Port Arthur Economic Development Corporation

AGENDA
Board of Directors Regular Board Meeting
501 Procter Street, Ste. 100, Port Arthur, TX 77640
Monday, September 15th, 2025
6:00 PM

I. CALL TO ORDER

II. ROLL CALL, INVOCATION & PLEDGE

BOARD OF DIRECTORS

(1)	**Beverly Raymond**	________	**(5)**	**Morris Albright**	________
(2)	**Kaala Jacobs**	________	**(6)**	**Ingrid Holmes**	________
(3)	**Jerry LaBove**	________	**(7)**	**Kaprina Frank**	________
(4)	**Darrell Anderson**	________			

III. MINUTES

1. Acceptance of:
   a. August 04, 2025, Regular Board Meeting Minutes
   b. August 21, 2025, Special Board Meeting Minutes

IV. PETITIONS & COMMUNICATIONS

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

2. **Presentations**

   a. Karan Korpal, Korpal Enterprises – Golden Plaza Project

   b. Dana Espinal – Small Business Development Center - (SBDC)
      - Progress Update from the LSCPA - SBDC
      - Update on Retail Strategies LLC's Implementation of the City of Port Arthur's Downtown Revitalization Plan

3. **Communications**

   (None)

V. REPORTS

1. CEO's Report | Discussion

    a. Marketing Update
    b. Workforce & Community Development Update

VI. UNFINISHED BUSINESS

(None)

VII. CONSENT AGENDA ITEMS

1. Review, discussion and possible action to approve a two (2) year renewal of the Master Service Agreement with Discovery Information Technologies for the Managed IT Services at 501 Procter Street and 549 4th Street.

2. Review, discussion and possible action to approve a quote from Custom Signs, referencing the Watchfire Case #500003, in the amount of $7,188.04 for repair of the LED Message Board at the Business Park.

VIII. NON-CONSENT AGENDA ITEMS

1. Review, discuss, and consider a Letter of Intent from Korpal Enterprises requesting an economic incentive for infrastructure development of the Golden Plaza project.

2. Review, discuss, and consider possible action to approve the purchase of a JobsEQ license and software from Chmura for Workforce Development in the amount of $14,375.00.

3. Review, discuss, and possible action regarding the Rehabilitation of the Spur 93 Detention Ponds.

4. Review, discuss, and consider possible action on the appointment of an advisory Committee of the Board for Entrepreneurship and Small Business Programs.

5. Review, discuss, and consider possible action regarding termination of the grass cutting contract at Spur 93 Business Park. (Request of Director Albright)

6. Review, discuss, and consider possible action on engaging a landscaping company to perform a one-time restoration of the landscaping and irrigation at Spur 93 Business Park. (Request of Director Albright)

7. Review, discuss, and consider possible action regarding the contract with GrantWorks, Inc., of Austin, Texas. (Request of Director LaBove)

8. Review and discuss the duties and responsibilities of the Interim CEO. (Request of Director LaBove)

9. Review and discuss the intent of the Press Building leased kitchen moving forward. (Request of Director LaBove)

10. Review and discuss leased vs. owned properties at Business Park. (Request of Director LaBove)

11. Review, discuss and consider possible action to create a committee for the Youth Employment Program and Scholarship Programs. (Request of Director Raymond)

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. **§551.071 – Consultation with Attorney**

    a. American Waste – Discussion of remediation responsibilities at Spur 93 Business Park

    b. November 2025 Ballot Proposition – Proposed Changes to PAEDC Powers

The PAEDC 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 9th DAY OF September, 2025 AT 3:50pm. O'CLOCK.

Krystle Muller,
Interim Chief Executive Officer

NOTICE

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 September 15th, 2025 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.