

**CALHOUN PORT AUTHORITY
REGULAR MEETING
July 9, 2025**

A regular meeting of the Calhoun Port Authority was held on Wednesday, July 9, 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
Miranda Malek – Manager of Administration

Others attending were:

Anne Marie Odefey – Odefey, Witte, Wall & Villafranca
Jack Wu – Formosa Plastics Corporation
Amy Blanchette – Formosa Plastics Corporation
Todd Edwards - Tynergy
Yan Purba - Tynergy
Steve Svetlik – Max Midstream
J.P. Strickland - Alcoa
Doreen Mata - TGLO
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 Member Dan Krueger.

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, June 11, 2025 Regular Meeting and the Monday, June 30, 2025 Special Meeting.

The Board member reviewed minutes from the Wednesday, June 11, 2025 Regular Meeting and the Monday, June 30, 2025 Special 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 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 June 30, 2025:

- 1.) Accounts Receivable Report as of June 30, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 87% current as of June 30, 2025.

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

The Board Members reviewed the July 9, 2025 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 July 9, 2025. 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	\$85,099.74
	To Port Operations Fund	\$73,844.77
	To Port Operations Fund	\$986,395.30
	Total	\$ 1,145,339.81
	MAINTENANCE & OPERATIONS FUND	
	To Port Operations Fund	
	Total	
	BUSINESS DEVELOPMENT FUND	
	To Port Operations Fund	\$ 52,383.01
	Total	\$ 52,383.01
	AN/NH3 OPERATING FUND	
	To Port Operations Fund	

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT

\$ 1,197,722.82

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 June:

That a total of 59 vessels had arrived at the public port facilities during the month of June; 17 deep draft arrivals and 42 inland barges and a total of 172 invoices were issued. Further, that 13 deep draft vessels were already on schedule for July arrival.

Total revenue tons for the month of June were 304,196.4 short tons. Total revenue tons for the fiscal year 2025 were 4,096,256.4 short tons. The port was approximately 11.9% behind in tonnage from FY 2024.

B. Harvest loaded 6 barges of crude oil totaling 18,404.4 short tons.

C. Seadrift Coke loaded 6 barges of needle coke to 1 ship totaling 8,268.1 short tons.

D. The Boat Ramp Improvement Project is 100% Complete.

E. JM Davidson has installed 6 ladder extensions at the liquid pier and there are 3 more to be installed.

F. 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.

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 Chair Jay Cuellar to approve the Board Member Committee attendance and committee travel requests as presented. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of Approval to First Amendment to Lease Agreement of General Cargo Dock Racks and Pipelines by and between the Calhoun Port Authority and NGL Crude Terminals, LLC.

The Board Members reviewed a copy of the first amendment to the lease and easement agreement of general cargo dock racks and pipelines by and between the Port Authority and NGL Crude Terminals, LLC. This agreement was an extension for ten years of the original agreement of 3478 feet of pipeline with an annual payment of \$6,086.50 and a one-time charge of \$1,500.00 for document preparation. Pursuant to further review and discussion, a motion was made by Board Secretary Luis de La Garza to approve the first amendment to the Lease Agreement of General Cargo Docks Racks and Pipeline by and between the Calhoun Port Authority and NGL Crude Terminals, LLC. The motion was seconded by Board Member Justin Weaver and the motion unanimously.

Agenda Item No. 10: Review and Consideration of 2025 GICA Convention Sponsorship.

The Board Members reviewed a copy of the 119th Annual Gulf Coast Intracoastal Canal Associations Convention. In past years, the Port Authority has been a sponsor of the convention in the amount of \$2,500.00. Pursuant to further review and discussion, a motion was made by Board Secretary

Luis De La Garza to approve a sponsorship of the GICA 2025 Convention in the amount of \$2,500.00. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 11: Review and Consideration of Engaging Harrison, Waldrop and Uherek for the FY 2025 Audit Report.

The Board Members reviewed a copy of the engagement letter from Harrison, Waldrop & Uherek for the FY 2025 Audit Report, along with the peer review on quality control. The rate for the audit should not exceed \$36,000.00 which is an increase over previous years pricing due to the additional steps needed to be taken for the TXDOT grant funds. Pursuant to further review and discussion, a motion was made by Board Chair Jay Cuellar to approve the engagement of Harrison, Waldrop & Uherek for the FY2025 Audit Report. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

Agenda Item No. 12: Review and Consideration of a 3% Increase in Tariff Code Subrule 62, Item 405.

The Board Members reviewed a copy of the current security fees from the Port Tariff. The 3% increase would change the rate from \$33.21 per hour to \$34.21 per hour along with the fees for inland tugs and barges changing accordingly. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the 3% increase in Tariff Code Subrule 62, Item 405. The motion was seconded by Board Member Roger Martinez, Jr. 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 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. 14: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 11:20 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

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

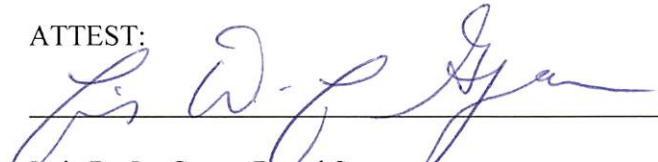
No action was taken on this agenda item.

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 11:22 a.m. on Wednesday, July 9, 2025.


Jay Cuellar, Board Chair

ATTEST:


Luis De La Garza, Board Secretary