

**CALHOUN PORT AUTHORITY
REGULAR MEETING
February 11, 2026**

A regular meeting of the Calhoun Port Authority was held on Wednesday, February 11, 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:

Steve Van Manen – Harrison, Waldrop & Uherek
JP Strickland - Alcoa
Steve Marwitz
Camryn Edwards
Diane Wilson – San Antonio Bay & Estuarine Waterkeepers
Tony Belton - TGLO
Mike Harris – Matagorda Bay Pilots
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 Chair Jay Cuellar and Board Secretary Luis De La Garza said the prayer.

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

No action was taken on this item.

Agenda Item No. 4: Approve the minutes of the Wednesday, January 14, 2026 Regular Meeting.

The Board Members reviewed the minutes from Wednesday, January 14, 2026 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 discussed correction. 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 January 31, 2026:

- 1.) Accounts Receivable Report as of January 31, 2026
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 38% current as of January 31, 2026.

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

The Board Members reviewed the February 11, 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 February 11, 2026 with the correction as discussed. The motion was seconded by Board Member Roger Martinez, Jr. 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	\$76,289.62
To Port Operations Fund	\$67,085.98
To Port Operations Fund	\$5,705.00
To Port Operations Fund	\$248,475.52
Total	\$ 397,556.12
MAINTENANCE & OPERATIONS FUND	
To Port Operations Fund	
Total	
BUSINESS DEVELOPMENT FUND	
To Port Operations Fund	\$ 681.84
Total	\$ 681.84
AN/NH3 OPERATING FUND	

To Port Operations Fund

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT

\$ 398,237.96

Agenda Item No. 9: Review and Consideration of Receipt of Audited Financial Statements for Fiscal Year 2025 and all funds of the Calhoun Port Authority as prepared by Harrison, Waldrop & Uherek, LLP Certified Public Accountants.

Mr. Steve Van Manen reviewed the FY 2025 Audit report with the Board stating that the Port Authority received a Clean Opinion. Port Director Charles Hausmann extended his gratitude to staff for the compilation of the report and Deputy Director Forrest Hawes called attention to the audit report covers and the Audubon Society information that was included. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the audited financial statement for Fiscal Year 2025 as presented. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

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 January:

That a total of 62 vessels had arrived at the public port facilities during the month of January; 20 deep draft arrivals and 42 inland barges and a total of 200 invoices were issued. Further, that 15 deep draft vessels were already on schedule for February arrival.

Total revenue tons for the month of January were 410,442.8 short tons. Total revenue tons for the fiscal year 2026 were 2,760,650.4 short tons. The tonnage was approximately 18.7% ahead of this same time period last fiscal year.

B. Seadrift Coke loaded 3 barges of needle coke totaling 4,901.4 short tons to 1 ship.

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. All necessary documentation has been submitted.

E. Other MSC Projects:

- a. South Peninsula Bulkhead Repair – Working with Matt Glaze 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 – Awaiting annual report from Anchor QEA.

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. In search of a new contractor to continue the project.
- J. Ladder Replacement Program – Complete.

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. 10: Review and Consideration of Providing 30 Day Notification to RBC Capital Market, LLC of the Calhoun Port Authority's Intent to Terminate the Agreement for Municipal Advisory.

The Board reviewed the Municipal Advisor Agreement with RBC Capital Market, LLC. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve providing a 30-day notice to RBC Capital Market, LLC of the Calhoun Port Authority's Intent to Terminate the Agreement for Municipal Advisory. 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 9:37 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 10:51 a.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 13: Receive Chief Executive and Commissioners comments.

No action was taken on this agenda item.

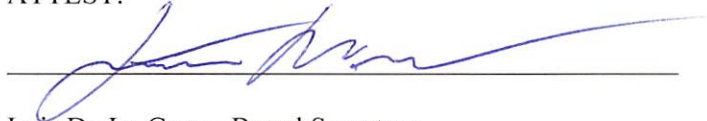
Agenda Item No. 14: Adjourn.

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 10:55 a.m. on Wednesday, February 11, 2026.



Jay Cuellar, Board Chair

ATTEST:



Luis De La Garza, Board Secretary