

Regular Meeting
Tuesday, May 21, 2024 9:00 AM Central

Port Commission Office
221 Houston Avenue
Port Arthur, Texas 77640

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

Present: 5.

Commissioner Martin arrived at 10:18

Raymond Johnson: Absent

Present: 4, Absent: 1.

RJ left at 1:35

1. Call to Order

2. Roll Call

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

4. Approve Minutes of April 17, 2024 Regular Meeting

5. Consider approval and ratification of action necessary to secure Cyber Insurance effective May 13, 2024 - May 13, 2025

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

7. (9:15 a.m.) Recess Meeting to convene Special Meeting of Board of Directors of Port Arthur Navigation District Industrial Development Corporation (Board of Commissioners' Meeting will re-convene immediately after PANDIDCN Meeting)

8. Re-convene meeting

9. Consider Resolution Approving the Port Arthur Navigation District Industrial Development Corporation's "Resolution Authorizing Port Arthur Navigation District Industrial Development Corporation Solid Waste Disposal Revenue Bonds (Community Waste Disposal, L.P. Project) Series 2024; Authorizing the Execution of an Indenture of Trust and a Loan Agreement; and other matters in connection therewith

10. Discuss status of projects

10.A. Big Arthur Crane Inspection, Repairs and Painting projects

10.B. Economic Development Administration CARES ACT Recovery Assistance Grant (Berth 5 Backland Improvement Project)

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

10.D. TXDOT Rider 38 Grant Project (Truck Queuing Area)

10.E. TXDOT Rider 45 Grant - Project 1 (4th Street, Houston Avenue and Lakeshore Drive Project)

10.F. TXDOT Rider 45 Grant - Project 2 (Lakeshore Drive Turnaround and Parking Lot Lighting Project)

10.G. FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)

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

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

10.J. Transit Shed Fire Protection System and Improvement Project (Warehouses 3 & 4)

10.K. Data Center Project including Generator

10.L. Elevated Electrical Service Rack Project

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

11. Consider payment of invoices

12. Consider authorization of Notice to Bidders for abatement and demolition of 901 Houston Avenue and abatement of 1349 Austin Avenue

13. Discuss status of Berth 6 Project (BUILD Grant) and consider approval of Change Order No. 7 (Orion Construction)

14. Discuss status of 2024 Community Project Funding - PIDP Grant and consider acceptance of proposal for professional environmental services for preparation of grant required NEPA documentation (Berg Oliver & Associates)

15. Discuss status of Dock Office remediation 2023 project and consider authorization of the following:

15.A. Acceptance of proposal for professional Engineering Services for HVAC improvements to 2nd floor of Dock Office (MEP Tech Engineering)

15.B. Notice to Bidders for 2nd floor HVAC and interior finish improvements

16. Discuss status of TXDOT Rider 37 Grant - Project 2 (5-Acre Truck Queuing Area) and consider approval of contract for Custom Work (AT&T)

17. Consider acceptance of bids and award of contract for Seafarer's Center Parking Lot Expansion Project (Triangle Civil Services)

18. Discuss status of Berths 3-5 bulkhead corrosion evaluation and consider acceptance of proposal for Professional Engineering Services for bulkhead inspection services (Collins Engineers, Inc.)

19. Discuss status of GT Logistics diannexation

20. Discuss status of fiscal year 2025 Community Project Funding Request
21. Discuss status of claim for Bond Holder in connection with Port of Port Arthur Navigation District of Jefferson County, Texas General Obligation Bonds, Series 1966 (JP Morgan Chase)
22. Discuss status of Notice to Bidders for maintenance and security services
23. Discuss status of Foreign Trade Zone 116
24. Discuss status of Texas Ports Association Economic Impact Study (Martin & Associates)
25. Discuss status of Community Outreach and Public Affairs
26. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises
27. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1
28. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities
29. Discuss Jefferson Central Appraisal District (JCAD) nomination process for JCAD Board of Directors for 2025 and 2025-2027 terms of office
30. Consider approval of sponsorship/participation in National Maritime Celebration Gala (Camp Seaport and Port Arthur Seafarer's Center)
31. Discuss any items not on agenda without taking action thereon
32. 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:
 - 32.A. Personnel (GOV'T. CODE SEC. 551.074)
 - 32.B. Real Property (GOV'T. CODE SEC. 551.072)
 - 32.B.1. Discuss potential purchases of real property in Navigation District
 - 32.B.2. Discuss potential leases of real property in Navigation District
 - 32.C. Conduct deliberations regarding economic development negotiations pertaining to (GOV'T. CODE SEC. 551.086):
 - 32.C.1. Liquids Terminal Facilities
 - 32.C.2. LNG Facilities
 - 32.C.3. Marine Terminal and Inland Storage Area Project
 - 32.C.4. Wood Pellets Storage and Loading Facilities
 - 32.D. Security Matters (GOV'T. CODE SEC. 551.076)
 - 32.E. Litigation (GOV'T. CODE SEC. 551.071)

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

32.E.2. M/V Nemea grounding incident

32.E.3. IRS examination of Unlimited Tax Port Improvement Bonds, Series 2017A

33. Return to Open Meeting

34. Consider authorization to seek proposals for engineering and/or architectural services for renovations of Port-owned properties at 501 8th Street, 748 Houston Avenue, 246 Rev. Ransom Howard Street and 1051 Houston Avenue

35. Discuss status of legislative matters

36. Consider approval of Amendment 1 to Budget for fiscal year ending July 31, 2024

37. Discuss Budget for fiscal year ending July 31, 2025

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

39. Consider motion to adjourn