

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

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

*Date: November 16, 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**

October 26, 2009

**III. PETITIONS & COMMUNICATIONS**

**A. PRESENTATIONS**

1. Triangle Waste Solutions – Tony Broussard
2. Port Arthur Housing Authority – Cele Quesada

**B. COMMUNICATIONS**

None

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

None

**IV. UNFINISHED BUSINESS**

1. To discuss and consider EDC Advertising.
  - a. PAISD Score Board
  - b. Marketing Alliance – EDC Website

**V. CONSENT AGENDA ITEMS**

1. To discuss and consider approving an invoice in the amount of \$39,280.44 from Arceneaux & Gates Consulting Engineers, Inc. for the Business Park, Phase II, Contract 2 – Storm Water Detention Pond, Services from 8-22-09 through 10-16-09.  
Acct. # 301 1601 591 53 00
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: October 1 -31, 2009.  
Acct. # 120 1429 582 54 11
3. To discuss and consider the approval of an invoice in the amount of \$2,833.33 from Lloyd Christian – Affordable Lawn and Tractor Service for Lawn Maintenance of the Spur 93 Business Park for the Month of October 2009.  
Acct. # 120 1429 582 59 02
4. To discuss and consider approving Monthly Estimate No. 3 in the amount of \$16,761.33 from Doughtie Construction Co., Inc. for the Water, Sanitary Sewer, Paving, and Drainage Facilities for the Highway 73 Business Park Project.  
Acct. # 120 1429 582 86 00

**VI. NON – CONSENT AGENDA ITEMS**

1. To discuss and consider approving a request for additional time by Doughtie Construction Co., Inc. to complete the Highway 73 Business Park Project due to weather delays.
2. Consideration and possible action to authorize PAEDC Executive Director and PAEDC Board President to negotiate and execute a Contract of Sale with the Port Arthur Housing Authority, conveying all of the right, title, and interest of the PAEDC in tracts of land along Fourth Street, and referred to as Urban Renewal Agency Disposal Tract 2-1, Urban Renewal Agency Disposal Tract 2-3, and property out of Lot 7 and 8, Block 152, City of Port Arthur Addition, Jefferson County, Texas; said property more fully described on Exhibits A-1, A-2, and A-3.
3. To discuss and consider the Awarding of a Bid for the Detention Pond Project in the Spur 93 Business Park.
4. To discuss and consider granting a Waiver of the Covenants and Restrictions to Port Arthur Partners, LLC.

5. To discuss and consider the procedure for Board Members placing items on the board meeting agenda.
6. To discuss and consider EDC Advertisements as recommended by the Advertising Committee.
  - a. PA Chamber of Commerce - 2010 Community Calendar
  - b. PA Chamber/ Public School Foundation – Spelling Bee
  - c. Martin Luther King, Jr. 24<sup>th</sup> Annual Celebration
7. To discuss and consider approving an amendment to the Incentive Agreement with Triangle Waste Solutions.
8. To discuss and consider a request for proposals for the upgrade of the Downtown Pavilion.

## **VII. REPORTS**

### **CEO's Reports**

1. EDC Financial Update
2. EDC Annual Report
3. Economic Development Week 2009
4. Social Services Block Grant

## **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.
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.
3. **Section 551.072 Government Code** – To discuss the value of land at the Hwy 73 Business Park.
4. **Section 551.072 Government Code** - To discuss and review possible property as to the location of the EDC office in Downtown Port Arthur.

5. Section 551.087 Government Code – To discuss Incentives for EDC Prospects.

a. Prospective Call Center

**\*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 13<sup>th</sup> DAY OF November, 2009.

AT 12:35 O' CLOCK, p.m.

*Floyd Batiste*

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**Floyd Batiste  
CEO**