

**CALHOUN PORT AUTHORITY  
SPECIAL MEETING  
February 28, 2022**

A special meeting of the Calhoun Port Authority was held on Monday, February 28, 2022 at 2:00 p.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, 2313 F.M. 1593 South, Point Comfort, Texas.

Board Members attending were:

Commissioner # 1 – Marvin Strakos – via telephone  
Commissioner # 2 – Jay Cuellar  
Commissioner # 3 – J.C. Melcher, Jr.  
Commissioner # 4 – Luis De La Garza  
Commissioner # 5 – Johnny Perez  
Commissioner # 6 – Daniel Krueger – via telephone

Staff Members attending were:

Charles R. Hausmann – Port Director  
Forrest Hawes – Deputy Port Director  
Felicia Harral – Director of Engineering  
Miranda Malek – Administrative Assistant

Others in attendance were:

Andy Louderback – Congressional Candidate – via telephone  
D.D. Turner – *The Wave*

**Agenda Item No. 1: Call to Order:**

Board Chair Luis De La Garza 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 & Invocation.**

Board Chair Luis De La Garza briefly spoke on the importance of staying alert while driving. The Pledge of Allegiance and The Texas Pledge was led by Board Chair Luis De La Garza followed by a brief prayer over the proceedings.

**Agenda Item No. 3: Public Comment.**

Congressional Candidate Andy Louderback spoke briefly to the Board Members about his campaign plans.

**Agenda Item No. 4: Review and Consideration, and possible approval of, agreements, easements, amendments and other instruments by and between the Calhoun Port Authority and one or more of the following parties: Alcoa, AEP, Investec and related parties and entities, including but not limited to the following (action required):**

- a. **Amended Road Access Agreement**
- b. **Assignment of Easements**
- c. **Collateral Assignment of Easements**

**d. Second Amendment to Ground Lease**

Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve agreements, easements, amendments and other instruments by and between the Calhoun Port Authority and one or more of the following parties: Alcoa, AEP, Investec and related parties and entities, including but not limited to the following (action required): Amended Road Access Agreement, Assignment of Easements, Collateral Assignment of Easements and Second Amendment to Ground Lease. The motion was seconded by Board Member Jay Cuellar 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 551.071 – Attorney Consultation**

**Section 551.072 – Real Property Transactions**

**Section 551.087 – Economic Development Negotiations**

Board Chair Luis De La Garza 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 2:13 p.m.

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

The Board adjourned the Closed Session at 3:20 p.m. Board Chair Luis De La Garza announced that “No action or consensus had been taken in closed session”.

**Agenda Item No. 7: Receive Chief Executive and Commissioners Comments.**

No action was taken on this agenda item.

**Agenda Item No. 8: 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 3:21 p.m. on Monday, February 28, 2022.



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Luis De La Garza, Board Chair

ATTEST:



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Johnny Perez, Board Secretary