

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

**MINUTES**

**Regular Board Meeting**

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

*Monday, October 1, 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, October 1, 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, Dallas Smith, and David Stickley.**

**III. MINUTES**

Special Board Meeting September 10, 2018

Special Board Meeting September 17, 2018

**A motion was made by David Stickley and seconded by John Chirafis to approve both the Special Board Meeting Minutes of September 10, 2018 and the Special Board Meeting Minutes of September 17, 2018. The vote was unanimous. Motion carried.**

**IV. PETITIONS & COMMUNICATIONS**

**1. Presentations**

**2. Communications**

- a. Request for Use of Promotional Funds by Fancy Step Ryders for Annual Holiday Toy Drive.

**This request does not fall within the perimeters for the use of Section 4A & AB proceeds for promotion expenses as clarified by the Texas Legislature.**

- b. Port Arthur Chamber of Commerce Membership Luncheon Tuesday, October 23, 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 approval of an Economic Incentive Agreement with Industrial Scaffolding.

**A motion was made by David Stickley and seconded by John Chirafis to approve an Economic Incentive Agreement with Industrial Scaffolding. The vote was unanimous. Motion carried.**

2. To discuss for possible consideration the approval of a Purchase Agreement with Standard Alloy for 22 acres of land at the Spur 93 Business Park.

**Legal Counsel advised that Standard Alloys has requested this item to be tabled and brought back at the November PAEDC Board Meeting.**

**A motion was made by David Stickley and seconded by Christopher Smith to table the consideration of the approval of a Purchase Agreement with Standard Alloy for 22 acres of land at the Spur 93 Business Park. The vote was unanimous. Motion carried.**

3. To discuss for possible consideration the approval of a Right of Entry for Enterprise TE Products Pipeline Company, LLC for Property ID 329591, LT 1 TR4-2 BLK 14 RG N Palco 2.676 acres (Sitel Site).

**A motion was made by David Stickley and seconded by John Chirafis to approve a Right of Entry for Enterprise TE Products Pipeline Company, LLC for Property ID 329591, LT 1 TR4-2 BLK 14 RG N Palco 2.676 acres (Sitel Site). The vote was unanimous. Motion carried.**

4. To discuss for possible consideration authorizing the second and final renewal of the Agreement with Joey's Tractor Service for grass cutting at the Spur 93 Business Park.

**A motion was made by David Stickley and seconded by John Chirafis to authorize the second and final renewal of the Agreement with Joey's Tractor Service for grass cutting at the Spur 93 Business Park. The vote was unanimous. Motion carried.**

5. To discuss for possible consideration authorizing the second and final renewal of the Agreement with Affordable Lawn and Tractor Service for grass cutting at the Hwy. 73 Business Park.

**A motion was made by David Stickleby and seconded by John Chirafis to authorize the second and final renewal of the Agreement with Affordable Lawn and Tractor Service for grass cutting at the Hwy. 73 Business Park. The vote was unanimous. Motion carried.**

6. To discuss for possible consideration approval of the Terms & Conditions of an Economic Development Conditional Grant with George Khalaf.

**A motion was made by David Stickleby and seconded by Christopher Smith to approve the Terms & Conditions of an Economic Development Conditional Grant with George Khalaf. The vote was unanimous. Motion carried.**

7. To discuss the appointment of a committee for a 2-year Training Program for Graduating Port Arthur High School Students.

**Board Members Darrell Anderson and Christopher Smith volunteered to be on the Committee for a 2-year Training Program for Graduating Port Arthur High School Students. David Stickleby recommended Kenneth Marks for appointment to the Committee. PAEDC Staff will advise Kenneth Marks of the recommendation and ask for his acceptance/rejection. Should Kenneth Marks decline the Committee Appointment; Darrell Anderson and Christopher Smith will comprise the committee for a 2-year Training Program for Graduating Port Arthur High School Students**

#### **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\***

**Being there was no further business, the Board did not retire to Executive Session**

**X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS**

None

**XI. ADJOURNMENT OF MEETING**

Meeting was adjourned at 6:23 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 5<sup>th</sup> DAY OF

November, 2018.

Ralph Smith  
SECRETARY OF THE BOARD