

**CALHOUN PORT AUTHORITY
REGULAR MEETING
May 14, 2025**

A regular meeting of the Calhoun Port Authority was held on Wednesday, May 14, 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 - absent
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:

Roger Martinez – Incoming Commissioner District 5
Tomas Guerra
Steve Svetlik – Max Midstream
Jack Wu – Formosa Plastics Corporation
Amy Blanchette – Formosa Plastics Corporation
Keith Schmidt – Alcoa
Tommy Fauth – Allied IT Systems
Rhonda Cummins – Point Comfort Seafarers Center
J.P. Strickland - Alcoa
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 Dan Krueger and 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: Canvass the Results of the May 3, 2025 Election for District No. 5.

The Board Members reviewed a copy of the election reports from the Elections Office showing Roger Martinez, Jr. received 103 votes and Thomas Guerra receiving 102 votes. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to accept the results. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 5: Administer the Oaths of Office to Board Members for District Nos. 1, 4 & 5.

Port Special Counsel Alan Sanders administered the Oaths of Office to Roger Martinez, Jr. and to Daniel Krueger for the positions of District 5 & 6 respectively. Board Member Nancy Perez was thanked for her service by the Board.

Agenda Item No. 6: Election of Board officers for the period of May 14, 2025 through May 12, 2027.

Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to nominate Board Member Jay Cuellar for Board Chair. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously. A motion was then made by Board Member Justin Weaver to nominate Board Member Luis De La Garza for Board Secretary. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously. Board Secretary Luis De La Garza then nominated Board Member Justin Weaver for the Assistant Board Secretary. This motion was seconded by Board Member Dan Krueger and the motion passed unanimously.

Agenda Item No. 7: Approve the minutes of the Wednesday, April 9, 2025 Regular Meeting.

The Board member reviewed minutes from the Wednesday, April 9, 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. 8: 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 April 30, 2025:

- 1.) Accounts Receivable Report as of April 30, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 49% current as of April 30, 2025.
- 3.) Board Chair Jay Cuellar directed Mr. Hawes reported to draft and send a letter of default be sent to PGB.

Agenda Item No. 9: Approval of Disbursements and Transfers: All Funds

The Board Members reviewed the May 14, 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 May 14, 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	\$85,507.63
	To Port Operations Fund	\$75,474.83
	To Port Operations Fund	\$929,707.48
	Total	\$ 929,707.48
MAINTENANCE & OPERATIONS FUND		
	To Port Operations Fund	
	Total	
BUSINESS DEVELOPMENT FUND		
	To Port Operations Fund	\$ 21.92
	Total	\$ 21.92
AN/NH3 OPERATING FUND		
	To Port Operations Fund	
	Total	
TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT		\$ 1,090,711.86

Agenda Item No. 10: Reports: Port Director, Engineer & Committees.

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

A. Harbor Traffic Statistics for the month of April:

That a total of 65 vessels had arrived at the public port facilities during the month of April; 19 deep draft arrivals and 46 inland barges and a total of 172 invoices were issued. Further, that 11 deep draft vessels were already on schedule for May arrival.

Total revenue tons for the month of April were 348,009.5 short tons. Total revenue tons for the first ten months of fiscal year 2025 were 3,431,746.8 short tons. The Port was approximately 15.1% behind in tonnage from the same time period last year.

B. Harvest loaded 4 barges of crude oil totaling 14,102.3 short tons.

C. NGL loaded 2 barges of crude oil totaling 4,155.3 short tons.

D. Seadrift Coke loaded 6 barge of needle coke to 1 ship totaling 8,251.4 short tons.

E. United States Army Corps of Engineers dredge had moved out of the Matagorda Ship Channel. The draft was still restricted to 31 feet due to shoaling that was occurring at the end of the channel.

- F. 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.
- 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. 11: Review and Consideration of Approval of Board Members Committee Attendance, Committee Travel Requests.

No action was taken on this agenda item.

Agenda Item No. 12: Review and Consideration of Ratifying Bound Insurance Coverage for May 1, 2025 to April 30, 2026.

The Board Members reviewed a copy of a spreadsheet that shows the new coverage for the Port along with the expired coverage from last year. The Port paid \$508,796 for last year's coverage and this year's cost is \$556,066.51. This is an approximate 8.7% increase in insurance cost. The difference this year for the coverage is the amount of insured value; last year the insured value was \$27,534,988 compared to this year's insured value of \$116,716,930. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the ratifying bound insurance coverage for May 1, 2025 through April 30, 2026. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 13: Review and Consideration of Amended and Restated Water Supply Contract between LNRA and the Calhoun Port Authority.

The Board Members reviewed a copy of the amended and restate water supply contract between LNRA and the Calhoun Port Authority. The contract was for the 594.0-acre feet of water the Calhoun Port Authority has rights to in Lake Texana. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the amended and restated water supply contract

between the LNRA and the Calhoun Port Authority. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 14: Review and Consideration to Report Findings and Recommendations to the Board for Matagorda Ship Channel Jetties Design Deficiency Project – Geotechnical Exploration.

Pursuant to further review and discussion, a motion was made by Board Chair Jay Cuellar to hire Tuloney Wong for the Geotechnical Exploration. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

Agenda Item No. 15: 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 10:01 a.m.

Agenda Item No. 16: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 11:36 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to engage Allied IT Systems. The motion was seconded by Board Secretary Luis De La Garza.

Agenda Item No. 17: Receive Chief Executive and Commissioners comments.

Board Chair Jay Cuellar appointed Justin Weaver to the budget committee.

Agenda Item No. 18: 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 11:39 a.m. on Wednesday, May 14, 2025.



Jay Cuellar, Board Chair

ATTEST:



Luis De La Garza, Board Secretary