

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Meeting

4173 39th Street, Port Arthur, Texas 77642

February 7, 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

January 11, 2011 Annual Meeting

January 11, 2011 Regular Meeting

III. PETITIONS & COMMUNICATIONS

A. Presentations

1. Triangle Waste Solutions – Proposed Property Update
2. Turner Spears Consultant
3. Performance Blasting & Coating – Team Industries; Property on Main Ave. & Procter St.

B. Communications

1. Texas Municipal League Region XVI Quarterly Meeting

C. Speakers (limited 3 min. ea.)

1. Councilman John Beard – Proposed 4B EDC

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 an invoice in the amount of \$6,000 from the National Development Council for Technical Assistance rendered for the period: January 1 – 31, 2011.
2. To discuss and consider approving an invoice in the amount of \$11,110.05 from URS Corporation for the Downtown Pavilion Project work undertaken during the period through January 14, 2011.
3. To discuss and consider approving invoices from Germer Gertz, L.L.P. for professional services through 12/31/10.

Invoice #	Amount:	Pertaining to:
398561	\$5,617.38	PAEDC
398562	\$480.00	SETX Clearwater
398563	\$60.00	Mc-OO, Inc.
398564	\$1,400.00	Clay Development & Construction
398565	\$3,494.00	Southland Overseas Investment, Inc.
Total:	\$11,051.38	

4. To discuss and consider approving an invoice in the amount of \$42,700 from Workforce Solutions Southeast Texas for the Ready to Work Project Progress Billing.
5. To discuss and consider approving payment of Monthly Estimate No. 3 in the amount of \$155,359.21 to Excavators & Constructors, Ltd. for the Water, Sanitary Sewer, Paving and Drainage Facilities for the Port Arthur Business Park – Phase II, Contract 4.
6. To discuss and consider approving payment of Monthly and Final Estimate No. 8 in the amount of \$72,536.15 to Excavators & Constructors, Ltd. for the Water, Sanitary Sewer, Paving and Drainage Facilities for the Port Arthur Business Park – Phase II, Contract 3.

VI. NON – CONSENT AGENDA ITEMS

1. To discuss and consider the Project Close-Out for the Water, Sanitary Sewer, Paving and Drainage Facilities to serve the Port Arthur Business Park – Phase II, Contract 3 with Excavators & Constructors, Ltd.
2. To discuss and consider a request from Performance Blasting & Coating and Team Industries for infrastructure assistance.
3. To discuss and consider appointing a member of the EDC Board to the Downtown Renaissance District Board (DRDB).
4. To discuss and consider approval of a Grow Port Arthur Fund loan to Five Star Feed Store.

5. To discuss and consider the renewal of a contract with Trey's Tractor Service for the mowing of the grass at the Spur 93 Business Park.
6. To discuss and consider the renewal of a contract with Phillips Productions.
7. To discuss and consider modification of the submission procedures of proposed projects and agreements by the PAEDC to the City Council.
8. To discuss and consider an advertisement in the Mardi Gras of Southeast Texas Program through the Port Arthur News and the Orange Leader.
9. To discuss and consider partnering with the City of Port Arthur to enter into a Consulting Agreement with John Hall Public Affairs for Environmental Justice Activities.
10. To discuss and consider amending the Budget for FY 2010-2011 in the amount of \$106,500 for the purchase of Lange Bros. property located within the Spur 93 Business Park and \$34,000 for the engagement of John Hall Public Affairs; a total of \$140,500.

VII. REPORTS

2. Monthly Financial Report
3. ByLaws Committee
4. URS – Pavilion 30% Review
5. EDC Job Creation
6. Spur 93 Business Park

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. 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.

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 3rd DAY OF February, 2011
AT 5:05 O' CLOCK, p.m.

Floyd Batiste

Floyd Batiste
CEO