

**NOTICE IS HEREBY GIVEN** in accordance with order of the Office of the Governor issued March 16, 2020 The City of Port Arthur Section 4A Economic Development Corporation will conduct its Regular Meeting, scheduled for Monday April 6, 2020 at 6:00 p.m. located at 501 Procter Street Port Arthur, Texas 77840, by a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location above.

The public toll-free dial-in-number to participate in the telephonic meeting is hosted through Conference Calling. The Toll-Free Dial-In Number is: 346-248-7799 and the Access Code Number is: 272 967 870.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act, upon written request.

*City of Port Arthur  
Section 4A Economic Development Corporation*

**MINUTES**  
**Regular Board Meeting**  
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*  
*Monday, April 6, 2020*  
*6:00 p.m.*

**I. CALL TO ORDER**

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation met in a Regular Meeting on Monday, April 6, 2020. The meeting was called to order at 6:00 p.m.

**II. ROLL CALL, INVOCATION & PLEDGE**

The following Board Members were present:

**Darrell Anderson, John Chirafis, Christopher Smith, Jerry LaBove, Dallas Smith, and Rhonda Conner.**

**The Invocation was given by Darrell Anderson. Being this meeting was telephonic, the Pledge of Allegiance was omitted.**

**III. MINUTES**

03-02-2020 Regular Meeting Minutes

**A motion was made by John Chirafis and seconded by Christopher Smith to approve the 03-02-2020 Regular Meeting Minutes. The vote was unanimous. Motion carried.**

**IV. PETITIONS & COMMUNICATIONS**

**1. Presentations**

2. Communications

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

V. UNFINISHED BUSINESS

VI. CONSENT AGENDA ITEMS

VII. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration an Economic Development Conditional Grant for the infrastructure project at 3300 Jimmy Johnson Blvd.

**A motion was made by John Chirafis and seconded by Dallas Smith to approve the amount of \$169,100.80 for an Economic Development Conditional Grant for the infrastructure project at 3300 Jimmy Johnson Blvd. The vote was unanimous. Motion carried.**

2. To discuss for possible consideration entering into an Economic Development Conditional Grant Agreement with PA Development Group LLC for the infrastructure project at 1700 Jefferson Drive.

**A motion was made by John Chirafis and seconded by Jerry LaBove to approve entering into an Economic Development Conditional Grant Agreement with PA Development Group LLC for the infrastructure project at 1700 Jefferson Drive in the amount of \$245,170.00. The vote was unanimous. Motion carried.**

3. To discuss for possible consideration a Letter of Intent to Lease Space within 501 Procter St. from Trucker District.

**A motion was made by John Chirafis and seconded by Christopher Smith to approve the consideration of a Letter of Intent to Lease Space within 501 Procter St. from Trucker District. The tenant will occupy Suite 205 comprised of 723 square feet at \$1.15 per square foot, total monthly rent will be \$831.45. The vote was unanimous. Motion carried.**

4. To discuss for possible consideration entering into an On-the-Job Training Agreement with Trucker District for an amount not to exceed \$25,000.00.

**A motion was made by John Chirafis and seconded by Jerry LaBove to approve entering into an On-the-Job Training Agreement with Trucker District for an amount not to exceed \$25,000.00. The vote was unanimous. Motion carried.**

5. To discuss for possible consideration a Land Lease with Meathead Trucking, LLC for the lease of land at the Highway 73 Business Park.

**A motion was made by John Chirafis and seconded by Dallas Smith to authorize PAEDC CEO to continue negotiations with Meathead Trucking, LLC for a lease agreement or a lease to purchase agreement of land at the Highway 73 Business Park. PAEDC CEO will gather additional information regarding lease terms and report back to the PAEDC Board. The vote was unanimous. Motion carried.**

6. To discuss for possible consideration a Letter of Intent for the Grow Port Arthur Fund from Sure Footed Mule, LLC.

**A motion was made by John Chirafis and seconded by Jerry LaBove to approve the consideration of a Letter of Intent for the Grow Port Arthur Fund from Sure Footed Mule, LLC.; loan in the amount of \$80,000.00. The vote was unanimous. Motion carried.**

7. To discuss for possible consideration the recommendation of the PAEDC Infrastructure Economic Incentive Policy Committee.

**Following extensive discussion of the PAEDC Board, a motion was made by Jerry LaBove and seconded by Dallas Smith to not approve the recommendation of the PAEDC Infrastructure Economic Incentive Policy Committee. The PAEDC Infrastructure Economic Incentive Policy will remain unchanged. The vote was unanimous. Motion carried.**

## **VIII. REPORTS**

**CEO Floyd Batiste reported the 549 4<sup>th</sup> Street Project continues with the demolition phase. Contractor currently waiting on deliveries to move forward.**

**Deputy Director George Davis reported that non-essential EDC Staff will now Work @ Home. He and CEO Floyd Batiste will continue reporting to the office.**

## **IX. 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 Guy Goodson 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.

3. **Section 551.074 Government Code** – To discuss matters of Personnel.
  - a. Staff time and attendance during Covid-19 Pandemic
  
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\***

The Board did not retire to Executive Session.

**X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS**

None

**XI. ADJOURNMENT OF MEETING**

Meeting was adjourned at 7:39p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

4<sup>th</sup>

DAY OF

May

, 2020.

Dalton Smith

SECRETARY OF THE BOARD