

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, April 4, 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) Ellen Clark _____ | |

I. MINUTES

March 7, 2022 Regular Meeting

II. PETITIONS & COMMUNICATIONS

1. Presentations

A. PACE

2. Communications

A. Pathways to Success Luncheon, April 12, 2022, 11 a.m. – 1 p.m., Carl A. Parker Multipurpose Center, Sponsored by the Port Arthur Education Foundation

B. Greater Port Arthur Chamber of Commerce Membership Luncheon, April 27, 2022, Robert A. "Bob" Bowers Civic Center

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 Report

IV. UNFINISHED BUSINESS

1. Discuss and consider a Resolution authorizing the City of Port Arthur Section 4A Economic Development to enter into a Purchase Agreement with John Crane, Inc. for the sale of approximately 2.1 acres of land at the corner of Jade Avenue and Morris Carter Drive in the Spur 93 Business Park. This sale will generate a revenue of \$130,410.00 to be deposited into PAEDC Account No. 120-80-000-4722-00-00-000.

V. CONSENT AGENDA ITEMS

1. Discuss and consider a Resolution authorizing the third and final renewal of the Janitorial Services Contract with Southeast Texas Building Services for the office building at 501 Procter St. in an amount not to exceed \$20,000.00; Funds available in EDC Account No. 120-80-625-5312-00-00-000.
2. Discuss and consider approval of Triangle Waste, LP sale of property and all improvements located at 1000 S. Business Park Dr. within the Spur 93 Business Park.

VI. NON-CONSENT AGENDA ITEMS

1. Consider and discuss a Letter of Intent from Port City Partners.
2. Discuss and consider obtaining bids in support of the purchase of a "generator" to support power to the EDC building and tenants (requested by Board Vice-President Christopher Smith).
3. Discuss and consider appointing Standing Committees per Section 10.02.a.-d. of the PAEDC By Laws; Budget, Finance and Audit Committee, Committee for Business Retention Expansion, Committee for New Business Formation, and Committee for New Business Attraction and Recruitment.
4. Consider and discuss the repair, replacement of parts and balancing of the HVAC system at 501 Procter Street by Industrial and Commercial Mechanical in an amount not to exceed \$49,888.00. Funds available in account number 120-80-625-5312-00-00-000.

5. Consider and discuss the purchase of exterior signage in the amount of \$5,745.00 for Lamar State College Port Arthur at The Press Building. Funds available in EDC Account number 120-80-625-5494-00-00-000.

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 551.074 Government Code** – To discuss matters of Personnel.

Duties of PAEDC CEO as outlined in CEO contract and job description

Community & Business Development Center Manager

2. **Section 551.071 Government Code** – To discuss with Attorney Frank Garza pending and potential litigation and/or legal advice.

Terms and conditions of PAEDC CEO contract with Attorney

Terms and conditions of the Administrative Services Contract

Legal Counsel Referrals

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

Real Estate Appraisals - PAEDC Properties

Potential buyer for the Highway 73 Business Park

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 1st DAY OF April, 2022
AT 8:15 Am O'CLOCK

Jessica Carpenter
Jessica Carpenter, PAEDC CEO