

MINUTES
City of Port Arthur
Section 4A Economic Development Corporation
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, July 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 Monday, July 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, John Chirafis, Joseph L. Guillory, II, Kenneth Marks, Richard Wycoff, Warren Pena, Dallas Smith, Ingrid West Holmes and David Stickley.

The invocation was given by Dallas Smith.

The Pledge of Allegiance followed the Invocation.

III. MINUTES

Regular Meeting, June 5, 2017

A motion was made by David Stickley and seconded by Richard Wycoff to approve the Regular Meeting Minutes of June 5, 2017. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

- a. Bob Green with HR Green, status update of Jade Avenue Business Park.

2. Communications

PAEDC CEO presented a request from the Port Arthur Chamber of Commerce for the Membership Luncheon to be held July 25, 2017. The Board agreed to the purchase of individual tickets for those wishing to attend.

- a. Report from Board Members Tour of Aries Clean Energy.
Board Members David Stickley, Richard Wycoff and Kenneth Marks each provided their thoughts/opinions of their recent visit to the Aries Clean Energy Facility in Tennessee. Each Member gave a very favorable review of the facility.

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

V. UNFINISHED BUSINESS

VI. CONSENT AGENDA ITEMS

VII. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration approval of the proposed 2017-2018 Budget.

A motion was made by Richard Wycoff and seconded by David Sticklely to approve the proposed 2017-2018 budget with the recommendation of moving \$12,000 from the contingency funds to the Education and Training funds. The vote was unanimous. Motion carried.

2. To discuss for possible consideration the renewal of the PAEDC Chief Executive Officer's Agreement.

This item was taken into Executive Session. Following Executive Session a motion was made by Richard Wycoff and seconded by Darrell Anderson to approve the renewal of the PAEDC Chief Executive Officer's agreement with a 3.5% salary increase and a nine month severance package. The vote was unanimous. Motion carried.

3. To discuss for possible consideration entering into a Conditional Economic Incentive with KLV Ventures.

This item was moved to Executive Session. Following Executive Session this item was tabled for further review.

4. To discuss for possible consideration the renewal of the agreement with the National Development Council.

A motion was made by Richard Wycoff and seconded by Darrell Anderson to approve the renewal of the agreement with the National Development Council. The vote was unanimous. Motion carried.

5. To discuss for possible consideration renewal of Life Skills Agreement with Jireh World Outreach Ministry.

A motion was made by Darrell Anderson and seconded by Richard Wycoff to approve the renewal of the Life Skills Agreement with Jireh World Outreach Ministry. The vote was unanimous. Motion carried.

6. To discuss for possible consideration termination of an Agreement with Arceneaux, Wilson & Cole for the Jade Avenue Business Park Paving, Water, Sanitary Sewer & Drainage Project No. EDC-230.

A motion was made by David Stickley and seconded by Darrell Anderson to terminate the Agreement with Arceneaux, Wilson & Cole for the Jade Avenue Business Park Paving, Water, and Sanitary Sewer & Drainage Project No. EDC-230. The vote was unanimous. Motion carried.

7. To discuss for possible consideration the closing of an Economic Incentive file between PAEDC and PA69, L.P.

A motion a was made by Richard Wycoff and seconded by David Stickley to approve the closing of an Economic Incentive file between PAEDC and PA69, L.P. The vote was unanimous. Motion carried.

8. To discuss for possible consideration entering into a lease Agreement with Collins Engineering, Inc.

A motion was made by David Stickley and seconded by Kenneth Marks to enter into a lease Agreement with Collins Engineering, Inc. Joseph L. Guillory requested the item be tabled. On advice of legal counsel, Guy Goodson, this item was moved to Executive Session. Following executive session the vote was unanimous. Motion carried.

9. To discuss for possible consideration entering into a lease Agreement with G&G Enterprises Construction Corp.

This item was moved to Executive Session. Following Executive Session a motion was made by Darrell Anderson and seconded by David Stickley to enter into a lease Agreement with G&G Enterprises Construction Corp. The vote was unanimous. Motion carried.

10. To discuss for possible consideration approval of a Micro-Loan.

This item was moved to Executive session. Following Executive Session this item was removed from the Agenda.

VIII. REPORTS

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

IX. 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.
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. PAEDC CEO evaluation and agreement.
 - b. Staffing
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. KLV Venture
 - b. Impact
 - c. Micro-Loan

***The Items in Executive Session May Be Discussed and Acted On In Open Session"**

The Board retired to Executive Session at 7:14 p.m. and reconvened at 8:53 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:58 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE _____^{7th} DAY OF

August, 2017.
Dallas Smith
SECRETARY OF THE BOARD