

**CALHOUN PORT AUTHORITY
REGULAR MEETING
October 8, 2025**

A regular meeting of the Calhoun Port Authority was held on Wednesday, October 8, 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 - absent
Commissioner # 7 – Amy Blanchett

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:

Jack Wu – Formosa Plastics Corporation
Rhonda Cummins – Point Comfort Seafarers Center
Diane Wilson – San Antonio Bay Estuary Keepers
Mike Harris – Matagorda Bay Pilots
John Novitsky – Max Midstream
Sanyogita Tanti – Synergen Green Energy
Pulin Shah – Synergen Green Energy
Doreen Mata - Texas General Land Office
Amanda Marek – Texas General Land Office
Steve Svetlik – Max Midstream
Cyndi Valdes
Steve Marwitz
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 Secretary Luis De La Garza.

Agenda Item No. 4: Administer the Oaths of Office to the Newly Appointed at-large Board Member.

Port Attorney Anne Marie Odefey administered the Oaths of Office to the newly appointed At-Large Board Member, Amy Blanchett.

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. 5: Approve the minutes of the Wednesday, September 10, 2025 Regular Meeting.

The Board Members reviewed the minutes from the Wednesday, September 10, 2025 Regular Meeting. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the minutes as presented. The motion was seconded by Board Member Luis De La Garza and the motion carried unanimously.

Agenda Item No. 6: 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 September 30, 2025:

- 1.) Accounts Receivable Report as of September 30, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 38% current as of September 30, 2025.

Agenda Item No. 7: Approval of Disbursements and Transfers: All Funds

The Board Members reviewed the October 8, 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 September 10, 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	\$80,795.15
	To Port Operations Fund	\$67,401.63
	To Port Operations Fund	\$66,462.94
	To Port Operations Fund	\$270,836.81
	Total	\$ 485,496.53
MAINTENANCE & OPERATIONS FUND		

To Port Operations Fund	\$103.92	
Total		\$103.92

BUSINESS DEVELOPMENT FUND

To Port Operations Fund	\$ 628.08	
Total		\$ 628.08

AN/NH3 OPERATING FUND

To Port Operations Fund	
Total	

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT	\$ 486,228.53
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Agenda Item No. 8: Reports: Port Director, Engineer & Committees.

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

A. Harbor Traffic Statistics for the month of September:

That a total of 62 vessels had arrived at the public port facilities during the month of September; 19 deep draft arrivals and 43 inland barges and a total of 183 invoices were issued. Further, that 11 deep draft vessels were already on schedule for October arrival.

Total revenue tons for the month of September were 399,849.2 short tons. Total revenue tons for the fiscal year 2026 were 1,217,907.4 short tons.

B. Harvest loaded 4 barges of crude oil totaling 10,686.1 short tons.**C. Hopper dredge had completed work and we are awaiting final surveys.****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.****E. Wired \$10,790.00 to US Army Corps of Engineers for the South Peninsula Permit 10-year extension.****F. 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.
- c. MSCIP Geotechnical sampling – Awaiting final report.
- d. MSCIP Aquatic Survey (Seagrass/Oyster/Cultural) – working with USACE on WIK: documentation being completed by Lloyd.

G. 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.

H. South Peninsula Development Project

- a. Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan – Wetlands planting – Anchor QEA will do a 1 year assessment in December.

I. General Cargo Docks (GCD) Projects and Liquid Pier:

- a. Pads on Bumpers & Footer – working with G&W Engineers.

J. Cathodic Protection System – LEAR Industrial completed Phase 3.

M. Ladder Replacement Program – Completed.

The Regular Board Meeting of the Calhoun Port Authority recessed the Open Session at 9:22 a.m. The meeting reconvened at 1:00 pm.

Agenda Item No. 9: 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 Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 12: 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 1:04 p.m.

Agenda Item No. 13: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 4:22 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

A motion was made by Board Secretary Luis De La Garza to approve a license agreement with an economic development project. The motion was seconded by Board Member Justin Weaver.

Agenda Item No. 10: Review and Consideration of an Option to lease Agreement between the Calhoun Port Authority and Synergen Green Energy for 10.0 Acres of Port Owned Land.

No action was taken on this agenda item.

Agenda Item No. 11: Review and Consideration of Restatement of Leases for NGL Energy Partners LP into One Document.


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 4:25 p.m. on Wednesday, October 8, 2025.



Jay Cuellar, Board Chair

ATTEST:



Luis De La Garza, Board Secretary