

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

4173 39th Street, Port Arthur, Texas 77642

Date: August 13, 2008

Time: 6:00 p.m.

I. ROLL CALL, INVOCATION & PLEDGE

BOARD OF DIRECTORS

- | | | | |
|----------------------|-------|------------------|-------|
| (1) Carolyn Guillory | _____ | (6) Kelly Shanks | _____ |
| (2) Doris Green | _____ | (7) Kerry Thomas | _____ |
| (3) Roosevelt Petry | _____ | (8) Keith Daws | _____ |
| (4) Kaprina Frank | _____ | (9) Vacant | _____ |
| (5) Richard Wycoff | _____ | | |

II. MINUTES
July 30, 2008

III. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

Relationship Fitness Education – Dr. Stephanie Jupiter
City of Port Arthur – Parks & Recreation – Dr. Thigpen

B. COMMUNICATIONS

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

None.

IV. UNFINISHED BUSINESS

1. 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

2. To discuss and consider possible action on a Resolution concerning issuance of sales tax revenue bonds or other tax exempt obligations to finance the acquisition, construction, renovation, repairs, modifications and improvement of facilities, buildings, utilities, streets, roads, parking areas, landscaping and related facilities and the costs of issuance of such bonds or other tax exempt obligations.

V. CONSENT AGENDA ITEMS

1. To Discuss and consider the approval of an invoice in the amount of \$8,980.00 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 \$25,867.00 from Arceneaux & Gates Consulting Engineers, Inc for Design and Construction of New Roadways – Business Park, Phase II.
3. To Discuss and consider the approval of an invoice in the amount of \$373,844.21 from Excavators & Constructor, Ltd for the construction of JADE Avenue Extension – Phase II
4. To Discuss and consider the approval of an invoice in the amount of \$6,946.57 from Germer Gertz, L.L.P. for professional legal services rendered through 6/30/08.
5. To Discuss and consider the approval of invoices for the Months of June and July, 2008 in the amount of \$3,441.66 and \$3,441.66 respectively from Amelia Lawn Care & Landscaping Service for landscaping of the Business Park at Spur 93.

VI. NON-CONSENT AGENDA ITEMS

1. To Discuss and consider a request by Excavators & Constructor, Ltd for extension of their contract days, 7 additional days due to weather delays.
2. To Discuss and consider possible action on request by Able Fastener, Inc. to purchase approximately 40,000 square feet out of the 7.295 acre tract on land off State Highway 73 proposed for purchase by the City of Port Arthur Section 4A Economic Development Corporation from the Salvation Army.
3. To Discuss and consider possible action to approve an Economic Incentive Agreement between the City of Port Arthur Section 4A Economic Development Corporation and ENGlobal Systems, Inc

4. To Discuss and consider possible action to approve Lease with Option to Purchase between the City of Port Arthur Section 4A Economic Development Corporation and ENGlobal Systems, Inc
5. To Discuss and consider possible action to approve request by Triangle Waste for amendment of Performance Milestone Schedule and to direct City of Port Arthur Section 4A Economic Development Corporation legal counsel to prepare amendment to Economic Incentive Agreement with Triangle Waste.
6. To Discuss and consider possible action to approve requesting the City Council to amend the City of Port Arthur Section 4A Economic Development Corporation's FY 07-08 budget, to purchase the 7.295 acres off State Hwy 73 and to pay for the infrastructure associated with the development of said property.
7. To Discuss and consider for approval a settlement agreement between Pleasure Island Shrimp House and the Port Arthur Section 4A Economic Development Corporation.

VII. REPORTS

CEO's Report

- a) BR&E Survey Report
- b) Board Award Recommendation
- c) Quarterly Report

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 Prospects.
 - 1) ENGlobal
2. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation.
 1. Pleasure Island Shrimp House
 2. SETX Clearwater
 3. Donshe Pottery
 4. Abraham Manufacturing
 5. Sitel

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 551.072 Government Code** – To discuss the value of land on Hwy 73.
5. **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.**

6. 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.

7. POSTING OF MEETING

POSTED ON THE 8th DAY OF August, 2008.

AT 3:15 O'CLOCK, p.m.

Floyd Batiste

**Floyd Batiste
CEO**