

Regular Meeting
Wednesday, April 17, 2024 9:00 AM Central

Port Commission Office
221 Houston Avenue
Port Arthur, Texas 77640

1. Call to Order
2. Roll Call
3. Recognize guests and receive public comments (limit 3 minutes each)
4. Executive Session to discuss matters pertaining to litigation. Action may be taken on any and all items discussed in Executive Session upon return to Open Meeting regarding IRS examination of Unlimited Tax Port Improvement Bonds, Series 2017A
5. Return to Open Meeting
6. Consider approval of Closing Agreement pertaining to IRS examination of Unlimited Tax Port Improvement Bonds, Series 2017A, including payment of Resolution Amount in connection therewith, and authorize President of Board of Commissioners or Executive Port Director to execute all documents and take any and all action in connection therewith
7. Approve Minutes of March 13, 2024 Regular Meeting and March 27, 2024 Special Meeting
8. Consider approval of Audit Engagement Letter for Fiscal Year Ending July 31, 2024 (Brammer, Begnaud & Lattimore, CPAs)
9. Consider approval and ratification of investments, including certificates of deposit and other government -backed securities
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. TXDOT Rider 37 Grant Project (2.5 - Acre Multimodal Laydown Yard and Truck Queuing Area)
 - 10.D. TXDOT Rider 37 Grant Project (5 - Acre Truck Queuing Area)
 - 10.E. TXDOT Rider 38 Grant Project (Truck Queuing Area)
 - 10.F. TXDOT Rider 45 Grant - Project 1 (4th Street, Houston Avenue and Lakeshore Drive Project)
 - 10.G. TXDOT Rider 45 Grant - Project 2 (Lakeshore Drive Turnaround and Parking Lot Lighting Project)
 - 10.H. FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)

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

10.J. Maintenance Repairs of Docks 1-4 Project

10.K. Dock Office Remediation 2023 Project

10.L. Transit Shed Fire Protection System Project and Improvements Project (Warehouse 3 & 4)

10.M. Data Center Generator Project

10.N. FY 2024 Community Project Funding Requests

10.O. Elevated Electrical Service Rack Project

11. Consider payment of invoices

12. Consider acceptance of bids and approval of contract for Waste Disposal services (Neches Management Services)

13. Consider acceptance of bids and approval of award of contract for West Side Services Electrical Services (Newtron Electrical Services)

14. Discuss status of Big Arthur Crane Inspection, Repairs and Painting project and consider authorizing Request for Qualifications (RFQ) for professional engineers services

15. Discuss status of Data Center Project and consider approval of Change Order No. 1 (SETEX Construction Corp.)

16. Discuss status of TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023

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

18. Discuss status of claim from Bond Holder in connection with Port of Port Arthur Navigation District of Jefferson County, Texas General Obligation Bonds, Series 1966 (JP Morgan Chase)

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

20. Discuss status of Foreign Trade Zone 116

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

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 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.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. Sabine-Neches Navigation District Channel Modification Litigation

27.E.3. M/V Nemea grounding incident

28. Return to Open Meeting

29. Consider approval of amendments to Employee Handbook

30. Discuss status of legislative matters

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

32. Consider motion to adjourn