

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, February 12, 2026 at 6:30pm in a regular meeting at the Office of the Authority, 1305 Seventh St, Bay City, Texas. The following Commissioners, staff, and guests 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
Jessica Russell	Director of Business Development
Sharron Jones	Office Manager
Absent:	
Visitors:	
Mike Reddell	The Bay City Sentinel
Virtual:	
Leslie Bacon	Norton Rose Fulbright
Dimitri Millas	Norton Rose Fulbright
Luke Cressman	HDR Engineering
Ian Fisher	Anchor QEA
Hayden Smith	Anchor QEA
Glenn Escovedo	IBC/LPL Financial

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 meeting of January 14, 2026 were provided to the Commissioners prior to the meeting. On motion of Commissioner Trey Treybig, seconded by Commissioner Lee Weathers, the Commissioners unanimously approved the minutes of the regular meeting of January 14, 2026.

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

ACE HARDWARE	1,094.02
--OPERATING SUPPLIES (2026)	
ANCHOR QEA	34,096.25
--MATAGORDA HARBOR IMPROVEMENTS (2025)	
ANCHOR QEA	536.75
--MATAGORDA HARBOR IMPROVEMENTS (2026)	
ANCHOR QEA	11,085.25
--MATAGORDA HARBOR IMPROVEMENTS (2026)	
ANCHOR QEA	26,160.75
--MATAGORDA HARBOR IMPROVEMENTS (2026)	
ANDREA SAVAGE	500.00
--REPAIRS & MAINTENANCE – BAY CITY OFFICE (2026)	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES (2026)	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES (2026)	
ARBUCKLE SURVEYING LLC	1,921.44
--PROFESSIONAL SERVICES (2026)	
A-TEAM LANDSCAPING	500.00
--REPAIRS & MAINTENANCE – OFFICE (2026)	
AT&T	766.74
--TELEPHONE (2026)	
AT&T	209.58
--TELEPHONE (2026)	

B&C MOWING AND LANDSCAPING	250.00
--REPAIRS & MAINTENANCE – HARBOR (2026)	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE – PORT (2026)	
DIRECT ENERGY	239.90
--PUBLIC UTILITIES (2026)	
ELLEN DODD	1,600.00
--SPECIAL DISTRICT ACCOUNTING (2026)	
EL CAMPO CARPET ONE FLOOR	3,548.01
--REPAIRS & MAINTENANCE – HARBOR (2026)	
FLOCK SAFETY	2,500.00
--SAFETY & SECURITY (2026)	
GFL ENVIRONMENTAL	1,030.47
--PUBLIC UTILITIES (2026)	
GRAINGER	65.48
--OPERATING SUPPLIES (2026)	
GRAINGER	872.44
--OPERATING SUPPLIES (2026)	
GRAINGER	129.00
--SEMINARS, DUES (2026)	
GULF INTRACOASTAL CANAL ASSOCIATION	720.00
--SEMINARS, DUES (2026)	
GULF PORT ASSOCIATION	100.00
--SEMINARS, DUES (2026)	
CRAIG HLAVINKA	5,795.19
--TRAVEL (2026)	
--VEHICLE EXPENSE (2026)	
--OPERATING SUPPLIES (2026)	
--SAFETY & SECURITY (2026)	
--MISCELLANEOUS EXPENSE (2026)	
--PUBLIC UTILITIES (2026)	
JESSICA RUSSELL	39.96
--OPERATING SUPPLIES (2026)	
KLEPAC PEST & TERMITE CONTROL	74.00
--REPAIRS & MAINTENANCE – OFFICE (2026)	
MATAGORDA CONSTRUCTION AND MATERIALS	94,500.00
--IMPROVEMENTS – BAY CITY OFFICE (2026)	
MATAGORDA COUNTY	3,203.90
--TAX COLLECTION FEES (2026)	
MATAGORDA COUNTY ECONOMIC DEVELOPMENT CORPORATION	55,000.00
--PROMOTION & DEVELOPMENT (2026)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	549.30
--PUBLIC UTILITIES (SPRINKLER) (2026)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	237.15
--PUBLIC UTILITIES (BOAT SHED) (2026)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	140.70
--PUBLIC UTILITIES (HOUSE) (2026)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	150.60
--PUBLIC UTILITIES (MEETING HOUSE) (2026)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	228.20
--PUBLIC UTILITIES (TRAILER PARK) (2026)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	95.90
--PUBLIC UTILITIES (RESTROOM) (2026)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	47.50
--PUBLIC UTILITIES (PUMP) (2026)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	328.25
--PUBLIC UTILITIES (TENT & FISH CLEANING TABLE) (2026)	
MCCOY'S BUILDING SUPPLY	555.27
--OPERATING SUPPLIES (2026)	
--REPAIRS & MAINTENANCE – HARBOR (2026)	
MYRA'S GARDEN NURSERY	2,631.00
--REPAIRS & MAINTENANCE – HARBOR (2026)	
NORTON ROSE FULBRIGHT	3,850.00
--ATTORNEY FEES (2026)	
QUILL LLC	347.79
--OPERATING SUPPLIES (2026)	
QUILL LLC	35.80
--OPERATING SUPPLIES (2026)	
JAY SCHOLTEN	1,600.00
--REPAIRS & MAINTENANCE – HARBOR (2026)	

SHARRON'S BOOKKEEPING AND TAX SERVICE	7,985.41
--OPERATING SUPPLIES (2026)	
--OFFICE MANAGER (2026)	
--PROFESSIONAL SERVICES (2026)	
--TRAVEL (2026)	
SHORELINE CONSTRUCTION	17,374.84
--REPAIRS & MAINTENANCE – HARBOR (2026)	
TEXAS DEPARTMENT OF STATE HEALTH SERVICES	309.00
--IMPROVEMENTS – BAY CITY OFFICE (2026)	
THE BAY CITY SENTINEL	438.00
--ADVERTISING (2026)	
THRYV	30.95
--PROMOTION & DEVELOPMENT (2026)	
VERIZON WIRELESS	161.74
--TELEPHONE (2026)	
MIKE ESTLINBAUM	500.00
--SECURITY DEPOSIT REFUND (2026)	

Item 5 – The Commissioners were provided the financial reports and monthly billing and collection reports for January 2026. 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 Lee Weathers, the Commissioners unanimously approved the financial reports and monthly billing and collection reports for January 2026.

Item 6 – Sharron Jones advised the Commissioners that there are fourteen 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. STX Crane & Rigging will have one barge coming in for Phillips 66.

Craig Hlavinka gave a report on the activity at Matagorda Harbor. Everything is running smoothly.

Items 8 – 10 – 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 Lee Weathers, 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 11 – Leslie Bacon, with Norton Rose Fulbright, advised the Commissioners that the lease between the Port of Bay City Authority and Anchor UP Marina for the bait shop at Matagorda Harbor had been reviewed and the terms were agreed upon by both parties. The lease has been signed by all parties. On motion of Commissioner Buddy Treybig, seconded by Commissioner Lee Weathers, the Commissioners unanimously ratified the lease agreement between the Port of Bay City Authority of Matagorda County, Texas and Anchor Up Marina LLC for the bait shop at Matagorda Harbor.

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. HDR Engineering Inc has received concurrence on the draft NEPA from MARAD. Luke Cressman will send a request for verification tomorrow. The next step will be to finalize the grant agreement. George Harrison advised that the Port Authority approved the grant agreement at a previous meeting. Leslie Bacon advised that once the NEPA is approved, the grant agreement can be executed. Leslie Bacon will review the prior minutes to verify that a motion was made and the agreement was approved. On motion of Trey Treybig, seconded by Commissioner Lee Weathers, the Commissioners unanimously authorized the approval of the MARAD grant agreement.

Item 13 – Ian Fisher, with Anchor QEA, updated the Commissioners on the harbor improvements project. The project is moving forward. The draft environmental assessment is finalized. The permit application will be submitted the second or third week of March. The thirty percent design phase is ahead of schedule and will be completed in mid-April. Currently, the restrooms are the main focus. Ian Fisher is trying to set up an appointment to view some prefab restrooms. George Harrison advised of the importance of knowing that the Port Authority is being reimbursed by the Matagorda Bay Mitigation Trust and Texas Parks and Wildlife.

Item 14 – Ian Fisher, with Anchor QEA, updated the Commissioners on the West Mooring Dock Park Restoration. There will be a pre-application meeting with the US Army Corps of Engineers on February 18th. The permit should be available for submission in two to three weeks. The thirty percent design phase will follow.

Item 15 – Hayden Smith, with Anchor QEA, reviewed the potential Scope of Work for the Commercial Seaport Feasibility Study. The Port Commissioners clarified that the Port Authority owns the property. Anchor QEA discussed a potential PIDP grant. Anchor QEA reached out to TXDOT regarding the easement. Initially, TXDOT does not see an issue; however, it would have to go through the proper channels to confirm. The Port Authority would have to maintain the roadway. Hayden Smith advised that there is not enough information available to apply for the PIDP grant. Buddy Treybig thought the County had a leased both sides from TXDOT. Jessica Russell will discuss this with Matt Sloane. Leslie Bacon advised if the County releases the lease and TXDOT will then lease the area to the Port Authority that would be okay. George Harrison advised that the lease may have expired. Jessica Russell will contact County Commissioner Mike Estlinbaum to discuss the lease with him. Hayden Smith reviewed each task on the scope along with the proposed cost of each task. George Harrison discussed Task 1 could be the deciding factor in determining if the project will move forward; therefore, he discussed approving the Task 1 only, determine the feasibility of the project, and then make a decision on the project prior to moving forward with the remainder of the Scope. Hayden Smith advised that Task 1 would not provide the Commission with a complete feasibility study. George Harrison felt that Task 1 would provide enough information to determine if the Port Authority will move forward with the project. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously approved Task 1 of the proposed scope to cover data collection not to exceed \$25,500.

Item 16 – Leslie Bacon, with Norton Rose Fulbright, updated the Commissioners that the County approved the transfer of the 1.755 acres to the Port Authority and the Sargent MOU. The Port Authority is waiting for the signed documents to be provided. Air Liquide needs a W9 in order to process the payment for the easement. Sharron Jones will furnish one to Air Liquide. Norton Rose Fulbright completed and filed the eminent domain paperwork.

Item 17 – Mike Ferdinand, MCEDC Executive Director, was not in attendance; therefore, there was no update.

Item 18 – Mike Reddell, with The Bay City Sentinel, did not have any comments. George Harrison turned the meeting over to Glenn Escovedo, with LPL Financial, to update the Commissioners on the status of the LPL investment account. The report provided by Glenn Escovedo was ten months from the last report he presented. George Harrison discussed the difference between GNMA and FNMA. The Port Authority is moving their investments to GNMA's. The average maturity dropped from 3.55 to 3.80. The overall duration is at two years. The investment account is continuing to migrate to GNMA's with more being invested into Treasuries for shorter durations and potential cash flow. There were no questions 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 7:03pm.

Item 21 - The motion to go back into open session was made by Commissioner Matt Ashcraft and seconded by Commissioner Trey Treybig. At 7:11 pm, the board unanimously approved going back into open session with no action being taken in executive session.

Item 22 – There was no unfinished business and the motion was made by Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously adjourned the meeting at 7:11 pm.

Attest:

Approve:

/s/ George Harrison

/s/ Matthew Ashcraft