

City of Port Arthur
Section 4A Economic Development Corporation

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 Special Meeting, scheduled for Monday September 14, 2020 at 6:00 p.m. located at 501 Procter Street Port Arthur, Texas 77640, 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 dial-in-number to participate in the telephonic meeting is hosted through Conference Calling.

The Dial-In Number is: (346) 248-7799 and the Meeting ID is: 817 1954 1871

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

Special Board Meeting

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

Monday, September 14, 2020

6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

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

I. MINUTES

July 6, 2020 Regular Meeting Minutes

August 3, 2020 Regular Meeting Minutes

II. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

None

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

None

III. UNFINISHED BUSINESS

None

IV. CONSENT AGENDA ITEMS

None

V. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration a Professional Service Agreement with Germer PLLC, currently effective through October 31, 2020.
2. To discuss for possible consideration approving the second and final renewal of the Security Guard Services to serve the Spur 93 Business Park with S&S Investigations & Security, Inc., currently effective through October 16, 2020,
3. To discuss for possible consideration the approval of the Technical Assistance Agreement with National Development Council, currently effective through expiring November 29, 2020.
4. To discuss for possible consideration amending the contract for grass cutting services at the Spur 93 Business Park to include the grass cutting services for the Jade Avenue Business Park with Joey's Tractor Service of Port Arthur Texas for \$27.50 per acre for an additional cost not to exceed \$14,850. Total contract cost will be \$30,250.
5. To discuss for possible consideration going out for bid for the landscaping and maintenance of the sprinkler system at the Jade Avenue Business Park.
6. To discuss for possible consideration entering into an agreement with Panama Equipment for the repair and installation of the generator donated by St. Mary's Hospital for 549 4th Street property.
7. To discuss for possible consideration inquiring into the purchase and installation of a generator for 501 Procter Street property.
8. To discuss for possible consideration requesting a Downtown Revitalization Incentive from 501 Procter Street, Inc. for buildout of 549 4th Street.
9. To discuss for possible consideration requesting proposals from SETEX and Powers Brown Architecture (Alam Farias Architect of Record) for complete buildout of 549 4th Street.
10. To discuss for possible consideration a request from The Greater Port Arthur Chamber of Commerce.

11. To discuss for possible consideration the approval of a 2.5% pay raise for EDC Staff; contingent on Council approval, effective October 1, 2020.

VI. REPORTS

1. Workforce Development Report
2. Programs Compliance Report
3. Financial Report
4. Community & Business Center
5. 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.
 - a. Jade Avenue Business Park
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. CEO Evaluation
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 11th DAY OF September, 2020
AT 11:06 A.M. O'CLOCK



Floyd Batiste, CEO