

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Special Board Meeting

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

Monday, July 9, 2018

5:00 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, July 9, 2018. The meeting was called to order at 5:05 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, John Chirafis, Dallas Smith, Ingrid Holmes and David Stickley

The invocation was given by Darrell Anderson.

The Pledge of Allegiance followed the Invocation.

III. BUDGET WORKSHOP

Following review of the proposed 2018-2019 PAEDC Budget, PAEDC CEO asked Board Members to please review the proposed budget and provide any feedback prior to the next Board Meeting to be held on Monday, August 6, 2018. The proposed budget will be voted on at the August Board Meeting.

The Board adjourned from the Budget Workshop at 5:32 p.m.

The Board reconvened at 5:53 p.m. for the Special Meeting.

IV. MINUTES

Regular Meeting, June 4, 2018

A motion was made by David Stickley and seconded by Darrell Anderson to approve the minutes of the Regular Board Meeting held June 4, 2018. The vote was unanimous. Motion carried.

V. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. Port Arthur Chamber of Commerce Leadership Breakfast, Tuesday, July 24, 2018.

Individual tickets will be purchased for those wishing to attend.

- b. Edward Jones Open House Tuesday, July 10, 2018.

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 approving the acquisition of 9501 Jade Avenue, Port Arthur, Texas by Phoenix Enterprise Partners, LLC.

A motion was made by David Stickley and seconded by Darrell Anderson to approve the acquisition of 9501 Jade Avenue, Port Arthur, Texas by Phoenix Enterprise Partners, LLC. The vote was unanimous. Motion carried.

2. To discuss the boring of a water tap and electrical line (East to West) to provide water and electricity to the Jade Ave. Business Park.

A motion was made by David Stickley and seconded by John Chirafis to approve the boring of a water tap and electrical line (East to West) to provide water and electricity to the Jade Ave. Business Park, subject to meeting the specifications of the City of Port Arthur. The vote was unanimous. Motion carried.

3. To discuss for possible consideration entering into a purchase agreement for 549 4th Street.

This item was moved to Executive Session.

Following Executive Session a motion was made by David Stickley and seconded by Darrell Anderson to approve entering into a purchase agreement for 549 4th Street; satisfying a lien payment, property taxes and closing cost; with the cost not to exceed \$80,000 and subject to the PAEDC being awarded the EDA Grant. The vote was unanimous. Motion carried.

4. To discuss for possible consideration the terms and conditions for an Economic Conditional Incentive Agreement with Dustin Gulf Seafood.

A motion was made by Darrell Anderson and seconded by David Stickley to approve the terms and conditions for an Economic Conditional Incentive Agreement with Dustin Gulf Seafood. The Draft Agreement will be brought before the Board for final approval. The vote was unanimous. Motion carried.

5. To discuss for possible consideration entering into a Pre-Employment Workforce Training Agreement with Program for Health Excellence.

A motion was made by John Chirafis and seconded by David Stickley to approve entering into a Pre-Employment Workforce Training Agreement with Program for Health Excellence. The vote was unanimous. Motion carried.

6. To discuss for possible consideration ratifying the submission of a Proposal to the Texas General Land Office (GLO) for an Economic Revitalization Program.

A motion was made by David Stickley and seconded by John Chirafis to ratify the submission of a Proposal to the Texas General Land Office (GLO) for an Economic Revitalization Program. The vote was unanimous. Motion carried.

7. To discuss for possible consideration entering in to an Agreement with Neon Cloud Productions.

Following discussion of the proposed Agreement with Neon Cloud Productions, Board Members requested that the PAEDC Marketing Manager seek collaboration with key stakeholders to share in the expense of the video production.

8. To discuss for possible consideration amending the policy to the Micro Loan Program.

A motion was made by David Stickley and seconded by Darrell Anderson to approve amending the policy to the Micro Loan Program to reflect a six (6) month waiting period before an applicant may reapply for the loan. 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.
- 2. Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. Standard Alloys**
 - b. 549 4th Street**
 - c. Motion Industries**
- 3. Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. Duties and responsibilities of the Chief Executive Officer**
- 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 7:04 p.m.

The Board reconvened at 7:50 p.m.

XI. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XII. ADJOURNMENT OF MEETING

Meeting was adjourned at 7:52 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

6th

DAY OF

August

, 2018.

Della J. Smith
SECRETARY OF THE BOARD