

**CALHOUN PORT AUTHORITY
REGULAR MEETING
March 8, 2023**

A regular meeting of the Calhoun Port Authority was held on Wednesday, March 8, 2023 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
Commissioner # 2 – Jay Cuellar
Commissioner # 4 – Luis De La Garza
Commissioner # 5 – Johnny Perez
Commissioner # 6 – Dan Krueger

Staff Members attending were:

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

Others attending were:

J.P. Strickland - Alcoa
Steve Marwitz
Tony Belton – Texas General Land Office
Amanda Marek – Texas General Land Office
Jack Wu – Formosa Plastics Corporation Texas
Justin Weaver
Greg Macksood – via telephone during Closed Session
DD Turner – *The Wave*

Agenda Item No. 1: Call to Order:

Board Chair Luis De La Garza 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 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.

Agenda Item No. 4: Review and take any action necessary to Approve Certification of Unopposed Candidates for District 2, Jay Cuellar & District 4, Luis De La Garza.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the Certification of Unopposed Candidates for District 2, Jay Cuellar & District 4, Luis De La Garza. The motion was seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 5: Review and take any action necessary to Approve and Execute an Order of Cancellation of Election for District #2 & #4 and Declaring the Unopposed Candidate for District #2 & #4 Elected.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve and execute the Order of Cancellation of Election for District #2 & #4 and declaring the Unopposed candidate for District #2 & #4. The motion was seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 6: Approve the minutes of the Wednesday, February 8, 2023 Regular Meeting & the Tuesday, February 28, 2023 Special Meeting.

The Board Members reviewed the minutes from the Wednesday, February 8, 2023 Regular Meeting and the Tuesday, February 28, 2023 Special Meeting. Pursuant to further review and discussion, a motion was made by Board Secretary Johnny Perez to approve the minutes as presented. The motion was seconded by Board Member Jay Cuellar and the motion carried unanimously.

Agenda Item No. 7: 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 February 28, 2023:

- 1.) Accounts Receivable Report as of February 28, 2023
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 93% current as of February 28, 2023.

Agenda Item No. 8: Approval of Disbursements and Transfers: All Funds

The Board Members reviewed the March 8, 2023 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Secretary Johnny Perez to approve disbursements and the corresponding transfers for March 8, 2023. The motion was seconded by Board Member Jay Cuellar and the motion carried that the disbursements and the corresponding transfers be approved.

TRANSFER NO.	FUND ACCOUNT	AMOUNT
GROSS REVENUE FUND		
2022-023	To Port Operations Fund	\$78,100.14
2022-026	To Port Operations Fund	\$88,601.16
2022-027	To Port Operations Fund	\$77,073.80
2022-028	To Port Operations Fund	\$348,857.67
	Total	\$592,632.77
MAINTENANCE & OPERATIONS FUND		
2022-028	To Port Operations Fund	\$91.89

Total \$91.89

BUSINESS DEVELOPMENT FUND

2022-028 To Port Operations Fund \$421.77

Total \$421.77

AN/NH3 OPERATING FUND

2022-028 To Port Operations Fund \$537,922.74

Total \$537,922.74

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT \$1,131,069.17

INTERFUND TRANSFERS

DATE	FROM	TO	AMOUNT
3/8/23	AN/NH3 Operating	AN/NH3 Dep M/R	\$7,500.00
	Total		\$7,500.00

Agenda Item No. 9: Reports: Port Director, Engineer & Committees.

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

A. Harbor Traffic Statistics for the month:

That a total of 83 vessels had arrived at the public port facilities during the month of February; 22 deep draft arrivals and 61 inland barges and a total of 168 invoices were issued. Further, that 8 deep draft vessels were already on schedule for March arrival.

Total revenue tons for the month of February were 339,642.3 short tons. Total throughput for the first eight months of fiscal year 2023 was 2,672,777.4 short tons.

- B. Harvest loaded out 4 barges of crude oil totaling 10,450.6 short tons.
- C. Seadrift Coke loaded 7 barges from 2 ships of Needle Coke totaling 11,580.1 short tons.
- D. NGL loaded out 2 barges totaling 5,555.6 short tons.
- E. Max loaded out 2 barges totaling 6,361.7 short tons.
- F. Port Maintenance continued to work on electrical repairs to the cathodic protection system, continued installing new lighting and continued to do their weekly inspections of port equipment.
- G. USACE has allocated \$1.4 million dollars to get the supplement EIS started.

Felicia Harral, Port Engineer, reported the following:

- A. Matagorda Ship Channel Improvement Project updates for February included PED updates, Pipeline relocation updates, Geotechnical Sampling, Environmental Sampling, Cultural Survey (Archeology) & Environmental Survey (Oyster).
- B. Matagorda Ship Channel, FY 2021 Maintenance Dredging update.
- C. South Peninsula Development Project updates included Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan updates.

- D. Other Port Project Updates included AN Vapor Combustion Unit Replacement Project, GCD Gangway Project, Cathodic Protection System, Monitor Coating, SPCCC updates and Various Port Infrastructure projects.

Agenda Item No. 10: Review and Consideration of Approval of Board Members Committee Attendance, Committee Travel Requests.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the Board Members Committee Attendance. The motion was seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 11: Review and Consideration of Approval of a Resolution Approving Additional Homestead Exemption for Tax Year 2023 as Allowed by Texas Property Tax code §11.13(n).

The Board Members reviewed a copy of a letter from the Chief Appraiser Jesse Hubbell of the Calhoun County Appraisal District stating the Board may adopt a local percentage homestead exemption not to exceed 20% nor be less than \$5,000.00. Pursuant to further review and discussion, a motion was made by Board Secretary Johnny Perez to approve the Resolution Approving Additional Homestead Exemption for Tax Year 2023 §11.13(n). The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 12: Review and Consideration of a Resolution Designating the Chief Appraiser of the Calhoun County Appraisal District as the Port's Designee to Calculate the 2023 No-New Tax Revenue Rate and the Voter Approval Tax Rate.

The Board reviewed a copy of a letter from Jesse Hubbell, Chief Appraiser for the Calhoun County Appraisal District stating that since the Appraisal District is contractually obligated to perform the assessing and collection functions for the port, the Port must designate the Chief Appraiser for our tax calculation and collection functions. Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the Resolution Designating the Chief Appraiser of the Calhoun County Appraisal District as the Port's Designee to calculate the 2023 No-New Tax Revenue Rate and the Voter Approval Tax Rate. The motion was seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 13: 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 9:21 a.m.

Agenda Item No. 14: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board adjourned the Closed Session at 10:32 a.m. Board Chair Luis De La Garza announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 15: Review and Consideration of a Lease Option Agreement between the Calhoun Port Authority and ACME Cleantech Solutions Pvt. Ltd.

The Board reviewed a copy of a lease option agreement that was prepared by Port General Counsel. The option agreement was for the 15.0 acres located on the South Peninsula with a rate of \$7,500.00 per acre per year plus a \$2,500.00 administrative fee. Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to authorize the Port Director and the development committee to negotiate a lease as discussed in closed session. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

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 10:33 a.m. on Wednesday, March 8, 2023.



Luis De La Garza, Board Chair

ATTEST:



Johnny Perez, Board Secretary

**CALHOUN PORT AUTHORITY
SPECIAL MEETING
March 24, 2023**

A special meeting of the Calhoun Port Authority was held on Friday, March 24, 2023 at 5:00 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
Alan Sanders – Law Firm of Alan Sanders – via telephone
Miranda Malek – Finance Assistant

Others in attendance were:

Agenda Item No. 1: Call to Order:

Board Chair Luis De La Garza called the Special Meeting to order at approximately 5:00 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.

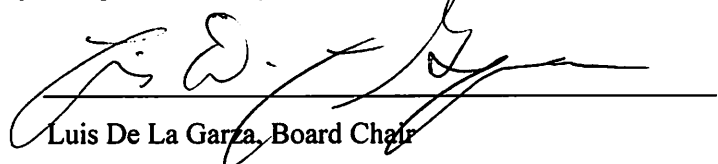
No action was taken on this agenda item.

Agenda Item No. 4: Review and take any action necessary to Approve the 4th Amendment to the Submerged Land Lease with Alcoa.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the 4th amendment to the Submerged Land Lease with Alcoa. The motion was seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 5: 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 5:04 p.m. on Friday, March 24, 2023.



 Luis De La Garza, Board Chair