

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 June 7, 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, June 7, 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, June 7, 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 John Chirafis, followed by the Pledge of Allegiance.

I. MINUTES

May 3, 2021 Regular Meeting Minutes

A motion was made by John Chirafis and seconded by Christopher Smith to approve the May 3, 2021 Regular Meeting Minutes. The vote was unanimous. Motion carried.

II. PETITIONS & COMMUNICATIONS

1. Presentations

- a. Introduction of the PAEDC Summer Youth Employment Program Participants and Scholarship Recipients.

2. Communications

- a. Greater Port Arthur Chamber of Commerce Membership Luncheon, Wednesday, June 23, 2021

Individual tickets will be purchased for those wishing to attend.

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

None

III. DISCUSSION

1. 501 Procter Street, Inc.

IV. REPORTS

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

V. UNFINISHED BUSINESS

None

VI. CONSENT AGENDA ITEMS

None

VII. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration the purchase of additional equipment for the LSCPA teaching kitchens from ISI.

A motion was made by John Chirafis and seconded by Rashad Harris to approve the purchase of additional equipment for the LSCPA teaching kitchens from ISI in the amount of \$10,272.32. The vote was unanimous. Motion carried.

2. To discuss for possible consideration approving a Lease Agreement between the City of Port Arthur and the PAEDC for the Emergency Operations Center at 549 4th Street.

This item was taken to Executive Session.

Following Executive Session this item was tabled, no action taken.

3. To discuss for possible consideration the bid submittal for the Lease Kitchen Space RFP for 549 4th Street.

This item was taken to Executive Session.

Following Executive Session a motion was made by Christopher Smith and seconded by Rhonda Conner to retain the one bid submittal for the Lease Kitchen Space RFP for 549 4th Street. A second RFP will be issued to acquire additional bids. The vote was unanimous. Motion carried.

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

A motion was made by Roosevelt Petry and seconded by Dallas Smith to approve entering into a Training Agreement with Digital Workforce Academy. The agreement will include 10 Port Arthur Residents at \$2,700 per student. The vote was unanimous. Motion carried.

5. To discuss for possible consideration the Terms and Conditions of an Economic Incentive Agreement with DezTex Industrial Services, LLC dba RamTex.

A motion was made by John Chirafis and seconded by Roosevelt Petry to approve the Terms and Conditions of an Economic Incentive Agreement, in the amount of \$49,500, with DezTex Industrial Services, LLC dba RamTex. The vote was unanimous. Motion carried.

6. To discuss for possible consideration terminating the Lease Purchase Agreement with Meathead Trucking LLC.

A motion was made by John Chirafis and seconded by Christopher Smith to approve terminating the Lease Purchase Agreement with Meathead Trucking LLC. The vote was unanimous. Motion carried.

7. To discuss for possible consideration extending the Economic Incentive Agreement with Tony and Anne Nguyen d/b/a Rai's Bakery.

A motion was made by Christopher Smith and seconded by Rashad Harris to approve extending the Economic Incentive Agreement with Tony and Anne Nguyen d/b/a Rai's Bakery for two (2) years. The vote was unanimous. Motion carried.

8. To discuss for possible consideration a Letter of Intent from Lovett's Trucking, LLC.

A motion was made by Rashad Harris and seconded by Rhonda Conner to reject a Letter of Intent from Lovett's Trucking, LLC. The vote was unanimous. Motion carried.

9. To discuss for possible consideration ratifying the recommendation from the Scholarship subcommittee as to the 2021 Scholarship recipients.

A motion was made by Roosevelt Petry and seconded by Christopher Smith to approve ratifying the recommendation from the Scholarship subcommittee as to the 2021 Scholarship recipients. The vote was unanimous. Motion carried.

10. To discuss for possible consideration renewing the Annual Impact DashBoard subscription with Impact DataSource.

A motion was made by John Chirafis and seconded by Rashad Harris to approve renewing the Annual Impact DashBoard subscription with Impact DataSource in the amount of \$5,166. The vote was unanimous. Motion carried.

11. To discuss for possible consideration utilizing “naming rights” for buildings owned by the PAEDC (request of Board Member Roosevelt Petry, Jr.).

A motion was made by Roosevelt Petry and seconded by Christopher Smith to research and investigate the feasibility and legalities of “naming rights” of all PAEDC owned properties. The vote was unanimous. Motion carried.

12. To discuss and possibly approve the FY 21-22 Budget.

This item was tabled.

13. To discuss for possible consideration placing routine Agenda Items under consent.

A motion was made by Christopher Smith and seconded by Roosevelt Petry to approve placing routine Agenda Items under consent. The vote was unanimous. Motion carried.

14. To discuss for possible consideration moving the July Board Meeting.

A motion was made by Christopher Smith and seconded by Rhonda Conner to move the July Board Meeting to July 12, 2021. The vote was unanimous. Motion carried.

15. To discuss for possible consideration the resignation letters of the PAEDC CEO (request of Board Member Roosevelt Petry, Jr.).

This item was taken to Executive Session.

Following Executive Session a motion was made by Roosevelt Petry and seconded by Christopher Smith to begin the process to fulfill the vacancy in the office of Chief Executive Officer of the PAEDC effective October 1, 2021. The vote was unanimous. Motion carried.

VIII. 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.

Claim of Floyd Batiste
Claim of RaNoda McClain-Lee
JZ Russell

- 2. Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.

Lease of Emergency Operations Center at 549 4th Street
Lease Kitchen at 549 4th Street

- 3. Section 551.074 Government Code** – To discuss matters of Personnel.

Procedures to address vacancy in the office of Chief Executive Officer effective October 1, 2021

- 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 8:01 p.m.

The Board reconvened to the Regular Meeting at 9:31 p.m.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None

XI. ADJOURNMENT OF MEETING

Meeting was adjourned at 9:35 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 12th **DAY OF**

July, 2021.



SECRETARY OF THE BOARD