

Regular Meeting
Wednesday, June 19, 2024 9:00 AM Central

Port Commission Office
221 Houston Avenue
Port Arthur, Texas 77640

John Comeaux: Present
Raymond Johnson: Present
Randy Martin: Present
Linda Spears: Present
Mary Wycoff: Present

Present: 5.

Commissioner Spears joined the meeting via telephone

1. Call to Order

2. Roll Call

3. Recognize guests and receive public comments (limit 3 minutes each)

4. Approve Minutes of May 21, 2024 Regular Meeting

5. Consider approval and ratification of action necessary to secure Public Officials Liability Insurance effective June 15, 2024-June 15, 2025

6. Consider approval and ratification of investments, including certificates of deposit and other government -backed securities

7. Consider approval of exercise of option to extend Depository Service and related agreements (Texas First Bank)

8. Consider approval of bank accounts at TexPool and Texas First Bank

9. Discuss status of following projects

9.A. Big Arthur Crane Inspection, Repairs and Painting projects

9.B. Economic Development Administration CARES ACT Recovery Assistance Grant (Berth 5 Backland Improvement Project)

9.C. Berth 6 Expansion Project (BUILD Grant)

9.D. TXDOT Rider 37 Grant Project 1 (2.5 - Acre Multimodal Laydown Yard and Truck Queuing Area)

9.E. TXDOT Rider 37 Grant Project 2 (5 - Acre Truck Queuing Area)

9.F. TXDOT Rider 38 Grant Project (Truck Queuing Area)

9.G. TXDOT Rider 45 Grant – Project 2 (Lakeshore Drive Turnaround and Parking Lot Lighting Project)

9.H. FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)

9.I. Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project

9.J. Berths 3-5 Bulkhead Corrosion Evaluation Assessment

9.K. Maintenance Repairs of Docks 1-4 Project

9.L. Transit Shed Fire Protection System and Improvements Project (Warehouses 3 & 4)

9.M. Dock Office Remediation 2023 Project

9.N. Data Center Project including Generator

9.O. TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 (Flyover Project)

10. Consider payment of invoices

11. Consider acceptance of proposal for Pre-Dredge Sediment Services

12. Discuss status of Rider 45 Grant - Project 1 (4th Street, Houston Avenue and Lakeshore Drive Project) and consider approval of Change Order No. 2 (Triangle Civil Services)

13. Consider approval of recommendation from evaluation committee for Security Guard Services (RFP 2024-04) and authorize negotiation of contract containing terms and conditions acceptable to legal counsel and staff

14. Discuss status of Elevated Electrical Service Rack Project and consider approval of Change Order No. 1 (Newtron Electrical Services)

15. Discuss status of 2024 Community Project Funding – PIDP Grant and consider acceptance of proposal for professional environmental services for preparation of grant required NEPA documentation (Berg Oliver & Associates)

16. Discuss status of Economic Development Administration CARES Act Recovery Assistance Grant and authorize Notice to Bidders (Berth 5 Backland Improvement Project)

17. Discuss status of GT Logistics disannexation

18. Discuss status of fiscal year 2025 Community Project Funding Request

19. Discuss status of Notice to Bidders for maintenance services

20. Discuss status of Texas Ports Association Economic Impact Study (Martin & Associates)

21. Discuss status of Community Outreach and Public Affairs

22. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises

23. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1

24. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities

25. Discuss Jefferson Central Appraisal District (JCAD) nomination process for JCAD Board of Directors for 2025 and 2025-2027 terms of office and consider approval of Resolution designating nominee for election to Board of Directors

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

27. 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:

27.A. Personnel (GOV'T. CODE SEC. 551.074)

27.B. Real Property (GOV'T. CODE SEC. 551.072)

27.B.1. Discuss potential purchases of real property in Navigation District

27.B.2. Discuss potential leases of real property in Navigation District

27.C. Conduct deliberations regarding economic development negotiations pertaining to (GOV'T. CODE SEC. 551.086):

27.C.1. Liquids Terminal Facilities

27.C.2. LNG Facilities

27.C.3. Marine Terminal and Inland Storage Area Project

27.C.4. Wood Pellets Storage and Loading Facilities

27.C.5. Wind Energy Project

27.C.6. Clean Energy Project

27.D. Security Matters (GOV'T. CODE SEC. 551.076)

27.E. Litigation (GOV'T. CODE SEC. 551.071)

27.E.1. Hurricanes Laura and Delta Insurance Claims

27.E.2. M/V Nemea grounding incident

28. Return to Open Meeting

29. Consider approval of Annual Budget for fiscal year ending July 31, 2025

30. Consider approval of the Language Access Plan and the Discrimination Reporting Process for the Port of Port Arthur

31. Discuss status and consider approval of agreement with Department of the Army and Sabine Neches Navigation District (Energy Transfer Funding FY 2024)

32. Discuss status of legislative matters

33. Consider approval of amendment to Commissioners' Handbook

34. Consider approval of amendment to Employee Handbook

35. Consider approval of sale of Port-owned real property to City of Port Arthur

36. Discuss status of USACE-DD7 floodwall replacement project and consider approval of proposed alignment

37. Consider motion to adjourn