

**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, February 1, 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: **837 6811 3489**

Pass Code: **122096**

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, March 1, 2021*  
*6:00 p.m.*

**ROLL CALL, INVOCATION & PLEDGE**

**Board of Directors**

(1) Darrell Anderson _____	(5) Dallas Smith _____
(2) John Chirafis _____	(6) Roosevelt Petry _____
(3) Christopher Smith _____	(7) Rhonda Conner _____
(4) Rashad Harris _____	

**I. MINUTES**

February 1, 2021 Regular Meeting Minutes

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

- a. Construction Manager update for The Press Building

**2. Communications**

- a. Robogistics – Memorial High School's CATE Partnership
- b. 2021 Economic Forecast Breakfast
- c. Board Member Training Opportunities

**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 ratifying the removal of an underground tank located at the west end parking lot of 549 4<sup>th</sup> Street by US Ecology, tank, at a cost of \$7,497.17.
- 2. To discuss for possible consideration seeking Requests for Proposals for the restaurant facility at the Press Building, 549 4<sup>th</sup> Street.
- 3. To discuss for possible consideration entering into an agreement with Vincent P. Hauser Architect to research feasibility and prepare the potential application for Texas Historical Commission Tax Credit for 549 4<sup>th</sup> Street.
- 4. To discuss for possible consideration the sale of approximately 4 acres of land to Rustin Penland in the Spur 93 Business Park.
- 5. To discuss for possible consideration increasing the price per acre for the land in the Spur 93 Business Park.
- 6. To discuss for possible consideration extending the Conditional Grant Agreement with Aref 1.

7. To discuss for possible consideration closing out the Economic Incentive Agreement with Willfire HC, LLC.
8. To discuss for possible consideration the approval of the second renewal of the Janitorial Services Contract with Southeast Texas Building Services for 501 Procter Street. (expires April 14, 2021)
9. To discuss for possible consideration approval of invoice payment to CHMURA Economics & Analytics.
10. To discuss for possible consideration approving the payment of REDI Dues for FY 2020-2021.
11. To discuss for possible consideration returning to "In Person" monthly Board Meetings.
12. To discuss for possible consideration a joint retreat for PAEDC and City of Port Arthur City Council Members.
13. To discuss for possible consideration authorizing and adopting a resolution to sale real property located on 4<sup>th</sup> Street in the City of Port Arthur to Community Development Properties, Port Arthur, Inc.

**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.

**Discuss Economic Incentive Agreement**

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.

**Discuss 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 26<sup>th</sup> DAY OF February, 2021  
AT 11:00 A.m O'CLOCK

Floyd Batiste  
Floyd Batiste, CEO