

Regular Meeting  
Wednesday, November 20, 2024 9:00 AM  
Central

Port Commission Office  
221 Houston Avenue  
Port Arthur, Texas 77640

John Comeaux: Present  
Raymond Johnson: Present  
Randy Martin: Absent  
Linda Spears: Present  
Mary Wycoff: Present  
Present: 4, Absent: 1.  
Randy Martin: Present  
Present: 5.

1. Call to Order
2. Roll Call
3. Recognize guests and receive public comments (limit 3 minutes each)
4. Approve Minutes of October 23, 2024 Regular Meeting and November 13, 2024 Special Meeting
5. (9:00) Receive and Open Bids for the Economic Development CARES ACT Recovery Assistance Grant Project (Berth 5 Backland Improvement Project)
6. Consider approval of Sabine Pilots Association rate proposal
7. Consider approval and ratification of investments, including certificates of deposit and other government -backed securities
8. Consider approval of the Annual Comprehensive Financial Report, including Single Audit Report, the fiscal year ended July 31, 2024
9. Consider approval of proposal for Property Insurance
10. Consider approval of annual determined retirement system employer contribution rate for 2025 (Texas County and District Retirement System)
11. Consider approval of retirement system supplemental death benefit contribution rate for 2025 (Texas County and District Retirement System)
12. Consider approval of Evaluation Committee Recommendation of Financial Advisory Services firm to commence negotiations of Contract (RFP 2024-13)
13. Consider approval of a Design Build contract for the Railyard Flyover Project partially funded through the TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 (Burns & McDonnell)
14. Discuss status of projects

- 14.A. Berth 6 Expansion Project (BUILD Grant)
- 14.B. FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)
- 14.C. Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project
- 14.D. TXDOT Rider 37 Grant Project 1 (2.5 Acre Multimodal Laydown Yard and Truck Queuing Area)
- 14.E. TXDOT Rider 37 Grant Project 2 (5 Acre Truck Queuing Area)
- 14.F. Big Arthur Crane Inspection, Repairs and Painting
- 14.G. HVAC Improvements (Port Dock Office)
- 14.H. Data Center Generator and Generator Foundation Projects
- 14.I. Community Project Funding 2024 Project (PIDP Grant)
15. Discuss status of 2023 Mechanical Maintenance Dredging of Berths 1 - 6 Project and consider approval of Change Order #1 (Matthews Brothers Dredging, LLC)
16. Consider payment of invoices
17. Consider approval of Master Service Agreement (The Solco Group, LLC)
18. Consider approval of Master Service Agreement (J&E Construction)
19. Consider authorizing Notice of Termination of contract for Warehouse 3 and 4 Fire Sprinkler System Project engineering services and authorize Request for Qualifications for Warehouse 3 and 4 Fire Sprinkler System Project engineering services
20. Consider authorizing Notice of Termination of contract for 235 Procter Street Fire Sprinkler System Project
21. Consider approval of Change Order #2 for the West Side Electrical Service Project (Newtron Electrical Services).
22. Consider approval of Resolution casting votes for one or more nominees for Jefferson Central Appraisal District Board of Directors
23. Consider approval of amendment to Procurement Procedures
24. Discuss status of Notice to Bidders for maintenance and other services
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 any items not on agenda without taking action thereon

30. 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:

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

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

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

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

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

30.C.1. Liquids Terminal Facilities

30.C.2. LNG Facilities

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

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

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

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

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

30.E.2. Berth 6 Contractor Claim

31. Return to Open Meeting

32. Discuss status of legislative matters

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

34. Consider award of contract for Economic Development CARES ACT Recovery and Assistance Grant Project (Berth 5 Backland Improvement Project)

35. Adjourn