

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,
October 27, 2025 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 September 22, 2025 regular meeting.
 - b. Approval of accounts payable checks over \$25,000 for the month of September 2025.
 - c. Approval of commissioner expense report for the month of September 2025.

REGULAR AGENDA

3. Consideration and possible approval of First Amendment to Abatement Agreements with OCI Clean Ammonia, LLC (Phase 1 and 2) for Property Located in the OCI 2022 Reinvestment Zone.
4. Consideration and possible approval of Resolution authorizing the Park Truck Queuing Project and authorizing the Port Director & CEO to execute all documents, including the Advanced Funding Agreement with the Texas Department of Transportation.
5. Consideration and possible approval of a Resolution approving the 2025 Certified Tax Roll.
6. Consideration and possible approval of a Resolution to cast ballots for the Port of Beaumont's nominee(s) for the Jefferson Central Appraisal District Board of Directors.
7. Consideration and possible approval of Change Order No. 2 to the Grain Tower Demolition Project.
8. Consideration and possible approval of Change Order No. 4 to the Main Terminal Access Project.
9. Consideration and possible approval of Change Order No. 6 to the Jefferson Terminal South Dock Replacement Project – Mechanical.
10. Consideration and possible approval of Lease Agreement with Vulcan Materials Company.

11. 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.
12. Board of Commissioner comments on matters of community interest.
13. 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. Property in Jefferson County, Texas
 - ii. Island Park Terminal
 - b. Section 551.071—To consult with the Port's legal counsel regarding:
 - i. Potential litigation against Jefferson Holiday Island, LLC
 - ii. Legal issues associated with the acceptance or declination of a federal grant award and related compliance obligations
14. Consideration and possible approval of amending the Fiscal Year 2025/2026 Capital Improvement Program.

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: October 21, 2025