



December 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, December 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. Recognize guests and receive public comments (limit 3 minutes each)
4. Approve Minutes of November 15, 2023 Regular Meeting and November 29, 2023 Special Meeting
5. Consider approval of Property Tax Agreement between Port of Port Arthur and Cormorant Clean Energy LLC for a new facility to be constructed within the Cormorant Clean Energy Reinvestment Zone pursuant to Sec. 312.40 et seq., Texas Property Tax Code
6. Consider approval of proposal to renew Workers Compensation Insurance effective January 13, 2024 to January 13, 2025
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) Economic Development Administration (EDA) Disaster Supplemental Grant (Port Rail Yard and Laydown Yard Project)
- (C) Berth 6 Expansion Project (BUILD Grant)
- (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 38 Grant Project (Truck Queuing Area)
- (G) TXDOT Rider 45 Grant – Project 1 (4th Street, Houston Avenue and Lakeshore Drive Project)
- (H) TXDOT Rider 45 Grant – Project 2 (Lakeshore Drive Turnaround and Parking Lot Lighting Project)
- (I) FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)
- (J) Sprinkler System at 748 Houston Avenue
- (K) Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project
- (L) 2023 Mechanical Maintenance Dredging of Berths 1-5 Project
- (M) Big Arthur Crane Inspection, Repairs and Painting
- (N) HVAC Improvements (Port Dock Office)
- (O) Transit Shed Fire Protection System Project and Improvements in Warehouse Nos. 3 & 4
- (P) TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 for Railyard Flyover Project
- (Q) Maintenance Repairs of Docks 1 – 4

(R) Data Center and Data Center Generator

(S) FY 2024 Community Project Funding Requests

9. Consider payment of invoices
10. Discuss status of claim from Bond Holder in connection with Port of Port Arthur Navigation District of Jefferson County, Texas General Obligation Bonds, Series 1966 (JP Morgan Chase)
11. Discuss status of Notice to Bidders for Maintenance, Waste and Security Services
12. Discuss status of Foreign Trade Zone Consulting Services (FTI Consulting) and consider authorization for Port Director/CEO to (a) submit application for activation of one or more FTZ 116 sites, (b) apply for and obtain bond, (c) enter into Grantee/General-Purpose Zone Operator Agreement, and (d) execute any and all other documents required in connection therewith
13. Discuss Texas Ports Association acceptance of proposal to conduct statewide Economic Impact Study (Martin & Associates) and consider approval of financial participation in funding of Study
14. Discuss status of Community Outreach and Public Affairs
15. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises
16. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1
17. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities
18. Discuss any items not on agenda without taking action thereon
19. 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


20. Return to Open Meeting

21. Discuss status of legislative matters

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

23. Adjourn

For the Port Commission



Larry Kelley
Executive Port Director – CEO