Port Arthur Economic Development Corporation

MEETING MINUTES
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

The Board of Directors of the Port Arthur Economic Development Corporation met in a Regular Board Meeting on Monday, July 20th, 2026, at 6:00 p.m. President Morris Albright called the meeting to order at 6:01 p.m. A quorum was present.

II. ROLL CALL, INVOCATION & PLEDGE

The following board and staff members were present:

President Morris Albright	***Attorney Kate Leverett***
Vice President Beverly Raymond	***CEO Krystle Muller***
Director Osman Swati	***Administrative Assistant Sarai Garcia***
Director Ingrid Holmes	

The invocation was given by Director Holmes followed by the pledge of allegiance.

III. MINUTES

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

A. June 1, 2026, Regular Board Meeting Minutes

President Morris Albright welcomed Osman Swati as the newest member of the EDC Board of Directors.

IV. PETITIONS & COMMUNICATIONS

1. **Public Comments**

There were no public comments.

2. **Presentations**

There were no presentations.

3. **Communications**

There were no communications.

VI. REPORTS

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

   Director Raymond requested that future financial reports be accompanied by a visual or written presentation to better align with the verbal report and assist the Board in following the information being presented.

2. ***Marketing and Insights Manager Dylan Bennett presented the Quarter 2 Marketing and Insights Report covering the period of April through June 2026 and responded to questions from the Board.***

   Director Swati requested that staff email the Board a list of the Opportunity Zone 2.0 eligible census tracts. Director Raymond requested a shirt featuring the new PAEDC logo.

3. ***CEO Krystle Muller stated that updates and announcements would be postponed until the August Board meeting in two weeks.***

VI. UNFINISHED BUSINESS

(None)

VII. CONSENT AGENDA ITEMS

(None)

VIII. NON-CONSENT AGENDA ITEMS

President Albright made a motion to move Non-Consent Agenda Items No. 3 through No. 7 into Executive Session.

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

   Director Raymond moved to approve Phase Two of the Professional Services and Consulting Agreement with Retail Strategies LLC in an amount not to exceed $25,000.00, with the stipulation that the final report not be finalized until all parties have met and that the City Manager of the City of Port Arthur serve as the point of contact. The motion was seconded by Director Holmes. The vote was unanimous, all in favor. Motion carried.

   Director Swati requested that a draft of the final report, along with a breakdown of the work accomplished during the twelve-month period, be provided to him.

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.

Director Raymond made a motion to approve the amendment to the previously approved motion and the ceremonial dedication of the Port Arthur Business Park as the "Floyd Batiste Port Arthur Business Park." The motion was seconded by Director Swati. The vote was unanimous, all in favor. Motion carried.

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

   Following Executive Session, Director Holmes made a motion to approve the Professional Services Agreement with the Future Force Workforce Readiness Program for an amount not to exceed $300,000.00 for a two-year term. The motion was seconded by Director Raymond. The vote was unanimous, all in favor. Motion carried.

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

   Following Executive Session, Director Swati made a motion to approve the Economic Performance Agreement with MMM Enterprises, LLC dba Maplewood Industrial Services for an amount not to exceed $191,400.00. The motion was seconded by Director Holmes. The vote was unanimous, all in favor. Motion carried.

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.

   Following Executive Session, Attorney Leverett stated the motion to direct legal counsel to work with the CEO to prepare an incentive agreement whereby the recipient would be reimbursed approximately $1.3 million upon completion of infrastructure improvements. Director Raymond supported the motion, and it was seconded by Director Swati. The vote was unanimous, all in favor. Motion carried.

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.

   Following Executive Session, Director Swati made a motion to approve a Performance-Based 4A Incentive to Seamless Management Company LLC dba Seamless Medical Centers in a total amount of $391,000.00, consisting of up to $280,000.00 for capital investment and up to $111,000.00 for job creation. The motion was seconded by Director Raymond. The vote was unanimous, all in favor. Motion carried.

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.

   Director Raymond made a motion to approve the Economic Incentive Agreement with Parc Enterprises in an amount not to exceed $157,130.00. The motion was seconded by Director Swati. The vote was unanimous, all in favor. Motion carried.

IX. CLOSED SESSION (EXECUTIVE SESSION)

The Board of Directors recessed their meeting at 6:45 p.m. to enter Executive Session to discuss the following topics:

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

3. §551.087 – Economic Development Negotiations
   a. Future Force Workforce Readiness Program
   b. MMM Enterprises, LLC dba Maplewood Industries
   c. Central Mall Port Arthur
   d. Seamless Management Company LLC dba Seamless Medical Centers
   e. Parc Enterprises

The Board of Directors reconvened in open session at 8:28 p.m. with the following Board members and staff present:

President Morris Albright
Vice President Beverly Raymond
Director Osman Swati
Director Ingrid Holmes

Attorney Kate Leverett
CEO Krystle Muller
Administrative Assistant Sarai Garcia

XI. FUTURE AGENDA ITEMS OR REQUESTED REPORTS

No future agenda item or reports requested.

XI. ADJOURNMENT

Director Holmes made a motion, seconded by Director Swati, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 8:31 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON THE 7 DAY OF July, 2026.

Beverly Raymond
PAEDC Board Vice President