

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 Tuesday, January 12, 2021 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: **841 9087 6589**

Pass Code: **434955**

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

Tuesday, January 12, 2021

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

December 7, 2020 Regular Meeting Minutes

II. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

NOTE: *The 2021 Economic Forecast Breakfast scheduled for January 13, 2021, has been postponed*

A. *Reminder/Update:* Greater Port Arthur Chamber of Commerce Annual Banquet January 28, 2021. **VIRTUAL ONLY**

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 the terms and conditions to enter into an Economic Incentive Agreement with Neches Industrial Services, LLC.
2. To discuss for possible consideration approving an Economic Incentive Grant Agreement for Emerald Biofuels, LLC.
3. To discuss for possible consideration a Letter of Intent from Bluebonnet Express, LLC. (Per Director Dallas Smith).
4. To discuss for possible consideration advertising with the Breeze Radio Station.
5. To discuss for possible consideration approving the closing of the file for the Economic Incentive Infrastructure Agreement for Gulfway Plaza.
6. To discuss for possible consideration renewal of a Pre-employment Training Agreement for Certified Nursing Assistant with Angel's Devine Touch.
7. To discuss for possible consideration approving an amendment to the 2020-2021 fiscal year budget.

8. To discuss for possible consideration a request from the Port Arthur City Manager to place a Proposition on a Proposed May, 2021 Special Election Ballot to approve the allocation of a portion of economic development sales tax funds to Parks & Recreation.
9. To discuss for possible consideration approving a lease/purchase agreement for IT & Security Equipment for 549 4th Street.
10. To discuss for possible consideration a request from the Port Arthur City Manager for PAEDC to purchase land from the Port Arthur Police Association for a Downtown Central Parking Lot, which will include parking for 549 4th Street.
11. To discuss for possible consideration rescinding Resolution 20-364, Motiva lease of land at Jade Ave. Business Park.
12. To discuss for possible consideration PAEDC Board of Directors attendance.

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.

Parking Lot 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.

Neches Industrial Services, LLC

SIP Services, LLC.

***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 8th DAY OF January, 2021
AT 11:17 A.M. O'CLOCK

Floyd Batiste

Floyd Batiste, CEO