

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, December 2, 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, December 2, 2019. The meeting was called to order at 6:01 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, John Chirafis, Christopher Smith, Kenneth Marks, Ingrid Holmes and Jerry LaBove

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

III. MINUTES

11.04.2019 Regular Meeting Minutes

A motion was made by Darrell Anderson and seconded by John Chirafis to approve the 11.04.2019 Regular Meeting Minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

- a. PAEDC CEO Floyd Batiste
- b. City of Port Arthur

2. Communications

- a. City of Port Arthur:
Lighting of Tree - December 3, 2019 / Holiday Parade - December 14, 2019.
- b. A Golden Holiday (Commissioner Michael Shane Sinegal), December 5, 2019
- c. 2020 Economic Forecast Breakfast, January 15, 2020
Individual tickets will be purchased for those wishing to attend.
- d. Port Arthur Work Ready Community, January 16, 2020

- e. 33rd Annual MLK Brunch, January 20, 2020
Board Members agreed to sponsor at the Bronze Level.
- f. Port Arthur Education Foundation State of Education Luncheon,
February 11, 2020
Individual tickets will be purchased for those wishing to attend.
- g. PAEDC 2020 Board Meeting Schedule

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 Infrastructure Economic Incentive Agreement with Heraldo Munoz.

A motion was made by John Chirafis and seconded by Kenneth Marks to approve an Infrastructure Economic Incentive Agreement with Heraldo Munoz. The vote was unanimous. Motion carried.

- 2. To discuss for possible consideration approving an Infrastructure Economic Incentive Agreement with Griffing Plaza.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve an Infrastructure Economic Incentive Agreement with Griffing Plaza. The vote was unanimous. Motion carried.

- 3. To discuss for possible consideration recommendation of the Micro Loan Committee.

This item was moved to Executive Session.

Following Executive Session a motion was made by John Chirafis and seconded by Christopher Smith to approve a Micro Loan for Trinity Family Mentoring in the amount of \$15,000 with the stipulation that PAEDC must receive a copy of the lease agreement for their facility.

4. To discuss for possible consideration approving a Purchase Agreement for one (1) acre of land in the Spur 93 Business Park by Mid-County Plaza, LLC.

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve a Purchase Agreement for one (1) acre of land in the Spur 93 Business Park by Mid-County Plaza, LLC. The vote was unanimous. Motion carried.

5. To discuss for possible consideration a Letter of Intent from Cornerstone Fabricators, LLC.

This item was tabled.

6. To discuss for possible consideration a Letter of Intent from Group Trucking, LLC.

A motion was made by Kenneth Marks and seconded by Christopher Smith to approve a Letter of Intent from Group Trucking, LLC. The vote was unanimous. Motion carried.

7. To discuss for possible consideration a Letter of Intent from Innova Eco Building Systems LLC.

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve a Letter of Intent from Innova Eco Building Systems LLC. The vote was unanimous. Motion carried.

8. To discuss for possible consideration a Letter of Intent from Industrial Cleaning Services LLC.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve a Letter of Intent from Industrial Cleaning Services LLC. The vote was unanimous. Motion carried.

9. To discuss for possible consideration a Letter of Intent from Team Fabricators LLC.

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve a Letter of Intent from Team Fabricators LLC. The vote was unanimous. Motion carried.

10. To discuss for possible consideration an amendment to the milestones of the Economic Development Conditional Grant Agreement with Max Holdings, LLC.

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve Amendment #1 to the milestones of the Economic Development Conditional Grant Agreement with Max Holdings, LLC to revise the completion date to two years. The vote was unanimous. Motion carried.

11. To discuss for possible consideration an amendment to the milestones of the Economic Development Conditional Grant Agreement with MP1 Construction, LLC.

A motion was made by Darrell Anderson and seconded by Christopher Smith to approve Amendment #1 to the milestones of the Economic Development Conditional Grant Agreement with MP1 Construction, LLC to revise the completion date to two years. The vote was unanimous. Motion carried.

12. 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 John Chirafis to approve the renewal of the CDL Training Agreement with Lamar State College – Port Arthur. The vote was unanimous. Motion carried.

13. To discuss for possible consideration a Summer Youth Employment Program.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve a Summer Youth Employment Program. The vote was unanimous. Motion carried.

14. To discuss for possible consideration allocating Job Training Funds, for five (5) Port Arthur High School Graduates to attend a 2-year training program at Lamar State College – Port Arthur.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve allocating Job Training Funds, for five (5) Port Arthur High School Graduates to attend a 2-year training program at Lamar State College – Port Arthur. The vote was unanimous. Motion carried.

15. To discuss for possible consideration going out for bid for landscaping of the Spur 93 Business Park.

A motion was made by John Chirafis and seconded by Christopher Smith to approve PAEDC going out for bid for landscaping of the Spur 93 Business Park. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Business Recruitment Report
2. Project 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 Service Spur 93 Business Park**
- 2. Section 551.072 Government Code – To deliberate the purchase, exchange, lease, or value of real property.**
 - a. Purchase of Property 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 7:10 p.m.

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 8:03 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 14th **DAY OF**

January, 2020.

Dale Smith
SECRETARY OF THE BOARD