

MINUTES
City of Port Arthur
Section 4A Economic Development Corporation
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, August 7, 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, August 7, 2017. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

John Chirafis, Joseph L. Guillory, II, Kenneth Marks, 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. BUDGET WORKSHOP

PAEDC CEO reviewed the 2017-2018 Budget.

IV. MINUTES

Regular Meeting, July 10, 2017

A motion was made by David Stickley and seconded by Kenneth Marks to approve the Minutes of the Regular Meeting July 10, 2017. The vote was unanimous. Motion carried.

V. PETITIONS & COMMUNICATIONS

1. Presentations

- a. Patriot Security update on Security System for 501 Procter Street.

Being that the new Security System installation was completed today, August 7, 2017, there was no presentation made by Patriot Security.

2. Communications

- a. Port Arthur Chamber of Commerce Membership Luncheon, Tuesday, August 22, 2017.

Board Members agreed to the purchase of individual tickets to the Port Arthur Chamber of Commerce Membership Luncheon to be held Tuesday, August 22, 2017.

- b. Port Arthur Greater Minority Chamber of Commerce.

A motion was made by Joseph L. Guillory, II and seconded by Kenneth Marks to join the Port Arthur Greater Minority Chamber of Commerce with a Membership Type of Platinum with dues in the amount of \$575. The vote was unanimous. Motion carried.

- c. Gulf Coast Health Center, Inc.

A motion was made by David Stickley and seconded by Dallas Smith to secure a booth at the Gulf Coast Health Center, Inc.'s 5th Annual Healthy Family Festival. The booth will provide information about the Affordable Housing Program as well as the training programs supported by the PAEDC. The vote was unanimous. Motion carried.

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

VI. UNFINISHED BUSINESS

VII. CONSENT AGENDA ITEMS

VIII. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration a letter of intent from Motion Industries.

A motion was made by David Stickley and seconded by Warren Pena to consider a letter of intent from Motion Industries. The vote was unanimous. Motion carried.

2. To discuss for possible consideration entering into an Economic Incentive and Loan Agreement with KLV Ventures.

This item was moved to Executive Session. Following Executive Session a motion was made by David Stickley and seconded by Dallas Smith to approve entering into and Economic Incentive in the amount of \$326,502 and approving a Loan Agreement in the amount of \$197,122.56 for property at Hwy. 73 with KLV Ventures. The vote was unanimous. Motion carried.

3. To discuss for possible consideration entering into a month-to-month Rental Agreement with Support Operation Services, Inc. for office space on the 1st Floor of 501 Procter.

A motion was made by Joseph L. Guillory, II and seconded by Kenneth Marks to approve entering into a month-to-month Rental Agreement with Support Operation Services, Inc. for office space on the 1st Floor of 501 Procter. The vote was unanimous. Motion carried.

4. To discuss for possible consideration the build-out of the South-end of the 2nd Floor of 501 Procter.

A motion was made by Kenneth Marks and seconded by David Stickley to consider the build-out of the South-end of the 2nd Floor of 501 Procter. The vote was unanimous. Motion carried.

5. To discuss for possible consideration modification of the Economic Incentive Milestones with J. Z. Russell.

A motion was made by David Stickley and seconded by Joseph L. Guillory, II to consider the modification of the Economic Incentive Milestones with J.Z. Russell. The vote was unanimous. Motion carried.

IX. REPORTS

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

X. 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. AG's Opinion 1050

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

The Board retired to Executive Session at 6:55 p.m. and reconvened at 8:08 p.m.

XI. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XII. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:11 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 2nd DAY OF

October, 2017.

Dalva Smith
SECRETARY OF THE BOARD