

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Special Board Meeting

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

Monday, September 10, 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, September 10, 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, Christopher Smith, Kenneth Marks, Dallas Smith, and Ingrid Holmes.

III. MINUTES

Regular Board Meeting August 6, 2018

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve the Regular Board Meeting Minutes of August 6, 2018. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

- a. Legacy CDC / Affordable Housing Program
- b. KT Maintenance
- c. Downtown Revitalization

2. Communications

- a. Disaster Humanitarian Services – “Ride To Recovery”
- b. Port Arthur Chamber of Commerce Leadership Breakfast, September 25, 2018

Individual tickets will be purchased for those wishing to attend.

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 acceptance, by the City of Port Arthur, of the infrastructure of Gabby Eldridge Avenue and Martin Flood Circle in the Hwy 73 Business Park.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve the acceptance, by the City of Port Arthur, of the infrastructure of Gabby Eldridge Avenue and Martin Flood Circle in the Hwy 73 Business Park. The vote was unanimous. Motion carried.

2. To discuss for possible consideration rescinding a Land Purchase and Loan Agreement for Hwy 73 Business Park with KLV Ventures, Inc.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to rescind a Land Purchase and Loan Agreement for Hwy 73 Business Park with KLV Ventures, Inc. The vote was unanimous. Motion carried.

3. To discuss for possible consideration a Purchase Agreement and an Easement for Road Access with KLV Ventures, Inc. for land at the Hwy. 73 Business Park.

This item was moved to Executive Session. Following Executive Session a motion was made by Darrell Anderson and seconded by Dallas Smith to approve a Purchase Agreement for approximately 2.8 acres at \$75,000 and an Easement for Road Access with KLV Ventures, Inc. for land at the Hwy. 73 Business Park. The vote was unanimous. Motion carried.

4. To discuss for possible consideration entering into a Purchase Agreement with Walden Road Properties, LLC for 6 acres of land in the Spur 93 Business Park.

This item was moved to Executive Session. Following Executive Session a motion was made by John Chirafis and seconded by Dallas Smith to approve entering into a Purchase Agreement with Walden Road Properties, LLC for 6 acres of land in the Spur 93 Business Park. The vote was unanimous. Motion carried.

5. To discuss for possible consideration an Economic Incentive Grant with Industrial Scaffolding, LLC.

This item was moved to Executive Session. Following Executive Session a motion was made by Darrell Anderson and seconded by Dallas Smith to approve an Economic Incentive Grant with Industrial Scaffolding, LLC. The vote was unanimous. Motion carried.

6. To discuss for possible consideration entering into a Purchase Agreement with Standard Alloy for 22 acres of land in the Spur 93 Business Park.

This item was moved to Executive Session. Following Executive Session a motion was made by Dallas Smith and seconded by Kenneth Marks to approve entering into a Purchase Agreement with Standard Alloy for 22 acres of land in the Spur 93 Business Park. The vote was unanimous. Motion carried.

7. To discuss for possible consideration a Letter of Intent for an Economic Incentive for Infrastructure Improvement for 1645 Jefferson Drive/Lts. 11 & 12 Ippolito.

A motion was made by Kenneth Marks and seconded by John Chirafis to approve a Letter of Intent for an Economic Incentive for Infrastructure Improvement for 1645 Jefferson Drive/Lts. 11 & 12 Ippolito. The vote was unanimous. Motion carried.

8. To discuss for possible consideration a Letter of Intent and Phase I Application for an Economic Incentive from RamTex.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve a Letter of Intent and Phase I Application for an Economic Incentive from RamTex. The vote was unanimous. Motion carried.

9. To discuss for possible consideration a Letter of Intent from the City of Port Arthur for the Lease of Space at 501 Procter Street.

A motion was made by John Chirafis and seconded by Kenneth Marks to approve a Letter of Intent from the City of Port Arthur for the Lease of Space at 501 Procter Street. The vote was unanimous. Motion carried.

10. To discuss for possible consideration a Request for Qualifications for Architectural Services for the renovation of the Port Arthur News Bldg./549 4th Street.

A motion was made by John Chirafis and seconded by Darrell Anderson to approve a Request for Qualifications for Architectural Services for the renovation of the Port Arthur News Bldg./549 4th Street. The vote was unanimous. Motion carried.

11. To discuss for possible consideration a Request for Proposal for a Project Management Consultant Service for the removal of asbestos/lead/mold at the Port Arthur News Bldg./549 4th Street.

A motion was made by Kenneth Marks and seconded by Darrell Anderson to approve a Request for Proposal for a Project Management Consultant Service for the removal of asbestos/lead/mold at the Port Arthur News Bldg./549 4th Street. The vote was unanimous. Motion carried.

12. To discuss for possible consideration allocating \$67,500, of Job Training Funds, for five (5) Port Arthur High School Graduates to attend a 2-year training program at Lamar State College – Port Arthur.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve allocating \$67,500, of Job Training Funds, for five (5) Port Arthur High School Graduates to attend a 2-year training program at Lamar State College – Port Arthur. 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 7:45 p.m.

The Board reconvened to the Special Board Meeting at 8:29 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:33 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 1st **DAY OF**

October, 2018.

Dalton Smith
SECRETARY OF THE BOARD