

**MINUTES
CITY OF PORT ARTHUR SECTION 4A
ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING
4173 39th Street, Port Arthur, Texas
March 26, 2008**

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, March 26, 2008. The meeting was called to order at 6:25 p.m.

II. ROLL CALL, INVOCATION & PLEDGE

The following Board Members were present:

Richard Wycoff, Keith Daws, Kaprina Frank, Eli Roberts, Kelly Shanks, and Roosevelt Petry.

The invocation was given by Keith Daws.

The Pledge of Allegiance followed the invocation.

**III. MINUTES
None**

IV. PETITIONS & COMMUNICATIONS

A. PRESENTATIONS

1. Lamar State College – Port Arthur – Dr. Hutchinson

Dr. Hutchinson passed out an information packet explaining workplace skills & technical skills with an outline of key topics she was speaking about. She and Dr. Stretcher explained what kind of funding they wanted concerning a new process technology building, 7 welding classes and an instrumentation lab.

2. Projects update Abraham Manufacturing – Winn Richard

Mr. Richard gave an update on Abraham Manufacturing.

B. COMMUNICATIONS

None

**C. PUBLIC COMMENT (limited 3 min. ea.)
None**

V. UNFINISHED BUSINESS

None

VI. CONSENT AGENDA ITEMS

1. To discuss and consider the approval of an invoice in the amount of \$9,030.00 from The Parker Law Firm for professional legal services rendered for the Diamond suit/EDC Business Park.
2. To discuss and consider the approval of an invoice in the amount of \$5,466.13 from Germer Gertz, L.L.P. for professional services rendered through February 29, 2008.
3. To discuss and consider the approval of an invoice in the amount of \$680.00 from Germer Gertz, L.L.P. for professional services rendered for Spur 93 Business Park.
4. To discuss and consider the approval of an invoice in the amount of \$100.00 for Germer Gertz, L.L.P. for professional services rendered for Reliable Polymers Services, LP.
5. To discuss and consider the approval of an invoice in the amount of \$100.00 for Germer Gertz, L.L.P. for professional services rendered for Camellia Plaza, L.P.
6. To discuss and consider the approval of an invoice in the amount of \$200.00 for Germer Gertz, L.L.P. for professional services rendered for Redwine Family Partners, Ltd.

A motion was made by Richard Wycoff and seconded by Roosevelt Petry to approve items # 1-6 with one motion. The vote was unanimous.

VII. NON-CONSENT AGENDA ITEMS

1. To discuss and consider the approval on an economic incentive agreement between Port Arthur Economic Development Corporation Team Fabrications, LLC/ Team Industries, Inc.

A motion was made by Eli Roberts and seconded by Richard Wycoff to approve the incentive agreement with one motion. There were 5 for the motion and one who abstained from voting – Roosevelt Petry.

2. To discuss and consider the approval on an economic incentive agreement between the Port Arthur Economic Development Corporation and Lockwood International, Inc for sale of 5 acres of land in the Business Park.

A motion was made by Roosevelt Petry and seconded by Eli Roberts to approve the sale of the 5 acres to Lockwood International, Inc with one motion. The vote was unanimous.

3. **To discuss and consider approval of an interlocal agreement between the City of Port Arthur and Port Arthur Economic Development Corporation regarding the repayment of debt service for the PAEDC portion of \$3 million of the 2008 General Obligation Bond.**

A motion was made by Richard Wycoff and seconded by Eli Roberts to approve the \$3 million dollar payment with one motion. The vote was unanimous.

4. **To discuss and consider the approval of auctioning unused PAEDC office equipments and supplies in the upcoming City of Port Arthur city auction.**

A motion was made by Roosevelt Petry and seconded by Richard Wycoff to approve the auctioning of the used and unused supplies and office equipment. The vote was unanimous.

VIII. REPORTS

1. **CEO's Report**

- a. **UDACE review of Wetland and land planning –Ron Arceneaux**

A slideshow was presented to the board.

- b. **Business Park – Phase II road and land planning –Ron Arceneaux**

A handout of a lot summary with the number of lots and acreage of each were passed out to the board.

- c. **National Development Council –Dryck Bennett & John Turnbull**

John answered questions about what the annual fee charged to the EDC covers.

- d. **Project Update**

Brenda Vaughn & Floyd Batiste explained the operations and financials of the current projects and their status. All projects are current and in compliance.

IX. CLOSED SESSION (EXECUTIVE SESSION)

In order to comply with the requirements of Chapter 551 (Open Meetings Law) of the Texas Government Code, prior to going into closed meeting the presiding officer to the City of Port Arthur Section 4a Economic Development Corporation Board Of Directors should make the following public announcement:

The board retired to executive session at 8:17 pm, and reconvened at 9:40 pm.

1. **Section 551.087 Government Code** – To discuss incentive for EDC business prospects.
2. **Section 551.071 Government Code** – To discuss with Attorney Guy Goodson pending and potential litigation.
3. **Section 551.072 Government Code** – To discuss the value of land at the City of Port Arthur Section 4A Economic Development Corporation Spur 93 Business Park.

***The items in executive session may be discussed and acted on in open session.**

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

Evaluation Forms – Revise because they are too lengthy

Mr. Batiste's evaluation in June 2008

Procedure & policies –what is the minimum documentation we need, to illuminate excess paperwork.

XI. ADJOURNMENT OF MEETING

A motion was made to adjourn the meeting by Richard Wycoff and seconded by Eli Roberts. It was adopted unanimously. The meeting was adjourned at 10:10 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE _____ DAY OF _____, 2008.



SECRETARY OF THE CORPORATION