

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

A regular meeting of the Calhoun Port Authority was held on Friday, November 14, 2025 at 10:00 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 – Roger Martinez, Jr.
Commissioner # 6 – Dan Krueger
Commissioner # 7 – Amy Blanchett

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:

Paul Jack – Estrada Hinojosa
Greg Salinas – McCall Parkhurst & Horton
Capt. Michael Harris – Matagorda Bay Pilot Association
Sanyogita Tanti – Syneren
Jay Modi - Synergen
Pulin Shah - Synergen
Doug Allison
Ernest Wotring
Mark Lambert – via video
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 10:00 a.m. He announced that the agenda of the meeting was posted in accordance with the provisions of the Texas Open Meetings Act.

The Regular meeting of the Calhoun Port Authority was temporarily recessed at 10:03 a.m. for a meeting of the Matagorda Bay Pilots. The meeting was reconvened at 10:07 a.m.

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 led 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, October 8, 2025 Regular Meeting.

The Board Members reviewed the minutes from the Wednesday, October 8, 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 Roger Martinez, Jr. 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 October 31, 2025:

- 1.) Accounts Receivable Report as of October 31, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 58% current as of October 31, 2025.

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

The Board Members reviewed the November 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 November 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 | \$74,489.27 |
| | To Port Operations Fund | \$65,774.91 |
| | To Port Operations Fund | \$916,984.08 |
| | Total | \$ 1,057,248.26 |
| | MAINTENANCE & OPERATIONS FUND | |
| | To Port Operations Fund | \$96.77 |
| | Total | \$96.77 |
| | BUSINESS DEVELOPMENT FUND | |
| | To Port Operations Fund | \$ 3,710.27 |

Total

\$ 3,710.27

AN/NH3 OPERATING FUND

To Port Operations Fund

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT

\$ 1,061,055.30

Agenda Item No. 8: Reports: Port Director, Engineer & Committees.

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

A. Harbor Traffic Statistics for the month of October:

That a total of 56 vessels had arrived at the public port facilities during the month of October; 19 deep draft arrivals and 37 inland barges and a total of 164 invoices were issued. Further, that 9 deep draft vessels were already on schedule for November arrival.

Total revenue tons for the month of October were 337,554.0 short tons. Total revenue tons for the fiscal year 2026 were 1,589,361.3 short tons.

B. Harvest loaded 4 barges of crude oil totaling 14,378.6 short tons.**C. Seadrift Coke loaded 6 barges of needle coke to 1 ship for 9,891.9 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.****E. Matagorda Ship Channel Improvement Project:**

- a. MSCIP Project Engineering/Design (PED) – working with USACE and PED and supplemental.
- b. MSCIP Pipeline Relocation – waiting on schedule from USACE.
- c. MSCIP Geotechnical sampling – Complete.
- d. MSCIP Aquatic Survey (Seagrass/Oyster/Cultural) – working with USACE on WIK: documentation being completed by Lloyd.

F. Other MSC Projects:

- a. Matagorda Ship Channel, FY 2023 Maintenance Dredging – Hopper Dredge completed work and waiting on surveys.
- b. Sink Hole Repair – Completed.

G. North Peninsula Projects:

- a. Road & Parking Improvements – Working with Matt Glaze of Urban Engineering.
- b. Boat Ramp & Gate 3 access – Completed.

H. South Peninsula Development Project

- a. Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan – Wetlands planting – Anchor QEA will do a 1-year assessment in December.

I. General Cargo Docks (GCD) Projects and Liquid Pier:

- a. Pads on Bumpers & Footer – working with G&W Engineers to put together a report of conditions and cost estimates. Next phase is putting together a scope of work and a bid package.

J. Cathodic Protection System – LEAR Industrial completed Phase 3.**K. Ladder Replacement Program – Completed.**

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 Member Justin Weaver to approve the Board Member Committee attendance and committee travel requests as presented. The motion was seconded by Board Member Roger Martinez Jr. and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of a Request for a letter of No Opposition for Texas General Land Office to Install a Small Test Plot in Matagorda Bay at Magnolia Beach.

The Board Members reviewed a copy of an email from Anitra Thorhaug, PhD and William Balboa with the Matagorda Bay Foundation requesting a letter of no opposition to plant sea grass on Port owned bay bottom near the boat ramp at Magnolia Beach. Port Special Counsel prepared a letter, along with emails from the Corps of Engineers, stating that they do not see this planting affecting the Matagorda Ship Channel Improvement Project. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the letter and statement of approval from the Port and the Army Corps of Engineers. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

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 10:29 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 1:27 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 10: Review and Consideration of Approval of an Interlocal Agreement with the City of Port Lavaca Concerning Participation in City of Port Lavaca Tax Incentive Reinvestment Zone.

No action was taken on this agenda item.

Agenda Item No. 11: Review and Consideration of Approval of an Interlocal Agreement with the City of Point Comfort Concerning Participation in City of Port Lavaca Tax Incentive Reinvestment Zone #1.

No action was taken on this agenda item.

Agenda Item No. 14: Review and Consideration of Restatement of a Lease Option between the Calhoun Port Authority and Synergen clean Energy, Inc for a 5.0 Acre Tract on the South Peninsula.

The Board Members reviewed a copy of the lease option agreement prepared by General Counsel. The agreement included an initial option period of 1 year and could be extended for another year by giving the port notice 10 days before the expiration of the initial agreement. The fee for the first year is \$7,500 per acre for 5.0 acres totaling \$37,500 and for the extension, the rate increased to \$7,612.50 per acre for 5.0 acres totaling \$38,062.50. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the Lease Option between the Calhoun Port Authority and Synergen Clean Energy, Inc. for a 5.0-acre tract on the South Peninsula. The motion was seconded by Board Secretary Luis De La Garza and the motion carried with Board Member Dan Krueger voting against the motion.

Agenda Item No. 15: Review and Consideration of Approval of Restated Lease Agreement with NGL Including Terms to Align Lease Terms.

No action was taken on this agenda item.

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 1:31 p.m. on Friday, November 14, 2025.


Jay Cuellar, Board Chair

ATTEST:

Luis De La Garza, Board Secretary