

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Special Board Meeting

501 Procter Street, Ste. 100, Port Arthur, TX 77640

Monday, February 12, 2018

6:00 p.m.

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation met in a Special Meeting on Monday, February 12, 2018. 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, Michelle Dorsey, Kenneth Marks, Richard Wycoff Warren Pena, and Dallas Smith.

The invocation was given by Dallas Smith.

The Pledge of Allegiance followed the Invocation.

III. MINUTES

Regular Meeting, January 9, 2018

A motion was made by John Chirafis and seconded by Richard Wycoff to approve the Regular Meeting Minutes from January 9, 2018. The vote was unanimous. Motion carried.

Annual Meeting, January 9, 2018

A motion was made by Kenneth Marks and seconded by Richard Wycoff to approve the Annual Meeting Minutes from January 9, 2018. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. Port Arthur Chamber of Commerce First Responders Appreciation Breakfast.
The Board elected to purchase individual tickets for those wishing to attend.
- b. Valero Port Arthur Community Meeting & Information Forum, February 20, 2018.

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 the approval of an agreement for the sale of land at the Hwy 73 Business Park to KLV Ventures.

A motion was made by Dallas Smith and seconded by John Chirafis to approve an agreement for the sale of the land at the Hwy 73 Business Park to KLV Ventures. The vote was not unanimous.

<u>Yea</u>	<u>Noes</u>
Darrell Anderson	Richard Wycoff
John Chirafis	
Michelle Dorsey	
Kenneth Marks	
Warren Pena	
Dallas Smith	

With a majority vote motion carried.

2. To discuss for possible consideration the Terms & Conditions of an Economic Incentive Agreement with Standard Alloys Engineered Services.
A motion was made by Kenneth Marks and seconded by Richard Wycoff to approve the Terms & Conditions of an Economic Incentive Agreement with Standard Alloys Engineered Services in the amount of \$1,294,799. The vote was unanimous. Motion carried.
3. To discuss for possible consideration modifying the agreement between PAEDC and AJ Entertainment.
A motion was made by Richard Wycoff and seconded by Warren Pena to modify the agreement between PAEDC and AJ Entertainment with an extension to November 15, 2018. The vote was unanimous. Motion carried.
4. To discuss for possible consideration acceptance of a bid from S&S Investigations and Security for Security Guard Service to the serve the Spur 93 Business Park.
A motion was made by Richard Wycoff and seconded by Kenneth Marks to accept a bid from S&S Investigations and Security for Security Guard Service to the serve the Spur 93 Business Park. The vote was unanimous. Motion carried.

5. To discuss for possible consideration a Letter of Intent from Joes' Shopping Plaza. **A motion was made by Warren Pena and seconded by Kenneth Marks to approve the consideration of a Letter of Intent from Joes' Shopping Plaza. The vote was unanimous. Motion carried.**
6. To discuss for possible consideration a Letter of Intent from Dustin Gulf Seafood. **A motion was made by Richard Wycoff and seconded by Warren Pena to approve the consideration of a Letter of Intent from Dustin Gulf Seafood. The vote was unanimous. Motion carried.**
7. To discuss for possible consideration an annual contribution to the Regional Economic Development Initiative (REDI). **A motion was made by Richard Wycoff and seconded by John Chirafis to approve the annual contribution to the Regional Economic Development Initiative (REDI). The vote was unanimous. Motion carried.**

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.
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 7:14 p.m.

The Board reconvened at 7:53 p.m.

Being there were no items for Executive Session the Board moved to adjourn the meeting.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 7:54 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE _____ DAY OF

_____, 2018.

SECRETARY OF THE BOARD

NOTE: A RECORDING ERROR OCCURRED ON THE AUDIO SD CARD, RECORDING STOPPED DURING NON-CONSENT ITEM #7 DISCUSSION. DVD RECORDING OF MEETING IS COMPLETE AND ON FILE.