

City of Port Arthur
Section 4A Economic Development Corporation

MINUTES
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, February 7, 2022
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 7, 2022. The meeting was called to order at 6:04 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Darrell Anderson, Beverly Raymond, Christopher Smith, Rashad Harris, and Harold Doucet.

The Invocation was given by Beverly Raymond, followed by the Pledge of Allegiance.

Board Vice President Christopher Smith welcomed Mr. Harold Doucet to the Board.

III. MINUTES

January 11, 2022 Regular Board Meeting
January 11, 2022 Special Board Meeting
January 20, 2022 Special Board Meeting
January 25, 2022 Special Joint Meeting

A motion was made by Beverly Raymond and seconded by Rashad Harris to approve the minutes of the January 11, 2022 Regular Board Meeting, January 11, 2022 Special (Annual) Board Meeting, January 20, 2022 Special Board Meeting, and the January 25, 2022 Special Joint Meeting. The vote was unanimous. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. Presentations

A. Lamar State College CDL Program / Federal Motor Safety Carrier Administration

Dr. Ben Stafford presented on the above topic.

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. Interim CEO Report

VI. UNFINISHED BUSINESS

None

VII. CONSENT AGENDA ITEMS

A motion was made by Harold Doucet and seconded by Rashad Harris to table this Consent Agenda Item. The vote was unanimous. Motion carried.

1. To discuss for possible consideration the approval of a Purchase Agreement with John Crane, Inc. for the sale of approximately 2.1 acres of land in the Spur 93 Business Park.

VIII. NON-CONSENT AGENDA ITEMS

1. To discuss for possible consideration approving the rental rate for leased space at The Press Building.

A motion was made by Darrell Anderson and seconded by Beverly Raymond to approve the rental rate of \$1.49/sf for leased space at the Press Building. The vote was unanimous. Motion carried.

2. To discuss for possible consideration approval of change order regarding walk in cooler/freezer for the lease kitchen at 549 4th Street.

A motion was made by Rashad Harris and seconded by Harold Doucet to approve a change order in the amount of \$6,004.78 regarding walk in cooler/freezer for the lease kitchen at 549 4th Street. The vote was unanimous. Motion carried.

3. To discuss for possible consideration the approval of the Terms & Conditions and an Infrastructure Economic Incentive Agreement with the Balloon Barn.

A motion was made by Darrell Anderson and seconded by Rashad Harris to approve the Terms & Conditions and an Infrastructure Economic Incentive

Agreement with the Balloon Barn in the amount of \$18,175.20. The vote was unanimous. Motion carried.

4. To discuss for possible consideration Legal Counsel for PAEDC.

Following deliberations, a motion was made by Darrell Anderson and seconded by Beverly Raymond to rebid for Legal Counsel for PAEDC. The vote was unanimous. Motion carried.

5. To discuss for possible consideration the PAEDC Interim CEO Agreement (requested by Board President Jerry LaBove).

A motion was made by Darrell Anderson and seconded by Rashad Harris to end the PAEDC Interim CEO's contract effective February 21, 2022, contingent on the arrival of the new PAEDC CEO. The vote was unanimous. Motion carried.

6. To discuss for possible consideration entering into a contract for Administrative Purposes with the City of Port Arthur.

A motion was made by Beverly Raymond and seconded by Rashad Harris to table this item. The vote was unanimous. Motion carried.

7. To discuss for possible consideration a Right of Entry request from Gorrondona & Associates, Inc. for The Texas Department of Transportation at Jade Ave. Business Park.

A motion was made by Darrell Anderson and seconded by Rashad Harris to approve a Right of Entry request from Gorrondona & Associates, Inc. for The Texas Department of Transportation at Jade Ave. Business Park. The vote was unanimous. Motion carried.

8. To discuss for possible consideration the default interest rate for Economic Incentives.

A motion was made by Darrell Anderson and seconded by Rashad Harris to approve a default interest rate of 7% for Economic Incentives. The vote was unanimous. Motion carried.

9. To discuss for possible consideration an Amendment to the Agreement with Haulin Gas, LLC.

A motion was made by Darrell Anderson and seconded by Harold Doucet to approve an Amendment to the Agreement with Haulin Gas, LLC, revising the default interest rate to 7%. 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 Frank Garza 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.**

Interim Operations Manager
PAEDC CEO
- 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 7:44 p.m.

The Board reconvened to the Regular Meeting at 8:08 p.m.

Following Executive Session a motion was made by Beverly Raymond and seconded by Harold Doucet to extend the Interim Operations Manager contract with Krystle Muller for 30 days upon the arrival of the new PAEDC CEO, being February 22, 2022. The vote was unanimous. Motion carried.

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

Items for future agenda consideration or reports from staff may be requested but no discussion of any items or requests shall take place.

The PAEDC Board reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the TEXAS GOVERNMENT CODE §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074,

(Personnel Matters), §551.087 (Economic Development) or any other exception authorized by Chapter 551 of the Texas Government Code

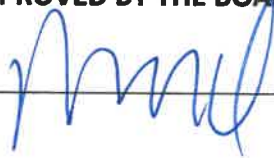
XI. ADJOURNMENT OF MEETING

A motion as made by Beverly Raymond and seconded by Rashad Harris to adjourn the meeting at 8:12 p.m. The vote was unanimous. Motion carried.

APPROVED BY THE BOARD OF DIRECTORS ON THE

7th

DAY OF

 March, 2022.

SECRETARY OF THE BOARD