



Port of Bay City Authority

1305 Seventh Street P. O. Box 1426
Bay City, Texas 77404-1426
979-245-5831
Email: port@portofbaycity.com

BOARD OF COMMISSIONERS
GEORGE HARRISON, CHAIRMAN
JOEY SLIVA, VICE-CHAIRMAN
MATTHEW ASHCRAFT, SECRETARY
LEE WEATHERS
BUDDY TREYBIG
TREY TREYBIG

ATTORNEY
B. ALLEN CUMBIE

HARBOR MASTER
CRAIG HLAVINKA

OFFICE MANAGER
SHARRON PEREZ

December 6, 2022

NOTICE OF MEETING

The Board of Commissioners of the Port of Bay City Authority of Matagorda County, Texas, a political subdivision of the State of Texas, hereby gives notice in accordance with the Texas Government Code, section 551 et seq, that a public meeting is to be held at the Recreation Room, **Matagorda Harbor, Matagorda, Texas, Friday, December 9, 2022 at 7:00pm**. The purpose of the meeting is for:

1. Action of the minutes of the regular meeting of November 7, 2022 and the special called meetings of November 10, 2022 and November 30, 2022;
2. Presentation, approval, and ratification of bills;
3. Presentation and approval of financial reports and monthly billing and collection for November 2022;
4. Discuss and take required action on delinquent accounts and pending suits for collection;
5. Discuss and take required action on activity at the Port and Matagorda Harbor;
6. Discuss and take required action concerning amending the 2022 budget;
7. Discuss, consider, and possibly act regarding the Municipal Advisor Engagement Letter as submitted by Masterson Advisors LLC;
8. Discuss, consider, and possibly act concerning approval of the relocation of the four-acre drill site and/or consideration of reduction of the total drill site acreage;
9. Discuss, consider and possibly act regarding the moving of AEP's electric lines which cross the northeast corner of the Fondren property at the Port of Bay City Authority's turning basin;
10. Discuss, consider and possibly act regarding the Easement for Electric Substation between the Port of Bay City Authority of Matagorda County, Texas and AEP Texas Inc;
11. Discuss, consider and possibly act regarding the Access Easement between the Port of Bay City Authority of Matagorda County, Texas and AEP Texas Inc;
12. Discuss, consider, and possibly act regarding the Electric Transmission Easement Agreement between the Port of Bay City Authority of Matagorda County, Texas and AEP Texas Inc;
13. Discuss, consider and possibly act regarding the rail easement from the Port of Bay City Authority requested by Air Liquide;



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14. Discuss, consider and possibly act regarding the lease negotiations between the Port of Bay City Authority and PCC Chemicals;
15. Discuss the Matagorda County Conservation and Reclamation District's levee easement on the Port of Bay City's 99.97-acre tract at Port of Bay City;
16. Presentation by TXP and Anchor QEA regarding the economic feasibility study for the proposed harbor expansion;
17. Discuss, consider and possibly act regarding the economic feasibility study for the proposed harbor expansion as submitted by TXP and Anchor QEA;
18. Presentation by Anchor QEA regarding projected costs of the proposed harbor expansion;
19. Discuss, consider and possibly act regarding the projected costs of the proposed harbor expansion as presented by Anchor QEA;
20. Presentation by Anchor QEA regarding 3D renderings and go-bys of the proposed harbor expansion;
21. Discuss, consider and possibly act regarding the 3D renderings and go-bys of the proposed harbor expansion as presented by Anchor QEA;
22. Discuss, consider and possibly act to approve Port Authority Order No. PA-O-001-2022 concerning a proposed Matagorda Harbor Expansion and the construction of appurtenant improvements related to the harbor expansion;
23. Consider and possibly approve a Notice of Public Hearing for three notice of public hearing publications in a local newspaper for the purpose of discussing the feasibility of constructing a proposed Matagorda Harbor Expansion and the construction of appurtenant improvements related to navigation purposes and setting of a public hearing for January 12, 2023 at 6:00pm at the Port Authority office at 1305 7th Street, Bay City, Texas 77414;
24. Open and /or award bids for the cap rail repair adjacent to the fuel dock at Matagorda Harbor;
25. Discuss, consider and possibly act to approve the agreement between the City of Bay City Texas and the Port of Bay City Authority concerning Tax Increment Reinvestment Zone No. 1A;
26. Discuss, consider and possibly act to approve the agreement between the City of Bay City Texas and the Port of Bay City Authority concerning Tax Increment Reinvestment Zone No. 4;



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27. Consideration and act upon the outside auditor's engagement letter for the year ended December 31, 2022;
28. Discuss, consider, and approve the 2023 Texas County and District Retirement System required rate of 12.83% as prepared by TCDRS;
29. Update on the Mouth of the Colorado River Project and Jetty improvements;
30. Update on the Big Hill project;
31. Monthly report from Matagorda County Economic Development Corporation;
32. Public comments and comments from the Commissioners;
33. Any new or unfinished business.

/s/ Sharron Perez

Sharron Perez, Office Manager
Port of Bay City Authority

FILED
at 4 o'clock P M
DEC 06 2022

Stephanie Wurtz
County Clerk, Matagorda Co., Texas
By [Signature] DEPUTY

The Port of Bay City Authority of Matagorda County, Texas is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal opportunity for effective communications will be provided upon request. Please contact the Office of the Authority at 979-245-5831 at least 24 hours in advance if accommodations are needed.