

City of Port Arthur
Section 4A Economic Development Corporation

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

I. MINUTES

October 3, 2022 Regular Board Meeting

II. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

A. 2023 PAEDC Board Meeting Schedule

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

III. REPORTS

None

IV. UNFINISHED BUSINESS

1. Discuss and consider awarding a bid and entering into an agreement for the Janitorial Services at The Press Building.

V. CONSENT AGENDA ITEMS

None

VI. NON-CONSENT AGENDA ITEMS

1. Discuss and consider a Letter of Intent from Mid-County Plaza, LLC.
2. Discuss and consider an Economic Incentive with MPW Industrial Water Services, Inc.
3. Discuss and consider engaging the legal services of The Chapman Firm, PLLC.
4. Discuss and consider ratifying the acceptance of a proposal and engaging the services of Sitek Omni for Microbial Cleaning Services at 549 4th Street.
5. Discuss and consider entering into a Lease Agreement with Glenda Chilo Net Worth-Unblocking Your Destiny for Suite 121A at The Press Building.
6. Discuss and consider entering into a Lease Agreement with Triangle Enterprises for Suite 206A at The Press Building.
7. Discuss and consider entering into a Lease Agreement with K8 Global Services, LLC for Suite 207A at The Press Building.
8. Discuss and consider allocating Job Training Funds, for five (5) Port Arthur Resident High School 2023 Graduates to attend a 2-year training program at Lamar State College – Port Arthur.
9. Discuss and consider a Youth Employment Program for 2023 Graduates.
10. Discuss and consider the lease agreement of Suite #321 at 501 Procter Street with Gulf Stone Environmental Services, LLC.
11. Discuss and consider Board President appointing a Committee to develop performance evaluation criteria for the position of Chief Executive Officer (request of Board Vice President Christopher Smith).
12. Discuss and consider the Agreement for Professional Services & Employment as Chief Executive Officer of the Port Arthur 4A Economic Development Corporation.

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.

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 3rd DAY OF November, 2022

AT 2:31 p.m. O'CLOCK



Krystle Muller, Interim CEO