

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Board Meeting

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

Monday, July 1, 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) Jerry LaBove _____
(4) Kenneth Marks _____	

I. MINUTES

06-10-2019 Special Meeting Minutes

II. PETITIONS & COMMUNICATIONS

1. Presentations

a. Economic Empowerment & Career Success by SFG

2. Communications

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 approving an Economic Incentive Agreement with DexTex Industrial Services LLC dba RamTex.

2. To discuss for possible consideration approving an Economic Incentive Agreement with Vessel Repair.
3. To discuss for possible consideration approving an Economic Incentive Agreement with Parker's Building Supply.
4. To discuss for possible consideration approving an Economic Incentive Agreement with Motion Industries.
5. To discuss for possible consideration approving an agreement with SETEX Construction Corporation for the Construction Manager At Risk Phase I Pre-Construction for 549 4th Street/Formal PA News Building.
6. To discuss for possible consideration entering into a First Source Referral Memorandum of Understanding with the City of Port Arthur.
7. To discuss for possible consideration accepting a bid for Storm Water Improvement Project at the Spur 93 Business Park.
8. To discuss for possible consideration accepting a bid for a Sewer Manhole at the Spur 93 Business Park.
9. To discuss for possible consideration the purchase of property owned by the City of Port Arthur and the PAEDC, located at Reverend Dr. Ransom Howard Street, by the Port of Port Arthur.
10. To discuss for possible consideration a request from the Greater Port Arthur Chamber of Commerce.
11. To discuss for possible consideration the buildout of the 2nd Floor lease space of 501 Procter Street.
12. To discuss for possible consideration amending the Fiscal Year 2019 – 2020 PAEDC Budget.
13. To discuss for possible consideration revising the amount of acreage for the KLV Ventures LLC's Land Purchase Agreement from 3 acres to 1.5 acres.
14. To discuss for possible consideration moving the PAEDC Board Meetings to the First Thursday of every month.

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.
 - a. KLV Ventures LLC
- 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 28th DAY OF June, 2019
AT 10:10 A.m. O'CLOCK



Floyd Batiste, CEO