

**CALHOUN PORT AUTHORITY
REGULAR MEETING
February 12, 2025**

A regular meeting of the Calhoun Port Authority was held on Wednesday, February 12, 2025 at 9:00 a.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, Point Comfort, Texas

Board Members attending in person or via telephone were:

Commissioner # 1 – Marty Strakos
Commissioner # 2 – Jay Cuellar
Commissioner # 3 – Justin Weaver
Commissioner # 4 – Luis De La Garza
Commissioner # 5 – Nancy Perez
Commissioner # 6 – Dan Krueger

Staff Members attending were:

Charles R. Hausmann – Port Director
Forrest Hawes – Deputy Port Director
Alan Sanders –Dinsmore & Shohl, LLP via telephone
Felicia Harral – Director of Engineering
Miranda Malek – Manager of Administration

Others attending were:

Steve Marwitz
Amy Blanchette – Formosa Plastics
Jack Wu – Formosa Plastics
Scott Burch – Ford Audio-Video, LLC.
Cindy Krause – Calhoun County Republican Club

Agenda Item No. 1: Call to Order:

Board Chair Jay Cuellar called the Regular Meeting to order at approximately 9:00 a.m. He announced that the agenda of the meeting was posted in accordance with the provisions of the Texas Open Meetings Act.

Agenda Item No. 2: Safety Briefing, Pledge of Allegiance and Invocation.

All attendees of the meeting were briefed on the location of life saving devices and the closest assembly point in the event of a Shelter in Place incident. The Pledge of Allegiance, The Texas Pledge - was led by Board Secretary Luis De La Garza. A prayer was said by Board Member Dan Krueger followed by a short safety briefing.

Agenda Item No. 3: Public Comment Written or Oral.

Ms. Cindy Krause with the Calhoun County Republican Club spoke to the Board.

Agenda Item No. 4: Approve the minutes of the Wednesday, January 8, 2025 Regular Meeting.

The Board Members reviewed the minutes from the Wednesday, January 8, 2025 Regular Meeting. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the minutes as presented. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

Agenda Item No. 5: Review of Financial Reports: All Funds.

Deputy Port Director Forrest Hawes presented the following financial information to the Board Members for Review:

Fund Balance Report as of January 31, 2025:

- 1.) Accounts Receivable Report as of January 31, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 68% current as of January 31, 2025.

Agenda Item No. 6: Approval of Disbursements and Transfers: All Funds

The Board Members reviewed the February 12, 2025 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Secretary Luis De La Garza to approve disbursements and the corresponding transfers for February 12, 2025. The motion was seconded by Board Member Justin Weaver and the motion carried that the disbursements and the corresponding transfers be approved as discussed.

| TRANSFER NO. | FUND ACCOUNT | AMOUNT |
|--------------|--|---------------|
| | GROSS REVENUE FUND | |
| | To Port Operations Fund | \$80,948.61 |
| | To Port Operations Fund | \$79,036.34 |
| | To Port Operations Fund | \$371,986.87 |
| | Total | \$ 531,971.82 |
| | MAINTENANCE & OPERATIONS FUND | |
| | To Port Operations Fund | |
| | Total | |
| | BUSINESS DEVELOPMENT FUND | |
| | To Port Operations Fund | \$ 85.85 |
| | Total | \$ 85.85 |
| | AN/NH3 OPERATING FUND | |
| | To Port Operations Fund | |

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT

\$ 532,057.67

Agenda Item No. 7: Reports: Port Director, Engineer & Committees.

Charles R. Hausmann, Port Director, reported the following:

A. Harbor Traffic Statistics for the month of January:

That a total of 67 vessels had arrived at the public port facilities during the month of December; 15 deep draft arrivals and 52 inland barges and a total of 215 invoices were issued. Further, that 23 deep draft vessels were already on schedule for February arrival.

Total revenue tons for the month of January were 341,904.2 short tons. Total revenue tons for fiscal year 2025 was 2,243,835.3 short tons. The Port was approximately 25% behind in tonnage from the same time period last year.

B. Harvest loaded 2 barges of crude oil totaling 6,758.8 short tons.

C. Seadrift Coke loaded 6 barges of needle coke to 1 ship totaling 9,904.1 short tons.

D. NGL loaded 1 barge of crude oil totaling 3,302.6 short tons.

E. Port Maintenance continued to work on electrical repairs, continued installing new lighting, making water line repairs and continued to do their weekly inspections of port equipment.

Felicia Harral, Engineering Director, reported the following:

Matagorda Ship Channel Improvement Project updates for PED, Pipeline relocation, Geotechnical Sampling, Environmental Sampling, Cultural Survey (Archeology) & Environmental Survey (Oyster).

A. Matagorda Ship Channel Improvement Project:

- a. MSCIP Pipeline Relocations, MSCIP PED update, MSCIP Aquatic Survey update.
- b. MSC FY 2021 Maintenance Dredging
- c. MSC/USACE Jetty Deficiency Project
- d. MSC/Alcoa/USACE Dredge Permit

B. North Peninsula Projects road & parking improvements, boat ramp & gate 3 access.

- a. Road & Parking Improvements – No word from consultant.
- b. Boat Ramp & Gate 3 access – Shirley & Sons on hold while they wait for supplies; waiting for completed SW3P and contact with AEP for relocation of power poles.

C. South Peninsula Development Project

- a. Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan and Barge Staging Area.
- b. Barge Fleeting Area – UES is in the field getting data and working with WSP.

D. Other Port Project Updates included GCD Gangway Project, GCD Fender Replacement, Pads on bumper footer, Cathodic Protection System repairs, ladder replacements, coating of CPA hydrants, barge dolphin replacement and Various Port Infrastructure projects.

Agenda Item No. 8: Review and Consideration of Approval of Board Members Committee Attendance, Committee Travel Requests.

Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the Board Members committee attendance and committee travel request. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of Approval of the Election Order for the May 3, 2025 Election for Position Numbers 1, 5 and 6 and the Contract for Election Services with Calhoun County Elections Administrator Mary Orta.

The Board Members reviewed a copy of the Election Order for the May 3, 2025 Election for Position Numbers 1, 5 and 6 and the Contract for Election Services with Calhoun County Elections Administrator Mary Orta. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the Election order for the May 3, 2025 Election for Position Numbers 1,5 and 6 along with the Contract for Services with Calhoun County Elections Administrator Mary Orta for the cost estimate and voting equipment lease in the amount of \$13,079.28. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 10: Review and Consideration of an Easement Agreement between the Calhoun Port Authority and Alcoa World Alumina, LLC.

The Board reviewed a copy of an easement agreement between the Calhoun Port Authority and Alcoa World Alumina, LLC. The easement term began on February 12, 2025 and runs for a thirty-year period and is for the pipeline that runs across the property the Port obtained from Alcoa located on the east side of FM 1593 and Diebel Lane. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve an easement agreement between the Calhoun Port Authority and Alcoa World Alumina, LLC. The motion seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 11: Review and Consideration of Approval of the First Amendment to Right of Entry Agreement between the Calhoun Port Authority and Texas Eastern Transmission, LP.

The Board Members reviewed the First Amendment to Right of Entry Agreement between the Calhoun Port Authority and Texas Eastern Transmission, LP. The amendment provides for twelve months instead of the original six months to allow additional time for Texas Eastern to repair their pipeline that runs under the ship channel. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the first amendment to Right of Entry Agreement between the Calhoun Port Authority and Texas Eastern Transmission, LP. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 12: Review and Consideration to Solicit Request for Qualifications for Matagorda Ship Channel Jetties Design Deficiency Project – Geotechnical Exploration.

The Members of the Board reviewed an interoffice memorandum from Director of Engineering, Felicia Harral requesting permission to proceed with advertising for qualifications from engineering firms to conduct geotechnical exploration for the jetty design deficiency project. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the request for qualifications for Matagorda Ship Channel Jetties Design Deficiency Project – geotechnical exploration. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

Agenda Item No. 13: Closed Session: As Authorized by and subject to the applicable provisions of law, including but not limited to the Texas Government Code, Chapter 551, Open Meetings Act, the following topics may be considered in Closed Session:

Section 551.071 – Attorney Consultation

Section 551-072 – Real Property Transactions**Section 551.087 – Economic Development Negotiations**

Board Chair Jay Cuellar announced that As Authorized by and subject to the applicable provisions of law, including but not limited to the Texas Government Code, Chapter 551, Open Meetings Act, the following topics may be considered in Closed Session:

Section 551.071 – Attorney Consultation

Section 551-072 – Real Property Transactions

Section 551.087 – Economic Development Negotiations

“No action or consensus would be taken in closed session”. The Board convened in Closed Session at 10:08 a.m.

Agenda Item No. 14: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 10:28 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 15: Review and Consideration of Purchase an Audio/Video System for the Calhoun Port Authority Board Room.

Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to raise the limit of the of the Port Directors spending limit to \$100,000 for this transaction and to approve the purchase of the submitted Audio/Video System for the Calhoun Port Authority Board Room. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

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Section 551.087 – Economic Development Negotiations

“No action or consensus would be taken in closed session”. The Board re-convened in Closed Session at 10:56 a.m.

Agenda Item No. 14: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board adjourned the Closed Session at 11:26 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 16: Receive Chief Executive and Commissioners comments.

No action was taken on this agenda item.

Agenda Item No. 17: Adjourn.

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 11:27 a.m. on Wednesday, February 12 2025.



Jay Cuellar, Board Chair

ATTEST: 

Luis De La Garza, Board Secretary