

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, May 4, 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: **870-3684-0211**.

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, May 4, 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, May 4, 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 Dallas Smith. Being this meeting was telephonic, the Pledge of Allegiance was omitted.

III. MINUTES

04-06-2020 Regular Meeting Minutes

04-16-2020 Special Meeting Minutes

A motion was made by John Chirafis and seconded by Dallas Smith to approve the 04-06-2020 Regular Meeting Minutes and 04-16-2020 Special 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 approving Covenants and Restrictions for the PAEDC Hwy. 73 Business Park.

A motion was made by John Chirafis and seconded by Rhonda Conner to approve the Covenants and Restrictions for the PAEDC Hwy. 73 Business Park. The vote was unanimous. Motion carried.

2. To discuss for possible consideration approving a Lease to Own Agreement with Meathead Trucking, LLC for the property located at the Highway 73 Business Park.

A motion was made by John Chirafis and seconded by Christopher Smith to approve a Lease to Own Agreement with Meathead Trucking, LLC for the property located at the Highway 73 Business Park.

The vote was not unanimous.

Aye

**Darrell Anderson
John Chirafis
Christopher Smith
Jerry LaBove
Rhonda Conner**

Nay

Dallas Smith

Motion passed.

3. To discuss for possible consideration amending the PAEDC Down Payment Assistance Program for the rehab of three existing homes located in the Downtown Target Area.

A motion was made by Dallas Smith and seconded by Christopher Smith to approve amending the PAEDC Down Payment Assistance Program to include new home construction and for the rehab of existing homes located in the Downtown Target Area. The vote was unanimous. Motion carried.

4. To discuss for possible consideration approving a Letter of Intent from Carniceria La Vaquita Inc.

A motion was made by Rhonda Conner and seconded by John Chirafis to approve a Letter of Intent from Carniceria La Vaquita Inc. The vote was unanimous. Motion carried.

5. To discuss for possible consideration approving an Economic Development Conditional Grant Agreement with Mike's Enterprises, Inc.

A motion was made by John Chirafis and seconded by Jerry LaBove to approve an Economic Development Conditional Grant Agreement with Mike's Enterprises, Inc. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Employment and Training Report
2. Programs Compliance Report
3. Financial Report
4. CEO's Report

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 exited the telephonic meeting to join the Executive Session via teleconference at 7:09 p.m.

The Board reconvened to the telephonic meeting @ 7:26 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 7:28 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

6th

DAY OF

July

, 2020.

Della Smith

SECRETARY OF THE BOARD