

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, September 9, 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

08-05-2019 Regular Meeting Minutes

II. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. Chamber of Commerce City & Regional Breakfast Updates, Tuesday, September 24, 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 the purchase of an additional .4 acres of land (bringing total acreage to 2.4) at the Spur 93 Business Park by B&B Ice.

2. To discuss for possible consideration a Letter of Intent from The King Crawfish Distributors LLC.
3. To discuss for possible consideration approving the first renewal of the Security Guard Services to serve the Spur 93 Business Park with S&S Investigations & Security, Inc., expiring December 17, 2019.
4. To discuss for possible consideration the Greater Port Arthur Chamber of Commerce Lease Agreement for 501 Procter Street.
5. To discuss for possible consideration rescinding Resolution 19-360 with Classic Forms for Newsletter publication.
6. To discuss for possible consideration awarding the bid for the Annual PAEDC Newsletter.
7. To discuss for possible consideration awarding a bid for Contractor Services for the buildout of the 2nd Floor lease space of 501 Procter Street.
8. To discuss for possible consideration providing EDC additional funding for the retrofit of 549 4th Street.
9. To discuss for possible consideration amending the Professional Service Contract with Architect's Studio PLLC for 549 4th Street.
10. To discuss for possible consideration approving an amendment to the PAEDC 2019-2020 Budget.
11. To discuss for possible consideration rescinding Resolution 19-160, Purchase of Land in the Spur 93 Business Park with KLV Ventures, Inc.
12. To discuss for possible consideration the purchase of 1 acre of land in the Spur 93 Business Park by KLV Ventures, Inc.
13. To discuss for possible consideration rescinding Resolution 18-413, Purchase of 4th Street Property with NDC Housing and Economic Development Corporation, Inc.
14. To discuss for possible consideration approving the sale of property located at 4th Street between Mobile and Shreveport.
15. To discuss for possible consideration the renewal of the Downtown Affordable Housing Program down payment assistance.
16. To discuss PAEDC By-Laws Section 8.15.

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. **Land Lease of Jade Ave. Business Park**
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. **Staffing Job Descriptions Reclassification**
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"**

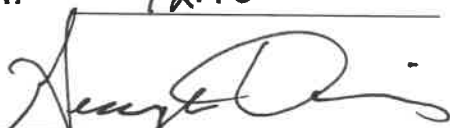
VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

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 6th DAY OF September, 2019

AT 12:10 O'CLOCK

 for Floyd Batiste

Floyd Batiste, CEO