

## MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, January 12, 2023 at the Office of the Authority, 1305 Seventh Street, Bay City, Texas. The following Commissioners and staff were present:

George Harrison	Chairman
Joey Sliva	Vice-Chairman
Matt Ashcraft	Secretary
Lee Weathers	Commissioner
Buddy Treybig	Commissioner
Trey Treybig	Commissioner
Craig Hlavinka	Harbor Master
Sharron Perez	Office Manager
Allen Cumbie	Port Attorney
Visitors:	
Mike Ferdinand	MCDEC Exec Director
Leslie Bacon	Norton Rose Fulbright
Dimitri Millas	Norton Rose Fulbright
Hayden Smith	Anchor QEA
Trey Cash	Mastersons Advisors
Tina Peterman	Mastersons Advisors
Tonja Fulghum	Bay Ltd
Tommy Najvar	Bay Ltd
George E Lazaro	Engineer for MWD&WSC
George W Lazaro	Engineer for MWD&WSC
Joe Zamora Sr	Matagorda WD&WSC
Jeffrey Reich	Matagorda WD&WSC
Zachary Phillips	ZPI
Mike Reddell	Bay City Sentinel
Donna Huitt	Visitor
Becca Sitz	Visitor

The public hearing was called to order at 6:00pm by Commissioner George Harrison.

Hayden Smith reviewed the concept rendering of the potential harbor expansion which was developed between the Port of Bay city Authority, local business owners, and other local government officials over a period of meetings. The review of the concept rendering included which items would be included in the upcoming bond election. Hayden Smith also reviewed the various renderings that have been prepared by Anchor QEA. The expansion project will cover 28 acres and include three dry stacks. Concrete docks and waterfront infrastructure will exist to have boats ready in the water. There will be various opportunities for retail shops, restaurants, food trucks, and walking trails. There will be a fair ground area allowing for the festivals, farmers markets, etc to be held. The Port of Bay City Authority would pursue a stage area for music festivals at the fair ground area. A community center would be utilized for conferences, meetings, and other events. The recreational park on the far east side of the

expansion has picnic areas to utilize over a mile of walking trails including some boardwalks. Along the walking trail, there will be educational signage covering the two bays, bird species, etc. George Harrison has been in contact with collegiate universities that could have a research facility, dual credit classes, field trips, youth camps, etc. Hayden Smith discussed the economic benefits of the project including the projected 575 jobs, labor income from those jobs, and employment opportunities. This project would bring various industries in to the area. The local stakeholders support the growth and maintain the community as it is.

The potential bond election will be on May 6, 2023.

George Harrison asked if there were any questions and/or comments from the public. Mike Ferdinand, MCEDC Executive Director, advised that this would be a major impact project with diverse effects on the economy resulting from direct/indirect jobs. Hayden Smith advised the Commissioners and guests that John Hockenyoer prepared the economic study. George Harrison asked Zachary Phillips, owner of ZPI, how he felt about the possible expansion project. Zachary Phillips feels that if you build, it they will come. George Harrison stated that growth inevitable, and by managing it, safety for boaters can be maintained. One aspect of boater safety will be the additional boat ramps that will be installed at the harbor. The excavation of the entire twenty-acres at one will bring down the cost. It will be more expensive to excavate a portion of the acreage rather than the entire area.

George Harrison updated the Commissioners on cost of the expansion project for the excavation, utility hook-ups, welcome center, parking area, walking trails, and festival area which is approximately \$68 million. There will be expanded areas for the public to go fishing and crabbing. This will also include an expansion of the RV park area which has a significant waiting time. The project will be focused on the community. Only three additional boat docks will be added to begin with and will be expanded as revenues are collected from the property leases. Youth is also a focus on the expansion projects. There will be an area for youth camps to be held.

George Harrison advised that the Port Authority will apply for various grants. One grant that will be applied for will cover the walking trail/bike trail from downtown Matagorda to Matagorda Harbor. There are grants available to assist with the project planning and others that will be applied for as the project construction starts. RAISE grants can be used for project design at smaller amounts, while larger amounts will be requested once the project construction is set to begin. A planning grant from RAISE will be applied for which includes roads, parking lots, trails, dredging etc. Hayden Smith is also looking into TPWD boating access grants for the additional boat ramps. Once the Port Authority obtains the necessary Corps permits, the grants can be applied for to pay down the bonds. There are a lot of industrial bases that will help fund the opportunity zone.

George Harrison explained the next steps. The Port Authority will hear from Mastersons Advisors regarding the bond process. Norton Rose Fulbright will be available to answer any question that arise. There is an order on the agenda for the regular Port Authority meeting tonight to state that the Port Authority has gone thru the economic feasibility of the expansion project. If this order passes tonight, then the Port Authority will proceed to call for the bond election to be held on May 6, 2023 at the next regular meeting on February 9, 2023.

Becca Sitz attended the public hearing regarding the birding area. She is thrilled about this. The current birding area is a treasure trove of trash. This would provide a safe and clean area for the public

to go birding. George Harrison advised that the Port Authority would enhance wetlands as part of our mitigation. Becca Sitz discussed the need for the area to be navigable by kayaks or small boats and the need for an improved bridge. The current area is a safety issue. Becca Sitz is looking forward to beautification of the area.

Allen Cumbie advised the water code requires navigation districts to have public hearing to have bond election. An order has to be passed and published in the newspaper four times for the public hearing to be held. The Port of Bay City Authority is considering a bond issuance as funds are not available for the expansion project. A separate order will have to be approved calling for the bond election. The Port of Bay City Authority is comprised of three precincts that will be able to vote on the bond election.

Mike Ferdinand thanked the Port of Bay City Authority for taking the leadership role for this project which will result in a better quality of life for residents and an increase in revenues for the community.

There being no further business to come before the meeting, on motion of Commissioner Matt Ashcraft, seconded Commissioner Trey Treybig, the Commissioners unanimously adjourned the meeting at 6:30pm.

Attest:

Approve:

/S/ George Harrison

/S/ Matthew Ashcraft