

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

*4173 39<sup>th</sup> Street, Port Arthur, Texas 77642*

*Date: April 4, 2007*

*Time: 6:00 p.m.*

**I. CALL TO ORDER**

**II. ROLL CALL, INVOCATION & PLEDGE**

**BOARD OF DIRECTORS**

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

**III. MINUTES**  
None.

**IV. PETITIONS & COMMUNICATIONS**

**A. PRESENTATIONS**

1. KT Maintenance - Carrie

**B. COMMUNICATIONS**

1. Introduction of the New Board Member, Mr. Kelly Shanks.

**C. PUBLIC COMMENT (limited 3 min. ea.)**  
None.

**V. CONSENT AGENDA ITEMS**

1. To discuss the Supplemental Clarification letter of the Economic Development Grant Agreement between the City of Port Arthur Section 4A Economic Development Corporation and Camellia Plaza, L.P.
2. To discuss and consider the budget adjustment to transfer from the reserve account into the development account.

3. To approve the renewal, extension and modification of the agreement between the Port Arthur Section 4A Economic Development Corporation and Abraham Manufacturing, LLC.
4. To approve of the recommended settlement offer from Schaumburg & Polk.
5. To approve the recommended settlement offer from Excavators & Constructors.
6. To discuss and consider the approval to update the Economic Development Corporation's compact discs with Cornerstone Media.
7. To discuss and consider the approval of an invoice from Amelia Lawn Care & Landscaping in the amount of \$3,416.66 for services rendered for the month of February 2007.
8. To discuss and consider the approval of an invoice from Amelia Lawn Care & Landscaping in the amount of \$3,416.66 for services rendered for the month of March 2007.
9. To discuss and consider the approval of an invoice from the National Development Council in the amount of \$6,000.00 for services rendered through February 2007.
10. To discuss and consider the approval of the final reimbursement to Mc-O Construction in the amount of \$190,880.19 for labor, equipment and materials.
11. 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>
February 28, 2007	\$4,607.30	Economic Development Corporation
February 28, 2007	\$ 163.25	Terry Fontenot, Individually and d/b/a Marvin & Company
February 28, 2007	\$ 300.00	Camellia Plaza, L.P.
February 28, 2007	\$1,875.00	EcoDiesel Industries, LLC.
February 28, 2007	\$ 337.50	Pleasure Island Shrimp House, Inc.
February 28, 2007	\$ 669.66	Del Pueblo Foods, USA, Inc.
February 28, 2007	\$ 87.50	Abraham Mfg. Inc.
February 28, 2007	\$1,021.50	Desselle-Maggard Corporation
February 28, 2007	\$ 62.50	Triangle Waste Solutions, Inc.
February 28, 2007	\$ 137.50	Reliable Polymer Services
February 28, 2007	\$ 125.00	Bowhead Manufacturing Co. LLC
<b>TOTAL:</b>	<b>\$9,386.71</b>	

## **VI. NON-CONSENT AGENDA ITEMS**

1. To discuss and consider the approval of an incentive agreement between the City of Port Arthur Section 4A Economic Development Corporation and Triangle Waste.
2. To discuss and consider the approval of a contract between the Port Arthur Section 4A Economic Development Corporation and Excavators & Constructors.
3. To discuss and consider the approval to amend Business Park Covenants & Restrictions to include Business Park landscaping.
4. To discuss and consider the approval to renew the agreement between the Port Arthur Section 4A Economic Development Corporation and the National Development Council for consulting services.
5. To discuss and consider the approval to negotiate the land adjacent to Houston Avenue as it pertains to new EDC office.

## **VII. REPORTS**

1. CEO's Report
  - a. DMC Groundbreaking Ceremony on April 10, 2007
  - b. CoreNet Tradeshow.
  - c. Organizational File System.
  - d. Notes Receivable Invoices.
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.

- ✓ Diamond Consulting
- ✓ Bowhead Manufacturing, Inc.
- ✓ 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.
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
- ✓ Attorneys

**\*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. POSTING OF MEETING**

POSTED ON THE 30<sup>th</sup> DAY OF March, 2007.  
AT 4.18 O' CLOCK, pm

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**Floyd Batiste**  
**CEO**