

**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 November 2, 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**

Meeting ID is: **810 6365 5976**

Pass Code: **102820**

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, November 2, 2020*

*6:00 p.m.*

**ROLL CALL, INVOCATION & PLEDGE**

**Board of Directors**

<b>(1) Darrell Anderson</b> _____	<b>(5) Dallas Smith</b> _____
<b>(2) John Chirafis</b> _____	<b>(6) Farhana Swati</b> _____
<b>(3) Christopher Smith</b> _____	<b>(7) Rhonda Conner</b> _____
<b>(4) Jerry LaBove</b> _____	

**I. MINUTES**

October 5, 2020 Regular Meeting Minutes

October 9, 2020 Special Joint 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 approving a Lease Agreement for Fittz & Shipman, Inc. for office space at 501 Procter Street.
2. To discuss for possible consideration approving an Infrastructure Economic Incentive Agreement with Reel Noodle Bar, LLC
3. To discuss for possible consideration an extension of the Infrastructure Economic Incentive with PARC Enterprise.
4. To discuss for possible consideration a Letter of Intent from SIP Services, Inc. for an Economic Incentive Grant.
5. To discuss for possible consideration a Letter of Intent from Neches Industrial Services, LLC for an Economic Incentive Grant.
6. To discuss for possible consideration a Letter of Intent from Zaria's Footsteps for lease space at 501 Procter Street.
7. To discuss for possible consideration a Letter of Intent from ParFab Companies for lease space at 501 Procter Street.

8. To discuss for possible consideration entering into a Professional Service Contract with Power Brown Architecture of Texas, LLC of Houston, Texas with Alam Farias, Senior Project Architect as principle, for project completion of the build out of 549 4<sup>th</sup> Street at a cost not to exceed \$105,000.00 and the reimbursable expenses not to exceed \$10,000.00.
9. To discuss for possible consideration entering into a Job Order Contract with SETEX Construction Corp., of Beaumont, Texas utilizing their 20/017Mr-17 Choice Partners JOC Texas Contract based on local CCI and their coefficient of 89 for completing the build out of 549 4<sup>th</sup> Street at a Guaranteed Maximum price of \$1,600,000.00.
10. To ratify PAEDC Board approval of the renewal of CEO Contract Agreement for FY 2020-2021 with salary increase of 3.25%.

**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 30<sup>th</sup> DAY OF October, 2020

AT 11:30 A.M. O’CLOCK

*Floyd Batiste*

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**Floyd Batiste, CEO**