

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

**AGENDA**  
**Regular Board Meeting**  
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*  
**Tuesday, January 11, 2022**  
*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**

December 6, 2021 Regular Meeting Minutes  
December 20, 2021 Special Meeting Minutes

**II. PETITIONS & COMMUNICATIONS**

**1. Presentations**

None

**2. Communications**

- A. Greater Port Arthur Chamber of Commerce 122<sup>nd</sup> Annual Banquet, February 17, 2022

**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**

1. To discuss for possible consideration approving the City of Port Arthur Economic Development Corporation (PAEDC) Employee Manual.

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

1. To discuss for possible consideration approval of an Economic Incentive Agreement with Haulin Gas LLC.
2. To discuss for possible consideration approval of the Infrastructure Economic Incentive Agreement with PARC Enterprise d/b/a Script Care Pharmacy.
3. To discuss for possible consideration the second and final renewal of the landscape and irrigation agreement with Frey's Landscaping for the Spur 93 Business Park.

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

1. To discuss for possible consideration a Letter of Intent from Artistic Design Welding & Fabrication.
2. To discuss for possible consideration a Letter of Intent from Cushman & Wakefield on behalf of John Crane, Inc. to purchase 2.1 acres of land in the Spur 93 Business Park.
3. To discuss for possible consideration entering into a contract for Administrative Purposes with the City of Port Arthur (requested by Board Secretary Jerry LaBove).

#### **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.

Administrative Purposes Contract

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.
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 7<sup>th</sup> DAY OF January, 2022  
AT 10:00 AM O'CLOCK

  
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George Davis, Interim EDC Director