

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Regular Board Meeting

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

Monday, October 7, 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, October 7, 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, Dallas Smith, Ingrid Holmes and Jerry LaBove

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

III. MINUTES

09-09-2019 Special Meeting Minutes

A motion was made by Darrell Anderson and seconded by Dallas Smith to approve the 09-09-2019 Special Meeting Minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. Chamber of Commerce Membership Luncheon, Tuesday, October 22nd

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 purchase of a new lawn mower for EDC use.

A motion was made by Dallas Smith and seconded by Jerry LaBove to approve the purchase of a new lawn mower for EDC use from All Terrain Equipment Co., \$11,949.00. The vote was unanimous. Motion carried.

2. To discuss for possible consideration approving a Lease Agreement with the Greater Port Arthur Chamber of Commerce for office space at 501 Procter Street.

A motion was made by John Chirafis and seconded by Dallas Smith to approve a Lease Agreement with the Greater Port Arthur Chamber of Commerce for office space at 501 Procter Street for a three year term. The vote was unanimous. Motion carried.

3. To discuss for possible consideration approving EDC additional funding for the retrofit of 549 4th Street.

A motion was made by John Chirafis and seconded by Darrell Anderson to approve EDC additional funding for the retrofit of 549 4th Street, in the amount of \$1,625,000.00. The vote was unanimous. Motion carried.

4. To discuss for possible consideration approving the amendment to the Professional Service Contract with Architect's Studio PLLC for 549 4th Street.

A motion was made by Darrell Anderson and seconded by Jerry LaBove to approve the amendment to the Professional Service Contract with Architect's Studio PLLC for 549 4th Street increasing the contract by \$200,000.00. The vote was unanimous. Motion carried.

5. To discuss for possible consideration a Letter of Intent for an Infrastructure Economic Incentive from Golden Chick – Port Arthur, Texas.

This item was removed from the Agenda.

6. To discuss for possible consideration a Letter of Intent for an Infrastructure Economic Incentive from Heraldo Munoz.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve a Letter of Intent for an Infrastructure Economic Incentive from Heraldo Munoz. The vote was unanimous. Motion carried.

7. To discuss for possible consideration a Letter of Intent for an Infrastructure Economic Incentive from Griffing Plaza.

A motion was made by Darrell Anderson and seconded by Jerry LaBove to approve a Letter of Intent for an Infrastructure Economic Incentive from Griffing Plaza. The vote was unanimous. Motion carried.

8. To discuss for possible consideration a Letter of Intent for a Micro Loan from Grace Line Trucking.

A motion was made by Darrell Anderson and seconded by Dallas Smith to approve a Letter of Intent for a Micro Loan from Grace Line Trucking. The vote was unanimous. Motion carried.

9. To discuss for possible consideration increasing the current CDL Training Agreement with Lamar State College – Port Arthur.

A motion was made by Dallas Smith and seconded by Jerry LaBove to approve the increase of \$25,200.00 for the current CDL Training Agreement with Lamar State College – Port Arthur.

Following this motion Board Members discussed the payout structure of this item extensively. Board Members have requested EDC Staff to meet with Lamar State College - Port Arthur to discuss a mutually favorable means to improve the success rate of those enrolled/completing the course and obtaining their CDL licensing.

A motion was made by Dallas Smith and seconded by Jerry LaBove to rescind the increase of \$25,200.00 for the current CDL Training Agreement with Lamar State College – Port Arthur.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve the increase of \$25,200.00 for the current CDL Training Agreement with Lamar State College – Port Arthur with the understanding that EDC Staff will meet with Lamar State College - Port Arthur and EDC Staff will report back to the Board Members their findings. The vote was unanimous. Motion carried.

10. To discuss for possible consideration rescinding 19-210 the Sale of Land in the Spur 93 Business Park to Mid-County Plaza.

A motion was made by John Chirafis and seconded by Dallas Smith to approve rescinding 19-210 the Sale of Land in the Spur 93 Business Park to Mid-County Plaza. The vote was unanimous. Motion carried.

11. To discuss for possible consideration closing the Economic Incentive file for Kemp Corkran (Magic Carwash and Express Lube Shop).

A motion was made by Darrell Anderson and seconded by Dallas Smith to approve closing the Economic Incentive file for Kemp Corkran (Magic Carwash and Express Lube Shop). 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 retired to Executive Session at 7:23 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. **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"**

The Board reconvened to the Regular Meeting at 8:00 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:01 p.m.

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

Patricia Smith → November
 , 2019.

SECRETARY OF THE BOARD