

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020 The City of Port Arthur Section 4A Economic Development Corporation will conduct its Regular Meeting, scheduled for Monday, May 4, 2020 at 6:00 p.m. located at 501 Procter Street Port Arthur, Texas 77840, by a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location above.

The public toll-free dial-in-number to participate in the telephonic meeting is hosted through Conference Calling. The Toll-Free Dial-In Number is: 346-248-7799 and the Access Code Number is: 870-3684-0211.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act, upon written request.

*City of Port Arthur
Section 4A Economic Development Corporation*

AGENDA
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, May 4, 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**
04-06-2020 Regular Meeting Minutes
04-16-2020 Special Meeting Minutes

II. **PETITIONS & COMMUNICATIONS**

1. **Presentations**
2. **Communications**
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 Covenants and Restrictions for the PAEDC Hwy. 73 Business Park.
2. To discuss for possible consideration approving a Lease to Own Agreement with Meathead Trucking, LLC for the property located at the Highway 73 Business Park.
3. To discuss for possible consideration amending the PAEDC Down Payment Assistance Program for the rehab of three existing homes located in the Downtown Target Area.
4. To discuss for possible consideration approving a Letter of Intent from Carniceria La Vaquita Inc.
5. To discuss for possible consideration approving an Economic Development Conditional Grant Agreement with Mike's Enterprises, Inc.

VI. REPORTS

1. Employment and Training Report
2. Programs 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. Staff time and attendance during COVID-19 Pandemic.

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 1st DAY OF May, 2020
AT 11:45 A.M. O'CLOCK

Floyd Batiste
Floyd Batiste, CEO