

MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING
4173 39th Street, Port Arthur, Texas
October 4, 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, October 4, 2006. The meeting was called to order at 6:35 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

1. September 6, 2006
2. September 20, 2006

A motion was made by Barbara Mulroy and seconded by Richard Wycoff to approve the minutes for September 6, 2006 and September 20, 2006. The vote was unanimous. Motion passed.

IV. PETITIONS & COMMUNICATIONS

A. *PRESENTATIONS*

1. Triangle Waste Solutions, Tony Broussard

Tony Broussard agreed to ten (10) acres, but wants eight (8) more, plus the purchase of two (2) additional companies. Tony wants to build Waste Water Treatment Plant on five (5) acres, (for storage, etc.) (extra eighteen (18) acres near Dr. Ally, across the street). Keith Daws explained appreciation of use of acreage. Site plan was requested for most of the acreage. The final amount of acreage is eighteen (18).

B. *COMMUNICATIONS*

None.

V. **ACTION ITEMS**

1. **To discuss and consider the approval of a letter to City Council.**

A motion was made by Linda Spears and seconded by Richard Wycoff to table this item. The vote was unanimous.

2. **To discuss and consider the approval of the City of Port Arthur Economic Development Corporation's Comprehensive Policy Statement of Economic Development Incentives.**

A motion was made by Linda Spears and seconded by Keith Daws to table this item. Need more input from other EDC Board Members. The vote was unanimous.

3. **To discuss and consider the approval of the purchase of eighteen (18) acres in the Port Arthur Business Park by Triangle Waste Solutions, LLC.**

A motion was made by Linda Spears and seconded by Barbara Mulroy to approve the purchase of eighteen acres in the Port Arthur Business Park by Triangle Waste Solutions, LLC. The motion failed.

- **Yes:** Linda Spears
- **No:** Richard Wycoff, Barbara Mulroy, Keith Daws, and Eli Roberts

Check with coding to make sure ideas of use of acreage are under code. EDC Board Members want site plan soon, make sure incentives are up to codes EDC plans.

4. **To discuss and consider the approval of the increase the value of the property at Spur 93 Business Park.**

The current value is \$31,000 and Mr. Batiste made a recommendation of increasing it to \$35,500. Triangle Waste will be grandfathered at \$31,000 and also those who are current. A motion was made by Richard Wycoff and seconded by Linda Spears to increase the value of the property at Spur 93 Business Park. Motion passed. The vote was unanimous.

5. **To discuss and consider the approval of the sale of equipment from Tres Caballeros.**

EDC Attorney is still negotiating, there is no sale price as of yet. A motion was made by Kerry Thomas and seconded by Richard Wycoff to table this item.

6. To discuss and consider the approval of the Budget amendment.

A motion was made by Kerry Thomas and seconded by Barbara Mulroy to approve the budget amendment. The motion passed. The vote was unanimous.

7. To discuss and consider the approval of a non-refundable check to KCS toward the purchase of the property located on 7th Street.

A motion was made by Kerry Thomas and seconded by Richard Wycoff to approve a non-refundable check to KCS toward the purchase of the property located on 7th Street. The vote was unanimous. Motion passed.

8. To discuss and consider the approval of the Jade Avenue and Purchase Lease Agreement with McFaddin Foundation.

A motion was made by Richard Wycoff and Kerry Thomas to approve the Jade Avenue and Purchase Lease Agreement with McFaddin Foundation. The vote was unanimous. Motion Passed.

9. To discuss and consider the approval of criteria for "Business of the Year Award".

A motion was made by Linda Spears and seconded by Kerry Thomas to approve the criteria for "Business of the Year Award". The vote was unanimous. Motion passed. Linda Spears recommended meeting one hour before next meeting to nominate.

10. To discuss and consider the approval of a modified contract for Redwine Family Partnership.

A motion was made by Linda Spears and seconded by Keith Daws to approve a modified contract for Redwine Family Partnership. The vote was unanimous. Motion passed. The road was built and dedicated plus hotel will be up and running by September 30, 2007.

11. To discuss and consider the approval of an agreement between the Port Arthur Section 4A Economic Development Corporation and NDC Grow Port Arthur Funds.

Mr. Batiste made a presentation about Grow Port Arthur Funds. Linda Spears recommended a type of training for those interested. A motion was made by Kerry Thomas and seconded by Barbara Mulroy to approve an agreement between the Port Arthur Section 4A Economic

Development Corporation and NDC Grow Port Arthur Funds. The vote was unanimous. Motion passed.

- 12. 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 through September 1-30, 2006.**

A motion was made by Linda Spears and seconded by Kerry Thomas to approve an invoice from National Development Council in the amount of \$6,000.00 for technical assistance services rendered through September 1-30, 2006. The vote was unanimous. Motion passed.

- 13. To discuss and consider the approval of an invoice from Amelia Lawn Care in the amount of \$7,775.00 for Landscaping at Business Park.**

A motion was made by Linda Spears and seconded by Kerry Thomas to approve an invoice from Amelia Lawn Care in the amount of \$7,775.00 for Landscaping at Business Park. The vote was unanimous. Motion passed.

- 14. To discuss and consider the approval of an invoice from Entergy in the amount of \$70,355.29 for two switch boxes.**

A motion was made by Linda Spears and seconded Kerry Thomas to approve an invoice from Entergy in the amount of \$70,355.29 for two switch boxes. The vote was unanimous. Motion passed.

- 15. To discuss and consider the approval of an invoice from Germer & Gertz in the amount of \$583.75 for professional services rendered through September 14, 2006 as it pertains to the City of Port Arthur Section 4A EDC v. Training Research and Development, Inc.**

- 16. To discuss and consider the approval of an invoice form Germer Gertz in the amount of \$175.00 for professional services rendered through September 14, 2006 as it pertains to the City of Port Arthur Section 4A EDC v. Tres Caballeros, Ltd.**

- 17. To discuss and consider the approval of an invoice form Germer Gertz in the amount of \$411.25 for professional services rendered through September 14, 2006 as it pertains to Camellia Plaza, L.P.**

- 18. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$25.00 for professional services rendered through September 14, 2006 as it pertains to Panelized Systems Technology, L.L.C.**

19. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$150.00 for professional services rendered through September 14, 2006 as it pertains to West Side Development.
20. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$259.00 for professional services rendered through September 14, 2006 as it pertains to Redwine Family Partnership, Ltd.
21. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$3,726.95 for professional services rendered through September 14, 2006 as it pertains to Spur 93 Business Park.
22. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$49.75 for professional services rendered through September 14, 2006 as it pertains to SALM Investment.
23. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$1,909.25 for professional services rendered through September 14, 2006 as it pertains to Mc-OO, Inc. d/b/a Mc-O Construction.
24. To discuss and consider the approval of an invoice from Germer Gertz in the amount of \$3,043.00 for professional services rendered through September 14, 2006 as it pertains to Pleasure Island Shrimp House, Inc.

A motion was made by Linda Spears and seconded by Kerry Thomas to approve Item #'s 15-24 with one motion. The vote was unanimous. Motion passed.

VI. REPORTS

1. CEO's Report was given by Floyd Batiste.
 - a. He spoke about the site visit to DMC in Baton Rouge, LA. Deloris Prince, Kerry Thomas, Keith Daws, and Linda Spears also went to the trip,
 - b. He spoke about the meeting with DMC, Port Arthur Lamar State College, Workforce Development Board, and the Port Arthur Independent School District,
 - c. He explained the Grow Port Arthur Fund with NDC,
 - d. He explained the City revolving Loan Fund,
 - e. He explained about the Economic Development Specialist position.

✓ Linda Spears was very pleased with DMC.
2. The Financial Report for the month of July was not discussed.
3. The Report on TEDC Annual Conference was tabled upon Jana's return for her say and Keith to discuss.

VII. EXECUTIVE SESSION

The board retired to executive session at 8:15 p.m., and reconvened at 8:45 p.m.

VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

1. Triangle Waste acre usage.

IX. ADJOURNMENT OF MEETING

A motion was made to adjourn the meeting by Kerry Thomas and seconded by Linda Spears. It was adopted unanimously. The meeting was adjourned at 8:56 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 21st DAY OF November, 2006.


SECRETARY OF THE CORPORATION