

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, October 17, 2024, at the office of the Authority, 1305 7th 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
Virtual:	
Luke Cressman	HDR Engineers Inc
Visitors:	
Mike Ferdinand	Executive Director - MCEDC
Hayden Smith	Anchor QEA LLC
Ian Fisher	Anchor QEA LLC
Bill Balboa	Matagorda Bay Foundation
Alyssa Dibbern	Matagorda Bay Foundation
Stacy Zahn	Matagorda Bay Foundation
Kelly deSchaun	Lone Star Coastal Alliance
Mike Reddel	The Bay City Sentinel
Craig Karrye	Visitor

The meeting was called to order at 6:30pm by Commissioner George Harrison.

Item 1 – Those in attendance recited the pledge of allegiance to the flags led by George Harrison.

Item 2 – Joey Sliva led those in attendance in prayer.

Item 3 – The minutes for the regular meeting of September 12, 2024, the public hearing of September 26, 2024, and the special called meeting of September 26, 2024 were provided to the Commissioners prior to the meeting. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Lee Weathers, the Commissioners unanimously approved the minutes of the regular meeting of September 12, 2024, the public hearing of September 26, 2024, and the special called meeting of September 26, 2024.

Item 4 – On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the following disbursements were unanimously ratified and approved:

ABZ LANDSCAPING	900.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
ACE HARDWARE	601.95
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
ANCHOR QEA LLC	14,114.00
--PROFESSIONAL FEES	
AQUA-ZYME SERVICES INC	432.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
AT&T	0.90
--TELEPHONE	
AT&T	112.90
--TELEPHONE	
AT&T	89.08
--TELEPHONE	
AT&T	57.07
--TELEPHONE	
AT&T	75.27
--TELEPHONE	
A-TEAM LANDSCAPING	200.00
--REPAIRS & MAINTENANCE – OFFICE BUILDING	
B&C MOWING & LANDSCAPING LLC	500.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	

B&C MOWING & LANDSCAPING LLC	500.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
B&C MOWING & LANDSCAPING LLC	500.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
B ALLEN CUMBIE	396.51
--ATTORNEY FEES	
DIRECT ENERGY	92.25
--PUBLIC UTILITIES	
DIRECT ENERGY	30.05
--PUBLIC UTILITIES	
DIRECT ENERGY	29.08
--PUBLIC UTILITIES	
DIRECT ENERGY	107.27
--PUBLIC UTILITIES	
DIRECT ENERGY	259.50
--PUBLIC UTILITIES	
DIRECT ENERGY	465.02
--PUBLIC UTILITIES	
DIRECT ENERGY	5,135.26
--PUBLIC UTILITIES	
ELLEN DODD	1,600.00
--SPECIAL DISTRICT ACCOUNTING FEES	
GFL ENVIRONMENTAL	1,196.67
--PUBLIC UTILITES	
GRAINGER	189.27
--OPERATING SUPPLIES	
GRAINGER	38.00
--OPERATING SUPPLIES	
GRAINGER	284.32
--OPERATING SUPPLIES	
HDR ENGINEERS INC	3,224.50
--PROFESSIONAL FEES	
HDR ENGINEERS INC	1,843.50
--PROFESSIONAL FEES	
HDR ENGINEERS INC	995.25
--PROFESSIONAL FEES	
HDR ENGINEERS INC	1,074.00
--PROFESSIONAL FEES	
LOWES	641.67
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
MATAGORDA BOAT & RV STORAGE	1,680.00
--MISCELLANEOUS EXPENSE	
MATAGORDA FIRE EXTINGUISHER LLC	802.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
MATAGORDA COUNTY APPRAISAL DISTRICT	8,840.55
--APPRAISAL DISTRICT FEES	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	47.50
--PUBLIC UTILITIES – PUMP	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	220.20
--PUBLIC UTILITIES – TRAILER PARK	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	75.00
--PUBLIC UTILITIES – HOUSE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	265.65
--PUBLIC UTILITIES – BOAT SHED	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	441.50
--PUBLIC UTILITIES – TENT AND FISH CLEANING TABLE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	1,403.55
--PUBLIC UTILITES – SPRINKLER	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	112.30
--PUBLIC UTILITIES – RESTROOM	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	90.90
--PUBLIC UTILITIES – MEETING HOUSE	
MCCOYS BUILDING SUPPLY	616.33
--OPERATING SUPPLIES	
QUILL LLC	170.55
--OPERATING SUPPLIES	
QUILL LLC	1.66
--OPERATING SUPPLIES	
QUILL LLC	48.99
--OPERATING SUPPLIES	
QUILL LLC	850.73
--OPERATING SUPPLIES	
SUSAN REED CPA	720.00
--PROFESSIONALS FEES	

REGIONAL POOL ALLIANCE	104,797.80
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
JAY SCHOLTEN	1,600.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
SHARRON'S BOOKKEEPING AND TAX SERVICE	7,898.95
--OFFICE MANAGER – CONTRACT SERVICES	
--PROFESSIONAL SERVICES	
--TRAVEL	
--OPERATING SUPPLIES	
SHORELINE CONSTRUCTION	19,861.88
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
SOUTH TEXAS CORRUGATED PIPE	3,325.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
SUTHERLAND LUMBER-SOUTHWEST INC	117.63
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
THE BAY CITY TRIBUNE	422.28
--BAY CITY OFFICE IMPROVEMENTS	
THE HOME DEPOT	556.06
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
THRYVE	29.41
--PROMOTION & DEVELOPMENT	
THRYVE	29.41
--PROMOTION & DEVELOPMENT	
TOWN SQUARE PUBLICATIONS	945.00
--PROMOTION & DEVELOPMENT	
VERIZON WIRELESS	179.75
--TELEPHONE	
WEST MARINE PRO	3,993.85
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
CRAIG HLAVINKA	6,645.54
--OPERATING SUPPLIES	
--TELEPHONE	
--VEHICLE EXPENSE – GAS & OIL	
--TRAVEL	
--MISCELLANEOUS EXPENSE	

Item 5 – The financial reports and monthly billing and collection reports for September 2024 were not available for the Commissioners to review prior to the meeting. The financial reports and monthly billing and collection reports for September 2024 were tabled.

Item 6 – The delinquent report was not available for the Commissioners to review prior to the meeting. The delinquent report was tabled.

Item 7 – Craig Hlavinka gave a report on the activity at the Port of Bay City Turning Basin. The roof has been replaced on the warehouse. The dredge has started up the Colorado River. Everything else is moving along smoothly.

Craig Hlavinka gave a report on the activity at Matagorda Harbor. Everything is running smoothly, and basic maintenance is being done.

Items 8 & 9 – Kelly deSchaun, Founding Director of Lone Star Coastal Alliance, introduced herself and the Lone Star Coastal Alliance. Kelly deSchaun was the former Director of Tourism for Galveston. The Lone Star Coastal Alliance is a non-profit creating an outdoor recreational area in Matagorda, Brazoria, Galveston, and Jefferson Counties. One aspect is land acquisitions with the Texas General Land Office for flood control. Another is to develop a National Recreation Area. The Port Authority could join the alliance and still maintain ownership of the property along with any maintenance costs. Kelly deSchaun advised the alliance would promote the area's outdoor activities and discussed the economics associated with the outdoor activities. There is an existing National Recreation Area in Texas at Lake Meredith. This supports small businesses and access to markets is large. The area is a destination where visitors could plan a week long or weekend trip. Kelly deSchaun advised that Matagorda Bay Foundation has acquired Dog Island. If a National Recreation Area is formed, then one site would be the national headquarters with all other sites being privately owned. The Port Authority's Paddleboard Park is one place that can be utilized in the recreation area. The area would attract high-value visitors that care about the area. Lone Star Coastal Alliance would like to utilize some of the Port Authority's assets for workshops and have the Port Authority participate in the National Recreation Area. There is significant funding available that the alliance is working to bring to the area. Kelly deSchaun is addressing the City of Palacios, Commissioners' Court, and others in Matagorda County looking for resolutions to support the Lone Star Coastal Alliance. Bill Balboa advised that the Matagorda Bay Foundation will support the alliance. On motion of Commissioner Joey Sliva, seconded by Commissioner Lee Weathers, the Commissioners unanimously approved providing a letter of support and a resolution to support the creation of the Lone Star Coastal Nation Recreation Area.

Item 10 – Luke Cressman, with HDR Engineers Inc, updated the Commissioners on the Port of Bay City Turning Basin – West Basin Bulkhead Improvements. The NEPA permit field work will be done on Tuesday and Wednesday of next week. The habitats, wetlands, and noise levels will be discussed. Luke Cressman will work with Craig Hlavinka regarding the schedule. Geotech activities have been planned but will occur a different week. There will be two on land and one in the water. George Harrison advised that the meeting with representatives of MARAD was positive. The draft grant agreement has been discussed with Norton Rose Fulbright and will be sent to HDR Engineers Inc with highlighted sections that HDR will need to provide technical information on. Leslie Bacon, with Norton Rose Fulbright, advised that the draft will be forwarded to HDR in a week. In regards to the Title VI program, seven sections have been completed and two sections are in progress. The language access plan is the last section of the community participation plan. George Harrison advised that part of the plan is the rendition of the new enhancements, including a list of the key takeaways the project will deliver. The renditions will not be technical engineered renditions but provide the public with a preliminary plan for the facility.

Item 11 – Luke Cressman, with HDR Engineers Inc, updated the Commissioners on the Caney Creek Dredging project. Luke Cressman reached out to Linda Sanchez, with the US Army Corps of Engineers' Real Estate Division regarding the final review of the project. Once this is completed, it will be sent to the US Army Corps of Engineers' Operations Division next week. Currently, the project is expected to go out for bids in November with an execution date in January 2025. George Harrison advised that completion would be in March 2025. George Harrison advised that he has a call with Tim Nelson, with the US Army Corps of Engineers' Real Estate Division. George Harrison advised that both Seth Jones and Karl Brown, with the US Army Corps of Engineers' Real Estate Division, are aware of the project. Luke Cressman advised that the project number is REIN 24-067 and advised that solicitations are still being received from various dredge companies interested in the project.

Item 12 – Ian Fisher, with Anchor QEA LLC, updated the Commissioners on the harbor dredging plan. The ninety percent design plan is near completion and is holding on the US Army Corps of Engineers' Real Estate and Operations Divisions. George Harrison will get feedback as soon as possible. Linda Sanchez, with the US Army Corps of Engineers' Real Estate Division, completed the review and sent it to Aaron Edwards with the US Army Corps of Engineers' Operations Division. Encore Dredging has been in the area and is keeping in contact in case they are in the area and can perform emergency dredging. They will be near Matagorda Harbor in January and can do the dredging with the existing dredge that is in the area.

Item 13 – Hayden Smith, with Anchor QEA LLC, updated the Commissioners regarding the Matagorda Bay Mitigation Trust Boat Ramp Grant Application. The grant application

Item 14 – Hayden Smith, with Anchor QEA LLC, discussed the Colorado River Diversion Channel and Parker's Cut Phase 1 proposal. Hayden Smith discussed the scope of work and coordination with various resource agencies, including Texas Parks and Wildlife, US Fish and Wildlife Service, National Oceanic and Atmospheric Administration, and US Army Corps of Engineers. Once meetings with the individual agencies are held, a joint workshop will be held with all stakeholders. Anchor QEA LLC will coordinate with the resource agencies to set up the meetings/workshop. George Harrison advised that the joint workshop will need to be held at the Bay City Civic Center. These meetings/workshop will be utilized to help identify risks and grant opportunities. George Harrison updated the Commissioners on the flood mitigation project Wharton County is currently moving forward with that will push more water from Wharton County to Matagorda County during weather events. The additional fresh water will help the bays and the Mouth of the Colorado River. The Port Authority will have the lead on the Colorado River Diversion Channel and Parker's Cut. Hayden Smith reviewed the schedule and advised the total cost of the scope of work is \$62,000. On motion of Commissioner Buddy Treybig, seconded by Commissioner Lee Weathers, the Commissioners unanimously approved the Scope of Work for the Colorado River Diversion and Parker's Cut Phase 1 for a total cost of \$62,000 and submitted by Anchor QEA.

Item 15 – Leslie Bacon, with Norton Rose Fulbright, advised the Commissioners that there were no other items to discuss at this time.

Item 16 – Michael Ferdinand, Matagorda County Economic Development Executive Director, updated the Commissioners on the various prospects interested in Matagorda County. Currently, MCEDC is working through industrial and energy projects. After Matagorda County did not approve the creation of a reinvestment zone, the County lost a large project. Potential tax abatement is the only incentive offered to renewable energy projects. The potential lost revenue from this project was not the only issue caused by this decision. The existing client base in Matagorda County began calling with various questions. Other energy-based projects have been looking at Matagorda County, as well as manufacturing projects. Some of the manufacturing projects are in limbo due to the upcoming election. Mike Ferdinand discussed the 403 program and the competitive disadvantage that rural communities have. Peyton Creek Wind Farm Phase Two is being constructed. Loadstar is holding on authorization from

the Lower Colorado River Authority to build over the levee. George Harrison will reach out to Joe Crain. Mike Ferdinand also advised the Commissioners that the Bay City Lions' Club Rice Festival is ongoing.

Item 17 – There were no other public or Commissioner comments at this time.

Item 18 – On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously adjourned the meeting at 7:29pm.

Attest:

Approve:

/s/ George Harrison

/s/ Matthew Ashcraft