

Port Arthur Economic Development Corporation

AGENDA

Regular Board Meeting

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

Thursday, March 14, 2024

6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

- | | | | |
|---------------------|-------|----------------------|-------|
| (1) Beverly Raymond | _____ | (5) Ingrid Holmes | _____ |
| (2) Kaala Jacobs | _____ | (6) Darrell Anderson | _____ |
| (3) Jerry LaBove | _____ | (7) Melvin Getwood | _____ |
| (4) Morris Albright | _____ | | |

I. MINUTES

2/19/2024 Regular Board Meeting

II. PETITIONS & COMMUNICATIONS

1. Presentations

2. Communications

- A. PAEDC Workshop | Saturday, March 23, 2024, 9:00 am – 4:00 pm, The Press Building, Flex Room
- B. Greater Port Arthur Chamber of Commerce Leadership Luncheon | Tuesday, April 23, 2024, Robert A. “Bob” Civic Center

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

None

III. REPORTS

CEO’s Report | Discussion

- Overview of February 2024 Activities
- Staffing Update
- Workforce Youth Development Programs Update

IV. UNFINISHED BUSINESS

1. Review, discussion, and possible action regarding entering into a Purchase Agreement associated with the purchase of approximately 1.25 acres of PAEDC-owned property located southeast of Highway 73, and to the southwest of 9th Avenue.

V. CONSENT AGENDA ITEMS

None

VI. NON-CONSENT AGENDA ITEMS

1. Review, discussion, and possible action regarding the approval of a transfer of property at 900 Business Park Dr. within the Port Arthur Economic Development Spur 93 Business Park from the seller, Iron Pearl, LLC to the buyer, Tuffli Company, Inc.
2. Review, discussion, and possible action regarding the ratification of the award of a bid and contract to MK Constructors for the emergency rehabilitation to the Business Park Lift Station.
3. Review, discussion, and possible action regarding the ratification of engaging Industrial and Commercial Maintenance (ICM) to furnish and install two (2) new HVAC condensing coils at 549 4th Street.

VII. 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 PAEDC Attorney pending and potential litigation and/or legal advice.

Consultation with PAEDC Attorney

2. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.

To Discuss Economic Development Incentives for Commercial and/or Industrial Business Client

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

VIII. 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

IX. POSTING OF MEETING

POSTED ON THE 11 DAY OF March, 2024

AT 2:30 pm O'CLOCK



Terry Stokes, PAEDC Chief Executive Officer