



September 15, 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., Wednesday, September 20, 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. Recess meeting to conduct public hearing on property tax increase (meeting will reconvene upon closure of public hearing)
4. (9:00 A.M.) Public Hearing on Property Tax Increase
5. Re-convene Regular Meeting
6. (9:00 A.M) Receive and open bids for TXDOT Rider 45 Grant Project 1 (4th Street, Houston Avenue and Lakeshore Drive)
7. Recognize guests and receive public comments (limit 3 minutes each)
8. Approve Minutes of August 14, 2023 Regular Meeting
9. Consider approval and ratification of investments, including certificates of deposit and other government-backed securities
10. Consider approval of Property Tax Rates for 2023 Tax Year

11. Consider acceptance of proposals for general liability, excess liability and business auto insurance, effective October 1, 2023
12. Consider approval of amended and restated procurement procedures
13. Consider approval of addendum to agreement with APT Consulting Group
14. 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 37 Grant Project (2.5-Acre Multimodal Laydown Yard and Truck Queuing Area)
 - (E) TXDOT Rider 37 Grant Project (5-Acre Truck Queuing Area)
 - (F) TXDOT Rider 45 Grant – Project 2 (Lakeshore Drive Turnaround)
 - (G) FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)
 - (H) FY 2023 Port Infrastructure Development Program (PIDP)
 - (I) EDA Disaster Supplemental Grant (Port Rail Yard and Laydown Yard Project)
 - (J) Sprinkler System at 748 Houston Avenue
 - (K) Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project
 - (L) Demolition and Abatement Projects of Port-owned properties
 - (M) FY 2024 Community Project Funding Requests
15. Consider payment of invoices

16. Discuss status of TXDOT Rider 38 Grant Project and consider:
 - (A) Dedication of multiple 10-foot wide utility easements for utility relocation (Entergy-Texas, Inc.; Spectrum Gulf Coast LLC; AT&T)
 - (B) Approval of Temporary Workspace Agreement in support of overhead utility relocation (Entergy Texas, Inc.)
17. Discuss status of submittal of project grant applications to TXDOT's Seaport Connectivity Project (SCP) 2023 and TXDOT'S Maritime Infrastructure Plan (MIP) 2023 and consider:
 - (A) Adoption of Resolution approving Advance Funding Agreement for railyard flyover project
 - (B) Authorizing Request for Qualifications (RFQ) and Requests for Proposals (RFPs) as required for professional engineering and construction design-build services
 - (C) Acceptance of proposal for professional geotechnical engineering services in support of foundation design (Tolunay-Wong Engineers, Inc.)
18. Discuss status of maintenance dredging and consider authorizing Notice to Bidders for multi-cycle dredging service contract
19. Consider acceptance of proposals in connection with security enhancement projects funded by Department of Homeland Security Grant Round 23
 - (A) Allied IT Systems, LLC
 - (B) Security Quality Solutions & Integrations (SQSI)
20. Consider authorizing Notice to Bidders for purchase and installation of emergency generator for new Data Center
21. Consider approval of Master Service Agreement for Professional Engineering Services (Bartlett & West, Inc.)
20. Consider acceptance of proposal for Professional Engineering Rail Planning Services (Bartlett & West, Inc.)

21. Discuss status of Water Tower Logo Project and consider authorization to negotiate interlocal agreement with City of Port Arthur
22. Discuss status of participation with Texas Ports Association for preparation of Economic Impact Study (Martin & Associates)
23. Discuss status of Community Outreach and Public Affairs
24. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises
25. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1
26. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities
27. Discuss any items not on agenda without taking action thereon
28. 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) Wood Pellets Storage and Loading Facilities

(5) Wind Energy Project

(6) Clean Energy Project

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

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

(1) Hurricanes Laura and Delta Insurance Claims

(2) Sabine-Neches Navigation District Channel Modification Litigation

(3) IRS examination of Unlimited Tax Port Improvement Bonds, Series 2017A

(4) M/V Nemea grounding incident

29. Return to Open Meeting

30. Consider approval of settlement in connection with storage and inventory fee dispute

31. Consider approval of settlement in connection with real estate valuation services agreement

32. Discuss status of legislative matters

33. Consider approval of a Service Agreement for Industrial General Labor (Grace Hub, Inc./Texas Railroad & Refinery Cleaning Services)

34. Consider award of contract for TXDOT Rider 45 Grant – Project 1 (4th Street, Houston Avenue and Lakeshore Drive)

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

36. Adjourn

For the Port Commission



Larry Kelley

Executive Port Director – CEO