Port Arthur Economic Development Corporation

MEETING MINUTES
Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, October 14th, 2024
6:00 PM

CALL TO ORDER

The Board of Directors of the City of Port Arthur Economic Development Corporation met in a Special Board Meeting on Monday, October 14th, 2024. The meeting was called to order at 6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Kaala Jacobs, Jerry LaBove, Darrell Anderson, Morris Albright, and Melvin Getwood

The invocation was given by Darrell Anderson.
The Pledge of Allegiance followed the Invocation.

I. MINUTES

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

Kaala Jacobs made a motion to approve the Regular Board Meeting Minutes of September 9, 2024, and the Special Board Meeting Minutes of September 23, 2024. The motion was seconded by Melvin Getwood. The vote was unanimous, and the motion carried.

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

   Morris Albright made a motion to discuss and consider entering into 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. The motion passed with a 3-2 vote in favor. The vote was as follows:

   Ayes: Kaala Jacobs, Darrell Anderson, Melvin Getwood
   Noes: Jerry LaBove, Morris Albright

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.

   A motion was made by Morris Albright and seconded by Kaala Jacobs to approve 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. The vote was unanimous, all in favor; the motion carried.

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.

   A motion was made by Morris Albright and seconded by Melvin Getwood to approve Change Order #1, release of retainage, and close out the construction contract with MK Constructors for the Business Park Lift Station Rehabilitation.
   The vote was unanimous, all in favor; the motion carried.

VI. NON-CONSENT AGENDA ITEMS

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

   A motion was made by Kaala Jacobs and seconded by Melvin Getwood to discuss and consider an Economic Development Performance Agreement with Rao's Bakery. The Board agreed to enter into Executive Session to discuss this item. See VII Closed/Executive Session for more details. Upon returning to Open Session, a roll call vote was conducted, resulting in a 3-2 vote in favor. The motion carried.
   The votes were as follows:

   Ayes: Kaala Jacobs, Darrell Anderson, Melvin Getwood
   Noes: Jerry LaBove, Morris Albright

2. Discussion and possible action to approve an Economic Development Performance Agreement with Korpal Enterprises

The Board agreed to enter into Executive Session to discuss this item. See VII Closed/Executive Session for more details. Upon returning to Open Session, a motion was made by Melvin Getwood and seconded by Kaala Jacobs to approve an Economic Development Performance Agreement with Korpal Enterprises. A roll call vote was conducted, resulting in a 4-1 vote in favor. The motion carried.
The votes were as follows:

Ayes: Kaala Jacobs, Jerry LaBove, Darrell Anderson, Melvin Getwood
Noes: Morris 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,

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

The Board agreed to enter into an Executive Session to discuss an Economic Development Performance Agreement with Rao's Bakery and Korpal Enterprises, Section §551.087 (Economic Development). The session began at 6:17PM and was limited to Board members, PAEDC staff and the PAEDC attorney.

The Board reconvened in open session at 6:33PM.
Board members present after the Executive Session were:
Kaala Jacobs, Jerry LaBove, Darrell Anderson, Morris Albright, and Melvin Getwood.

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

Director Morris Albright requested that the presentations from the Regular Board Meeting held on October 7, 2024, be re-presented, as a quorum was not present at that time. President Anderson confirmed that it would not be an issue to schedule those presentations for another date.

IX. MEETING ADJOURNED

Melvin Getwood made a motion to adjourn the meeting, the motion was seconded by Kaala Jacobs. The vote was unanimous. The meeting was adjourned at 6:35pm.

APPROVED BY THE BOARD OF DIRECTORS ON THE 2ND DAY OF DECEMBER ~~NOVEMBER~~, 2024.

SECRETARY OF THE CORPORATION