Port Arthur Economic Development Corporation

AGENDA
Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, July 1, 2024
5:00 PM

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

06/03/2024 Regular Meeting

II. PETITIONS & COMMUNICATIONS

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

   None

2. **Presentations**

   A. Henry LaBrie | EDC Business Park (request of Director Albright)

   B. Floyd Batiste | EDA Grant (request of Directors Albright and Raymond)

   C. Bert Adams with Golden Triangle Catering | The Press Building Lease Kitchen (request of Director LaBove)

   D. Dr. Ben Stafford | Update on Lamar State College Port Arthur’s Industry Training Facility and the college’s partnership with the PAEDC

3. **Communications**

   A. Greater Port Arthur Chamber of Commerce’s State of the City Luncheon | Tuesday, July 23, 2024, 11:00 AM to 1:00 PM, Robert A. “Bob” Civic Center

B. Greater Beaumont Chamber of Commerce and Greater Port Arthur Chamber of Commerce’s Congressional Legislative Update Luncheon | Monday, August 19, 2024, 11:00 AM to 1:00 PM, Holiday Inn Plaza in Beaumont

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III. REPORTS

A. CEO’s Report | Discussion

- Major Activities for the month of June
- Update on PAEDC’s Youth Employment Program Update
- Update on PAEDC’s LSCPA Scholarship Program
- Staffing Update

IV. UNFINISHED BUSINESS

1. Review, discussion, and possible action regarding a proposal provided to the City of Port Arthur by Arceneaux Wilson & Cole, LLC for the Port Acres Wastewater Treatment Plant Engineering Study.

2. Review, discussion, and possible action regarding the approval of the Terms and Conditions of an Economic Incentive Infrastructure Grant with Korpal Enterprises.

V. CONSENT AGENDA ITEMS

1. Review, discussion, and possible action regarding the renewal of a contract with B&N Mowing, LLC for the mowing services at the Highway 73, Jade Avenue, and the Spur 93 Business Parks.

2. Review, discussion, and possible action to renew the Annual Impact DashBoard subscription with Impact DataSource, LLC.

VI. NON-CONSENT AGENDA ITEMS

1. Review, discussion, and possible action on proposed revised bylaws and requesting Council’s approval of same.

2. Review, discussion, and possible action on Board of Directors Policy and Procedures Manual.

3. Presentation and discussion regarding obligations and duties of the Board of Directors and the CEO.

4. Discussion and possible action on Board of Directors process and procedures, meetings and, strategies for moving the Corporation forward.

5. Review, discussion, and possible action to accept the PAEDC’s 2023/2024 First and Second Quarter Financial Reports.

6. Review and discussion of the Preliminary PAEDC Proposed Fiscal Year 2024-2025 Budget.

7. Review, discussion, and possible action regarding an amendment to the Economic Development Performance Agreement with MPW Industrial Water Services, Inc.

8. Review, discussion, and possible action regarding the ratification of a Right-of-Way Instrument - Entergy Texas, Inc.

9. Review, discussion, and possible action regarding the Press Buildings Open House | Ribbon Cutting (request of Director Raymond).

10. Review and discussion of the Spur 93 Business Park Lift Station (request of Director LaBove).

11. Review, discussion, and possible action regarding the status of the PAEDC CEO's relocation into the City of Port Arthur (request of Director LaBove).

12. Review, discussion, and possible action regarding the PAEDC Business Parks property sales to prospective buyers that meet the standards (request of Director Albright).

13. Review, discussion, and possible action regarding the Press Building office rentals and establish a policy regarding such rentals (request of Director Albright).

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 Port Arthur Economic Development Corporation's 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,

Texas Government Code **§551.072 – To deliberate the purchase, exchange, lease, or value of real property**.

Sale of Real Estate

***The Items in Executive Session May Be Discussed and Acted on In Open Session"**

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

VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

IX. POSTING OF MEETING

POSTED ON THE 28th DAY OF June, 2024

AT 4:30 pm O'CLOCK

Terry Stokes, PAEDC Chief Executive Officer