

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

**AGENDA**

**Regular Meeting**

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

February 21, 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**  
February 7, 2011

**III. PETITIONS & COMMUNICATIONS**

**A. Presentations**

1. Triangle Waste Solutions – Proposed Property Update

**B. Communications**

1. SEaTex Marine Service, Inc. – Letter of Intent

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

None

**IV. UNFINISHED BUSINESS**

1. To discuss and consider appointing a member of the EDC Board to the Downtown Renaissance District Board (DRDB).
2. To discuss and consider the renewal of a contract with Phillips Productions.

3. To discuss and consider modifying Resolution 09-459, the submission procedures of proposed projects and agreements by the PAEDC to the City Council.

**V. CONSENT AGENDA ITEMS**

1. To discuss and consider approving invoices from Affordable Lawn and Tractor Service for lawn maintenance services rendered during the month of January 2011.

<b>Invoice #</b>	<b>Amount:</b>	<b>Pertaining to:</b>
021	\$2,833.33	Spur 93 Business Park
1001	\$635.00	Hwy. 73 Business Park
<b>Total:</b>	<b>\$3,468.33</b>	

**VI. NON – CONSENT AGENDA ITEMS**

1. To discuss and consider the Evaluation of the Chief Executive Officer of the Corporation.
2. To discuss and consider approving a bid package for the construction of an all weather utility road, movement of dirt, and installation of underground electrical conduit for light poles in the Spur 93 Business Park.
3. To discuss and consider approving a quote from DynaSource, Inc. for the purchase, installation, and maintenance of Laserfiche software to upgrade the PAEDC's electronic filing system.
4. To discuss and consider suggested changes to the proposed Economic Incentive Agreement with Tyco Valves & Controls, LP.

**VII. REPORTS**

1. Monthly Financial Report
2. 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. 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 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 18<sup>th</sup> DAY OF February, 2011  
AT 2:22 O' CLOCK, p.m.

Floyd Batiste

---

**Floyd Batiste**  
**CEO**