

City of Port Arthur
Section 4A Economic Development Corporation

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 August 3, 2020 at 6:00 p.m. located at 501 Procter Street Port Arthur, Texas 77640, 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 dial-in-number to participate in the telephonic meeting is hosted through Conference Calling.

The Dial-In Number is: (346) 248-7799 and the Meeting ID is: 826 3039 7918

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, August 3, 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 Telephonic Meeting on Monday, August 3, 2020. The meeting was called to order at 6:02 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, 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

None

IV. PETITIONS & COMMUNICATIONS

1. Presentations

New Market Tax Credit Structure and Exiting the Deal

2. Communications

- a. Chamber of Commerce / Golden Pass Project
- b. Robogistics invitation for Friday, August 7, 2020

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

None

V. UNFINISHED BUSINESS

None

VI. CONSENT AGENDA ITEMS

None

VII. NON-CONSENT AGENDA ITEMS

- 1. To discuss for possible consideration a Workforce Development Pre-Employment Training Agreement with Lamar Institute of Technology for the academy training of police cadets.

A motion was made by Christopher Smith and seconded by Rhonda Conner to approve a Workforce Development Pre-Employment Training Agreement with Lamar Institute of Technology for the academy training of police cadets, in an amount not to exceed \$40,000.00. The vote was unanimous. Motion carried.

- 2. To discuss for possible consideration a Training Reimbursement Agreement.

A motion was made by Jerry LaBove and seconded by Christopher Smith to approve a Training Reimbursement Agreement. The vote was unanimous. Motion carried.

- 3. To discuss possible joint meeting with 501 Procter, Inc. Board.

This item was for discussion only, no action taken.

- 4. To discuss for possible consideration the recommendation by staff as to an Economic Incentive & Loan Agreement with Carneceria La Vaquita.

This item was moved to Executive Session.

Following Executive Session, a motion was made by Rhonda Conner and seconded by Christopher Smith to not approve an Economic Incentive & Loan Agreement with Carneceria La Vaquita. The vote was unanimous. Motion carried.

5. To discuss for possible consideration the renewal of a Lease Agreement with G&G Enterprises.

A motion was made by Christopher Smith and seconded by Rhonda Conner to approve the renewal of a Lease Agreement with G&G Enterprises. The vote was unanimous. Motion carried.

6. To discuss for possible consideration the renewal of a Lease Agreement with Collins Engineers.

A motion was by Rhonda Conner and seconded by Jerry LaBove to approve the renewal of a Lease Agreement with Collins Engineers. The vote was unanimous. Motion carried.

7. To ratify the City Manager's Emergency approval for removing sand and sludge from an open pit, removing the pit, and changes to the lamination of the doors at 549 4th Street at a cost not to exceed \$25,048.79.

A motion was made by Jerry LaBove and seconded by Christopher Smith to approve the ratification of the City Manager's Emergency approval for removing sand and sludge from an open pit, removing the pit, and changes to the lamination of the doors at 549 4th Street at a cost not to exceed \$25,048.79. The vote was unanimous. Motion carried.

8. To discuss the movement of funds from FY 2019, Streets line item to FY 2019 Contingency line item, for use at 549 4th Street Project.

This item was for discussion only, no action taken.

9. To discuss for possible consideration moving forward with the installation of the Second Elevator for the 549 4th Street Project using funds from EDC Contingency Funds.

A motion was made by Jerry LaBove and seconded by Rhonda Conner to approve the installation of the Second Elevator for the 549 4th Street Project using funds from EDC Contingency Funds. The vote was unanimous. Motion carried.

10. To discuss for possible consideration approving a Request for Access from Chevron Environmental Management Company.

A motion was made by Dallas Smith and seconded by Christopher Smith to approve a Request for Access from Chevron Environmental Management Company. The vote was unanimous. Motion carried.

11. To discuss for possible consideration moving the September 7, 2020 Board Meeting to September 14, 2020.

A motion was made by Dallas Smith and seconded by Rhonda Conner to move the September 7, 2020 Board Meeting to September 14, 2020. The vote was unanimous. Motion carried.

VIII. REPORTS

1. Workforce Development 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. Evaluation of the Chief Executive Officer of the Corporation
 - b. Duties of Board Members
 - c. EDC Personnel
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 Zoom meeting to join the Executive Session via the telephonic Webex meeting at 7:45 p.m.

The Board reconvened to the telephonic Zoom meeting @ 8:45 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 8:48 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

14th

DAY OF

September

, 2020.

Della Smith

SECRETARY OF THE BOARD