

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 December 7, 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**

Meeting ID is: **883 3956 9205**

Pass Code: **923310**

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, December 7, 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, December 7, 2020. The meeting was called to order at 6:01 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, John Chirafis, Christopher Smith, and Dallas Smith.

The Invocation and Pledge of Allegiance were omitted.

III. MINUTES

November 2, 2020 Regular Meeting Minutes

A motion was made by John Chirafis and seconded by Dallas Smith to approve the November 2, 2020 Regular Meeting Minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

A. 2021 PAEDC Board Meeting Schedule

B. 2021 Economic Forecast Breakfast, January 13, 2021

Individual tickets will be purchased for those that wish to attend.

C.

Greater Port Arthur Chamber of Commerce 121st Annual Banquet
January 28, 2021

Individual tickets will be purchased for those that wish to attend.

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

None

V. REPORTS

1. Workforce Development Report
2. Programs Compliance Report
3. Financial Report
4. Community & Business Center Report
5. CEO's Report

VI. UNFINISHED BUSINESS

None

VII. CONSENT AGENDA ITEMS

None

VIII. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving the terms and conditions to enter into an Economic Incentive Agreement with SIP Services, LLC.

A motion was made by Dallas Smith and seconded by John Chirafis to approve the terms and conditions to enter into an Economic Incentive Agreement with SIP Services, LLC. The vote was unanimous. Motion carried.

2. To discuss for possible consideration approving the terms and conditions to enter into an Economic Incentive Agreement with Neches Industrial Services, LLC.

This item was tabled and deferred to the January meeting.

3. To discuss for possible consideration ratifying the approval of a Lease Agreement for ParFab Companies for space at 501 Procter Street.

A motion was made by Dallas Smith and seconded by John Chirafis to approve ratifying the approval of a Lease Agreement for ParFab Companies for space at 501 Procter Street. The vote was unanimous. Motion carried.

4. To discuss for possible consideration approving an Economic Incentive Grant Agreement for Emerald Biofuels, LLC.

A motion was made by John Chirafis and seconded by Christopher Smith to approve the consideration of an Economic Incentive Grant Agreement for Emerald Biofuels, LLC. The vote was unanimous. Motion carried.

5. To discuss for possible consideration amendment to the Police Academy Candidate Agreement with Lamar Institute of Technology (LIT).

A motion was made by John Chirafis and seconded by Dallas Smith to approve an amendment to the Police Academy Candidate Agreement with Lamar Institute of Technology (LIT). The vote was unanimous. Motion carried.

6. To discuss for possible consideration amendment to the Police Academy Training Program Tuition Assistance Agreement.

A motion was made by Dallas Smith and seconded by John Chirafis to approve an amendment to the Police Academy Training Program Tuition Assistance Agreement. The vote was unanimous. Motion carried.

7. To discuss for possible consideration a Letter of Intent from Sheeran Homes.

A motion was made by Dallas Smith and seconded by Christopher Smith to approve the consideration a Letter of Intent from Sheeran Homes. The vote was unanimous. Motion carried.

8. To discuss for possible consideration the renewal of the CDL Training Agreement with Lamar State College – Port Arthur.

A motion was made by Dallas Smith and seconded by John Chirafis to approve the renewal of the CDL Training Agreement with Lamar State College – Port Arthur, in an amount not to exceed \$75,000.00. The vote was unanimous. Motion carried.

9. To discuss for possible consideration a Youth Employment Program.

A motion was made by John Chirafis and seconded by Dallas Smith to approve the consideration a Youth Employment Program. The vote was unanimous. Motion carried.

10. To discuss for possible consideration allocating Job Training Funds, for five (5) Port Arthur Resident High School Graduates to attend a 2-year training program at Lamar State College – Port Arthur.

A motion was made by Dallas Smith and seconded by John Chirafis to approve allocating Job Training Funds, for five (5) Port Arthur Resident High School Graduates to attend a 2-year training program at Lamar State College – Port Arthur. The vote was unanimous. Motion carried.

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.
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 7:50 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

12th

DAY OF

January

, 2020¹₅₆

Dallas Smith

SECRETARY OF THE BOARD