March 8, 2024

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, March 13, 2024** 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 February 14, 2024 Regular Meeting

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

6. Discuss status of following projects:

    (A) Economic Development Administration CARES ACT Recovery Assistance Grant (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) Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project

(K) Maintenance Repairs of Docks 1-4 Project

(L) Dock Office Remediation 2023 Project

(M) Big Arthur Crane Inspection, Repairs and Painting Project

(N) Transit Shed Fire Protection System and Improvements Project (Warehouses 3 & 4)

(O) Data Center and Data Center Generator Projects

(P) FY 2024 Community Project Funding Requests

7. Consider payment of invoices

8. Consider authorizing Notice to Bidders for extension of electric utility services west of the Colonial meter skid area

9. Consider authorizing Notice to Bidders for construction of elevated electrical service rack

10. Consider approval of a Master Service Agreement and Statement of Work for services required to implement Microsoft Business Central (DSWi)

11. Consider approval of contract for temporary staffing services (Lanmark Staffing)

12. Consider acceptance of proposal for insurance brokerage services, RFP- 2024-03

13. Discuss status of TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 and consider Resolution approving agreement for railyard flyover project

14. Consider authorization of fiscal year 2025 Community Project Funding Request, including adoption of Resolutions, preparation and filing of applications and other documentation related thereto, and authorize Executive Port Director to sign and file the requests on behalf of the Port of Port Arthur

15. 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)

16. Discuss status of Notice to Bidders for maintenance, waste and security services

17. Discuss status of Foreign Trade Zone 116

18. Discuss status of Texas Ports Association Economic Impact Study (Martin & Associates)

19. Discuss status of Community Outreach and Public Affairs

20. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises

21. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1

22. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities

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

24. 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
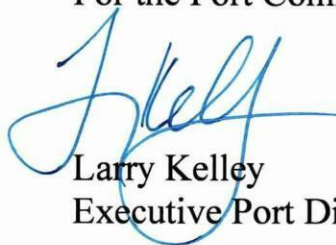
25. Return to Open Meeting

26. Consider approval of amendment to Consulting Agreement for evaluation of waterfront development projects (Gerald F. Bemberg)

27. Discuss status of legislative matters

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

29.   Consider motion to adjourn

For the Port Commission

Larry Kelley
Executive Port Director – CEO