

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

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

*Date: September 9, 2009*

*Time: 6:00 p.m.*

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

**BOARD OF DIRECTORS**

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

**II. MINUTES**

**August 24, 2009**

**III. PETITIONS & COMMUNICATIONS**

**A. PRESENTATIONS**

1. Karl Segura - Regional Economic Development Initiative (REDI)
2. Simon Carron/ PearlAnna Carron – Life Skills Instructor Training

**B. COMMUNICATIONS**

None

**C. SPEAKERS (limited 3 min. ea.)**

None

**IV. UNFINISHED BUSINESS**

1. To discuss and consider taking possible action on EDC Advertising DVD.

**V. CONSENT AGENDA ITEMS**

1. To discuss and consider approving invoices from Lloyd Christian – Affordable Lawn and Tractor Service.

<b>Invoice #</b>	<b>Amount Due:</b>	<b>Pertaining to:</b>
001	\$2,800.00	One-Time Clean-Up of the Spur 93 Business Park
002	\$2,833.33	Lawn Maintenance for Spur 93 Business Park for month of August '09
<b>Total:</b>	<b>\$5,633.33</b>	

2. To discuss and consider approving an invoice in the amount of \$6,000 from the National Development Council for technical assistance rendered for the period: August 1-31, 2009.

3. To discuss and consider approving invoices from Arceneaux & Gates Consulting Engineers, Inc. for professional services.

<b>Invoice #</b>	<b>Amount Due:</b>	<b>Pertaining to:</b>
12523	\$11,790.00	Business Park, Phase II, Contract 2 – Stormwater Detention Pond
12524	\$4,584.25	Development of a 7.3 Acre Site on Hwy. 73
<b>Total:</b>	<b>\$16,374.25</b>	

**VI. NON – CONSENT AGENDA ITEMS**

1. To discuss and consider closing of the contract with Camellia Plaza L.P.
2. To discuss and consider an amendment to the proposed Landscape Architecture Design Agreement with Rice University School of Architecture.
3. To discuss and consider the Technical Assistance Agreement with the National Development Council.

**VII. REPORTS**

**CEO's Reports**

1. Pending Applications – Status Update
2. EDC Open Revolving Loans – Status Update
3. Spirit of Texas Business Awards Participation
4. EDC Monthly Financial Report
5. Fire Department Lock Box
6. National Development Council

**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 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation.
  - a. Service Zone/ Sitel
2. **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.
  - a. Tide Wind Alliance Corp.
  - b. Terrabon
3. **Section 551.072 Government Code** – To discuss the value of land at the Hwy 73 Business Park.
4. **Section 551.087 Government Code** – To discuss Incentives for EDC Prospects.
  - a. Possible Location for Call Center Prospect

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

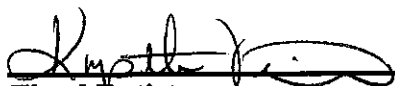
**IX. FUTURE AGENDA ITEMS OR REQUESTED REPORTS**

**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 4<sup>th</sup> DAY OF September, 2009.

AT 9:03 O' CLOCK, A.M.

 on behalf of Floyd Batiste  
Floyd Batiste  
CEO