

**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 Regular Meeting, scheduled for Monday October 5, 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: 857 2535 1460

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, October 5, 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**

September 14, 2020 Special Meeting Minutes

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

None

**2. Communications**

None

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

None

**III. REPORTS**

1. Workforce Development Report
2. Programs Compliance Report
3. Financial Report
4. Community & Business Center Report
5. CEO's Report

**IV. UNFINISHED BUSINESS**

None

**V. CONSENT AGENDA ITEMS**

None

**VI. NON-CONSENT AGENDA ITEMS**

1. To discuss for possible consideration awarding and entering into a landscaping and maintenance agreement of the sprinkler system at the Jade Avenue Business Park to Frey's Landscape.
2. To discuss for possible consideration entering into a Construction Agreement with SETEX for the complete build out of 549 4<sup>th</sup> Street.
3. To discuss for possible consideration entering into an Architectural Agreement with Powers Brown Architecture with Alam Farias as principle for the complete architectural build out of 549 4<sup>th</sup> Street.
4. To discuss for possible consideration awarding and entering into agreement with ISI Commercial Refrigeration LLC for the purchase of Kitchen equipment for 549 4<sup>th</sup> Street.
5. To discuss start date of lease agreement with Port Arthur Greater Minority Chamber of Commerce.
6. To discuss for possible consideration a Letter of Intent from Fittz & Shipman, Inc., lease space at 501 Procter Street.
7. To discuss for possible consideration a Letter of Intent from Tony and Stephanie Nguyen for a possible Infrastructure Project.
8. To discuss for possible consideration a Letter of Intent from Figueroa's Welding Wear for Infrastructure Project.
9. To discuss for possible consideration a Right of Entry request from U.S. Army Corps of Engineers.

10. To discuss for possible action authorizing the CEO to sign documents related to the New Market Tax Credit Unwind.

**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.
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 2<sup>nd</sup> DAY OF October, 2020  
AT 3 O'CLOCK

Angel Davis For Floyd Batiste  
Floyd Batiste, CEO