

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

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

*Date: April 6, 2009*

*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**

**March 23, 2009**

**III. PETITIONS & COMMUNICATIONS**

**A. PRESENTATIONS**

1. Terrabon – Gary W. Luce
2. Camellia Plaza – Douglas Lam
3. Safety First Group, Inc. – Rick Cornwell
4. Brother Marine – Khai Van Do

**B. COMMUNICATIONS**

1. Letter of Intent – The Safety First Group, Inc.
2. Letter of Intent – L & L Transport

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

**IV. UNFINISHED BUSINESS**

None

**V. CONSENT AGENDA ITEMS**

1. To discuss and consider the approval of invoices from Germer Gertz, L.L.P. for professional services rendered through February 28, 2009.

<b><u>Invoice #</u></b>	<b><u>Amount:</u></b>	<b><u>Pertaining to:</u></b>
361347	\$3,741.92	Economic Development Corporation
361348	\$ 60.75	Pleasure Island Shrimp House, Inc.
361349	\$ 600.00	Johnson Development Associates
<b>Total:</b>	<b>\$4,402.67</b>	

2. To discuss and consider the approval of invoices from Arceneaux & Gates Consulting Engineers, Inc.

<b><u>Invoice #</u></b>	<b><u>Amount:</u></b>	<b><u>Pertaining to:</u></b>
12314	\$727.97	Jade Avenue Extension – Phase II
12315	\$10,971.67	Design & Construction of New Roadways – Business Park, Phase II
<b>Total:</b>	<b>\$11,699.64</b>	

3. To discuss and consider the approval of Monthly Pay Estimate No. 3 from Excavators & Constructors, Ltd. in the amount of \$137,876 for the construction of water, sanitary sewer, paving and drainage facilities to serve the Port Arthur Business Park – Phase II.

**VI. NON – CONSENT AGENDA ITEMS**

1. To discuss and consider approving a request for Extension of Time due to Weather or Supplies from Excavators & Constructors, Ltd.
2. To discuss and consider amending the approved terms of the Economic Incentive Agreement between Port Arthur Economic Development Corporation and PA 69.
3. To discuss and consider an Incentive Agreement with Orbital Insulation.
4. To discuss and consider an Incentive Agreement with KT Maintenance.
5. To discuss and consider amending the Economic Incentive Agreement between the Port Arthur Economic Development Corporation and Redwine Family Partners.
6. To discuss and consider approving policies and procedures for the City of Port Arthur Section 4A Economic Development Corporation Grant Incentive Contracts; and amending Resolution No 03-307.
7. To discuss and consider approving Agreement of Prior Lien Holder with SETX Clearwater.

## **VII. REPORTS**

### **1. CEO's Report**

- a. Summer Youth Employment
- b. Emerging Technology & Community Partnership Workshop
- c. EDC Sign at 39<sup>th</sup> St.
- d. Value of Land at the PA Business Park
- e. IEDC Final Report
- f. Joint Meeting Agenda - Council/ EDC

## **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.
  - a. Johnson Development Associates
  - b. Terrabon
2. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation.
  - a. Abraham Manufacturing
  - b. DonShe Pottery
  - c. SETX Clearwater
  - d. 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 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.

**\*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 3<sup>rd</sup> DAY OF April, 2009.

AT 3:12 O' CLOCK, p.m.

*Floyd Batiste*

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**Floyd Batiste  
CEO**