

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

**AGENDA**  
**Regular Board Meeting**  
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*  
**Monday, November 1, 2021**  
*6:00 p.m.*

**ROLL CALL, INVOCATION & PLEDGE**

**Board of Directors**

(1) Darrell Anderson _____	(5) Kaprina Frank _____
(2) Beverly Raymond _____	(6) Jerry LaBove _____
(3) Christopher Smith _____	(7) Rhonda Conner _____
(4) Rashad Harris _____	

**I. MINUTES**

October 4, 2021 Regular Board Meeting Minutes

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

None

**2. Communications**

A. 2022 Basic Economic Development Courses & 2021 Sales Tax Workshop

**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. Interim CEO Report

#### **IV. UNFINISHED BUSINESS**

None

#### **V. CONSENT AGENDA ITEMS**

1. To discuss for possible consideration closing the Economic Incentive file for Aref 1.

#### **VI. NON-CONSENT AGENDA ITEMS**

1. To discuss for possible consideration the terms of a proposed lease between PAEDC and LSCPA for the Culinary Arts program at 549 4<sup>th</sup> Street ("The Press Building").
2. To discuss for possible consideration approving a Grease Trap Service Contract for services at The Press Building.
3. To discuss for possible consideration approving the purchase of 5 small form computers for conference room and television displays in the CCBD area (co-working space) of The Press Building from Dell Computers.
4. To discuss for possible consideration a Letter of Intent from Eaglin Motor Lines.
5. To discuss for possible consideration an Infrastructure Economic Incentive with Mid-Co Plaza.
6. To discuss for possible consideration an Infrastructure Economic Incentive with Gulfway Shopping Center.
7. To discuss for possible consideration an amendment to the Economic Incentive Agreement with Clifford Distilling LLC.
8. To discuss for possible consideration an amendment to the Economic Incentive Agreement with Port Arthur Recycling.
9. To discuss for possible consideration terminating the Lease Agreement with Port Arthur Greater Minority Chamber of Commerce for Suite 321, 501 Procter Street.
10. To discuss for possible consideration renewing the Lease Agreement with Nathan Rivers for office space at 501 Procter Street.
11. To discuss for possible consideration a Workforce Development Pre-Employment Training Agreement with Lamar Institute of Technology for the Police Academy training of police cadet.
12. To discuss for possible consideration a Police Academy Training Program Tuition Assistance Agreement.

13. To discuss for possible consideration allocating Job Training Funds, for five (5) Port Arthur Resident High School 2022 Graduates to attend a 2-year training program at Lamar State College – Port Arthur.
14. To discuss for possible consideration a Youth Employment Program for 2022 Graduates.
15. To discuss for possible consideration approving the recommendation of the Legal Counsel Committee for selection of PAEDC Legal Counsel.

#### **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 Frank Garza pending and potential litigation and/or legal advice.

EDA Grant Support Letter

2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.

EOC Lease

3. **Section 551.074 Government Code** – To discuss matters of 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.**

The PAEDC Board reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the TEXAS GOVERNMENT CODE §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.087 (Economic Development) or any other exception authorized by Chapter 551 of the Texas Government Code

IX. POSTING OF MEETING

POSTED ON THE 28<sup>th</sup> DAY OF October, 2021

AT 10:47 AM O'CLOCK



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George Davis, Interim EDC Director