

ORANGE ECONOMIC DEVELOPMENT CORPORATION AGENDA

Orange Public Library Auditorium
220 N. Fifth Street
Orange, Texas

February 24, 2015
5:00 P.M.

1. **CALL TO ORDER** President Mortimer

2. **MOTION**
 - a) Motion finding that the advance posting and notice requirements of Article 8.1200 of the Code of Ordinances of the City of Orange, Texas have been met in relation to all minutes and pending resolutions on this agenda and that the reading of such items be confined to the caption of the resolutions. 1 Directors

3. **APPROVAL OF MINUTES**
 - a) February 10, 2015 Economic Development Corporation Meeting 3 Directors

4. **PUBLIC HEARING**
 - a) Conduct a public hearing for the purpose of receiving comments regarding financial incentives for Outdoor Hospitality LLC related to demolition and infrastructure improvements at 2214 Lutcher Drive, Orange, Texas in an amount not to exceed \$250,000.00 for the purpose of economic development. 6 Staff: Trahan

5. **DISCUSSION/ACTION**
 - a) Consider a motion of intent to enter into an agreement with Outdoor Hospitality LLC for the expenditure of funds for demolition and infrastructure improvements at 2214 Lutcher Drive, Orange, Texas in an amount not to exceed \$250,000.00 for the purpose of economic development. 10 Staff: Trahan

6. **REPORTS FROM DIRECTORS** Directors

7. **ADJOURN TO CLOSED EXECUTIVE SESSION**
 - a) Deliberation Regarding Economic Development Negotiations:
 - (1) Deliberation regarding real estate development project proposal as authorized by Section 551.087 of the Texas Government Code. Directors

8. RECONVENE IN OPEN SESSION

- a) Take action as necessary regarding Item 7 a (1) above.

Directors

9. ADJOURNMENT

STATE OF TEXAS }
COUNTY OF ORANGE }

February 10, 2015

BE IT REMEMBERED THAT a meeting of the Orange Economic Development Corporation of the City of Orange, Orange County, Texas, was held in the Library Auditorium on Tuesday, February 10, 2015.

EDC MEMBERS PRESENT:	George Mortimer Dean Granger Theresa Beauchamp Ebb Moore Jimmy Sims Mary McKenna	President Vice-President Secretary Treasurer Director Director
DIRECTORS ABSENT:	David Meaux	Director
COUNCIL MEMBERS PRESENT:	Tommy Ferguson Essie Bellfield Bill Mello Larry Spears Jr.	Council Member Council Member Council Member Council Member
COUNCIL MEMBERS ABSENT:	None	
STAFF MEMBERS PRESENT:	Dr. Shawn Oubre Jay Trahan Rhonda Haskins Patricia Anderson Kelvin Knauf John Cash Smith	City Manager Assistant City Manager, Director of Economic Development City Secretary Deputy City Secretary Director of Planning and Community Development City Attorney (arrived 8:52 A.M.)

President Mortimer called the meeting to order at 8:30 A.M.

MOTION FINDING THAT THE ADVANCE POSTING AND NOTICE REQUIREMENTS OF ARTICLE 8.1200 OF THE CODE OF ORDINANCES OF THE CITY OF ORANGE, TEXAS HAVE BEEN MET IN RELATION TO ALL MINUTES AND PENDING RESOLUTIONS ON THIS AGENDA AND THAT THE READING OF SUCH ITEMS BE CONFINED TO THE CAPTION OF THE RESOLUTIONS.

Secretary Beauchamp moved to approve the motion. Second to the motion was made by Vice-President Granger which carried unanimously.

APPROVAL OF MINUTES

Director Sims moved to approve the minutes of the January 27, 2015 Orange Economic Development Corporation Meeting. Second to the motion was made by Director McKenna which carried unanimously.

REPORTS FROM DIRECTORS

No report was given.

ADJOURN TO CLOSED EXECUTIVE SESSION

- a) Deliberation Regarding Economic Development Negotiations:
 - (1) Deliberation regarding real estate development project proposal as authorized by Section 551.087 of the Texas Government Code.
 - (2) Deliberation regarding real estate development project proposal as authorized by Section 551.087 of the Texas Government Code.

The Corporation met in closed executive session at 8:33 A.M.

RECONVENE IN OPEN SESSION

The Corporation reconvened in open session at 9:11 A.M.

TAKE ACTION AS NECESSARY REGARDING ITEM 5 a (1) AND (2) ABOVE.

No action was taken.

ADJOURNMENT

There being no further business before the Corporation, Vice-President Granger moved to adjourn the meeting. Second to the motion was made by Secretary Beauchamp which carried unanimously.

The meeting adjourned at 9:12 A.M.

ATTEST:

George Mortimer, President

Theresa Beauchamp, Secretary

ECONOMIC DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: February 12, 2015

TO: Dr. Shawn Oubre, City Manager

FROM: Jay Trahan, EDC Director

RE: OUTDOOR HOSPITALITY, LLC, RV PARK LETTER of REQUEST

Please see the attached letter of request for economic development financial incentives submitted by Mr. Mark Frey with Outdoor Hospitality, LLC, for the purpose of development of a new RV Park to be located at 2214 Interstate 10 in the city of Orange, Texas.

The RV includes 51 spaces, a main lodge, laundry house, shower house, pool house, and a rally barn, which make up the main components of the estimated \$1,530,000 project.

The financial request for incentives include:

\$ 75,000 demolition of former Knight's Inn property

\$175,000 infrastructure improvements related to water/sanitary sewer/drainage

\$250,000 Total funding request

<\$50,000> payback deferred after 2 years for 5 year period

\$200,000 Final funding (after payback)

2-year Property Tax Freeze on new improvements after completion of the project

Subject to your review and approval, please place this request on the next EDC Board agenda for a Public Hearing and a possible Motion of Intent for the expenditure of EDC funds not to exceed \$250,000 for the purpose of economic development.

Please contact me at extension 1077 for additional information.

Outdoor Hospitality LLC

2200 Woodmont Dr.
Orange, Texas 77632

Thursday, February 12, 2015

Jay Trahan
City of Orange EDC
803 W. Green Ave.
Orange, Texas 77631

Mr. Trahan

I have been planning a destination RV park for our 3 acre Interstate 10 property for the past 4 years. I have contracted Bud Surles Consulting Group to do a site analysis see attached. When the Knights Inn Hotel property was repossessed by Bridge City Bank I contacted Mr. Surles to do another analysis for a park that included my property as well as the hotel and one other parcel adjoining both properties. The analysis is a very positive one since there is no type of RV Park like this within 150 miles in any direction. I have spoken with several RV Sales and service centers and several RV groups including the Airstream group that stayed down town at the river area a few years ago. There is a great need for this type of park. It will cater to the traveling RVs that want to stay a few nights or weeks to see the sites around Orange and the surrounding cities.

The park will feature landscape paver driveways, lush landscaping, gated security fencing, landscape and parking lot lighting. It will also have shower house and restrooms, Laundry facilities and a small retail shop for incidentals. We will include a recreation area with a swimming pool and hot tub as well as a Rally Barn for large group events. The rally barn will include a large meeting area, full kitchen and restrooms.

The project will include approximately 51 RV slots, Main Lodge, Laundry House, Shower House, Pool House, Rally Barn all to be on an 8 acre tack of land on IH 10 between Hampton Inn and Senior Toro Mexican Restaurant.

Projected Economic Impact:

1. Projected Construction Cost \$ 1,530,000.00
2. Projected Completed Value \$ 2,500,000.00 an increase of \$ 1,540,000.00
3. Projected Annual Sales Dollars from RV Tourist to Community \$1,580,000
4. Projected Annual Sales Tax Revenues \$130,000.00
5. 8 Full time Positions
6. Projected Water/Sewer Annual Revenues \$29,000.00

This RV Park will bring much need traffic to all sorts of supporting stores for groceries, gas and repairs etc. The ability to have another type of traveler stay in Orange, Texas and support our local business is invaluable. There can all types of groups attracted to stay here like RV groups, Golfers, Botanical Garden enthusiast, People here to see the Arts and to stay while the gamble in LA.

We are asking for the following as participation:

1. Total contribution of \$250,000.00
2. Contribute \$75,000 to the demolition cost of removing the old hotel and all of its buildings, pool and pavements.
3. Contribute \$175,000 to the construction of all of the infrastructure which include all underground drainage, water Sewer and electric utilities and roadways.
4. Freeze property taxes on the new property improvements for 2 tax years from date of operation.
5. A Repay of \$50,000 to the EDC over a 5 year period after a 2 year delay from date of operation.

We are very excited with this project. I will improve the flexibility of available options on travelers to stay in our town. We can work with you on our request and look forward to hearing from you.

Sincerely

Mark Frey

Mark Frey, President
Outdoor Hospitality LLC

OUTDOOR Hospitality, llc

Outdoor Living At Its Finest

General Notes
 Roads & Parking
 Entrance -- 40'
 Two Way Rds -- 24'
 One Way Rds -- 18'
 Standard Parking -- 10'x20'
 Handicapped Parking -- 13'x20'
RV Sites
 Back In Sites -- 35'x65'
 Pull Through Sites -- 40'x80'
 Head In Sites -- 40'x65'



- Entrance
- Landscape/Water Feature
- Exercise Trail
- Visitor Center
- Emergency Generator
- Pool & Cabana
- Splash Pad
- Play Ground
- Pavilion/Rally Barn
- Dog Park
- Putting Green
- Emergency Egress

Bud Surles Consulting Group, LLC

Green Bluffs RV Resort

A Outdoor Hospitality, LLC Development

Scale: 1" = 100'



Revision # Schematic

Date: Nov. 2014



Signature: Presents for Mr. 21st Century

MOTION

Consider a motion of intent to enter into an agreement with Outdoor Hospitality LLC for the expenditure of funds for demolition and infrastructure improvements at 2214 Lutchter Drive, Orange, Texas in an amount not to exceed \$250,000.00 for the purpose of economic development.

George Mortimer, President

ATTEST:

Theresa Beauchamp, Secretary

February 24, 2015