



April 18, 2023

NOTICE

Notice is hereby given that the Regular Meeting of the Board of Commissioners of the Port of Port Arthur Navigation District of Jefferson County, Texas, will be held at **9:00 A.M., Friday, April 21, 2023** at the Port Commission office, **221 Houston Avenue, Port Arthur, Texas**, in person with limited capacity and by telephonic meeting in order to advance the public health goal of limiting face-to-face meeting (also called “Social Distancing”) to slow the spread of the Coronavirus (COVID-19). The public toll-free dial-in number to participate in the telephonic meeting is hosted through conference calling. The toll-free dial-in number is: **1-866-244-8528** and the access code number is: **328412#**. The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made available to the public in accordance with the Open Meetings Act, upon written request. The Meeting will include the following matters:

1. Call to Order
2. Roll Call
3. Recognize guests and receive public comments (limit 3 minutes each)
4. Approve Minutes of March 15, 2023 Regular Meeting and March 16, 2023 Special Meeting
5. Consider approval of Audit Engagement Letter for Fiscal Year Ending July 31, 2023 (Brammer, Begnaud & Lattimore, CPAs)
6. Consider approval of consulting agreement for implementation of MS Dynamics Business Central software (Coe and Company, LLC)
7. Consider approval and ratification of investments, including certificates of deposit and other government-backed securities
8. Discuss status of following projects:
 - (A) Economic Development Administration CARES ACT Recovery Assistance Grant Project (Berth 5 Backland Improvement Project)

- (B) Berth 6 Expansion Project (BUILD Grant)
 - (C) Replacement of Transit Shed Fire Protection System Project
 - (D) TXDOT Rider 45 Grant – Project 1 (4th Street, Houston Ave. and Lakeshore Drive Project)
 - (E) TXDOT Rider 45 Grant – Project 2 (Lakeshore Drive Turnaround)
 - (F) FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)
 - (G) EDA Disaster Supplemental Grant (Port Rail Yard and Laydown Yard Project)
 - (H) Sprinkler System at 748 Houston Avenue
 - (I) Port Infrastructure Development Program (PIDP) Grant FY2023
 - (J) Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project
 - (K) Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2023 Grant Project
 - (L) FY 2024 Community Project Funding Requests
9. Discuss status of TXDOT Rider 37 Grant Project (2.5-Acre Multimodal Laydown Yard and Truck Queuing Area) and consider acceptance of proposal for professional engineering services (Soutex, Inc.)
 10. Discuss status of TXDOT Rider 37 Grant Project (5-Acre Truck Queuing Area) and consider acceptance of proposal for professional engineering services (The Solcol Group)
 11. Discuss status of TXDOT Rider 38 Grant Project (Truck Queuing Area) and consider approval of Change Order No. 1 (Definitive Industrial Group)
 12. Consider payment of invoices
 13. Discuss status of participation with the Texas Ports Association for the preparation of an Economic Impact Study (Martin & Associates)

14. Consider approval of sponsorship/participation in National Maritime Celebration Gala (Camp Seaport Inc. and Port Arthur Seafarer's Center)
15. Discuss status of Community Outreach and Public Affairs
16. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises
17. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1
18. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities
19. Discuss status of Real Property Valuation and Related Services Study
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:
 - (A) Personnel (GOV'T. CODE SEC. 551.074)
 - (B) Real Property (GOV'T. CODE SEC. 551.072)
 - (1) Discuss potential purchases of real property in Navigation District
 - (2) Discuss potential leases of real property in Navigation District
 - (C) Conduct deliberations regarding economic development negotiations pertaining to (GOV'T. CODE SEC. 551.086):
 - (1) Liquids Terminal Facilities
 - (2) LNG Facilities
 - (3) Marine Terminal and Inland Storage Area Project
 - (4) Ex-Pipe Bunkering Facilities

(5) Wood Pellets Storage and Loading Facilities

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

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

(1) Dredge-Related Claims (ORION)

(2) Hurricanes Laura and Delta Insurance Claims

(3) Sabine-Neches Navigation District Channel Modification Litigation

(4) IRS examinations of Unlimited Tax Port Improvement Bonds, Series 2017 and 2017A

(5) M/V Nemea grounding incident

(6) Cargo handling incident

22. Return to Open Meeting

23. Discuss status of legislative matters

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

25. Discuss status of abatement of Port building located at 535 Houston Avenue

(A) Consider acceptance of proposal for professional engineering and windstorm services for replacement of roofing and siding (Sigma Engineers, Inc.).

(B) Consider authorization of award of demolition contract or issuance of Notice to Bidders for demolition

26. Consider termination of award of contract to low bidder and award of contract for Multiple Property Demolition – Abatement Projects to the next lowest, qualified bidder (645 Houston Avenue)

27. Discuss status of Port-owned property located at 1211 Houston Avenue

(A) Consider authorization to seek proposals for professional environmental and abatement services

- (B) Consider authorization of notice to bidders for demolition services
28. Discuss status of Port-owned property located at 501 Houston Avenue and consider acceptance of proposal for professional engineering services to perform a Level A Structural Observation (Fittz & Shipman, Inc.)
29. Adjourn

For the Port Commission

for 

Larry Kelley

Executive Port Director – CEO