

**AMENDED
AGENDA
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
4173 39TH Street, Port Arthur, Texas
Date: October 4, 2006
Time: 5:30 p.m.**

I. CALL TO ORDER

II. ROLL CALL, INVOCATION & PLEDGE

BOARD OF DIRECTORS

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

III. MINUTES

1. September 6, 2006
2. September 20, 2006

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

1. Triangle Waste Solutions, Tony Broussard

B. COMMUNICATIONS

None.

V. ACTION ITEMS

1. To discuss and consider the approval of a letter to City Council.
2. To discuss and consider the approval of the City of Port Arthur Economic Development Corporation's Comprehensive Policy Statement of Economic Development Incentives.
3. To discuss and consider the approval of the purchase of eighteen (18) acres in the Port Arthur Business Park by Triangle Waste Solutions, LLC.
4. To discuss and consider the approval of the increase the value of the property at Spur 93 Business Park.
5. To discuss and consider the approval of the sale of equipment from Tres Caballeros.
6. To discuss and consider the approval of the Budget amendment.
7. To discuss and consider the approval of a non-refundable check to KCS toward the purchase price of the property located on 7th Street.
8. To discuss and consider the approval of the Jade Avenue and Proposed Lease Agreement with McFaddin Foundation.
9. To discuss and consider the approval of criteria for "Business of the Year Award".
10. To discuss and consider the approval of a modified contract for Redwine Family Partnership.
11. To discuss and consider the approval of an agreement between the Port Arthur Section 4A Economic Development Corporation and NDC Grow Port Arthur Funds.
12. To discuss and consider the approval of an invoice from National Development Council in the amount of \$6,000.00 for technical assistance services rendered through September 1-30, 2006.
13. To discuss and consider the approval of an invoice from Amelia Lawn Care in the amount of \$7,775.00 for Landscaping at Business Park.
14. To discuss and consider the approval of an invoice from Entergy in the amount of \$70,355.29 for two switch boxes.
15. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$583.75 for professional services rendered through September, 14, 2006 as it pertains to the City of Port Arthur Section 4A EDC v. Training Research and Development, Inc.

16. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$175.00 for professional services rendered through September 14, 2006 as it pertains to the City of Port Arthur Section 4A EDC v. Tres Caballeros, Ltd.
17. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$411.25 for professional services rendered through September 14, 2006 as it pertains to Camellia Plaza, L.P.
18. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$25.00 for professional services rendered through September 14, 2006 as it pertains to Panelized Systems Technology, L.L.C.
19. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$150.00 for professional services rendered through September 14, 2006 as it pertains to West Side Development.
20. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$259.00 for professional services rendered through September 14, 2006 as it pertains to Redwine Family Partnership, Ltd.
21. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$3,726.95 for professional services rendered through September 14, 2006 as it pertains to Spur 93 Business Park.
22. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$49.75 for professional services rendered through September 14, 2006 as it pertains to SALM Investment.
23. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$1,909.25 for professional services rendered through September 14, 2006 as it pertains to Mc-OO, Inc. d/b/a Mc-O Construction.
24. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$3,043.00 for professional services rendered through September 14, 2006 as it pertains to Pleasure Island Shrimp House, Inc.

VI. REPORTS

1. CEO's Report

- a. Site visit to DMC in Baton Rouge, LA.
- b. Meeting DMC - Port Arthur Lamar State College, Workforce Development Board, Port Arthur Independent School District
- c. Grow Port Arthur Fund – NDC
- d. City Revolving Loan Fund
- e. Economic Development Specialist

2. Financial Report for the month of July, Rebecca Underhill
3. Report on TEDC Annual Conference

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 551.072 Government Code – To discuss the value of land at the City of Port Arthur Section 4A Economic Development Spur 93 Business Park.**
- 3. Section 551.072 Government Code – To discuss the value of land adjacent to West 7th Street.**
- 4. Section 551.074 Government Code – To discuss personnel matters of the Economic Development Corporation.**

- ❖ CEO
- ❖ Operations/Compliance Manager
- ❖ Administrative Secretary
- ❖ Administrative Clerk I
- ❖ Custodian

***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 29th DAY OF September, 2006.

AT 2.55 O' CLOCK, p.m

Floyd Batiste

Floyd Batiste
CEO