Port Arthur Economic Development Corporation

MEETING MINUTES
Board of Directors Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Thursday, August 13th, 2026
3:30 PM

I. CALL TO ORDER

The Board of Directors of the Port Arthur Economic Development Corporation met in a Special Board Meeting on Thursday, August 13th, 2026, at 3:30 p.m. President Morris Albright called the meeting to order at 3:36 p.m. A quorum was present.

II. ROLL CALL, INVOCATION & PLEDGE

The following board and staff members were present:

President Morris Albright
Vice President Beverly Raymond
Director Osman Swati
Director Darrell Anderson
Treasurer Kaprina Frank (arrived at 3:44 p.m.)
Attorney Kate Leverett
CEO Krystle Muller

Director Swati gave the invocation, followed by the Pledge of Allegiance.

III. PETITIONS & COMMUNICATIONS

1. **Public Comments**

   There were no public comments.

2. **Presentations**

   There were no presentations.

3. **Communications**

   There were no communications.

IV. UNFINISHED BUSINESS

1. Discussion and possible consideration to approve a 4A Economic Development Performance Agreement with Seamless Management Company LLC dba Seamless Medical Centers for capital investment and primary job creation.

   Director Raymond made a motion, seconded by Director Anderson, to approve the agreement for an amount not to exceed $391,000.00. The vote was unanimous, all in favor. Motion carried.

2. Discussion and possible consideration to approve a 4A Economic Development Conditional Grant Agreement with Central Mall Port Arthur for infrastructure improvement resulting in the creation of new business enterprise.

Director Anderson made a motion, seconded by Director Raymond, to approve the agreement as presented by legal counsel. The vote was unanimous, all in favor. Motion carried.

VI. NON-CONSENT AGENDA ITEMS

1. Discussion and possible consideration to approve the Port Arthur Economic Development Corporation Fiscal Year 2026–2027 Budget.

Financial Operations Officer Rachel Jacquet reviewed several changes made to the proposed budget since her previous presentation. Discussion followed, and the CEO and Financial Operations Officer addressed the Board's questions.

Director Swati made a motion, seconded by Director Frank, to approve. The vote was unanimous, all in favor. Motion carried.

X. CLOSED SESSION (EXECUTIVE SESSION)

The Board of Directors did not recessed their meeting to enter Executive Session.

XI. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

No future agenda item or reports requested.

XII. ADJOURNMENT

Director Frank made a motion, seconded by Director Raymond, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 4:03 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 14 DAY OF September, 2026.

Ingrid Holmes

Ingrid Holmes
Port Arthur EDC Board Secretary