

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA
Regular Meeting
4173 39th Street, Port Arthur, Texas 77642
October 4, 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) Keith Daws	_____
(4) Kaprina Frank	_____	(9) Eli Roberts	_____
(5) Richard Wycoff	_____		

II. MINUTES

August 9, 2010
August 23, 2010
September 13, 2010

III. PETITIONS & COMMUNICATIONS

A. Presentations

1. Triangle Waste Solutions – Contract Close Out
2. Chief Blanton, Port Arthur Police Dept. – Operation Downtown

B. Communications

1. Junior Achievement – Financial Support
2. AgTurf – Letter of Intent

C. Speakers (limited 3 min. ea.)

None

IV. UNFINISHED BUSINESS

None

V. CONSENT AGENDA ITEMS

1. To discuss and consider approving invoices from Arceneaux & Gates Consulting Engineers, Inc.

INVOICE #:	PERTAINING TO:	AMOUNT:
12900	Business Park, Ph II, Contract 2 – Stormwater Detention Pond	\$1,480.00
12901	Design & Construction of New Roadways – Business Park, Ph II, Contract 3	\$15,715.87
	Total:	\$17,195.87

2. To discuss and consider approving invoices from Trey's Tractor Services for the cutting of the Spur 93 Business Park.

INVOICE #:	PERTAINING TO:	AMOUNT:
171	Mowing on 8-25-10	\$2,679.00
150	Mowing Sept. 23-28, 2010	\$2,679.00
	Total:	\$5,358.00

3. To discuss and consider approving invoices from Germer Gertz, L.L.P. for professional services through 08/31/10.

INVOICE #:	PERTAINING TO:	AMOUNT:
392387	PAEDC	\$2,407.66
392388	SETX Clearwater Environmental, LLC	\$1,156.44
392389	Lamar State College PA	\$1,160.00
392390	Clay Development & Construction, Inc.	\$720.00
392391	MPW Industrial Services Group, Inc.	\$1,060.00
392773	Abraham Mfg., Inc., Debtor in Court	\$948.25
	TOTAL:	\$7,452.35

4. To discuss and consider an invoice in the amount of \$6,000 from the National Development Council for Technical Assistance rendered for the period: September 1 – 30, 2010.
5. To discuss and consider an invoice in the amount of \$337.50 from Grasshopper Lawn Service for the mowing of the Hwy. 73 Business Park.
6. To discuss and consider approving an invoice in the amount of \$2,833.33 from Affordable Lawn and Tractor Service for the lawn maintenance of the Spur 93 Business Park.

VI. NON – CONSENT AGENDA ITEMS

1. To discuss and consider closing of the contract with Triangle Waste Solutions.
2. Consideration and possible action on proposed Economic Incentive Agreement with Tyco Valves & Controls, LP, a Delaware Limited Partnership, as to Grant/ Loan Incentive Application, dated August 13, 2010.

3. To discuss and consider approving the Business Awards Recipients for Economic Development Week 2010.
4. To discuss and consider approving renewal of the Contract with Germer Gertz, LLP for legal services through October 18, 2011.
5. To discuss and consider going out for bid for semi-annual printing and mail-out of a PAEDC Newsletter.
6. To discuss and consider an entrance sign for the Highway 73 Business Park.
7. To discuss and consider terminating a contract for the mowing of the Highway 73 Business Park with Grasshopper Lawn Service.
8. To discuss and consider approving a one time cut for the Highway 73 Business Park.
9. To discuss and consider an advertisement through the Martin Luther King, Jr. Support Group of Southeast Texas Annual Celebration Brunch.
10. To discuss and consider an advertisement through the Greater Port Arthur Chamber of Commerce 2011 Community Calendar.
11. To discuss and consider a Letter of Agreement and Invoice from SETCAST/ Lamar University video production program for the taping of the 2010 -2011 EDC meetings.
12. To discuss and consider approving a staff 3% wage increase to be consistent with the City's Basic Schedule of Pay Rates and Ranges.
13. Consideration and possible action to amend Professional Service Agreement, dated July 1, 2010 between PAEDC and Vincent P. Hauser, Architect, as to the Port Arthur Savings Building (501 Procter Street), Port Arthur, Texas.
14. Consideration and possible action to authorize PAEDC Officers to execute Commercial Contract-Improved Property and additional closing documents for the purchase of the Port Arthur Savings Building (501 Procter Street), Port Arthur, Texas.
15. Report from City of Port Arthur and Bond Counsel and possible action on financing alternatives for proposed capital improvements to the Port Arthur Savings Building (501 Procter Street), Port Arthur, Texas.
16. Consideration and possible action to approve Short Form Master Agreement for Professional Services between PAEDC and URS for Professional Services for the plan design and cost estimates for renovation of the City open air multi-purpose pavilion in downtown Port Arthur, Texas.

17. Consideration and possible action to authorize termination of Conditional Economic Incentive/ Loan Agreement with Mc-OO, Inc. d/b/a Mc-O Construction.

18. To discuss and consider an Operation Downtown application submitted by the Port Arthur Police Department.

VII. REPORTS

1. Port Arthur Businesses Meet Industry Day
2. Financial Report
3. Business Retention & Expansion Program
4. ED Week Update
5. CEO Certification

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.
3. **Section 551.074 Government Code** – To discuss personnel matters of Port Arthur Section 4A Economic Development Corporation.
 - a. CEO Evaluation
 - b. Personnel
4. **Section 551.087 Government Code** – To discuss Incentives for EDC Prospects.
 - a. Tyco Flow Control

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 1st DAY OF October, 2010.

AT 3:50 O' CLOCK, p.m.

Floyd Batiste

Floyd Batiste
CEO