

*City of Port Arthur*  
*Section 4A Economic Development Corporation*

**AGENDA**

**Regular Board Meeting**

*501 Procter Street, Ste. 100, Port Arthur, TX 77640*

*Tuesday, January 8, 2019*

*6:00 p.m.*

**ROLL CALL, INVOCATION & PLEDGE**

**Board of Directors**

- |  |   |
|--|---|
| <p>(1) Darrell Anderson _____</p> <p>(2) John Chirafis _____</p> <p>(3) Christopher Smith _____</p> <p>(4) Kenneth Marks _____</p> | <p>(5) Dallas Smith _____</p> <p>(6) Ingrid West Holmes _____</p> <p>(7) David Stickley _____</p> |
|--|---|

**I. MINUTES**

Regular Meeting, December 3, 2018

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

- a. Integrated Power System

**2. Communications**

- a. MLK Brunch, January 21, 2019
- b. Port Arthur Chamber of Commerce 119<sup>th</sup> Banquet, January 23, 2019

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

**III. UNFINISHED BUSINESS**

**IV. CONSENT AGENDA ITEMS**

**V. NON-CONSENT AGENDA ITEMS**

1. To discuss for possible consideration a Letter of Intent for an Economic Incentive for Infrastructure for Aref Plaza.
2. To discuss for possible consideration a Letter of Intent for an Economic Incentive for Infrastructure for Magic Express Wash & Lube.
3. To discuss for possible consideration a Letter of Intent for the Purchase of Land in the Spur 93 Business Park for Industrial Thermal Services.
4. To receive Architectural Review Committee recommendation and consideration and possible action to select architect for Port Arthur News Building project and authorize EDC to negotiate for board final approval an architectural services agreement.
5. To discuss for possible consideration entering into a contract for the Professional Environmental Consultant Services for the removal of asbestos/lead/mold at the Port Arthur News Bldg./549 4<sup>th</sup> Street.
6. To discuss for possible consideration entering into a contract for the Professional Environmental Consultant Services for chemical waste disposal at the Port Arthur News Bldg./549 4<sup>th</sup> Street.
7. To discuss for possible consideration the renewal of the CDL Training Agreement with Lamar State College – Port Arthur.
8. To discuss for possible consideration rescinding a Purchase Agreement with KLV Ventures, LLC.
9. To discuss for possible consideration closing of the Economic Incentive file for AJ Entertainment, LLC.
10. To discuss for possible consideration going out for bids for janitorial services for 501 Procter Street.
11. Consideration and possible action as to the bankruptcy Compromise Joint Chapter 11 Plan of Lockwood Holdings, Inc.
12. To discuss for possible consideration terminating the lease agreement with Support Operation Services.

## VI. REPORTS

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

## VII. 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** – To discuss matters of Personnel.
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.

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

## VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

Items for future agenda consideration or reports from staff may be requested but no discussion of any items or requests shall take place.

## IX. POSTING OF MEETING

POSTED ON THE 4<sup>th</sup> DAY OF January, 2019

AT 11:00 A.M. O'CLOCK

Floyd Batiste  
Floyd Batiste, CEO