

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Meeting

4173 39th Street, Port Arthur, Texas 77642

April 2, 2012

6:00 p.m.

I. ROLL CALL, INVOCATION & PLEDGE

Board of Directors

(1) Ransom Howard	_____	(6) Don Page	_____
(2) Aletha Kirkwood	_____	(7) Pat Holmes	_____
(3) Roosevelt Petry	_____	(8) Kaprina Frank	_____
(4) Dwight Wagner	_____	(9) Eli Roberts	_____
(5) Richard Wycoff	_____		

II. MINUTES

February 6, 2012

March 5, 2012

III. PETITIONS & COMMUNICATIONS

A. Presentations

1. Gayle Botley & Associates – Annual Audit
2. Downtown Renaissance District –Downtown Fund Renewal
3. Time Warner Cable – Fiber Optics for the Spur 93 Business Park

B. Communications

1. Lamar State College PA – Gulf Coast Gala
2. Kay Bailey Hutchison Appreciation Lunch

C. Speakers (limited 3 min. ea.)

IV. UNFINISHED BUSINESS

1. To discuss and consider approving the terms and conditions to enter into an Economic Incentive Agreement with Gulf Copper Manufacturing.

2. To discuss and consider an appointment/ reappointment to the Downtown Renaissance District Board.

V. CONSENT AGENDA ITEMS

1. To discuss requesting City Council to extend or not to extend the 4B Ballot Proposition for an additional three years.
2. To discuss recommendations by PAEDC and City Council Sub - Committee Members as to the Economic Development application process and EDC organizational structure.
3. To discuss the PAEDC Fiscal Year 2012 – 2013 Budget.

VI. NON – CONSENT AGENDA ITEMS

1. To discuss and consider a request from the Downtown Renaissance District for the PAEDC to hire a professional to provide the necessary services to create a Tax Increment Finance Zone which will include the downtown area.
2. To discuss and consider requesting bids for the Phase I construction of infrastructure for the proposed North road in the Spur 93 Business Park.
3. To discuss and consider approving a Change Order to the contract with APAC Texas and closing of the contract.
4. To discuss and consider approving The Bank of College Station/ Bryan sale of property in the Port Arthur Business Park to BOD Environmental.
5. To discuss and consider a request for an amendment to the Incentive/ Loan Agreement with Hernandez & Solis, Inc.
6. To discuss and consider terms and conditions to enter into an Economic Development Incentive Agreement with PA69, L.P.
7. To discuss and consider terms and conditions to enter into an Economic Development Incentive Agreement with Tyco/ Willfire.
8. To discuss and consider terms and conditions to enter into an Economic Development Incentive Agreement with Coastal Industrial Services, Inc.
9. To discuss and consider a Letter of Intent submitted by Brock Services for On-The-Job Training.
10. To discuss and consider the proposed Five Year Economic Development Strategic Plan for Goals and Objectives.

11. To discuss and consider requesting City Council to approve a Budget Adjustment for Fiscal Year ending 2012.
12. To discuss and consider amendments to the Covenants & Restrictions of the Spur 93 Business Park.
13. To discuss and consider increasing the Spur 93 Business Park Assessment Fees.
14. To discuss and consider entering into a 60 month Lease Agreement with Xerox Corporation for a Xerox Multifunction Printer.
15. To discuss and consider accepting a bid for the renovation of the Pavilion.
16. To discuss and consider a Memorandum of Understanding with the City of Port Arthur regarding the use of the building located at 3457 57th St.
17. To discuss and consider accepting a grant in the amount of \$1,000,000 from the EDA as a co-applicant with the City of Port Arthur.

VII. REPORTS

1. Monthly Financial Update
2. Worldwide Sorbent Products
3. Report on recently attended workshops/ courses
4. Business Development Week

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.

2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
 - a. CEO Evaluation
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. Tyco International
 - b. Team Industries
 - c. Coastal Industrial Services
 - d. PA69, L.P.
 - e. Gulf Copper
 - f. Hernandez & Solis, 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 30th DAY OF March, 2012
AT 3:00 O' CLOCK, p.m.

Floyd Batiste
Floyd Batiste,
CEO