

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

**AGENDA**

**Regular Meeting**

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

January 11, 2011

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**  
December 13, 2010

**III. PETITIONS & COMMUNICATIONS**

**A. Presentations**

1. URS Corporation – Design of Downtown Pavilion
2. Golden Triangle Empowerment Center – Training

**B. Communications**

1. South East Texas Regional Planning Commission – 39<sup>th</sup> Annual Dinner Meeting Invitation
2. Building Pathways for Life – Martin Luther King, Jr. Support Group

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

None

**IV. UNFINISHED BUSINESS**

1. To discuss requesting City Council to call an election in May 2011 on creating a 4B Economic Development Corporation.

**V. CONSENT AGENDA ITEMS**

1. To discuss and consider approving invoices from Germer Gertz, L.L.P. for professional services through 11/30/10.

<b>Invoice #</b>	<b>Amount:</b>	<b>Pertaining to:</b>
397224	\$115.38	Abraham Mfg., Inc., Debtor
397426	140.00	SETX Clearwater Environmental, L.L.C.
397427	569.75	Mc-OO, Inc. d/b/a Mc-O Construction
397428	217.00	Lamar State College – Port Arthur
397429	343.50	Triangle Waste Solutions, Inc.
397430	69.50	Clay Development & Construction, Inc.
397431	440.00	MPW Industrial Services Group, Inc.
397618	7,409.97	PAEDC
397619	580.00	Southland Overseas Investment, Inc.
<b>Total:</b>	<b>\$9,885.10</b>	

2. 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: December 1-31, 2010.
3. To discuss and consider approving payment of Monthly Estimate No. 2 in the amount of \$205,106.89 to Excavators & Constructors, Ltd. for the Water, Sanitary Sewer, Paving and Drainage Facilities for the Port Arthur Business Park – Phase II, Contract 4.
4. To discuss and consider approving invoices from Affordable Lawn and Tractor Service for lawn maintenance for the month of December 2010.

<b>Invoice #</b>	<b>Amount:</b>	<b>Pertaining to:</b>
1000	\$635.00	Highway 73 Business Park
020	\$2,833.33	Spur 93 Business Park
<b>Total:</b>	<b>\$3,468.33</b>	

**VI. NON – CONSENT AGENDA ITEMS**

1. To discuss and consider approval of the Downtown Pavilion renovation plans presented by URS Corporation.
2. To discuss and consider a Proposal for Professional Services from Arceneaux & Gates Consulting Engineers, Inc. for the preparation of an amended plat of the Spur 93 Business Park.
3. To discuss and consider a Proposal for Professional Services – General Consultation Services from Arceneaux & Gates Consulting Engineers, Inc.
4. To discuss and consider approving an easement to Entergy Texas for the purpose of installing power lines along Morris Carter Dr. in the Spur 93 Business Park.

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5. To discuss and consider a PAEDC Bi-Annual Newsletter.
  6. To discuss and consider advertisement in the Port Arthur Chamber of Commerce Annual Banquet/ Triangle Days in Austin tabloids published by The Port Arthur News.
  7. To discuss and consider advertisement in the 2011 Spring Sports Calendar for Memorial High School through Amateur Sports Promotion.
  8. To discuss and consider approving an Economic Incentive Agreement with Tyco Flow Control.
  9. To discuss and consider the property sold to Lange Bros.
  10. To discuss and consider an On-the-Job Training Grant Agreement with Safety Training and Rescue Services (STARS).

## **VII. REPORTS**

1. Monthly Financial Update
2. 2010 EDC Project Report
3. Update 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. Mc-O Construction
  - b. SETX Clearwater
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
  - a. 501 Procter St.
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 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 7<sup>th</sup> DAY OF January, 2011  
AT 1:15 O' CLOCK, p.m.

*Floyd Batiste*

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Floyd Batiste  
CEO