

MINUTES
City of Port Arthur
Section 4A Economic Development Corporation
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Tuesday, January 10, 2017

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4a Economic Development Corporation met in a Regular Meeting on Tuesday, January 10, 2017. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, Eli Roberts, Christy DeRouen, Kenneth Marks, Richard Wycoff, Warren Pena, Dallas Smith, Ingrid West Holmes and David Stickley.

The invocation was given by Darrell Anderson.

The Pledge of Allegiance followed the Invocation.

III. MINUTES

Special Meeting, October 17, 2016

A motion was made by Darrell Anderson and seconded by Eli Roberts to approve the minutes of October 17, 2016. Vote was unanimous. Motion carried.

Regular Meeting, December 5, 2016

A motion was made by Kenneth Marks and seconded by Eli Roberts to approve the minutes of October 17, 2016. Vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. REDI Economic Outlook Forum, January 11, 2017
- b. Cal Tech Precision - California
- c. MLK Brunch, January 16, 2017

A motion was made by Kenneth Marks and seconded by Eli Roberts to secure a "Bronze" Level Sponsorship to include one table of eight at a cost of \$2,000.00. Vote was unanimous. Motion carried.

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

- a. Mr. Bill McCoy, President, Greater Port Arthur Chamber of Commerce regarding 501 Procter security.

III. **UNFINISHED BUSINESS**

1. To discuss for possible consideration security services/systems for 501 Procter Street.

A motion was made by Eli Roberts and seconded by Dallas Smith to table this item. Vote was unanimous. Motion carried. It is the consensus of the Board to have the Board's Security Subcommittee meet with Patriot Security Representatives to review their previous proposal to learn what is included with this system. Mr. Bill McCoy will be included in this meeting.

IV. **CONSENT AGENDA ITEMS**

1. Report on Legislative House Bills.

V. **NON-CONSENT AGENDA ITEMS**

1. To discuss for possible consideration the second renewal of an agreement with S&S Investigations and Security for security guard services at the Spur 93 Business Park.

A motion was made by Kenneth Marks and seconded by Dallas Smith to approve the second renewal of the agreement with S&S Investigations and Security for security guard services at the Spur 93 Business park. Vote was unanimous. Motion carried.

2. To discuss for possible consideration an Incentive Agreement with Good Times. **This item was taken to Executive Session. Following Executive Session, a motion was made by Kenneth Marks and seconded by Richard Wycoff to approve the incentive agreement, with noted contingencies, with AJ Entertainment LLC. Vote was unanimous. Motion carried.**

Please note: Good Times is a current business owned by Mr. & Mrs. Nguyen. The incentive is being requested by Mr. & Mrs. Nguyen for their newly formed Limited Liability Company, AJ Entertainment LLC. Mr. & Mrs. Nguyen own the property for the incentive request.

Contingencies:

The motion for this incentive is approved for AJ Entertainment LLC in the amount of \$105,500.00 with the following contingencies:

That it will include the final list of the infrastructure improvements that will be funded by the EDC. Additionally, the applicants are to provide the letter of credit from Community Bank to collateralize the incentive agreement. The letter of credit must be received and approved. Approval of this incentive is recommended subject to these conditions.

3. To discuss for possible consideration a Training Agreement with Lamar State College Port Arthur for CDLA Driver's Training Course.
A motion was made by Richard Wycoff and seconded by Darrell Anderson to approve a Training Agreement with Lamar State College Port Arthur for CDLA Driver's Training Course in an amount not to exceed \$40,000.00. Vote was unanimous. Motion carried.

4. To discuss for possible consideration entering into an Economic Development Incentive for Olive Packaging Company.
This item was moved to Executive Session. Following Executive Session a motion was made by Darrell Anderson and seconded by Richard Wycoff to approve entering into an Economic Development Incentive for Olive Packaging Company in an amount not to exceed \$125,912.00. Vote was unanimous. Motion carried.

VI. REPORTS

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

This meeting was recessed at 7:00 p.m. to conduct the Annual Meeting. The meeting was re-opened at 7:10 p.m. following the conclusion of the Annual Meeting.

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. Climate Control Containers
 - b. BOD Environmental

2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. PAEDC's 3.0001 acres of land located on 4th Street.

3. **Section 551.074 Government Code** – The 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

The Board retired to Executive Session at 7:15 p.m. and reconvened at 8:00 p.m.

VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

IX. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:04 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 6th DAY OF

February, 2017.

Dallas Smith
SECRETARY OF THE BOARD