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**SABINE PASS PORT AUTHORITY AGENDA**

**NOTICE OF OPEN MEETING**

**NOTICE** is hereby given that a meeting of the Sabine Pass Port Authority Commissioners will be held on **Wednesday, April 16, 2025 at 2:00 pm** in the office of the Sabine Pass Port Authority located at 5960 South First Avenue in Sabine Pass, Texas at which time the following subjects will be discussed and considered or upon which any formal action may be taken are as follows: (any order may be used in meeting) Mailing address is P.O. Box 318, Sabine Pass, TX. 77655

1. Roll Call to establish a quorum. Meeting called to order.
2. Pledge of Allegiance and Prayer
3. Discuss, consider, or act on approving minutes from February 26, 2024. (Action)
4. Public Comments (5) minutes per speaker. Speakers should be respectful, concise, and follow basic,

decorum avoiding inflammatory language or personal insult. A speaker is to announce their name and topic in which they are speaking. Remaining time is forfeited once a speaker concludes their

comment. Commissioners are statutorily limited on response at this time. (No Action)

1. Discuss, consider, or act on ideas related of the potential development of projects related to the Port Mission Plan on the lower Sabine Neches Ship Channel. The presentation will include preliminary planning that includes research done by Lanier and Associates, Port City Sabine Holding, and the Sabine Pilots. (Action)
2. Discuss, consider, or act on changes, additions, or preparation of operating guidelines, and/or by-laws, policies, and procedures related to operations or employee matters, and policies and

procedures related to port and/or marina functions for the Sabine Pass Port Authority. (Policies)

(Action)

7. Discuss, consider, or act on the approval to allow the Port Director, Port City Sabine Holdings and SPPA Legal Counsel. SPPA Engineering staff, and Specialized Property Finance (Bond Consultants) to develop a plan that would allow for the development of a cost effective and low risk plan to construct projects of mutual benefit. This plan will include the

following components: (Action)

* 1. **Land**: Recommendations of potential suitable land that can be acquired and purchased by the SPPA to construct Ship Berths and bunkering operations.
  2. **Partners:** Begin initial negotiations of potential joint venture partners to develop a project that includes a development company, pipeline supplier and operator, fuel provider,

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construction process and ship Berth operator and bunkering operator.

* 1. **Business Plan:** Develop a business that shows project cost, supplier guaranteed, project development cost, cost of operations, operator lease agreements, and potential revenue returns.
  2. **Customers:** Develop a strategy to secure and enlist letters of intent from potential ship berth and fuel bunkering customers.
  3. **Funding:** Develop a project funding strategy that will consider all previously mentioned components project delivery needs and potential funding methods and mechanisms.
  4. **Operating Agreement:** Begin to develop the operating agreements that would be needed to satisfy joint venture partners and equity positions on each phase of the project, revenue sharing agreements, roles, and responsibilities for ultimate delivery.

8. Discuss, consider, or act on the land exchange to build the RV park and commercial

operations. (Action)

9. Discuss, consider, or act on a request from Moran Towing Corporation to lease land

potential solutions for dredging. (Action)

10. Discuss, consider, or act on pursuing dredge permits for Texas Bayou and/or Dustin

Seafood. (Action)

11. Discuss, consider, or act on any other land leases being considered. (Action)

12. Discuss, consider, or act on the DOT grant funds available in the year 2024 – 2025 and the

hiring of a grant writer to seek grant funds from the DOT. (Action)

13. Discuss, consider or act on information related to the SPPA Enabling Act. (Action)

14. Discuss, consider, or act on leasing land for aggregate storage. (Action).

15. Discuss, consider, or act on a salary survey for port management employees and a

succession plan for port management. (Action).

16. Discuss, consider, or act on potential retirement plan change for port employees. (Action)

17. Discuss, consider, or act on a succession plan for PORT Management to comply with

TXDOX Maritime Grant needs. (Action)

18. Discuss, consider, or act on SPPA Financial Report. (Action)

19. Discuss, consider, or act on SPPA Managers Report. (Action)

20. Discuss, consider, or act on facility repairs, maintenance, upkeep of any/all property

including the purchase of equipment, electronics, motorized vehicles, vessels owned/not

owned by the SPPA. (Action)

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21. Adjournment to closed or executive session pursuant to Texas Gov’t Code Section 551.071, 551.072,

551.073, 551.074, and 551.087 of the Texas Open Meeting Act, for the following purposes.

Legal Matter-551.071-Private consultation with Boards attorney regarding (i)privileged matters authorized by law to be discussed in closed or executive session under Texas Disciplinary Rules of Professional Conduct and the Texas Open Meetings Act and (ii) pending or contemplated litigation.

Real Estate-551.072- For the purpose of discussing the purchase, exchange, lease, or value of real property.

Personnel Matters-551.074- For the purpose of considering the appointment, employment, evaluation, or reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee.

Economic Growth- 551.087- For the purpose of discussing or deliberating regarding potential economic development related to commercial or financial information related to any business prospect seeking to locate or expand in or near the territory of the Sabine Pass Port Authority.

Gift or donation- 551.073- For the purpose of considering a negotiated contract for prospective gift or donation.

(**Any Action will be taken in an open session.)**

22. Reconvene to open session. (Action)

23. Pay Bills (Action).

24. Adjournment (Action)

The Notice for this meeting was posted in compliance with the Texas Open Meeting Act on:

at (time) , at a place convenient to the public at the offices of the Sabine Pass Port Authority located at 5960 South First Avenue, Sabine Pass, Texas, the Port Authority’s website, and is readily accessible to the public upon request.

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Suzette Chumley SPPA- President