

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Wednesday, January 14, 2026 at 6:30pm in a regular meeting at the Office of the Authority, 1305 Seventh St, Recreation Room, **Matagorda Harbor**, Matagorda, Texas. The following Commissioners, staff, and guests were present:

George Harrison	Chairman
Joey Sliva	Vice- Chairman
Matt Ashcraft	Secretary
Lee Weathers	Commissioner
Trey Treybig	Commissioner
Craig Hlavinka	Harbor Master
Jessica Russell	Director of Business Development
David Svec	Dock Master
Sharron Jones	Office Manager
Absent:	
Buddy Treybig	Commissioner
Visitors:	
Mike Ferdinand	MCEDC Executive Director
Mike Reddell	The Bay City Sentinel
Ron Linton	The Linton Real Estate
Blake Welborn	MCND1 Port Director
Virtual:	
Leslie Bacon	Norton Rose Fulbright
Dimitri Millas	Norton Rose Fulbright
Luke Cressman	HDR Engineering
Ian Fisher	Anchor QEA

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

Item 1 - Commissioner Joey Sliva led those in attendance in prayer.

Item 2 – Chairman George Harrison led those in attendance in the pledge of allegiance to the flags.

Item 3 – The minutes of the regular meetings of November 13, 2025 and December 18, 2025 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 meetings of November 13, 2025 and December 18, 2025.

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

ACE HARDWARE	68.72
--REPAIRS & MAINTENANCE – HARBOR (2026)	
ACE HARDWARE	576.33
--OPERATING SUPPLIES (2026)	
ANCHOR QEA	14,668.50
--SARGENT PROJECT (2025)	
ANCHOR QEA	14,814.75
--MATAGORDA HARBOR IMPROVEMENTS (2025)	
A-TEAM LANDSCAPING	500.00
--REPAIRS & MAINTENANCE – OFFICE (2026)	
AT&T	764.12
--TELEPHONE (2025)	
AT&T	85.31
--TELEPHONE (2025)	
B&C MOWING AND LANDSCAPING	250.00
--REPAIRS & MAINTENANCE – HARBOR (2025)	
BAY CITY JANITORIAL/BEST CARPET CARE	562.80
--OPERATING SUPPLIES (2026)	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE – PORT (2025)	
DIRECT ENERGY	3,984.70
--PUBLIC UTILITIES (2025)	

DIRECT ENERGY	57.86
--PUBLIC UTILITIES (2025)	
DIRECT ENERGY	125.23
--PUBLIC UTILITIES (2025)	
DIRECT ENERGY	77.05
--PUBLIC UTILITIES (2025)	
DIRECT ENERGY	37.46
--PUBLIC UTILITIES (2025)	
DIRECT ENERGY	282.34
--PUBLIC UTILITIES (2025)	
ELLEN DODD	1,600.00
--SPECIAL DISTRICT ACCOUNTING (2025)	
FLOCK SAFETY	2,500.00
--SAFETY & SECURITY (2026)	
GFL ENVIRONMENTAL	1,027.50
--PUBLIC UTILITIES (2025)	
GULF PORTS ASSOCIATION	500.00
--SEMINARS & DUES (2026)	
CRAIG HLAVINKA	5,795.19
--TRAVEL (2025)	
--TRAVEL (2026)	
--VEHICLE EXPENSE (2025)	
--VEHICLE EXPENSE (2026)	
--OPERATING SUPPLIES (2025)	
--OPERATING SUPPLIES (2026)	
--SAFETY & SECURITY (2025)	
--MISCELLANEOUS EXPENSE (2026)	
J&S CONTRACTORS INC	11,054.00
--REPAIRS & MAINTENANCE – PORT (2025)	
LOWES	733.38
--REPAIRS & MAINTENANCE – HARBOR (2025)	
LYLE PRINTING LLC	175.88
--OPERATING SUPPLIES (2025)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	519.15
--PUBLIC UTILITIES (SPRINKLER) (2025)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	294.30
--PUBLIC UTILITIES (BOAT SHED) (2025)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	118.70
--PUBLIC UTILITIES (HOUSE) (2025)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	187.70
--PUBLIC UTILITIES (MEETING HOUSE) (2025)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	213.30
--PUBLIC UTILITIES (TRAILER PARK) (2025)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	92.30
--PUBLIC UTILITIES (RESTROOM) (2025)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	47.50
--PUBLIC UTILITIES (PUMP) (2025)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	338.40
--PUBLIC UTILITIES (TENT & FISH CLEANING TABLE) (2025)	
NORTON ROSE FULBRIGHT	9,568.30
--ATTORNEY FEES (2025)	
NORTON ROSE FULBRIGHT	8,848.75
--ATTORNEY FEES (2025)	
PURCHASE POWER	1,000.00
--OPERATING SUPPLIES (2026)	
JESSICA RUSSELL	131.13
--OPERATING SUPPLIES (2026)	
ANDREA SAVAGE	500.00
--REPAIRS & MAINTENANCE – OFFICE (2026)	
JAY SCHOLTEN	1,600.00
--REPAIRS & MAINTENANCE – HARBOR (2025)	
SHARRON'S BOOKKEEPING AND TAX SERVICE	7,894.45
--OPERATING SUPPLIES (2026)	
--OFFICE MANAGER (2026)	
--PROFESSIONAL SERVICES (2025)	
--TRAVEL (2025)	
--TRAVEL (2026)	
SHORELINE CONSTRUCTION	3,507.98
--REPAIRS & MAINTENANCE – HARBOR (2025)	
SUTHERLAND LUMBER-SOUTHWEST, INC	205.58

--OPERATING SUPPLIES (2026)	
THRYV	30.95
--PROMOTION & DEVELOPMENT (2026)	
VERIZON WIRELESS	280.45
--TELEPHONE (2025)	
WEST MARINE PRO	947.16
--REPAIRS & MAINTENANCE – HARBOR (2025)	
WAYNE NEAL	450.00
--SECURITY DEPOSIT REFUND (2026)	
SUE KELLEN	600.00
--SECURITY DEPOSIT REFUND (2026)	
--KEY DEPOSIT REFUND (2026)	

Item 5 – The Commissioners were provided the financial reports and monthly billing and collection reports for November 2025 and December 2025. Sharron Jones reviewed the financial reports and asked the Commissioners if there were any questions. There being none, on motion of Commissioner Trey Treybig, seconded by Commissioner Matt Ashcraft, the Commissioners unanimously approved the financial reports and monthly billing and collection reports for November 2025 and December 2025.

Item 6 – Sharron Jones advised the Commissioners that there are seventeen delinquent accounts that ten-day letters will be sent to. There are no accounts that she is concerned about at this time.

Item 7 – Craig Hlavinka gave a report on the activity at the Port of Bay City. Everything is running smoothly.

Craig Hlavinka gave a report on the activity at Matagorda Harbor. The carpet has been replaced in the Recreation Room. Everything is running smoothly.

Craig Hlavinka gave a report on the activity at the Bay City Office. The asbestos remediation at the tire shop has been completed. Matagorda Construction and Materials will continue demolition next week.

Item 8 – George Harrison advised that Craig Hlavinka is the current representative on the various TIRZ boards. George Harrison asked Craig Hlavinka if he would like to continue being the Port Authority's representative on the boards. On motion of Commissioner Joey Sliva, seconded by Commissioner Matt Ashcraft, the Commissioners unanimously reappointed Craig Hlavinka as the Port Authority's representative on the TIRZ #4 Board.

Items 9 – 11 – The independent outside audit was not complete and could not be presented to the board. The engagement letter for the independent audit report for the year ended December 31, 2025 cannot be discussed until the independent audit for the year ended December 31, 2024 is completed. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously tabled the presentation of the annual audit for the year ended December 31, 2024, the approval of the audit, and the engagement letter for the preparation of the independent audit report for the year ended December 31, 2025.

Item 12 – Luke Cressman, with HDR Engineering Inc, updated the Commissioners on the Port of Bay City Turning Basin – West Basin Bulkhead Improvements by HDR Engineering Inc. Sharron Jones will send the signed Project Scope Change which extends the current contract fifty days. This Scope Change was approved at the December 2025 meeting. HDR is waiting on a status update on the NEPA review. Once the agreement is executed, reimbursement can begin. Georgy Harrison asked if there were any long lead items that were concerning to HDR. Luke Cressman advised the biggest lead item would be the fendering. George Harrison asked Luke Cressman to review the list of materials. Luke Cressman advised that he did get certification for those items.

Item 13 – Ian Fisher, with Anchor QEA, advised the Commissioners that the Matagorda Harbor Maintenance Dredging project is complete. The sixty-day monitoring window ended January 5, 2026. David Svec and Craig Hlavinka took pictures of the spoil site. Anchor QEA provided the pictures to the US Army Corps of Engineers on January 8, 2026. This was the last step to close out the project.

Item 14 – Ian Fisher, with Anchor QEA, updated the Commissioners on the harbor improvements project. Ian Fisher met with Jessica Russell, Craig Hlavinka, Matt Ashcraft, and Joey Sliva to look at aspects of the project. Joey Sliva suggested looking at prefab restrooms. Anchor QEA is working on the costs of the prefab restrooms and the costs of constructing restrooms. Matt Ashcraft advised Ian Fisher to see if there are any prefab restrooms close that the Commissioners could look at. Ian Fisher advised that the

Environmental Assessment will be completed next week. The 30% design completion will be completed by March 2026. George Harrison advised the Commissioners that the Port Authority did receive a grant for construction from Matagorda Bay Mitigation Trust in the amount of \$750,000. The grant is good for three years. Jessica Russell and Ian Fisher met with Steve Raabe to discuss the timeline. Jessica Russell will submit information for reimbursement of expenses through November 2025.

Item 15 – Ian Fisher, with Anchor QEA, updated the Commissioners on the West Mooring Dock Park Restoration, the design is being reviewed to ensure the design changes fall under the Nationwide 35, including the length and width for boats that would be utilizing the boat ramp. Anchor QEA discussed the Port Authority authorizing an agent within Anchor QEA to communicate with the US Army Corps of Engineers. The authorized agent will be Sara Fisherty. Jessica Russell advised that once the Port Authority knows the project schedule there will be a town hall meeting to update the residents of Sargent.

Item 16 – Leslie Bacon did not have any other items to report on at this time.

Item 17 – Mike Ferdinand, MCEDC Executive Director, updated the Commissioners on various projects and prospects. At the end of each year, there are numerous companies looking to start a project for tax purposes. There have been new prospects interested in the County. Mike Ferdinand is continuing to work with existing prospects also.

Item 18 – Blake Welborne, MCND1 Executive Director, introduced himself to the board. There were no other public comments at this time.

Items 19 & 20 – The general public exited the meeting. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Lee Weathers, the Commissioners entered into executive session at 6:49pm.

Item 21 - The motion to go back into open session was made by Commissioner Matt Ashcraft and seconded by Commissioner Trey Treybig. At 6:57 pm, the board unanimously approved going back into open session with no action being taken in executive session.

Item 22 – On motion of Commissioner Joey Sliva, seconded by Commissioner Lee Weathers, the Commissioners unanimously approved the rejection of the offer from Air Liquide of \$50,000 and advise the Port Authority is staying with \$100,000 for the surface easement on the 99+/- acre tract located at the Port of Bay City.

Item 23 – On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously approved the Independent Contractor Agreement between Sharron Jones dba Sharron's Bookkeeping and Tax Service and the Port of Bay City Authority of Matagorda County, Texas.

Item 24 - There was no unfinished business and the motion was made by Commissioner Matt Ashcraft, seconded by Commissioner Joey Sliva, the Commissioners unanimously adjourned the meeting at 6:59 pm.

Attest:

Approve:

/s/ George Harrison

/s/ Matthew Ashcraft