

**CALHOUN PORT AUTHORITY  
REGULAR MEETING  
September 10, 2025**

A regular meeting of the Calhoun Port Authority was held on Wednesday, September 10, 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 - absent  
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  
Anne Marie Odefey – Odefey, Witte, Wall & Villafranca  
Miranda Malek – Manager of Administration

Others attending were:

Grant Palmer – PGB  
John Hyers - PGB  
Amy Blanchett – Formosa Plastics Corporation  
Jack Wu – Formosa Plastics Corporation  
JP Strickland - Alcoa  
Rhonda Cummins – Point Comfort Seafarers Center  
Don Doering – City of Point Comfort  
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 - and a prayer, were led by Board Member Dan Krueger.

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

Ms. Rhonda Cummins with the Point Comfort Seafarers Center addressed the board with an update on the center.

**Agenda Item No. 4: Approve the minutes of the Wednesday, August 13, 2025 Regular Meeting.**

The Board member reviewed minutes from the Wednesday, August 13, 2025 Regular Meeting. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the minutes with the correction as discussed. 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, 2025:

- 1.) Accounts Receivable Report as of August 31, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 79% current as of August 31, 2025.

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

The Board Members reviewed the September 10, 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 September 10, 2025. 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
	<b>GROSS REVENUE FUND</b>	
	To Port Operations Fund	\$78,573.52
	To Port Operations Fund	\$69,187.15
	To Port Operations Fund	\$358,310.23
	Total	\$ 506,070.90
	<b>MAINTENANCE &amp; OPERATIONS FUND</b>	
	To Port Operations Fund	
	Total	
	<b>BUSINESS DEVELOPMENT FUND</b>	
	To Port Operations Fund	\$ 22.06
	Total	\$ 22.06
	<b>AN/NH3 OPERATING FUND</b>	
	To Port Operations Fund	

Total

**TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT**

\$ 506,092.96

**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 August:  
That a total of 80 vessels had arrived at the public port facilities during the month of August; 29 deep draft arrivals and 51 inland barges and a total of 150 invoices were issued. Further, that 11 deep draft vessels were already on schedule for September arrival.  
Total revenue tons for the month of August were 356,623.4 short tons. Total revenue tons for the fiscal year 2026 were 818,053.2 short tons.
- B. Harvest loaded 6 barges of crude oil totaling 10,647.1 short tons.
- C. Max loaded 4 barges of crude oil totaling 14,331.5 short tons.
- D. Seadrift Coke loaded 5 barges of needle coke to 1 ship totaling 8,306.6 short tons.
- E. NGL loaded 2 barges of crude oil totaling 6,184.1 short tons.
- F. Hopper dredge had removed the shoal and was dredging the jetty channel entrance.
- G. 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.
- H. Matagorda Ship Channel Improvement Project:
  - a. MSCIP Project Engineering/Design (PED) – working with USACE and PED and supplemental.
  - b. MSCIP Pipeline Relocation – waiting on schedule from USACE, will need to reach out again.
  - c. MSCIP Geotechnical sampling – Awaiting final report.
  - d. MSCIP Aquatic Survey (Seagrass/Oyster/Cultural) – working with USACE on WIK: documentation being completed by Lloyd.
  - e. Sink Hole Repairs – PMI to being on September 10.
- I. North Peninsula Projects road & parking improvements, boat ramp & gate 3 access.
  - a. Road & Parking Improvements – Working with Matt Glaze of Urban Engineering.
  - b. Boat Ramp & Gate 3 access – Completed. Working with TxDot on the reimbursement package and audit preparation.
- J. South Peninsula Development Project
  - a. Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan – Wetlands planting – Anchor QEA completed second planting this week.
- K. General Cargo Docks (GCD) Projects and Liquid Pier:
  - a. Pads on Bumpers & Footer – working with G&W Engineers.
- L. Cathodic Protection System – LEAR Industrial completed Phase 3.
- M/ Ladder Replacement Program – Completed.

**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 Secretary Luis De La Garza 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 Adoption of the Proposed Maintenance and Operations (M&O) Tax Rate of \$0.0005/\$100 for 2025.**

The Board Members reviewed a copy of the tax rate proposal from the August 13, 2025 Regular Board Meeting. The effective M&O rate for 2025 had been proposed to be 0.0005 cents per each \$100 valuation for the no new revenue tax. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to adopt the Proposed Maintenance & Operations (M&O) Tax of \$0.0005/\$100 for 2025. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

**Agenda Item No. 10: Review and Consideration of Attending the 2025 AAPA Annual Convention.**

Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver that the Board not attend the 2025 AAPA Annual Convention held October 6-8 in Quebec, Canada. The motion was seconded by Board Secretary Luis De La Garza 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 9:38 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 12:15 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

**Agenda Item No. 13: Review and Consideration of a Request from NGL Energy Partners to Extend their Pipe Rack Agreement and Loading Arm Lease with Extensions to 7-14-2045 to match the land lease term.**

No action was taken on this agenda item.

**Agenda Item No. 14: Receive Chief Executive and Commissioners comments.**

No action was taken on this agenda item.

**Agenda Item No. 15: 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 12:17 p.m. on Wednesday, September 10, 2025.

  
Jay Cuellar, Board Chair

ATTEST:  
  
Luis De La Garza, Board Secretary