***Port Arthur Economic Development Corporation***

**AGENDA**
**Board of Directors Regular Board Meeting**
*501 Procter Street, Ste. 100, Port Arthur, TX 77640*
***Monday, August 3, 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. PUBLIC HEARING

1. Conduct a Public Hearing regarding the Museum of the Gulf Coast Expansion 4B Project for the development of a Discovery Center for Polymers and Composites and an Event Center.

2. Conduct a Public Hearing regarding the Downtown Homeownership and Redevelopment 4B Project to provide down payment assistance of up to $30,000 per qualified homebuyer for the purchase of up to six (6) homes over a one-year period within the designated downtown redevelopment area between Houston Avenue to Memorial Boulevard and Lakeshore Drive to 19th Street.

3. Conduct a Public Hearing regarding the Gifford Pond Subdivision 4B Project for infrastructure improvements necessary to support the development of the Gifford Pond Subdivision in Historic Downtown Port Arthur, resulting in approximately twenty-one (21) new single-family homes.

## IV. MINUTES

1. Acceptance of:

   A. July 20, 2026, Special Board Meeting Minutes

## V. PETITIONS & COMMUNICATIONS

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

2. **Presentations**

   (None)

3. **Communications**

   (None)

## VI. REPORTS

1. Community & Workforce Quarterly Report

2. Updates & Announcements

## VII. UNFINISHED BUSINESS

(None)

## VIII. CONSENT AGENDA ITEMS

(None)

## IX. NON-CONSENT AGENDA ITEMS

1. Discussion and possible consideration to approve a 4A Economic Development Performance Agreement with Seamless Management Company LLC dba Seamless Medical Centers for capital investment and primary job creation.

2. Discussion and possible consideration to approve a 4A Economic Development Conditional Grant Agreement with Central Mall Port Arthur for infrastructure improvement resulting in the creation of new business enterprise.

3. Discussion and possible consideration to review the bid tabulation for proposals submitted in response to the Request for Proposals (RFP) for the rehabilitation of the Port Arthur Business Park Detention Ponds and to approve the award of a contract.

4. Discussion and possible consideration to elect a Secretary of the Port Arthur EDC Board of Directors.

5. Discussion and possible consideration to reschedule the Regular Board of Directors Meeting currently scheduled for September 7, 2026, due to the Labor Day holiday.

## 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. §551.074 – Personnel Matters

   A. Approve CEO Evaluation Form

**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 28th 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 August 3rd, 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.*