

MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING
4173 39th Street, Port Arthur, Texas
March 8, 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, March 8, 2006. The meeting was called to order at 5:40 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present: Barbara Mulroy, Keith Daws, Linda Spears, Eli Roberts, Kerry Thomas, and Antonio Aguilar.

Board member Richard Wycoff arrived at 6:18 p.m. and Board member Lloyd Christian also arrived late.

The invocation was given by Linda Spears.

The Pledge of Allegiance followed the invocation.

III. MINUTES

None.

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

- **Jim Hendricks, CCIM, BCHE of Jim Hendricks Properties regarding the Lake Arthur/Jimmy Johnson Development with the Redwine Family Partnership.**

Jim Hendricks explained the information in the handout that he provided to the Board. He stated that the roads will not be done until hotels are committed and until they are sure that the project will move forward. Linda Spears asked Jim Hendricks if he had considered half loan, half grant. Jim Hendricks replied that if the project will not pay for itself, the project will not move forward. Linda Spears asked about employees and minimum wage. Tony Aguilar Asked how many rooms will the hotels have. Jim Hendricks replied that each hotel would have about 60 rooms. Linda Spears commented a hotel is needed near the hospital. Eli Roberts asked if the entire road was needed. George passed out a list of estimates. Linda Spears asked how Port Arthur citizens will benefit. George replied by values generated and employment. Redwine will donate the right of way to the property. Barbara Mulroy and Linda Spears suggested using local workforce to build the hotels.

- **George Scully, GRI-CRS and Douglas Lam regarding Camellia Plaza, L.P. Development.**

George Scully presented the Board additional information and said the site plan has changed a little but that they are close to getting commitments. He stated that the request is for access to streets and drainage. The inside streets will be built by developer. He is looking to close on property on the first week of April.

B. COMMUNICATIONS

None.

V. ACTION ITEMS

1. **To discuss and consider the approval of an invoice in the amount of \$3,333.33 for payment to Sandra's Enterprises, Inc. d/b/a Professional Maid Service for landscape maintenance at the Port Arthur Business Park for the Month of February 2006.**

This item was tabled until after executive session.

2. **To discuss and consider a budget transfer moving the \$1,000,000 allocated to the development reserve for fiscal year 2006 to the current operating budget for development.**

The motion was made by Linda Spears and seconded by Richard Wycoff to approve the transfer. The vote was unanimous.

3. **To discuss and consider the approval of a budget amendment to fund current and proposed projects for fiscal year 2006.**

The motion was made by Linda Spears and seconded by Kerry Thomas to move \$2,000,000 from development reserve to current development budget. The vote was unanimous.

VI. REPORTS

1. The Budget/Financial Report was given by Rebecca Underhill.
2. The CEO's report was given by Floyd Batiste.

VII. EXECUTIVE SESSION

The board retired to executive session at 7:45 p.m., and reconvened at 8:14 p.m.

After Executive Session, the Board acted on the following items:

1. A motion was made by Kerry Thomas and seconded by Keith Daws to provide an incentive to Triangle Waste in the amount of \$100,000 for the construction of their building and for four years annually, for a total of five years, tied to compliance. The motion passed unanimously.

2. A motion was made by Linda Spears and seconded by Barbara Mulroy to approve the payment to Sandra's Enterprises in the amount of \$3,333.33. Keith Daws opposed. The motion passed.
3. A motion was made by Keith Daws and seconded by Barbara Mulroy to approve the amendment to 3D Architectural Sales Contract by not including the equipment as collateral, but securing with the deed of trust. The vote motion passed unanimously.

VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

None.

IX. ADJOURNMENT OF MEETING

A motion was made to adjourn the meeting by Linda Spears and seconded by Richard Wycoff. It was adopted unanimously, and the meeting was adjourned at 8:26 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 17th DAY OF May, 2006.


SECRETARY OF THE CORPORATION