

**CALHOUN PORT AUTHORITY
SPECIAL MEETING
August 24, 2022**

A special meeting of the Calhoun Port Authority was held on Wednesday, August 24, 2022 at 12:00 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
Commissioner # 2 – Jay Cuellar
Commissioner # 3 – J.C. Melcher, Jr.
Commissioner # 4 – Luis De La Garza
Commissioner # 5 – Johnny Perez
Commissioner # 6 – Daniel Krueger

Staff Members attending were:

Charles R. Hausmann – Port Director
Forrest Hawes – Deputy Port Director
Alan Sanders – Law Firm of Alan Sanders – via telephone
Felicia Harral – Director of Engineering
Miranda Malek – Finance Assistant

Others in attendance were:

Steve Marwitz
John Novitsky – Max Midstream
Rick Maldonado – Maldonado & Associates – via telephone
Greg Salinas – McCall, Parkhurst & Horton - via telephone
DD Turner – *The Wave*

Agenda Item No. 1: Call to Order:

Board Chair Luis De La Garza called the Special Meeting to order at approximately 12:00 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 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 and a prayer was led by Board Chair Luis De La Garza.

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

No action was taken on this agenda item.

The Special Meeting of the Calhoun Port Authority was recessed at 12:02 pm for a meeting of the Calhoun County Navigation District Industrial Development Authority. The meeting reconvened at 12:06 pm.

Agenda Item No. 4: Review and Consideration of a Resolution Consenting to and Directing the Defeasance and Redemption of the Calhoun County Navigation Industrial Development Authority Port Revenue Bonds Series 1998 and Series 2003.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the Resolution Consenting to and Directing the Defeasance and Redemption of the Calhoun County Navigation Industrial Development Authority Port Revenue Bonds Series 1998 and Series 2003. The motion was seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 5: Review and Consideration of Adoption of the 2022 Tax Rate of \$0.0008/\$100.

Pursuant to further review and discussion, a motion was made by Board Secretary Johnny Perez to adopt the 2022 Tax Rate of \$0.0008/\$100. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

Agenda Item No. 6: Review and Consideration of Bids Received for Security for the Calhoun Port Authority and Award Contract.

Board Member Jay Cuellar recused himself from the discussion and voting on this agenda item due to a conflict of interest. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to award the bid for Security for the Calhoun Port Authority to Allied Universal Services. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 7: 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 12:13 p.m.

Agenda Item No. 8: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 2:02 p.m. Board Chair Luis De La Garza announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 9: Review and Consideration of a Presentation by Victoria Economic Development Corporation Regarding Economic Development of the Calhoun Port Authority.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to authorize Port Director Charles Hausmann to continue further discussions with the Victoria Economic

Development Corporation. The motion was seconded by Board Member J. C. Melcher, Jr. and the motion carried unanimously.

Agenda Item No. 10: Review and Consideration of a Request by Max Midstream Texas, LLC for an Extension of the Right of First Refusal Agreement on the Alamo Beach Property.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to reject the request from Max Midstream Texas, LLC for the 2-year extension of the Right of First Refusal Agreement on the Alamo Beach Property. The motion was seconded by Board Member Marty Strakos and the motion carried. Board Secretary Johnny Perez voted against the motion.

Agenda Item No. 11: 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 2:10 p.m. on Wednesday, August 24, 2022.



Luis De La Garza, Board Chair

ATTEST:



Johnny Perez, Board Secretary