

Regular Meeting  
Thursday, February 13, 2025 9:00 AM Central

Port Commission Office  
221 Houston Avenue  
Port Arthur, Texas 77640

John Comeaux: Absent  
Raymond Johnson: Present  
Randy Martin: Present  
Linda Spears: Present  
Mary Wycoff: Absent  
Present: 3, Absent: 2.  
Mary Wycoff: Present  
Present: 4, Absent: 1.

1. Call to Order
2. Roll Call
3. Recognize guests and receive public comments (limit 3 minutes each)
4. Approve Minutes of January 15, 2025 Regular Meeting
5. Consider approval of Resolution related to review of Investment Policy and Strategy
6. Consider approval and ratification of investments, including certificates of deposit and other government -backed securities
7. Consider approval of Election Order for May 3, 2025 election of two (2) Commissioners to Board of Commissioners
8. Consider resolution approving appointment of agent and alternate agent by Secretary of the Board of Commissioners for performance of duties pursuant to Texas Election Code
9. Consider approval of proposals for Dental, Vision and Health Insurance, effective March 1, 2025
10. Discuss status of projects
  - 10.A. Economic Development Administration CARES ACT Recovery Assistance Grant Project (Berth 5 Backland Improvement Project)
  - 10.B. Berth 6 Expansion Project (BUILD Grant)
  - 10.C. Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project
  - 10.D. TXDOT Rider 37 Grant Project 1 (2.5 Acre Multimodal Laydown Yard and Truck Queuing Area)
  - 10.E. Big Arthur Crane Inspection, Repairs and Painting Project
  - 10.F. HVAC Improvements Project (Port Dock Office)

10.G. Transit Shed Fire Protection System and Improvements Project (Warehouse 1 & 2)

10.H. Data Center Generator Project

10.I. Community Project Funding 2024 Project (PIDP Grant)

11. Discuss status of TXDOT Rider 37 Grant Project 2 (5 Acre Truck Queuing Area) and consider acceptance of proposal for quality control testing services (Atlas Technical Consultants, LLC)

12. Discuss status of TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 (Railyard Flyover Project) and:

12.A. Consider approval of Change Order No. 1 (Burns & McDonnell)

12.B. Consider approval of Service Agreement with Kansas City Railway Company, doing business as Canadian Pacific Kansas City, for preliminary engineering services

13. Discuss status of Port-owned properties located at 219 10<sup>th</sup> Street, 246 10<sup>th</sup> Street, 301 14<sup>th</sup> Street, 901 Houston Avenue, 130 W. 7<sup>th</sup> Street, 130 W. 14<sup>th</sup> Street and 120 W. 12<sup>th</sup> Street and:

13.A. Consider authorizing Request for Proposals for professional environmental and abatement services;

13.B. Consider authorizing Notice to Bidders for demolition services

14. Discuss status of FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project) and consider approval of Supplemental Task Order for professional engineering services (Collins Engineers)

15. Discuss status of 2<sup>nd</sup> Floor Dock Office Project and consider approval of Change Order #1 (Mike Barnett Construction)

16. Consider authorizing Notice to Bidders for Lighting Replacement/Upgrades (Transit Sheds 3, 4 & 5)

17. Consider payment of invoices

17.A. Consider approval of Revenue Fund Invoices

17.B. Consider approval of Promotion and Development Fund Invoices

17.C. Approval of Debt Service Fund Invoices for bond interest, due March 1, 2025.

18. Consider authorizing Request for Proposals for Port Master Development Plan

19. Discuss status of Notice to Bidders for maintenance and other services

20. Discuss status of Community Outreach and Public Affairs

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

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

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

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

25. 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:

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

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

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

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

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

25.C.1. Liquids Terminal Facilities

25.C.2. LNG Facilities

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

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

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

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

25.E.1. POPA adv. ORION Construction, LLC

25.E.2. Accident and personal injury claim of employee of contractor doing work on Port-owned real property

26. Return to Open Meeting

27. Discuss status of legislative matters

28. Adjourn