

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Regular Board Meeting

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

Tuesday, January 14, 2020

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 Tuesday, January 14, 2020. 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, Kenneth Marks, Dallas Smith, Ingrid Holmes and Rhonda Conner.

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

Board President Ingrid Holmes introduced new Board Member Rhonda Conner. Ms. Conner expressed her appreciation for serving on the Board.

III. MINUTES

12.02.2019 Regular Meeting Minutes

A motion was made by John Chirafis and seconded by Kenneth Marks to approve the 12.02.2019 Regular Meeting Minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. Port Arthur Chamber of Commerce 120th Annual Banquet, January 29, 2020

A motion was made by Kenneth Marks and seconded by John Chirafis to support the Port Arthur Chamber of Commerce 120th Annual Banquet, being held on January 29, 2020 at a Silver Sponsor Level in the amount of \$750.

Reminders:

MLK 33rd Annual Celebration Brunch, PAEDC has sponsored at Bronze Level which secured a table of ten. Monday, January 20, 2020, 10:00 a.m. @ the Robert A. Bowers Civic Center.

Port Arthur Education Foundation State of Education Luncheon, Tuesday, February 11, 2020, 11:30 a.m. @ Carl A. Parker Multipurpose Center. Individual tickets to be purchased.

PAEDC CEO Floyd Batiste reminded Board Members of the upcoming PAEDC sponsored event, the Port Arthur Work Ready Community Initiative, to be held at the Parker Center on Thursday, January 16, 2020 beginning at 11:30 a.m.

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 a Pipeline Easement and Right of Entry Agreement with Chevron Phillips Chemical Company LP.

This item was taken to Executive Session.

Following Executive Session a motion was made by Dallas Smith and seconded by Kenneth Marks to approve a Pipeline Easement and Right of Entry Agreement with Chevron Phillips Chemical Company LP, with negotiations being handled by Germer PLLC. The vote was unanimous. Motion carried.

2. To discuss for possible consideration an Economic Incentive with Innova Eco Building Systems LLC.

This item was tabled.

3. To discuss for possible consideration an Economic Incentive with Team Fabricators LLC.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve an Economic Incentive in the amount of \$324,778 for Team Fabricators LLC. The vote was unanimous. Motion carried.

4. To discuss for possible consideration a Letter of Intent from Abatix, Corp.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve a Letter of Intent from Abatix, Corp. The vote was unanimous. Motion carried.

5. To discuss for possible consideration a Letter of Intent from Walker 414 Investments LLC / Miss B's Retail Center.

This item was tabled.

6. To discuss for possible consideration an extension of the Infrastructure Economic Incentive with PARC Enterprise.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve an extension of the Infrastructure Economic Incentive with PARC Enterprise. The milestones will be amended to reflect a nine month extension. The vote was unanimous. Motion carried.

7. To discuss for possible consideration a Pre-employment Training Agreement for Certified Nursing Assistant.

A motion was made by Darrell Anderson and seconded by John Chirafis to approve the drafting of a Pre-employment Training Agreement for Certified Nursing Assistant in an amount not to exceed \$17,000, to train twenty Port Arthur Residents. The vote was unanimous. Motion carried.

8. To discuss for possible consideration requesting City Council's placement of a Proposition, on the next ballot, allowing the use of PAEDC Funds to support 4-B Projects.

A motion was made by Darrell Anderson and seconded by Kenneth Marks to approve requesting City Council's placement of a Proposition, on the next ballot, allowing the use of PAEDC Funds to support 4-B Projects. The vote was unanimous. Motion carried.

9. To discuss for possible consideration the purchase of signs for the Spur 93 Business Park at a cost not to exceed \$36,000.

A motion was made by John Chirafis and seconded by Dallas Smith to approve the purchase of signs for the Spur 93 Business Park at a cost not to exceed \$36,000. The vote was unanimous. Motion carried.

10. To discuss for possible consideration a proposal from Ensign Energy Consulting, LLC.

A motion was made by Dallas Smith and seconded by Kenneth Marks to approve a proposal from Ensign Energy Consulting, LLC. The vote was unanimous. Motion carried.

11. To discuss for possible consideration the use of \$500 from EDC contingency fund for a Community Reception to meet its new City Manager.

A motion was made by Kenneth Marks and seconded by John Chirafis to approve the use of \$500 from EDC contingency fund for a Community Reception to meet its new City Manager. The vote was unanimous. Motion carried.

**The Board recessed at 6:58 p.m. to proceed to the Annual Meeting.
The Regular meeting reconvened at 7:06 pm.**

12. To discuss for possible consideration an annual contribution for FY 2019-2020 to the Regional Economic Development Initiative (REDI).

A motion was made by Dallas Smith and seconded by John Chirafis to approve an annual contribution for FY 2019-2020 to the Regional Economic Development Initiative (REDI) in the amount of \$3,000. The vote was unanimous. Motion carried.

13. To discuss for possible consideration approving an agreement with Americom Marketing for Corporate Target Market Branding.

This item was removed from the Agenda.

VIII. REPORTS

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

Port Arthur EDC Board President Ingrid Holmes announced her decision to run for City Council for the City of Port Arthur District 1. She expressed her sincere gratitude for her time spent on the EDC Board and to fellow Board Members and Staff of the EDC.

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.
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 7:36 p.m.

The Board reconvened to the Regular Meeting at 8:20 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:21 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 10th **DAY OF**

February, 2020.

Dale Smith
SECRETARY OF THE BOARD