

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Board Meeting

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

Monday, June 4, 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, June 4, 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, Dallas Smith, Ingrid Holmes and David Stickley

The invocation was given by Dallas Smith.

The Pledge of Allegiance followed the Invocation.

III. MINUTES

Regular Meeting Minutes May 7, 2018

A motion was made by David Stickley and seconded by Kenneth Marks to approve the Regular Meeting Minutes May 7, 2018. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. EDA Grant Application Status
- b. Port Arthur Chamber of Commerce Membership Luncheon, June 26, 2018
Individual tickets will be purchased for those wishing to attend.
- c. Golden Triangle Days in Austin – Save The Date

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 a Letter of Intent from New Town Spirits.

A motion was made by David Stickley and seconded by Michelle Dorsey to approve the consideration a Letter of Intent from New Town Spirits. The vote was unanimous. Motion carried.

2. To discuss for possible consideration the purchase of 6 acres of land in the Spur 93 Business Park by the Echo Group.

A motion was made by David Stickley and seconded by Darrell Anderson to approve the consideration of the purchase of 6 acres of land in the Spur 93 Business Park by the Echo Group. The vote was unanimous. Motion carried.

3. To discuss for possible consideration supporting the Valero Coker Project.

A motion was made by John Chirafis and seconded by David Stickley to approve supporting the Valero Coker Project. The vote was unanimous. Motion carried.

4. To discuss for possible consideration increasing the amount of the Pre-Employment Workforce Training Agreement with Lamar State College Port Arthur for CDL Training.

A motion was made by David Stickley and seconded by John Chirafis to approve increasing the amount of the Pre-Employment Workforce Training Agreement with Lamar State College Port Arthur for CDL Training by \$60,000. The vote was unanimous. Motion carried.

5. To discuss for possible consideration entering into an On-The-Job Training Agreement with KLV Ventures.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve entering into an On-The-Job Training Agreement with KLV Ventures in the amount of \$17,500. The vote was unanimous. Motion carried.

6. To discuss for possible consideration a Pre-Employment Training Program.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve a Pre-Employment Training Program. The vote was unanimous. Motion carried.

7. To discuss for possible consideration rescinding the approval of the Terms and Conditions of an Economic Incentive Agreement with Standard Alloys Engineered Services.

This item was moved to Executive Session. Following Executive Session a motion was made by David Stickley and seconded by Darrell Anderson to approve rescinding the approval of the Terms and Conditions of an Economic Incentive Agreement with Standard Alloys Engineered Services. The vote was unanimous. Motion carried.

8. To discuss for possible consideration the Terms & Conditions of an Economic Incentive Agreement and the sale of 22 acres of land in the Spur 93 Business Park to Standard Alloys Engineered Services.

This item was moved to Executive Session. Following Executive Session a motion was made by David Stickley and seconded by Kenneth Marks to approve the Terms & Conditions of an Economic Incentive Agreement and the sale of 22 acres of land in the Spur 93 Business Park to Standard Alloys Engineered Services. The vote was unanimous. Motion carried.

9. To discuss the Environmental Assessment of Jade Ave. Business Park.

This item was for discussion only. CEO Floyd Batiste advised the Environmental Assessment of Jade Ave. Business Park came back clear.

10. To discuss for possible consideration the boring of an electrical line (East to West) to provide electricity to the Jade Ave. Business Park.

This item was tabled as a quote had not been provided by contractor prior to this meeting.

11. To discuss for possible consideration cancelling the Conditional Loan/Grant Agreement with Nautical Affordable Housing, Inc. with the condition that the Texas State University System and Lamar State College Port Arthur provide acceptance of the Student Housing.

A motion was made by David Stickley and seconded by Michelle Dorsey to approve cancelling the Conditional Loan/Grant Agreement with Nautical Affordable Housing, Inc. with the condition that the Texas State University System and Lamar State College Port Arthur provide acceptance of the Student Housing. The vote was unanimous. Motion carried.

12. To discuss for possible consideration proposed date for Budget Workshop.

The Board elected to move the July 4th Regular Board Meeting to July 9, 2018 at 5:00 p.m. and will incorporate the Budget Workshop with this meeting.

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.
 - a. 549 4th Street
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. PAEDC Chief Executive Officer Performance Evaluation.
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. Motion Industries

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

The Board retired to Executive Session at 6:53 p.m.

The Board reconvened at 8:22 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 8:24 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

9th

DAY OF

July, 2018.

Dallas Smith
SECRETARY OF THE BOARD