

**CALHOUN PORT AUTHORITY  
SPECIAL MEETING  
July 31, 2023**

A special meeting of the Calhoun Port Authority was held on Monday, July 31, 2023 at 8:00 a.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 # 2 – Jay Cuellar  
Commissioner # 3 – Justin Weaver  
Commissioner # 4 – Luis De La Garza  
Commissioner # 5 – Johnny Perez  
Commissioner # 6 – Daniel Krueger

Staff Members attending were:

Charles R. Hausmann – Port Director  
Miranda Malek – Finance Assistant  
Alan Sanders – McLeod, Alexander, Powel & Apffel, PC

Others in attendance were:

Paul Tough – McElroy, Sullivan & Miller

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

Board Chair Johnny Perez called the Special Meeting to order at approximately 8:00 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 & 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: 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 Johnny Perez 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 8:02 a.m.

**Agenda Item No. 5: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.**

The Board adjourned the Closed Session at 8:40 a.m. Board Chair Johnny Perez announced that “No action or consensus had been taken in closed session”.

**Agenda Item No. 6: Review and Consideration of Transaction Documents with respect to Alcoa World Alumina, LLC, including but not limited to a Resolution Approving Transaction Documents and associated instruments such as Definitive Agreement, Submerged Land Lease Agreement, Special Warranty Deed, Certifications regarding Authority and Incumbency, and Miscellaneous Closing Documents.**

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to authorize the staff of the Calhoun Port Authority and the Board Chair to file the necessary documents to approve the resolution. Board Secretary Luis De La Garza seconded the motion and the motion carried unanimously.

**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 8:42 a.m. on Monday, July 31, 2023.

  
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Johnny Perez, Board Chair

ATTEST:

  
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Luis De La Garza, Board Secretary