

MINUTES
City of Port Arthur
Section 4A Economic Development Corporation
Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, October 17, 2016

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4a Economic Development Corporation met in a Special Meeting on Monday, October 17, 2016. The meeting was called to order at 6:07 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, Kenneth Marks, Richard Wycoff, Warren Pena, Dallas Smith and Ingrid Holmes.

The invocation was given by Dallas Smith.

The Pledge of Allegiance followed the Invocation.

III. MINUTES

October 3, 2016

A motion was made by Richard Wycoff and seconded by Kenneth Marks to approve the minutes of October 3, 2106. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

LSCPA Industrial Technology Center Ground Breaking Event

3. Speakers (limited to 3 min. ea.)

None

V. UNFINISHED BUSINESS

1. To discuss for possible consideration recommendations for the Board sub-committee regarding security/systems for 501 Procter Street.

Prior to this meeting, sub-committee members, Ingrid Holmes, Dallas Smith and Warren Pena met with the representatives of two security companies to review their suggestions for 501 Procter. This item will be tabled until the next board meeting while sub-committee members review additional quotes provided.

VI. CONSENT AGENDA ITEMS

VII. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration entering into an agreement with Port Arthur Recycling.
A motion was made by Warren Pena and seconded by Dallas Smith to approve entering into an agreement with Port Arthur Recycling. The vote was 4 to 1. Motion carried.

<u>Ayes</u>	<u>Noes</u>
Kenneth Marks	Richard Wycoff
Warren Pena	
Dallas Smith	
Ingrid West Holmes	
2. To discuss for possible consideration entering into a workforce training agreement with Program of Health Excellence for Certified Nursing Aide (CNA).
A motion was made by Richard Wycoff and seconded by Kenneth Marks to enter into a workforce training agreement with Program of Health Excellence for Certified Nursing Aide (CNA). The vote was unanimous. Motion carried.
3. To discuss for possible consideration Board Member travel.
A motion was made by Kenneth Marks and seconded by Warren Pena to approve Board Member travel. The vote was unanimous. Motion carried.
4. To discuss for possible consideration cancelling the November 7, 2016 Regular Board Meeting.
A motion was made by Richard Wycoff and seconded by Warren Pena to cancel the November 7, 2016 Regular Board Meeting. The vote was unanimous. Motion carried.
5. To discuss for possible consideration third floor build-out to include common restroom area and four office spaces.
A motion was made by Richard Wycoff and seconded by Kenneth Marks to approve the third floor build out to include common restroom area and four office spaces. The vote was unanimous. Motion carried.
6. To discuss for possible consideration rescinding the economic incentive agreement with Pure Renewables Port Arthur LLC.
This item was taken to Executive Session. Following Executive Session a motion was made by Richard Wycoff and seconded by Kenneth Marks to rescind the economic incentive agreement with Pure Renewables Port Arthur LLC. The vote was unanimous. Motion carried.

7. To discuss for possible consideration rescinding the Board's decision to award the contract to Affordable Lawn & Tractor and to reject all responses to the request for proposal for grass cutting at the Hwy. 73 Business Park.

A motion was made by Kenneth Marks and seconded by Richard Wycoff to rescind the Board's decision to award the contract to Affordable Lawn & Tractor and to reject all responses to the request for proposal for grass cutting at the Hwy. 73 Business Park. The vote was unanimous. Motion carried.

8. To discuss for possible consideration awarding a contract to Affordable Lawn & Tractor for the grass cutting at the Hwy. 73 Business Park for one year, with a 2 year option for renewal.

A motion was made by Kenneth Marks and seconded by Richard Wycoff to award a contract to Affordable Lawn & Tractor for the grass cutting at the Hwy. 73 Business Park for one year, with a 2 year option for renewal.

VIII. REPORTS

1. Marketing & Business Recruitment Report
2. Operational Report
3. Financial Report
4. CEO's Report

IX. CLOSED SESSION (EXECUTIVE SESSION)

In Order To Comply With The Requirements Of Chapter 551 (Open Meetings Law) Of The Texas Government Code, Prior To Going Into Closed Meeting The Presiding Officer To The City Of Port Arthur Section 4A Economic Development Corporation Board of Directors Should Make The Following Public Announcement:

"A Closed Meeting or Executive Session Will Be Held Pursuant To The Following Sections of Chapter 551, Texas Government Code,

1. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation and/or legal advice.
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
3. **Section 551.074 Government Code** – The discuss matters of Personnel.
 - a. **CEO wage and compensation.**
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. **Pure Renewables.**

The Items in Executive Session May Be Discussed and Acted On In Open Session

The Board retired to Executive Session at 7:35 p.m. and reconvened at 8:14 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:16 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 10th DAY OF

January, 2017.

Della Smith
SECRETARY OF THE BOARD