

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

**AGENDA**  
**Regular Board Meeting**  
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*  
*Monday, February 4, 2019*  
*6:00 p.m.*

**ROLL CALL, INVOCATION & PLEDGE**

**Board of Directors**

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

**I. MINUTES**

Regular Meeting, January 8, 2019  
Annual Meeting, January 8, 2019

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

- a. Integrated Power System

**2. Communications**

- a. Port Arthur Chamber of Commerce Membership Luncheon, Wednesday,  
February 27, 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 MP1 Construction.
2. To discuss for possible consideration a Letter of Intent for an Economic Incentive for Infrastructure for Max Holding LLC.
3. To discuss for possible consideration a Letter of Intent and Phase I Application from Parker's Building Supply.
4. To discuss for possible consideration an amendment to the KLV Ventures LLC Economic Incentive and Loan Agreement.
5. To discuss for possible consideration Letter of Credit on Infrastructure Improvement Incentive Agreements.
6. To discuss for possible consideration a Conditional Infrastructure Grant Agreement for Aref One, Ltd.
7. To discuss for possible consideration a Conditional Infrastructure Grant Agreement for Kemp Corkran, LLC / Magic Express Wash & Lube.
8. To discuss for possible consideration ratifying a contract for the Professional Environmental Consultant Services for chemical waste disposal at the Port Arthur News Bldg./549 4<sup>th</sup> Street with Baer Environmental Consulting, Inc.
9. To discuss for possible consideration a Letter of Intent from Real Estate Investment Co. / TBD.

## **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.

Update on Downtown Redevelopment

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

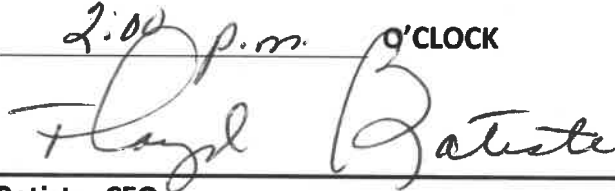
**VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS**

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 1<sup>st</sup> DAY OF February, 2019

AT 2:00 p.m. O'CLOCK



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Floyd Batiste, CEO