

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

4173 39TH Street, Port Arthur, Texas

Date: February 07, 2007

Time: 6:00 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. January 9, 2007 Annual Meeting
2. January 9, 2007 Regular Meeting

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

1. KT Maintenance – Carrie and Bill
2. Port Arthur International Seafarer Center – Father Sinclair Oubre

B. COMMUNICATIONS

1. James Gamble Awards, Inc.
2. Port Arthur Teen Team City

V. CONSENT AGENDA ITEMS

1. To discuss and consider the approval of an invoice in the amount of \$3,416.66 from Amelia Lawn Care & Landscaping for services rendered through December 2006.

2. To discuss and consider the approval of an invoice in the amount of \$3,416.66 from Amelia Lawn Care & Landscaping for services rendered through January 2007.
3. To discuss and consider the approval of an invoice in the amount of \$6,000.00 from NDC for services rendered through December 2006.
4. To discuss and consider the approval of an invoice in the amount of \$6,000.00 from NDC for services rendered through January 2007.
5. To discuss and consider the approval of an invoice in the amount of \$776.77 from Crain, Caton & James for services rendered through December 31, 2006.
6. To discuss and consider the approval of invoices from Germer Gertz for professional services rendered:

<u>Through:</u>	<u>Amount:</u>	<u>Pertaining to:</u>
January 11, 2007	\$4,555.48	Economic Development Corporation
January 11, 2007	\$ 372.36	City of Port Arthur Section 4A EDC v. Tres Caballeros
January 11, 2007	\$ 187.50	Camellia Plaza, L.P.
January 11, 2007	\$ 462.50	Spur 93 Business Park
January 11, 2007	\$ 62.50	SETX Clearwater Environmental, L.L.C.
January 11, 2007	\$ 812.50	EcoDiesel Industries, LLC.
January 11, 2007	\$ 75.00	Mc-OO, Inc. d/b/a Mc-O Construction
January 11, 2007	\$1,820.43	Pleasure Island Shrimp House, Inc.
January 11, 2007	\$ 100.00	Del Pueblo Foods, USA, Inc. d/b/a Tex-Mix
January 11, 2007	\$ 425.00	Lamar State College-Port Arthur
January 11, 2007	\$ 725.00	Desselle-Maggard Corporation

VI. NON-CONSENT AGENDA ITEMS

1. To discuss and consider the approval of an invoice in the amount of \$11,546.04 from Arceneaux & Gates Consulting Engineers, Inc. for professional services regarding design and construction of Jade Avenue Extension within the Business Park.
2. To discuss and consider the approval of the payment for legal services for the Jade Avenue Extension/Mamie McFaddin Property.
3. To discuss and consider the approval for reimbursement to the City of Port Arthur for expenses paid to the Parker Law Firm in the litigation with Diamond Consulting and Schaumburg and Polk related to the Business Park.
4. To discuss and consider the approval of reimbursement to the City for the remaining portion of the deductible in the Mills Litigation.

5. To discuss and consider the approval of Trey's Tractor Service for the mowing of the Port Arthur Section 4A Economic Development Corporation's Business Park.
6. To discuss and consider the approval of the bids for the construction of the Jade Avenue Extension Road.
7. To discuss and consider the approval for advertising in the Trade & Industry Development Magazine for the months of March and April of 2007 in the amount of \$2,500 for a full page.
8. To discuss and request the City of Port Arthur's City Council to participate 50% in the renewal of the agreement between the City of Port Arthur and the Port Arthur Section 4A Economic Development Corporation and the National Development Council.
9. To discuss and consider the approval of an amended contract between the City of Port Arthur Section 4A Economic Development Corporation and DMC.
10. To discuss and consider the approval of the recommended settlement offer from Placo.
11. To discuss and consider the approval of the recommended settlement offer from Schaumburg & Polk.
12. To discuss and consider the approval of a legal service agreement between Crain, Caton & James and the City of Port Arthur Section 4A Economic Development Corporation as it pertains to the KCS site on West 7th Street with expenditures not exceeding \$15,000.
13. To discuss and consider the approval of an incentive agreement between the City of Port Arthur Section 4A Economic Development Corporation and Triangle Waste.
14. To discuss and consider the approval of an agreement between the Port Arthur Section 4A Economic Development Corporation and Golden Pass LNG.

VII. REPORTS

1. CEO's Report
 - a. Report on legal costs. Requested by Keith Daws.
 - b. Update on progress of Bylaws. Requested by Eli Roberts.
 - c. Joint Meeting with the City of Port Arthur. Requested by Linda Spears.
 - d. Report on cost of in house attorney/compliance officer. Requested by Kerry Thomas.

- e. Report on duties and responsibilities of EDC staff and future staff.
Request by Richard Wycoff.
- f. To discuss and consider a designated driver for the Golden Triangle Days in Austin event on February 25, 2007 – February 27, 2007.

2. Board Financial Update

VIII. 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
 - ✓ Schaumburg & Polk
 - ✓ Placo
- 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 and review possible property acquisition as to the location of the EDC office in Port Arthur.
- 5. **Section 551.074 Government Code** – To discuss personnel matters of the Economic Development Corporation.
 - ✓ CEO Evaluation
 - ✓ Germer Gertz

***The Items In Executive Session May Be Discussed And Acted On In Open Session.**

IX. 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.

X. ADJOURNMENT OF MEETING

POSTED ON THE 2nd DAY OF February, 2007.

AT 4:36 O'CLOCK, p.m.
Floyd Batiste

Floyd Batiste
CEO