Wednesday, November 18, 2026

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, November 18, 2026**, at the **Port of Port Arthur Maritime Center, 246 Rev. Dr. Ransom Howard St, Port Arthur, TX 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)
4. Consider approval of Annual Comprehensive Financial Report for Fiscal Year ended July 31, 2026
5. 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:
    A. Minutes of October 14, 2026 Regular Meeting
    B. Ratification of investments, including certificates of deposit and other government - backed securities
    C. Payment of invoices
    D. Notice to Bidders for 2.6-acre Multi-Modal Laydown Yard Project (Raise 2022 Grant)
    E. Reduction of contract retainage from 5% to 1% for TxDOT Rider 37 Truck Queuing and Laydown Yard Project (Elite Contractors and Equipment, Ltd.)

F. Annually determined retirement system employer contribution rate for 2027 (Texas County and District Retirement System)

G. Retirement system supplemental death benefit contribution rate for 2027 (Texas County and District Retirement System)

6. 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

7. Consider acceptance of bids received on November 13, 2026, for Turn Lane and Truck Staging Area Project (Seaport Connectivity Grant 89)

8. Consider award of contract to lowest responsive bidder for Turn Lane and Truck Staging Area Project (Seaport Connectivity Grant 89)

9. Consider acceptance of bids received on November 11, 2026, for Berths 1 & 2 Cathodic Protection Project

10. Consider award of contract to lowest responsive bidder for Berths 1 & 2 Cathodic Protection Project

11. Consider approval of Change Order No. 4 for Transit Shed Replacement Project– PIDP Grant 2020 (The Signature Group)

12. Consider approval of Change Order No. 3 for TxDOT Rider 37 Truck Queuing and Laydown Yard Project (Elite Contractors and Equipment, Ltd.)

13. Consider Supplement to Work Authorization 4 for additional quality control testing services in connection with Transit Shed 1 Replacement Project (Atlas Technical Consultants)

14. Consider approval of Warehouseman Agreement (Lignum Forest Products LLP)

15. Discuss Foreign Trade Zone matters; and

   A. Consider approval of and authorization for Subzone Designation and Operator Agreement with MMM Enterprises, LLC dba Maplewood Industrial

   B. Consider approval of and authorization for Site Termination and Minor Boundary Modification for FTZ 116E (Golden Pass LNG)

   C. Consider approval of and authorization for Minor Boundary Modification Application for FTZ 116F (Port Arthur LNG)

   D. Consider approval of and authorization for Subzone Designation Application for FTZ 116 (Port of Port Arthur)

16. Discuss status of Tax Increment Reinvestment Zone

17. Discuss any items not on agenda without taking action thereon

18. 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. Wood Pellets Storage and Loading Facilities
        3. Cement Storage and Loading Facilities
        4. Floating Industrial Facility
    D. Security Matters (GOV'T. CODE SEC. 551.076)
    E. Litigation (GOV'T. CODE SEC. 551.071)
        1. Port of Port Arthur adv. Orion Construction, LLC
19. Return to Open Meeting
20. Consider adoption of Resolution authorizing and delegating to the Executive Port Director to initiate condemnation proceedings including the use of eminent domain to condemn and acquire all units/lots of real property situated in one city block identified as Block 104 bounded by Houston Avenue, 6th Street, San Antonio Avenue, and Rev. Dr. Ransom Howard (formerly 7th Street), in the Port District. (record vote to be taken)
21. Discuss status of legislative matters
22. Adjourn

For the Port Commission

Larry Kelley
Executive Port Director - CEO