

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Meeting

4173 39th Street, Port Arthur, Texas 77642

November 1, 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 18, 2010

III. PETITIONS & COMMUNICATIONS

A. Presentations

1. Mc-O Construction – Mr. Wyman Ogden

B. Communications

None

C. Speakers (limited 3 min. ea.)

None

IV. UNFINISHED BUSINESS

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

V. CONSENT AGENDA ITEMS

1. To discuss and consider invoices from Germer Gertz, L.L.P. for professional services rendered through September 30, 2010.

Invoice #	Amount:	Pertaining to:
393870	\$1,777.50	Abraham Mfg., Inc. Debtor
393992	\$4,073.13	PAEDC
393993	\$100.00	Spur 93 Business Park
393994	\$2,596.44	SETX Clearwater Environmental, L.L.C.
393995	\$250.00	Mc-OO, Inc. / Mc-O Construction
393996	\$140.00	Abraham Mfg., Inc.
393997	\$60.00	Reliable Polymer Services, LP
393998	\$920.00	Clay Development & Construction, Inc.
393999	\$2,160.00	MPW Industrial Services Group, Inc.
Total:	\$12,077.07	

2. To discuss and consider an invoice in the amount of \$6,000 from the National Development Council for technical assistance rendered for the period: October 1 – 31, 2010.
3. To discuss and consider approving payment of Monthly Estimate No. 5 in the amount of \$127,009.11 to Excavators & Constructors, Ltd. for the Water, Sanitary Sewer, Paving and Drainage Facilities for the Port Arthur Business Park – Phase II, Contract 3.
4. To discuss and consider invoices from Affordable Lawn Care for services rendered for the month of October 2010.

Invoice #	Amount:	Pertaining to:
017	\$2,833.33	Lawn Maintenance of Spur 93 Business Park
018	\$800.00	Lawn Maintenance of Hwy. 73 Business Park
Total:	\$3,633.33	

5. To discuss and consider the release of a lien on Abraham Manufacturing.

VI. NON – CONSENT AGENDA ITEMS

1. To discuss and consider approving Board of Directors Economic Development Implementation Plan for 2011-2015.
2. To discuss DRAFT of PAEDC Annual Report to City Council prepared by staff.
3. To discuss and consider an amendment to the First Source Employment Agreement.
4. To discuss and consider awarding of a bid for completion of the Phase II road construction in the Spur 93 Business Park.
5. To discuss and consider approval of an application to the Operation Downtown program.
6. To discuss and consider administration of Pre-Assessments for opportunities for 4A industrial jobs.

7. To discuss and consider an amendment to the Economic Incentive Agreement with MPW Water Management Services.

VII. REPORTS

1. PAEDC Follow-up on Business Retention & Expansion Program
2. Regional Economic Development Initiative (REDI)
3. PAEDC services rendered by the National Development Council (NDC)
4. Grass cutting of the Highway 73 Business Park
5. Update on 501 Procter Street
6. PAEDC Monthly Financials
7. Economic Development Week 2010
8. Environmental Protection Agency (EPA) Summit

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. Mc-O Construction
 - b. SETX Clearwater
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
4. **Section 551.087 Government Code** – To discuss Incentives for EDC Prospects.
 - a. MPW Industrial Services

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

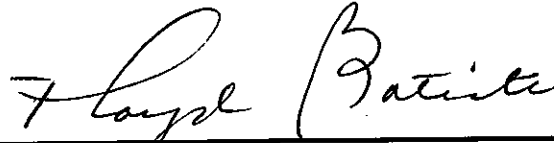
IX. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

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 29th DAY OF October, 2010.

AT 9:03 O' CLOCK, A.M.



Floyd Batiste
CEO