

Regular Meeting  
Wednesday, July 17, 2024 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: Present  
Present: 4, Absent: 1.

1. Call to Order

2. Roll Call

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

4. (9:15 a.m.) Recess meeting to convene Special Meeting of Board of Directors of Port Arthur Navigation District Industrial Development Corporation (PANDIDC). NOTE: Board of Commissioners will re-convene immediately following PANDIDC Board of Directors' Meeting.

5. Return to Open Meeting

6. Consider adoption of 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"

7. Approve Minutes of June 19, 2024 Regular Meeting

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

9. Discuss status of following projects:

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

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

9.C. TXDOT Rider 37 Grant Project 2 (5 - Acre Truck Queuing Area)

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

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

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

9.G. TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 (Flyover Project)

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

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

9.J. Berths 3-5 Bulkhead Corrosion Evaluation Assessment

9.K. 2024 Community Project Funding - PIDP Grant

9.L. Maintenance Repairs of Docks 1-4 Project

9.M. Transit Shed Fire Protection System and Improvements Project (Warehouse 3 & 4)

10. Consider payment of invoices

10.A. Revenue Fund

10.B. Promotion and Development Fund

11. Consider acceptance of proposal for Pre-Dredge Sediment Services

12. Consider approval of selection of Professional Engineering Firm for Design of Foundation for Standby Generator Pad (RFQ 2024-08) and authorize negotiation of a contract containing terms and conditions acceptable to legal counsel and Port staff

13. Consider approval of selection of Professional Engineering Firm for Big Arthur Crane Repairs Project (RFQ 2024-09) and authorize negotiation of a contract containing terms and conditions acceptable to legal counsel and Port staff

14. Discuss status of Elevated Electrical Service Rack Project and consider acceptance of bids and award of contract for West Side Raised Electrical Utility Platforms Project (Construction Managers of Southeast Texas)

15. Discuss status of Berth 6 Expansion Project (BUILD Grant) and consider authorization of Change Order No. 8 (Orion Construction)

16. Discuss status of Dock Office Remediation 2023 Project and authorize Notice to Bidders for 2nd floor Dock Office Renovation

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

18. Discuss status of Notice to Bidders for maintenance services

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

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 Jefferson Central Appraisal District (JCAD) nomination process for JCAD Board of Directors for 2025 and 2025-2027 terms of office
25. Discuss any items not on agenda without taking action thereon
26. 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:
  - 26.A. Personnel (GOV'T. CODE SEC. 551.074)
  - 26.B. Real Property (GOV'T. CODE SEC. 551.072)
    - 26.B.1. Discuss potential purchases of real property in Navigation District
    - 26.B.2. Discuss potential leases of real property in Navigation District
  - 26.C. Conduct deliberations regarding economic development negotiations pertaining to (GOV'T. CODE SEC. 551.086):
    - 26.C.1. Liquids Terminal Facilities
    - 26.C.2. Wood Pellets Storage and Loading Facilities
  - 26.D. Security Matters (GOV'T. CODE SEC. 551.076)
  - 26.E. Litigation (GOV'T. CODE SEC. 551.071)
    - 26.E.1. Hurricanes Laura and Delta Insurance Claims
27. Return to Open Meeting
28. Consider approval of First Amendment to Lease Agreement (Collins Engineers, Inc.)
29. Discuss Center for Emerging Energies and consider authorization to enter into Partnership Agreement in connection therewith
30. Discuss status of agreement with Department of the Army and Sabine Neches Navigation District (Energy Transfer Funding FY 2024)
31. Discuss status of legislative matters
32. Discuss status of sale of Port-owned real property to City of Port Arthur
33. Discuss status of USACE-DD7 floodwall replacement project and consider approval of proposed alignment
34. Consider motion to adjourn