Port Arthur Economic Development Corporation

AGENDA
Board of Directors Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, February 2, 2026
6:00 PM

I. CALL TO ORDER

II. ROLL CALL, INVOCATION & PLEDGE

BOARD OF DIRECTORS

(1)	**Beverly Raymond**	________	**(5)**	**Morris Albright**	________
(2)	**Kaala Jacobs**	________	**(6)**	**Ingrid Holmes**	________
(3)	**Jerry LaBove**	________	**(7)**	**Kaprina Frank**	________
(4)	**Darrell Anderson**	________			

III. MINUTES

1. Acceptance of:

   A. January 13, 2026, Regular Board Meeting Minutes
   B. January 13, 2026, Annual Board Meeting Minutes

IV. PETITIONS & COMMUNICATIONS

1. **Public Comments (limited to 3 minutes per speaker)**

2. **Presentations**

   (None)

3. **Communications**

   (None)

V. REPORTS

1. Monthly Financial Report for December 2025
2. Organizational Report

VI. UNFINISHED BUSINESS

(None)

VII. CONSENT AGENDA ITEMS

1. Discussion and possible action to approve the second and final renewal of the janitorial services contract for 501 Procter and 549 4th Streets with Southeast Texas Building Services.

VIII. NON-CONSENT AGENDA ITEMS

1. Discussion and possible consideration of a Letter of Intent to apply for an Economic Incentive from Ecolutia Services, Inc.

2. Discussion and possible consideration of a Letter of Intent to apply for an Economic Incentive from Seamless Medical Centers.

3. Discussion and possible consideration of a proposal from Legacy Community Development Corp. for a Downtown Homeownership and Re-Development Program.

4. Discussion and possible consideration of a Letter of Intent to apply for an Economic Incentive from Central Mall Port Arthur.

5. Discussion and possible consideration of the repurchase of two (2) acres of undeveloped land in the Spur 93 Business Park from Rustin Penland.

6. Discussion and possible consideration of a Workforce Training Agreement with Lamar State College Port Arthur for the Returning Ship Building to Southeast Texas Program.

7. Discussion and possible consideration of the renewal of the Professional Services and Consulting Agreement with Retail Strategies LLC.

8. Discussion and possible consideration of securing a provider for landscape, irrigation, and frontage maintenance at the Hwy 73, Jade Ave, and Spur 93 Business Parks and the lawn maintenance at 501 Procter Street and 549 4th Street. (Requested by Director LaBove)

9. Discussion and possible consideration of renaming the EDC Business Park. (Requested by Director LaBove)

10. Discussion and possible consideration of maintenance of the exterior of the EDC building. (Requested by Director LaBove)

11. Discussion of a potential grocery store. (Requested by Director Albright)

12. Discussion and possible action regarding tenant security at The Press Building. (Requested by Director Raymond)

IX. 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 | Hiring of PAEDC Chief Executive Officer

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**

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

XI. ADJOURNMENT

POSTING OF MEETING

POSTED THIS 27th DAY OF January, 2026 AT 4:02 pm O'CLOCK.

Krystle Muller,
Interim Chief Executive Officer

***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 February 2, 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.*