

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, February 18, 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 February 4, 2019

II. PETITIONS & COMMUNICATIONS

1. Presentations

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 for an Economic Incentive from Parker's Building Supply.
4. To discuss for possible consideration a Letter of Intent for an Economic Incentive from Real Estate Investment Co. / TBD.
5. To discuss for possible consideration a Letter of Intent from Texan Tool and Industrial for an Economic Incentive and to Purchase Land in the Spur 93 Business.
6. To discuss for possible consideration ratifying an amendment to the KLV Ventures LLC Economic Incentive and Loan Agreement.
7. To discuss for possible consideration a Letter of Intent from KLV Ventures LLC to purchase land in the Spur 93 Business Park.
8. To discuss for possible consideration the release of payment on Infrastructure Improvement Incentive Agreements.
9. To discuss for possible consideration a Conditional Infrastructure Grant Agreement for Aref 1, Ltd.
10. To discuss for possible consideration a Conditional Infrastructure Grant Agreement for Kemp Corkran, LLC / Magic Express Wash & Lube.
11. To discuss for possible consideration an Economic Incentive and the purchase of land in the Spur 93 Business Park for Thermal Industrial Services LLC.
12. To discuss for possible consideration entering into a Professional Architectural Agreement with Architect Studio for 549 4th Street.
13. To discuss for possible consideration authorizing the Environmental Manager, on behalf of the PAEDC Board of Directors, to go out for bid for the Environmental Removal of lead/asbestos/mold for 549 4th Street.
14. To discuss for possible consideration entering into an agreement with Total Safety to act as Environmental Manager to oversee the removal of lead/asbestos/mold for 549 4th Street.
15. To discuss for possible consideration going out for Request for Qualifications for Construction Manager at Risk for 549 4th Street.
16. To discuss for possible consideration providing a grant match toward an EDA Grant, match not to exceed \$1,000,000.
17. To discuss for possible consideration a Summer Youth Employment Program.

18. To discuss for possible consideration approving an invoice payment to Marsh Waterproofing, Inc., in the amount of \$5,500.
19. To discuss for possible consideration extension of Purchase Agreement Title Commitment for Standard Alloys for an additional 60 days.
20. To discuss for possible consideration a Letter of Intent for Rai's Bakery.
21. To discuss for possible consideration canceling the March 4, 2019 Regular Board Meeting.

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 15th DAY OF February, 2019

AT 12:13 p.m. O'CLOCK

Floyd Batiste

Floyd Batiste, CEO