

The Port Arthur Economic Development Corporation
REVISED
AGENDA
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, February 6, 2023
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) Melvin Getwood _____
(4) Ellen Clark _____	

I. MINUTES

Special Meeting | Workshop January 10, 2023
Regular Meeting January 10, 2023
Annual Meeting January 10, 2023

II. PETITIONS & COMMUNICATIONS

1. Presentations

Port Arthur Community Federal Credit Union

2. Communications

None

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

None

III. REPORTS

CEO's Report | Discussion

- Update on the execution of 90-Day Plan
- Reminder: Update on the tentatively scheduled Joint City Council/PAEDC meeting in March (date, time, and location: TBD)
- Update on my review of Corporation's current programs, policies, procedures, and assets

- o Update on Press Building Anchor Tenant Lamar State College Port Arthur's Culinary Arts Program and the Kitchen/Bistro
 - o Update on Lamar State College and its Industrial Trade Center
- Update on the status of tasks associated with the closeout of the Press Building's construction
- Update on the status of EDA grant reimbursement for the Press Building's construction
- Review of steps involved in development of agendas for monthly meetings of the Board of Directors
- Proposed procedures for engaging and interfacing with the PAEDC's attorneys
- Corporation Finances:
 - o Finances as a whole
 - o Press Building Finances
- Workforce Development:
 - o Status of current CDL Program
 - o Status of current CNA Program
 - o Review of current ranking of high-demand jobs for the Golden Triangle Region
- Jade Avenue Industrial Park Conceptual Strategy
- Undertaking of review and potential updating of the Corporation's Bylaws
- Update on the proposed provision of security for Meetings of the Board of Directors
- Update on the proposed provision of additional security for the Press Building

IV. UNFINISHED BUSINESS

V. CONSENT AGENDA ITEMS

1. Review, discussion and possible action regarding the close-out of Phase I & II of the Construction & Renovation Project at 549 4th Street and the release of retainage to SETEX Construction.

VI. NON-CONSENT AGENDA ITEMS

1. Review, discussion and possible action regarding the terms and conditions of an Economic Incentive and entering into a Performance Agreement with Saigon Plaza LLC.

3. Review, discussion and possible action regarding the appointment of a member to the Budget, Finance and Audit Committee.
4. Review, discussion and possible action regarding the appointment of a member to the Scholarship Committee.
5. Review, discussion and possible action regarding the proposed ten (10) Strategic Priorities that will serve as the foundation for the PAEDC's high-level Strategic Plan.
 1. Attracting new entrepreneurs and businesses
 2. Community development
 3. Developing and implementing new branding, marketing, & messaging for the Corporation
 4. Developing homegrown entrepreneurs
 5. Downtown revitalization
 6. Entrepreneurship and the Press Building
 7. Increasing the inventory of available housing across all income classes
 8. Jade Avenue, Highway 73, and Spur 93 Industrial Parks
 9. Strengthening and improving the viability of Port Arthur's small businesses
 10. Workforce and youth development
6. Review, discussion and possible action regarding an Economic Incentive with Spindletop Concrete, Inc.

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 Port Arthur 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 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - Project Lucky Gold
 - Spindletop Concrete, Inc.

***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 February, 2023

AT 3:54 p.m. O'CLOCK

Boh Miller for T. Stokes
Terry Stokes, PAEDC Chief Executive Officer