

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Meeting

4173 39th Street, Port Arthur, Texas 77642
June 28, 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

June 7, 2010 - Special Meeting
June 14, 2010

III. PETITIONS & COMMUNICATIONS

A. Presentations

None

B. Communications

None

C. Speakers (limited 3 min. ea.)

None

IV. UNFINISHED BUSINESS

None

V. CONSENT AGENDA ITEMS

1. To discuss and consider approving invoices from Germer Gertz, L.L.P. for professional services through 5/31/10.

Invoice #	Amount:	Pertaining to:
387425	\$2,274.00	Abraham Mfg., Inc., Debtor in Bankruptcy Court
387541	\$110.66	SETX Clearwater Environmental, L.L.C.
387542	\$100.00	Sitel
387644	\$4,761.22	PAEDC
Total:	\$7,245.88	

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

Invoice#	Amount:	Pertaining to:
12878	\$1,420.00	Business Park, Ph II, Contract 2 – Stormwater Detention Pond
12879	\$6,876.55	Design & Construction of New Roadways – Business Park, Ph II, Contract 3
Total:	\$8,296.55	

VI. NON – CONSENT AGENDA ITEMS

1. To discuss and consider approving the completion documentation for the Water, Sanitary Sewer, Paving and Drainage Facilities for the Port Arthur Business Park Phase II, Contract 1 Project.
2. Consideration and possible action for amendment to contract between PAEDC and Excavators & Constructors, Ltd. for water and sanitary sewer, paving and drainage facilities to serve the Port Arthur Business Park – Phase II, Contract 3.
3. To discuss and consider approval of an application for the Operation Downtown Program.
4. Consideration and possible action on a Lease Agreement between Service Zone, Inc. and the PAEDC for a 40,000 square foot building and related facilities on Highway 365, Port Arthur, Texas.
5. To discuss and consider entering into a Sub-Lease Agreement with a potential call center operator for the use of the building at 365 Highway 365.
6. Consideration and possible action on application from MPW Industrial Services for an Economic Incentive Agreement.
7. To discuss and consider approving a price per acre at the Highway 73 Business Park.
8. Consideration and possible action on Sales Agreement for the building located at 501 Procter Street, Port Arthur, Texas.

9. To discuss and consider approving an advertisement with The Savoy Group as recommended by the Advertising Committee.

VII. REPORTS

1. Community Wide Labor Skills Survey
2. Report on Community Development Workshop/ Retreat
3. Report from Bylaws Committee

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. Abraham Manufacturing
 - b. SETX Clearwater
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
 - b. MPW Industrial Services
5. **Section 551.072 Government Code** – To discuss acquisition of real property.
 - a. Lease Agreement with Service Zone, Inc.
 - b. 501 Procter Street

***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 25th DAY OF June, 2010.
AT 3:25 O'CLOCK, P.M.

Floyd Batiste

Floyd Batiste
CEO