

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

MINUTES
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, July 1, 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 Monday, July 1, 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, Kenneth Marks, Dallas Smith, Ingrid Holmes and Jerry LaBove

The Invocation was given by Darrell Anderson, followed by the Pledge of Allegiance.

III. MINUTES

06-10-2019 Special Meeting Minutes

A motion was made by Darrell Anderson and seconded by John Chirafis to approve the 06-10-2019 Special Meeting Minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

PAEDC CEO recognized Mr. Elandon Roberts

- a. Economic Empowerment & Career Success by SFG

2. Communications

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 Economic Incentive Agreement with DexTex Industrial Services LLC dba RamTex.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve an Economic Incentive Agreement with DexTex Industrial Services LLC dba RamTex in the amount of \$288,400.00 The vote was unanimous. Motion carried.

2. To discuss for possible consideration approving an Economic Incentive Agreement with Vessel Repair.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve an Economic Incentive Agreement with Vessel Repair in the amount of \$350,000.00. The vote was unanimous. Motion carried.

3. To discuss for possible consideration approving an Economic Incentive Agreement with Parker's Building Supply.

A motion was made by Dallas Smith and seconded by John Chirafis to approve an Economic Incentive Agreement with Parker's Building Supply in the amount of \$160,000.00. The vote was unanimous. Motion carried.

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

This item was moved to Executive Session, following Executive Session;

A motion was made by John Chirafis and seconded by Kenneth Marks to approve an Economic Incentive Agreement with Motion Industries as drafted by PAEDC Attorney. The vote was unanimous. Motion carried.

5. To discuss for possible consideration approving an agreement with SETEX Construction Corporation for the Construction Manager At Risk Phase I Pre-Construction for 549 4th Street/Former PA News Building.

A motion was made by Dallas Smith and seconded by Kenneth Marks to approve an agreement with SETEX Construction Corporation for the Construction Manager At Risk Phase I Pre-Construction for 549 4th Street/Former PA News Building, contingent on approval by EDA. The vote was unanimous. Motion carried.

6. To discuss for possible consideration entering into a First Source Referral Memorandum of Understanding with the City of Port Arthur.

A motion was made by John Chirafis and seconded by Christopher Smith to approve entering into a First Source Referral Memorandum of Understanding with the City of Port Arthur, contingent with the City agreeing to revise the three (3) business days from the date of notification to 5 (five) business days. The vote was unanimous. Motion carried.

7. To discuss for possible consideration accepting a bid for Storm Water Improvement Project at the Spur 93 Business Park.

A motion was made by Darrell Anderson and seconded by Christopher Smith to accept a bid from Excavation & Construction LLC in the amount of \$87,319.00 for Storm Water Improvement Project at the Spur 93 Business Park. The vote was unanimous. Motion carried.

8. To discuss for possible consideration accepting a bid for a Sewer Manhole at the Spur 93 Business Park.

A motion was made by Darrell Anderson and seconded by Christopher Smith to accept a bid from Plumbing Specialties LLC in the amount of \$7,400.00 for a Sewer Manhole at the Spur 93 Business Park. The vote was unanimous. Motion carried.

9. To discuss for possible consideration the purchase of property owned by the City of Port Arthur and the PAEDC, located at Reverend Dr. Ransom Howard Street, by the Port of Port Arthur.

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve a Right-of-Entry of property owned by the City of Port Arthur and the PAEDC, located at Reverend Dr. Ransom Howard Street, by the Port of Port Arthur. The vote was unanimous. Motion carried.

10. To discuss for possible consideration a request from the Greater Port Arthur Chamber of Commerce.

This items was moved to Executive Session. Following Executive session;

A motion was made by Darrell Anderson and seconded by John Chirafis to approve the requested buildout by the Greater Port Arthur Chamber of Commerce for their lease space at 501 Procter Street.

A motion was made by Darrell Anderson and seconded by John Chirafis to not approve the request for the PAEDC to fund the requested buildout by the Greater Port Arthur Chamber of Commerce for their lease space at 501 Procter Street.

The votes were unanimous. Motions carried.

11. To discuss for possible consideration the buildout of the 2nd Floor lease space of 501 Procter Street.

This item was moved to Executive Session, following Executive Session;

A motion was made by Dallas Smith and seconded by Christopher Smith to approve giving the PAEDC CEO authority to obtain a cost estimate for the buildout of the 2nd Floor lease space of 501 Procter Street. The vote was unanimous. Motion carried.

12. To discuss for possible consideration amending the Fiscal Year 2019 – 2020 PAEDC Budget.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve amending the Fiscal Year 2019 – 2020 PAEDC Budget. The vote was unanimous. Motion carried.

13. To discuss for possible consideration revising the amount of acreage for the KLV Ventures LLC's Land Purchase Agreement from 3 acres to 1.5 acres.

This item was tabled.

14. To discuss for possible consideration moving the PAEDC Board Meetings to the First Thursday of every month.

This item was tabled.

VIII. REPORTS

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

The Board retired to Executive Session at 7:19 p.m.

The Board reconvened to the Regular Board Meeting at 8:24 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.
 - a. KLV Ventures LLC
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 8:29 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 5th DAY OF

August, 2019.



SECRETARY OF THE BOARD