

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Meeting

4173 39th Street, Port Arthur, Texas 77642
May 17, 2010
6:00 p.m.

I. ROLL CALL, INVOCATION & PLEDGE

Board of Directors

(1) Carolyn Guillory	_____	(6) Kelly Shanks	_____
(2) Aletha Kirkwood	_____	(7) Kerry Thomas	_____
(3) Roosevelt Petry	_____	(8) Keith Daws	_____
(4) Kaprina Frank	_____	(9) Eli Roberts	_____
(5) Richard Wycoff	_____		

II. MINUTES
April 19, 2010
May 3, 2010

III. PETITIONS & COMMUNICATIONS

A. Presentations

1. Mannix Media – Monte Morpew – PAEDC Website

B. Communications

None

C. Speakers (limited 3 min. ea.)

None

IV. UNFINISHED BUSINESS

1. To discuss and consider allocation of funds from the 4B Proposition for the landscaping of the downtown targeted area not to exceed \$246,000.
2. To discuss and consider entering into a Phased Design Contract with URS for the renovation of the Downtown Pavilion.

V. CONSENT AGENDA ITEMS

1. To discuss and consider approving an invoice in the amount of \$7,894.61 from Arceneaux & Gates Consulting Engineers for roadways materials testing for the Hwy. 73 Business Park.
2. To discuss and consider approving Monthly and Final Estimate No. 8 in the amount of \$30,438.21 from Doughtie Construction for the Water, Sanitary Sewer, Paving and Drainage Facilities for the Highway 73 Business Park project.
Acct.: 120-1429-582-86-00
3. To discuss and consider approving an invoice in the amount of \$12,550.00 from Affordable Lawn and Tractor Service for the lawn sprinkler repairs at the Spur 93 Business Park.
Acct.: 120-1429-582-59-02

VI. NON – CONSENT AGENDA ITEMS

1. To discuss and consider a request from Lange Brothers, Inc. for a waiver of the PAEDC Business Park Covenants and Restrictions as to the construction of improvements.
2. To discuss and consider the meeting date of the next regular meeting scheduled for May 31, 2010 (Memorial Day Holiday).
3. To discuss and consider FY 2010-2011 Budget.
4. To discuss and consider modifying the Policies and Procedures of the Operation Downtown Program.
5. To discuss and consider possible action on implementation of the First Source Agreement.
6. To discuss and consider requesting the EDC Attorney to submit demand letter as to loan delinquencies.
7. To discuss and consider the 2010 Summer Internship Program.

VII. REPORTS

1. Community Economic Development Workshop/ Retreat

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. SETX Clearwater
 - b. Abraham Manufacturing
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. Potential Incentive
3. **Section 551.072 Government Code** - To discuss and review possible property as to the location of the EDC office in Downtown Port Arthur.
4. **Section 551.087 Government Code** – To discuss Incentives for EDC Prospects.
 - a. Prospective Call Center
5. **Section 551.072 Government Code** – To discuss acquisition of real property for potential 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 14th DAY OF May, 2010.

AT 2:25 O' CLOCK, p.m.

Floyd Batiste

Floyd Batiste
CEO