

Port Arthur Economic Development Corporation

AGENDA

Board of Directors Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, September 14, 2026
6:00 PM

I. CALL TO ORDER

II. ROLL CALL, INVOCATION & PLEDGE

BOARD OF DIRECTORS

(1) Eric Guidry	_____	(5) Ingrid Holmes	_____
(2) Beverly Raymond	_____	(6) Darrell Anderson	_____
(3) Osman Swati	_____	(7) Kaprina Frank	_____
(4) Kristeen Reynolds	_____		

IV. MINUTES

1. Acceptance of:
 - A. August 3, 2026, Regular Board Meeting Minutes
 - B. August 3, 2026, Budget Workshop Meeting Minutes
 - C. August 13, 2026, Special Board Meeting Minutes

V. PETITIONS & COMMUNICATIONS

1. **Public Comments (limited to 3 minutes per speaker)**
2. **Presentations**
 - A. Martin Flood - Business Park History – Street Naming
3. **Communications**

(None)

VI. REPORTS

1. Monthly Financial Report for June and July 2026
2. Updates & Announcements

VII. UNFINISHED BUSINESS

(None)

VIII. CONSENT AGENDA ITEMS

(None)

IX. NON-CONSENT AGENDA ITEMS

1. Discussion and possible consideration to approve a 4B Recreational/Community Facility Conditional Grant Agreement with the City of Port Arthur, Texas for improvements to the Babe Zaharias Memorial Golf Course for an amount not to exceed \$2,300,000.00.
2. Discussion and possible consideration to approve a 4B Affordable Housing Conditional Grant Agreement with Legacy Community Development Corporation for infrastructure development at Gifford Pond for an amount not to exceed \$700,000.00.
3. Discussion and possible consideration to rescind the Performance Incentive Agreement with MMM Enterprises, LLC dba Maplewood Industrial Services.
4. Discussion and possible consideration to approve the selection of a firm in response to the Request for Proposals (RFP) for the West Side Grocery Market Feasibility Analysis, Food Access Needs Assessment, and Retail Recruitment Strategy.
5. Discussion and possible consideration to submit an Amendment to City of Port Arthur Resolution 25-520 regarding the amount allocated to the Contract for retention of Guy N. Goodson and Kate K. Leverett of Germer PLLC as Legal Counsel for the Port Arthur Economic Development Corporation.
6. Discussion and possible consideration to approve a correction to the FY 2026-2027 Proposed Budget.
7. Discussion and possible consideration to elect officers of the Board of Directors to fill vacant positions.

X. CLOSED SESSION (EXECUTIVE SESSION)

"The Board of Directors will recess into Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss the following topics. The items in Executive Session may be acted on in open session:"

1. §551.074 – Personnel Matters
 - A. Approve CEO Evaluation Form

2. §551.072 – Deliberations about Real Property
A. Port Arthur Community Federal Credit Union

The Port Arthur EDC Board reserves the right to adjourn into an executive session at any time to discuss any of the matters listed on the agenda as authorized by the TEXAS GOVERNMENT CODE:

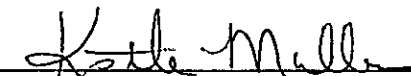
- §551.071 – Consultation with Attorney
- §551.072 – Deliberations about Real Property
- §551.074 – Personnel Matters
- §551.087 – Economic Development Negotiations

XI. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

XII. ADJOURNMENT

POSTING OF MEETING

POSTED THIS 8th DAY OF September, 2026.



Krystle Muller,
Chief Executive Officer
Port Arthur Economic Development Corporation

NOTICE is hereby given that the Port Arthur Economic Development Corporation will hold a meeting, open to the public, at 501 Procter St. in Port Arthur, Texas on Monday September 14, 2026, at 06:00 PM. Directors of the Port Arthur Economic Development Corporation may participate in the meeting virtually, as long as a quorum of the Board of Directors and the presiding officer are physically present at 501 Procter St. Port Arthur, TX, in accordance with the Texas Open Meetings Act.