

City of Port Arthur  
Section 4A Economic Development Corporation

**AGENDA**  
**Special Board Meeting**  
501 Procter Street, Ste. 100, Port Arthur, TX 77640  
Monday, February 10, 2020  
6:00 p.m.

**ROLL CALL, INVOCATION & PLEDGE**

**Board of Directors**

- |                             |                         |
|-----------------------------|-------------------------|
| (1) Darrell Anderson _____  | (5) Dallas Smith _____  |
| (2) John Chirafis _____     | (6) Vacant _____        |
| (3) Christopher Smith _____ | (7) Rhonda Conner _____ |
| (4) Jerry LaBove _____      |                         |

**I. MINUTES**

- 01.14.2020 Regular Meeting Minutes
- 01.14.2020 Annual Meeting Minutes

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

**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.

2. To discuss for possible consideration approving invoice payment to CAT5 Resources.
3. To discuss for possible consideration an Economic Incentive Agreement with Team Fabricators LLC.
4. To discuss for possible consideration approving a Pre-employment Training Agreement for Certified Nursing Assistant.
5. To discuss for possible consideration approving an amendment to the Standard Alloys Agreement.
6. To discuss for possible consideration an Economic Incentive with Abatix.
7. To discuss for possible consideration a Letter of Intent for 1700 Jefferson Drive.
8. To discuss for possible consideration a Letter of Intent from C.O. Vallet.
9. To discuss for possible consideration awarding a bid for grass cutting at the Hwy. 73 Business Park.
10. To discuss for possible consideration awarding a bid for the landscaping and irrigation at the Spur 93 Business Park.
11. To discuss for possible consideration a Letter of Intent from Walker 414 Investments LLC / Miss B's Retail Center.

## **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.

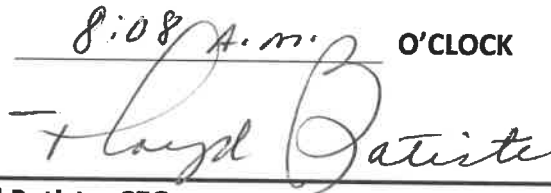
**\*The Items in Executive Session May Be Discussed and Acted On In Open Session\***

**VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS**

Items for future agenda consideration or reports from staff may be requested but no discussion of any items or requests shall take place.

**IX. POSTING OF MEETING**

POSTED ON THE 7<sup>th</sup> DAY OF February, 2020  
AT 8:08 a.m. O'CLOCK



---

Floyd Batiste, CEO