

**MINUTES**  
**CITY OF PORT ARTHUR SECTION 4A**  
**ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING**  
**4173 39<sup>th</sup> Street, Port Arthur, Texas**  
**October 18, 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 18, 2006. The meeting was called to order at 5:50 p.m.

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

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

Board Member Richard Wycoff arrived late at 6:27 p.m.

The invocation was given by Linda Spears.

The Pledge of Allegiance followed the invocation.

**III. MINUTES**

None.

**IV. PETITIONS & COMMUNICATIONS**

**A. PRESENTATIONS**

**1. Port Iron, Morris Albright**

*The presentation was given by the President, Morris Albright. Their current address is 300 W. 7<sup>th</sup> Street, planning to acquire the property on 53<sup>rd</sup> Street – a 24 acre site which used to be the old Lubrizol plan.. They would like for the EDC to approve grant. 30 employees all except for four are Port Arthur residents, special use permit have been approved by the Planning and Zonning Board, they must go before council.*

*A lot of vegetation growth so it will not be seen from the overpass, fence immediately; vegetation will take time. Amount of proposed grant is \$1.2 million. Collateral on grant is keeping job retention. Grant will be used to purchase property.*

**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 Kerry Thomas to table this item until after executive session. 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 Kerry Thomas to table this item until after executive session. 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 Kerry Thomas to reinstate the purchase of the 10 acres to 60% of the value in the Port Arthur Business Park by Triangle Waste Solutions, LLC. Keith Daws asked for more clarification. The vote was unanimous.

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

A motion was made by Lloyd Christian and seconded by Linda Spears to approve the sale of equipment from Tres Caballeros in the amount of \$15,000. The vote was unanimous.

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

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

**6. To discuss and consider the approval of a contract between the Port Arthur Section 4A Economic Development Corporation and DMC.**

A motion was made by Linda Spears and seconded by Keith Daws to approve the contract between the Port Arthur Section 4A Economic Development Corporation and DMC. A motion was made by Keith Daws and seconded by Linda Spears to amend the previous motion.

Another motion was made by Keith Daws and seconded by Kerry Thomas to rescind the contract between the Port Arthur Section 4A Economic Development Corporation and DMC. The vote was unanimous.

**7. To discuss and consider the approval of a contract between the Port Arthur Section 4A Economic Development Corporation and Eco-Diesel.**

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

**8. To discuss and consider the acceptance of a payment from 3-D Architectural Metal Sales and the closing of the Economic Incentive contract between the Port Arthur Section 4A Economic Development Corporation and 3-D Architectural Metal Sales.**

A motion was made by Kerry Thomas and seconded by Lloyd Christian to approve the acceptance of a payment from 3-D Architectural Metal Sales and the closing of the Economic Incentive contract between the Port Arthur Section 4A Economic Development Corporation and 3-D Architectural Metal Sales. The vote was unanimous.

**9. To discuss and consider the approval of hiring a Peace Officer to attend all Economic Development Council Wednesday meetings.**

A motion was made by Linda Spears and seconded by Richard Wycoff to approve the hiring a Peace Officer to attend all Economic Development Corporation Wednesday Meetings. Another motion was made by Keith Daws and seconded by Lloyd Christian to amend the previous motion to approve peace officer subject to cost analysis by the EDC staff. The vote was unanimous.

**10. To discuss and consider an appointment of an Ad Hoc committee for the consideration for Economic Development Week.**

The following were appointed for the AD HOC COMMITTEE:

1. Kerry Thomas
2. Linda Spears
3. Lloyd Christian

- 11. To discuss and consider the approval of a payment in the amount of \$845.00 for an advertising space in the Chamber of Commerce Directory.**

A motion was made by Keith Daws and seconded by Lloyd Christian to table this item. The vote was unanimous.

- 12. To discuss and consider the approval of a payment in the amount of \$3,935.00 and the agreement between the Port Arthur Section 4A Economic Development Corporation and SETCAST/Lamar University video production program.**

A motion was made by Linda Spears and seconded by Keith Daws to approve a payment in the amount of \$3,935.00 and the agreement between the Port Arthur Section 4A Economic Development Corporation and SETCAST/Lamar University video production program. The vote was unanimous.

- 13. To discuss and consider the approval of a payment in the amount of \$692.74 for Crain, Caton, & James for services rendered through August 31, 2006.**

A motion was made by Kerry Thomas and seconded by Lloyd Christian to table this item until after executive session. The vote was unanimous.

## **VI. REPORTS**

1. CEO's Report was given by Floyd Batiste.
  - a. Report on visit to DMC; he was very pleased and impressed.
2. Report on Business Retention & Expansion,
3. Report on E-Synchronist Annual Training, and
4. Report on Economic Development Week, was given by Jana Barnes
5. The Report on TEDC Annual Conference, was given by Keith Daws and Jana Barnes

## **VII. EXECUTIVE SESSION**

The board retired to executive session at 7:12 p.m., and reconvened at 8:25 p.m.

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

1. A motion was made by Linda Spears and seconded by Kerry Thomas to table items 1 and 2 until the next meeting. The vote was unanimous.

2. A motion was made by Richard Wycoff to approve that the letter of credit is being used in collateral to seam the \$285,000 grant and that once Redwine constructs road and has contracts then will be reimbursed up to \$285.00. The motion failed due to lack of second. Another motion was made by Lloyd Christian and seconded by Kerry Thomas for the approval of modifying Redwine Contract to allow 50% of total reimbursement to Redwine once road built and hotel construction has began and reimburse remaining 50% once one hotel is fully constructed and open for business. The vote was unanimous.
3. A motion was made by Linda Spears and Richard Wycoff to approve the contract between the Port Arthur Section 4A Economic Development Corporation and Eco-Diesel. The vote was unanimous.
4. A motion was made by Linda Spears and seconded by Kerry Thomas to approve the payment in the amount of \$845.00 for an advertising space in the Chamber of Commerce Directory. The vote was unanimous.
5. A motion was made by Kerry Thomas and seconded by Lloyd Christian to approve a payment in the amount of \$692.74 for Crain, Caton, & James for services rendered through August 31, 2006. The vote was unanimous.

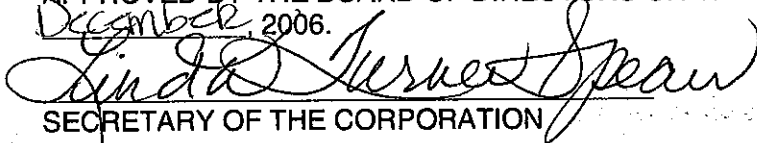
**VIII. FUTURE AGENDA ITEMS OR REQUESTED REPORTS**

1. Constable officer considered and
2. Deer Park visit.

**IX. ADJOURNMENT OF MEETING**

A motion was made to adjourn the meeting by Linda Spears and seconded by Richard Wycoff. It was adopted unanimously. The meeting was adjourned at 8:43 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 13<sup>th</sup> DAY OF December, 2006.

  
SECRETARY OF THE CORPORATION