

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, February 7, 2022
6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

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

I. MINUTES

January 11, 2022 Regular Board Meeting
January 11, 2022 Special Board Meeting
January 20, 2022 Special Board Meeting
January 25, 2022 Special Joint Meeting

II. PETITIONS & COMMUNICATIONS

1. Presentations

A. Lamar State College CDL Program / Federal Motor Safety Carrier
Administration

2. Communications

None

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 a Purchase Agreement with John Crane, Inc. for the sale of approximately 2.1 acres of land in the Spur 93 Business Park.

VI. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving the rental rate for leased space at The Press Building.
2. To discuss for possible consideration approval of Software Management for The Press Building.
3. To discuss for possible consideration the approval of the Terms & Conditions and an Infrastructure Economic Incentive Agreement with the Balloon Barn.
4. To discuss for possible consideration Legal Counsel for PAEDC.
5. To discuss for possible consideration the PAEDC Interim CEO Agreement (requested by Board President Jerry LaBove).
6. To discuss for possible consideration entering into a contract for Administrative Purposes with the City of Port Arthur.
7. To discuss for possible consideration a Right of Entry request from Gorrondona & Associates, Inc. for The Texas Department of Transportation at Jade Ave. Business Park.
8. To discuss for possible consideration the default interest rate for Economic Incentives.
9. To discuss for possible consideration an Amendment to the Agreement with Haulin Gas, LLC.

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.

Interim Operations Manager
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"**

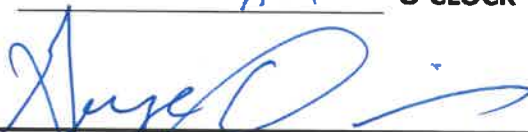
VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

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 4th DAY OF February, 2022
AT 9:45 AM O'CLOCK



George Davis, Interim EDC Director