

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, February 1, 2021 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: **822-9908-4745**

Pass Code: **677557**

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, February 1, 2021

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, February 1, 2021. 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, Rashad Harris, Dallas Smith and Roosevelt Petry.

The Invocation was given by Darrell Anderson. The Pledge of Allegiance were omitted as this was a virtual meeting.

***City Secretary Sherri Bellard swore in incoming Board Members
Mr. Rashad Harris and Mr. Roosevelt Petry.***

III. MINUTES

January 12, 2021 Regular Meeting Minutes
January 12, 2021 Annual Meeting Minutes

A motion was made by John Chirafis and seconded by Dallas Smith to approve the January 12, 2021 Regular Meeting Minutes and the January 12, 2021 Annual Meeting Minutes. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

A. A word from our Board President Darrell Anderson

2. Communications

A. PAEDC Board Member Attendance

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 a Parking Lot Lease Agreement between Jefferson County and the City of Port Arthur Section 4A Economic Development Corporation to conduct business at 549 4th Street (The Press Building).

A motion was made by Dallas Smith and seconded by John Chirafis to approve a Parking Lot Lease Agreement between Jefferson County and the City of Port Arthur Section 4A Economic Development Corporation to conduct business at 549 4th Street (The Press Building). The vote was unanimous. Motion carried.

2. To discuss for possible consideration approving a Parking Lot Lease Agreement between the City of Port Arthur and the City of Port Arthur Section 4A Economic Development Corporation to conduct business at 549 4th Street (The Press Building).

A motion was made by Christopher Smith and seconded by Dallas Smith to approve a Parking Lot Lease Agreement between the City of Port Arthur and the City of Port Arthur Section 4A Economic Development Corporation to conduct business at 549 4th Street (The Press Building). The vote was unanimous. Motion carried.

3. To discuss for possible consideration entering into a Workforce Training Agreement with Lamar State College Port Arthur for the training of 10 (ten) Port Arthur residents as Scaffold Builders.

A motion was made by Dallas Smith and John Chirafis to approve entering into a Workforce Training Agreement with Lamar State College Port Arthur for the training of 10 (ten) Port Arthur residents as Scaffold Builders at \$8.25 per hour, not to exceed 96 hours per trainee. The vote was unanimous. Motion carried.

4. To discuss for possible consideration approving the first renewal of the agreement with Frey's Landscaping for the landscaping and irrigation at the Spur 93 Business Park. (expires March 2, 2021)

A motion was made by John Chirafis and seconded by Dallas Smith to approve the first renewal of the agreement with Frey's Landscaping for the landscaping and irrigation at the Spur 93 Business Park. The vote was unanimous. Motion carried.

5. To discuss for possible consideration a Right of Entry request from U.S. Army Corps of Engineers.

A motion was made by Dallas Smith and seconded by Christopher Smith to approve a Right of Entry request from U.S. Army Corps of Engineers. The vote was unanimous. Motion carried.

6. To discuss for possible consideration rescinding Resolution 19-563 as it pertains to a land purchase by Mid-County Plaza in the Spur 93 Business Park.

A motion was made by Dallas Smith and seconded by John Chirafis to approve rescinding Resolution 19-563 as it pertains to a land purchase by Mid-County Plaza in the Spur 93 Business Park. The vote was unanimous. Motion carried.

7. To discuss for possible consideration the Annual PAEDC Newsletter.

A motion was made by Dallas Smith and seconded by John Chirafis to move forward with planning/publication of Annual PAEDC Newsletter. The vote was unanimous. Motion carried.

8. To discuss for consideration selecting two (2) PAEDC Board Members to serve on the City of Port Arthur's Parks & Recreation Advisory Committee.

A motion was made by Dallas Smith and seconded by John Chirafis to select John Chirafis and Christopher Smith as the two (2) PAEDC Board Members to serve on the City of Port Arthur's Parks & Recreation Advisory Committee. The vote was unanimous. Motion carried.

9. To discuss for possible consideration appointing an Entrepreneurial Support Advisory Committee for The Press Building.

A motion was made by Dallas Smith and seconded by Christopher Smith to appoint Darrell Anderson, Rashad Harris and John Chirafis (serving as alternate) to an Entrepreneurial Support Advisory Committee for The Press Building. 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.

Bluebonnet Express LLC

***The Items in Executive Session May Be Discussed and Acted On In Open Session"**

**The Board retired to Executive Session via telephonic Webex meeting at 7:35 p.m.
The Board reconvened to their Regular Meeting by rejoining the telephonic Zoom meeting at 7:48 p.m.**

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 7:49 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

1st

DAY OF

March

, 2021.

Dale Smith

SECRETARY OF THE BOARD