

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Regular Board Meeting

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

Monday, November 4, 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, November 4, 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 Dallas Smith, followed by the Pledge of Allegiance.

III. MINUTES

10-07-2019 Special Meeting Minutes

A motion was made by Dallas Smith and seconded by Kenneth Marks to approve the 10-07-2019 Regular Meeting Minutes (noted as Special Meeting Minutes in error).

The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

a. Port Arthur Work Ready Community (PAWRC)

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 an Infrastructure Economic Incentive from Herald Munoz.

A motion was made by Darrell Anderson and seconded by Jerry LaBove to approve an Infrastructure Economic Incentive from Herald Munoz in the amount of \$69,839.71. The vote was unanimous. Motion carried.

2. To discuss for possible consideration an Infrastructure Economic Incentive from Griffing Plaza.

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve an Infrastructure Economic Incentive from Griffing Plaza in the amount of \$91,672.00. The vote was unanimous. Motion carried.

3. To discuss for possible consideration the approval of a Micro Loan for trucking company.

This item was moved to Executive Session.

Following Executive Session a motion was made by Dallas Smith and seconded by Kenneth Marks to approve a Micro Loan for a trucking company. The vote was unanimous. Motion carried. (Grace Line Trucking)

4. To discuss for possible consideration a Letter of Intent for a Micro Loan.

This item was moved to Executive Session.

Following Executive Session a motion was made by Kenneth Marks and seconded by Christopher Smith to approve a Letter of Intent for a Micro Loan. The vote was unanimous. Motion carried. (Trinity Family Mentoring)

5. To discuss for possible consideration entering into a Purchase Agreement with the Housing and Economic Development Corporation, Inc. (NDC) for the property on 4th Street extending between Mobile Avenue and Shreveport Avenue.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve entering into a Purchase Agreement with the Housing and Economic Development Corporation, Inc. (NDC) for the property on 4th Street extending between Mobile Avenue and Shreveport Avenue. With the stipulation that NDC will execute and deposit \$5,000.00 earnest money within five (5) days of the effective date of the agreement. The vote was unanimous. Motion carried.

6. To discuss for possible consideration amending the lease with G&G Enterprises Construction Corp.

A motion was made by Kenneth Marks and seconded by Christopher Smith to approve amending the lease with G&G Enterprises Construction Corp. The vote was unanimous. Motion carried.

7. To discuss for possible consideration amending the lease with Collins Engineers, Inc.

A motion was made by Kenneth Marks and seconded by Christopher Smith to approve amending the lease with Collins Engineers, Inc. The vote was unanimous. Motion carried.

8. To discuss for possible consideration the approval of the renewal of an Agreement with National Development Council (expiring November 29, 2019).

A motion was made by Dallas Smith and seconded by Kenneth Marks to approve the renewal of an Agreement with National Development Council (expiring November 29, 2019). The vote was unanimous. Motion carried.

9. To discuss for possible consideration approving the recommendation for Corporate Target Market Branding for EDC.

A motion was made by Dallas Smith and seconded by Kenneth Marks to approve the recommendation to award the proposal for Corporate Target Market Branding for EDC to Americom Marketing in the amount of \$36, 850.00. The vote was unanimous. Motion carried.

VIII. REPORTS

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

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. **Electrical Services for Spur 93 Business Park.**
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. **Purchase of Real Estate for Economic Development**
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 7:18 p.m.

The Board reconvened to the Regular Meeting at 8:14 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:15 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

2nd

DAY OF

December, 2019.

Dalva Smith

SECRETARY OF THE BOARD