

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Meeting

4173 39th Street, Port Arthur, Texas 77642

June 13, 2011

6:00 p.m.

I. ROLL CALL, INVOCATION & PLEDGE

Board of Directors

(1) Ransom Howard _____	(6) Don Page _____
(2) Aletha Kirkwood _____	(7) Vacant _____
(3) Roosevelt Petry _____	(8) Kaprina Frank _____
(4) Edith Neveaux _____	(9) Eli Roberts _____
(5) Richard Wycoff _____	

II. MINUTES
May 16, 2011

III. PETITIONS & COMMUNICATIONS

A. Presentations

1. Introduction of new board members: Ransom Howard, Sr. and Edith Neveaux

B. Communications

1. WSP Sorbents – Letter of Intent

C. Speakers (limited 3 min. ea.)

None

IV. UNFINISHED BUSINESS

1. To discuss and consider an amendment to the Covenants and Restrictions of the Spur 93 Business Park.

V. CONSENT AGENDA ITEMS

1. To discuss and consider approving invoices from Germer Gertz, L.L.P. for professional services through 04/30/11.

Invoice #:	Amount:	Pertaining to:
405701	\$4,436.29	PAEDC
405702	400.00	Lamar Port Arthur
405703	100.00	Desselle-Maggard Corp.
405908	920.00	Southland Overseas Investment, Inc.
Total:	\$5,856.29	

2. To discuss and consider approving an invoice in the amount of \$2,762.96 from URS Corporation for project work completed through May 13, 2011 for the renovation design of the Downtown Pavilion.
3. To discuss and consider approving an invoice in the amount of \$6,000.00 from National Development Council for technical assistance rendered for the period: May 1-31, 2011.
4. To discuss and consider approving payment to Brock Services, Ltd. in the amount of \$8,448.79 for the On the Job Training Program during the period of 03/28/11 to 05/1/11..

VI. NON – CONSENT AGENDA ITEMS

1. Chairman to consider seven appointments to the Economic Development Recruitment Team to assist in the recruitment of new and expanding businesses that will employ according to the available skill sets in our community.
2. To discuss and consider either the first or second Monday the Board would like to hold the monthly regular board meetings.
3. To discuss and consider electing a Vice President of the Board of Directors.
4. To discuss and consider electing a Secretary of the Board of Directors.
5. To discuss and consider appointing members to the vacant board committee positions:
Bylaws Committee – 1 vacancy
Advertising Committee – 1 vacancy
Operation Downtown Committee – 1 vacancy
6. To discuss and consider hiring a security officer to secure the EDC Office/ Property during evening board meetings.
7. To discuss and consider amending the policies and procedures for the Operation Downtown Program.

8. To discuss and consider amending the Administrative Fees Agreement between the City and the EDC.
9. Consideration and possible action to ratify employment agreement of PAEDC Chief Executive Officer and to set compensation and term of the agreement.
10. Consideration and possible action to approve the Operation Downtown Infrastructure Grant Agreement (Small Project) with Kilgore Construction, LLC.
11. Consideration and possible action to approve closing of the Economic Incentive Contract and Loan Agreement (the "Agreement") with Triangle Waste Solutions, LLC ("Triangle"), transfer of 10 acres of land within the Spur 93 Business Park by Triangle to PAEDC and release of lien and collateral as to the Agreement.
12. To discuss and consider an advertisement opportunity through support of the Valero Kid Fest.

VII. REPORTS

1. Financial Update
2. Operation Downtown
3. Industries of the Future Conference Report
4. Report on the Downtown Renaissance District Streetscape Project

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 Environmental, L.L.C.
 - b. Mc-OO, Inc. d/b/a 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.

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 10th DAY OF June, 2011
AT 2:00 O' CLOCK, p.m.

Floyd Batiste

Floyd Batiste
CEO