



Wednesday, September 17, 2025

## NOTICE

Notice is hereby given that a Regular Meeting of the Board of Commissioners of the Port of Port Arthur Navigation District of Jefferson County, Texas, has been called by the President of the Board to be held at **9:00 AM, Wednesday, September 17, 2025**, at the **Port Commission Office, 221 Houston Avenue, Port Arthur, Texas 77640**, in person with limited capacity and by telephonic meeting in order to advance the public health goal of limiting face-to-face meeting (also called "Social Distancing") to slow the spread of the Coronavirus (COVID-19). The public toll-free dial-in number to participate in the telephonic meeting is hosted through conference calling. The toll-free dial-in number is: **1-866-244-8528** and the access code number is: **328412#**. A recording of the telephonic meeting will be made available to the public in accordance with the Open Meetings Act, upon written request. The Regular Meeting will include the following matters:

1. Call to Order
2. Roll Call
3. Recognize guests and receive public comments pertaining to items on this Notice only (limit 3 minutes each). During the public comment period, the presiding officer will call persons who have submitted the Public Participation Form one at a time to deliver comments.

Complaints and concerns for which other channels of resolution are provided shall be directed through those channels. If the presiding officer determines that a person has not attempted to resolve a matter administratively, the person shall be directed to the appropriate individual for attempted resolution before bringing the matter to the Board.

A complaint against a specific employee or officers of the Port of Port Arthur shall be heard in Executive Session as authorized by Section 551.074 of the Texas Government Code. If your topic concerns a complaint against a specific employee or officer, please note this on the submitted Public Participation Form.

4. (9:00) Receive and open bids for the Transit Shed 1 Replacement Project (MARAD Port Infrastructure Development Program Grant)
5. (9:00) Conduct Public Hearing on Tax Increase
6. Consider approval of the property tax rates for the 2025 tax year

7. Consent Agenda Items for Collective Action. The Port Commissioners have been furnished with supporting documentation and staff's recommendation for each of the following items. Unless an item is requested to be considered separately in the regular agenda by any Commissioner, all Consent Agenda items will be approved, in accordance with the respective staff recommendations, by one vote without being discussed separately unless a Port Commissioner requests otherwise.
  - A. Consider Approval of Minutes of the August 7, 2025 Special Meeting, the August 13, 2025 Regular Meeting and the August 22, 2025 Special Meeting.
  - B. Consider approval and ratification of investments, including certificates of deposit and other government -backed securities
  - C. Consider acceptance of proposals for general liability, excess liability and business auto insurance, effective October 1, 2025
  - D. Consider approval of Change Order #1, in the amount of \$22,884.40, for the Big Arthur Crane repair project (Cypress Bayou Industrial)
  - E. Consider payment of invoices
8. Staff Reports
  - A. Engineering Report on Port projects
  - B. Report on Community Outreach, Public Affairs and Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises
9. Consider approval of an Agreement with the US Department of Transportation Maritime Administration (MARAD) for the Community Project Funding 2024 Port Infrastructure Development Program Grant
10. Consider acceptance of bids received August 27, 2025 for the Truck Queuing Area and Laydown Yard Project (TXDOT Rider 37, Project 1 Grant)
11. Consider recommendation of award of contract for the Truck Queuing Area and Laydown Yard (TXDOT Rider 37, Project 1 Grant)
12. Consider acceptance of bids received on August 28, 2025 for the 2025 Property Abatement Project for the properties located at 120 West 12<sup>th</sup> Street, 130 West 14<sup>th</sup> Street, 219 10<sup>th</sup> Street, 246 10<sup>th</sup> Street, 301 14<sup>th</sup> Street, 1349 Austin Avenue, 1512 West 5<sup>th</sup> Street, 221 Thomas Boulevard, 338 19<sup>th</sup> Street, and 1051 Houston Avenue
13. Consider award of contract for 2025 Property Abatement Project for the properties located at 120 West 12<sup>th</sup> Street, 130 West 14<sup>th</sup> Street, 219 10<sup>th</sup> Street, 246 10<sup>th</sup> Street, 301 14<sup>th</sup> Street, 1349 Austin Avenue, 1512 West 5<sup>th</sup> Street, 221 Thomas Boulevard, 338 19<sup>th</sup> Street, and 1051 Houston Avenue
14. Consider award of contract for renovations of building located at 246 Rev. Dr. Ransom Howard Street.

15. Consider authorization to issue Request for Qualifications for third-party Owner Representative services in connection with the Railyard Flyover Project
16. Consider and approve a lease proposal, through Region 5 ESC Purchasing Cooperative, for temporary office facilities (Aries Building Systems, LLC)
17. Consider approval of 2025 Port Security Grant
18. Discuss any items not on agenda without taking action thereon
19. Executive Session to discuss matters pertaining to personnel, real property, economic development negotiations, security matters and litigation. Action may be taken on any and all items discussed in Executive Session upon return to Open Meeting regarding:
  - A. Personnel (GOV'T. CODE SEC. 551.074)
  - B. Real Property (GOV'T. CODE SEC. 551.072)
    1. Discuss potential purchases of real property in Navigation District
    2. Discuss potential leases of real property in Navigation District
  - C. Conduct deliberations regarding economic development negotiations pertaining to (GOV'T. CODE SEC. 551.086):
    1. Liquids Terminal Facilities
    2. Marine Terminal and Inland Storage Area Project
    3. Wood Pellets Storage and Loading Facilities
  - D. Security Matters (GOV'T. CODE SEC. 551.076)
  - E. Litigation (GOV'T. CODE SEC. 551.071)
    1. POPA adv. ORION CONSTRUCTION, LLC
20. Return to Open Meeting
21. Discuss status of legislative matters
22. Consider award of contract for Transit Shed 1 Replacement Project (MARAD Port Infrastructure Development Program Grant)
23. Consider approval of Confidentiality and Non-Disclosure Agreement (Lehigh White Cement Company, LLC)
24. Consider authorization to obtain professional services in connection with Port benefit plans
25. Adjourn

For the Port Commission

Larry Kelley  
Executive Port Director - CEO