

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

A regular meeting of the Calhoun Port Authority was held on Wednesday, December 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  
Commissioner # 2 – Jay Cuellar  
Commissioner # 3 – Justin Weaver  
Commissioner # 4 – Luis De La Garza  
Commissioner # 5 – Roger Martinez, Jr.  
Commissioner # 6 – Dan Krueger  
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:

Rhonda Cummins – Seafarers Center  
JP Strickland - Alcoa  
Robyn Gross - Alcoa  
Bonnie Tibbs – Max Midstream  
Jon Novitsky – Max Midstream  
Jonas Titus – Victoria EDC  
Jack Wu – Formosa Plastics Corporation  
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 was led by Board Secretary Luis De La Garza. Port Director spoke briefly on traffic safety concerning the increase in semi-truck traffic near the port.

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

Ms. Rhona Cummins addressed the Board with updates on the Point Comfort Seafarers Center.

**Agenda Item No. 4: Approve the minutes of the Monday, November 14, 2025 Regular Meeting.**

The Board Members reviewed the minutes from the Monday, November 14, 2025 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 Member Roger Martinez, Jr. 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, 2025:

- 1.) Accounts Receivable Report as of November 30, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 49% current as of November 30, 2025.

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

The Board Members reviewed the December 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 December 10, 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.

FUND ACCOUNT	AMOUNT
<b>GROSS REVENUE FUND</b>	
To Port Operations Fund	\$71,684.96
To Port Operations Fund	\$64,209.26
To Port Operations Fund	\$285,656.29
Total	\$ 421,550.51
<b>MAINTENANCE &amp; OPERATIONS FUND</b>	
To Port Operations Fund	
Total	
<b>BUSINESS DEVELOPMENT FUND</b>	
To Port Operations Fund	\$ 597.65
Total	\$ 597.65

**AN/NH3 OPERATING FUND**

To Port Operations Fund

Total

**TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT****\$ 422,148.16****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 44 vessels had arrived at the public port facilities during the month of November; 17 deep draft arrivals and 44 inland barges and a total of 113 invoices were issued. Further, that 12 deep draft vessels were already on schedule for December arrival. Total revenue tons for the month of November were 304,177.8 short tons. Total revenue tons for the fiscal year 2026 were 1,906,755.1 short tons.
- B. Harvest loaded 2 barges of crude oil totaling 3,371.5 short tons.
- C. 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.
- D. 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 – Complete.
  - d. MSCIP Aquatic Survey (Seagrass/Oyster/Cultural) – working with USACE on WIK: documentation being completed by Lloyd.
- E. Other MSC Projects:
  - a. South Peninsula Bulkhead Repair – Working with Matt Glazr of Urban Engineering for solution.
- F. North Peninsula Projects:
  - a. Road & Parking Improvements – Working with Matt Glaze of Urban Engineering.
- G. 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.
- H. General Cargo Docks (GCD) Projects and Liquid Pier:
  - a. Pads on Bumpers & Footer – working with G&W Engineers to put together a report of conditions and cost estimates. Next phase is putting together a scope of work and a bid package.
- I. Cathodic Protection System – LEAR Industrial completed Phase 3.
- J. 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. 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 9:38 a.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 10:27 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

**Agenda Item No. 9: Review and Consideration of Interlocal Agreement with the City of Port Lavaca Concerning Participation in city of Port Lavaca Tax Increment Reinvestment Zone #1.**

The Board Members reviewed a copy of an Interlocal Agreement with the Cit of Port Lavaca Concerning Participation in the City of Port Lavaca Tax Increment Reinvestment Zone #1. Pursuant to further review and discussion, a motion was made by Board Chair Jay Cuellar to approve the interlocal agreement with the City of Port Lavaca Tax Increment Reinvestment Zone #1. The motion was seconded by Board Member Amy Blanchett and the motion carried with Board Member Marty Strakos voting against the motion.

**Agenda Item No. 10: Review and Consideration of Approval of an Interlocal Agreement with the City of Point Comfort Concerning Participation in City of Point Comfort Tax Incentive Reinvestment Zone.**

The Board Members reviewed a copy of an Interlocal Agreement with the Cit of Port Lavaca Concerning Participation in the City of Point Comfort Tax Increment Reinvestment Zone. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the interlocal agreement with the City of Point Comfort Tax Increment Reinvestment Zone. The motion was seconded by Board Member Amy Blanchett and the motion carried unanimously.

**Agenda Item No. 11: Review and Consideration of Proposal by G&W Engineers, Inc. for the Calhoun Port Authority Fendering and Dock Rehabilitation Technical Services.**

The Board Members reviewed a proposal submitted by G & W Engineers, Inc. for the General Cargo Dock fendering and dock rehabilitation. The engineering and design phase was quoted at \$16,000.00 and the project management phase was not to exceed \$30,000.00. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to accept the proposal from

G&W Engineers, Inc. for the General Cargo Dock fendering and dock rehabilitation for the engineering and design phase only. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

**Agenda Item No. 14: Review and Consideration of Approval of Restated Lease Agreement with NGL Including Terms to Align Lease Terms.**

No action was taken on this agenda item.

**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 11:53 a.m. on Wednesday, December 10 2025.

  
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Jay Cuellar, Board Chair

ATTEST:  
  
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Luis De La Garza, Board Secretary