

Regular Meeting  
Wednesday, July 23, 2025 9:00 AM Central

Port Commission Office  
221 Houston Avenue  
Port Arthur, Texas 77640

John Comeaux: Present

Randy Martin: Present

Fred Owens: Absent

Linda Spears: Present

Mary Wycoff: Present

Present: 4, Absent: 1.

Fred Owens: Present

Present: 5.

Fred Owens: Absent

Present: 4, Absent: 1.

Fred Owens: Present

Present: 5.

#### 1. Call to Order

#### 2. Roll Call

#### 3. Recognize guests and receive public comments pertaining to items on this Notice only (limit 3 minutes each)

#### 4. Consider approval of Tax Abatement Agreement (Crescent Bayou, LLC Project)

#### 5. Consent Agenda - Action Items

5.A. Consider Approval of Minutes of June 16, 2025 Special Meeting and June 18, 2025 Regular Meeting

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

5.C. Consider payment of invoices

5.D. Consider approval of final pay application for the release of retainage for Port Dock Office Renovation 2nd Floor Project (Mike Barnett Construction)

5.E. Consider acceptance of proposal from Atlas Technical Consultants for third party testing related to the Big Arthur Crane Repairs (2025) Project

5.F. Consider approval of Change Order No. 1 for Berth 5 Backland Laydown Yard and Stabilization Project (CARES ACT Recovery Assistance Grant Project) (Ramtex Industrial, LLC)

5.G. Consider approval of Change Order #4 for Port Truck Queuing and Staging Area Project - TXDOT Rider 37 Lot 8 Project (Allco)

5.H. Consider authorizing Notice to Bidders for abatement and / or demolition services pertaining to Port-owned properties located at 1349 Austin Avenue, 1512 W. 5th Street, 1051 Houston Avenue, 221 Thomas Blvd., 338 9th Street

6. Staff Reports

6.A. Engineering Report on Port projects

6.B. Report on Community Outreach, Public Affairs and Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises

7. Consideration and Adoption of "An Order Calling a Bond Election to be Held by the Port of Port Arthur Navigation District of Jefferson County, Texas on November 4, 2025 for \$92,000,000 in Bonds for Port Improvements, Making Provision for the Conduct of the Election, and Resolving Other Matters Related to that Election"

8. Consider approval of Joint Election Agreement and Election Services Contract between Jefferson County, Texas and Port of Port Arthur for the purpose of conducting an election on November 4, 2025

9. 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

10. Consider rejection of bids received for Transit Shed 1 Replacement Project (2020 MARAD Port Infrastructure Development Program Grant) and authorize Notice to Bidders for rebid

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

12. 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:

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

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

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

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

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

12.C.1. Drydock Facility

12.C.2. Liquids Terminal Facilities

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

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

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

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

12.E.1. POPA adv. Orion Construction, LLC

13. Return to Open Meeting

14. Consider approval of Consultant Agreement for legislative services (Rick Maldonado and Associates, Inc.)

15. Consider approval of Letter of Intent in connection with proposed liquids terminal facility

16. Discuss status of legislative matters

17. Adjourn