

**City of Port Arthur**  
**Section 4A Economic Development Corporation**

**AGENDA**

**Regular Meeting**

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

October 18, 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**  
October 4, 2010

**III. PETITIONS & COMMUNICATIONS**

**A. Presentations**

1. Luke Guidry – Land Sale at Highway 347 and Jimmy Johnson Blvd.

**B. Communications**

None

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

None

**IV. UNFINISHED BUSINESS**

1. To discuss and consider approving an invoice in the amount of \$2,679.00 from Trey's Tractor Service for cutting of the Spur 93 Business Park grass September 23-28<sup>th</sup>, 2010.
2. To discuss and consider an advertisement through the Martin Luther King, Jr. Support Group of Southeast Texas Annual Celebration Brunch.

3. To discuss and consider an advertisement through the Greater Port Arthur Chamber of Commerce 2011 Community Calendar.

## **V. CONSENT AGENDA ITEMS**

1. To discuss and consider Monthly Estimate No. 4 in the amount of \$334,652.21 from Excavators & Constructors, Ltd. for the Water, Sanitary Sewer, Paving and Drainage Facilities for the Spur 93 Port Arthur Business Park – Phase II, Contract 3.
2. To discuss and consider approving payment in the amount of \$7,087.50 to K's & D's Industrial Training for the enrollment of 15 students into the industrial training course.
3. To discuss and consider payment in the amount of \$6,125.00 to the Port Arthur Historical Society for reimbursement under the Operation Downtown Grant.

## **VI. NON – CONSENT AGENDA ITEMS**

1. To discuss and consider a Memorandum regarding the Fiscal Year 2010-2011 Budget.
  - a. PAEDC Newsletter
  - b. Highway 73 Business Park Sign
  - c. National Development Council Technical Services
  - d. City of Port Arthur Revolving Loan Fund
2. To discuss and consider an advertisement opportunity through the National Association of Women in Construction (NAWIC) Region 7 Annual Planning Conference.
3. To discuss and consider appropriating funds for Process Operation Pre-Assessment job training costs.
4. To discuss and consider a sale of two acres of land in the Spur 93 Business Park to J.Z. Russell Industries, Inc.
5. To discuss and consider approving an Economic Incentive Agreement and Milestone Schedule with Tyco Valves & Controls, LP.

## **VII. REPORTS**

1. 2011 Regular Board Meeting Calendar
2. Report on return of investment of the Spur 93 Business Park
3. Report on bid for the Road Construction – Phase II Contract 4
4. Update on financing of renovations of 501 Procter Street
5. Report on Mc-O Construction's contractual obligations

**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. J.Z. Russell Industries, Inc.
  - b. Land at Hwy 347 and Jimmy Johnson Blvd.
- 3. Section 551.074 Government Code** – To discuss personnel matters of Port Arthur Section 4A Economic Development Corporation.
  - a. CEO Evaluation
- 4. Section 551.087 Government Code** – To discuss Incentives for EDC Prospects.
  - a. Tyco Valves & Controls, LP

**\*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 15<sup>th</sup> DAY OF October, 2010.

AT 2:30 O' CLOCK, p.m.



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**Floyd Batiste  
CEO**