Port Arthur Economic Development Corporation

MINUTES
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, June 12, 2023
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 12, 2023. The meeting was called to order at 6:00 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Kaala Jacob, Ellen Clark, Darrell Anderson, and Melvin Getwood

The Invocation was given by Ellen Clark followed by the Pledge of Allegiance.

III. MINUTES

Regular Meeting May 1, 2023
Special Meeting May 9, 2023
Special Meeting May 18, 2023

A motion was made by Melvin Getwood and seconded by Kaala Jacobs to bring this item to the floor. The vote was unanimous to approve the minutes of the Regular Meeting held May 1, 2023, the Special Meeting held May 9, 2023, and the Special Meeting held May 18, 2023. Motion carried.

IV. PETITIONS & COMMUNICATIONS

1. **Presentations**
   None

2. **Communications**
   None

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

V. REPORTS

CEO's Report | Discussion

VI. UNFINISHED BUSINESS

None

VII. CONSENT AGENDA ITEMS

None

VIII. NON-CONSENT AGENDA ITEMS

1. Review, discussion, and possible action regarding the approval of the selection of the President of the Board of Directors of the Corporation to fill unexpired terms.

   A motion was made by Melvin Getwood and seconded by Kaala Jacobs to nominate Darrell Anderson as President of the Board of Directors of the Corporation to fill unexpired term. The vote was unanimous. Motion carried.

2. Review, discussion, and possible action regarding the approval of the selection of the Secretary of the Board of Directors of the Corporation to fill unexpired terms.

   A motion was made by Melvin Getwood and seconded by Ellen Clark to nominate Kaala Jacobs as Secretary of the Board of Directors of the Corporation to fill unexpired term. The vote was unanimous. Motion carried.

3. Review, discussion, and possible action regarding an amendment to the Economic Development Conditional Grant Agreement with Midco Shopping Plaza, LLC.

   A motion was made by Ellen Clark and seconded by Melvin Getwood to bring this item to the floor. The vote was unanimous to approve an amendment to the Economic Development Conditional Grant Agreement with Midco Shopping Plaza, LLC in the amount of $61,039.15. Motion carried.

4. Review, discussion, and possible action regarding Amendment No. 1 to Right-of-Way Agreement with Chevron Phillips Chemical Company, LP.

   A motion was made by Ellen Clark and seconded by Melvin Getwood to bring this item to the floor. The vote was unanimous to approve Amendment No. 1 to Right-of-Way Agreement with Chevron Phillips Chemical Company, LP to include an additional 20-foot pipeline easement and right-of-way for the addition of one additional pipeline. Motion carried.

5. Review, discussion, and possible action regarding entering into an Economic Incentive Agreement with Vessel Cleaning LLC (dba Vessel Repairs).

   A motion was made by Melvin Getwood and seconded by Ellen Clark to bring this item to the floor. The vote was unanimous to approve entering into an Economic Incentive Agreement with Vessel Cleaning LLC (dba Vessel Repairs) in the total incentive amount of $590,456.00. Motion carried.

6. Review, discussion, and possible action regarding the acceptance of a bid and entering into an agreement with Frey Landscape LLC for landscaping and irrigation services at the Spur 93 and Jade Ave. Business Parks.

   A motion was made by Melvin Getwood and seconded by Kaala Jacobs to bring this item to the floor. The vote was unanimous to accept the bid and approve entering into an agreement with Frey Landscape LLC for landscaping and irrigation services at the Spur 93 and Jade Ave. Business Parks at an annual amount of $90,600.00. Motion carried.

7. Review, discussion, and possible action regarding entering into an Extended Warranty Agreement with Schindler Elevator Corporation for two (2) elevators at The Press Building.

   A motion was made by Ellen Clark and seconded by Kaala Jacobs to bring this item to the floor. The vote was unanimous to approve entering into an Extended Warranty Agreement with Schindler Elevator Corporation for two (2) elevators at The Press Building at an annual amount of $11,184.00. Motion carried.

8. Review, discussion, and possible action regarding CEO Terry Stokes' expenses for attending the TEDC 2023 Mid-Year Conference.

   A motion was made by Melvin Getwood and seconded by Kaala Jacobs to bring this item to the floor. The vote was unanimous to approve CEO Terry Stokes' expenses for attending the TEDC 2023 Mid-Year Conference. Motion carried.

IX. 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

X. ADJOURNMENT OF MEETING

A motion as made by Melvin Getwood and seconded by Ellen Clark to adjourn the meeting at 6:21 p.m. The vote was unanimous. Motion carried.

APPROVED BY THE BOARD OF DIRECTORS ON THE 10th **DAY OF**

July **, 2023.**

SECRETARY OF THE BOARD