

Port Arthur Economic Development Corporation

AGENDA

Board of Directors Regular Board Meeting

501 Procter Street, Ste. 100, Port Arthur, TX 77640

Monday, April 7th, 2025

6:00 PM

I. ROLL CALL, INVOCATION & PLEDGE

BOARD OF DIRECTORS

(1) Beverly Raymond	_____	(5) Morris Albright	_____
(2) Kaala Jacobs	_____	(6) Ingrid Holmes	_____
(3) Jerry LaBove	_____	(7) Melvin Getwood	_____
(4) Darrell Anderson	_____		

II. MINUTES

Acceptance of March 12th, 2025, Regular Board Meeting Minutes

III. PETITIONS & COMMUNICATIONS

1. Speakers (limited to 3 minutes each)

a. Henry LaBrie | Owner, Mid-County Plaza, LLC

2. Presentations

a. Gener8tor Program – Mr. Robert Pieroni

3. Communications

a. **PAEDC's Legal Team Meeting Attendance Correspondence**

b. **Earth Day: Procter Street Clean Up**

Thursday April 17th, 2025 at 8 AM | Port Arthur International Seafarer's Center

c. **Jefferson County Commissioners Leadership Breakfast**

Wednesday April 23rd, 2025 at 9:45 AM | Robert A. "Bob" Bowers Civic Center

d. **Small Business Awards Banquet**

Tuesday, April 29, 2025, at 6PM | The Venue at Belle Oaks, Beaumont TX

- e. **Spring Job Fair**
Wednesday April 30th, 2025, at 10 AM | Robert A. "Bob" Bowers Civic Center
- f. **2025 Industry Show**
Thursday August 14th, 2025, at 2 PM | Robert A. "Bob" Bowers Civic Center

IV. REPORTS

- 1. CEO's Report | Discussion
 - a. Financial Report for the month of March 2025
 - b. Downtown Revitalization Program Update
 - c. Update on Workforce Development Programs
 - d. Review of timeline for formal launching of PAEDC's Entrepreneurship and Small Business Support Center
 - e. Staffing Update

V. UNFINISHED BUSINESS

- 1. To discuss and consider approval of the proposed PAEDC Code of Ethics

VI. CONSENT AGENDA ITEMS

(None)

VII. NON-CONSENT AGENDA ITEMS

- 1. To discuss the possible procurement of security guard services for the Press Building
- 2. To discuss for possible consideration an Economic Development Performance Agreement with CGLR Properties LLC
- 3. To discuss and consider approval of the proposed PAEDC Bylaws and the Board of Directors Policies & Procedures Manual
- 4. Review, discussion, and possible action regarding Section 8.18, Voting: Action of the Board of Directors, "Directors must be present in order to vote at any meeting"; as outlined in PAEDC By Laws dated April 4, 2022 (requested by Director LaBove)

VIII. 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

Port Arthur Economic Development Corporation's Board of Directors Should Make the Following Public Announcement:

"A Closed Meeting or Executive Session Will Be Held Pursuant to The Following Sections of Chapter 551, Texas Government Code,

1. §551.071 – To consult with Attorney
 - a. Lamar State College Port Arthur & Seahawk Landing Loan
2. §Section 551.074 - To discuss personnel matters
 - a. Employment contract with PAEDC Chief Executive Officer

***The Items in Executive Session May Be Acted on In Open Session"**

The PAEDC 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) or any other exception authorized by Chapter 551 of the Texas Government Code.

IV. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

X. POSTING OF MEETING

POSTED ON THE 4th DAY OF April, 2025 AT 12pm O'CLOCK.



Terry Stokes, PAEDC Chief Executive Officer

NOTICE

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, April 7th, 2025 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.