

**MINUTES**  
**CITY OF PORT ARTHUR SECTION 4A**  
**ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING**  
**4173 39<sup>th</sup> Street, Port Arthur, Texas**  
**April 19, 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, April 19, 2006. The meeting was called to order at 5:45 p.m.

**II. ROLL CALL, INVOCATION & PLEDGE**

The following Board Members were present: Richard Wycoff, Barbara Mulroy, Keith Daws, Linda Spears, and Eli Roberts.

The invocation was given by Linda Spears.

The Pledge of Allegiance followed the invocation.

**III. MINUTES**

None.

**IV. PETITIONS & COMMUNICATIONS**

**A. PRESENTATIONS**

- **Dikita Engineering regarding Westside Development.**

Dikita and Gideon Toal lead five (5) fact finding presentations, two (2) presentations to Steering Committee, and were charged with the redevelopment of West Seventh St. from Houston Ave. to Martin Luther King Dr. Dikita stated that Thomas Boulevard is a better artery than Seventh Street. Seventh Street would be a truck route. The land that is not currently being used by Port Iron could be developed today. They stated that they are currently surveying the Westside area to ascertain what properties are dilapidated and detrimental to the viability of the Westside. They are preparing a final presentation to Economic Development Council and City Council. Linda Spears stated that what has been done is great work, but members of the Steering Committee do not represent the Westside because the people on the Steering Committee do not all live on the Westside and are not involved in what is happening on the Westside. Dikita asked the City and Economic Development Corporation to suggest people for the Steering Committee sending a list of people. Dikita will send dates of the next meeting. CEO stated that he appreciated Dikita for coming on short notice.

- **Presentation by George Scully regarding Camellia Plaza, L.P.**

George Scully stated that he started with \$20 million dollars in development and ended with \$30 million dollars in development. He listed each business, replaced page seven with estimates of sales tax, and commented that the hotel is a national chain. Eli Roberts stated that the grant was for \$1.492 million, if invested in infrastructure, which will benefit from improved value of property. Will the owner benefit? George Scully replied that without infrastructure, project can not stand, to build roads, must lead two economic developments. Some roads will be built by businesses and they are not asking for that portion. Stet satisfied with less than \$8/hr in a job. We are totally committed to a better quality of life. \$8/hr – 18/hr works because it is closer to \$8/hr. Richard Wycoff asked “What are the Marketing Strategies and return on investment?” George Scully replied “Lam has obtained financing for project. Richard Wycoff said that it seems like \$1.4 million is a drop in the bucket. Linda Spears wanted to make sure that the people in Port Acres, Palomar, and Westside know that this project exists.

## ***B. COMMUNICATIONS***

None.

## **V. ACTION ITEMS**

1. **To discuss and consider the approval of an incentive agreement between the City of Port Arthur Section 4A Economic Development Corporation and Camellia Plaza, L.P.**

This item was tabled until after executive session.

2. **To discuss and consider the approval of an incentive agreement between the City of Port Arthur Section 4A Economic Development Corporation and JIRA Consulting regarding the Port Arthur ThermaSave Manufacturing Plant.**

This item was tabled until after executive session.

3. **To discuss and consider the approval of an incentive agreement between the City of Port Arthur Section 4A Economic Development Corporation and Mac-O Construction.**

The President of the board asked the representative from this company to speak. The representative introduced with the project’s name “Expansion.” Ogden Industrial is a member of AGC. It has little commerce work; it is located on highway 365, and the project welcomes site visits. They purchased equipment that is very competitive in the market. Eli Roberts asked if they were new jobs. The representative replied saying yes, as new jobs come in. Linda Spears asked if any Port Arthur residents are working there right now. Mac-o replied saying 35-40 people will get information from E.O.E. HOB certified. Keith Daws commented on the last projects such as Valero, BASF/Fina, slab job at Total, Motiva, small things for City of Nederland, bridge job for boardwalk for City of Port Arthur. Barbara Mulroy

asked they were going to open market for fabrication. Linda Spears asked about the current wages.

**4. To discuss and consider the approval of a purchase agreement for the Asberry property with regards to Westside Development.**

This item was tabled until after executive session.

**5. To discuss and consider the approval of a bid on landscape and maintenance bids for the Port Arthur Spur 93 Business Park.**

Linda Spears made a motion to approve going out for bids on landscape and maintenance and was seconded by Richard Wycoff. The vote was unanimous.

**6. To discuss and consider the approval of an extension of time for the purchase of equipment as it pertains to the incentive agreement between the City of Port Arthur Section 4A Economic Development Corporation and GP Industrial Contractors, L.P.**

This item was tabled until after executive session.

**7. To discuss and consider an amendment to the incentive agreement between the City of Port Arthur Section 4A Economic Development Corporation and Abraham Manufacturing, Inc.**

This item was tabled until after executive session.

**VI. REPORTS**

1. Financial Report
2. CEO's Report:
  - A. BioTech Tradeshow – Spoke as to need for WEDA.
  - B. Marketing (Brochures)
  - C. Filing System
  - D. Staff Evaluations
  - E. National Development Council

**VII. EXECUTIVE SESSION**

The board retired to executive session at 7:20 p.m. and reconvened at 8:14 p.m.

**VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS**

None.

**IX. ADJOURNMENT OF MEETING**

A motion was made to adjourn the meeting by Keith Daws and seconded by Barbara Mulroy. It was adopted unanimously. The meeting was adjourned at 8:29 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 17<sup>th</sup> DAY OF May, 2006.

  
SECRETARY OF THE CORPORATION