

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Wednesday, April 9, 2025, at the office of the Authority, 1305 7<sup>th</sup> Street, Bay City, Texas. The following Commissioners and staff were present:

George Harrison	Chairman
Joey Sliva	Vice-Chairman
Matt Ashcraft	Secretary
Lee Weathers	Commissioner
Trey Treybig	Commissioner
Craig Hlavinka	Harbor Master
Sharron Perez	Office Manager
Virtual:	
Luke Cressman	HDR Engineers Inc
Leslie Bacon	Norton Rose Fulbright
Dimitri Millas	Norton Rose Fulbright
Glenn Escovedo	LPL Financial
Visitors:	
Mike Ferdinand	Matagorda County Economic Development Corporation
Mike Reddell	The Bay City Sentinel
Alyssa Dibbern	Matagorda Bay Foundation
Hayden Smith	Anchor QEA LLC
Absent:	
Buddy Treybig	Commissioner

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 – On motion of Commissioner Joey Sliva, seconded by Commissioner Lee Weathers, the following disbursements were unanimously ratified and approved:

AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
ASSOCIATION OF MARINA INDUSTRIES	275.00
--SEMINARS & DUES	
A-TEAM LANDSCAPING & LAWN	3,550.00
--REPAIRS & MAINTENANCE – OFFICE	
A-TEAM LANDSCAPING & LAWN	200.00
--REPAIRS & MAINTENANCE – OFFICE	
AT&T	760.84
--TELEPHONE	
AT&T	409.20
--TELEPHONE	
B&C MOWING & LANDSCAPING LLC	250.00
--REPAIRS & MAINTENANCE – HARBOR	
B&C MOWING & LANDSCAPING LLC	250.00
--REPAIRS & MAINTENANCE – HARBOR	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE - PORT	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE - PORT	
DIRECT ENERGY	3,869.86
--PUBLIC UTILITIES	
DIRECT ENERGY	253.67
--PUBLIC UTILITIES	
DIRECT ENERGY	118.69
--PUBLIC UTILITIES	
ELLEN DODD	1,600.00
--SPECIAL DISTRICT ACCOUNTING FEES	
GFL ENVIRONMENTAL	1,349.10
--PUBLIC UTILITIES	
LYLE PRINTING	210.88

--OPERATING SUPPLIES	
MATAGORDA COUNTY	600.00
--PROFESSIONAL FEES	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	47.50
--PUBLIC UTILITIES – PUMP	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	202.20
--PUBLIC UTILITIES – TRAILER PARK	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	75.00
--PUBLIC UTILITIES – HOUSE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	592.10
--PUBLIC UTILITIES – BOAT SHED	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	359.85
--PUBLIC UTILITIES – TENT AND FISH CLEANING TABLE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	1,501.90
--PUBLIC UTILITIES – SPRINKLER	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	102.30
--PUBLIC UTILITIES – RESTROOM	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	100.80
--PUBLIC UTILITIES – MEETING HOUSE	
MCCOYS BUILDING SUPPLY	478.88
--OPERATING SUPPLIES	
NORTON ROSE FULBRIGHT	6,638.75
--ATTORNEY FEES	
QUILL	310.58
--OPERATING SUPPLIES	
JOHN RILEY	27,600.00
--REPAIRS & MAINTENANCE - HARBOR	
JAY SCHOLTEN	1,600.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
SHARRON'S BOOKKEEPING AND TAX SERVICE	7,730.16
--OPERATING SUPPLIES	
--PROFESSIONAL SERVICES	
--TRAVEL	
--OFFICE MANAGER	
SHORELINE CONSTRUCTION	7,544.56
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
--REPAIRS & MAINTENANCE - PORT	
SOUTH TEXAS CORRUGATED PIPE	972.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
SUTHERLAND LUMBER CO	92.16
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
THE BAY CITY SENTINEL	960.00
--ADVERTISEMENTS	
CRAIG HLAVINKA	5,896.64
--TRAVEL	
--OPERATING SUPPLIES	
--VEHICLE EXPENSE – GAS & OIL	
--MISCELLANEOUS EXPENSE	
--UTILITIES	
--TELEPHONE	

Item 4 – The delinquent accounts and pending suits for collection will be reviewed at the May meeting.

Item 5 – Craig Hlavinka gave a report on the activity at the Port of Bay City Turning Basin. There is nothing out of the ordinary. Roehm Americas LLC has vacated the Port property. The ramp and porch to the new office building have been completed. Zachary Phillips Inc will be pouring the concrete for the for the handicap parking spot.

Craig Hlavinka gave a report on the activity at Matagorda Harbor. Everything is running smoothly. All the metal pilings have been painted.

Item 6 – Glenn Escovedo, with LPL Financial, updated the Commissioners on the current investment portfolio. The account has appreciated approximately \$800,000 since November 2024. The current duration is 3.22 years which has increased from 2.80 years as some bonds have extended. Inflation has been stubborn. When reinvesting, LPL looks at bonds that will keep the invested funds protected. Higher coupon bonds are being invested in. The GNMA's are averaging five to seven years in duration. George Harrison advised that the Port Authority has four to five million dollars at Prosperity Bank invested in an on-demand fund with brings the average duration to below three years. Every three months there is approximately \$300,000 to \$400,000 to reinvest. The Port portfolio target GNMA's as they are a direct governmental obligation and treasuries. The cash flow is taken into consideration when

investing. George Harrison asked Norton Rose Fulbright if there were any questions or comments. There were none. The Commissioners had no comments.

Item 7 – Alyssa Dibbern, with Matagorda Bay Foundation, discussed the letter of support being requested for the East Matagorda Bay Wetland Habitat Restoration and Flood Resilience Study. Bill Balboa sent a draft letter of support to Sharron Perez. Matagorda Bay Foundation is working through the NOAA Grant to bring fresh water to the bay and assist in flood protection. On motion of Commissioner Trey Treybig, seconded by Commissioner Matthew Ashcraft, the Commissioners unanimously approved a letter of support for the East Matagorda Bay Wetland Habitat Restoration and Flood Resilience Grant.

Item 9 – Luke Cressman, with HDR Engineering Inc, updated the Commissioners on the Port of Bay City Turning Basin West Basin Bulkhead Improvements. There was an issue with the geo-reference overlay regarding the wetland impact. Luke Cressman is reviewing and will send the NEPA draft tomorrow. NEPA is critical to complete first; therefore, the engineering and permit drawings are still in process. The current scope of work covers the preliminary design. A proposal when be submitted for the final design plan. George Harrison asked if the error on the geo-reference is greater than 0.1 acres. Luke Cressman advised that when the plans were overlayed on the site there was a small issue that has been corrected now. If the proposal can be issued in May, there would be enough time to complete the process between the May and June meetings.

Item 10 - Luke Cressman, with HDR Engineering Inc, updated the Commissioners on the dredging of Caney Creek. The project has been put out for bid. There is a pre-bid meeting tomorrow. Four companies have met with the US Army Corps of Engineers regarding the placement area 100 that is being utilized for the project to coordinate efforts. There is no US Army Corps of Engineers has no activity planned after September. The projected timeline for dredging should be October or November.

Items 10 -12 – The Port-property Approved Jurisdictional Determination Project, Matagorda Harbor Maintenance Dredging Project, and Colorado River Diversion Channel and Parker's Cut Phase project updates were not discussed due to Ian Fisher, with Anchor QEA, not being available. On motion of Commissioner Joey Sliva, seconded by Commissioner Matthew Ashcraft, the Commissioners unanimously tabled all three items.

Item 13 – Leslie Bacon, with Norton Rose Fulbright, advised that all matters have been covered.

Item 14 – Michael Ferdinand, Matagorda County Economic Development Executive Director, updated the Commissioners on various projects in Matagorda County. Matagorda Day in Austin was a success. Positive meetings were held with Texas General Land Office, film commission, and the governor's economic development committee. They are monitoring current legislation regarding tax abatement and other tax incentives for industrial development. The legislation could affect the competitiveness of the County to attract businesses. There has been a decline in project requests resulting from the potential tariffs. The requests are now starting to appear as companies are looking for sites driven by tariffs. The rail project is still moving forward. George Harrison thanked Mike Ferdinand for his service and work towards economic development. Joey Sliva asked about the rail project for Lyondell. Mike Ferdinand advised the rail company is still discussing with landowners, but there is no definite timeline. George Harrison asked if eminent domain could be utilized. The rail company is not wanting to utilize eminent domain but have advised the landowners of their rights from the beginning.

Item 15 – Joey Sliva asked when Tenaris's ten-year tax abatement will end. The abatement given by the Port Authority will end with the 2025 taxes which are paid in 2026.

There were no other public or Commissioner Comments at this time.

Item 18 – There being no other business to come before the board, on motion of Commissioner Matthew Ashcraft, seconded by Commissioner Lee Weathers, the Commissioners unanimously adjourned the meeting at 7:00pm.

Attest:

Approve:

/S/ George Harrison

/S/ Matthew Ashcraft