

City of Port Arthur
Section 4A Economic Development Corporation

Amended (4)

AGENDA

Regular Board Meeting

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

Monday, August 2, 2021

6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

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

I. MINUTES

July 12, 2021 Special Meeting Minutes

July 20, 2021 Special Meeting Minutes

July 22, 2021 Special Meeting Minutes

II. PETITIONS & COMMUNICATIONS

1. Presentations

A. Jermey Houston, Deputy Chief/Emergency Management Coordinator

2. Communications

A. Letter of Resignation – Commissioner John Chirafis

B. 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

1. To discuss for possible consideration utilizing "naming rights" for buildings owned by the PAEDC (request of Board Member Roosevelt Petry).
2. To discuss for possible consideration seeking Requests For Qualifications for Legal Counsel and hiring an Interim Legal Counsel for the Port Arthur EDC.

V. CONSENT AGENDA ITEMS

1. To discuss for possible consideration a Letter of Intent for a Medical Facility Infrastructure.
2. To discuss for possible consideration a Letter of Intent for Gulfway Shopping Center Infrastructure.
3. To discuss for possible consideration the Closing of the Contract with AWC, Inc.
4. To discuss for possible consideration the Closing of the Contract with PARC Enterprises, Inc.
5. To discuss for possible consideration the Closing of the Contract with MP1 Construction, LLC.
6. To discuss for possible consideration the Closing of the Contract with Max Holdings, LLC.

VI. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving furniture purchase for The Press Building in the amount of \$230,467.75 from Hernandez Office.
2. To discuss for possible consideration approving a Lease Agreement with Lamar State College Port Arthur for the Culinary Arts/Hospitality Program at 549 4th Street.
3. To discuss for possible consideration approving the definition of the term "enrollment" within the Digital Workforce Training Agreement.
4. To discuss setting a timeline chart for all pending Agenda Items within the next 60 days (request of Board Member Christopher Smith).

5. To discuss for possible consideration the selection of the Vice President of the Board of Directors of the Corporation.
6. To discuss for possible consideration naming a Committee to review the job description for the positions of Chief Executive Officer and Deputy Director for the Port Arthur EDC.
7. To discuss for possible consideration rescheduling the September 6, 2021 Regular Board Meeting to Monday, September 13, 2021 due to the Labor Day Holiday.
8. To discuss for possible consideration appointing a RFP Review Committee for the leased kitchen space at 549 4th Street.
9. To discuss for possible consideration approving a Landlord's Waiver and Consent from ParFab.
10. To discuss for possible consideration Board Member travel.
11. To discuss for possible consideration the approval of a Proposal from Nance Commercial & Industrial HVAC&R Services for the installation of a Compressor Sled at 501 Procter Street.
12. To discuss for possible consideration a forensic audit (request of Board Member Roosevelt Petry).

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. 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 30th DAY OF July, 2021
AT 3:51 p.m. O'CLOCK

Floyd Batiste

Floyd Batiste, CEO