

City of Port Arthur  
Section 4A Economic Development Corporation

**AGENDA**  
**Regular Board Meeting**  
501 Procter Street, Ste. 100, Port Arthur, TX 77640  
Monday, May 6, 2019  
5:30 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) Jerry LaBove _____       |
| (4) Kenneth Marks _____     |                              |

**I. BUDGET WORKSHOP**

**II. MINUTES**

Regular Meeting, April 1, 2019

**III. PETITIONS & COMMUNICATIONS**

**1. Presentations**

- a. Proposed PAEDC Marketing Strategy

**2. Communications**

- a. Imagine Port Arthur, Thursday, May 16, 2019
- b. Port Arthur Chamber of Commerce Industry Show August 1, 2019

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

**IV. UNFINISHED BUSINESS**

## VI. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration establishing a collateral policy for Infrastructure Improvement Incentive Agreements.
2. To discuss for possible consideration rescinding Resolution 18-413 for a purchase agreement with NDC Housing and Economic Development for property located at 4<sup>th</sup> Street between Mobile and Shreveport.
3. To discuss for possible consideration the sale of property located at 4<sup>th</sup> Street between Mobile and Shreveport.
4. To discuss for possible consideration entering into an Economic Incentive Infrastructure Agreement with MP1 / Pena Shopping Plaza.
5. To discuss for possible consideration entering into an Economic Incentive Infrastructure Agreement with Max Holding LLC.
6. To discuss for possible consideration entering into an Economic Incentive Agreement with Rai's Bakery.
7. To discuss for possible consideration a Letter of Intent for an Economic Incentive from Motion Industries.
8. To discuss for possible consideration Letter of Intent for an Economic Incentive from Robogistics.
9. To discuss for possible consideration a Letter of Intent for an Economic Incentive from Vessel Repair.
10. To discuss for possible consideration approving a Micro Loan.
11. To discuss for possible consideration the Sale of Easement and Right-of-Way to Entergy Texas.
12. To discuss for possible consideration approving a Purchase Agreement for one (1) acre of land in the Spur 93 Business Park by Mid-County Plaza, LLC.
13. To discuss for possible consideration the purchase of one (1) acre of land in the Spur 93 Business Park by Texan Tool & Industrial, LLC (Rustin Penland).
14. To discuss for possible consideration entering into a Purchase Agreement for one (1) acre of land in the Spur 93 Business Park by Texan Tool & Industrial, LLC (Rustin Penland).
15. To discuss for possible consideration the purchase of two (2) acres of land in the Spur 93 Business Park by B&B Ice.

16. To discuss for possible consideration approving a Purchase Agreement for two (2) acres of land in the Spur 93 Business Park with B&B Ice.
17. To discuss for possible consideration a Letter of Intent to lease property in the Jade Avenue Business Park.
18. To discuss for possible consideration an Economic Incentive with DezTex Industrial Services LLC dba RamTex.
19. To discuss for possible consideration the closing of the Economic Development Conditional Grant Agreement with Joe's Shopping Plaza, LLC.
20. To discuss for possible consideration awarding a bid for remediation of mold/asbestos/lead 549 4<sup>th</sup> Street.
21. To discuss for possible consideration ratifying the electrical services provided to 549 4<sup>th</sup> Street / former Port Arthur News Building.
22. To discuss for possible consideration approving an agreement with Legacy Community Development Corporation to manage the Affordable Housing Program at a cost not to exceed \$35,000 per year.
23. To discuss for possible consideration the second and final renewal of a contract for landscaping and irrigation maintenance at the Spur 93 Business Park with Affordable Lawn & Tractor Service in an annual amount not to exceed \$28,500.
24. To discuss for possible consideration approving Scholarship Awardees.
25. To discuss for possible consideration appointing a committee for the review and selection of the general contractor for the construction/renovation of 549 4<sup>th</sup> Street / former Port Arthur News Building.
26. To discuss for possible consideration going out for bid for the PAEDC Annual Newsletter publication.

## **VII. REPORTS**

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

## **VIII. 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.
  - a. To discuss for possible consideration entering into an agreement with the City of Port Arthur to provide First Source Referral Services.
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.
  - a. PAEDC Chief Executive Officer Performance Evaluation.
  - b. Staffing
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"**

**IX. 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.

**X. POSTING OF MEETING**

POSTED ON THE 3<sup>rd</sup> DAY OF May, 2019  
AT 2:05 p.m. O'CLOCK

  
\_\_\_\_\_  
Floyd Batiste, CEO