May 9, 2025

NOTICE

Notice is hereby given that a Regular Meeting of the Board of Commissioners of the Port of Port Arthur Navigation District of Jefferson County, Texas, has been called by the President of the Board to be held at **8:00 AM**, **Wednesday, May 14, 2025**, at the **Port Commission Office, 221 Houston Avenue, Port Arthur, Texas 77640**, 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#**. A recording of the telephonic meeting will be made available to the public in accordance with the Open Meetings Act, upon written request. The Regular Meeting will include the following matters:

1. Call to Order
2. Roll Call
3. Consider adoption of order canvassing the returns and results of the Port Commissioners Election Held May 3, 2025
4. Issuance of certificate of election, administer oath of office to elected commissioners and obtain executed statements of elected commissioners
5. Recognize guests and receive public comments (limit 3 minutes each)
6. Approve Minutes of April 16, 2025 Regular Meeting
7. Consider approval and ratification of investments, including certificates of deposit and other government -backed securities
8. Consider approval of supplemental employee benefit program (AFLAC)
9. Consider approval of audit engagement letter for fiscal year ending July 31, 2025 (Brammer, Begnaud & Lattimore, CPAs)
10. Consider approval of proposal for Public Officials Management & Employment Practices Liability Insurance (Arthur J Gallagher Risk Management Services)
11. Consider approval and ratification of action necessary to secure cyber insurance effective May 13, 2025 to May 13, 2026 (Arthur J Gallagher Risk Management Services)

12. (9:00 A.M) Receive and Open bids for Transit Shed 1 Replacement (2020 MARAD Port Infrastructure Development Program Grant)
13. Discuss status of projects
    A. Economic Development Administration CARES ACT Recovery Assistance Grant (Berth 5 Backland Improvement Project)
    B. TXDOT Rider 37 Grant Project 1 (2.5 Acre Multimodal Laydown Yard and Truck Queuing Area)
    C. TXDOT Rider 37 Grant Project 2 (5 Acre Truck Queuing Area)
    D. Transit Shed Fire Protection System Improvements Project (Warehouses 3 & 4)
    E. TXDOT Seaport Connectivity Project (SCP) 2023 and TXDOT Maritime Infrastructure Program (MIP) 2023 (Railyard Flyover Project)
    F. Data Center Generator Projects
    G. Community Project Funding 2024 Project (PIDP Grant)
    H. Big Arthur Crane Repair Project
14. Discuss status of Port Dock Office 2nd Floor Renovation and consider approval of Change Order #2 (M & S Barnett Construction, Ltd. dba Mike Barnett Construction)
15. Consider approval of Change Order No. 1 in connection with Port Security Grant Round 23 (Allied IT Systems)
16. Consider approval of Change Order No. 1 in connection with Port Security Grant Round 23 (Security Quality Solutions & Integrations, Inc.)
17. Discuss status of 2022 MARAD Rebuilding America Infrastructure with Sustainability and Equity (RAISE) Grant Project and consider approval of issuance of Request for Qualifications for architectural and professional engineering services for projects at 501 Houston Avenue, 320 Houston Avenue and all of Blocks 10, 19, 40, 47, 473, 478, 487, 499 & 508, City of Port Arthur and Lot 10, Block 464, City of Port Arthur
18. Consider payment of invoices
19. Discuss status of current and planned port infrastructure projects and funding for same
20. Discuss status of Foreign Trade Zone matters
21. Discuss status of Notice to Bidders for maintenance and other services
22. Discuss status of Community Outreach and Public Affairs
23. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises
24. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1
25. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities

26. Discuss any items not on agenda without taking action thereon
27. 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
    D. Security Matters (GOV'T. CODE SEC. 551.076)
    E. Litigation (GOV'T. CODE SEC. 551.071)
        1. POPA adv. Orion Construction, LLC
        2. POPA ad. Gustavo Ocampo
        3. POPA adv. Stephen Corner
28. Return to Open Meeting
29. Consider authorizing purchase of real property and improvements in Navigation District, along with leaseback to tenant upon terms and conditions discussed in Executive Session
30. Consider award of contract for Transit Shed 1 Replacement (2020 MARAD Port Infrastructure Development Program Grant)
31. Discuss status of legislative matters
32. Election of Officers
33. Adjourn

For the Port Commission
Larry Kelley
Executive Port Director - CEO