

**AGENDA
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING**

4173 39TH Street, Port Arthur, Texas

Date: July 12, 2006

Time: 5:30 p.m.

I. CALL TO ORDER

II. ROLL CALL, INVOCATION & PLEDGE

BOARD OF DIRECTORS

(1) Richard Wycoff	_____	(6) Kim David Klahsen	_____
(2) Barbara Mulroy	_____	(7) Lloyd Christian	_____
(3) Keith Daws	_____	(8) Kerry Thomas	_____
(4) Linda Spears	_____	(9) Vacant	_____
(5) Eli Roberts	_____		

III. MINUTES

1. June 28, 2006

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

1. K Strategies Group, LLC
2. SALM Investment, Dr. Ally
3. Entergy
4. City of Port Arthur Demolition Dept., Lawrence Baker
5. City of Port Arthur Parks and Recreation, Dr. Thigpen
6. Port Arthur Holdings, Craig Carney

B. COMMUNICATIONS

None.

V. ACTION ITEMS

1. To discuss and consider the approval of a contract between the City of Port Arthur, the Port Arthur 4A Economic Development Corporation and K Strategies Group, LLC.
2. To discuss and consider the approval of an Incentive Agreement for the sale of land of (15) acres in the Business Park to SALM Investment.
3. To discuss and consider the approval of a request from the City of Port Arthur Demolition Department for Port Arthur 4B Funding.
4. To discuss and consider the approval of a request from the City of Port Arthur Parks and Recreation for Port Arthur 4B Funding.
5. To discuss and consider the approval of a contract between the Port Arthur 4A Economic Development Corporation and Panelized Systems Technology, LLC.
6. To discuss and consider the approval of a contract between the Port Arthur 4A Economic Development Corporation and Camellia Plaza, L.P.
7. To discuss and consider the approval of the first \$100,000.00 incentive payment to Triangle Waste Properties, LLP.
8. To discuss and consider the approval of an invoice from Alfred (Fred) Munoz Consulting in the amount of \$2,400.00 for file server and configuration.
9. To discuss and consider the approval of the CEO's evaluation.

VI. REPORTS

1. CEO's Report
2. Financial Report for the months of April and May, Rebecca Underhill
3. Board Financial Update

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 551.087 Government Code** – To Discuss Incentives for EDC Business Prospects.
2. **Section 551.071 Government Code** – To discuss pending and potential litigation.
 - FRP
 - DonShe Pottery
3. **Section 551.072 Government Code** – To discuss the value of land at the City of Port Arthur Section 4A Economic Development Spur 93 Business Park.
4. **Section 551.072 Government Code** – To discuss the value of land adjacent to West 7th Street.”
5. **Section 551.074 Government Code** – To discuss personnel matters of the Economic Development Corporation.
 - CEO Evaluation

***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.

IX. ADJOURNMENT OF MEETING

POSTED ON THE 7th DAY OF July, 2006.

AT 4:50 O' CLOCK, p.m

Floyd Batiste
Floyd Batiste
CEO