***Port Arthur Economic Development Corporation***

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

## I. CALL TO ORDER

## II. ROLL CALL, INVOCATION & PLEDGE

**BOARD OF DIRECTORS**

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

## III. MINUTES

1. Acceptance of:

   A. March 3, 2026, Regular Board Meeting Minutes
   B. March 16, 2026, 4B Workshop Meeting Minutes
   C. March 19, 2026, Workforce Training Programs Workshop Meeting Minutes

## IV. PETITIONS & COMMUNICATIONS

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

2. **Presentations**

   A. (None)

3. **Communications**

   A. Golden Triangle Days in Austin, Tx, scheduled for February 22–23, 2027.

## V. REPORTS

1. Monthly Financial Report for February 2026

2. Marketing Updates

3. CEO Updates & Announcements

## VI. UNFINISHED BUSINESS

(None)

## VII. CONSENT AGENDA ITEMS

1. Discussion and possible consideration of entering into an agreement with the City of Port Arthur for the use of property located at Jade Avenue Industrial Park as a temporary debris management site in the event of a state or federally declared disaster.

2. Discussion and possible consideration to approve payment of Invoice No. 2767 from Corvus Communications for two return trips to complete generator start-up, in an amount not to exceed $6,246.47.

## VIII. NON-CONSENT AGENDA ITEMS

1. Discussion and possible consideration to approve a letter of intent from the City of Port Arthur for an Economic Incentive for the Babe Zaharias Golf Course.

2. Discussion and possible consideration to approve a one-year Workforce Training Agreement with Angel's Devine Touch Corp. to support Certified Nurse Aide (CNA) training for ten (10) eligible Port Arthur residents, for an amount not to exceed $15,000.00.

3. Discussion and possible consideration to approve a two-year Workforce Training Agreement with Golden Triangle Empowerment Center (GTEC) to provide training for Port Arthur residents, in an amount not to exceed $360,000.00.

4. Discussion and possible consideration to approve an amendment to the Economic Incentive Agreement with Haulin Gas.

5. Discussion and possible consideration of a proposal from Legacy Community Development Corp. for infrastructure funding assistance in the amount of $700,000 to support the development of Gifford Pond.

6. Discussion and possible consideration of a Fiscal Year 25-26 Port Arthur EDC budget amendment.

7. Discussion and possible consideration to approve a quote for Business Park signage.

8. Discussion and possible action to approve a proposal from Preferred Facilities Group for vegetation removal along the east and north building walls at 501 Procter Street and painting services, in an amount not to exceed $45,244.42.

9. Discussion and possible consideration to approve an updated Port Arthur EDC Mission and Vision statement as a part of our rebranding efforts.

10. Discussion and possible consideration to enter into an Employment Agreement with Krystle Villarreal-Muller.

11. Discussion of agenda and supporting documents timeline for monthly board meetings. (Requested by Beverly 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
    a. Hiring of Port Arthur EDC Chief Executive Officer

2. §551.087 – Economic Development Negotiations
    a. Carewell Pharmacy
    b. Gifford Pond Proposal
    c. Parc Enterprises
    d. Babe Zaharias Golf Course

**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**

## X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

## XI. ADJOURNMENT

**POSTING OF MEETING**

POSTED THIS 30th DAY OF March, 2026.

**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 April 6, 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.*