



Port Commission Regular Meeting Agenda

Thursday, February 27, 2025 at 1:00 PM

In Person & Videoconference - Administration Building - 1100 Cherry Street - Freeport

This meeting agenda with the agenda packet is posted online at www.portfreeport.com

The meeting will be conducted pursuant to Section 551.127 of the Texas Government Code titled "Videoconference Call." A quorum of the Port Commission, including the presiding officer, will be present at the Commissioner Meeting Room located at 1100 Cherry Street, Freeport, Texas. The public will be permitted to attend the meeting in person or by videoconference.

Join Zoom Meeting

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- 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. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.**
- 7. Public Comment.**

Public comment on any matter not on this Agenda will be limited to 5 minutes per participant and can be completed in person or by video conference.

8. Public Testimony.

Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item to be addressed per participant and can be completed in person or by videoconference. The participant shall identify in advance the specific agenda item or items to be addressed.

9. Approval of Minutes from the Regular Meeting held January 30, 2025.

10. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, port safety matters, port security matters, port tenant updates, USCOE and other related port affairs.

- A. Executive Director/CEO
- B. Director of Engineering
- C. Director of Operations
- D. Director of Business & Economic Development
- E. Chief Financial Officer

11. Approval of financial reports for the period ending January 31, 2025.

12. Receive reports from Commissioners on matters related to Port Commission related meetings or conferences, Port presentations and other Port related matters.

- A. February 11 Capital Planning Committee Meeting
- B. February 20 Finance Committee Meeting
- C. February 20 OSS Committee Meeting
- D. February 27 Business Development Committee Meeting

13. Approval of the FY 2024 Annual Comprehensive Financial Report.

14. Approval and award of contract for Property, Boiler and Machinery, and Terrorism insurance coverage for a one-year term beginning March 1, 2025, as obtained by broker Authur J. Gallagher & Co.

- 15. Discuss and consider authorizing Executive Director/CEO to enter into contract with Retail Electrical Provider.**
- 16. Approval of a Construction Contract with Harper Brothers Construction, LLC for the East 5th Street Replacement project, for an amount not to exceed \$2,179,046.31.**
- 17. Approval of Payment to Comcast for Fiber and Coax Relocation, for an amount not to exceed \$28,899.31.**
- 18. Approval of Purchase and Installation of 5 Solar Lights, Poles, Panels and Batteries for the Bend Easing Section of Freeport Ship Channel, for an amount not to exceed \$33,733.00.**
- 19. Approval of Purchase Solar Light Replacement Parts for 7 Solar Lights along the Dow Thumb, for an amount not to exceed \$29,918.00.**
- 20. Approval to Purchase Crane Spare Parts for new STS Cranes, in an amount not to exceed \$800,000.00.**
- 21. Adoption of a Resolution declaring items surplus and ordered sold separately for cash, after notice of sale and receipt of bids to the highest bidder; destroyed or otherwise disposed of if no bids are received; or offered as trade-in for new property of the same general type.**
- 22. Discuss and consider a proposal from the Goodman Corporation to prepare Port Freeport's grant application for the 2025 Port Infrastructure Development Program for the Velasco Terminal Sustainable Expansion Project, Phase 2.**
- 23. Approval of an extension to the Government Liaison Services Agreement between Port Freeport and Van Scoyoc Associates.**
- 24. Discuss and consider Resolution of Support for the Texas Ports Association Omnibus Bill in the current legislative session.**
- 25. Approval of the following Port Policies...**
 - 5.1- Hours of Work**
 - 5.3 - Vacation Leave**
 - 5.6 - Bereavement Leave**

2.5 - Press Releases

2.x - Whistleblower Policy

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):
 - 1. Consultation with attorney under Government Code Section 551.071(1) to seek or receive attorney's advice on pending or contemplated litigation.
 - 2. Consultation with attorney under Government Code Section 551.071(2) to seek or receive attorney's advice on legal matters that are not related to litigation.

- B. Under authority of Section 551.076 (Deliberation of Security Matters):
 - 1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.

- C. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 - 1. To discuss or deliberate commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 - i. Business & Economic Development Report including potential offers of financial or other incentives to the business prospect.
 - 2. To deliberate the offer of financial or other incentive to a business prospect described by Subdivision (1).

- D. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
 - 1. The potential lease or value of real property located at Port Freeport, including but not limited to Parcel 1.
 - 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, 3, 5, 7 and 8.

3. The potential exchange, lease or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 27, 34 and property on Quintana Island.

- E. Under authority of Section 551.074 (Deliberation of Personnel Matters) for discussion regarding:
 1. Deliberation regarding the appointment, employment, evaluation, reassignment, duties of a public officer or employee, including but not limited to: Executive Director/CEO.

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

28. Discuss and consider approval of a contract with The Chemical Security Group LLC to update the Facility Security Assessment (FSA).

29. Discuss and consider a proposal from Sterling Solutions for a Cold Storage Facility Assessment in the amount of \$49,000.00.

30. 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

Participation is welcomed without regard to race, color, religion, sex, age, national origin, disability or family status. In accordance with Title II of the Americans with Disabilities Act and

Section 504 of the Rehabilitation Act, persons with disabilities needing reasonable accommodations to participate in this proceeding, or those requiring language assistance (free of charge) should contact the Executive Assistant no later than forty-eight (48) hours prior to the meeting, at (979) 233-2667, ext. 4326, email: bevers@portfreeport.com.

La participación es bienvenida sin distinción de raza, color, religión, sexo, edad, origen nacional, discapacidad o situación familiar. De acuerdo con el Título II de la Ley de Estadounidenses con Discapacidades y la Sección 504 de la Ley de Rehabilitación, las personas con discapacidades que necesiten adaptaciones razonables para participar en este procedimiento, o aquellas que requieran asistencia lingüística (sin cargo), deben comunicarse con el Asistente Ejecutivo a más tardar cuarenta -ocho (48) horas antes de la reunión, al (979) 233-2667, ext. 4326, correo electrónico: bevers@portfreeport.com.