*Port Arthur Economic Development Corporation*

**AGENDA**
**Board of Directors Regular Board Meeting**
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*
***Monday, June 1, 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. April 6, 2026, Regular Board Meeting Minutes
   B. May 4, 2026, Regular Board Meeting Minutes

## IV. PETITIONS & COMMUNICATIONS

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

2. **Presentations**

   (None)

3. **Communications**

   (None)

## V. PUBLIC HEARING AT 6:30 PM

1. Conduct a Public Hearing regarding Babe Zaharias Golf Course 4B Project

## VI. REPORTS

1. Monthly Financial Report for April 2026

2. Updates & Announcements

## VII. UNFINISHED BUSINESS

1. Discussion and possible consideration to approve a Workforce Training Agreement with Lamar State College Port Arthur (LSCPA) to continue assisting eligible Port Arthur residents in obtaining Class A and/or Class B CDL credentials.

2. Discussion and possible consideration to implement a Downtown Homeownership Program and setting a date for a Public Hearing regarding same.

3. 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.

## VIII. CONSENT AGENDA ITEMS

1. Discussion and possible consideration to approve the first renewal of the contract with S&S Investigations and Security for security guard services at Spur 93 Business Park and for Port Arthur EDC Board meetings, in an annual amount not to exceed $126,659.00.

## IX. NON-CONSENT AGENDA ITEMS

1. Discussion and possible consideration to approve the Houston Area Plumbing Joint Apprenticeship Committee (HAPJAC) acquisition of the property located at 925 W Jade Avenue in the Spur 93 Business Park.

2. Discussion and possible consideration to approve an Economic Incentive with MMM Enterprises, LLC dba Maplewood Industrial Services.

## 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. §551.087 – Economic Development Negotiations
   a. Legacy Community Development Corp.
      1) Gifford Pond Proposal
      2) Down Payment Assistance Program

**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 26th DAY OF May, 2026.

Krystle Muller

**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 June 1st, 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.*