

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Regular Board Meeting

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

Tuesday, January 8, 2019

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 Tuesday, January 8, 2019. 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 Ingrid West Holmes.

The invocation was given by Darrell Anderson.

III. MINUTES

Regular Meeting, December 3, 2018

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve the Regular Meeting Minutes of December 3, 2018. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

- a. Integrated Power System

Tabled

2. Communications

- a. MLK Brunch, January 21, 2019

Board Members elected to Sponsor at the Bronze Level for a table of ten for \$2,000.

- b. Port Arthur Chamber of Commerce 119th Banquet, January 23, 2019

Board Members elected to Sponsor at the Silver Level for a table of ten for \$750.

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 for an Economic Incentive for Infrastructure for Aref Plaza.

A motion was made by Darrell Anderson and seconded by Dallas Smith to approve the consideration a Letter of Intent for an Economic Incentive for Infrastructure for Aref Plaza. The vote was unanimous. Motion carried.

2. To discuss for possible consideration a Letter of Intent for an Economic Incentive for Infrastructure for Magic Express Wash & Lube.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve the consideration a Letter of Intent for an Economic Incentive for Infrastructure for Magic Express Wash & Lube. The vote was unanimous. Motion carried.

3. To discuss for possible consideration a Letter of Intent for the Purchase of Land in the Spur 93 Business Park for Industrial Thermal Services.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve the consideration a Letter of Intent for the Purchase of Land, which included a request for possible grant funding and available incentives to assist with the acquisition of the property, in the Spur 93 Business Park for Industrial Thermal Services. The vote was unanimous. Motion carried.

4. To receive Architectural Review Committee recommendation and consideration and possible action to select architect for Port Arthur News Building project and authorize EDC to negotiate for board final approval an architectural services agreement.

A motion was made by Dallas Smith and seconded by Darrell Anderson to approve the Architectural Review Committee's recommendation to select architect for Port Arthur News Building project and authorize EDC to negotiate for board final approval an architectural services agreement with Architect's Studio. The vote was unanimous. Motion carried.

5. To discuss for possible consideration entering into a contract for the Professional Environmental Consultant Services for the removal of asbestos/lead/mold at the Port Arthur News Bldg./549 4th Street.

A motion was made by John Chirafis and seconded by Dallas Smith to approve entering into a contract for the Professional Environmental Consultant Services for the removal of asbestos/lead/mold at the Port Arthur News Bldg./549 4th Street with Total Safety. The vote was unanimous. Motion carried.

6. To discuss for possible consideration entering into a contract for the Professional Environmental Consultant Services for chemical waste disposal at the Port Arthur News Bldg./549 4th Street.

A motion was made by Christopher Smith and seconded by Darrell Anderson to approve entering into a contract for the Professional Environmental Consultant Services for chemical waste disposal at the Port Arthur News Bldg./549 4th Street with Baer Engineering and Environmental Consulting, Inc. The vote was unanimous. Motion carried.

7. To discuss for possible consideration the renewal of the CDL Training Agreement with Lamar State College – Port Arthur.

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve the renewal of the CDL Training Agreement with Lamar State College – Port Arthur in an amount not to exceed \$60,000. The vote was unanimous. Motion carried.

8. To discuss for possible consideration rescinding a Purchase Agreement with KLV Ventures, LLC.

A motion was made by Dallas Smith and seconded by Christopher Smith to rescind a Purchase Agreement with KLV Ventures, LLC. The vote was unanimous. Motion carried.

9. To discuss for possible consideration closing of the Economic Incentive file for AJ Entertainment, LLC.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve the closing of the Economic Incentive file for AJ Entertainment, LLC. The vote was unanimous. Motion carried.

10. To discuss for possible consideration going out for bids for janitorial services for 501 Procter Street.

A motion was made by John Chirafis and seconded by Dallas Smith to approve going out for bids for janitorial services for 501 Procter Street. The vote was unanimous. Motion carried.

11. Consideration and possible action as to the bankruptcy Compromise Joint Chapter 11 Plan of Lockwood Holdings, LLC.

Item was for discussion only, no action taken.

12. To discuss for possible consideration terminating the lease agreement with Support Operation Services.

A motion was made by Dallas Smith and seconded by Christopher Smith to terminate the lease agreement with Support Operation Services. The vote was unanimous. Motion carried.

VIII. REPORTS

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

The Board adjourned at 6:55 p.m.

The Board reconvened to the Annual Board Meeting at 7:00 p.m.

The Board adjourned the Annual Board Meeting at 7:06 p.m.

The Board retired back to Executive Session at 7:07 p.m.

The Board reconvened to the Regular Board Meeting at 7:47 p.m.

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

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 7:50 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 4th DAY OF

February, 2019.

Daffin
SECRETARY OF THE BOARD

Smith