

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, August 5, 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

07-01-2019 Regular Meeting Minutes

II. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. Chamber of Commerce Membership Luncheon Tuesday, August 13, 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 approving a Release of Lien with Reliable Polymer at the Spur 93 Business Park.

2. To discuss for possible consideration entering into a Ground Lease Agreement with Motiva Enterprise for approximately 91.7 acres in the Jade Ave. Business Park.
3. To discuss for possible consideration approving recommendations of the Micro Loan Committee.
4. To discuss for possible consideration going out for bid for Contractor Services for the buildout of the 2nd Floor lease space of 501 Procter Street.
5. To discuss for possible consideration entering into an Economic Incentive with B&B Ice for approximately .4 acres of land at the Spur 93 Business Park.
6. To discuss for possible consideration revising the Economic Incentive with Parker Building Supply – USLMB. LLC.
7. To discuss for possible consideration the Second and Final Renewal of the Professional Service Agreement with Germer PLLC, currently effective through October 31, 2019.
8. To discuss for possible consideration ratifying Change Order No. 2 to the contract with Dean Builders, Inc.
9. To discuss for possible consideration approving Change Order No. 1 to the contract with Sitek Omni Services, LLC for asbestos/mold/lead remediation and demolition for 549 4th Street in an amount not to exceed \$21,000.00
10. To discuss for possible consideration amending the agreement with Sitek Omni Services, LLC to include the removal and disposal of exterior panel and for the removal and disposal of exposed window contaminant in an amount not to exceed \$43,000.00.
11. To discuss for possible consideration accepting a bid for the PAEDC Newsletter.
12. To discuss for possible consideration moving the September 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.**
 - a. NDC**
 - b. KLV Ventures**
 - c. 4th Street Property**
- 3. Section 551.074 Government Code – To discuss matters of Personnel.**
 - a. 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"**

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 2nd DAY OF August, 2019
AT 11:25 a.m. O'CLOCK



Floyd Batiste, CEO