

City of Port Arthur
Section 4A Economic Development Corporation

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AGENDA
Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, July 12, 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

June 7, 2021 Regular Meeting Minutes

II. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

A. Greater Port Arthur Chamber of Commerce Membership Luncheon, South County Legislative Update, Wednesday, August 25, 2021

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

1. To discuss for possible consideration a Letter of Intent from Phoenix Industrial Water Works.
2. To discuss for possible consideration a Letter of Intent from Clifford Distilling LLC.
3. To discuss for possible consideration approving the closing of the Incentive Agreement with PA Development Group.
4. To discuss for possible consideration approving the proposal from Nance Commercial & Industrial HVAC&R Services for repair of the AC at 501 Procter Street, Inc.
5. To discuss for possible consideration approving Amendment #2 to extend the Conditional Grant Agreement with Aref 1.

VI. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration approval of PAEDC Fiscal Year 2021-2022 Budget.
2. To discuss payment structure of Training Agreements. (Requested by Dallas Smith)
3. To discuss for possible consideration approving a Training Agreement with Digital Workforce Academy.
4. To discuss for possible consideration approving an Economic Incentive Agreement with DezTex Industrial Services, LLC dba RamTex.
5. To discuss for clarification the Board Meeting Minutes dated May 6, 2013 concerning 501 Procter Street, Inc. and presentation by Germer PLLC Attorney at the PAEDC meeting dated June 7, 2021. (Requested by Roosevelt Petry)
6. To discuss for possible consideration renewal of Professional Service Contract with Germer PLLC. (expires October 31, 2021)

7. To discuss for possible consideration requesting the City Manager to waive the plan review and building permit for Phase 2 reconstruction of the Press Building located at 549 4th Street.
8. To discuss for possible consideration making application for an Economic Development Administrative Grant from EDA.
9. To discuss for possible consideration requesting the City Council transfer property located at 601 Procter Street to PAEDC for Economic Development purposes.
10. To discuss for possible consideration engaging Power Brown Architect of Houston, Texas to provide Architectural rendering and cost estimate for proposed project at 601 Procter Street.
11. To discuss holding a joint meeting with 501 Procter Street, Inc. in regards to EDA Grant Application.
12. To discuss for possible consideration terms and conditions for lease agreement with Lamar State College – Port Arthur for rental space at 549 4th Street property.
13. To discuss the Request for Proposal for the hiring of the PAEDC CEO Effective October 1, 2021.

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.
 - a. JZ Russell
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. Duties and responsibilities of Chief Executive Officer
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 8th DAY OF July, 2021
AT 2:48 p.m. O'CLOCK

Floyd Batiste
Floyd Batiste, CEO