

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

4173 39th Street, Port Arthur, Texas 77642

Date: May 21, 2008

Time: 6:00 p.m.

I. ROLL CALL, INVOCATION & PLEDGE

BOARD OF DIRECTORS

(1) Carolyn Guillory	_____	(6) Kelly Shanks	_____
(2) Doris Green	_____	(7) Richard Wycoff	_____
(3) Keith Daws	_____	(8) Roosevelt Petry	_____
(4) Kaprina Frank	_____	(9) Graciela Alvarez	_____
(5) Eli Roberts	_____		

II. MINUTES

III. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

Amelia Lawn Care – Wayne Riley

Electrical Connection in Business Park – Wes Sonnier

PAISD – Dr. Brown – Ms. Lloyd Johnson

ENGlobal (PAEDC board request)

B. COMMUNICATIONS

Letter of Intent - PAISD

C. PUBLIC COMMENT (limited 3 min. ea.)

None.

IV. UNFINISHED BUSINESS

1. To discuss Boards Policy, Procedures and Committees. (Keith Daws)

V. CONSENT AGENDA ITEMS

1. To discuss and consider the approval of an invoice in the amount of \$3,517.00 from Arceneaux & Gates Consulting Engineers, Inc, for Professional Services regarding design and construction of Jade Avenue from Business park to HWY 365.
2. To discuss and consider the approval of an invoice in the amount of \$3,315.00 from Arceneaux & Gates Consulting Engineers, Inc, for Professional Services regarding design and construction of new roadways in Business Park. Phase II.
3. To discuss and consider reimbursement in the amount of \$25,000.00 to Digital Workforce Academy for work performed by Sigma Engineers, Inc. at the golden Triangle Empowerment Center, Port Arthur, Texas.
- 4 To discuss and consider the approval of an invoice in the amount of \$6,000.00 from the National Development Council for Technical Assistance rendered for the period of April 1 – 31, 2008

VI. NON-CONSENT AGENDA ITEMS

1. To discuss and consider the approval of authorizing the Port Arthur Section 4A Economic Development Corporation Chief Executive Officer to Execute an engagement in a Financial Advisory Agreement between Port Arthur Section 4A Economic Development Corporation and Vinson & Elkins, L.L.P.
2. To discuss and consider the request from Camellia Plaza LP to amend its contractual milestones.
3. To discuss and consider the Board option to renew the grass cutting services contract in the amount of \$17.50 per acre with Trey's Tractor Services for an additional year at the Port Arthur Business Park..
4. To discuss the use of land owned by Port Arthur Economic Development Corporation in the 800 and 900 blocks of Fourth (4th) Street as future site of the Economic Development Corporation Office. (Requested by Roosevelt Petry)
5. To discuss and consider the approval of a request from KT Maintenance Company, Inc to purchase the land owned by Port Arthur Economic Development Corporation in the 800 and 900 blocks of Fourth (4th) Street.

6. To discuss appointment of citizen ad-hoc Committee Members to the following Board of Directors Subcommittees: (Requested by Keith Daws)

a. By-Laws

_____	_____
_____	_____

b. Policy and Procedures

_____	_____
_____	_____

c. Business Retention and Expansion

_____	_____
_____	_____

d. Finance and Budget

_____	_____
_____	_____

7. To Discuss FY 2008-2009 Budget

8. To discuss CEO Evaluation.

9. **REPORTS**

- a. CEO's Report
- i. Projects Status Report
 - ii. Financial Update

10. **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.
Camellia Plaza
KT Maintenance
ENGlobal
NeoFuel
2. **Section 551.071 Government Code** – To discuss with Attorney Guy
Goodson pending and potential litigation.
3. **Section 551.072 Government Code** – To discuss the value of land at the
City of Port Arthur Section 4A Economic Development Corporation Spur
93 Business Park
4. **Section 551.074 Government Code** – To discuss personnel matters of
Port Arthur Section 4A Economic Development Corporation.

1) CEO Evaluation

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

11. 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.**

12. POSTING OF MEETING

POSTED ON THE _____ DAY OF _____, 2008.

AT _____ O' CLOCK, _____

**Floyd Batiste
CEO**