

Regular Meeting
Wednesday, October 23, 2024 9:00 AM Central

Port Commission Office
221 Houston Avenue
Port Arthur, Texas 77640

John Comeaux: Absent
Lachelle Edwards: Present
Raymond Johnson: Present
Randy Martin: Present
Linda Spears: Present
Mary Wycoff: Present
Present: 5, Absent: 1.

1. Call to Order

2. Roll Call

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

4. Approve Minutes of September 18, 2024 Regular Meeting

5. (9:15 a.m.) Recess Meeting to convene a Special Meeting of the Board of Directors of Port Arthur Navigation District Industrial Development Corporation (Board of Commissioners Meeting will re-convene immediately after PANDIDC Meeting)

6. Re-Convene 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 Variable Rate Demand Industrial Development Revenue Bonds (Legacy Farms, LP Project), Series 2024; Authorizing the Execution of an Indenture of Trust, a Loan Agreement, and a Purchase Agreement; Approval of an Official Statement; and other matters in connection therewith"

8. Discuss status of property insurance

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

10. Consider adoption of Resolution approving Certified Tax Roll 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. BUILD Grant (Berth 6 Expansion Project)

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

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

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

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

11.G. 2023 Mechanical Maintenance Dredging of Berths 1 - 6 Project

11.H. Big Arthur Crane Repairs Project

11.I. West Side Raised Utility Platforms Project

11.J. Transit Shed Fire Protection System and Improvements Project (Warehouses 3 & 4)

11.K. Data Center and Data Center Generator Projects

11.L. Community Project Funding 2024 PIDP Grant Project

12. Consider payment of invoices

13. Discuss evaluation of proposals and consider selection of Design Build Firm to commence negotiations of contract for TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 for Railyard Flyover Project

14. Consider approval of Warehousing and Logistics Services Agreement (Mitsubishi International Corporation)

15. Consider Award of Contract for Dock Office, 2nd Floor Renovation Project (Mike Barnett Construction)

16. Discuss status of Foreign Trade Zone matters and receive report on FTZSET, Inc. 10/8 Special Meeting of Trustees

17. Dismiss status of Jefferson County Appraisal District nominations for Board of Directors

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

19. Discuss status of Community Outreach and Public Affairs

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

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

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

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

24. 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:

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

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

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

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

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

24.C.1. Liquids Terminal Facilities

24.C.2. LNG Facilities

24.C.3. Marine Terminal and Inland Storage Area Project

24.C.4. Wood Pellets Storage and Loading Facilities

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

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

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

25. Return to Open Meeting

26. Discuss status of legislative matters

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

28. Adjourn