

City of Port Arthur
Section 4A Economic Development Corporation

AGENDA

Regular Meeting

4173 39th Street, Port Arthur, Texas 77642

July 7, 2014

6:00 p.m.

ROLL CALL, INVOCATION & PLEDGE

Board of Directors

(1) Ransom Howard	_____	(6) Shad Wise	_____
(2) Aletha Kirkwood	_____	(7) Pat Holmes	_____
(3) Christy DeRouen	_____	(8) Vacant	_____
(4) Langston Adams	_____	(9) Carol Wommack	_____
(5) Richard Wycoff	_____		

I. MINUTES

June 2, 2014

II. PETITIONS & COMMUNICATIONS

1. Presentations

None

2. Communications

a. PANAC 15th Annual Banquet Invitation

3. Speakers (limited 3 min. ea.)

III. UNFINISHED BUSINESS

1. To discuss for possible consideration approving a Loan Agreement between the Port Arthur Economic Development Corporation and the ITEX Group, LLC in an amount not to exceed \$1,000,000.00 dollars.
2. To discuss for possible consideration a Parks Improvement Request submitted by Commissioner Michael Shane Sinegal for Martin J. Holmes "Popeye" Park.

IV. CONSENT AGENDA ITEMS

1. To discuss the pricing for the Highway 73 Business Park lots.

V. NON – CONSENT AGENDA ITEMS

1. To discuss for possible consideration award of contract for the water, sanitary sewer, paving, drainage facilities and site grading to serve proposed “Kaprina Frank Drive” in the Spur 93 Business Park.
2. To discuss for possible consideration approving additional infrastructure funding for demolition under House Bill 1966 not to exceed \$80,579.00.
3. To discuss for possible consideration entering into an Economic Incentive Agreement with Procter Street Properties.
4. To discuss for possible consideration entering into an Economic Incentive Agreement with Sterling Shipyard.
5. To discuss for possible consideration entering into an Economic Incentive Agreement with GBM.
6. To discuss for possible consideration an amendment to the current grass cutting contract with Sandra’s Enterprises.
7. To discuss for possible consideration the renewal of a contract with Sandra’s Enterprises for the grass cutting services at the Spur 93 Business Park.
8. To discuss for possible consideration approval of a release of the remaining fifty percent (50%) amount of the Letter of Credit for PA69, L.P.
9. To discuss for possible consideration award of a contract for the Audio/Visual wiring and equipment services for the EDC office at 501 Procter.
10. To discuss for possible consideration award of a contract for the security alarm and camera system at the 501 Procter Building.
11. To discuss for possible consideration amending the Fiscal Year 2014-2015 budget to allow for funding of the removal of dirt in the Spur 93 Business Park.
12. To discuss for possible consideration amending the Spur 93 Business Park plat at a cost not to exceed \$8,000.

VII. REPORTS

1. Marketing
2. Employment & Training
3. Business Operations, Retention and Expansion
4. Financial
 - a. Board Operations Financial Report
 - b. Monthly Financial Update
5. CEO's Report
 - a. 501 Procter Update
 - b. Business Park
 - c. Board Goals & Objectives Workshop
 - d. Lamar State College Dormitories
 - e. City Council Joint Meeting

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 and/ or legal advice.
 - a. JZ Russell Industries
 - b. Climate Controlled Containers
 - c. Reliable Polymer Services
2. **Section 551.072 Government Code** – To deliberate the purchase, exchange, lease, or value of real property.
 - a. Lease Agreement with Greater Port Arthur Chamber of Commerce
3. **Section 551.074 Government Code** – To discuss matters of Personnel.
4. **Section 551.087 Government Code** – To discuss Incentives for Commercial and Industrial Business Prospects.
 - a. Sterling Shipyard
 - b. GBM

***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 July, 2014
AT 11:45 O'CLOCK

Floyd Batiste
Floyd Batiste, CEO