

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Meeting
4173 39th Street, Port Arthur, Texas 77642
August 9, 2010
6:00 p.m.

I. ROLL CALL, INVOCATION & PLEDGE

Board of Directors

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

II. MINUTES
June 7, 2010 Special Meeting
July 12, 2010

III. PETITIONS & COMMUNICATIONS

A. Presentations

Summer Intern Program

B. Communications

Letter of Intent – Black Phoenix

Letter of Intent – Kilgore Construction

Greater Port Arthur Chamber of Commerce

C. Speakers (limited 3 min. ea.)

None

IV. UNFINISHED BUSINESS

1. To discuss and consider approval of an application for the Operation Downtown Program.

V. CONSENT AGENDA ITEMS

1. To discuss and consider approving invoices from Germer Gertz, L.L.P. for professional services through 07/14/10.

INVOICE NO.		AMOUNT
389304	Abraham Mfg, Inc.	\$ 540.00
389138	PAEDC	3,404.22
389139	SETX Clearwater	40.00
389140	Lamar State College-PA	440.00
389141	Sitel	560.00
389142	Southland Overseas Inv	600.00
389143	Tele Tech	250.00
389144	MPW Industrial Svc.	1,290.00
TOTAL		\$7,124.22

2. To discuss and consider approving an invoice in the amount of \$11,800 from the International Economic Development Council for facilitation of the Port Arthur Economic Development Workshop on June 18th.
3. 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: July 1 – 31, 2010.
4. To discuss and consider approving an invoice in the amount of \$2,833.33 from Affordable Lawn and Tractor Service for lawn maintenance at the Spur 93 Business Park for the month of July, 2010.
5. To consider approving Monthly Estimate No. 2 for the water, Sanitary Sewer, Paving and drainage facilities of the Port Arthur Business Park Phase II, Contract 3, the estimate is \$367,721.31
6. Discussion on summary of IEDC Economic Development Workshop in Port Arthur to develop economic development goals, objectives and priorities for the PAEDC four year strategic plans.

VI. NON – CONSENT AGENDA ITEMS

1. To discuss and consider for approval the First Source Agreement Policy Statement and Guiding Principle for all new economic incentive contracts.
2. To discuss and consider for approval advertising space through the Mexican Heritage Society as recommended by the Advertising Committee.

3. To discuss and for approval an annual report submitted by Lamar State College – Port Arthur, documenting its economic incentive agreement with PAEDC and requesting its third and final economic incentive disbursement.
4. To discuss and consider for approval the purchase of property located at 501 Procter Street in Downtown Port Arthur.
5. To discuss and consider entering into an economic incentive contract agreement with MPW Industrial Services.

VII. REPORTS

- 1) PAEDC Incentive Contract Operational Update
- 2) Update on Spur 93 Business Park Landscaping
- 3) Monthly Financial Report
- 4) AR Loans Update
- 5) Port Arthur Business Journal
- 6) Economic Trends – July 2010
- 7) Update on Engineering Service at 501 Procter Street
- 8) Appointment to Downtown Sub-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.**
- 2. Section 551.072 Government Code – To deliberate the purchase, exchange, lease, or value of real property.**
 - a. 501 Procter Street**
- 3. Section 551.087 Government Code – To discuss Incentives for EDC Prospects.**
 - a. MPW Industrial Services**
 - b. Call Center**
- 4. Section 551.074 Government Code – To discuss personnel matters of Port Arthur Section 4A Economic Development Corporation.**
 - a. CEO Evaluation**

***The Items in Executive Session May Be Discussed and Acted On In Open Session."**

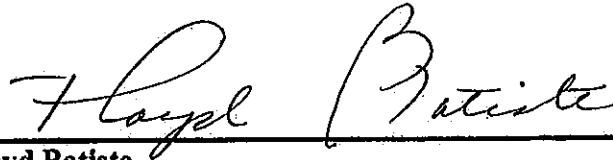
IX. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

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 5th DAY OF August, 2010.

AT 11:21 O' CLOCK, A.M



Floyd Batiste
CEO