

**MINUTES**  
**CITY OF PORT ARTHUR SECTION 4A**  
**ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING**  
**4173 39<sup>th</sup> Street, Port Arthur, Texas**  
**June 28, 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, June 28, 2006. The meeting was called to order at 5:30 p.m.

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

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

The invocation was given by Linda Spears.

The Pledge of Allegiance followed the invocation.

**III. MINUTES**

None.

**IV. PETITIONS & COMMUNICATIONS**

**\* STARTED WITH COMMUNICATIONS TO GIVE DR. ALLY TIME TO DRIVE FROM CITY HALL TO THE EDC TO GIVE HIS PRESENTATION.**

**A. COMMUNICATIONS**

1. Job Training Program Graduation on June 30, 2006.

*Floyd received a letter from Mrs. Gill informing that the Graduation will be on Friday, June 30, 2006 at Lamar Port Arthur. The time changes to 2:00 p.m. Floyd asked that Eli Roberts to be present to present \$150.00. All Board Members are welcome to the Job Fair immediately following the ceremony.*

**\* DISCUSSED AND VOTED ON ITEMS 5-7 AND DR. ALLY ARRIVED TO DO HIS PRESENTATION.**

**B. PRESENTATIONS**

1. SETX Clear Water Environmental, Dr. Ally

*Mr. Ally first requested acquiring five (5) acres of the Business Park for businesses to clean up oily water. Second request was on a larger scale of recycling business (tires, crude oil, carbon black and steel) obtaining another fifteen (15) acres potentially hiring 30-35 people, \$3.5 million.*

*Kate said that the covenants and restrictions would be a part of the deed about hazards. Mr. Ally said strictly oil no hazards. Business plan will be at EDC Friday, June 30, 2006.*

2. Staff and Board conduct, Kerry Thomas

*No Presentation was given.*

3. Richard Winn from Abraham Manufacturing was present and commented that all equipment was in and have released the final 10% and is still hiring about 20 or 30 people working. Dust collector machinery is working well.

### **C. BUDGET WORKSHOP**

*Rebecca Underhill presented the budget for 2007. Floyd and Jana explained the line items. Floyd said the \$1,538,157 deficiency of revenues over expenditure is indicating that EDC is spending more than the budget. Board questioned if EDC had enough money to operate the 2007 year. Floyd said no choice no money. Total Revenues for 2006-2007 is \$3,462,260; Total Expenditures \$3,936,570; Leaves -474,310 in expenditures.*

**\* BACK TO ACTION ITEMS 1-3**

### **V. ACTION ITEMS**

- 1. To discuss and consider the approval of the fiscal year 2007 budget.**

A motion was made by Richard Wycoff and seconded by Lloyd Christian to approve the fiscal year 2007 budget. The motion passed unanimously.

- 2. To discuss and consider the approval of an incentive contract with Panelized Systems Technology, LLC.**

A motion was made by Kerry Thomas and seconded by Richard Wycoff to table this item. The motion passed unanimously.

- 3. To discuss and consider the approval of the sale of land in the Business Park to SETX Clearwater Environmental, L.L.C.**

This item was tabled until after executive session.

**\* THEN BEGAN ON REPORTS**

- 4. To discuss and consider the approval of an invoice from World Economic Development Alliance in the amount of \$2,394.00 for the trade show in Chicago, IL.**

A motion was made by Kerry Thomas and seconded by Linda Spears to approve an invoice from World Economic Development Alliance in the amount of \$2,394.00 for the trade show in Chicago, IL. The motion passed unanimously.

- 5. To discuss and consider the approval of an invoice from National Development Council in the amount of \$6,000.00 for technical assistance services rendered in the month of April.**
- 6. To discuss and consider the approval of an invoice from National Development Council in the amount of \$6,000.00 for technical assistance services rendered in the month of May.**
- 7. To discuss and consider the approval of an invoice from National Development Council in the amount of \$6,000.00 for technical assistance services rendered in the month of June.**

A motion was made by Linda Spears and seconded by Kerry Thomas to approve (3) three invoices from the National Development Council in the amount of \$6,000.00 for each month of April, May, and June for technical assistance services rendered. The motion passed unanimously.

**ITEMS 5-7 WERE APPROVED WITH ONE MOTION.**

- 8. To discuss and consider the approval of an invoice from the Port Arthur Abstract and Title Company in the amount of \$4,642.00 for the Asberry Property.**

A motion was made by Linda Spears and seconded by Keith Daws to approve an invoice from the Port Arthur Abstract and Title Company in the amount of \$4,642.00 for the Asberry Property. The motion passed unanimously.

**\* AFTER ITEM 8, BEGAN ON PRESENTATIONS**

**VI. REPORTS**

1. CEO's Report was given by Floyd Batiste.
  - a. Discussion of Proposed Multi Tenant building:  
*Floyd said principals asked us to build a 60,000 sq ft warehouse and that they would lease it. Proposed originally by Mr. Diamond, people are looking for warehouses and it would create revenue for EDC. It could pay our lease here and bring in about \$300,000 revenue for EDC. Eli said to go out and get facts. Question: How would we fund it? Answer: Make a loan. NDC has \$121,000,000 new tax credit and wants to spend it in Port Arthur but needs developers to do it. It has to be spent in eligible census tract. West Port Arthur does not fit. Needs a developer to find projects like the Civic Center and bowling alley. Meeting on July 6, 2006.*

- b. Business Park Landscape and Maintenance contract,  
*Consolidated landscaping and irrigation contract open for pre-bid. Need to bring Business Park up to standard for new contractors to maintain. Amelia Lawn Care is working on Irrigation since he installed it. Irrigation is messed up and grass is over grown. Making changes to be more cost effective.*
  - c. Continuation of the discussion of Camellia Plaza,  
*Principal called and wants to present proposal with 30% equity. This discussion was discussed in executive session with a motion to vote on it.*
  - d. Westside update,  
*Tomorrow night Dikita Engineering will present a master plan for Westside Development and Port Iron on Monday July 24, 2006. Dikita would like Floyd and Jana to attend the next Westside meeting. Floyd said EDC has no money to develop West side except Port Iron.*
  - e. Entergy-Retention and Expansion Survey, and  
*Entergy Retention partnered with Chamber. Karen Boullier (Entergy) said Entergy starting the Business Retention and Expansion. Meeting on the July 6, 2006 about doing the Business Retention and Expansion.*
  - f. Discussion of property on Houston Avenue.  
*Panelized Systems Technology had a difficulty with landowner to purchase the property. They did not want environmental. Panelized System Technology will purchase land without EDC.*
2. Subcommittee
- a. Report and discussion on the proposed activities of demolition and amateur sports.

*City Manager cancelled meeting about demolition and amateur sports.*

3. Linda Spears and Richard Wycoff's trip to Plastic Tradeshow.

*Richard said that the trip was great and that he had a good experience - Good job Jana & Floyd, yoyos were great- Richard met Kurt Jansen Vice President of Sales of Warehouses - Port Arthur has great opportunity for transportation cost savings. The location is close to a lot of customers and the website looks great. Cling to our strengths. Jana was very impressed with the size of the conference – 6x the George Brown Center in Houston, Texas- EDC is expanding - A lot of traffic because of the trade show. Linda said she observed a lot of professionalism from his staff at Trade Show. And comments were made that Mr. Batiste was very blessed to have a staff member to go out and make professional presentations. Floyd said that he received calls from Malaysia and Taiwan and knows these trade fairs let people know that Port Arthur is alive and well.*

## VII. EXECUTIVE SESSION

The board retired to executive session at 6:35 p.m., and reconvened at 8:05 p.m.

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

1. A motion was made by Barbara Mulroy and seconded by Linda Spears to sell five (5) acres of land at the EDC Business Park to SETX Clearwater Environmental, L.L.C. at the fair market (appraised) value of \$31,000 per acre, or a total of \$150,500 paid in installments over 10 years at 7% interest rate.
2. A motion was made by Linda Spears and seconded by Barbara Mulroy to grant Camellia Plaza, LLC \$1.044 million paid over ten years, with the first annual payment due October 2007. Camellia Plaza, LLP will provide 30% equity.

Vote by Roll Call:

Richard Wycoff:	No	Barbara Mulroy:	Yes
Linda Spears:	Yes	Lloyd Christian:	Yes
Keith Daws:	No	Eli Roberts:	Yes

Motion Carried

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

1. Research on Multi Tenant building research,
2. Board Leadership Training,
3. Camellia Plaza, LLP Contract,
4. Armadillo Graphics,
5. Cost for flagpoles,
6. Bylaws, and
7. Biography.

**IX. ADJOURNMENT OF MEETING**

A motion was made to adjourn the meeting by Keith Daws and seconded by Kerry Thomas. It was adopted unanimously. The meeting was adjourned at 8:17 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 12<sup>th</sup> DAY OF July, 2006.

  
SECRETARY OF THE CORPORATION