

Regular Meeting
Wednesday, January 14, 2026 9:00 AM Central

Port Commission Office
221 Houston Avenue
Port Arthur, Texas 77640

John Comeaux: Present
Randy Martin: Present
Fred Owens: Absent
Linda Spears: Present
Mary Wycoff: Present
Present: 4, Absent: 1.

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. 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.

4.A. Consider Approval of Minutes of December 17, 2025 Regular Meeting

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

4.C. Consider payment of invoices

4.D. Consider approval to renew Worker's Compensation Insurance, effective January 13, 2026, to January 13, 2027

5. Consider authorizing Request for Proposals for Bank Depository Services Agreement

6. Consider acceptance of bids received on January 7, 2026, for the Multiple Property Demo – 2025 Project for the properties located at 120 West 12th Street, 130 West 14th Street, 219 10th Street, 246 10th Street, 301 14th Street, 1512 West 5th Street, 221 Thomas Boulevard, and 338 19th Street.

7. Consider award of contract for Multiple Property Demo – 2025 Project for the properties located at 120 West 12th Street, 130 West 14th Street, 219 10th Street, 246 10th Street, 301 14th Street, 1512 West 5th Street, 221 Thomas Boulevard, and 338 19th Street.

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 acceptance of proposal for Professional Engineering and Construction Management Services for 21.9-Acre Multi-Modal Laydown Yard Project (RAISE 2022)

10. Consider acceptance of engineer statements of qualifications received by staff on January 7, 2026, for the 2.6-Acre Multi-Modal Laydown Yard Project (RAISE 2022)

11. Consider approval of amendment to Master Services Agreement (Newtron Beaumont, LLC, d.b.a. Newtron Electrical Services)

12. Consider approval of Assignment of Agreement for waste disposal services from Neches Management Services, LLC

13. Discuss status of Master Site Development Plan and consider authorization to issue Request for Qualifications for preparation of Port Master Site Development Plan

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

15. 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:

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

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

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

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

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

15.C.1. Liquids Terminal Facilities

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

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

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

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

15.E.1. Port of Port Arthur adv. Orion Construction, LLC

16. Return to Open Meeting

17. Consider approval of one or more financing options for Port projects

18. Discuss status of legislative matters

19. Adjourn