



**ORANGE COUNTY
ECONOMIC DEVELOPMENT
CORPORATION**

MINUTES

May 8, 2017

The Board of Directors of the Orange County Economic Development Corporation convened in a Regular Meeting at 3:00pm, Monday, May 8, 2017, Vidor City Hall.

Members Present:

Mayor Cathy Nagel, City of Pine Forest
Mike Stelly, City of West Orange
Judge Brint Carlton, Orange County
Jay Trahan, City of Orange
Shawn Sparrow, The Houseman Companies
Commissioner Barry Burton, Pct. 2
Carl Thibodeaux, City of West Orange
Robbie Hood, City of Pinehurst
Mike Kunst, City of Vidor
Dan Mohon, City of Pinehurst
Terri Gauthier, City of Bridge City
Keith Wallace, Port of Orange
Ida Schossow, GOACC

Members Absent:

Stan Mathews, Sabine River Authority
Gene Bouillion, Port of Orange
Jerry Jones, City of Bridge City
Dr. Stephen Patterson, Orangefield ISD
Daniel Moreaux, Moreaux Transportation Services
Dr. Michael Shahan, Lamar State College Orange

Others Present:

Jessica Hill, Executive Director
Alan Sanders, Attorney

Official Notice of the meeting detailing the time, date, place and purpose (Agenda), was posted on the Orange County Economic Development Corporation website and Orange County Administration Building on May 4, 2017.

1. **Convene Meeting.** President Carlton opened the meeting at 3:00 pm.
2. **Invocation, Pledge of Allegiance, Roll Call of Directors Present.** Member Mohon led the invocation. Officer Hood led the pledge, followed by the roll call by President Carlton.
3. **Recognize Guests.**
The following guests were in attendance: Mayor Robert Viator, City of Vidor; Councilwoman Kelly Carder, City of Vidor; Councilwoman Angela Jordan, City of Vidor.
4. **Open the floor to members of the public or of the Board of Directors of the Governing authority for inquiries about a subject not listed on the Agenda.** Speakers shall be requested to limit their remarks to three (3) minutes or less. Specific factual information, or existing policy, may be stated in response to an inquiry. Any Deliberation or decision about the subject of **the inquirer shall be limited to a proposal to place the subject on the Agenda** for a subsequent Regular or Special Board Meeting.

The Board recognized Alan Sanders, Legal Counsel, for his 14 years of service to the Orange County Economic Development Corporation. Member Trahan reported to the Board on the success of the Orange Train Depot Grand Opening and reminded those in attendance of the City Boat races on May 20th and 21st. Mayor Viator notified the Board there would be a Main Street cleanup initiative in Vidor May 20th.

5. **Minutes for any previous Meeting(s).**

Minutes of the March meeting were reviewed. Member Stelly motioned to approve the minutes. Member Thibodeaux seconded and the motion carried.

6. **Financial matters including:**

Director Hill presented the May financial report for the quarters. She noted the Hotel Occupancy Tax revenues from the County had been collected due to receipt of the membership invoice from THLA. She also reminded the Board of the two members whose dues were collected in the previous fiscal year and were therefore not reflected in this budget. Membership revenues were below budget. This is due to new membership not joining as projected. Budget to actuals are on goal with projections. The statement of financial position showed no significant change or concern and reflected \$116,000 including the \$54,000 brought over from retained earnings. No liabilities are carried as bills are paid as received.

Officer Hood motioned to approve the financial statements. Member Stelly seconded and the motion carried.

Director Hill presented the bills for payment and expenses through May 3rd. Member Stelly motioned to approve the payment of bills. Officer Hood seconded and the motion carried.

7. Discussion and possible action to contract with Site Location Partnership.

Director Hill presented the summary sheet for the three Site Location Partnership proposals. Mrs. Hill updated the Board on the conference call with Mark Darce and what each of the proposals represented in terms of deliverables. Hill recommended Proposal #1 for a total financial commitment of \$7200. SLP has offered to allow the EDC to pay half now and the other half after October 1st to accommodate our budgetary restraints. The proposal would allow the EDC to receive more deliverables immediately and at a discounted rate. Member Stelly questioned from which account the funds would be drawn as an unbudgeted expense. Director Hill recommended using available resources in General Marketing, Allies Development and Advertising. Hill does not foresee any major unbudgeted expenses for the remainder of the year. Officer Hood made a motion to approve Proposal #1 from Site Location Partnership with split billing. Member Sparrow seconded the motion and the motion carried.

8. Discussion and possible action regarding entering into an agreement for legal counsel.

Director Hill presented summaries of the two proposals received from the Request for Proposal and Qualifications from Germer PLLC and James Wimberley. Member Kunst motioned to approve the contract with Germer PLLC. Member Trahan seconded the motion with additional comment on the capabilities of the Germer team. Director Hill explained the process in distributing the RFP&Q as well as the deliverables. Alan Sanders, acting legal counsel offered to review the engagement letter prior to final execution. Motion carried.

9. Report of Executive Director's Performance Evaluation

President Carlton and Officer Hood reported on the performance of Director Hill since her hiring. The evaluation was favorable and the Board was very complimentary of her work and desire to provide her more resources. Member Wallace expressed an interest in organizing a committee to address the funding need.

10. Executive Director's Regular Report.

Director Hill notified the Board that the Texas Hotel Lodging Association would conduct a workshop in Commissioners' Court on May 23rd at 1:00pm to update the public on the operational guidelines of the program. She commented on the

funds that were administered to date and the comparison of request to granted amount.

Mrs. Hill updated the pipeline report with projects that had been added and projects that were no longer considering Orange County. She provided an update on Project Incognito and specifically their concerns about wetlands and pipelines at the proposed location. The wetland issue presented a further concern in that there is no mitigation bank available for large acreage sites in Orange County. Member Sparrow recommended contacting Eddie Arnaud to discuss the possibility of wetland mitigation opportunities. Mrs. Hill mentioned the recent announcement of SABIC in Portland, Texas. She explained that the cost associated with construction was one of the determining factors to exclude the Orange County site.

Director Hill presented a proposal from the Regional Economic Development Initiative to submit regional leads to the State. REDI will pay the OCEDC \$100.00 per lead to submit on behalf of the region. The individual communities will be required to provide the necessary information to the OCEDC. The OCEDC will compile the proposals into a single response for submission to the State. Jim Rich will be the regional lead if site visits are scheduled. The Board requested a letter of intent to formally approve the agreement.

Mrs. Hill requested small group meetings to discuss the funding needs of the EDC to discuss strategies to improve our efforts. She also reminded the Board that May 8-13 is Economic Development Week and the week's activities associated with the celebratory week. In conclusion Director Hill reminded the Board of the resiliency workshop on May 16th.

Member Stelly motioned to approve the report. Member Thibodeaux seconded and the motion carried.

11. **Closed Meeting to Deliberate commercial or financial information that the Governmental Body has received from a business prospect that the Governmental Body seeks to have locate, stay, or expand in or near the territory of the Governmental Body and with which the Governmental Body is conducting economic development negotiations, or to Deliberate the offer of a financial or other incentive to such a business prospect, under Section 551.087 of the Act, regarding any current, confidential OCEDC Projects.**

No Action

12. **Report by Corporation's Attorney on matters not otherwise included in the Agenda.**

Counselor Sanders provided a legislative calendar update. There was additional discussion about the Texas Enterprise Fund. Though initially it was defunded, there is confidence from the State that it will be recapitalized from other sources.

13. **Set date, time and place of any presently anticipated Special Meeting to be held prior to the next Regular Meeting.**

No action

14. **Specify changes to the date, time and/or place of one or more particular Regular Session(s) if any of such factors are presently anticipated to be changed from standard Board Policy.**

The next meeting will be July 10th at 3:00pm in Bridge City Council pending confirmation.

15. **Adjourn Meeting.**

Member Stelly motioned to adjourn. Member Wallace seconded. Motion carried.

Meeting was adjourned at 4:16 pm.

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