

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, July 11, 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

June 6, 2022 Special Meeting Budget Workshop
June 6, 2022 Regular Meeting

II. PETITIONS & COMMUNICATIONS

1. Presentations

A. Dr. Ben Stafford, Lamar State College Port Arthur

2. Communications

A. Gulf Coast Health Center | 2022 Community Health Fair

3. Speakers (limited to 3 min. ea.)

None

III. REPORTS

1. Workforce Development Report
2. Financial Report
3. Community & Business Dev. Center Report
4. Operations Report

IV. UNFINISHED BUSINESS

1. Discuss and consider the publication of a PAEDC Newsletter

V. CONSENT AGENDA ITEMS

1. Discuss and consider engaging the services of Arceneaux Wilson & Cole for the replat of the Spur 93 Business Park.
2. Discuss and consider a Letter of Intent to submit an application for an Economic Development Incentive from Tri Shrimp, LLC.

VI. NON-CONSENT AGENDA ITEMS

1. Discuss and consider the Spur 93 Business Park Water/ Sewer Evaluation by Arceneaux Wilson & Cole.
2. Discuss and consider the annual, quarterly, and monthly generator maintenance for the generator at 549 4th Street with Panama Equipment.
3. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and BKG Enterprises for office space at The Press Building.
4. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and DBE Industrial for office space at The Press Building.
5. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Diamond Shine Cleaning Services for office space at The Press Building.
6. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and General Pipe Industrial Contractors (GPIC) for office space at The Press Building.
7. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Humidor LLC for office space at The Press Building.
8. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Linda's Lighthouse for office space at The Press Building.
9. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Nerd Family Productions for office space at The Press Building.
10. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Nerd Family Companies, LLC for office space at The Press Building.

11. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Romar and Reed Media for office space at The Press Building.
12. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Solco Engineering for office space at The Press Building.
13. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and The Master's Hands for office space at The Press Building.
14. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Howell's Bush Hog for office space at The Press Building.
15. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Triangle Enterprise for office space at The Press Building.
16. Discuss potential Workforce Development investment for CNA/CCMA Training.
17. Discuss and consider the recommendation of the Legal Counsel Response Committee and to approve a resolution and engagement of Legal Counsel Services.
18. Discuss and consider a Commercial Lease Agreement with Gulf Stone Environmental Services LLC to lease office space #321 at 501 Procter Street.
19. Discuss and consider a PAEDC Community, Civic, Industry and Professional Association Events Sponsorship Policy.
20. Discuss and consider the approval of the PAEDC 2022-2023 Fiscal Budget.

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.

- a. Lease terms for Commercial Kitchen at the Press Building
- b. Lease terms with Lamar State College Port Arthur

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 8th DAY OF July, 2022

AT 4:10 p.m. O'CLOCK



Krystle Muller, Interim CEO