

Regular Meeting
Wednesday, April 16, 2025 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.

1. Call to Order
2. Roll Call
3. Recognize guests and receive public comments (limit 3 minutes each)
4. Approve Minutes of the March 12, 2025 Regular Meeting and the March 27, 2025 Special Meeting
5. Consider approval and ratification of investments, including certificates of deposit and other government -backed securities
6. Consider approval of a resolution requesting the Conservation and Reclamation Districts to participate in the election of two Board of Directors of the Jefferson County Appraisal District for the 2026-2029 term of office
7. Consider approval of the first one-year extension of the contract for Waste Disposal Services (Neches Management Services)
8. Discuss status of projects
 - 8.A. FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)
 - 8.B. Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project
 - 8.C. TXDOT Rider 37 Grant Project 1 (2.5 Acre Multimodal Laydown Yard and Truck Queuing Area)
 - 8.D. Big Arthur Crane Repairs Project
 - 8.E. Transit Shed Fire Protection System Improvements Project (Warehouses 3 & 4)
 - 8.F. TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 for Railyard Flyover Project
 - 8.G. Data Center Generator Projects
 - 8.H. Community Project Funding 2024 Project (PIDP Grant)

9. Consider approval of replacement of cinch straps on fabric membrane in Transit Shed No. 5 (RUBB, Inc.)

10. Discuss status of Economic Development Administration CARES ACT Recovery Assistance Grant Project (Berth 5 Backland Improvement Project) and consider acceptance of proposal for quality control testing services (Atlas Technical Consultants, LLC)

11. Discuss status of TXDOT Rider 37 Grant Project 2 (5 Acre Truck Queuing Area) and consider approval of Change Order No. 2 (ALLCO, LLC)

12. Consider approval of Master Service Agreement (Matthews Brothers Dredging, LLC)

13. Discuss status of Port Dock Office 2nd Floor Renovation and consider approval of Change Order #2 (Mike Barnett Construction)

14. Consider payment of invoices

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

16. Discuss status of Community Outreach and Public Affairs

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

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

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

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

21. 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:

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

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

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

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

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

21.C.1. Liquids Terminal Facilities

21.C.2. LNG Facilities

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

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

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

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

21.E.1. POPA adv. ORION Construction, LLC

21.E.2. POPA adv. Ocampo

22. Return to Open Meeting

23. Consider approval of an architectural and engineering services proposal for renovation of building located at 246 Rev. Dr. Ransom Howard Street (Sigma Engineers)

24. Consider approval of certificate of completion, release of retainage, and final payment agreement pertaining to Berth 6 Expansion Project (Orion Construction, LLC)

25. Consider authorizing purchase of real property and improvements in Navigation District, along with leaseback to tenant upon terms and conditions discussed in Executive Session

26. Discuss status of legislative matters

27. Adjourn