

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES
Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, February 10, 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 Special Meeting on Monday, February 10, 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, Christopher Smith, and Jerry LaBove

The Invocation was given by Christopher Smith, followed by the Pledge of Allegiance.

I. MINUTES

01.14.2020 Regular Meeting Minutes

01.14.2020 Annual Meeting Minutes

A motion was made by John Chirafis and seconded by Christopher Smith to approve the 01.14.2020 Regular Meeting Minutes and 01.14.2020 Annual Meeting Minutes. The vote was unanimous. Motion carried.

II. PETITIONS & COMMUNICATIONS

1. Presentations

PAEDC CEO Floyd Batiste introduced new Assistant City Manager Mr. Scott Moore.

2. Communications

- a. **Meet & Greet Port Arthur's City Manager, Ron Burton, Thursday, February 13, 2020.**

3. Speakers (limited to 3 min. ea.)

III. UNFINISHED BUSINESS

IV. CONSENT AGENDA ITEMS

V. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving the Guaranteed Maximum Price for 549 4th Street.

This item was taken to Executive Session.

Following Executive Session a motion was made by Jerry LaBove and seconded by John Chirafis to approve the Guaranteed Maximum Price for 549 4th Street in the amount of \$7,249,999.83, awarded to SETEX Construction Company. The vote was unanimous. Motion carried.

2. To discuss for possible consideration approving invoice payment to CAT5 Resources.

A motion was made by John Chirafis and seconded by Jerry LaBove to approve a payment of an invoice to CAT5 Resources in the amount of \$30,610.13 for the relocation of a generator for use at 549 4th Street in the amount of. The vote was unanimous. Motion carried.

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

A motion was made by John Chirafis and seconded by Christopher Smith to approve an Economic Incentive Agreement with Team Fabricators LLC in the amount of \$324,000.00. The vote was unanimous. Motion carried.

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

A motion was made by Christopher Smith and seconded by John Chirafis to approve a Pre-employment Training Agreement for Certified Nursing Assistant, training up to 20 Port Arthur Residents in an amount not to exceed \$15,080.00. The vote was unanimous. Motion carried.

5. To discuss for possible consideration approving an amendment to the Standard Alloys Agreement.

This item was moved to Executive Session.

Following Executive Session a motion was made by John Chirafis and seconded by Christopher Smith to approve an amendment to the Standard Alloys Agreement to assist in 50% of the cost of bringing the amount of available electricity up to 2200 HP. Entergy's estimated cost being \$725,000, PAEDC's 50% portion is estimated to be \$362,500.00. The vote was unanimous. Motion carried.

6. To discuss for possible consideration an Economic Incentive with Abatix.

A motion was made by John Chirafis and seconded by Christopher Smith to approve an Economic Incentive with Abatix in the amount of \$171,544. The vote was unanimous. Motion carried.

7. To discuss for possible consideration a Letter of Intent for 1700 Jefferson Drive.

A motion was made by Christopher Smith and seconded by Jerry LaBove to approve the consideration of a Letter of Intent for 1700 Jefferson Drive. The vote was unanimous. Motion carried.

8. To discuss for possible consideration a Letter of Intent from C.O. Vallet.

A motion was made by John Chirafis and seconded by Christopher Smith to approve the consideration of a Letter of Intent from C.O. Vallet for infrastructure for Walks On Bistreaux and Bar and a Strip Mall at 2729 Jimmy Johnson Blvd. The vote was unanimous. Motion carried.

9. To discuss for possible consideration awarding a bid for grass cutting at the Hwy. 73 Business Park.

A motion was made by Christopher Smith and seconded by John Chirafis to award the bid for grass cutting at the Hwy. 73 Business Park to Consider Us in an amount \$29/acre. The vote was unanimous. Motion carried.

10. To discuss for possible consideration awarding a bid for the landscaping and irrigation at the Spur 93 Business Park.

A motion was made by John Chirafis and seconded by Christopher Smith to award the bid for the landscaping and irrigation at the Spur 93 Business Park to Frey's Landscaping in the amount of \$57,295/annually. The vote was unanimous. Motion carried.

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

A motion was made by John Chirafis and seconded by Christopher Smith to approve the consideration of a Letter of Intent from Walker 414 Investments LLC / Miss B's Retail Center for infrastructure. The vote was unanimous. Motion carried.

VI. REPORTS

1. Workforce Development Report
2. Contract Compliance Report
3. Financial Report

4. CEO's Report

VII. 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 retired to Executive Session at 6:50 p.m.

The Board reconvened to the Regular Meeting at 7:26 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 7:31 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

2nd

DAY OF

March
Dalton Smith, 2020.

SECRETARY OF THE BOARD