

**CALHOUN PORT AUTHORITY
REGULAR MEETING
June 11, 2025**

A regular meeting of the Calhoun Port Authority was held on Wednesday, June 11, 2025 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 – Roger Martinez, Jr.
Commissioner # 6 – Dan Krueger

Staff Members attending were:

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

Others attending were:

Jack Wu – Formosa Plastics Corporation
Amy Blanchette – Formosa Plastics Corporation
Steve Van Manen – Harrison, Waldrop & Uhrek
Michael Harris – Matagorda Bay Pilots Association
Grant Palmer – PGB
J.P. Strickland – Alcoa
D.D. 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 led by Board Member Dan Krueger and a prayer was said by Board Secretary Luis De La Garza followed by a short safety briefing give by Board Chair Jay Cuellar.

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, May 14, 2025 Regular Meeting.

The Board member reviewed minutes from the Wednesday, May 14, 2025 Regular Meeting. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the minutes as presented. The motion was seconded by Board Member Dan Krueger 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 May 31 2025:

- 1.) Accounts Receivable Report as of May 31, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 57% current as of May 31, 2025.

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

The Board Members reviewed the June 11, 2025 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Member Justin Weaver to approve disbursements and the corresponding transfers for June 11, 2025. The motion was seconded by Board Secretary Luis De La Garza 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	\$85,495.69
	To Port Operations Fund	\$73,125.43
	To Port Operations Fund	\$785,496.78
	Total	\$ 944,117.90
MAINTENANCE & OPERATIONS FUND		
	To Port Operations Fund	\$7,582.54
	Total	\$7,582.54
BUSINESS DEVELOPMENT FUND		
	To Port Operations Fund	\$ 4,540.60
	Total	\$ 4,540.60
AN/NH3 OPERATING FUND		
	To Port Operations Fund	

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT

\$ 956,241.04

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 May:

That a total of 62 vessels had arrived at the public port facilities during the month of May; 21 deep draft arrivals and 41 inland barges and a total of 188 invoices were issued. Further, that 8 deep draft vessels were already on schedule for June arrival.

Total revenue tons for the month of May were 360,313.2 short tons. Total revenue tons for the first eleven months of fiscal year 2025 were 3,792,060.1 short tons. The Port was approximately 13.1% behind in tonnage from the same time period last year.

B. Harvest loaded 2 barges of crude oil totaling 7,496.3 short tons.

C. Seadrift Coke loaded 6 barge of needle coke to 1 ship totaling 1,663.6 short tons.

D. Port Maintenance continued to work on electrical repairs, 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 PED update, MSCIP Aquatic Survey update.

b. MSC FY 2023 Maintenance Dredging

c. MSC/USACE Jetty Deficiency Project

d. Enbridge Pipeline Repair – completed on June 1.

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

a. Road & Parking Improvements – Coordinating a site visit.

b. Boat Ramp & Gate 3 access – Work on roadway completed by Lester Construction within the week. Punch list visit scheduled on 6/18.

C. South Peninsula Development Project

a. Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan – Wetlands planting – Anchor QEA first stage planting having good growth rate.

b. Barge Fleeting Area – WSP getting next steps.

D. Other Port Project Updates included GCD Gangway Project, GCD Fender Replacement, Pads on bumper footer, Cathodic Protection System repairs, ladder replacements, coating of CPA hydrants, barge dolphin replacement 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 as made by Board Member Justin Weaver to approve the Board Member Committee attendance and committee travel requests as presented. The motion was seconded by Board Member Roger Martinez, Jr. and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of Receipt of Audited Financial Statements for Fiscal Year 2024 and all funds of the Calhoun Port Authority as prepared by Harrison, Waldrop & Uherek, LLP Certified Public Accountants.

Mr. Steve Van Manen with Harrison, Waldrop & Uherek, LLP reviewed the audited financial statements for fiscal year 2024 with the Board Members. The accounting firm gave the Port a clean audit opinion. Pursuant to further review and discussion, a motion as made by Board Secretary Luis De La Garza to accept the Audited Financial Statements for Fiscal Year 2024 and all funds for the Calhoun Port Authority. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 10: Review and Consideration of Fiscal Year 2025 Budget Amendments.

The Board Members reviewed a copy of the proposed budget amendments for the 2025 budget. Revenues had decreased by \$190,198 and expenses increased by \$961,223. The original net income was \$1,582,846 in revenues and the new projected revenues are \$431,426 for a decrease of \$1,151,420. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the Fiscal Year 2025 Budget Amendments as presented. The motion was seconded by Board Member Justin Weaver 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 9:37 a.m.

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

The Board recessed the Closed Session at 12:00 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.


Pursuant to further review and discussion, a motion was made by Board Chair Jay Cuellar to instruct legal counsel to drafter a letter to the PGB Group detailing the terms of repayment along with the stipulation that no material be removed from Port property until this agreement is signed. PGB Group was given a deadline of September 17, 2025 to comply. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

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 12:02 p.m. on Wednesday, June 11, 2025.



Jay Cuellar, Board Chair

ATTEST:



Luis De La Garza, Board Secretary