

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

*4173 39<sup>TH</sup> Street, Port Arthur, Texas*

*Date: August 9, 2006*

*Time: 5:30 p.m.*

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**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) Richard White     | _____ |
| (5) Eli Roberts    | _____ |                       |       |

**III.   MINUTES**

None.

**IV.   PETITIONS & COMMUNICATIONS**

**A.   PRESENTATIONS**

1. EcoWater, Mike Laws
2. Valero, Milton Hamilton – Beverly Hatcher

**B.   COMMUNICATIONS**

None.

## **V. ACTION ITEMS**

1. To discuss and consider the approval of modification to the proposed contract between SALM Investment, L.L.C. and the Port Arthur Section 4A Economic Development Corporation.
2. To discuss and consider the approval of an economic development grant agreement between the PAEDC and Redwine Family Partnership, Ltd.
3. To discuss and consider the request for a forgivable loan/grant from Mc-O Construction.
4. To discuss and consider the approval of the final payment of \$170,996.63 towards the invoice received from Reliable Polymers Services.
5. To discuss and consider the approval of an invoice from the National Development Council in the amount of \$6,000.00 for the services rendered in the amount of July 2006.
6. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$400.00 for professional services rendered through June 30, 2006 as it pertains to FRP Group, LLC.
7. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$472.50 for professional services rendered through June 30, 2006 as it pertains to DonShe Pottery, L.L.C.
8. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$2,018.00 for professional services rendered through June 30, 2006 as it pertains to SETX Clearwater Environmental, L.L.C.
9. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$91.97 for professional services rendered through June 30, 2006 as it pertains to City of Port Arthur Section 4A EDC v. Training Research and Development, Inc.
10. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$1,235.50 for professional services rendered through June 30, 2006 as it pertains to Panelized Systems Technology, L.L.C.
11. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$962.50 for professional services rendered through June 30, 2006 as it pertains to West Side Development.
12. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$586.02 for professional services rendered through June 30, 2006 as it pertains to Redwine Family Partners, Ltd.

13. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$1,999.21 for professional services rendered through June 30, 2006 as it pertains to Spur 93 Business Park.
14. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$201.17 for professional services rendered through June 30, 2006 as it pertains to Camellia Plaza, L.P.
15. To discuss and consider the approval of an invoice from Germer Gertz, L.L.P. in the amount of \$5,506.61 for professional services rendered through June 30, 2006 as it pertains to Economic Development Corporation.

## **VI. REPORTS**

1. CEO's Report
  - a. City Administrative Costs
  - b. Newspaper Article
  - c. Meeting with Texas Workforce Center and Lamar State College
  - d. National Development Council - NMTC Workshop
  - e. Texas Forest Service
2. Financial Report for the month of June, 2006, 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.
  - *Indemnification Agreement for Jade Ave.*
3. **Section 551.072 Government Code** – To discuss and review possible property acquisition as to the location of the EDC office in Port Arthur.
4. **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.

5. **Section 551.072 Government Code** – To discuss the value of land adjacent to West 7<sup>th</sup> Street.”
6. **Section 551.074 Government Code** – To discuss personnel matters of the Economic Development Corporation.

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**~~\*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 3<sup>rd</sup> DAY OF August, 2006.

AT 4:57 O' CLOCK, pm.

Floyd Batiste

Floyd Batiste  
CEO