

**CALHOUN PORT AUTHORITY
REGULAR MEETING
September 11, 2024**

A regular meeting of the Calhoun Port Authority was held on Wednesday, September 11, 2024 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 # 3 – Justin Weaver
Commissioner # 4 – Luis De La Garza
Commissioner # 5 – Vacant
Commissioner # 6 – Dan Krueger

Staff Members attending were:

Charles R. Hausmann – Port Director
Forrest Hawes – Deputy Port Director
Alan Sanders –Dinsmore & Shohl, LLP
Felicia Harral – Director of Engineering
Miranda Malek – Manager of Administration

Others attending were:

Rhonda Cummins – Point Comfort Seafarers Center
Steve Marwitz
JP Strickland – Alcoa
John Novitsky – Max Midstream
William Burge - Max Midstream
Evan - Max Midstream
Jack Wu – Formosa Plastics
TGLO Representative

Agenda Item No. 1: Call to Order:

Board Secretary 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 - was said by Board Member Jay Cuellar 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, August 21, 2024 Regular Meeting.

The Board Members reviewed the minutes from the Wednesday, August 21, 2024 Regular Meeting. Pursuant to further review and discussion, a motion was made by Board Member Dan Krueger to approve the minutes with the discussed correction. The motion was seconded by Board Member Justin Weaver 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 August 31, 2024:

- 1.) Accounts Receivable Report as of August 31, 2024
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 56% current as of August 31, 2024.

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

The Board Members reviewed the September 11, 2024 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Member Justin Weaver to approve disbursements and the corresponding transfers for September 11, 2024. The motion was seconded by Board Member Dan Krueger 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	\$86,582.29
	To Port Operations Fund	\$74,348.94
	To Port Operations Fund	\$ 298,489.98
	Total	\$ 459,421.21
	MAINTENANCE & OPERATIONS FUND	
	To Port Operations Fund	
	Total	
	BUSINESS DEVELOPMENT FUND	
	To Port Operations Fund	\$ 24.55
	Total	\$ 24.55
	AN/NH3 OPERATING FUND	
	To Port Operations Fund	

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT**\$ 459,445.76****Agenda Item No. 7: Reports: Port Director, Engineer & Committees.**

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

A. Harbor Traffic Statistics for the month:

That a total of 70 vessels had arrived at the public port facilities during the month of August; 19 deep draft arrivals and 51 inland barges and a total of 185 invoices were issued. Further, that 6 deep draft vessels were already on schedule for September arrival.

Total revenue tons for the month of August were 396,769.8 short tons. Total revenue tons for fiscal year 2025 was 657,217.6 short tons.

B. Harvest loaded 2 barges of crude oil totaling 3,111.5 short tons.

C. Max Midstream loaded 4 barges of crude oil totaling 14,268.2 short tons.

D. Port Maintenance continued to work on electrical repairs to the cathodic protection system, continued installing new lighting, making water line repairs and continued to do their weekly inspections of port equipment.

Felicia Harral, Engineering Director, reported the following:

Matagorda Ship Channel Improvement Project updates for PED, Pipeline relocation, Geotechnical Sampling, Environmental Sampling, Cultural Survey (Archeology) & Environmental Survey (Oyster).

A. Matagorda Ship Channel Improvement Project:

a. MSCIP Pipeline Relocations, MSCIP Geotechnical Sampling, MSCIP Environmental Sampling, MSCIP Cultural Survey and MSCIP Environmental Survey.

b. MSC FY 2021 Maintenance Dredging

B. North Peninsula Projects road & parking improvements, boat ramp & gate 3 access.

C. South Peninsula Development Project

a. Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan and Barge Staging Area.

D. Other Port Project Updates included AN Vapor Combustion Unit Replacement project, GCD Gangway Project, GCD Fender Replacement, Cathodic Protection System, Ladder replacements, coating of CPA hydrants and Various Port Infrastructure projects.

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 was made by Board Member Justin Weaver to approve the Board Members Committee Attendance. The motion was seconded by Board Member Dan Krueger.

Agenda Item No. 9: Review and Consideration of the Proposed Maintenance and Operation (M&O) Tax Rate of 0.0006/\$100 for 2024.

The Board Members discussed the effective M&O rate for 2024 that was approved in the August board meeting. Pursuant to further review and discussion a motion was made by Board Member Justin Weaver to approve the proposed no new revenue tax rate of \$0.0006/\$100 for 2024. The motion was made by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 10: Review and Consideration of a Supplement to Carbon Sequestration Lease Agreement by and between the Calhoun Port Authority and Max Carbon Ventures US, LLC.

No action was taken on this agenda item.

Agenda Item No. 11: Review and Consideration of Approval of a Right of Entry Agreement between the Calhoun Port Authority and Texas Eastern Transmission, LP.

The Members of the Board reviewed a right of entry agreement received from Texas Eastern Transmission, LP. This is the agreement that the Port approved at a previous Board Meeting with the name changing from Enbridge LLC. To Texas Eastern Transmission, LP. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the Right of Entry Agreement between the Calhoun Port Authority and Texas Eastern Transmission, LP. The motion was seconded by Board Member Dan Krueger and the motion carried.

Agenda Item No. 12: Review and Consideration of Approval of a Task-Order based Professional Services Agreement between WSP USA, Inc. and the Calhoun Port Authority.

The Board members reviewed a copy of a proposed task-order based professional services agreement between the Calhoun Port Authority and WSP USA Inc. Pursuant to further review and discussion, a motion was made by Assistant Board Secretary Jay Cuellar to approve the task-order based professional services agreement between WSP USA Inc and Calhoun Port Authority. The motion was seconded by Board Member Justin Weaver 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 Secretary 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 9:22 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 11:20 a.m. Board Secretary Luis De La Garza announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 15: Receive Chief Executive and Commissioners comments.

No action was taken on this agenda item.

Agenda Item No. 16: 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 11:23 a.m. on Wednesday, September 11, 2024.


Luis De La Garza, Board Secretary

ATTEST:

Jay Cuellar, Assistant Board Secretary