

**CALHOUN PORT AUTHORITY
SPECIAL MEETING
February 21, 2025**

A special meeting of the Calhoun Port Authority was held on Friday, February 21, 2025 at 2:00 p.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, 2525 F.M. 1593 South, Point Comfort, Texas.

Board Members attending were:

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

Staff Members attending were:

Charles R. Hausmann – Port Director
Alan Sanders – Dinsmore & Shohl, LLP – via telephone
Miranda Malek – Manager of Administration

Others in attendance:

Roger Martinez Jr.
Tomas Guerra

Agenda Item No. 1: Call to Order:

Board Chair Jay Cuellar called the Special Meeting to order at approximately 2:00 p.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 and The Texas Pledge was led by Board Chair Jay Cuellar and a prayer was led by Board Member Dan Krueger.

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

No action was taken on this agenda item.

Agenda Item No. 4: Draw for Position on the Ballot of the Calhoun Port Authority District Number 5.

Mr. Roger Martinez, Jr. and Mr. Tomas Guerra drew for position on the upcoming election for District number 5. Mr. Roger Martinez, Jr. drew the first position while Mr. Tomas Guerra drew the second. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to accept the positions as drawn for the upcoming Calhoun Port Authority District Number 5 election. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

Agenda Item No. 5: 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 551.01 – Attorney Consultation

Section 551.072 – Real Estate Transactions

Section 551.087 – Economic Development Negotiations

No action was taken on this agenda item.

Agenda Item No. 6: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.


No action was taken on this agenda item.

Agenda Item No. 7: 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 2:03 p.m. on Friday, February 21, 2025.


Jay Cuellar, Board Chair

ATTEST:


Luis De La Garza, Board Secretary

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

A regular meeting of the Calhoun Port Authority was held on Wednesday, March 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 – via telephone

Staff Members attending were:

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

Others attending were:

Amy Blanchette – Formosa Plastics
Rhonda Cummins – Point Comfort Seafarers Center
Shawn Rana – Synergen
John Hewitt – Synergen
Sanyogita Tanti – Synergen
Tony Belton – TGLO
Amanda Marek – TGLO
Thomas Guerra
J.P Strickland – Alcoa
Pulin Shah - Synergen
D.D. Turner – The *Wave* – via telephone

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 Member Marty Strakos. A prayer was said by Board Secretary Luis De La Garza followed by a short safety briefing.

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

Ms. Rhonda Cummins with the Point Comfort Seafarers Center addressed the board with updates.

Agenda Item No. 4: Review and take any action necessary to Approve Certification of Unopposed Candidates for District 1, Marty Strakos & District 6, Dan Krueger.

Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the certification of unopposed candidates for District 1, Marty Strakos and District 6, Dan Krueger. The motion was seconded by Board Member Justin Weaver and carried unanimously.

Agenda Item No. 5: Review and take any action necessary to Approve and Execute an Order of Cancellation of Election for District #1 & #6 and declaring the Unopposed Candidate for District #1 & #6 Elected.

Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve and execute an Order of Cancellation of Election for District #1 & #6 and declaring the unopposed candidate for District #1 & #6 elected. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 6: Approve the minutes of the Wednesday, February 12, 2025 Regular Meeting and Friday, February 21, 2025 Special Meeting.

The Board Members reviewed the minutes from the Wednesday, February 12, 2025 Regular Meeting and the Friday, February 21, 2025 Special Meeting. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the minutes as presented. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 7: 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 February 28, 2025:

- 1.) Accounts Receivable Report as of February 28, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 73% current as of February 28, 2025.

Agenda Item No. 8: Approval of Disbursements and Transfers: All Funds

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

TRANSFER NO.	FUND ACCOUNT	AMOUNT
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GROSS REVENUE FUND	
To Port Operations Fund	\$81,672.78
To Port Operations Fund	\$72,083.15
To Port Operations Fund	\$452,029.19
Total	\$ 605,785.12
MAINTENANCE & OPERATIONS FUND	
To Port Operations Fund	\$ 98.99
Total	\$ 98.99
BUSINESS DEVELOPMENT FUND	
To Port Operations Fund	\$ 24.78
Total	\$ 24.78
AN/NH3 OPERATING FUND	
To Port Operations Fund	
Total	
TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT	\$ 605,908.89

Agenda Item No. 9: Reports: Port Director, Engineer & Committees.

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

- A. Harbor Traffic Statistics for the month of February:
That a total of 96 vessels had arrived at the public port facilities during the month of January; 24 deep draft arrivals and 72 inland barges and a total of 241 invoices were issued. Further, that 15 deep draft vessels were already on schedule for March arrival.
Total revenue tons for the month of February were 457,897.5 short tons. Total revenue tons for the first eight months of fiscal year 2025 were 2,698,732.9 short tons. The Port was approximately 17.6% behind in tonnage from the same time period last year.
- B. Harvest loaded 4 barges of crude oil totaling 15,023.2 short tons.
- C. Seadrift Coke loaded 5 barges of needle coke to 1 ship totaling 8,238.6 short tons.
- D. NGL loaded 2 barge of crude oil totaling 6,457.6 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. 10: 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 Member Justin Weaver 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. 11: 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 9:34 a.m.

Board Member Marty Strakos left the closed session at 10:32 am.

Agenda Item No. 12: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 11:13 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 13: Review and Consideration of a Right of First Refusal Agreement for 34.12 Acres by and between the Calhoun Port Authority and Southern Bayberry LLC.

Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve a Right of First Refusal Agreement for 34.12 acres by and between the Calhoun Port Authority and Southern Bayberry LLC with an option to continue the agreement at the end of the calendar


year and 30-day notice of change language included. The motion was seconded by Board Chair Jay Cuellar and the motion carried unanimously.

Agenda Item No. 14: Receive Chief Executive and Commissioners comments.

No action was taken on this agenda item.

Agenda Item No. 15: 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 11:15 a.m. on Wednesday, March 12, 2025.


Jay Cuellar, Board Chair

ATTEST:

Luis De La Garza, Board Secretary