

## **NOTICE OF MEETING**

TAKE NOTICE THAT A REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE PORT OF BEAUMONT NAVIGATION DISTRICT  
OF JEFFERSON COUNTY, TEXAS

will be held in

The Port District Building, 1225 Main Street, Beaumont, Texas, commencing at 10:00 a.m., on Monday,  
February 26, 2024 to consider and act upon the following:

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENTS**

1. General public comments will be taken from the audience on any subject matter, whether that item is on the agenda or not. While your comments are appreciated, all speakers are limited to a maximum three minutes. As the Texas Open Meetings Act does not allow the Board to respond to items not listed on the agenda, your comments will be noted by the Board and forwarded to the Port Director.

### **CONSENT AGENDA**

2. a. Approval of minutes of the January 22, 2024 Regular Meeting.  
b. Approval of accounts payable checks over \$25,000 for the month of January 2024.  
c. Approval of commissioner expense report for the month of January 2024.

### **REGULAR AGENDA**

3. Consideration and possible ratification of revision to Order Designating Transportation Reinvestment Zone Number Two, Port of Beaumont Navigation District of Jefferson County, Texas.
4. Consideration and possible approval of Port of Beaumont Bid and Procurement Policy.
5. Consideration and possible award of contract for the Franklin Truck Lot Project.
6. Consideration and possible approval of First Amendment to Tax Abatement Agreement with Linde, Inc.
7. Consideration and possible approval of amendment to Letter of Agreement with Ron Lewis & Associates.
8. Consideration and possible approval of Change Order No. 2 to the Jefferson Energy Terminal Build Out – Terminal Piping Project.
9. Executive Director's report to the Commission, including port financial matters and reports, port administrative and policy issues, port marketing and promotion & development efforts, port cargo and operations activity and/or port facilities and capital programs.
10. Board of Commissioners comments on matters of community interest.

11. Executive Session (Closed to the Public) – Board will convene in a closed session under Chapter 551 of the Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.082, 551.083, 551.084 and/or 551.087 to deliberate on the following:
  - a. Section 551.072—To deliberate the purchase, exchange, lease or value of real property.
    - i. Island Park Terminal
    - ii. Grain Elevator Terminal
    - iii. Charlton-Pollard Transitional Area
    - iv. Property in Jefferson County, Texas
12. Consideration and possible approval of Second Amendment to Lease Agreement with Allegiant Industrial Island Park, LLC.
13. Consideration and possible approval of Sublease Agreement with Jefferson Holiday Island, LLC.
14. Consideration and possible approval of Lease Agreement with Bechtel Energy, Inc.

This Notice of Meeting is given and posted pursuant to the Texas Open Meetings Act, contained in Chapter 551 of the Texas Government Code. Capitalized words and phrases have the meaning given to them in the Act. The Meeting will be held at the Date, Time and Place stated above. The Board of Directors of the Governmental Body will Deliberate upon the items listed in the Agenda above. Any Agenda item is subject to discussion only, action only, or both discussion and action. All portions of the Meeting shall be Open, unless a Closed Meeting is held when permitted, and in the manner specified, by the Act. If the Act permits all or any portion of the Deliberation of an Agenda item to be Closed, the Governing Body may enter into a Closed Meeting whether or not the Agenda item below states that a Closed Meeting for such item is anticipated. Agenda items are not required to be considered in the same order as listed in the Agenda. Any Agenda item(s) may be tabled for Deliberation at a later Meeting, or removed from the Agenda. Any such tabled or removed Agenda item may be placed on an Agenda for a later Meeting for which Notice has been given and posted pursuant to the Act.

The Board of Commissioners of  
the Port of Beaumont Navigation  
District of Jefferson County, Texas

By: David C. Fisher  
Port Director & CEO

Dated: February 22, 2024