

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, March 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

MINUTES

Regular Board Meeting

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

Monday, March 1, 2021

6:00 p.m.

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation met in a Regular Meeting on Monday, March 1, 2021. The meeting was called to order at 6:02 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, John Chirafis, Christopher Smith, Rashad Harris, Dallas Smith, Roosevelt Petry and Rhonda Conner.

The Invocation was given by Dallas Smith. The Pledge of Allegiance were omitted as this was a virtual meeting.

III. MINUTES

February 1, 2021 Regular Meeting Minutes

A motion was made by John Chirafis and seconded by Dallas Smith to approve the February 1, 2021 Regular Meeting Minutes. The vote was unanimous. Motion carried.

IV. 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

V. REPORTS

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

VI. UNFINISHED BUSINESS

None

VII. CONSENT AGENDA ITEMS

None

VIII. 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 4th Street by US Ecology, tank, at a cost of \$7,497.17.

A motion was made by Dallas Smith and seconded by Rhonda Conner to approve ratifying the removal of an underground tank located at the west end parking lot

of 549 4th Street by US Ecology, tank, at a cost of \$7,497.17. The vote was unanimous. Motion carried

2. To discuss for possible consideration seeking Requests for Proposals for the restaurant facility at the Press Building, 549 4th Street.

A motion was made by Dallas Smith and seconded by John Chirafis to approve seeking Requests for Proposals for the restaurant facility at the Press Building, 549 4th Street. The vote was unanimous. Motion carried.

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 4th Street.

This item was deleted from the agenda. Through discussion with the Texas Historical Commission PAEDC CEO Floyd Batiste discovered it was not feasible to apply for the Tax Credit for 549 4th Street.

4. To discuss for possible consideration the sale of approximately 4 acres of land to Rustin Penland in the Spur 93 Business Park.

A motion was made by John Chirafis and seconded by Dallas Smith to approve the sale of approximately 4 acres of land to Rustin Penland in the Spur 93 Business Park. The vote was unanimous. Motion carried.

5. To discuss for possible consideration increasing the price per acre for the land in the Spur 93 Business Park.

A motion was made by Dallas Smith and seconded by Rhonda Conner to increase the price per acre for the land in the Spur 93 Business Park to \$62,100 /acre. The vote was unanimous. Motion carried.

6. To discuss for possible consideration extending the Conditional Grant Agreement with Aref 1.

A motion was made by John Chirafis and seconded by Dallas Smith to approve extending the Conditional Grant Agreement with Aref 1 for six (6) additional months. The vote was unanimous. Motion carried.

7. To discuss for possible consideration closing out the Economic Incentive Agreement with Willfire HC, LLC.

A motion was made by Dallas Smith and seconded by John Chirafis to approve the closing out the Economic Incentive Agreement with Willfire HC, LLC. The vote was unanimous. Motion carried.

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)

A motion was made by Dallas Smith and seconded by Rhonda Conner to approve the second renewal of the Janitorial Services Contract with Southeast Texas Building Services for 501 Procter Street. The vote was unanimous. Motion carried.

9. To discuss for possible consideration approval of invoice payment to CHMURA Economics & Analytics.

A motion was made by Dallas Smith and seconded by John Chirafis to approve the invoice payment to CHMURA Economics & Analytics. The vote was unanimous. Motion carried.

10. To discuss for possible consideration approving the payment of REDI Dues for FY 2020-2021.

A motion was made by Dallas Smith and seconded by Rhonda Conner to approve the payment of REDI Dues for FY 2020-2021. The vote was unanimous. Motion carried.

11. To discuss for possible consideration returning to "In Person" monthly Board Meetings.

It is the general consensus of the Board to return to "In Person" monthly Board Meetings beginning with the April 5, 2021 Regular Board Meeting. A four person quorum will be required to conduct the meeting in person. Those Board members that are unable to attend in person will join via teleconference. The "In Person" meeting will be allowed for Board Members, PAEDC Attorney(s) and essential staff members. The public and/or speakers and presenters may join via teleconference.

12. To discuss for possible consideration a joint retreat for PAEDC and City of Port Arthur City Council Members.

A motion was made by John Chirafis and seconded by Roosevelt Petry to approve the possibility of a joint retreat between the PAEDC and City of Port Arthur Council Members. The proposed retreat would take place in May following the coordination with the City of Port Arthur Council. Additionally quarterly joint retreats/meetings will be discussed. The vote was unanimous. Motion carried.

13. To discuss for possible consideration authorizing and adopting a resolution to sale real property located on 4th Street in the City of Port Arthur to Community Development Properties, Port Arthur, Inc.

A motion was made by Dallas Smith and seconded by Rhonda Conner to approve authorizing and adopting a resolution to sale real property located on 4th Street in the City of Port Arthur to Community Development Properties, Port Arthur, Inc. The vote was unanimous. Motion carried.

IX. 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"**

The Board retired to Executive Session via telephonic Webex meeting at 8:27 p.m.

The Board reconvened to their Regular Meeting by rejoining the telephonic Zoom meeting at 9:10 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 9:11 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

5th

DAY OF

April

, 2021.

Dallas Smith

SECRETARY OF THE BOARD