

## AGENDA

**Port Freeport  
Port Commission  
Regular Meeting  
Thursday, December 1, 2016, 4:00 pm - 8:00 pm  
Administration Building - 1100 Cherry Street**



1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
  2. Invocation.
  3. Pledge of Allegiance: U.S. Flag & Texas Flag
  4. Roll Call.
  5. Safety Briefing.
  6. Approval of minutes from the Regular Meeting held November 10, 2016.
  7. Reports from Executive Staff:
    - A. Receive report from Executive Director/CEO on activities and matters related to administrative affairs. Port tenant updates, USCOE, rail issues, AAPA Committees, leases, contracts, upcoming Port and civic events and other related administrative affairs.
    - B. Receive report from Chief Financial Officer on monthly activity and matters related to financial results, investments, insurance, leases, real property matters and other related administrative affairs.
    - C. Receive report from Director of External/Government Affairs on activities and matters related to federal, state and local governmental affairs. Port tenant updates, USCOE, rail issues, HGAC/TPC, Committees, upcoming Port and civic events and other related governmental affairs.
    - D. Receive report from Director of Engineering on activities and matters related to Freeport Harbor Federal Channel, capital projects and other projects, Hydrographic Report and other related facility engineering matters.
    - E. Receive report from Director of Operations on activities and matters related to operations, vessel activity, tonnage and other related port operation matters.
    - F. Receive report from Director of Protective Services on activities and matters related to safety meetings/injury report, security meetings, EMS update and other related safety, security and environmental matters.
    - G. Receive report from Director of Business & Economic Development on activities and matters related to industry meetings, sales reports, advertising, web activity, Foreign-Trade Zone and other ocean transportation related matters.
  8. Receive report from Commissioners on matters related to meetings and conferences attended, Port presentations and other related Port Commission matters.
  9. Public Comment  
(Comments will be limited to 5 minutes per guest)
  10. Presentation of check to Texas Ports Ministry from proceeds of Port Freeport Golf Tournament.
  11. Receive update from Kennemer, Masters & Lunsford on the status of the annual audit process.

12. Approval of Modification to Tax Abatement for property located in BASF Corporation Reinvestment Zone Nos. 14 and 15, City of Lake Jackson and City of Freeport with BASF Corporation.

13. Approval of Stevedore License Application renewals submitted by:

Bryan Coastal  
Ceres Gulf  
Coastal Cargo of Texas  
Freeport Terminal LLC  
Gulf Stream Marine  
Mammoet USA  
Ports America  
Red Hook ConRo Terminals, LLC  
Richardson Stevedores  
Suderman Stevedoring  
Texas Terminal LP

14. Approval of a new Stevedore License Application submitted by Cooper/Ports America LLC.

15. Approval of financial report presented for period ending September 30, 2016.

16. Approval of an Award of Contract for Port Freeport Broker of Record for business insurance.

17. Approval of an Award of Contract for employee health, dental and vision insurance.

18. Approval of security contract renewal with Sunstates Security, LLC.

19. Approval of maintenance/repair to the railroad crossing for the Turning Basin Road Pavement Repair Project.

20. Approval of a Lease Agreement between Port Freeport and Village of Surfside for property located at Block 567, Lots 10, 12 and 14 for the use of recreational/park facilities.

21. Approval of an Amendment to License to Operate & Maintain Water Well between Port Freeport and Town of Quintana.

22. Approval of a Lease Agreement between Port Freeport and Town of Quintana for lease of Parcels 1-6 for the use of recreational/park facilities.

23. Receive update from staff regarding the Brazoria-Fort Bend Rail District and the Brazoria-Fort Bend Nexus Group.

24. Approval of Port Freeport's contribution to the Brazoria-Fort Bend Rail District 2017 operating budget.

25. Approval of Executive Director/CEO and Commissioner(s) travel for December 2016 and Brazoria County Day 2017.

26. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:

A. Under authority of Section 551.071 (consultation with attorney) for discussion regarding:

1. Consultation with attorney regarding a request for consent received from American Rice, Inc. under Modified and Restated Ground Lease and Definitive Agreement Regarding Port Facilities between Port Freeport and American Rice, Inc.
2. Consultation with attorney regarding proposed legislative changes to Chapters 172, 222, 284 and 370 of the Texas Transportation Code.
3. Consultation with attorney regarding proposed contract for legislative consulting services.

B. Under authority of Section 551.072 (deliberation of real property matters) for discussion regarding:

1. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 7, 8, 10, 26 and 37.
2. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 5 and 7.
3. Discussion regarding the potential exchange, lease, or value of real property located in Freeport, Texas, including but not limited to the area known as the East End of Freeport and bordered by or adjacent to the following streets: FM 1495; East 2nd Street; Terminal Street and East 8th Street in Freeport, Texas.
4. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 4, 5, 6, 9, 14, 19, 27, 34, and 38.

C. Under authority of Section 551.074 (deliberation of personnel matters) for discussion regarding:

1. Goals and performance of the Executive Director/CEO.

27. RECONVENE OPEN SESSION to review and consider the following:

28. Approval of a Consent to be signed in connection with a Modified and Restated Ground Lease and Definitive Agreement Regarding Port Facilities between Port Freeport and American Rice, Inc.
29. Approval of resolution supporting Brazoria-Fort Bend Rail District's proposed changes to legislation.
30. Approval of contract for legislative consulting services.
31. Approval of Board Meeting Schedule for 2017.
32. Adjourn.

***The Port Commission does not anticipate going into a closed session under Chapter 551 of the Texas Government Code at this meeting for any other items on the agenda, however, if necessary, the Port Commission may go into a closed session as permitted by law regarding any item on the agenda.***

With this posted notice, Port Commissioners have been provided certain background information on the above listed agenda items. Copies of this information can be obtained by the public at the Port Administrative offices at 1100 Cherry Street, Freeport, TX.

  
Phyllis Saathoff, Executive Director/CEO  
**PORT FREEPORT**

In compliance with the Americans with Disabilities Act, the District will provide for reasonable accommodations for persons attending its functions. Requests should be received at least 24 hours in advance.