

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

A regular meeting of the Calhoun Port Authority was held on Wednesday, March 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 – Vacant
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:

JP Strickland - Alcoa
Steve Marwitz
Jack Wu – Formosa Plastics Corporation
Frank Byrne – Matagorda Bay Pilots
David Adrian – Matagorda Bay Pilots
Mike Dodson – HDR
John Novitsky – Max Midstream
Steve Svetlik – Max Midstream
Jay Park – Max Midstream
Deniz Kuban – Max Midstream
Tony Belton - TGLO
Mike Harris – Matagorda Bay Pilots
Don Doering – City of Point Comfort
Cary Knuepper – 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 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.

Pursuant to review and discussion, a motion was made by Board Chair Jay Cuellar to approve the Easement for Placement of an Anchor for a utility pole by and between the Calhoun Port Authority and Victoria Electric Cooperative, Inc as written. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

Agenda Item No. 8: 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 551.01 – 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 12:21 p.m.

Agenda Item No. 9: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board recessed the Closed Session at 1:03 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 4: Review and Consideration of an Agreement for Municipal Advisory Services by and between the Calhoun Port Authority and TRB Capital Markets, LLC (d/b/a Estrada Hinojosa).

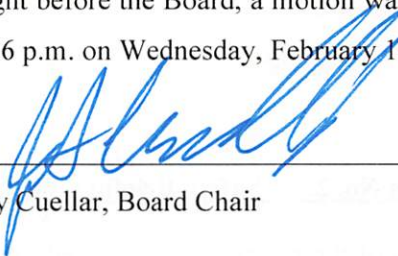
Pursuant to further review and discussion, a motion was made by Board Chair Jay Cuellar to allow the Executive committee to sign the agreement after a full review. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

Agenda Item No. 5: Review and Consideration of a Proposal for Rehabilitation of the Levee on the South Dredge Island that is owned by the Calhoun Port Authority.

Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the proposed agreement with Alcoa contingent upon an independent 3rd party review of the final project. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

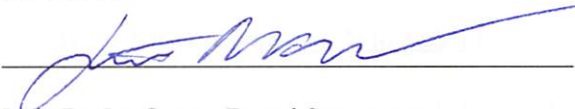
Agenda Item No. 10: Adjourn.

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 1:06 p.m. on Wednesday, February 18, 2026.



Jay Cuellar, Board Chair

ATTEST:



Luis De La Garza, Board Secretary

No action was taken on this item.

Agenda Item No. 4: Approve the minutes of the Wednesday, February 11, 2026 Regular Meeting and the Wednesday February 18, 2026 Special Meeting.

The Board Members reviewed the minutes from Wednesday, February 11, 2026 Regular Meeting and the Wednesday, February 18, 2026 Special Meeting. Pursuant to further review and discussion, a motion was made by Board Member Justin Weaver to approve the minutes with the discussed correction. The motion was seconded by Board Secretary Luis De La Garza 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 February 28, 2026:

- 1.) Accounts Receivable Report as of February 28, 2026. Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 39% current as of February 28, 2026.

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

The Board Members reviewed the March 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 March 11, 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	\$76,315.04
To Port Operations Fund	\$66,832.76
To Port Operations Fund	\$279,544.47
Total	\$ 422,692.27
MAINTENANCE & OPERATIONS FUND	
To Port Operations Fund	\$96.77
Total	\$96.77
BUSINESS DEVELOPMENT FUND	

To Port Operations Fund \$ 3,805.87

Total \$ 3,805.87

AN/NH3 OPERATING FUND

To Port Operations Fund

Total

TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT

\$ 426,594.91

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 February:

That a total of 68 vessels had arrived at the public port facilities during the month of February; 22 deep draft arrivals and 46 inland barges and a total of 214 invoices were issued. Further, that 12 deep draft vessels were already on schedule for March arrival.

Total revenue tons for the month of February were 436,070.2 short tons. Total revenue tons for the fiscal year 2026 were 3,196,720.6 short tons. The tonnage was approximately 18.5% ahead of this same time period last fiscal year.

B. Seadrift Coke loaded 3 barges of needle coke totaling 4,938.3 short tons to 1 ship.

C. Harvest loaded 3 barges of crude oil totaling 10,906.4 short tons.

D. The USACE was set to review bids for the Matagorda Ship Channel Maintenance dredge on March 23rd, with dredging set to begin in April.

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. All necessary documentation has been submitted.

G. Other MSC Projects:

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

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 – Met with Dylan Potel of Pond Company to discuss the cathodic protection system.
- L. 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 Justin Weaver and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of a 0.45 Acre Easement between the Calhoun Port Authority and Port Comfort Power, LLC.

No action taken on this agenda item.

Agenda Item No. 10: Review and Consideration of Easement between the Calhoun Port Authority and Simplot Growers Solutions.

The Board reviewed a copy of the easement between the Calhoun Port Authority and Simplot Growers Solutions for placement of a fiber optic cable that would provide internet service. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve an easement between the Calhoun Port Authority and Simplot Growers Solutions. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 11: Review and Consideration of Accepting the Resignation of Marty Strakos from the Calhoun Port Authority Board of Commissioners.

The Board Members reviewed a copy of the resignation letter received from Mr. Marty Strakos dated February 19, 2026. Pursuant to further review and discussion, a motion was made by Board Member Dan Krueger to accept the resignation of Marty Strakos from the Calhoun Port Authority Board of Commissioners. The motion was seconded by Board Member Justin Weaver and the motion carried with Board Secretary Luis De La Garza voting against the motion.

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 9:31 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 10:34 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

The Regular Board Meeting of the Calhoun Port Authority was recessed at 10:35 am for a meeting of the Matagorda Bay Pilots Board. The regular board meeting was reconvened at 10:37 a.m.

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:

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“No action or consensus would be taken in closed session”. The Board re-convened in Closed Session at 10:38 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 11:36 p.m. Board Chair Jay Cuellar announced that “No action or consensus had been taken in closed session”.

A motion was made by Board Chair Jay Cuellar to announce the acceptance of letters of interest for the Calhoun Port Authority District 1 Commissioner position. The letters must be emailed or hand delivered to the Port Administrative Offices by 4:30 p.m. on Thursday, April 1, 2026.

A motion was made by Board Chair Jay Cuellar that following the discussions in closes session, the Calhoun Port Authority will enter into Non-Disclosure Agreements (NDA) with all customers and users of the Port Authority.

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

No action was taken on this agenda item.

Agenda Item No. 14: Adjourn. 5

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 11:39 a.m. on Wednesday, March 11, 2026.



Jay Cuellar, Board Chair

ATTEST:



Luis De La Garza, Board Secretary