Port Arthur Economic Development Corporation

MEETING MINUTES
Board of Directors Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, May 4, 2026
6:00 PM

I. CALL TO ORDER

The Board of Directors of the Port Arthur Economic Development Corporation met in a Regular Board Meeting on Monday, May 4, 2026, at 6:00 p.m. President Morris Albright called the meeting to order at 6:00 p.m. A quorum was present.

II. ROLL CALL, INVOCATION & PLEDGE

The following board and staff members were present:

President Morris Albright	***Attorney Guy Goodson***
Secretary Jerry LaBove	***Interim CEO Krystle Muller***
Director Ingrid Holmes	***Administrative Assistant Sarai Garcia***
Treasurer Kaprina Frank	
Director Darrell Anderson (arrived at 6:18pm)	

The invocation and pledge did not take place.

III. MINUTES

Director Holmes made a motion, seconded by Director Frank, to approve the meeting minutes listed below. The motion passed unanimously. All in favor. Motion carried.

A. March 31, 2026, Special Joint Meeting Minutes

IV. PETITIONS & COMMUNICATIONS

1. **Public Comments**

   There were no public comments.

2. **Presentations**

   A. ***Vivian Ballou, Executive Director of Legacy CDC, delivered a presentation to the Board regarding the Gifford Pond proposal and provided a handout of the slideshow presentation.***

   B. ***Tom Neal, Director of the Museum of the Gulf Coast, delivered a presentation to the Board requesting funding support for a proposal to establish a Discovery Center for Polymers and Composites and provided a handout of the slideshow presentation.***

3. <u>Communications</u>

(None)

V. REPORTS

1. ***Financial Operations Officer Rachel Jacquet presented an overview of the March 2026 financial report.***

2. ***Workforce and Community Manager Shawn Granger presented an update to the Board regarding the Scholarship Program and Youth Employment Program and responded to questions from the board.***

3. ***Interim CEO Krystle Muller provided the Board with EDC updates and announcements regarding the following items:***

   a. Staff Development
   b. Community Town Hall on May 6, 2026
   c. Mayor's 270th Day Community Progress Meeting
   d. Expunction Workshop
   e. TXDOT Luncheon on May 21, 2026
   f. Public Hearing Notice – Babe Zaharias Golf Course Improvements Project
   g. Retention Pond Rehabilitation
   h. 4A Project Pipeline Update

VI. UNFINISHED BUSINESS

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

   Director Frank made a motion, seconded by Director Anderson, to approve the Second Amendment to the Economic Incentive Agreement with Haulin Gas, LLC, originally entered into on February 11, 2022. The vote was unanimous; all in favor. Motion carried.

VII. CONSENT AGENDA ITEMS

1. Discussion and possible consideration to approve an invoice in the amount of $5,000 for a full-page ad in the 2026 Texas Economic Guide.

   Director Anderson made a motion, seconded by Director Holmes, to approve an invoice in the amount of $5,000.00 from Conway Custom Content for a full-page advertisement in the 2026 Texas Economic Guide. The vote was unanimous; all in favor. Motion carried.

VIII. NON-CONSENT AGENDA ITEMS

1. Discussion and possible consideration to approve a Workforce Training Agreement with Welding World Academy to provide workforce training services for eligible Port Arthur residents.

Director Anderson made a motion, seconded by Director Holmes, to approve a Workforce Training Agreement with Welding World Academy to provide workforce training services for eligible Port Arthur residents. President Albright requested a roll-call vote. The motion carried by a vote of 3-2.

The votes were as follows:

Yes: Darrell Anderson, Ingrid Holmes, Kaprina Frank
No: Jerry LaBove, Morris Albright

2. Discussion and possible consideration to approve a Workforce Training Agreement with Lamar State College Port Arthur (LSCPA) for the Healthcare Workforce Pipeline Initiative.

   Darrell Anderson made a motion, seconded by Kaprina Frank, to approve a Training Agreement with Lamar State College Port Arthur (LSCPA) for the Healthcare Workforce Pipeline Initiative. After discussion, the vote was unanimous; all in favor. Motion carried.

3. 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.

   The item was tabled.

4. Discussion and possible consideration to approve the new Port Arthur EDC logo as a part of our rebranding efforts.

   Director Frank made a motion, seconded by Director Anderson, to approve the new Port Arthur EDC logo. The vote was unanimous; all in favor. Motion carried.

5. Discussion and possible consideration to approve a quote for oak tree trimming and debris removal at the Business Park.

   Director Frank made a motion, seconded by Director Holmes, to approve a quote from Terrell's Tree Service for oak tree trimming and debris removal at the Business Park in an amount not to exceed $7,000.00. The vote was unanimous; all in favor. Motion carried.

6. Discussion of a proposition for the November 2026 ballot to authorize the use of 4A sales tax funds for various categories of 4B projects.

   Director Frank made a motion, seconded by Director Anderson, to discuss a proposition for the November 2026 ballot to authorize the use of 4A sales tax funds for various categories of 4B projects. Discussion only.

7. Discussion and possible consideration of issuing a request for proposals (RFP) for consultant services to conduct a downtown Port Arthur retail market study to evaluate the feasibility of a grocery store.

   Director Frank made a motion, seconded by Director Holmes, to approve issuing a Request for Proposals (RFP) for consultant services to conduct a downtown

Port Arthur retail market study to evaluate the feasibility of a grocery store. The vote was unanimous; all in favor. Motion carried.

8. Discussion and possible consideration to appoint a committee of the Board to perform evaluations of its Chief Executive Officer.

   President Albright made a motion, seconded by Director Frank, to appoint a committee of the Board to perform evaluations of the Chief Executive Officer in three (3) months. The following directors volunteered to serve on the committee: Kaprina Frank, Ingrid Holmes, and Darrell Anderson. The vote was unanimous; all in favor. Motion carried.

IX. CLOSED SESSION (EXECUTIVE SESSION)

The Board of Directors recessed their meeting at 6:46 p.m. to enter Executive Session to discuss the following topics:

1. §551.087 – Economic Development Negotiations
   a. Pheonix Industrial
   b. PARC Enterprises
   c. Museum of the Gulf Coast

The Board of Directors reconvened in open session at 7:22 p.m. with the following Board members and staff present:

President Morris Albright
Secretary Jerry LaBove
Director Ingrid Holmes
Director Darrell Anderson

Attorney Guy Goodson
Interim CEO Krystle Muller
Administrative Assistant Sarai Garcia

X. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

No future agenda item or reports requested.

XI. ADJOURNMENT

Director Anderson made a motion, seconded by Director Holmes, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 7:23 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 1st DAY OF June, 2026.

Jerry LaBove

Jerry LaBove,
PAEDC SECRETARY