

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

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 The Regular Meeting Scheduled At 6:00 p.m. On May 3, 2021 at 501 Procter Street, Suite 100 [THERE WILL BE NO PUBLIC ACCESS TO THE EDC BUILDING LOCATED AT 501 PROCTER STREET FOR THE 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). The Public may access by Telephonic and Any Person May Participate and Address the PAEDC Board by Dialing the Following Toll Free Number and Entering Passcode: 888-557-8511 And Passcode: 6024137

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

**MINUTES**

**Regular Board Meeting**

*501 Procter Street, Ste. 100, Port Arthur, TX 77640*

*Monday, May 3, 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, May 3, 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, Roosevelt Petry and Rhonda Conner.**

**The Invocation was given by Christopher Smith, followed by the Pledge of Allegiance.**

**III. MINUTES**

April 5, 2021 Special Meeting Minutes

April 5, 2021 Regular Meeting Minutes

April 22, 2021 Special Meeting Minutes

April 29, 2021 Special Meeting Minutes

**A motion was made by John Chirafis and seconded by Rhonda Conner to approve the April 5, 2021 Special Meeting Minutes, April 5, 2021 Regular Meeting Minutes, April 22, 2021 Special Meeting Minutes, and April 29, 2021 Special Meeting Minutes. The vote was unanimous. Motion carried.**

#### IV. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

None

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 amending the FY 2020-2021 Budget in the amount of \$524,850.

**A motion was made by Roosevelt Petry and seconded by Christopher Smith to approve amending the FY 2020-2021 Budget in the amount of \$524,850. The vote was unanimous. Motion carried.**

2. To discuss for possible consideration entering into a Job Order Contract with SETEX Construction Corp., of Beaumont, Texas utilizing Choice Partners JOC Texas Contract based on local CCI and their coefficient of 89 for completing the build out of 549 4<sup>th</sup> Street.

**A motion was made by Rashad Harris and seconded by Christopher Smith to approve amending the Job Order Contract with SETEX Construction Corp., of Beaumont, Texas utilizing Choice Partners JOC Texas Contract based on local CCI and their coefficient of 89 for completing the build out of 549 4<sup>th</sup> Street. The vote was unanimous Motion carried.**

3. To discuss for possible consideration a Letter of Intent from Mesquite Coatings.

**A motion was made by Christopher Smith and seconded by Rashad Harris to approve the consideration a Letter of Intent from Mesquite Coatings. The vote was unanimous. Motion carried.**

4. To discuss for possible consideration an Amendment to the Economic Incentive Contract/ Loan Agreement with DezTex Industrial Services, LLC dba RamTex.

**A motion was made by Roosevelt Petry and seconded by Dallas Smith to approve an Amendment to the Economic Incentive Contract/ Loan Agreement with DezTex Industrial Services, LLC dba RamTex. The vote was unanimous. Motion carried.**

5. To discuss for possible consideration entering into a Training Agreement with Digital Workforce Academy.

**This item was tabled.**

6. To discuss for possible consideration termination of the contract with Angel's Devine Touch.

**A motion was made by John Chirafis and seconded by Rashad Harris to approve the termination of the contract with Angel's Devine Touch. The vote was unanimous. Motion carried.**

7. To discuss for possible consideration the terms and conditions for the Emergency Command Center (EOC) Lease at 549 4<sup>th</sup> Street between the City of Port Arthur and Port Arthur EDC.

**A motion was made by John Chirafis and seconded by Rashad Harris to approve the terms and conditions for the Emergency Command Center (EOC) Lease at 549 4<sup>th</sup> Street between the City of Port Arthur and Port Arthur EDC. The vote was unanimous. Motion carried.**

8. To discuss for possible consideration amending the CDL Agreement with Lamar State College Port Arthur.

**No action was taken on this item.**

9. To discuss for possible consideration recommendations for content of the PAEDC Summer Newsletter.

**A motion was made by John Chirafis and seconded by Rashad Harris to approve the content of the PAEDC Summer Newsletter. The vote was unanimous. Motion carried.**

10. To discuss for possible consideration Board recommendations to revise the PAEDC 5-Year Strategic Plan.

**This item was for discussion only.**

11. To discuss for possible consideration a joint meeting with the 501 Procter Street, Inc. Board.

**This item was tabled.**

12. To discuss for possible consideration entering into a Workforce Training Agreement with Acadian Ambulance Service for EMT(s), with PAEDC providing a stipend for each enrolled Port Arthur resident.

**A motion was made by Rashad Harris and seconded by Rhonda Conner to approve entering into a Workforce Training Agreement with Acadian Ambulance Service for EMT(s), with PAEDC providing a stipend for each enrolled Port Arthur resident. The trainee will be paid at a rate of \$7.50 per hour. The number of Port Arthur residents approved to be trained will be determined per the budget. 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.
  - a. **PAEDC Chief Executive Officer Performance Evaluation.**
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 retired to Executive Session at 8:20**

**The Board reconvened to the Regular Meeting at 8:49.**

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

**None**

**XI. ADJOURNMENT OF MEETING**

Meeting was adjourned at 8:50 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE

7

DAY OF

June, 2021.

Dalva Smith  
SECRETARY OF THE BOARD