

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Meeting

4173 39th Street, Port Arthur, Texas 77642

March 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
February 7, 2011

III. PETITIONS & COMMUNICATIONS

A. Presentations

None

B. Communications

1. SEaTex Marine Service, Inc. – Letter of Intent
2. Management Resources Group, Inc. – Letter of Intent
3. City of Port Arthur's 4th "Annual State of Affairs of the City" Address

C. Speakers (limited 3 min. ea.)

None

IV. UNFINISHED BUSINESS

1. To discuss and consider the renewal of a contract with Phillips Productions.
2. 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 months of January and February 2011.

Invoice #	Amount:	Pertaining to:
021	\$2,833.33	Spur 93 Business Park (January)
022	\$2,833.33	Spur 93 Business Park (February)
1001	\$635.00	Hwy. 73 Business Park (January)
1002	\$635.00	Hwy. 73 Business Park (February)
Total:	\$6,936.66	

2. To discuss and consider approving an invoice in the amount of \$10,902.00 from URS Corporation for the Pavilion Project work undertaken during the period through February 11, 2011.
3. To discuss and consider approving an invoice in the amount of \$6,000 from National Development Council for technical assistance rendered for the period: February 1-28, 2011.
4. To discuss and consider invoices from Germer Gertz, L.L.P. for professional services through 01/31/11.

Invoice #	Amount:	Pertaining to:
400105	\$4,861.52	PAEDC
400106	\$520.00	SETX Clearwater Environmental, L.L.C.
400107	\$600.00	Clay Development & Construction, Inc.
400965	\$140.00	Mc-OO, Inc. d/b/a Mc-O Construction
400966	\$1,309.21	Southland Overseas Investment, Inc.
Total:	\$7,430.73	

5. To discuss and consider approving Monthly Pay Estimate No. 4 in the amount of \$50,180.85 to Excavators & Constructors, Ltd. for the Water, Sanitary Sewer, Paving and Drainage Facilities for the Port Arthur Business Park – Phase II, Contract 4.

VI. NON – CONSENT AGENDA ITEMS

1. To discuss and consider Amendment No. 1 to the Water, Sanitary Sewer, Paving and Drainage Facilities for the Port Arthur Business Park – Phase II, Contract 4 with Excavators & Constructors, Ltd.
2. To discuss and consider solicitation of bids 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 the evaluation of the Chief Executive Officer of the Corporation.

4. To discuss and consider a quote from DynaSource, Inc. for the purchase, installation, and maintenance of Laserfiche software to upgrade the PAEDC's electronic filing system.
5. To discuss and consider an Agreement between the City of Port Arthur and the PAEDC to install a city water line to support the planned economic expansion of Performance Blasting and Coating located at 6301 Procter St. Extension Port Arthur, TX.
6. To discuss and consider an Agreement between Texas Gas Co. and the PAEDC to install a 4" natural gas line to support the planned economic expansion of Performance Blasting and Coating and Team Fabricators.
7. To discuss and consider rescinding the Economic Incentive Agreement with Triangle Waste in consideration of payment of \$124,000 for land specified in the Agreement.
8. To discuss and consider approving the 2011 Summer Intern Program.
9. To discuss and consider approval of a possible contract with Entergy Texas for the installation of 19 street light poles and underground electrical cable in the Spur 93 Business Park.
10. To discuss and consider an advertisement in the Port Arthur Business Journal.
11. To discuss Economic Development Week 2011.
12. To discuss and consider security issues in the Spur 93 Business Park.
13. To discuss and consider amendments to the Covenants & Restrictions of the Spur 93 Business Park for security assessment fees.

VII. REPORTS

1. Monthly Financial Report
2. Bylaws Committee
3. Board Report on Golden Triangle Days in Austin
4. Spur 93 Business Park Companies Report

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
 - b. Mc-O Construction
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
 - b. Land in Spur 93 Business Park
 - c. Management Resources Group, Inc.

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 4th DAY OF March, 2011
AT 1:05 O' CLOCK, p.m.

Floyd Batiste

Floyd Batiste
CEO