

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

A regular meeting of the Calhoun Port Authority was held on Wednesday, December 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 – Nancy Perez
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:

Steve Marwitz
JP Strickland – Alcoa
Mike Harris – Matagorda Bay Pilots Association
Jack Wu – Formosa Plastics
Steve Svetlik – Max Midstream
DD Turner – The *Wave* – via telephone

Agenda Item No. 1: Call to Order:

Board Chair Jay Cuellar 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 Dan Krueger and a short safety briefing was discussed by Board Chair Jay Cuellar.

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

No action was taken.

Agenda Item No. 4: Approve the minutes of the Wednesday, November 13, 2024 Regular Meeting.

The Board Members reviewed the minutes from the Wednesday, November 13, 2024 Regular Meeting. Pursuant to further review and discussion, a motion was made by Board Member Dan Krueger to approve the minutes as presented. The motion was seconded by Board Secretary Luis De La Garza 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 November 30, 2024:

- 1.) Accounts Receivable Report as of November 30, 2024

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

The Board Members reviewed the December 11, 2024 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Secretary Luis De La Garza to approve disbursements and the corresponding transfers for December 11, 2024. The motion was seconded by Board Member Justin Weaver 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 | \$83,561.05 |
| | To Port Operations Fund | \$73,700.79 |
| | To Port Operations Fund | \$584,652.92 |
| | Total | \$ 741,914.76 |
| | MAINTENANCE & OPERATIONS FUND | |
| | To Port Operations Fund | |
| | Total | |
| | BUSINESS DEVELOPMENT FUND | |
| | To Port Operations Fund | \$ 2,383.25 |
| | Total | \$ 2,383.25 |
| | AN/NH3 OPERATING FUND | |
| | To Port Operations Fund | |
| | Total | |
| | TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT | \$ 744,298.01 |

Agenda Item No. 7: Reports: Port Director, Engineer & Committees.

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

- A. Harbor Traffic Statistics for the month of November:
That a total of 70 vessels had arrived at the public port facilities during the month of November; 16 deep draft arrivals and 54 inland barges and a total of 163 invoices were issued. Further, that 14 deep draft vessels were already on schedule for December arrival.
Total revenue tons for the month of November were 356,499.0 short tons. Total revenue tons for fiscal year 2025 was 1,426,392.3 short tons. The Port was approximately 30% behind in tonnage from the same time period last year.
- B. Harvest loaded 4 barges of crude oil totaling 11,212.9 short tons.
- C. Seadrift Coke loaded 3 barges of needle coke to 1 ship totaling 4,947.9 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 Secretary Luis De La Garza to approve the Board Members committee attendance and committee travel request. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of a License agreement by and Between the Calhoun Port Authority and Alcoa World Alumina, LLC.

The Board Members reviewed a copy of a License Agreement prepared by Port Special Counsel. The license was for place and HDPE line from a fire hydrant inside the entrance at the Joslin facility and would run south, then east and around the east side of the Joslin Plant. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the License Agreement by and between the Calhoun Port Authority and Alcoa World Alumina, LLC. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 10: Review and Consideration of a Letter of Support for the Matagorda Bay Pilots Amending Chapter 65 Pilots for Matagorda and Lavaca Bays of the Texas Transportation Code.

The Board reviewed a copy of the resolution of support along with the current provisions of the transportation code and the proposed amended code. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to grant the Letter of Support for the Matagorda Bay Pilots amending Chapter 65 Pilots for Matagorda and Lavaca Bays of the Texas Transportation Code. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 11: 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 Jay Cuellar 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 9:43 a.m.

Agenda Item No. 12: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board adjourned the Closed Session at 11:11 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 13: Receive Chief Executive and Commissioners comments.

No action was taken on this agenda item.


Agenda Item No. 14: 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 11:13 a.m. on Wednesday, December 11, 2024.



Jay Cuellar, Board Chair

ATTEST:



Luis De La Garza, Board Secretary