

Regular Meeting
Wednesday, August 13, 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: Absent
Mary Wycoff: Present
Present: 3, Absent: 2.

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. (9:00 AM) Receive and Open Bids for the 246 Rev. Dr. Ransom Howard Property Renovation Project
5. Consent Agenda Items for Collective Action. The Port Commissioners have been furnished with supporting documentation and staff's recommendation for each of the following items. All Consent Agenda items will be approved, in accordance with the respective staff recommendations, by one vote without being discussed separately unless a Port Commissioner requests otherwise.
 - 5.A. Approve Minutes of July 16, 2025 Special Meeting and July 23, 2025 Regular Meeting
 - 5.B. Approve and ratify investments, including certificates of deposit and other government - backed securities
 - 5.C. Approve payment of invoices
 - 5.D. Approve supplemental Work Authorization for construction management services on the Berth 5 Backlands project (Collins Engineers)
 - 5.E. Authorize Notice to Bidders for rental of one or more temporary office trailers
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. Consider Approval of Proposed Property Tax Rates for 2025 Tax Year
8. Consider Approval of Property Tax Exemptions for 2025 Tax Year
9. Consider approval of agreement for administration of Port of Port Arthur Foreign Trade Zone (Kroll)

10. Consider approval of proposed Texas Emissions Reduction Program (TERP) grant application (SSA)
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. Liquids Terminal Facilities
 - 12.C.2. Marine Terminal and Inland Storage Area Project
 - 12.C.3. 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. Discuss status of legislative matters
15. Adjourn