

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES

Regular Board Meeting

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

Monday, March 2, 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 Monday, March 2, 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, Jerry LaBove, Dallas Smith, and Rhonda Conner.

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

III. MINUTES

02-10-2020 Special Meeting Minutes

A motion was made by John Chirafis and seconded by Dallas Smith to approve the 02-10-2020 Special Meeting Minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- a. Chamber of Commerce Membership Luncheon, Wednesday, March 18, 2020.

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 a Letter of Intent for Infrastructure for a Shopping Center at 3300 Jimmy Johnson Blvd.

A motion was made by John Chirafis and seconded by Rhonda Conner to proceed with the Letter of Intent for Infrastructure for a Shopping Center at 3300 Jimmy Johnson Blvd. The vote was unanimous. Motion carried.

2. To discuss for possible consideration a Letter of Intent for infrastructure for the Lighthouse Deli and Lighthouse Market, Sabine Pass.

A motion was made by Dallas Smith and seconded by John Chirafis to proceed with the Letter of Intent for Infrastructure for the Lighthouse Deli and Lighthouse Market, Sabine Pass. The vote was unanimous. Motion carried.

3. To discuss for possible consideration a Letter of Intent for infrastructure for Sabine Pass Car Wash and Ice Cream Shop.

A motion was made by John Chirafis and seconded by Jerry LaBove to proceed with the Letter of Intent for Infrastructure for the Sabine Pass Carwash and Ice Cream Shop. The vote was unanimous. Motion carried.

4. To discuss for possible consideration approving an Economic Incentive Agreement with Abatix.

A motion was made by Dallas Smith and seconded by John Chirafis to proceed with the Economic Incentive Agreement with Abatix, in the amount of \$171,000 towards the purchase of 3 acres of land in the Spur 93 Business Park. Economic Incentive Agreement is to be supported by the Land Purchase Contract. The vote was unanimous. Motion Carried.

5. To discuss for possible consideration approving an Infrastructure Economic Incentive Agreement with I&C II, LLC /Walk Ons Bistreaux & Bar.

A motion was made by John Chirafis and seconded by Dallas Smith to approve proceeding with the Infrastructure Economic Incentive Agreement with I&C II, LLC /Walk Ons Bistreaux & Bar in the amount of \$415,000. The vote was unanimous. Motion carried.

6. To discuss for possible consideration an Infrastructure Economic Incentive Walker 414 Investments LLC / Miss B's Retail Center.

A motion was made by Rhonda Conner and seconded by Jerry LaBove to remove this item from the Agenda. The vote was unanimous. Motion carried.

7. To discuss for possible consideration an Infrastructure Economic Incentive for 1700 Jefferson Drive.

A motion was made by John Chirafis and seconded by Dallas Smith to approve an Infrastructure Economic Incentive for 1700 Jefferson Drive in the amount of \$245,170. (Recommended Infrastructure Cost by City Engineer is \$642,926 @ 40% = 257,170. However, following Board review, Permit/Fees are not allowed as infrastructure, Permit/Fees in the amount of \$30,000 were subtracted, 612,926.49 @ 40% = \$245,170). The vote was unanimous. Motion carried.

8. To discuss for possible consideration a Letter of Intent to lease office space at 501 Procter Street by the Port Arthur Greater Minority Chamber of Commerce.

A motion was made by Dallas Smith and seconded by Rhonda Conner to approve a Letter of Intent to lease office space at 501 Procter Street by the Port Arthur Greater Minority Chamber of Commerce. The vote was unanimous. Motion carried.

9. To discuss for possible consideration awarding the bid for mowing of the Spur 93 Business Park.

A motion was made by John Chirafis and seconded by Dallas Smith to approve awarding the bid for mowing of the Spur 93 Business Park to Joey's Tractor Service in an amount not to exceed \$15,400. The vote was unanimous. Motion carried.

10. To discuss for possible consideration the approval of the first renewal of the Janitorial Services Contract with Southeast Texas Building Services for 501 Procter Street.

A motion was made by Dallas Smith and seconded by John Chirafis to approve the *first renewal* of the Janitorial Services Contract with Southeast Texas Building Services for 501 Procter Street. This contract is for one (1) year with a three (3) additional (1) year renewable options. The vote was unanimous. Motion carried.

11. To discuss for possible consideration approval of invoice payment to CHMURA Economics & Analytics for annual subscription fee for JobsEQ Renewal.

A motion was made by John Chirafis and seconded by Dallas Smith to approve an invoice payment to CHMURA Economics & Analytics for annual subscription fee for JobsEQ Renewal in the amount of \$5,144.85. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Workforce Development Report

The Scholarship Review Committee will be comprised as follows:

Darrell Anderson

Christopher Smith

Dallas Smith

Rhonda Conner, alternate

2. Contract Compliance 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.
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 6:47 p.m.

The Board reconvened to the Regular Meeting at 7:42 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 7:54 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

City

DAY OF

April

, 2020.

Dorla Smith

SECRETARY OF THE BOARD