

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

**MINUTES**  
**Regular Board Meeting**  
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*  
*Monday, November 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, November 5, 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, Kenneth Marks, Dallas Smith, Ingrid Holmes and David Sticklely.**

**The invocation was given by Darrell Anderson.**

**I. MINUTES**

Regular Board Meeting October 1, 2018

**A motion was made by David Sticklely and seconded by John Chirafis to approve the minutes of the Regular Board Meeting of October 1, 2018. The vote was unanimous. Motion carried.**

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

**2. Communications**

- a. 2018 Small Business Workshops.
- b. Sponsorship Request for the REDI Economic Forecast Breakfast to be held January, 2019.  
**The Board agreed to sponsor the REDI Economic Forecast Breakfast at the Friends of the Foundation Level at \$150.00.**
- c. Sponsorship Request from the Greater Port Arthur Chamber of Commerce for the Golden Triangle Days Austin to be held February 11 & 12, 2019.

The Board agreed to sponsor Golden Triangle Days Austin as a Tote Bag Sponsor at \$1,000.00

3. Speakers (limited to 3 min. ea.)

III. UNFINISHED BUSINESS

IV. CONSENT AGENDA ITEMS

V. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration the approval of an Economic Incentive and Purchase Agreement; including a right of first refusal for approximately 12 acres, with Standard Alloy for 22 acres of land at the Spur 93 Business Park.

**This item was moved to Executive Session. Following Executive Session a motion was made by David Stickley and seconded by John Chirafis to table this item. The vote was unanimous. Motion carried.**

2. To discuss for possible consideration the Finding of Facts for an Economic Incentive Agreement for infrastructure with George Khalaf.

**A motion was made by David Stickley and seconded by Darrell Anderson to approve the Finding of Facts for an Economic Incentive Agreement for infrastructure with George Khalaf. The vote was unanimous. Motion carried.**

3. To discuss for possible consideration approval of an Economic Incentive Agreement for infrastructure with George Khalaf.

**A motion was made by Darrell Anderson and seconded by David Stickley to approve an Economic Incentive Agreement for infrastructure with George Khalaf. The vote was unanimous. Motion carried.**

4. To discuss for possible consideration approval of the Guidelines and an Agreement with Lamar State College Port Arthur for a 2-year Training Program for Graduating Port Arthur High School Students.

**A motion was made by David Stickley and seconded by Dallas Smith to table this item. The vote was unanimous. Motion carried.**

5. To discuss for possible consideration the approval of the renewal of an Agreement with National Development Council.

**A motion was made by David Stickley and seconded by John Chirafis to approve the renewal of an Agreement with National Development Council. The vote was unanimous. Motion carried.**

6. To discuss for possible consideration awarding a bid for Security Services for the Spur 93 Business Park.

**A motion was made by David Stickley and seconded by Kenneth Marks to award the bid for Security Services for the Spur 93 Business Park to S&S Investigations and Security. The vote was unanimous. Motion carried.**

7. To discuss for possible consideration an annual contribution for FY 2018-2019 to the Regional Economic Development Initiative (REDI).

**A motion was made by Darrell Anderson and seconded by David Stickley to approve the annual contribution for FY 2018-2019 to the Regional Economic Development Initiative (REDI) in the amount of \$5,000.00 The vote was unanimous. Motion carried.**

8. To discuss for possible consideration entering into an agreement with Lamar University College of Fine Arts & Communications – SETCAST for the video production of the EDC regular meetings from November 1, 2018 to October 31, 2019, not to exceed \$5,000.

**A motion was made by John Chirafis and seconded by David Stickley to approve entering into an agreement with Lamar University College of Fine Arts & Communications – SETCAST for the video production of the EDC regular meetings from November 1, 2018 to October 31, 2019, not to exceed \$5,000.00. The vote was unanimous. Motion carried.**

9. To discuss for possible consideration approving a Right of Entry Agreement with Chevron Phillips Chemical Company LP.

**A motion was made by David Stickley and seconded by John Chirafis to approve a Right of Entry Agreement with Chevron Phillips Chemical Company LP, with the contingency that Doyle Land Services provides a map of the subject property and it is undeveloped. The vote was unanimous. Motion carried.**

10. To discuss for possible consideration engaging a Grant Proposal Writer for Advancing Cities Challenge.

**A motion was made by David Stickley and seconded by Darrell Anderson to grant Board President Ingrid Holmes the authority to engage a Grant Proposal Writer for Advancing Cities Challenge, in an amount not to exceed \$2,000.00. The vote was unanimous. Motion carried.**

## **VI. REPORTS**

1. Marketing & Business Recruitment Report
2. Operational Report
3. Financial Report
4. CEO's Report

## **VII. 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. **KLV Ventures, Inc.**
  - c. **549 4<sup>th</sup> Street Property Taxes**
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 6:44 p.m.**

**The Board reconvened to the Regular Board Meeting at 7:22 p.m.**

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

**None**

**XI. ADJOURNMENT OF MEETING**

Meeting was adjourned at 7:26 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

3<sup>rd</sup>

DAY OF

December, 2018.

*Ralph Smith*  
SECRETARY OF THE BOARD