

**CALHOUN PORT AUTHORITY
REGULAR MEETING
August 13, 2025**

A regular meeting of the Calhoun Port Authority was held on Wednesday, August 13, 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 – Roger Martinez, Jr.
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
Anne Marie Odefey – Odefey, Witte, Wall & Villafranca
Miranda Malek – Manager of Administration

Others attending were:

Diane Wilson – San Antonio Bay Waterkeepers
Amy Blanchette – Formosa Plastics Corporation
Steve Marwitz
JP Strickland - Alcoa
Cyndi Valdes – Honest Business Consulting
Doreen Mata - TGLO
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.

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

No action was taken on this agenda item.

Agenda Item No. 4: Approve the minutes of the Wednesday, July 9, 2025 Regular Meeting.

The Board member reviewed minutes from the Wednesday, July 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 Justin Weaver 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 July 31, 2025:

- 1.) Accounts Receivable Report as of July 31, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 81% current as of July 31, 2025.

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

The Board Members reviewed the August 13, 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 August 13, 2025. The motion was seconded by Board Member Dan Krueger 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	\$131,174.49
	To Port Operations Fund	\$68,782.11
	To Port Operations Fund	\$623,329.92
	Total	\$ 823,286.52
MAINTENANCE & OPERATIONS FUND		
	To Port Operations Fund	
	Total	
BUSINESS DEVELOPMENT FUND		
	To Port Operations Fund	\$ 450.51
	Total	\$ 450.51
AN/NH3 OPERATING FUND		
	To Port Operations Fund	

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT**\$ 823,737.03****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 July:

That a total of 79 vessels had arrived at the public port facilities during the month of July; 27 deep draft arrivals and 52 inland barges and a total of 203 invoices were issued. Further, that 12 deep draft vessels were already on schedule for August arrival.

Total revenue tons for the month of July were 461,429.8 short tons. Total revenue tons for the fiscal year 2026 were 461,429.8 short tons.

- B. Harvest loaded 4 barges of crude oil totaling 9,642.2 short tons.**
- C. Max loaded 2 barges of crude oil totaling 7,007.0 short tons.**
- D. Seadrift Coke loaded 5 barges of needle coke to 1 ship totaling 8,268.1 short tons.**
- E. JM Davidson completed the installation of all ladders on the liquid pier.**
- F. Awaiting the hopper dredges arrival to the ship channel to remove shoal and dredge the jetty entrance channel. It was predicted to be a late August arrival.**
- G. 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.**

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 as made by Board Secretary Luis De La Garza to approve the Board Member Committee attendance and committee travel requests as presented. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of the Proposed No New Revenue 2025 Tax Rate of \$0.0005/\$100.

The Board Members reviewed a copy of the tax rate calculations received from the Calhoun County Appraisal District. The proposed no new revenue rate is \$0.0005/\$100 which would have the Port receiving approximately \$15,735.00 for 2025 which was \$2,375.00 less than last year's taxes at \$0.0006/\$100. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to accept the proposed No New Revenue 2025 Tax Rate of \$0.0005/\$100. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 10: 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 9:22 a.m.

Agenda Item No. 11: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 12:08 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 12: Review and Consideration of a Request from NGL Energy Partners to Extend their Pipe Rack Agreement and Loading Arm Lease with Extensions to 7-14-2045 to match the land lease term.

No action was taken on this agenda item.

Agenda Item No. 13: Review and Consideration of a Right of First Refusal on 25.0 acres of Port Owned Property by Eagles Nest Assets LLC.

The Board Members reviewed a copy of a right of first refusal agreement from Eagles Nest Assets LLC. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to propose a 2 year Right of First Refusal document with a 90 day intent to terminate clause and each additional year is subject to a 5% increase. The motion was seconded by Board Member Roger Martinez, Jr. and the motion carried unanimously.

Board Chair Jay Cuellar authorized the executive committee to sign the agreement. Board Secretary Luis De La Garza seconded the motion.

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 12:15 p.m. on Wednesday, August 13, 2025.



Jay Cuellar, Board Chair

ATTEST:



Luis De La Garza, Board Secretary