Port Arthur Economic Development Corporation

AGENDA
Board of Directors Special Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, July 20th, 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)	**Osman Swati**	________	**(7)**	**Kaprina Frank**	________
(4)	**Darrell Anderson**	________			

III. MINUTES

1. Acceptance of:
   A. June 1, 2026, Regular 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 May 2026
2. Marketing & Insights Quarterly Report
3. Updates & Announcements

VI. UNFINISHED BUSINESS

(None)

VII. CONSENT AGENDA ITEMS

(None)

VIII. NON-CONSENT AGENDA ITEMS

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

2. Discussion and possible consideration to amend the motion approved on February 2, 2026, to rename the Port Arthur Business Park as the "Floyd Batiste Port Arthur Business Park" and to approve a ceremonial dedication of the Port Arthur Business Park as the Floyd Batiste Port Arthur Business Park.

3. Discussion and possible consideration to approve a Professional Services Agreement with Future Force Workforce Readiness Program.

4. Discussion and possible consideration to approve an Economic Performance Agreement with MMM Enterprises, LLC dba Maplewood Industrial Services.

5. Discussion and possible consideration to approve a 4A Economic Incentive for infrastructure improvements to Central Mall Port Arthur for the purpose of creating new business enterprise.

6. Discussion and possible consideration to approve a Performance Based 4A Incentive to Seamless Management Company LLC dba Seamless Medical Centers for capital investment and primary job creation.

7. Discussion and possible consideration to approve entering into an economic incentive Agreement with Parc Enterprises for the infrastructure development at 6770 9th Ave for the purpose of developing new business enterprise.

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. Draft Review of the Chief Executive Officer Evaluation Form

2. §551.071 – Consultation with Attorney
   a. Mid-County Plaza LLC

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 14th DAY OF July, 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 July 20th, 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.*