

Port Arthur Economic Development Corporation

AGENDA

Board of Directors Special Meeting

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

Monday, October 14th, 2024

6:00 PM

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

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

I. MINUTES

Acceptance of September 9, 2024, Regular Board Meeting Minutes
Acceptance of September 23, 2024, Special Board Meeting Minutes

II. PETITIONS & COMMUNICATIONS

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

None

2. **Presentations**

None

3. **Communications**

None

III. REPORTS

None

IV. UNFINISHED BUSINESS

1. Discussion, review, and possible action on entering a Professional Services and Consulting Agreement with Retail Strategies, LLC to provide services related to the implementation of the City of Port Arthur's Downtown Revitalization Plan

V. CONSENT AGENDA ITEMS

1. To discuss for possible consideration the ratification of a Professional Services Agreement with Schaumburg & Polk Inc. for the engineering services related to the Construction Phase of the Spur 93 Business Park Lift Station Rehabilitation.
2. Discussion and possible action to approve Change Order #1, release retainage, and close out the construction contract with MK Constructors for the Business Park Lift Station Rehabilitation.

VI. NON-CONSENT AGENDA ITEMS

1. Discussion and possible action to approve an Economic Development Performance Agreement with Rao's Bakery
2. Discussion and possible action to approve an Economic Development Performance Agreement with Korpall Enterprises

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,

***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 Negotiations) 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 11th DAY OF OCTOBER, 2024

AT 5:15 PM O'CLOCK.



Terry Stokes, PAEDC Chief Executive Officer