

# ORANGE ECONOMIC DEVELOPMENT CORPORATION AGENDA

City Council Chambers (Library Auditorium)  
220 N. Fifth Street  
Orange, Texas

## REGULAR MEETING

January 13, 2026

8:00 a.m.

**1. CALL TO ORDER**

Vice-President McKenna

**2. MOTION**

- a) Motion finding that the advance posting and notice requirements of Article 8.1200 of the Code of Ordinances of the City of Orange, Texas have been met in relation to all minutes and pending resolutions on this agenda and that the reading of such items be confined to the caption of the resolutions.

1 Directors

**3. CITIZEN COMMENTS**

*At this time comments will be taken from the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum three minutes for each speaker. Your comments are appreciated. As the Texas Open Meetings Act does not allow the Corporation to respond to items not listed on the agenda, your comments will be duly noted by the Corporation and forwarded to the appropriate department for prompt consideration. A member of the audience that desires to speak during the EDC's consideration of any specific agenda item is requested to notify City staff prior to the start of the meeting.*

**4. APPROVAL OF MINUTES**

- a) December 9, 2025 Orange Economic Development Corporation Meeting Minutes.

5 Directors

**5. DISCUSSION/ACTION**

- a) Consider a Motion of Intent to approve an EDC incentive with LAVA JAVA, LLC, 2402 16<sup>th</sup> Street, Orange, Texas 77630 for eligible infrastructure improvements in an amount not to exceed \$25,000.00 for the purpose of economic development.

10 J. Trahan

**6. REPORTS FROM DIRECTORS**

Directors

**7. ADJOURN TO CLOSED EXECUTIVE SESSION**

a) Deliberation regarding Economic Development Negotiations as authorized by Section 551 of the Texas Government Code:

(1) Deliberation regarding real estate development project proposal as authorized by Section 551.087 of the Texas Government Code - Project Capstone Update.

Directors

(2) Deliberation regarding real estate development project proposal as authorized by Section 551.087 of the Texas Government Code - Project Northwest Update.

Directors

(3) Deliberation regarding real estate development project proposal as authorized by Section 551.087 of the Texas Government Code.

Directors

**8. RECONVENE IN OPEN SESSION**

a) Take action as necessary regarding Items 7 a (1), 7 a (2) and 7 a (3).

Directors

**9. ADJOURNMENT**

If, during the course of the meeting and discussion of any items covered by this notice, Orange Economic Development Corporation (EDC) determines that a Closed Executive Session of the EDC is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the EDC will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

**Texas Penal Code 30.06:**

*"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun"*

*"De conformidad con la Sección 30.06 del código penal (entrada de persona con licencia de portar o llevar armas de mano oculta), una persona licenciada bajo el subcapítulo H, capítulo 411 del código de gobierno (ley de licenciación para portar o llevar armas de mano) no se permite entrar en esta propiedad con "ninguna armas de mano oculta"*

**Texas Penal Code 30.07:**

*"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly"*

*"De conformidad con la Sección 30.07 del código penal (entrada de una persona con licencia de portar o llevar armas de mano visible), una persona licenciada bajo el subcapítulo H, capítulo 411 del código de gobierno (ley de licenciación para portar o llevar armas de mano visible) no se permite entrar en esta propiedad con ninguna "armas de mano visible"*

**No Firearms Allowed**

**No se permite ninguna armas de fuego**

STATE OF TEXAS                                }  
COUNTY OF ORANGE                        }

December 9, 2025

**BE IT REMEMBERED THAT** a Regular Meeting of the Orange Economic Development Corporation of the City of Orange, Orange County, Texas, was held in the City Council Chambers (Library Auditorium) on Tuesday, December 9, 2025.

<b>EDC MEMBERS PRESENT:</b>	Kimberly Manning	President
	Mary McKenna	Vice-President
	Dustin Yu	Treasurer
	Reginald Broussard, Jr.	Secretary
	Larry Spears Jr.	Director
	George Mortimer	Director
	William Stark IV	Director
<b>EDC MEMBERS ABSENT:</b>	None	
<b>COUNCIL MEMBERS PRESENT:</b>	Brad Childs	Mayor Pro-Tem
	Paul Burch	Council Member
	Matt Chandler	Council Member
	Terrie T. Salter	Council Member (arrived at 8:46 a.m.)
<b>COUNCIL MEMBERS ABSENT:</b>	None	
<b>STAFF MEMBERS PRESENT:</b>	Michael Kunst	City Manager
	Jay Trahan	Assistant City Manager, Director of Economic Development
	Patricia Anderson	City Secretary
	Jennifer Pool	Deputy City Secretary
	Cheryl Zeto	Director of Finance
	Mike Zeto	Director of IT
	Jake Travis	I T Technician
	Adam Jack	Public Works Director
	Wade Robinson	Police Major
	Isaac Henry	Police Bailiff
	Kristen Ross	Visitor Services & Events Manager
	Guy Goodson	City Attorney
<b>STAFF MEMBERS ABSENT:</b>	None	

President Manning called the meeting to order at 8:00 a.m.

**MOTION FINDING THAT THE ADVANCE POSTING AND NOTICE REQUIREMENTS OF ARTICLE 8.1200 OF THE CODE OF ORDINANCES OF THE CITY OF ORANGE, TEXAS HAVE BEEN MET IN RELATION TO ALL MINUTES AND PENDING RESOLUTIONS ON THIS AGENDA**

**AND THAT THE READING OF SUCH ITEMS BE CONFINED TO THE CAPTION OF THE RESOLUTIONS.**

Secretary Broussard moved to approve the motion. Second to the motion was made by Treasurer Yu, which carried unanimously.

**CITIZEN COMMENTS**

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There were no citizen comments.

**APPROVAL OF MINUTES**

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Director Mortimer moved to approve the minutes of the October 14, 2025 Orange Economic Development Corporation Meeting. Second to the motion was made by Director Spears, which carried unanimously.

**PUBLIC HEARINGS**

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CONDUCT A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING COMMENTS REGARDING FINANCIAL INCENTIVES RELATED TO INFRASTRUCTURE IMPROVEMENTS WITH GULF STATE INDUSTRIES, LLC (STS INDUSTRIAL), 4514 W. LUTCHER DRIVE, ORANGE, TEXAS 77632, IN AN AMOUNT NOT TO EXCEED \$200,000 FOR THE PURPOSE OF ECONOMIC DEVELOPMENT.

Public Hearing began at 8:02 a.m.

Mr. Trahan gave a brief overview of the project, advising it is a \$1.9 million capital investment with a \$200,000 EDC incentive.

Mr. Blake Habetz, Project Manager STS Industrial gave a brief PowerPoint Presentation, which is included in and being made a part of these minutes. He highlighted the following areas:

- Enhanced Property Tax Base
- Job Creation
- Sales Tax Revenue

Public Hearing ended at 8:06 a.m.

CONDUCT A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING COMMENTS REGARDING FINANCIAL INCENTIVES RELATED TO INFRASTRUCTURE IMPROVEMENTS WITH CYPRESSWOOD FLEXPARK, LP (FLEX WAREHOUSE), STATE HIGHWAY 87 AND FM 105, ORANGE, TEXAS 77630, IN AN AMOUNT NOT TO EXCEED \$200,000 FOR THE PURPOSE OF ECONOMIC DEVELOPMENT.

Public Hearing began at 8:07 a.m.

Mr. Trahan gave a brief overview of the project, advising it is a \$9 million capital investment, with a \$200,000 EDC incentive.

Mr. Cook and Mr. Akbari, ITEX, advised of the following information about the project:

- Two phases
- Flex industrial buildings
- Preleased buildings
- Single-tenant buildings with laydown yards
- Warehouse
- Working with multiple lenders

Public Hearing ended at 8:11 a.m.

CONDUCT A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING COMMENTS REGARDING FINANCIAL INCENTIVES RELATED TO INFRASTRUCTURE IMPROVEMENTS WITH NEWTON CORE, LLC, 910 12<sup>TH</sup> STREET, ORANGE, TEXAS 77630, IN AN AMOUNT NOT TO EXCEED \$40,000. THE PROPOSED INCENTIVE IS INTENDED TO SUPPORT ECONOMIC DEVELOPMENT EFFORTS, INCLUDING PROJECTS THAT MEET THE CRITERIA FOR AFFORDABLE HOUSING DESIGNATION.

Public Hearing began at 8:12 a.m.

Mr. Trahan gave a brief overview of the project and advised the project is a \$400,000 capital investment, consisting of \$80,000 concrete work, with a \$40,000 EDC incentive.

Public Hearing ended at 8:13 a.m.

## **DISCUSSION/ACTION**

MOTION OF INTENT TO APPROVE AN EDC INCENTIVE WITH GULF STATE INDUSTRIES, LLC (STS INDUSTRIAL), 4514 W. LUTCHER DRIVE, ORANGE, TEXAS 77632 FOR ELIGIBLE INFRASTRUCTURE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$200,000 FOR THE PURPOSE OF ECONOMIC DEVELOPMENT.

Director Mortimer moved to approve the motion. Second to the motion was made by Treasurer Yu, which carried unanimously.

MOTION OF INTENT TO APPROVE AN EDC INCENTIVE WITH CYPRESSWOOD FLEXPARK, LP, STATE HIGHWAY 87 AND FM 105, ORANGE, TEXAS 77630 FOR ELIGIBLE INFRASTRUCTURE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$200,000 FOR THE PURPOSE OF ECONOMIC DEVELOPMENT.

Secretary Broussard moved to approve the motion. Second to the motion was made by Treasurer Yu, which carried unanimously.

MOTION OF INTENT TO APPROVE AN EDC INCENTIVE WITH NEWTON CORE, LLC (12<sup>TH</sup> STREET & PARK), 910 12<sup>TH</sup> STREET, ORANGE, TEXAS 77630 FOR ELIGIBLE

INFRASTRUCTURE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$40,000. THE INCENTIVE IS INTENDED TO SUPPORT ECONOMIC DEVELOPMENT EFFORTS, INCLUDING PROJECTS THAT MEET THE CRITERIA FOR AFFORDABLE HOUSING DESIGNATION.

President Manning inquired as to if the project had been officially designated as affordable housing.

Mr. Goodson advised there will be verbiage included in the EDC agreement, ensuring the project will be designated at Affordable Housing, and that status is to be maintained.

Secretary Broussard moved to approve the motion. Second to the motion was made by Director Spears, which carried unanimously.

Mr. Trahan acknowledged the teamwork and diligence of Ms. Gravett, Ms. Pool and Ms. Anderson regarding their efforts over the past year.

#### **REPORTS FROM DIRECTORS**

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Vice-President McKenna wished everyone a Merry Christmas and advised Orange is booming.

Director Mortimer wished everyone a Merry Christmas and advised he is looking forward to the new year. He also advised he would like the public to be aware the EDC Board has had many discussions regarding projects, before they get to the point of a public hearing, so that is why the Board may not have many questions.

Director Spears wished everyone a Feliz Navidad and congratulated the Gravetts' on the birth of their baby. He thanked City Staff and the EDC Board Members. He requested all EDC grant recipients to please share their experience on the City of Orange EDC's business-friendly process.

President Manning advised she is thankful for the role of President of the EDC and is excited for the new year.

Secretary Broussard wished everyone a Happy Holiday season and advised he has had a good experience for his first year with the EDC.

Treasurer Yu wished everyone a Merry Christmas and advised he has enjoyed his first year with the EDC and he is looking forward to 2026.

Director Stark wished everyone a Merry Christmas and Happy New Year. He thanked the Board and community for the opportunity to serve.

#### **ADJOURN TO CLOSED EXECUTIVE SESSION**

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8. a) Deliberation Regarding Economic Development Negotiations as authorized by Section 551 of the Texas Government Code:



- (1) Deliberation regarding real estate development project proposal as authorized by Section 551.087 of the Texas Government Code.

The Economic Development Corporation met in a closed executive session at 8:23 a.m.

Council Member Salter arrived to the meeting.

#### **RECONVENE IN OPEN SESSION**

The Economic Development Corporation reconvened in open session at 8:50 a.m.

There was no action taken for Item 8 a (1).

#### **ADJOURNMENT**

There being no further business before the Corporation, Treasurer Yu moved to adjourn the meeting. Second to the motion was made by Secretary Broussard which carried unanimously.

The meeting adjourned at 8:50 a.m.

\_\_\_\_\_  
Kimberly Manning, President

ATTEST:

\_\_\_\_\_  
Reginald Broussard, Jr., Secretary

## **MOTION**

Motion of intent to approve an EDC incentive with LAVA JAVA, LLC, 2402 16<sup>TH</sup> Street, Orange, Texas 77630 for eligible infrastructure improvements in an amount not to exceed \$25,000.00 for the purpose of economic development.

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**Mary McKenna, Vice - President**

**ATTEST:**

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**Reginald Broussard, Secretary**

**January 13, 2026**

**ECONOMIC DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**TO:** MIKE KUNST, CITY MANAGER  
**FROM:** JAY TRAHAN, EDC DIRECTOR  
**CC:** HILLARY GRAVETT, ASSISTANT EDC DIRECTOR  
**DATE:** DECEMBER 30, 2025  
**RE:** LAVA JAVA, LLC

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Attached is a **Notice of Public Hearing** regarding LAVA JAVA, LLC, 2402 16<sup>th</sup> Street, Orange, Texas 77630.

A public hearing is scheduled for Tuesday, January 13, 2026, 8 a.m., to receive comments regarding financial incentives for eligible infrastructure improvements in an amount not to exceed \$25,000 for the purpose of economic development.

Please note that all economic development incentives provided by the Orange Economic Development Corporation (EDC) are structured as reimbursable benefits. These incentives are disbursed only after successful completion of the project and the issuance of a Certificate of Occupancy. This policy ensures that funds are allocated responsibly and in alignment with the project's agreed-upon-terms.

Should you have any questions, please contact me at extension #1077.

## **NOTICE OF PUBLIC HEARING**

The Orange Economic Development Corporation will conduct a public hearing on Tuesday, January 13, 2026, at 8:00 a.m. at the City Council Chambers (Library Auditorium), 220 N. 5<sup>th</sup> Street, Orange, Texas for the purpose of receiving comments regarding financial incentives related to infrastructure improvements with LAVAJAVA, LLC., 2402 16<sup>th</sup> Street, Orange, Texas 77630, in an amount not to exceed \$25,000.00, for the purpose of economic development.

**/s/ Kimberly Manning, President**  
**Orange Economic Development Corporation**  
**Legal Ad**  
**Publish – January 3, 2026**

**PUBLIC NOTICE**

**NOTICE OF PUBLIC  
HEARING**

The Orange Economic Development Corporation will conduct a public hearing on Tuesday, January 13, 2026, at 8:00 a.m. at the City Council Chambers (Library Auditorium), 220 N. 5th Street, Orange, Texas for the purpose of receiving comments regarding financial incentives related to infrastructure improvements with LAVA JAVA, LLC., 2402 16th Street, Orange, Texas 77630, in an amount not to exceed \$25,000.00, for the purpose of economic development.

**/s/ Kimberly Manning, President  
Orange Economic Development Corporation**

Orange Leader:  
Jan. 3, 2026  
**HEARING 1.13.26**

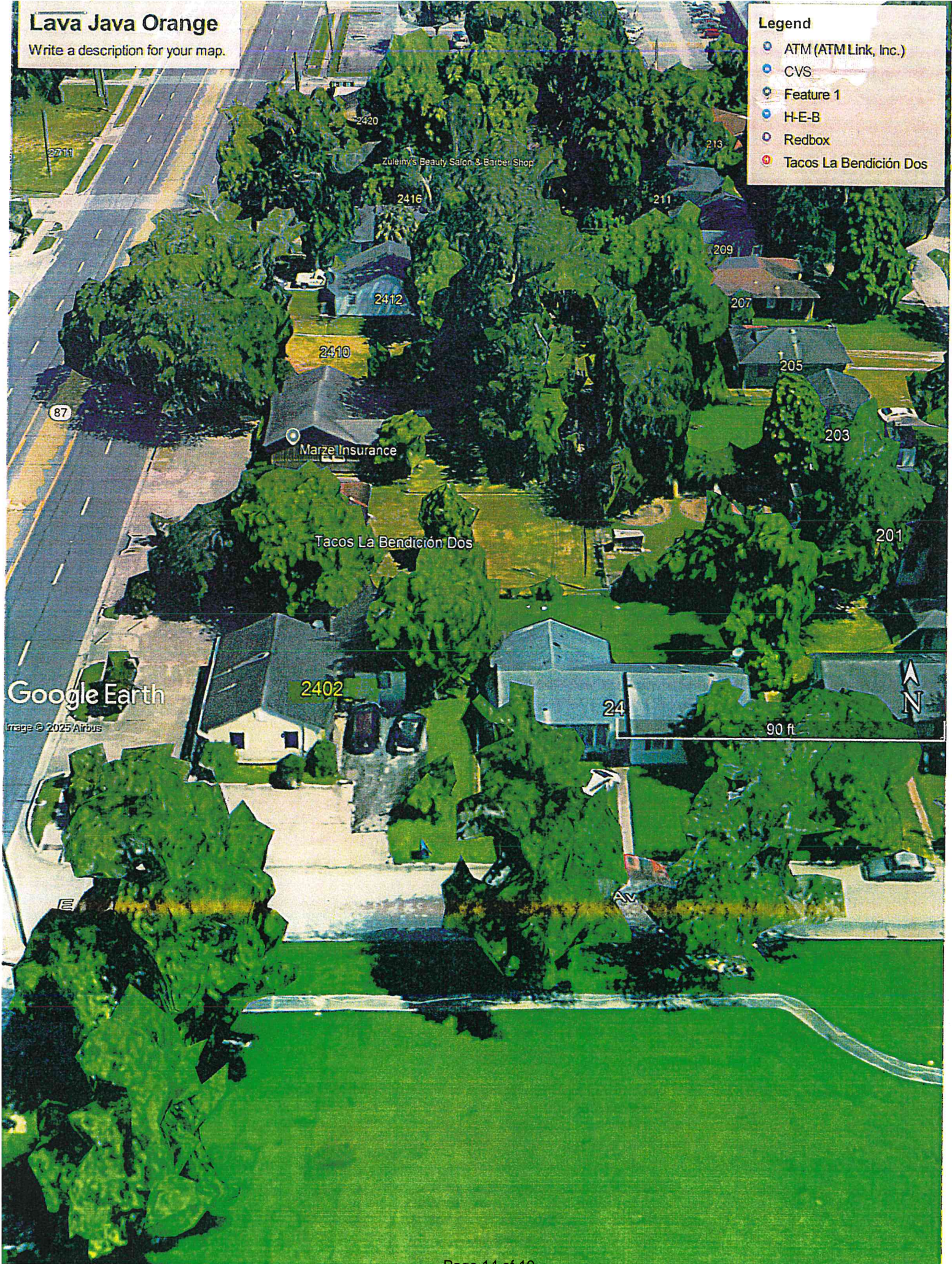


# Lava Java Orange

Write a description for your map.

## Legend

- ATM (ATM Link, Inc.)
- CVS
- Feature 1
- H-E-B
- Redbox
- Tacos La Bendición Dos



Google Earth  
Image © 2025 Airbus



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# LAVA JAVA

2402 N 16TH ST. ORANGE, TX 77630



## BEFORE

ONYRVERSE  
Lava Java

408-420-8711  
Contact@onyrverse.com  
www.onyrverse.com  
Bismarck, TX  
CLIENT NAME:  
KAMIE & HEATH  
SHEPARD

LAVA JAVA  
2402 N 16th St, Orange, TX 77630

PROJECT # 003  
STAMPED BY:

DATE	APPROVED BY	DATE
01/11/2023	01/11/2023	01/11/2023
01/11/2023	01/11/2023	01/11/2023
01/11/2023	01/11/2023	01/11/2023

FOR REVIEW  
PURPOSE

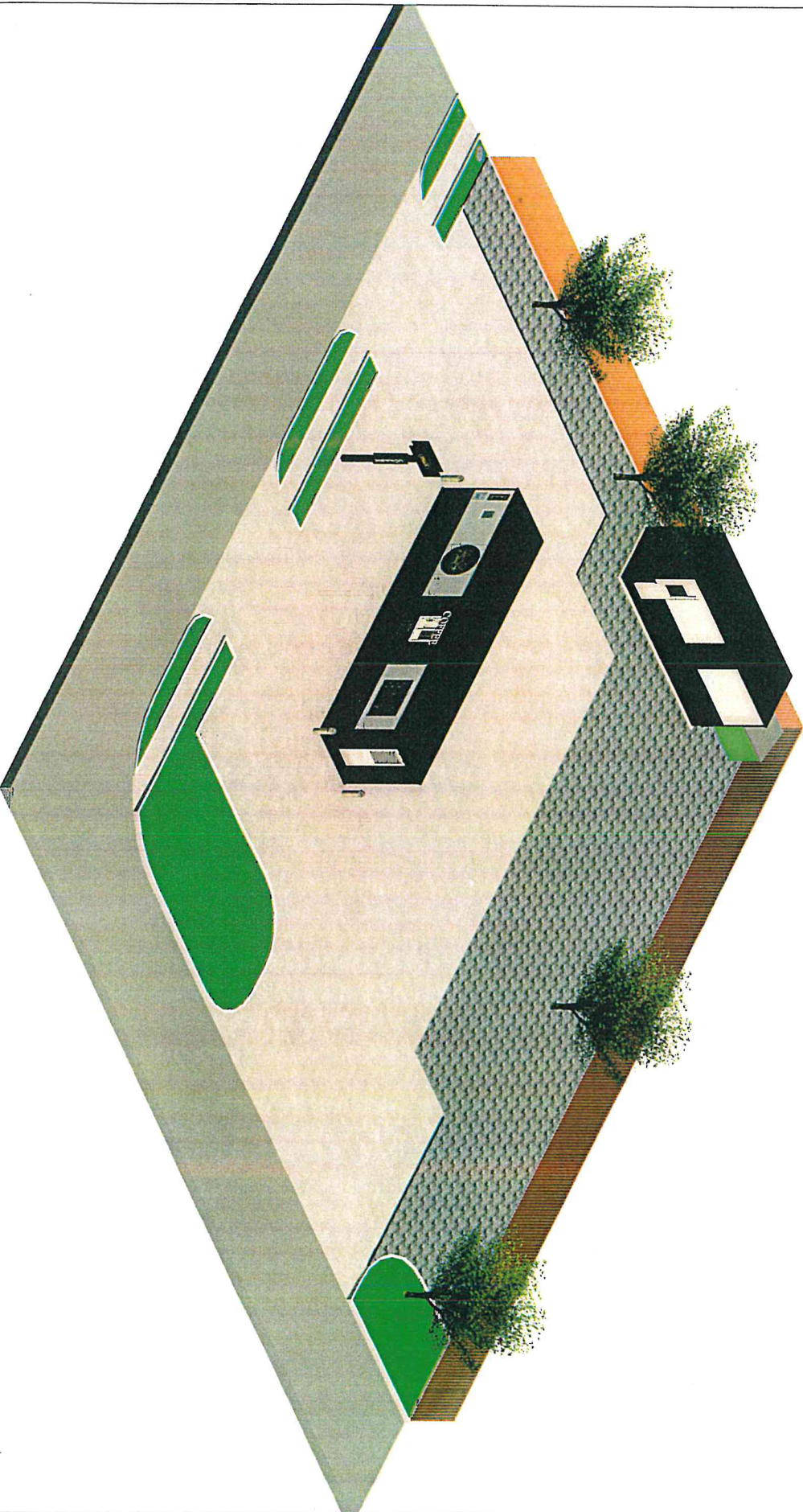
BEFORE

R.1



# LAVA JAVA

2402 N 16TH ST. ORANGE, TX 77630



AFTER

**ONYRVERSE**  
DIGITAL DESIGN

409.659.0718  
Contact@Onyverse.com  
Houston, TX  
CLIENT NAME:  
KAMIE & HEATH  
SHEPPARD

**LAVA JAVA**  
2402 N 16th St, Orange, TX 77630

PROJECT # 003  
STAMPED BY:

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

FOR REVIEW  
PURPOSE  
AFTER-AERIEL

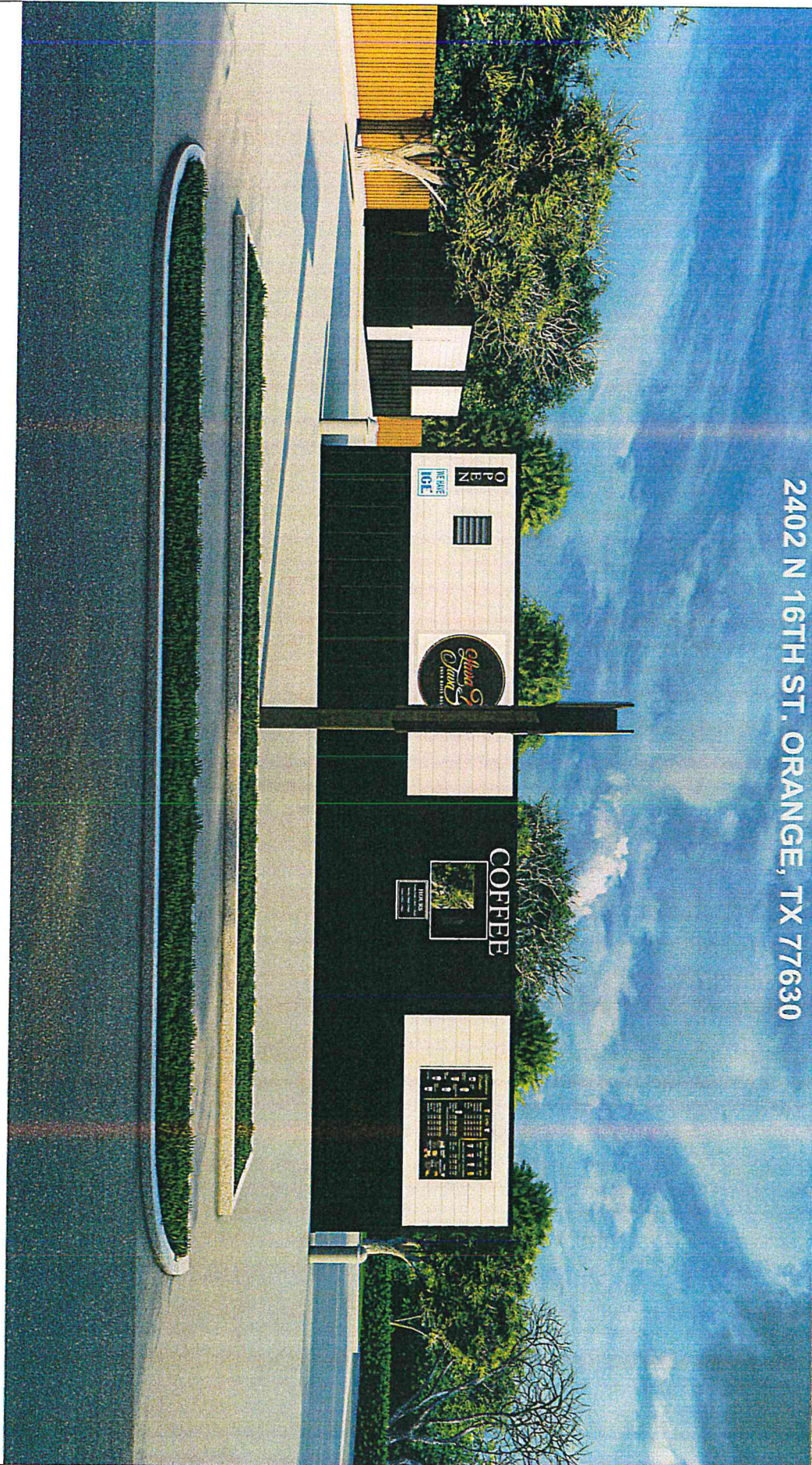
R.3



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# LAVA JAVA

2402 N 16TH ST. ORANGE, TX 77630



# AFTER

**CNYRVERSE**  
DIGITAL DESIGN

409-659-0718  
Contact@CNYRverse.com  
www.CNYRverse.com  
Houston, TX 77057  
CLIENT NAME: KAMIE & HEATH SHEPPARD

**LAVA JAVA**  
2402 N 16th St, Orange, TX 77630

PROJECT # 003  
STAMPED BY:

DATE: \_\_\_\_\_  
FOR REVIEW PURPOSE  
AFTER

R.2



12/29/2025

## Scope of Work

**Project:** Lava Java Orange – Drive-Through Coffee Shop  
**Location:** Orange, Texas  
**Contractor:** Alonso Gonzales  
**Company:** Huasteca

### Project Overview

This project consists of the redevelopment of an existing commercial property in Orange, Texas for the construction of a new Lava Java drive-through coffee shop. The intent of this project is to remove an existing dilapidated structure, upgrade site utilities and infrastructure, and construct improvements that support a successful and visually appealing business. This will be the third Lava Java location, continuing the company's commitment to revitalizing underutilized properties and contributing positively to the surrounding community.

### Scope of Work Description

#### 1. Demolition

- Demolish and remove the existing structure currently located on the property.
- Properly dispose of all demolition debris in accordance with local, state, and federal regulations.
- Clear the site and prepare it for new construction activities.

#### 2. Utility Connections

- Connect the property to municipal sewer and water services, including all necessary trenching, piping, and inspections.
- Coordinate with local utility providers as required.
- Install electrical service to support the new drive-through coffee building, including running power from the service point to the structure.

#### 3. Site Preparation and Concrete Work

- Prepare the site for new construction, including grading and compaction as required.
- Pour new concrete foundations, slabs, and flatwork necessary for the coffee drive-through building.
- Construct concrete areas for drive lanes, and other required site features.

#### 4. Parking Area Construction

- Construct a new parking area to support employee use.
- Ensure proper layout, drainage, and access in compliance with local codes and requirements.

## **5. Fencing**

- Install fencing along the north property line.
- Install fencing along the rear property line.
- Ensure fencing is properly aligned, secured, and constructed with durable materials suitable for commercial use.

## **6. General Requirements**

- All work shall be performed in a professional manner and in compliance with applicable building codes, zoning requirements, and safety regulations.
- The contractor shall be responsible for coordinating inspections and addressing any deficiencies identified by governing authorities.
- The jobsite shall be maintained in a clean and orderly condition throughout the duration of the project.

## **Project Goal**

The overall goal of this project is to transform an outdated and underutilized property into a clean, functional, and attractive Lava Java drive-through coffee location that supports long-term business success and enhances the surrounding area.

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### **Hours of Operation**

Monday – Friday: 5:30 am – 5:30 pm

Saturday: 7 am – 4 pm

Sunday: 8 am – 4pm