrial partners. Port Arthur embraces education and is proud that PAISD and LSCPA educate, and graduate more and more first generation college graduates year after year. Our City Charter and Private schools are some of the best in the region, their efforts attract many young families to our community, and provide our children with a stellar educational foundation. All Port Arthur schools not only treat you with respect, but also educate our children.

This is an era of growth and change in Port Arthur. I'm confident that when our story is told, it will be remembered that we were the ones who looked to the heavens but also looked straight in front of us, to our streets, to empower the people who needed us most today. We were the ones who invested our energy and resources in a future that some of us may never see, but our grandchildren will cherish. A city that doesn't let a single person suffer on our streets. A city where every one of our basic services is delivered to all in a way that is fair and just. A city that stands behind you and beside you. A city that opens doors of opportunity when you graduate, when you start looking for a career or when you're thinking of settling into a home to raise your family. Port Arthur, we are on our way to an even brighter future and together we are going to get there. And when we do, we'll know that we were the ones who raced out of the starting block. Who went faster and farther, who broke the finish line tape even when it seemed beyond our grasp. That's who we are in Port Arthur, it's who we will always be - True Competitors.



PAEDC MISSION

The mission of the PAEDC is to implement a proactive, aggressive industrial recruitment process focused upon specific industrial clusters that can achieve world-class competitive stature in Port Arthur.

The Port Arthur Economic Development Corporation is a 4a sales tax corporation created to enhance

Port Arthur's business climate and overall economic development. The PAEDC is responsible for encouraging and developing business growth and attracting new business to Port Arthur. Our 450-acre business park is especially beneficial to business in the areas of manufacturing, light industrial and commercial development.

Port Arthur is ready to help you work, grow and play. Call us today to find out how we can help you realize better working conditions, higher profits and happier employees. With a mild climate and a supercharged business atmosphere, Port Arthur can help you attain your goals. From economic incentives to old-fashioned work ethics, the employees and board of directors of the Port Arthur Economic Development Corporation will make every effort to make your business grow.



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BOARD OF DIRECTORS



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COMMUNITY VISION WORKSHOP

The Board of Directors want to thank the more than 60 elected officials and community partners who attended the Community Visioning Workshop all day on Wednesday and the half (½) day on Thursday, Jan. 31- Feb 1, 2018. Attendees were greeted with displays outlining the Comprehensive Plan as well as several activities aimed to inspire folks to brainstorm about the character of Port Arthur, the city's future, its opportunities, and its challenges.

Next, everyone gathered to hear a presentation explaining the planning process and was provided an overview of Port Arthur's current conditions including: demographics, housing, employment and transportation characteristics. After the presentation, the workshop divided into seven breakout stations where they were invited to contribute their input with interactive activities and questionnaires, and through conversation with the planning team. Participants were also in charge of creating a vision of how their entity of the community might be revitalized; with a focus not only on creating new places, but on pedestrian access to them and the kinds of uses, activities and amenities that could be programmed into specific areas to create excitement and draw people into these places.

The workshop vision was described as an ideal picture of the future; however, it was much more than that. It was a community concern, and its stimulus. The vision is a description of what Port Arthur would like to achieve or accomplish and will serve as the framework for choosing courses of action. The workshop vision answers the question, "Where do we want to go?"

Special thanks to Jeff Finkle, President, International Economic Development Corporation, Dr. Cynthia Johnson, Center Director, FSBDC at Pinellas County Economic Development, and Louise Anderson, Senior Associate, Managing Editor, International Economic Development Council (IEDC).

The Community Vision Statement Developed from Workshop

Port Arthur is a vibrant city that is an international hub for energy and maritime commerce, the birthplace of oil with a rich heritage of diversity, sustainable growth through new business, industries and infrastructure. The community provides its citizens with a high quality of life through educational, recreational, cultural and employment opportunities. The power of our community organizations working together to reach agreed upon goals, was nothing short of spectacular.



PORT ARTHUR
ECONOMIC DEVELOPMENT CORPORATION

SUMMER 2018, VOL 7
NEWSLETTER

WHAT'S HAPPENING

EDA GRANTS REQUEST FOR PORT ARTHUR

Center for Business and Community Development in the works

The U.S. Department of Commerce, Economic Development Administration (EDA) is considering a request for federal assistance from The City of PA Section 4A Economic Development Corporation to construct a Center for Business & Community Development in Port Arthur, Texas.

SUMMER YOUTH EMPLOYMENT PROGRAM

Participants find the experience to be rewarding and interesting.

The PAEDC's Summer Youth Employment Program is open to students who are residents of the City of Port Arthur and 2018 graduates of High School.

PORT ARTHUR
ECONOMIC DEVELOPMENT CORPORATION

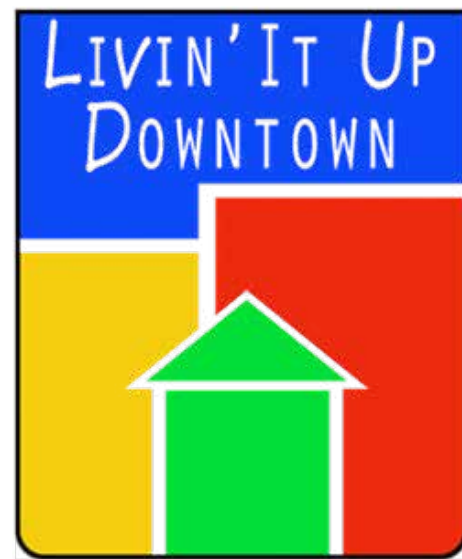
"Build it, Ship it, Rail it ... in Port Arthur."

New and Past Newsletters are available
on our Website: www.paedc.org



LIVIN' IT UP DOWNTOWN

With the renewal of the proposition passed in 2015 the Council can (will) allow us to build an additional 30 more single family homes.



The City of Port Arthur, Port Arthur Economic Development Corporation and Legacy Community Development has entered into partnerships for the development of single-family owner-occupied homes in a target area near downtown. Each home is designed to complement the appearance of the neighborhood.

Several of the homes were built on sites where dilapidated and sometimes abandoned structures stood. By rehabilitating these blighted parcels, this type of development serves to help more than a single-family community, but also serves as a catalyst, uplifting the surrounding homes and neighborhood. In addition to creating new development for single-family homes, the partnership partakes in the rehabilitation, reconstruction and facade improvement of residential structures.

Downtown redevelopment is a critical component of our city's smart growth strategies to preserve open space, creating mixed-use neighborhoods, and full use of existing infrastructure.

Our partnership is working to restore the vitality of our downtown cores through infill development through the creative use of vacant or underused land and buildings.

For more information on "Livin' It Up Downtown" contact Mrs. Freeman (409) 983-8386, Mrs. Ballou (409) 832-2723.

TRUCK DRIVERS ...

Port Arthur residents can earn a Commercial Driver's License (CDL) in as little as 4 to 8 weeks.

If you are a Port Arthur resident and interested in obtaining your CDL Class A or B license, visit Lamar State College – Port Arthur and ask about Port Arthur Economic Development Corporation Financial Assistance Program. The PAEDC Board of Directors approved paying 100% for Port Arthur Residents who are interested in obtaining their license because there is a shortage of truck drivers, locally and

nationally. The problem being that the supply is not keeping up with the demand for drivers. Unfortunately, this could be due to the baby boomers retiring, the lifestyle of being a driver, or the changes in the industry. Today, drivers need to have some kind of technology competency; often that can intimidate older workers. Truck drivers also spend long hours on the road and have to obtain separate certifications for driving tankers, transporting hazardous materials, or carrying passengers.

Trucking companies recognize these issues and are beginning to offer more perks for

Successful infill development relies on numerous design principles, including:

- Engaging citizens in identifying a community vision for growth.
- Strengthening pedestrian-friendly neighborhoods that offer a mix of activities within walking distance of homes.
- Reclaiming blighted and abandoned areas to restore the community's economic and social fabric.
- Providing public open spaces for recreation and landscapes for civic buildings.
- Integrating new buildings with the architectural character of the neighborhood, reflecting the best examples of local architecture.

With a slow start because of property acquisition, environmental review, property clearance, and infrastructure upgrade the partnership has completed and sold 7 new single-family homes with a goal of completing and selling 23 additional new constructed single-family homes by September 2019. With the renewal of the proposition passed in 2015 the Council can (will) allow us to build an additional 30 more single family homes. Special thanks to Mrs. Vivian Ballou, Program Project Manager and Mrs. Beverly Freeman, Director of Housing, City of Port Arthur.

the drivers, including dedicated routes. They are also doing their best to attract more women and veterans. While motor carriers are struggling to find enough qualified drivers, help appears to be on the way. Enrollment is up at Lamar State College – Port Arthur, where Port Arthur residents can earn a Commercial Driver's License (CDL) in as little as 4 to 8 weeks.

Trucking is becoming an attractive option for young people out of high school and older adults who are unemployed or seeking a career change. The average salary for a first-year driver is \$40,000 to \$45,000.

EDA- PAEDC TALKS ECONOMIC REVITALIZATION FUNDING

PAEDC Board of Directors applied for funding for the retrofitting of the old Port Arthur News Building.

The Economic Development Board of Directors saw the opportunity and need for the redevelopment of the old Port Arthur News Building at 549 4th Street and made application to the U. S. Department of Commerce, Economic Development Administration (EDA). on May 18, 2018.

The Economic Development Administration (EDA) informed the Port Arthur EDC that its application in the amount of \$4,700,000 has been selected through EDA's competitive process for further consideration. The following are the three stand-alone businesses to be housed within the Center:

(1) City-Wide Emergency Operations Center: When an emergency such as Hurricane Harvey occurs, the results overwhelm our community. A safe and secure location had to be made available where high level emergency managers can meet to effectively manage response activities and mitigate efforts. Emergency responders must have the right tools in order to effectively respond, manage, and mitigate incidents and emergencies. In order to meet incident needs, emergency managers and incident responders must carefully manage available resources (facilities, teams, personnel, equipment/supplies).

The City-Wide Emergency Operations Center is needed for coordination and operations during high-risk incidents or emergencies. This emergency facility is being proposed as a common operating center that can transcend political jurisdictional boundaries; the ability of a community to acquire and allocate necessary resources hinges on being prepared. The roots of a community's preparedness involve inter-governmental relations and a detailed planning process that includes mutual assistance. The emphasis must be on the dissemination of information based on an accurate assessment of risk, vulnerability, and capabilities.

(2) Business Office Facility. Small businesses prior to Harvey, accounted for approx-

imately 40% of the Port Arthur job market. The hurricane devastated both local businesses and the customer base, driving out an estimated 60% of the city's small businesses. Before Harvey, tourism was a large part of the Port Arthur economy, accounting for approximately 15% of the total employment.

Moreover, the image of the City was severely scarred. To restore and improve entrepreneurial and small business activity in Port Arthur we must adopt innovative projects that deliver local business retention, encourage new business development, and entice outside area firms to locate in this City. Small businesses are not only the primary economic driver for the City of Port Arthur, they also constitute the fabric of the city's culture and community. Small businesses have been devastated by Harvey, not only will they require immediate assistance for recovery, but extraordinary efforts must be made to expand and develop the small business community at this critical juncture in the life of the City.

(3) The Culinary Art Facility will capitalize on the City's strong food reputation and position businesses to take advantage of major markets for unique value-added food products and services. This initiative would enable the local food industry to retain existing businesses and create new ones.

The vision of **The Center for Community and Business Development** is to increase the quality and quantity of the Port Arthur area workforce in order to create a competitive advantage for job growth and investment by employers, as well as career and economic opportunities for citizens.

Port Arthur is at a crossroads. The City can allow the devastation of Harvey to weigh down its economy and stifle its livelihood, or we can take this opportunity to spark a renaissance.

To achieve a bold and broad set of actions which address the challenges and opportunities presented within this proposal.

The measures proposed represent an ambitious plan to restore and revitalize downtown Port Arthur as a place to cherish, live and work.

Boards Support Valero Coker Expansion Project

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation deems it in the public interest to support the proposed Valero Coker Project; and The Valero Port Arthur Refinery currently provides tremendous economic value to both Jefferson County and the City of Port Arthur as follows:

- More than 800 employees
- Approximately \$140 million in annual payroll and benefits
- About \$18 million in annual property taxes and fees
- About \$143 million in local spending with the City of Port Arthur Local Business Enterprises vendors since 2015
- The proposed Valero Coker Project is an estimated \$900 million investment that will create at least 40 permanent jobs and more than 1500-plus jobs at peak construction; and the proposed Valero Coker Project may have significant use of local vendors during construction.

FORMER COMMISSIONERS RICHARD WYCOFF AND WARREN PENNA

On behalf of the Board of Directors and Staff of the Port Arthur Economic Development Corporation, we appreciate this opportunity to express our gratitude for your continued service during your term on the Board. We salute your commitment and dedication to the City and PAEDC's mission.

Both of you devoted your time, wisdom, and soul to this City. Making tough decisions based solely on what was best for the economic development of our city, not on politics or what was popular. Most of all, you provided a steadfast and fierce commitment to raising the achievement of ALL residents. Thank you for your selfless service to the Port Arthur Economic Development Corporation Board of Directors. Your leadership and clear vision for the future will be your lasting legacy for generations of Port Arthur residents to come.

Thank YOU!!!!

SUMMER YOUTH EMPLOYMENT PROGRAM (SYEP)

Jobs for High School CATE Graduates

One of the ways the Board of Directors of the Port Arthur Economic Development Corporation are demonstrating a strong commitment to serving our youth is through its Summer Youth Employment Program. This year the Board had a late start but was able to enroll a few PAISD CATE Graduates. Next year our goal is to enroll 20 students from all Port Arthur High School Career and Technology Programs. The Summer Youth Employment Program is a from-school-to-work transition program designed to provide high school students with pre-employment training, work skills, motivational activities, and job development.

The Summer Youth Employment Program will provide follow-up services to increase the employment opportunity and encourage a successful transition from school to work. Summer Youth Employment Program is also a partnership of our local schools, local businesses, communities, and the Port Arthur Economic Development Corporation. This collaboration results in High School CATE graduates who are productive employees and involved community members.

The major goals of Jobs for High School CATE Graduates?

- Improve knowledge and employment skills of high school students.
- Produce qualified graduates for the labor market, postsecondary education, or the military.
- Provide student training and counseling.
- Provide employers access to a pool of motivated, job-ready employees.
- Produce student gains in personal and academic development through remediation and counseling.
- Achieve a high school graduation employment rate better for participating youth.

Jobs for High School CATE and its graduates will provide employers

- Provide access to a pool of motivated, job-ready, dependable entry level employees.
- Provide consistently productive employees because of the additional training and counseling they have received.



Small Business Micro-Loan Program

The Port Arthur EDC Microloan Program helps provide general working capital to qualifying small businesses in the Port Arthur area that have the ability to repay a loan but may not be able to obtain financing through traditional sources. Neighborhood businesses provide important services in Port Arthur inner city, both directly to residents and functionally within inner-city economies. They are critical to the ability of local economies to circulate any money that comes in from outside of the neighborhood and multiply. However, the same process that eliminated export-oriented jobs also decimated neighborhood businesses, reducing not just jobs, but also ways for residents to develop employment related human and social capital.

Micro-loan and micro-entrepreneurialship can be one part of a broad strategy for revitalizing inner city economies. They represent a long-term, small-scale tool for empowering individuals and helping rebuild a base of business skill and entrepreneurial culture. Micro-loan is a well-established strategy for encouraging small business development in Port Arthur inner city.

The fund provides loans up to \$30,000 to businesses with annual gross revenues of less than \$500 million.

PROGRAM GOALS:

- Encourage business ownership and self-employment as a means of economic self-sufficiency for low & moderate-income individuals
- Bridge the gap for businesses which might eventually qualify for bank financing and prepare them for traditional bank relationships
- Facilitate job creation and retention for low and moderate-income residents of the community who are employees of small businesses that would access the fund
- Foster diversity in the business community by encouraging business ownership among ethnic minorities, women, and the disabled
- Promote entrepreneurship and business innovation as a means of harnessing the creative potential of small business and investing in the economic success of the community.

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