

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

4173 39th Street, Port Arthur, Texas 77642

Date: October 08, 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) Eli Roberts | _____ |
| (5) Richard Wycoff | _____ | | |

II. MINUTES
September 10, 2008

III. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

Abraham Manufacturing – Mr. Richard
Triangle Waste Properties, LP – Greg Gabriele
Amelia Lawn Care & Landscaping – Wayne Riley

B. COMMUNICATIONS

Letter of Intent – Clay Development & Construction for Tyco Flow
Control

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

None.

IV. UNFINISHED BUSINESS

1. Discuss and consider possible action to approve amendments to Economic Incentive Agreement between City of Port Arthur Section 4A Economic Development Corporation and ENGlobal Systems, Inc.

2. Discuss and consider possible action to amend Lease with Option to Purchase between City of Port Arthur Section 4A Economic Development Corporation and ENGlobal Corporation.
3. Discuss and consider possible action to approve Lease Guaranty between City of Port Arthur Section 4A Economic Development Corporation and ENGlobal Corporation.
4. Consideration and possible action to authorize officers of the Board of Directors of the Corporation and Executive Director to execute any and all documents necessary for the issuance and sale of the City of Port Arthur Section 4A Economic Development Corporation Sales Tax Revenue Bonds, Series 2008 and related documents as to the Economic Incentive Agreement with ENGlobal Systems, Inc.
5. To discuss and consider the value of the land in the Highway 73 Business Park.
6. To discuss and consider requirements, restrictions and expectations for the land in Highway 73 Business Park.

V. CONSENT AGENDA ITEMS

1. To discuss and consider the approval of an invoice in the amount of \$6,403.54 from Germer Gertz, L.L.P. for professional legal services rendered through 8/31/08.
2. To discuss and consider the approval of an invoice in the amount of \$520.00 from Germer Gertz, L.L.P. for professional legal services rendered through 8/31/08.
3. To discuss and consider the approval of an invoice in the amount of \$5,146.00 from Arceneaux & Gates Consulting Engineers, Inc for professional services regarding design and construction of JADE Avenue from Business Park to Hwy 365.
4. To discuss and consider the approval of an invoice in the amount of \$17,813.63 from Arceneaux & Gates Consulting Engineers, Inc for design and construction of New Roadways – Business Park, Phase II.
5. To discuss and consider the approval of an invoice in the amount of \$6,000.00 from National Development Council for technical assistance rendered for the period of September 1-30, 2008.
6. To discuss and consider the approval of an invoice in the amount of \$3,935.00 from Lamar University, Department of Communication to provide video production services to the PAEDC for the production of videotapes of each regular meeting from November 1, 2008 to October 31, 2009.

7. To discuss and consider the approval of an invoice in the amount of \$3,441.66 from Amelia Lawn Care & Landscaping for the month of August 2008.
8. To discuss and consider the approval of an invoice in the amount of \$3,441.66 from Amelia Lawn Care & Landscaping for the month of September 2008.
9. To discuss and consider the approval of paying \$150,000.00 due October 1, 2008, the first of ten payments to Camellia Plaza's toward the construction of eligible infrastructure for the Plaza.

VI. NON-CONSENT AGENDA ITEMS

1. To discuss and consider a request to de-obligate \$100,000 of the City Revolving Loan Fund administered by PAEDC through the Grow Port Arthur Fund by the National Development Council to establish a Port Arthur Emergency Relief Loan Program (PEARL) to assist Small Credit challenged Businesses affected by natural disaster.

VII. REPORTS

1. **Policies & Procedures and Bylaws Committee's Report**
2. **Discussion of Board Economic Development Plan for Fiscal Year 2008-2009**
3. **CEO's Report**
 - a) Sales Tax collections to Date
 - b) ED Week Cancellation
 - c) EPA / TCEQ
 - d) GTMBC / PAEDC Rapid Response Small Business Recovery Information

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 551.087 Government Code** – To discuss Incentives for EDC Prospects.

- a. Desselle Maggard Corporation (DMC)
- b. Orbital Insulation
- c. Abraham Manufacturing
- d. DonShe Pottery
- e. Southeast Texas Clearwater
- f. Pleasure Island Shrimp House
- g. Service Zone / Sitel
- h. Triangle Waste Properties, LP

3. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation.

4. **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.

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

6. **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.**

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 3rd DAY OF October, 2008.

AT 3:20 O' CLOCK, p.m.

Kayla Villameal for Floyd Batiste
Floyd Batiste
CEO