

Regular Meeting
Wednesday, August 14, 2024 10:00 AM
Central

Port Commission Office
221 Houston Avenue
Port Arthur, Texas 77640

John Comeaux: Present
Raymond Johnson: Present
Randy Martin: Present
Linda Spears: Absent
Mary Wycoff: Absent
Present: 3, Absent: 2.

1. Call to Order

2. Roll Call

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

4. Approve Minutes of the July 17, 2024 Regular Meeting

5. (10:15 AM) Recess meeting to convene Special Meeting of Board of Directors of Port Arthur Navigation District Industrial Development Corporation (PANDIDC). Board of Commissioners will re-convene immediately following PANDIDC Board of Directors' Meeting.

6. Return to Open Meeting

7. 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 (CENTRAL TEXAS BIOGAS, LLC PROJECT) SERIES 2024; AUTHORIZING THE EXECUTION OF AN INDENTURE OF TRUST AND AGREEMENT; AND OTHER MATTERS IN CONNECTION THEREWITH

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

9. Consider Approval of Proposed Property Tax Rate for 2024 Tax Year

10. Consider Approval of Property Tax Exemptions for the 2024 Tax Year

11. Discuss status of projects

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

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

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

11.D. TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 (Flyover Project)

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

11.F. Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project

11.G. Berths 3-5 Bulkhead Corrosion Evaluation Assessment

11.H. 2024 Community Project Funding - PIDP Grant

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

11.J. Transit Shed Fire Protection System Project and Improvements (Warehouse 1 & 2)

11.K. Elevated Electrical Service Rack Project

11.L. Big Arthur Crane Inspection, Repairs and Painting

11.M. Data Center and Data Center Generator Projects

11.N. Seafarer's Center Parking Lot

12. Discuss status of Berth 6 Expansion Project (BUILD Grant) and consider the following:

12.A. Authorization of Change Order No. 9 (Orion Construction)

12.B. Authorization of Partial Release of Retainage

12.C. Acceptance of Certificate of Substantial Completion (Collins Engineers)

13. Consider approval of Additional Property Insurance Premium related to Berth 6 (Gallagher)

14. Consider payment of invoices

14.A. Approval of Revenue Fund Invoices

14.B. Approval of Promotion & Development Fund Invoices

14.C. Approval of Debt Service Fund Invoices for Bond Interest, Due September 1, 2024

15. Consider acceptance of Proposal for Professional Engineering Design Services of Foundation for Standby Generator Pad (Sigma Engineers)

16. Consider approval of Change Order No. 2 in connection with Port Security Grant Round 21 (Allied IT Systems)

17. Consider approval of contracts for emergency restoration services (Signature Group and Action Restoration)

18. Consider Approval of Change Order #1 for the Dock Office Renovation Project (SETEX Construction)

19. Consider authorizing a notice for Request for Proposals for Financial Advisory Services

20. Consider adoption of Resolution casting votes for nominee of the conservation and reclamation districts to serve on the Board of Directors of the Jefferson Central Appraisal District

21. Consider Approval of Standard Insurance Requirements for Port Contractors

22. Discuss status of Notice to Bidders for maintenance and other services

23. Discuss status of Community Outreach and Public Affairs

24. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises

25. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1

26. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities

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

28. 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:

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

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

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

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

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

28.C.1. Liquids Terminal Facilities

28.C.2. Wood Pellets Storage and Loading Facilities

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

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

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

28.E.2. Sabine-Neches Navigation District Channel Modification Litigation

29. Return to Open Meeting

30. Consider and approve update to Employee Handbook

31. Discuss status of legislative matters and consider approval of Letter of Agreement for representation before Texas legislature to be signed by Port Director (Ron Lewis & Associates)

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

33. Adjourn