

**City of Port Arthur**  
**Section 4A Economic Development Corporation**

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 The Regular Meeting Scheduled At 6:00 p.m. On May 3, 2021 at 501 Procter Street, Suite 100 [THERE WILL BE NO PUBLIC ACCESS TO THE EDC BUILDING LOCATED AT 501 PROCTER STREET FOR THE 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). The Public may access by Telephonic and Any Person May Participate and Address the PAEDC Board by Dialing the Following Toll Free Number and Entering Passcode: 888-557-8511 And Passcode: 6024137

*City of Port Arthur*  
*Section 4A Economic Development Corporation*

**AGENDA**  
**Regular Board Meeting**  
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*  
*Monday, May 3, 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**

April 5, 2021 Special Meeting Minutes  
April 5, 2021 Regular Meeting Minutes  
April 22, 2021 Special Meeting Minutes  
April 29, 2021 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 amending the FY 2020-2021 Budget in the amount of \$524,850.
2. To discuss for possible consideration entering into a Job Order Contract with SETEX Construction Corp., of Beaumont, Texas utilizing 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.
3. To discuss for possible consideration a Letter of Intent from Mesquite Coatings.
4. To discuss for possible consideration an Amendment to the Economic Incentive Contract/ Loan Agreement with DezTex Industrial Services, LLC dba RamTex.
5. To discuss for possible consideration entering into a Training Agreement with Digital Workforce Academy.
6. To discuss for possible consideration termination of the contract with Angel's Devine Touch.
7. To discuss for possible consideration the terms and conditions for the Emergency Command Center (EOC) Lease at 549 4<sup>th</sup> Street between the City of Port Arthur and Port Arthur EDC.
8. To discuss for possible consideration amending the CDL Agreement with Lamar State College Port Arthur.
9. To discuss for possible consideration recommendations for content of the PAEDC Summer Newsletter.

10. To discuss for possible consideration Board recommendations to revise the PAEDC 5-Year Strategic Plan.
11. To discuss for possible consideration a joint meeting with the 501 Procter Street, Inc. Board.
12. To discuss for possible consideration entering into a Workforce Training Agreement with Acadian Ambulance Service for EMT(s), with PAEDC providing a stipend for each enrolled Port Arthur resident.

**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.
  - a. **PAEDC Chief Executive Officer Performance Evaluation.**
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 29<sup>th</sup> DAY OF April, 2021  
AT 1:52 PM O'CLOCK

Floyd Batiste  
Floyd Batiste, CEO