

Regular Meeting
Wednesday, September 18, 2024 9:00 AM
Central

Port Commission Office
221 Houston Avenue
Port Arthur, Texas 77640

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

Present: 3, Absent: 2.

Randy Martin: Present

Present: 4, Absent: 1.

1. Call to Order

2. Roll Call

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

4. (9:00 AM) Conduct Public Hearing on Property Tax Increase

5. Consider approval of Property Tax Rates for 2024 Tax Year

6. Approve Minutes of August 14, 2024 Regular Meeting

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

8. Discuss status of projects

8.A. Berth 6 Expansion Project (BUILD Grant)

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

8.C. TXDOT Rider 37 Grant Project 2 (5 - Acre Truck Queuing Area)

8.D. TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 for Railyard Flyover Project

8.E. FY 2023 Port Infrastructure Development Program (PIDP)

8.F. 2023 Mechanical Maintenance Dredging of Berths 1 - 5 Project (Second Cycle).

8.G. Community Project Funding 2024 PIDP Grant Requests

8.H. Data Center Generator Project

9. Discuss status of Port Dock Office Improvements Project and consider authorizing Release of Retainage

10. Discuss status of Data Center Project and consider authorizing Release of Retainage

11. Discuss status of Seafarer's Center Parking Lot Project and consider authorizing Release of Retainage
12. Discuss status of Economic Development Administration CARES ACT Recovery Assistance Grant (Berth 5 Backland Improvement Project) and consider authorizing Notice to Bidders
13. Discuss status of FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project) and consider authorizing Notice to Bidders
14. Discuss status of Transit Shed Fire Protection System and Improvements Project (Warehouse 3 & 4) and consider authorizing Notice to Bidders
15. Discuss status of Rebuilding American Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project and consider authorizing issuance of Requests for Proposals (RFP) for both professional engineering and architectural services
16. Consider acceptance of Proposal for Professional Engineering Design Services for Big Arthur Crane Repairs Project (Sigma Engineers).
17. Consider approval of Change Order No. 1 for West Side Raised Electrical Utility Platforms Project (Construction Managers of Southeast Texas)
18. Consider acceptance of proposals for general liability, excess liability and business auto insurance, effective October 1, 2024
19. Consider payment of invoices
20. Consider and approve the General Terms and Conditions for Community Project Funding 2024 PIDP Grant
21. Discuss status of Notice to Bidders for maintenance and other services
22. Discuss status of Community Outreach and Public Affairs
23. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises
24. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1
25. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities
26. Discuss status of Texas Ports Association – Texas Trucking Association Management Agreement
27. Discuss status of Foreign Trade Zone Consulting Services Agreement and consider acceptance of proposal for services in connection with activation of Berth 6 (FTI Consulting)
28. Discuss any items not on agenda without taking action thereon
29. 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:
 - 29.A. Personnel (GOV'T. CODE SEC. 551.074)

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

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

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

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

29.C.1. Liquids Terminal Facilities

29.C.2. Wood Pellets Storage and Loading Facilities

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

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

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

30. Return to Open Meeting

31. Consider acceptance of proposal for legal services

32. Discuss status of legislative matters

33. Consider acceptance of Port Security Grant, Round 24

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

35. Adjourn