

*City of Port Arthur*  
*Section 4A Economic Development Corporation*

**MINUTES**

**Regular Board Meeting**

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

*Monday, March 5, 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 Regular Meeting on Monday, March 5, 2018. The meeting was called to order at 6:00 p.m.

**II. ROLL CALL, INVOCATION & PLEDGE**

The following Board Members were present:

**John Chirafis, Michelle Dorsey, Warren Pena, Dallas Smith, Ingrid Holmes and David Stickley**

The invocation was given by Dallas Smith.

The Pledge of Allegiance followed the Invocation.

**III. MINUTES**

Special Meeting Minutes 02-12-2018

**A motion was made by John Chirafis and seconded by Warren Pena to approve the Special Meeting Minutes 02-12-2018. The vote was unanimous. Motion carried.**

**IV. PETITIONS & COMMUNICATIONS**

1. Presentations

2. Communications

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 approving a Land Purchase Agreement for Hwy 73 Business Park with KLV Ventures.  
**A motion was made by David Stickley and seconded by John Chirafis to approve a Land Purchase Agreement for Hwy 73 Business Park with KLV Ventures. The vote was unanimous. Motion carried.**
2. To discuss for possible consideration a Professional Service Agreement with Arceneaux, Wilson and Cole for engineering a Drainage Master Plan for Jade Ave. Business Park.  
**A motion was made by David Stickley and seconded by Dallas Smith to approve a Professional Service Agreement with Arceneaux, Wilson and Cole for engineering a Drainage Master Plan for Jade Ave. Business Park. The vote was unanimous. Motion carried.**
3. To discuss for possible consideration the price of land at the Hwy 73 Business Park.  
**A motion was made by Dallas Smith and seconded by John Chirafis to maintain the price of \$1.52/sf quoted to KLV Ventures for their purchase of land at the Hwy. 73 Business Park. Additionally, the Board ratified the price of \$1.72/sf for future Hwy 73 land purchases. The vote was unanimous. Motion carried.**
4. To discuss for possible consideration a Lease Agreement with Nathan Rivers for second floor office space at 501 Procter Street.  
**A motion was made by David Stickley and seconded by Warren Pena to approve a Lease Agreement with Nathan Rivers for second floor office space at 501 Procter Street. The vote was unanimous. Motion carried.**
5. To discuss for possible consideration a Lease Agreement with Support Operation Services for second floor office space at 501 Procter Street.  
**A motion was made by David Stickley and seconded by Warren Pena to approve a Lease Agreement with Support Operation Services for second floor office space at 501 Procter Street. The vote was unanimous. Motion carried.**
6. To discuss for possible consideration an Economic Incentive for Infrastructure for Joe's Shopping Plaza.  
**A motion was made by Warren Pena, no second was made. Motion failed.**
7. To discuss for possible consideration making application for Economic Development Administration Grant.  
**A motion was by David Stickley and seconded by Warren Pena to make application for Economic Development Administration Grant and to utilize Architect's Studio for architectural services for the project. The vote was unanimous. Motion carried.**

8. To discuss for possible consideration closing of the Incentive Agreement with The Olive Packing Company, Inc.  
**A motion was made by David Stickley and seconded by Dallas Smith to close the Incentive Agreement with The Olive Packing Company, Inc. 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.
  - a. Standard Alloys Engineered Services

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

**The Board retired to Executive Session at 6:47 p.m.**

**The Board reconvened at 7:27 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 7:28 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

19<sup>th</sup>

DAY OF

March, 2018.

Dalton Smith  
SECRETARY OF THE BOARD