

**CALHOUN PORT AUTHORITY
REGULAR MEETING
January 14, 2026**

A regular meeting of the Calhoun Port Authority was held on Wednesday, January 14, 2026 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
Greg Salinas – McCall, Parkhurst & Horton
Sarah Voskov – HDR
Steve Marwitz
Dan Bullock – BBA Engineering
Keith Schmidt – Alcoa
Mike Dodson – HDR
Sean Strawbridge – USD
Lance Townsend - Siboney
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 was led by Board Secretary Luis De La Garza and Board Member Dan Krueger said the prayer.

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 Wednesday, December 10, 2025 Regular Meeting.

The Board Members reviewed the minutes from Wednesday, December 10, 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 December 31, 2025:

- 1.) Accounts Receivable Report as of December 31, 2025
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 70% current as of December 31, 2025.

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

The Board Members reviewed the January 14, 2026 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 January 14, 2026. 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 |
|--|---------------|
| GROSS REVENUE FUND | |
| To Port Operations Fund | \$75,968.45 |
| To Port Operations Fund | \$28,293.11 |
| To Port Operations Fund | \$64,314.86 |
| To Port Operations Fund | \$244,355.08 |
| Total | \$ 412,931.50 |
| MAINTENANCE & OPERATIONS FUND | |
| To Port Operations Fund | |
| Total | |
| BUSINESS DEVELOPMENT FUND | |
| To Port Operations Fund | \$ 676.18 |

Total

\$ 676.18

AN/NH3 OPERATING FUND

To Port Operations Fund

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT**\$ 413,607.68****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 December:

That a total of 69 vessels had arrived at the public port facilities during the month of December; 22 deep draft arrivals and 47 inland barges and a total of 165 invoices were issued. Further, that 20 deep draft vessels were already on schedule for January arrival.

Total revenue tons for the month of December were 417,208.7 short tons. Total revenue tons for the fiscal year 2026 were 2,350,207.7 short tons. The tonnage was approximately 20% ahead of this same time period last fiscal year.

B. Harvest loaded 3 barges of crude oil totaling 10,037.7 short tons.

C. NGL loaded 2 barges of crude oil totaling 7,004.1 short tons.

D. Seadrift Coke loaded 6 barges of needle coke totaling 9,902.7 short tons to 1 ship.

E. 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.

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 – Complete.

d. MSCIP Aquatic Survey (Seagrass/Oyster/Cultural) – working with USACE on WIK.

G. Other MSC Projects:

a. South Peninsula Bulkhead Repair – Working with Matt Glazr of Urban Engineering for solution.

H. North Peninsula Projects:

a. Road & Parking Improvements – Working with Matt Glaze of Urban Engineering.

I. 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.

J. 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.

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

L. Ladder Replacement Program – Reinstalling/repairing of damaged ladder.

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 Ratification of a Consultant Agreement between the Calhoun Port Authority and Rick Maldonado and Associates Inc. for Legislative Services.

The Board Members reviewed a copy of the Consultant Agreement between the Calhoun Port Authority and Rick Maldonado and Associates Inc. The agreement was for five years beginning on January 1, 2026 through December 31, 2031. Pursuant to further review and discussion, a motion was made by Board Chair Jay Cuellar to approve the consultant agreement between the Calhoun Port Authority and Rick Maldonado and Associates. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

Agenda Item No. 10: Review and Consideration of a Lease Option Agreement by and between the Calhoun Port Authority and FA Victoria 1 LLC for 5.0 acres on the South Peninsula.

The Board reviewed a proposed lease option agreement between the Calhoun Port Authority and FA Victoria 1 LLC. The option was for a 1-year term with an additional 1 year by providing in writing to the Port ten days prior to expiration of their wish to extend the agreement. The first year is \$37,500 and if the agreement is extended, it would increase to \$38,062.50. The agreement also guaranteed a minimum throughput of 1 million tons. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the Lease Option Agreement between the Calhoun Port Authority and FA Victoria 1 LLC as presented. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda item No. 11: Review and Consideration of an Easement for Placement of an Anchor for a Utility Pole by and between the Calhoun Port Authority and Victoria Electric Cooperative, Inc.

No action was taken on this agenda item.

Agenda Item No 12: Review and Consideration of Approval of the 2026 Holiday Schedule for the Employees of the Calhoun Port Authority.

The Board reviewed a copy of the proposed 2026 Holiday schedule for the employees of the Calhoun Port Authority. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the 2026 Holiday Schedule as presented. The motion was seconded by Board Member Roger Martinez, Jr. and the motion carried unanimously.

Agenda Item No. 13: Review and Consideration of Appointing a TIRZ representative to Port Lavaca TIRZ #1 and Point Comfort TIRZ #1.

Pursuant to further review and discussion, Board Secretary Luis De La Garza nominated Board Member Amy Blanchett to serve for Point Comfort TIRZ #1 and Board Member Justin Weaver to serve for Port Lavaca TIRZ #1. The nomination was seconded by Board Member Justin Weaver and carried unanimously.

Agenda Item No. 14: 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 9:30 a.m.

Agenda Item No. 15: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 12:23 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 16: Review and Consideration of Approval of Restated Lease Agreement with NGL Including Terms to Align Lease Terms.

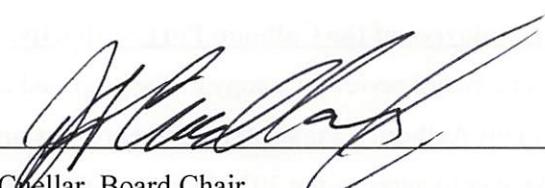
No action was taken on this agenda item.

Agenda Item No. 17: Receive Chief Executive and Commissioners comments.

No action was taken on this agenda item.

Agenda Item No. 18: 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 12:25 p.m. on Wednesday, January 14, 2026.



Jay Cuellar, Board Chair

ATTEST:


Luis De La Garza, Board Secretary