

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Special Board Meeting

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

Monday, June 10, 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 Special Meeting on Monday, June 10, 2019. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Kenneth Marks, Dallas Smith, Ingrid Holmes and Jerry LaBove

The Invocation was given by Dallas Smith, followed by the Pledge of Allegiance.

III. MINUTES

05-20-2019 Special Meeting Minutes

A motion was made by Dallas Smith and seconded by Kenneth Marks to approve the 05-20-2019 Special Meeting Minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. Port Arthur Chamber of Commerce Industry Show Sponsorship

At the recommendation of the PAEDC CEO the Board agreed to not sponsor the Port Arthur Chamber of Commerce Industry Show.

- b. Port Arthur Chamber of Commerce Membership Luncheon, Tuesday, June 25, 2019

The Board agreed to the purchase of individual tickets for this event.

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 approving an agreement with Lamar University (on behalf of the Lamar University Media Alliance) for video production of PAEDC Board Meetings.

A motion was made by Kenneth Marks and seconded by Dallas Smith to approve an agreement with Lamar University (on behalf of the Lamar University Media Alliance) for video production of PAEDC Board Meetings. The vote was unanimous. Motion carried.

2. To discuss for possible consideration recommendation and approval of a Request for Proposal for Corporate Target Market Branding for EDC.

A motion was made by Kenneth Marks and seconded by Jerry LaBove to approve a Request for Proposal for Corporate Target Market Branding for EDC. The vote was unanimous. Motion carried.

3. To discuss for possible consideration the Terms and Conditions of an Economic Incentive with DexTex Industrial Services LLC dba RamTex.

A motion was made by Kenneth Marks and seconded by Dallas Smith to approve the Terms and Conditions of an Economic Incentive with DexTex Industrial Services LLC dba RamTex in the amount of \$288,460.00. The vote was unanimous. Motion carried.

4. To discuss for possible consideration the Terms and Conditions of an Economic Incentive with Vessel Repair.

A motion was made by Kenneth Marks and seconded by Dallas Smith to approve the Terms and Conditions of an Economic Incentive with Vessel Repair in the amount of \$350,000.00. The vote was unanimous. Motion carried.

5. To discuss for possible consideration the Terms and Conditions of an Economic Incentive for Parker's Building Supply.

A motion was made by Dallas Smith and seconded by Kenneth Marks to approve the Terms and Conditions of an Economic Incentive for Parker's Building Supply in the amount of \$160,000.00. The vote was unanimous. Motion carried.

6. To discuss for possible consideration approving an Economic Incentive Agreement with Rai's Bakery.

A motion was made by Dallas Smith and seconded by Kenneth Marks to approve an Economic Incentive Agreement with Rai's Bakery in the amount of \$59,277.00. The vote was unanimous. Motion carried.

7. To discuss for possible consideration approving an Economic Incentive Agreement with Motion Industries.

This item was tabled.

8. To discuss for possible consideration approving an Economic Incentive Agreement with Robogistics, LLC.

A motion was made by Kenneth Marks and seconded by Dallas Smith to approve an Economic Incentive Agreement with Robogistics, LLC in the amount of 495,100.00. The vote was unanimous. Motion carried.

9. To discuss for possible consideration a Letter of Intent from Architect's Studios.

A motion was made by Kenneth Marks and seconded by Dallas Smith to accept a Letter of Intent from Architect's Studios to lease available space on the second floor of 501 Procter Street. The vote was unanimous. Motion carried.

10. To discuss for possible consideration awarding the Construction Manager At Risk Phase I Pre-Construction Contract for 549 4th Street/Former PA News Building.

A motion was made by Dallas Smith and seconded by Kenneth Marks to accept the Review Committee's recommendation to engage SETEX Construction Corporation as the Construction Manager At Risk Phase I Pre-Construction Contract for 549 4th Street/Former PA News Building, additionally, the renovations may be awarded to SETEX if they agree to the Maximum Guarantee Price. The vote was unanimous. Motion carried.

11. To discuss for possible consideration amending the FY 2018 - 2019 Budget to cover Development Economic Incentive expense.

A motion was made by Kenneth Marks and seconded by Dallas Smith to approve the amendment to the FY 2018 - 2019 Budget to cover Development Economic Incentive expense. The vote was unanimous. Motion carried.

12. To discuss for possible consideration investing in "The VIP Program" to be published in The Port Arthur News.

A motion was made by Dallas Smith and seconded by Jerry LaBove to table this item. The vote was not unanimous. Motion carried.

Yay
Ingrid Holmes
Jerry LaBove
Dallas Smith

Abstained
Kenneth Marks

VIII. REPORTS

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

The Board retired to Executive Session at 7:21 p.m.

The Board reconvened to the Special Board Meeting at 8:27 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.
 - a. PAEDC Chief Executive Officer Performance Evaluation
 - b. Staffing
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 8:28 p.m.

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

July, 2019.
Dale Smith
SECRETARY OF THE BOARD