

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, September 12, 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

August 8, 2022 Special Meeting

II. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

None

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

None

III. REPORTS

1. The Press Building
 - a) Operating Expenses
 - b) Plaque

IV. UNFINISHED BUSINESS

1. Discuss and consider engaging the services of Arceneaux Wilson & Cole for the replat of the Spur 93 Business Park.

V. CONSENT AGENDA ITEMS

1. Discuss and consider approval of Quote 03-JA22 from Industrial & Commercial Mechanical for the replacement of one (1) failed compressor on the Dakin Roof Top Unit at 501 Procter Street.
2. Discuss and consider entering into a Technical Assistance Agreement with National Development Council. (expires November 29, 2022)

VI. NON-CONSENT AGENDA ITEMS

1. Discuss and consider the recommendation for an Economic Development Conditional Grant Agreement with Lil Bruh's Food Park LLC at 7700 9th Ave.
2. Discuss and consider a Phase I Application and Letter of Intent to apply for an Economic Incentive from MPW Industrial Water Services, Inc.
3. Discuss and consider a Letter of Intent to apply for an Economic Incentive Infrastructure Project from Saigon Town LLC.
4. Discuss and consider approval of a Workforce Training Agreement with Angel's Devine Touch to administer Certified Nurse's Aide Training.
5. Discuss and consider approving a quotation from Discovery Information Technologies for Managed IT Services for 501 Procter Street and The Press Building.
6. Discuss and consider approving the proposal from Industrial & Commercial Mechanical (ICM) for Quarterly HVAC Maintenance with monthly filter changes for the HVAC System at 501 Procter Street.
7. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and City of Port Arthur's Engineering Department for Office Space 206A at The Press Building.
8. Discuss and consider the approval of a lease agreement between the Port Arthur Economic Development Corporation and Port Arthur Community Federal Credit Union for Office Space 106A at The Press Building.
9. Discuss and consider awarding a bid and entering into an agreement for the Janitorial Services at The Press Building.
10. Discuss and consider amending the Fiscal Year 2022-2023 EDC Budget to include a staff 4% cost of living increase to be consistent with the City's Basic Schedule of Pay Rates and Ranges.
11. Discuss and consider naming rights for The Press Building (request of Board Secretary Beverly Raymond).

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.**

PAEDC CEO

***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 9 **DAY OF** September **, 2022**
AT 4:07 PM **O'CLOCK**

Jean Gallego for Krystle Muller
Krystle Muller, Interim CEO