

Regular Meeting
Wednesday, September 17, 2025 9:00 AM
Central

Port Commission Office
221 Houston Avenue
Port Arthur, Texas 77640

John Comeaux: Present
Randy Martin: Present
Fred Owens: Present
Linda Spears: Present
Mary Wycoff: Present
Present: 5.

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.

7.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.

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

7.C. Consider acceptance of proposals for general liability, excess liability and business auto insurance, effective October 1, 2025

7.D. Consider approval of Change Order #1, in the amount of \$22,884.40, for the Big Arthur Crane repair project (Cypress Bayou Industrial)

7.E. Consider payment of invoices

8. Staff Reports

8.A. Engineering Report on Port projects

8.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 12th Street, 130 West 14th Street, 219 10th Street, 246 10th Street, 301 14th Street, 1349 Austin Avenue, 1512 West 5th Street, 221 Thomas Boulevard, 338 19th Street, and 1051 Houston Avenue

13. Consider award of contract for 2025 Property Abatement Project for the properties located at 120 West 12th Street, 130 West 14th Street, 219 10th Street, 246 10th Street, 301 14th Street, 1349 Austin Avenue, 1512 West 5th Street, 221 Thomas Boulevard, 338 19th 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:

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

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

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

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

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

19.C.1. Liquids Terminal Facilities

19.C.2. Marine Terminal and Inland Storage Area Project

19.C.3. Wood Pellets Storage and Loading Facilities

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

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

19.E.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