December 13, 2024

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, December 18, 2024**, 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. Recognize guests and receive public comments (limit 3 minutes each)
4. Approve Minutes of November 20, 2024 Regular Meeting and December 11, 2024 Special Meeting
5. (9:00 AM) Open bids for TXDOT Rider 37 Project 2 (Truck Queuing and Staging Area)
6. Discuss results of Jefferson Central Appraisal District election of Board of Directors
7. Consider approval and ratification of investments, including certificates of deposit and other government -backed securities
8. Discuss status of projects
    A. Economic Development Administration CARES ACT Recovery Assistance Grant (Berth 5 Backland Improvement Project)
    B. BUILD Grant (Berth 6 Expansion Project)
    C. FY 2020 MARAD Port Infrastructure Development Program (PIDP) Grant (Transit Shed #1 Project)
    D. Rebuilding America Infrastructure with Sustainability and Equity (RAISE) 2022 Grant Project

E. TXDOT Rider 37 Grant Project 1 (2.5 Acre Multimodal Laydown Yard and Truck Queuing Area)

F. TXDOT Rider 37 Grant Project 2 (5 Acre Truck Queuing Area)

G. Big Arthur Crane Inspection, Repairs and Painting Project

H. Port Dock Office HVAC Improvements Project

I. Transit Shed Fire Protection System and Improvements Project (Warehouses 1 & 2)

J. Data Center Generator Projects

K. PIDP Grant (Community Project Funding 2024 Project)

9. Consider adoption of Resolution Approving Tax Abatement Policy - 2025
10. Consider payment of invoices
11. Consider approval of amendment to Master Service Agreement (Berg-Oliver Associates)
12. Discuss status of Notice to Bidders for maintenance and other services
13. Discuss status of Community Outreach and Public Affairs
14. Discuss status of Contractors Assistance Program for Local, Veteran, Minority and Women-owned business enterprises
15. Receive report regarding City of Port Arthur Tax Increment Reinvestment Zone No. 1
16. Discuss status of study and cost/benefit analysis services for evaluation of grant opportunities
17. Discuss any items not on agenda without taking action thereon
18. 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. Wood Pellets Storage and Loading Facilities

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

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

        1. Hurricanes Laura and Delta Insurance Claims

19. Return to Open Meeting
20. Consider approval of payment of additional insurance premium (Arthur J Gallager)
21. Discuss status of legislative matters
22. Discuss status of Railyard Flyover Project partially funded through TxDOT Seaport Connectivity Program (SCP) 2023 and TxDOT Maritime Infrastructure Program (MIP) 2023 and consider approval of Design-Builder insurance and other collateral (Burns & McDonnell)
23. Consider award of contract for TxDOT Rider 37 Project 2 (Truck Queuing and Staging Area)
24. Discuss status of USACE-DD7 floodwall replacement project and consider approval of proposed alignment
25. Adjourn

For the Port Commission

Larry Kelley
Executive Port Director - CEO