

**NOTICE OF MEETING**  
**Board of Commissioners**  
**ORANGE COUNTY NAVIGATION AND PORT DISTRICT**

Date of Meeting: April 12, 2021  
Time of Meeting: 12:00 PM  
Place of Meeting: 1201 Childers Road, Orange, Texas 77630

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 Governmental Body will deliberate upon the items listed in the Agenda below. 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.

**AGENDA**

1. Convene Meeting with opening prayer, Pledge of Allegiance, and roll call
2. Recognize guests
3. Open floor to members of the public, or of the Governing Body, for inquiries about a subject not listed on the Agenda. Speakers shall limit their remarks to three (3) minutes or less. Specific information, or existing policy, may be stated in response to an inquiry. Any Deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the Agenda for a subsequent Meeting
4. Minutes of prior meeting(s) not previously approved
5. Residential Tax Abatement Agreements
  - A. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property:	John Clifton Barrow
Applicant for Tax Abatement:	W & B Enterprises, LLC
Address of Property:	130 University St., Vidor, Texas
Reinvestment Zone:	Zone 4, City of Vidor, Texas
Description of Improvements:	New Residential Construction
Estimated Cost of Improvements/Repairs:	\$123,000.00

- B. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Misty Dawn Torres  
Applicant for Tax Abatement: Misty Torres  
Address of Property: 175 W. Tram, Vidor, Texas  
Reinvestment Zone: Zone 1, City of Vidor, Texas  
Description of Improvements: New Residential Construction/  
Harvey Rebuild  
Estimated Cost of Improvements/Repairs: \$170,000.00

- C. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Brett S. Hairgrove  
Applicant for Tax Abatement: Brett Hairgrove  
Address of Property: 340 Connell Rd., Vidor, Texas  
Reinvestment Zone: Zone 4, City of Vidor, Texas  
Description of Improvements: New Residential Construction/  
Rebuild  
Estimated Cost of Improvements/Repairs: \$97,920.00

- D. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Aaron Wade Pickering  
Applicant for Tax Abatement: McPayne Real Estate, LLC  
Address of Property: 400 Pine Burr, Vidor, Texas  
Reinvestment Zone: Zone 4, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$150,000.00

- E. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Brandon D. Looney and  
Tiffani Looney  
Applicant for Tax Abatement: Wright Builders LLC  
Address of Property: 410 Regal, Vidor, Texas  
Reinvestment Zone: Zone 3, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$180,000.00

- F. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Stanley Prater, Jr. and  
Brittany Prater  
Applicant for Tax Abatement: Brittany Prater  
Address of Property: 415 Lakewood Dr., Vidor, Texas  
Reinvestment Zone: Zone 4, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$350,000.00

- G. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Rita Serene Gonsoulin  
Applicant for Tax Abatement: Rita Gonsoulin  
Address of Property: 425 Lakewood Dr., Vidor, Texas  
Reinvestment Zone: Zone 4, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$350,000.00

- H. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: McPayne Real Estate, LLC  
Applicant for Tax Abatement: McPayne Real Estate, LLC  
Address of Property: 500 Pine Burr Vidor, Texas  
Reinvestment Zone: Zone 4, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$200,000.00

- I. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Justin Fox and Katie Fox  
Applicant for Tax Abatement: Katie Fox  
Address of Property: 545 Pinecrest, Vidor, Texas  
Reinvestment Zone: Zone 3, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$160,000.00

J. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Henry R. Stevenson, Jr. and Jane E. Stevenson  
Applicant for Tax Abatement: Henry R. Stevenson, Jr. and Jane Stevenson  
Address of Property: 620 Evangeline, Vidor, Texas  
Reinvestment Zone: Zone 3, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$300,000.00

K. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Jonathan Paul Stevenson  
Applicant for Tax Abatement: Jonathan P. Stevenson  
Address of Property: 630 Evangeline, Vidor, Texas  
Reinvestment Zone: Zone 3, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$330,000.00

L. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Candie L. Courmier and Shannon Locke  
Applicant for Tax Abatement: Shannon Locke  
Address of Property: 725 Woodland St. Vidor, Texas  
Reinvestment Zone: Zone 4, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$50,000.00

M. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Jonathan Pickering  
Applicant for Tax Abatement: Jonathan Pickering  
Address of Property: 740 Pinecrest, Vidor, Texas  
Reinvestment Zone: Zone 3, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$300,000.00

- N. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Donna Sue Reddoch Flowers  
Applicant for Tax Abatement: Donna Flowers  
Address of Property: 970 Harvey, Vidor, Texas  
Reinvestment Zone: Zone 1, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$35,000.00

- O. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Derek Roy Parish and  
Shannon Marie Parish  
Applicant for Tax Abatement: Derek Parish  
Address of Property: 990 S. Main, Vidor, Texas  
Reinvestment Zone: Zone 5, City of Vidor, Texas  
Description of Improvements: New Residential Addition  
Estimated Cost of Improvements/Repairs: \$35,000.00

- P. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Nathaniel Evan Smith and  
Alexis M. Smith  
Applicant for Tax Abatement: Rock Builders  
Address of Property: 1020 Pine St., Vidor, Texas  
Reinvestment Zone: Zone 1, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$265,000.00

- Q. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Brandon Holland and  
Bridgette N. Holland  
Applicant for Tax Abatement: Brandon Holland  
Address of Property: 1055 Pine St., Vidor, Texas  
Reinvestment Zone: Zone 1, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$295,000.00

- R. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Ruth E. Brewer  
Applicant for Tax Abatement: Rock Builders  
Address of Property: 1065 Pine St., Vidor, Texas  
Reinvestment Zone: Zone 1, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$285,000.00

- S. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Marlene Locke  
Applicant for Tax Abatement: Nancy Marlene Locke  
Address of Property: 1745 Orange, Vidor, Texas  
Reinvestment Zone: Zone 4, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$250,000.00

- T. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Barry L. Dronet and Cara Dronet  
Applicant for Tax Abatement: Barry Dronet and Cara Dronet  
Address of Property: 1951 Hickory Dr., Vidor, Texas  
Reinvestment Zone: Zone 5, City of Vidor, Texas  
Description of Improvements: New Residential Construction /  
Harvey Rebuild  
Estimated Cost of Improvements/Repairs: \$231,000.00

- U. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Amy Rocha  
Applicant for Tax Abatement: Amy Rocha  
Address of Property: 2180 Wharton, Vidor, Texas  
Reinvestment Zone: Zone 5, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$230,000.00

- V. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Forrest Johnson and  
Jessica Johnson  
Applicant for Tax Abatement: Forrest Johnson and  
Jessica Johnson  
Address of Property: 2500 Old Spanish Trail, Vidor, Texas  
Reinvestment Zone: Zone 5, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$345,000.00

- W. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: Darrell McWilliams  
Applicant for Tax Abatement: Darrell R. McWilliams  
Address of Property: 2680 Evangeline, Vidor, Texas  
Reinvestment Zone: Zone 3, City of Vidor, Texas  
Description of Improvements: New Residential Construction /  
Harvey Rebuild  
Estimated Cost of Improvements/Repairs: \$170,000.00

- X. Discussion and possible action to approve a Resolution approving and authorizing the execution of a residential tax abatement agreement for the following:

Owner of Property: John Howard  
Applicant for Tax Abatement: John Howard  
Address of Property: 3035 Zoann St., Vidor, Texas  
Reinvestment Zone: Zone 3, City of Vidor, Texas  
Description of Improvements: New Residential Construction  
Estimated Cost of Improvements/Repairs: \$228,291.00

6. Expense Account(s) for Reimbursement
7. Bills for Payment (Includes item(s) above (if any) and supplements at the table)
- A. Payment(s) that exceed \$15,000
- B. Account Payable – Beginning check number, ending check number and total dollars issued since last Board Meeting

- C. Payroll – Beginning check number, ending check number and total dollars issued since last Board Meeting
- 8. Monthly Investment Report for March 2021
- 9. Electronic Funds Transfer Policy – Second Reading
- 10. Consider Engagement Letter Proposed by Outside Auditor for the Fiscal Year 2020/2021
- 11. Port District Exemptions for the 2021 Tax Year
- 12. Alabama Street Terminal Warehouses
  - A. Consider Approval up to \$27,636 for Sprinkler damages from Winter Storm Uri Freeze
  - B. Consider Approval up to \$20,625 for Sprinkler damages from Hurricane Laura
- 13. Write Off Fixed Assets as of March 31, 2021
- 14. Marketing Report
- 15. Port Travel
- 16. **CLOSED MEETING** for Private consultation with an attorney for the Governmental Body, under §551.071 of the Act. The consultation may either be in person or, as authorized by §551.129(a) of the Act, by telephone conference call, video conference call, or communications over the internet. If any part of the consultation is in an open meeting of the Governmental Body and is therefore a public consultation, each part of the public consultation must be audible to the public at the location specified in the notice of the meeting as the location of the meeting. The consultation is regarding, but not limited to, the following matter(s):
  - A. TMY Barge Dock Facility Issues
  - B. Pier 10
  - C. Army Corp of Engineers Hickory Cove Real Estate
  - D. Marathon Oil
- 17. **CLOSED MEETING** to Deliberate the purchase, exchange, leases, or value of real property, under §551.072 of the Act, regarding the following matter(s):
  - A. Discuss Status of Potential Acquisition of Real Property in Navigation District

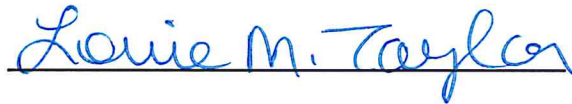


- B. Economic Development Pursuant to Gov't Code Sec. 551.087
  - C. Border Street Complex
    - 1) Possible tenant lease(s)
  - D. Georgia Street
    - 1) Possible tenant lease(s)
  - E. Childers Road
    - 1) Possible tenant lease(s)
  - F. Alabama Street
    - 1) Possible tenant lease(s)
  - G. Dravo
    - 1) Possible tenant lease(s)
  - H. Pier Rd
    - 1) Possible tenant lease(s)
18. **CLOSED MEETING** to Deliberate information relating to risk or vulnerability assessment, under Texas Government Code Section 418.177; information prepared for the United States as provided in Texas Government Code Section 418.180; information related to technical details of particular vulnerabilities of critical infrastructure to an act of terrorism, under Texas Government Code Section 418.181, and/or information relating to security systems as provided in Texas Government Code Section 418.18, such Closed Meeting being authorized by Section 418.183(f) of the Texas Government Code. The Governing Body shall make a tape recording of the proceedings rather than a Certified Agenda, as required by Section 481.183(f).
- A. Security Service Contract Addendum
19. Return to Open Meeting
20. 25 Ton Chiller for Administration/Annex Buildings due to Winter Storm Uri Freeze (Copper Fin/Copper Tube Coil)
- A. Review Bids and Possible Contract Award
  - B. Consider Approval of \$436.00 for Alternate No. 1 to Alliance Mechanical: Furnish and install all new schedule 40 black steel pipe and fittings as required between the existing balancing valves and the new chiller,

including new steel couplings for test wells, gauges and drain valves.

- C. Consider Approval of \$120.00 for Alternate No. 2 to Alliance Mechanical: Remove existing 3" balancing valves and replace with new.
  - D. Consider Approval of \$2,144.00 for Alternate No. 3 to Alliance Mechanical: Provide additional four (4) year parts and labor warranty.
- 21. Set date, time, and place of any presently anticipated Special Meeting to be held prior to the next Regular Meeting
  - 22. Specify changes to the date, time and/or place of one or more particular Regular Meetings(s) if any of such factors are presently anticipated to be changed from standard Board Policy
    - A. May 10, 2021
  - 23. Adjourn Meeting

**ORANGE COUNTY NAVIGATION AND PORT DISTRICT**



**LORRIE M. TAYLOR  
EXECUTIVE PORT DIRECTOR/CEO**

FILED FOR RECORD  
ORANGE COUNTY CLERK

21 APR -9 11:53

BRANDY ROBERTSON

