

MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING
4173 39th Street, Port Arthur, Texas
February 1, 2006

I. CALL TO ORDER

The Board of Directors of the City of Port Arthur Section 4A Economic Development Corporation met in a Regular Meeting on Wednesday, February 1, 2006. The meeting was called to order at 6:39 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following board members were present: Richard Wycoff, Keith Daws, Linda Spears, Eli Roberts, and Kerry Thomas.

The invocation was given by Linda Spears.

The Pledge of Allegiance followed the invocation.

III. MINUTES

1. August 29, 2005
2. November 9, 2005
3. December 14, 2005
4. December 19, 2005
5. January 18, 2006

A motion was made by Linda Spears and seconded by Richard Wycoff to approve all the above minutes. The motion passed unanimously.

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

1. Roosevelt Petry of GP Industrial Contractors, Inc. regarding an amendment to its incentive contract with the City of Port Arthur Section 4A Economic Development Corporation.

Roosevelt Petry did not show up for the presentation.

2. Reliable Polymers regarding amendments to its incentive contract with the City of Port Arthur Section 4A Economic Development Corporation.

Presentation was given by Gary Ratcliff introducing himself and thanking PAEDC for the effort and help with the project.

3. Workshop: "Bylaws of the City of Port Arthur Section 4A Economic Development Corporation"

Board members would like for the Bylaws to be discussed in a Workshop meeting instead of during regular meetings.

A motion was made by Eli Roberts and seconded by Kerry Thomas to approve the discussion for the Bylaws meeting to be in a Workshop instead of a regular meeting. The vote was unanimous.

B. COMMUNICATIONS

None.

V. ACTION ITEMS

- 1. To discuss and consider the approval of an invoice in the amount of \$2,260.70 from M.D. Arena Contractor for bush hogging/grasscutting in the business park for January 2006.**

A motion was made by Linda Spears and seconded by Kerry Thomas to approve an invoice from M.D. Arena in the amount of \$2,260.70 for January 2006. The motion passed unanimously.

- 2. To discuss and consider the approval of an invoice from Schaumburg & Polk in the amount of \$621.00 for professional services from December 1, 2005 through December 31, 2005 as it pertains to the permit application to relocate Entergy's wire line crossing and power poles at the business park.**

This item was pulled from the agenda due to pending litigation.

- 3. To discuss and consider the approval of an invoice in the amount of \$3,333.33 from Sandra's Enterprises, Inc. d/b/a Professional Maid Services for landscaping maintenance at the business park for the month of December 2005.**

- 4. To discuss and consider the approval of an invoice in the amount of \$3,333.33 from Sandra's Enterprises, Inc. d/b/a Professional Maid Services for landscaping maintenance at the business park for the month of January 2006.**

A motion was made by Kerry Thomas and seconded by Richard Wycoff to approve an invoice from Sandra's Enterprise's in the amount of \$3,333.33 for January 2006 and December 2006.

The motion was passed to approve items 3 and 4.

- 5. To discuss and consider the approval of an invoice in the amount of \$19,766.60 from Germer & Gertz, L.L.P for legal services rendered through November 30, 2005.**

- 6. To discuss and consider the approval of an invoice in the amount of \$151.70 from Germer Gertz, L.L.P. for services rendered through December 31, 2005 in the matter of the City of Port Arthur Section 4A Economic Development Corporation vs. Training Research and Development, Inc.**

7. **To discuss and consider the approval of an invoice in the amount of \$39.50 from Germer Gertz, L.L.P. for services rendered through December 31, 2005 in the matter of the City of Port Arthur Section 4A Economic Development Corporation vs. Bill Diamond.**
8. **To discuss and consider the approval of an invoice in the amount of \$9,525.66 from Germer Gertz, L.L.P. for legal services rendered through December 31, 2005.**
9. **To discuss and consider the approval of an invoice in the amount of \$227.36 from Germer Gertz, L.L.P. for services rendered through December 31, 2005 in the matter of the City of Port Arthur Section 4A Economic Development Corporation vs. Terry Fontenot, Individually and d/b/a Marvin & Company.**

A motion was made by Linda Spears and seconded by Kerry Thomas to approve items 5 – 9 regarding invoices from Germer Gertz.

Board member Linda Spears made a statement to reduce the cost of legal bills. CEO, Floyd Batiste replied saying that Kate McGlynn has made every effort to reduce cost.

10. **To discuss and consider the approval of an economic incentive contract between the City of Port Arthur Section 4A Economic Development Corporation and Abraham Manufacturing, Inc.**

A motion was made by Kerry Thomas and seconded by Richard Wycoff to approve contract with change of loan terms.

11. **To discuss and consider the approval of an economic incentive contract between the City of Port Arthur Section 4A Economic Development Corporation and 3D Metal Architectural Sales.**

A motion was made by Linda Spears and seconded by Kerry Thomas to approve an incentive contract between the City of Port Arthur EDC and 3D Metal Architectural Sales.

12. **To discuss and approve the sale of a building located at 743 Procter Street.**

A motion from chair staff for to have a title search to determine if the building located at 743 Procter is owned by EDC and to do appraisal if so.

13. **To discuss and consider the approval of an amendment to the incentive contract between the City of Port Arthur Section 4A Economic Development Corporation and GP Industrial Contractors, Inc.**

This item was tabled until after executive session.

14. **To discuss and consider the approval of amendments to the incentive contract between the City of Port Arthur Section 4A Economic Development Corporation and GP Industrial Contractors, Inc.**

This item was tabled until after executive session.

15. **To discuss and consider the approval of amendments to the incentive contract between the City of Port Arthur Section 4A Economic Development Corporation and Reliable Polymers, L.L.P.**

A motion was made by Linda Spears and seconded by Richard Wycoff to approve the amendments to the contract between the City of Port Arthur EDC and Reliable Polymers, L.L.P. The motion was passed unanimously.

16. **To discuss and consider the approval of deeds to convey land in the business park to Triangle Waste Solutions, L.L.P.**

A motion was made by Kerry Thomas and seconded by Richard Wycoff to approve the deeds to convey land in the business park to Triangle Waste Solutions, L.L.P. The motion was passed unanimously.

17. **To discuss and consider the approval of deeds to convey land in the business park to Reliable Polymers, L.L.P.**

Kate McGlynn made a motion to Board will follow up to design process to give a variance to Reliable Polymers. This motion was seconded by Kerry Thomas. The motion was passed unanimously.

VI. REPORTS

1. CEO's Report.

- Legacy resource group – building senior homes in Southeast Texas.
- Have Deborah Freeman check on status of Open Government training materials.
- Bastrop Seminar
- Joe Arnold and Associates – ask for deadlines.

After CEO's Report a motion was made by Barbara Mulroy and seconded by Richard Wycoff to approve the amended board meeting schedule. The motion was unanimous.

VII. EXECUTIVE SESSION

The board retired to executive session at 7:37 p.m., and reconvened at 8:31 p.m.

After executive session, the board acted on the following items:

1. A motion was made by Linda Spears and Kerry Thomas to approve the amendments for GP Industrial Contractors. The amendment included to add manipulator and to increase payroll proportionally. The motion was unanimous.

2. A motion was made by Kate McGlynn to deny Bowhead Manufacturing to recalculate its payroll obligation. The motion was passed by Kerry Thomas and was seconded by Richard Wycoff. The motion passed unanimously.
3. A motion by Linda Spears to give \$500,000 to Pleasure Island Shrimp House as a six (6) month loan until Pleasure Island receives insurance proceeds. The motion was seconded by Kerry Thomas. The motion was passed unanimously.
4. Kate McGlynn read motion to approve engineering study of water line that runs through Jade Avenue extension. The Motion was passed by Linda Spears and seconded by Keith Daws. The motion was passed unanimously.

VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

1. Sub – Committee on goals and objectives.
2. Up to date report on website and marketing document contracts with Joe Arnold.
3. Send timelines to Joe Arnold in writing.
4. Date for Bylaws Workshop.
5. Report on staffing and training staff.
6. Training for Board members – implementary policy.
7. 504 SBA program.
8. Send e-mail regarding Saturday Bylaws Workshop.
9. 4A and 4B program.

IX. ADJOURNMENT OF MEETING

A motion was made to adjourn the meeting by Eli Roberts and seconded by Kerry Thomas. It was adopted unanimously. The meeting was adjourned at 8:58 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 31st DAY OF May, 2006.


SECRETARY OF THE CORPORATION