

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

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

*Date: November 1, 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**

None.

**IV. PETITIONS & COMMUNICATIONS**

**A. PRESENTATIONS**

1. Job Training - Lamar State College-Port Arthur, Janis Hutchins
2. Port Arthur Industrial Group, John Hall
3. SALM Investment, Dr. Ally
4. KT Maintenance

**B. COMMUNICATIONS**

None.

**V. ACTION ITEMS**

1. To discuss and consider the approval of an Incentive Agreement between the Port Arthur Section 4A Economic Development Corporation and Lamar State College-Port Arthur.
2. To discuss and consider the approval of an Incentive Agreement between the Port Arthur Section 4A Economic Development Corporation and the Port Arthur Industrial Group.
3. To discuss and consider the approval of an Incentive Agreement between the Port Arthur Section 4A Economic Development Corporation and SALM Investment.
4. To discuss and consider the approval of a letter to City Council.
5. To discuss and consider the approval of the City of Port Arthur Economic Development Corporation's Comprehensive Policy Statement of Economic Development Incentives.
6. To discuss and consider the approval of either extending or terminating the purchase agreement with KCS.
7. To discuss and consider the approval of an Incentive Agreement between Port Arthur Section 4A Economic Development Corporation and Port Iron.
8. To discuss and consider the approval of the contract between the Port Arthur Section 4A Economic Development Corporation and Redwine Partners, Ltd.
9. To discuss and consider the approval of sponsorship for Economic Development Week.
10. To discuss and consider the approval of a payment in the amount of \$845.00 for an advertising space in the Chamber of Commerce Directory.
11. To discuss and consider the approval of an invoice in the amount of \$2,020.20 for M.D. Arena Contractor for bush hogging in the Port Arthur Business Park.
12. To discuss and consider the approval of an invoice in the amount of \$817.13 for Crain, Caton, & James for services rendered through September 30, 2006.
13. To discuss and consider the approval of invoices from the Jefferson County Tax office in the total amount of 47,773.55.

14. To discuss and consider the approval of invoices from Germer Gertz for professional services rendered:

<b><u>Through:</u></b>	<b><u>Amount:</u></b>	<b><u>Pertaining to:</u></b>
May 25, 2006	\$6,880.80	The Economic Development Corporation
June 22, 2006	\$2,912.50	West Side Development
June 22, 2006	\$838.02	Redwine Family Partners, Ltd.
June 22, 2006	\$3,014.50	Panelized Systems Technology, L.L.C.
June 22, 2006	\$187.50	Camellia Plaza, L.P.
June 22, 2006	\$52.01	The City of Port Arthur Section 4A EDC v. Tres Caballeros, Ltd.
October 13, 2006	\$15,122.91	The Economic Development Corporation
October 13, 2006	\$100.00	The City of Port Arthur Section 4A EDC v. Training Research and Development, Inc.
October 13, 2006	\$512.20	The City of Port Arthur Section 4A EDC v. Tres Caballeros, Ltd.
October 13, 2006	\$50.00	Camellia Plaza, L.P.
October 13, 2006	\$37.50	Panelized Systems Technology, L.L.C.
October 13, 2006	\$1,275.00	West Side Development
October 13, 2006	\$1,130.50	Redwine Family Partners, Ltd.
October 13, 2006	\$2,265.16	Spur 93 Business Park
October 13, 2006	\$675.00	FRP Group, LLC
October 13, 2006	\$62.50	DonShe Pottery, L.L.C.
October 13, 2006	\$25.00	SETX Clearwater Environmental, L.L.C.
October 13, 2006	\$771.40	EcoDiesel Industries, LLC.
October 13, 2006	\$25.00	SALM Investment.
October 13, 2006	\$1,897.00	Mc-OO, Inc. d/b/a Mc-O Construction
October 13, 2006	\$4,840.75	Pleasure Island Shrimp House, Inc.

## **VI. REPORTS**

1. CEO's Report
2. Financial Report for the month of August, 2006, Rebecca Underhill

## **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**
- ✓ **Pleasure Island Shrimp House**

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.

- ✓ **Jade Avenue Extension**

4. **Section 551.072 Government Code** – To discuss the value of land adjacent to West 7<sup>th</sup> Street.

5. **Section 551.074 Government Code** – To discuss personnel matters of the Economic Development Corporation.

- ✓ **Economic Development Specialist**

**\*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 27<sup>th</sup> DAY OF October, 2006.

AT 2:40 O' CLOCK, p.m.

Floyd Batiste

**Floyd Batiste  
CEO**