

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

**AGENDA**  
**Regular Board Meeting**  
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*  
*Monday, April 1, 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) Vacant _____</p> |
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**I. MINUTES**

Special Meeting February 18, 2019  
Special Joint Meeting March 19, 2019

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

**2. Communications**

- a. Port Arthur Chamber of Commerce Membership Luncheon, Tuesday, April 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 Terms and Conditions for an Infrastructure Economic Incentive with MP1 Construction.
2. To discuss for possible consideration Terms and Conditions for an Infrastructure Economic Incentive with Max Holding LLC.

3. To discuss for possible consideration Terms and Conditions for an Economic Incentive with Rai's Bakery.
4. To discuss for possible consideration entering into an Economic Incentive and Loan Agreement with Thermal Industrial Services LLC.
5. To discuss for possible consideration approving an agreement for the purchase of 6 acres of land in the Spur 93 Business Park by Thermal Industrial Services LLC.
6. To discuss for possible consideration approving a purchase agreement with KLV Ventures LLC to purchase 3 acres of land in the Spur 93 Business Park.
7. To discuss for possible consideration a Letter of Intent to Purchase Land in the Spur 93 Business Park by Mid-County Plaza, LLC.
8. To discuss for possible consideration a Letter of Intent for Decision Technologies Incorporated.
9. To discuss for possible consideration approving a Right of Entry Agreement with Doyle Land Services for Chevron Phillips Chemical Company LP.
10. To discuss for possible consideration requesting the Port Arthur City Council to approve a three (3) year extension to a proposition for the use of the Type A Sales tax for a project related to Affordable Housing which is a 4B project, in an amount not to exceed \$300,000.00 per year. The proposition was approved by voters via a Special Election on May 7, 2016 and expires September 30, 2019.
11. To discuss for possible consideration retaining and engaging Tender Loving Care Center for Children d/b/a Legacy Community Development Corporation (Legacy CDC) to manage the Affordable Housing, at a cost not to exceed \$35,000 per year. Current agreement expires August 23, 2019.
12. To discuss for possible consideration an amendment to Resolution No. 19-037, Baer Engineering and Environmental Consultant, Inc., for the removal and disposal of two aboveground storage tanks and eleven drums from the former Port Arthur News Building/549 4<sup>th</sup> Street.
13. To discuss for possible consideration going out for bid for asbestos/mold/lead remediation for the former Port Arthur News Building/549 4<sup>th</sup> Street.
14. To discuss for possible consideration entering into a Janitorial Contract for 501 Procter Street.
15. To discuss for possible consideration the lease of office space at 501 Procter Street by Nathan Rivers.
16. To discuss for possible consideration setting a date for the PAEDC Budget Workshop.

## 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 29<sup>th</sup> DAY OF March, 2019  
AT 11:26 A.M O'CLOCK

Floyd Batiste  
Floyd Batiste, CEO