

**MINUTES  
CITY OF PORT ARTHUR SECTION 4A  
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING  
4173 39<sup>th</sup> Street, Port Arthur, Texas  
November 1, 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, November 1, 2006. The meeting was called to order at 5:35 p.m.

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

The following Board Members were present: Richard Wycoff, Barbara Mulroy, Linda Spears, 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**

**A. PRESENTATIONS**

1. Job Training – Lamar State College-Port Arthur, presented by Janis Hutchins and Joe Robuski.

*Lamar State College-Port Arthur is partnering with the Texas Workforce and Becon to educate students. They offer introductory craft skills at Lamar State College-Port Arthur during their senior year. They are beginning in mid-January; can except around 40 students. This course is needed for classes in any skilled craft. Students are eligible if they were affected by the Hurricane. Then can be hired in entry-level craft skills at Motiva after first phase of introductory classes being complete. Entry-level rate per hour hasn't been established. They requested stipend for students from Memorial High School and Sabine Pass.*

2. Port Arthur Industrial Group, presented by John Hall – Facilitator and Marsh Carter – Environmental Manager at Valero.

*Conducted study Re: West Side Port Arthur for revitalization to improve quality of life for those living in the area plus mixed commercial businesses in the area. Want to put in a revitalization process for West Port Arthur. Want to improve housing choices in area (new and existing), this is necessary to sustain business components. They want to emphasize industrial development components and comprehensive job initiative.*

*Wants non-profit organization; made of Board and staff for program implementation of revitalization plan. The strategy funded equality by City, EDC, and Industrial Group to engage Mr. Marshall and anyone else. Proceed with foundational planning in 2007. This plan can be meshed with Dikita.*

*The Board Member Kerry Thomas requested to have a meeting with the City of Port Arthur, Dikita Enterprise, and the Port Arthur Industrial Group all together to discuss plan.*

3. SALM Investment, presented by Dr. Ally.

*Solid Waste Management Business is basically the use of scrap/used tires and recover valuable by-products. Business called Neofuel USA; the construction will cost \$30 million-privately funded. What other incentives available re: land acquisition and building construction.*

4. KT Maintenance, presented by Kenny Tims.

*Incentive would be to repair buildings since Hurricane Rita and assistant in training facilities for skilled and unskilled workers. Renovate building at 800 Proctor St. Build new shops between 800 and 900 blocks of 4<sup>th</sup> street in Port Arthur, TX. Purchase tools and equipment to outfit fabrication shop to training existing skilled labor poor and unskilled. Create 10-20 skilled labor positions and 40 field personnel positions.*

## **B. COMMUNICATIONS**

None.

## **V. ACTION ITEMS**

1. **To discuss and consider the approval of an Incentive Agreement between the Port Arthur Section 4A Economic Development Corporation and Lamar State College – Port Arthur.**

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

2. **To discuss and consider the approval of an Incentive Agreement between the Port Arthur Section 4A Economic Development Corporation and the Port Arthur Industrial Group.**

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

**3. To discuss and consider the approval of an Incentive Agreement between the Port Arthur Section 4A Economic Development Corporation and SALM Investment.**

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

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

A motion was made by Linda Spears and seconded by Barbara Mulroy to remove from the agenda until a later date. The vote was unanimous.

**5. 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 Barbara Mulroy to remove from the agenda until a later date. The vote was unanimous.

**6. To discuss and consider the approval of either extending or terminating the purchase agreement with KCS.**

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

**7. To discuss and consider the approval of an Incentive Agreement between Port Arthur Section 4A Economic Development Corporation and Port Iron.**

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

**8. To discuss and consider the approval of the contract between the Port Arthur Section 4A Economic Development Corporation and Redwine Partners, Ltd.**

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

**9. To discuss and consider the approval of sponsorship for Economic Development Week.**

A motion was made by Linda Spears and seconded by Richard Wycoff to approve the Platinum Sponsorship for the Economic Development week. The vote was unanimous.

**10. 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 Linda Spears and seconded by Richard Wycoff to approve a payment in the amount of \$845.00 for an advertising space in the Chamber of Commerce Directory. The vote was unanimous.

**11. To discuss and consider the approval of an invoice in the amount of \$2,020.20 for M.D. Arena Contractor for bush hogging in the Port Arthur Business Park.**

A motion was made by Linda Spears and seconded by Richard Wycoff to approve an invoice in the amount of \$2,020.20 for M.D. Arena Contractor for bush hogging in the Port Arthur Business Park. The vote was unanimous.

**12. To discuss and consider the approval of an invoice in the amount of \$817.13 for Crain, Caton, & James for services rendered through September 30, 2006.**

A motion was made by Linda Spears and seconded by Richard Wycoff to approve an invoice in the amount of \$817.13 for Crain, Caton, & James for services rendered through September 30, 2006. The vote was unanimous.

**13. To discuss and consider the approval of invoices from the Jefferson County Tax Office in the total amount of \$47,773.55.**

A motion was made by Linda Spears and seconded by Richard Wycoff to approve invoices from the Jefferson County Tax Office in the total amount of \$47,773.55. The vote was unanimous.

**14. To discuss and consider the approval of invoices from Germer Gertz for professional services rendered:**

<b><u>Through:</u></b>	<b><u>Amount:</u></b>	<b><u>Pertaining to:</u></b>
May 25, 2006	\$6,880.80	The Economic Development Corporation
June 22, 2006	\$2,912.50	West Side Development
June 22, 2006	\$838.02	Redwine Family Partners, Ltd.
June 22, 2006	\$3,014.50	Panelized Systems Technology, L.L.C.
June 22, 2006	\$187.50	Camellia Plaza, L.P.
June 22, 2006	\$52.01	The City of Port Arthur Section 4A EDC v. Tres Caballeros, Ltd.
October 13, 2006	\$15,122.91	The Economic Development Corporation
October 13, 2006	\$100.00	The City of Port Arthur Section 4A EDC v. Training Research and Development, Inc.
October 13, 2006	\$512.20	The City of Port Arthur Section 4A EDC v. Tres Caballeros, Ltd.
October 13, 2006	\$50.00	Camellia Plaza, L.P.
October 13, 2006	\$37.50	Panelized Systems Technology, L.L.C.
October 13, 2006	\$1,275.00	West Side Development
October 13, 2006	\$1,130.50	Redwine Family Partners, Ltd.
October 13, 2006	\$2,265.16	Spur 93 Business Park
October 13, 2006	\$675.00	FRP Group, LLC
October 13, 2006	\$62.50	DonShe Pottery, L.L.C.
October 13, 2006	\$25.00	SETX Clearwater Environmental, L.L.C.
October 13, 2006	\$771.40	EcoDiesel Industries, LLC.
October 13, 2006	\$25.00	SALM Investment.
October 13, 2006	\$1,897.00	Mc-OO, Inc. d/b/a Mc-O Construction
October 13, 2006	\$4,840.75	Pleasure Island Shrimp House, Inc.

A motion was made by Linda Spears and seconded by Richard Wycoff to approve the above invoices from Germer Gertz for professional services rendered from May 25, 2006 through October 13, 2006. The vote was unanimous.

**VI. REPORTS**

1. CEO's Report was given by Beverly Hatcher on behalf of Floyd Batiste regarding Economic Development Week.
2. Financial Report for the month of August 2006 was given by Rebecca Underhill.

**VII. EXECUTIVE SESSION**

The board retired to executive session at 7:14 p.m., and reconvened at 8:40 p.m.

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

1. A motion was made by Lloyd Christian and seconded by Barbara Mulroy to approve an Incentive Agreement between the Port Arthur Section 4A Economic Development Corporation and Lamar State College – Port Arthur, Agreeing to set aside \$20,000 for fiscal year regarding Port Arthur Seniors only. The vote was unanimous. Another motion was made by Lloyd Christian and seconded by Barbara Mulroy to rescind the previous motion. The vote was unanimous. Another motion was made by Lloyd Christian and seconded by Barbara Mulroy to agree to set aside \$20,000 for fiscal year regarding Port Arthur Seniors, as it emphasis, then to unemployed and under-employed citizens. The vote was unanimous.
2. A motion was made by Lloyd Christian and seconded by Richard Wycoff to table until next meeting the approval of an Incentive Agreement between the Port Arthur Section 4A Economic Development Corporation and the Port Arthur Industrial Group. The vote was unanimous.
3. The board member, Kerry Thomas, recused, therefore, no motion was made due to lack of quorum.
4. A motion was made by Richard Wycoff and seconded by Lloyd Christian to extend continued negotiations of purchase of the KCS/Port Iron Site for 30 days with no additional fees.

**Roll Call:**

**Richard Wycoff – YES  
 Barbara Mulroy – NO  
 Linda Spears – No**

**Lloyd Christian – YES  
 Kerry Thomas - YES**

**3 - 2**

**Motion Passed.**

5. A motion was made by Robin to approve and Incentive Agreement between Port Arthur Section 4A Economic Development Corporation and Port Iron. The motion failed due to lack of second.
6. A motion was made by Richard Wycoff and seconded by Linda Spears to approve the contingent grant agreement with Redwine Family Partners, Ltd. The vote was unanimous.
7. A motion was made by Richard Wycoff and seconded by Linda Spears to approve Pleasure Island Shrimp House repayment involving security interest in inventory, \$50,000 payment and lock box payment method. The vote was unanimous.
8. A motion was made by Lloyd Christian and seconded by Richard Wycoff to approve the acceptance of the \$15,000 payment from FRP and revise milestone schedule. The vote was unanimous.

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

1. Economic Development Specialist and
2. Board Meeting Security.

**IX. ADJOURNMENT OF MEETING**

A motion was made to adjourn the meeting by Linda Spears and seconded by Barbara Mulroy. It was adopted unanimously. The meeting was adjourned at 8:55 p.m.

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

  
SECRETARY OF THE CORPORATION