

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING
4173 39th Street, Port Arthur, Texas
January 9, 2007**

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 Tuesday, January 9, 2007. The meeting was called to order at 7:10 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

1. November 15, 2006
2. November 29, 2006
3. December 13, 2006

A motion was made by Kerry Thomas and seconded by Barbara Mulroy to approve the minutes for November 15, 2006, November 29, 2006, and December 13, 2006. The vote was unanimous.

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

1. Golden Pass LNG – Presentation given by Tom Burger

He proposed Pipeline Laydown Area for approximately 35 acres. He would provide utility road to access area. He would give upfront \$147,000 payment for 24 months lease. Lease would be 7-8% of rental cost. Road estimated at \$200,000. He would like to begin lease around mid June. Will need approval for land use survey.

2. Triangle Waste Solutions – Presentation given by Tony Broussard

He explained that the purpose for the additional 10 acres is for a Metal Recycling Facility. He wants incentive on the building. \$200,000 is the cost for slab and roof and \$500,000 for the fence. The current number of employees is 70.

3. KT Maintenance – Carrie and Bill

KT Maintenance cancelled prior to the meeting. They asked to be on the next agenda.

B. COMMUNICATIONS

None.

V. CONSENT AGENDA ITEMS

1. **To discuss and consider the approval of the payment to the City of Port Arthur in the amount of \$17,259.87 for the Administrative Charges pursuant to the administrative agreement.**

A motion was made by Kerry Thomas and seconded by Linda Spears to approve the payment to the City of Port Arthur in the amount of \$17,259.87 for the Administrative Charges pursuant to the administrative agreement. The vote was unanimous.

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

<u>Through:</u>	<u>Amount:</u>	<u>Pertaining to:</u>
December 20, 2006	\$4,634.36	Economic Development Corporation
December 20, 2006	\$ 200.00	City of Port Arthur Section 4A EDC v. Tres Caballeros
December 20, 2006	\$ 437.50	West Side Development
December 20, 2006	\$ 501.33	Redwine Family Partners, Ltd.
December 20, 2006	\$ 112.50	Spur 93 Business Park
December 20, 2006	\$ 87.50	FRP Group, LLC
December 20, 2006	\$ 150.00	SETX Clearwater Environmental, L.L.C.
December 20, 2006	\$ 78.00	EcoDiesel Industries, LLC
December 20, 2006	\$ 37.50	Mc-OO, Inc. d/b/a Mc-O Construction
December 20, 2006	\$ 212.50	Lamar State College-Port Arthur
December 20, 2006	\$4,463.98	Pleasure Island Shrimp House, Inc.

A motion was made by Linda Spears and seconded by Keith Daws to approve the invoices from Germer Gertz for professional services rendered through December 20, 2006. The vote was unanimous.

VI. NON-CONSENT AGENDA ITEMS

1. **To discuss and consider the approval of leasing 37 acres of land in the Business Park to Golden Pass LNG.**

This item was tabled until after executive session.

- 2. To discuss and consider the approval of the reimbursement from the City of Port Arthur in the amount of \$18,000 toward K Strategies contract.**

A motion was made by Keith Daws and seconded by Barbara Mulroy to approve the request for reimbursement from the City of Port Arthur in the amount of \$18,000 toward K Strategies contract. The vote was unanimous.

- 3. To discuss and consider the approval to request for the City of Port Arthur to approve the Port Arthur Section 4A Economic Development Corporation's process.**

The application process was not approved initially by City Council when sent in Quarterly Report.

A motion was made by Linda Spears and seconded by Kerry Thomas to approve the request for the City of Port Arthur to approve the Port Arthur Section 4A Economic Development Corporation's process with the modified version with resolution mirroring flowchart, redacting names to include third party or EDC staff. The vote was unanimous.

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

This item was tabled until after executive session.

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

This item was tabled until after executive session.

VII. REPORTS

- 1. CEO's Report**

Mr. Floyd Batiste reminded the Board about the Sales Tax Seminar and the Golden Triangle Days in Austin.

- 2. Sales Tax Collections to Date and compared to Last Fiscal Year**

The Board reviewed the Sales Tax Collections.

- 3. Board Financial Update**

The update was given by Mr. Batiste. Board Member Keith Daws would like for encumbrances to be included.

VIII. EXECUTIVE SESSION

The board retired to executive session at 8:28 p.m., and reconvened at 10:40 p.m.

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

1. A motion was made by Eli Roberts and seconded by Keith Daws to approve lease of approximately 35 acres of land in Business Park to Golden Pass LNG at cost of approximately \$147,000 paid up-front for 24 month lease with utility road built at cost of LNG provided road built by specifications of engineer and approved by the Port Arthur Section 4A Economic Development Corporation. The vote was unanimous.
2. 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 Lamar State College – Port Arthur and to maximize the incentive funding up to \$20,000. The vote was unanimous.
3. A motion was made by Lloyd Christian and seconded by Barbara Mulroy to approve a contract between the Port Arthur Section 4A Economic Development Corporation and DMC. The vote was unanimous.

IX. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

1. Update on progress of By-Laws and for Council Member Pro-Tem Deloris Prince to spear the meeting. (Requested by Eli Roberts)
2. Have joint meeting with City Council regarding rumors of dissolving EDC. (Requested by Linda Spears)
3. Report from CEO on cost of in house attorney/compliance officer. (Requested by Kerry Thomas)
4. Specify duties and responsibilities of EDC staff and future staff. (Requested by Richard Wycoff)

X. 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 10:50 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 7th DAY OF February, 2007.



SECRETARY OF THE CORPORATION