

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

**AGENDA**  
**Regular Board Meeting**  
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*  
**Monday, December 6, 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**

November 1, 2021 Regular Board Meeting Minutes  
November 9, 2021 Special Board Meeting Minutes  
November 29, 2021 Special Board Meeting Minutes

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

None

**2. Communications**

- A. Greater Port Arthur Chamber of Commerce Annual Banquet February 17, 2022
- B. PAEDC 2022 Board Meeting Schedule

**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 the approval of an Economic Infrastructure agreement with Gulfway Shopping Center.
2. To discuss for possible consideration the approval of an Economic Infrastructure agreement with Mid Co. Shopping Plaza LLC.
3. To discuss for possible consideration approving the amendment to the agreement with Port Arthur Recycling LLC d/b/a Scrap Works.
4. To discuss for possible consideration a Letter of Intent for an Infrastructure Economic Incentive from The Balloon Barn.
5. To discuss for possible consideration a Letter of Intent for an Infrastructure Economic Incentive from Edith's Place.

**VI. NON-CONSENT AGENDA ITEMS**

1. To discuss for possible consideration approving the Port Arthur EDC's Small Business and Entrepreneurial Mentorship Programs.
2. To discuss for possible consideration storage fee for 549 4<sup>th</sup> Street.
3. To discuss for possible consideration the Terms and Conditions of an Economic Incentive with Haulin Gas LLC.
4. To discuss for possible consideration an Infrastructure Economic Incentive with PARC Enterprises, Inc. d/b/a Script Care of Texas Pharmacy.
5. To discuss for possible consideration a Letter of Intent from The Solco Group, LLC for the lease of office space at 501 Procter Street.
6. To discuss for possible consideration the approval of a Lease Agreement with The Solco Group LLC for space at 501 Procter Street.
7. To discuss for possible consideration the award of a bid and the approval of a contract with Joey's Tractor Service for the mowing of the Hwy. 73 Business Park.

8. To discuss for possible consideration the rejection of the bids for security services in the Spur 93 Business Park that were received on October 20, 2021.
9. To discuss for possible consideration the renewal of the CDL Training Agreement with Lamar State College – Port Arthur.
10. To discuss for possible action the selection of PAEDC Legal Counsel.
11. To discuss for possible consideration approving the selection of PAEDC CEO.

## **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.
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.  
  
PAEDC CEO
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 2<sup>nd</sup> DAY OF December, 2021

AT 1:19 pm O'CLOCK

Juan Gillozo for George Davis  
George Davis, Interim EDC Director