

**CALHOUN PORT AUTHORITY
REGULAR MEETING
April 9, 2025**

A regular meeting of the Calhoun Port Authority was held on Wednesday, April 9, 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
Felicia Harral – Director of Engineering
Miranda Malek – Manager of Administration

Others attending were:

David Adrian – Matagorda Bay Pilots
Rhonda Cummins – Point Comfort Seafarers Center
J.P. Strickland – Alcoa
Frank Byrne – Matagorda Bay Pilots
Roger Martinez, Jr.
Tomas Guerra
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 Member Dan Krueger followed by a short safety briefing.

The regular board meeting of The Calhoun Port Authority was temporarily recessed for a meeting of the Matagorda Bay Pilot Board at 9:02 am. The meeting reconvened at 9:07 am.

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: Approve the minutes of the Wednesday, March 12, 2025 Regular Meeting.

The Board Members reviewed the minutes from the Wednesday, March 12, 2025 Regular 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 Dan Krueger 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 March 31, 2025:

- 1.) Accounts Receivable Report as of March 31, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 54% current as of March 31, 2025.

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

The Board Members reviewed the April 9, 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 April 9, 2025. The motion was seconded by Board Secretary Luis De La Garza 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	\$85,198.77
	To Port Operations Fund	\$73,901.03
	To Port Operations Fund	\$74,446.31
	To Port Operations Fund	\$873,397.53
	Total	\$ 1,106,943.64
	MAINTENANCE & OPERATIONS FUND	
	To Port Operations Fund	
	Total	
	BUSINESS DEVELOPMENT FUND	
	To Port Operations Fund	\$ 22.97

Total	\$ 22.97
AN/NH3 OPERATING FUND	
To Port Operations Fund	
Total	
TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT	\$ 1,106,966.61

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 March:
That a total of 73 vessels had arrived at the public port facilities during the month of March; 25 deep draft arrivals and 48 inland barges and a total of 156 invoices were issued. Further, that 7 deep draft vessels were already on schedule for April arrival.
Total revenue tons for the month of March were 379,616.6 short tons. Total revenue tons for the first nine months of fiscal year 2025 were 3,082,133.4 short tons. The Port was approximately 15.4% behind in tonnage from the same time period last year.
- B. Harvest loaded 4 barges of crude oil totaling 13,008.7 short tons.
- C. Seadrift Coke loaded 1 barge of needle coke to 1 ship totaling 1,680.2 short tons.
- D. 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 2023 Maintenance Dredging
 - c. MSC/USACE Jetty Deficiency Project
- 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 – TxDot appears to be happier with the management setup. Cajon Project Manager doing a lot of the previous oversight documentation and staying on the work to meet the TxDot expectations.
- C. South Peninsula Development Project
 - a. Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan – Wetlands planting – Anchor QEA first stage planting having good growth rate. Working with Anchor on Career Day and second planting in the Spring (May 13 & 14)
 - b. Barge Fleeting Area – WSP getting next steps.
- 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.

No action was taken on this agenda item.

Agenda Item No. 9: Review and Consideration of Extending the Depository Services Agreement for an Additional Two Years with First National Bank in Port Lavaca.

The Board reviewed a copy of the Depository Services Agreement the Port has with First National Bank in Port Lavaca. The agreement allows the Port to extend the depository agreement for an additional two years from June 1, 2025 to May 31, 2027. Under the agreement, the Port chose the fixed rate of 3.05%. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the extension of the depository agreement for an additional two years from June 1, 2025 to May 31, 2027. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 10: Review and Consideration of Estoppel Certificate between Calhoun Port Authority and Port Comfort Power, LLC.

The Board Members reviewed a copy of the estoppel certificate that Port Comfort Power, LLC. Requested to be drafted due to the selling of the peaker power station. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the estoppel certificate between the Calhoun Port Authority and Port Comfort Power, LLC. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 11: Review and Consideration to Report Findings and Recommendations to the Board for Matagorda Ship Channel Jetties Design Deficiency Project – Geotechnical Exploration.

No action was taken on this agenda item.

Agenda Item No. 12: 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 9:53 a.m.

Agenda Item No. 13: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 11:09 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

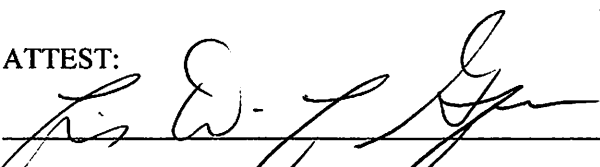
Agenda Item No. 14: Receive Chief Executive and Commissioners comments.

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 11:17 a.m. on Wednesday, April 9, 2025.


Jay Cuellar, Board Chair

ATTEST:

Luis De La Garza, Board Secretary