Port Arthur Economic Development Corporation

AGENDA
Board of Directors Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, June 2nd, 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 May 5th, 2025, Regular Board Meeting Minutes

III. PETITIONS & COMMUNICATIONS

1. **Speakers (limited to 3 minutes each)**

   (None)

2. **Presentations**

   a. Dr. Betty Reynard, President, Lamar State College Port Arthur | Seahawk Landing

3. **Communications**

   a. **LNG Growth Luncheon**
   Tuesday June 24, 2025, at 11 AM | Robert A. "Bob" Bowers Civic Center

   b. **2025 Industry Show**
   Thursday August 14th, 2025, at 2 PM | Robert A. "Bob" Bowers Civic Center

IV. REPORTS

1. CEO's Report | Discussion

   a. Update on Project to Implement the City of Port Arthur's Downtown Revitalization Plan
   b. Staffing Update
   c. Financial Report for the month of May 2025
   d. Update on PAEDC's Workforce-related Programs

V. UNFINISHED BUSINESS

1. (None)

VI. CONSENT AGENDA ITEMS

1. Review, discussion, and possible action to approve Rights of Entry for Survey and Exploration permitted to the Department of the Army to enter upon land within the Port Arthur Industrial Park

2. Review, discussion and possible action to approve the acceptance of a bid and enter into agreement for Security Guard Services at 501 Procter Street and the Spur 93 Industrial Park with S&S Security Investigations & Security, Inc. in an annual amount not to exceed $126,659.00

3. Review, discussion, and possible action to approve the second and final renewal of a contract for landscaping and irrigation services at the Spur 93 and Jade Ave. Industrial Parks; and amend and restate the contract to include Curb Strip Maintenance for the Spur 93, Jade Ave., and Hwy. 73 Industrial Parks and include the Recreational Area Maintenance for the Spur 93 Industrial Park with Frey's Landscaping LLC in an amount not to exceed $129,800.00

4. Review, discussion, and possible action regarding the payment of Invoice #8106908719 for the Yearly Billing of the Extended Warranty Agreement with Schindler Elevator Corporation to service two (2) elevators at The Press Building, located at 549 4th Street, in an amount not to exceed $12,665.52

VII. NON-CONSENT AGENDA ITEMS

1. Review, discussion, and possible action to approve the terms and conditions of an Economic Development Performance Agreement with Spidle & Spidle, Inc. DBA Spidle Oil, Company

2. Review, discussion, and possible action regarding entering into a Real Estate Purchase Agreement with Spidle & Spidle, Inc. for the sale of 0.407 acres of land in the Spur 93 Industrial Park in the amount of $25,274.70

3. Review, discussion and possible action to approve proceeding with establishing the terms and conditions of a potential sale of 1.22 Acres of Tract 4-A Block 11 out of the PAEDC's Spur 93 Industrial Park to Mid-County Plaza, LLC

4. Review, discussion, and possible action on Mid-County Plaza, LLC and the policy for information and projects being presented to the Board (Request of Director Albright)

5. Review, discussion, and possible action regarding the Travel Request for PAEDC's CEO to attend the Texas Economic Development Council's 2025 Mid-Year Conference in Rockwall

6. Review and discussion regarding the general purposes, applicability, and operation of the Spur 93 Industrial Park Covenants & Restrictions to Industrial Park Properties

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. **§Section 551.074 - To discuss personnel matters**
    a. Employment contract with PAEDC's 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 30th DAY OF May, 2025 AT 5:30 p.m. O'CLOCK.

Kattie Mullen for Terry Stokes

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 June 2nd, 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.