

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, July 9, 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                        |
| Trey Treybig    | Commissioner                     |
| Craig Hlavinka  | Harbor Master                    |
| Jessica Russell | Director of Business Development |
| Sharron Jones   | Office Manager                   |
| Visitors:       |                                  |
| Mike Ferdinand  | Executive Director MCEDC         |
| Mike Reddell    | The Bay City Sentinel            |
| Virtual:        |                                  |
| Leslie Bacon    | Norton Rose Fulbright            |
| Dimitri Millas  | Norton Rose Fulbright            |
| Hayden Smith    | Anchor QEA                       |
| Ian Fisher      | Anchor QEA                       |
| Glenn Escovedo  | IBC/LPL Financial                |
| Absent:         |                                  |
| Lee Weathers    | Commissioner                     |
| Buddy Treybig   | Commissioner                     |

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 June 11, 2026 were provided to the Commissioners prior to the meeting. On motion of Commissioner Trey Treybig, seconded by Commissioner Matt Ashcraft, the Commissioners unanimously approved the minutes of the regular meeting of June 11, 2026.

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

|                                        |           |
|----------------------------------------|-----------|
| ACE HARDWARE                           | 139.99    |
| --OPERATING SUPPLIES                   |           |
| ACE HARDWARE                           | 715.53    |
| --REPAIRS & MAINTENANCE - HARBOR       |           |
| ANCHOR QEA                             | 1,762.50  |
| --PROFESSIONAL FEES                    |           |
| ANCHOR QEA                             | 43,303.75 |
| --MATAGORDA HARBOR IMPROVEMENTS (TPWD) |           |
| ANCHOR QEA                             | 46,074.36 |
| --MATAGORDA HARBOR IMPROVEMENTS        |           |
| ANCHOR QEA                             | 13,904.25 |
| --SARGENT PROJECT                      |           |
| AQUA-ZYME SERVICES INC                 | 320.00    |
| --PUBLIC UTILITIES                     |           |
| AQUA-ZYME SERVICES INC                 | 320.00    |
| --PUBLIC UTILITIES                     |           |
| A-TEAM LANDSCAPING                     | 500.00    |
| --REPAIRS & MAINTENANCE – OFFICE       |           |
| AT&T                                   | 767.65    |
| --TELEPHONE                            |           |
| AT&T                                   | 211.07    |
| --TELEPHONE                            |           |
| B&C MOWING AND LANDSCAPING             | 500.00    |
| --REPAIRS & MAINTENANCE – HARBOR       |           |

|                                                       |           |
|-------------------------------------------------------|-----------|
| BAY CITY CHAMBER OF COMMERCE                          | 800.00    |
| --PROMOTION & DEVELOPMENT                             |           |
| BAY CITY COUNTRY CLUB                                 | 170.25    |
| --PROMOTION & DEVELOPMENT                             |           |
| DANIEL INDUSTRIES                                     | 205.00    |
| --REPAIRS & MAINTENANCE – PORT                        |           |
| DANIEL INDUSTRIES                                     | 205.00    |
| --REPAIRS & MAINTENANCE – PORT                        |           |
| DANIEL INDUSTRIES                                     | 205.00    |
| --REPAIRS & MAINTENANCE – PORT                        |           |
| DANIEL INDUSTRIES                                     | 205.00    |
| --REPAIRS & MAINTENANCE - PORT                        |           |
| DIRECT ENERGY                                         | 78.96     |
| --PUBLIC UTILITIES                                    |           |
| DIRECT ENERGY                                         | 311.07    |
| --PUBLIC UTILITIES                                    |           |
| DIRECT ENERGY                                         | 2.84      |
| --PUBLIC UTILITES                                     |           |
| ELLEN DODD                                            | 1,600.00  |
| --SPECIAL DISTRICT ACCOUNTING                         |           |
| EL CAMPO SPRAYING INC                                 | 9,184.00  |
| --REPAIRS & MAINTENANCE – HARBOR                      |           |
| --REPAIRS & MAINTENANCE – PORT                        |           |
| G&W ENGINEERS INC                                     | 5,640.00  |
| --MATAGORDA HARBOR IMPROVEMENTS                       |           |
| G& W ENGINEER INC                                     | 2,500.00  |
| --MATAGORDA HARBOR IMPROVEMENTS                       |           |
| GFL ENVIRONMENTAL                                     | 1,218.75  |
| --PUBLIC UTILITIES                                    |           |
| HART DISTRIBUTING INC                                 | 1,799.00  |
| --OPERATING SUPPLIES                                  |           |
| CRAIG HLAVINKA                                        | 8,534.75  |
| --TRAVEL                                              |           |
| --VEHICLE EXPENSE                                     |           |
| --OPERATING SUPPLIES                                  |           |
| --REPAIRS & MAINTENANCE - HARBOR                      |           |
| --SAFETY & SECURITY                                   |           |
| --MISCELLANEOUS EXPENSE                               |           |
| MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION | 294.20    |
| --PUBLIC UTILITIES (HOUSE)                            |           |
| MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION | 587.40    |
| --PUBLIC UTILITIES (SPRINKLER)                        |           |
| MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION | 47.50     |
| --PUBLIC UTILITIES (PUMP)                             |           |
| MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION | 265.10    |
| --PUBLIC UTILITIES (TRAILER PARK)                     |           |
| MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION | 213.10    |
| --PUBLIC UTILITIES (BOAT SHED)                        |           |
| MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION | 113.10    |
| --PUBLIC UTILITIES (MEETING HOUSE)                    |           |
| MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION | 1,092.60  |
| --PUBLIC UTILITIES (TENT & FISH CLEANING TABLE)       |           |
| MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION | 123.50    |
| --PUBLIC UTILITIES (RESTROOM)                         |           |
| MCCOY'S BUILDING SUPPLY                               | 269.84    |
| --REPAIRS & MAINTENANCE – HARBOR                      |           |
| NORTON ROSE FULBRIGHT                                 | 11,043.74 |
| --ATTORNEY FEES                                       |           |
| NORTON ROSE FULBRIGHT                                 | 6,660.00  |
| --ATTORNEY FEES                                       |           |
| PROSPERITY BANK                                       | 313.45    |
| --OPERATING SUPPLIES                                  |           |
| --SEMINARS & DUES                                     |           |
| QUILL LLC                                             | 11.61     |
| --OPERATING SUPPLIES                                  |           |
| QUILL LLC                                             | 69.22     |
| --OPERATING SUPPLIES                                  |           |
| QUILL LLC                                             | 39.99     |
| --OPERATING SUPPLIES                                  |           |
| QUILL LLC                                             | 341.80    |

|                                           |           |
|-------------------------------------------|-----------|
| --OPERATING SUPPLIES                      |           |
| JESSICA RUSSELL                           | 114.55    |
| --TRAVEL                                  |           |
| ANDREA SAVAGE                             | 500.00    |
| --REPAIRS & MAINTENANCE – BAY CITY OFFICE |           |
| JAY SCHOLTEN                              | 1,600.00  |
| --REPAIRS & MAINTENANCE – HARBOR          |           |
| SHARRON'S BOOKKEEPING AND TAX SERVICE     | 7,627.45  |
| --OPERATING SUPPLIES                      |           |
| --OFFICE MANAGER                          |           |
| --PROFESSIONAL SERVICES                   |           |
| --TRAVEL                                  |           |
| SUTHERLAND LUMBER-SOUTHWEST INC           | 194.86    |
| --REPAIRS & MAINTENANCE – HARBOR          |           |
| SUTHERLAND LUMBER-SOUTHWEST INC           | 787.14    |
| --REPAIRS & MAINTENANCE – HARBOR          |           |
| TETRA LAND SERVICES                       | 8,800.00  |
| --PROFESSIONAL FEES                       |           |
| TEXAN TITLE                               | 6,590.00  |
| --OTHER CAPITAL OUTLAY - LAND             |           |
| THE HOME DEPOT                            | 1,847.11  |
| --REPAIRS & MAINTENANCE – HARBOR          |           |
| THE WANDERLUST GROUP INC                  | 12,630.00 |
| --OPERATING SUPPLIES                      |           |
| VERIZON WIRELESS                          | 267.43    |
| --TELEPHONE                               |           |
| WEST MARINE PRO                           | 391.86    |
| --OPERATING SUPPLIES                      |           |
| MICHAEL DURHAM                            | 4,561.00  |
| --SECURITY DEPOSIT REFUND                 |           |
| --PREPAID RENT INCOME                     |           |

Item 5 – The Commissioners were provided the financial reports and monthly billing and collection reports for June 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 Joey Sliva, the Commissioners unanimously approved the financial reports and monthly billing and collection reports for June 2026.

Item 6 – Sharron Jones advised the Commissioners that there are twenty-two 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. Everything is running smoothly. The electric upgrade has been completed on C-dock. Plans for the replacement deck for bait shop are being developed and will need to be approved to put out for bid. Craig Hlavinka contacted Jahin Desai, who was the engineer with Maverick Engineering at the time the boat docks were built, regarding as-built drawings for the docks. Jahin Desai advised that all blueprints were lost in a fire. Craig Hlavinka is comparing the drawings that he has with the docks and notating changes. This will cause the preparation of the roof bid documents to take a little longer. George Harrison asked Craig Hlavinka to get a high-level cost estimate.

Craig Hlavinka advised that MCM will remove the tire shop sign.

Item 8 – Jessica Russell updated the Commissioners on various ongoing projects. Matagorda Day in Austin will be on February 23-24, 2027. Jessica Russell is working with Mike Ferdinand to get a legislative package together. Jessica Russell participated in the STP drill as the County spokesperson. Judge Seiferman had discussed with George Harrison having the Port Authority more involved in County activities. Jessica Russell met with HIF regarding the data center with MARA. There will be an update in mid-August. Jessica Russell met with various industrial partners regarding economic development. Jessica Russell met with US Army Corps of Engineers representatives regarding long-term spoil disposal site. Jessica Russell advised that the roof inspection of the Taylor Steves' building came back good. The HVAC and plumbing inspections will be next week.

Item 9 – Glen Escovedo, with IBC/LPL Financial, updated the Commissioners on the investments. The duration has been reduced to 2.86. The duration is in compliance. George Harrison advised that the

biggest impact has been Fannie Maes and Freddie Macs allowing refinancing. The maturity is down to 3.37 years. The investments are divided into FNMAs at 27%, GNMA's at 59%, and Treasury Obligations at 14%. The market is holding. George Harrison asked if there were any insights on if rates will go up or down. Glen Escovedo advised that he uses a tool on FedWatch shows where the market is headed. There is a 75% chance that the market will stay flat, and a 25% chance at a quarter bump.

Item 10 – Leslie Bacon discussed the resolution regarding meeting resolutions. Most governmental entities adopt a resolution regarding public comments. The resolution allows public comments on agenda items to a three-minute limit and for the public to request an item on a future agenda. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously approved the resolution establishing public meeting regulations and procedures governing public comment.

Item 11 – George Harrison discussed the Independent Contractor Agreement between Sharron Jones and the Port of Bay City for a six month extension for bookkeeping services. On motion of Commissioner Joey Sliva, 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 12 – No representative from HDR Engineering, Inc attended the meeting. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners tabled the update on the Port of Bay City Turning Basin – West Basin Bulkhead Improvements by HDR Engineering Inc.

Items 13 & 14 – Ian Fisher updated the Commissioners on the Matagorda Harbor Improvements project and the West Mooring Dock Park Restoration project. They are waiting on the US Army Corps of Engineers permits for both projects. Anchor QEA will move forward on structural items that will not be affected by permitting. The permits can take a few more months. Ian Fisher recommends meeting to go over the designs. Jessica Russell will get with Ian Fisher to put the workshop together.

Item 15 – Leslie Bacon, with Norton Rose Fulbright, advised that she had no items to discuss outside of executive session.

Item 16 – Mike Ferdinand, MCEDC Executive Director, updated the Commissioners on various projects. HIF had a presentation with a partner to develop a large-scale data center. There will be more information on the project in August. STLNG set a date for a third public hearing and may have a lantern project. State waters extend out nine miles at which point federal waters begin. The Texas Governor can authorize or deny the access. There is a company looking for a location with a small warehouse. The request for proposals has slowed. When a company is looking at Matagorda County, there is only a 30% - 50% chance it will locate in the County when it is discussed in Commissioner's Court. Air Liquide has set a public hearing for August 3, 2026 to discuss tax abatement. There is also a small process plant and a large-scale project looking at sites in Matagorda County. There has been no further information on the gas project by Big Hill.

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

Item 18 – At approximately 7:00pm, on motion of Commissioner Trey Treybig, seconded by Commissioner Matt Ashcraft, the Commissioners adjourned to Executive Session. All members of the general public exited the meeting.

Item 19 – At approximately 7:30pm, on motion of Commissioner Joey Sliva, seconded by Commissioner Trey Treybig, the Commissioners unanimously entered back into Regular Session with no action having been taken in Executive Session.

Item 20 – On motion of Commissioner Matt Ashcraft, seconded by Commissioner Joey Sliva, the Commissioners unanimously approved employee raises based on the discussion in Executive Session as documented.

On motion of Commissioner Joey Sliva, seconded by Commissioner Matt Ashcraft, the Commissioners authorized George Harrison to negotiate a temporary lease at Jetty Park with the Corps of Engineers.

There was no new or unfinished business to discuss at this time. At approximately 7:37pm, on motion of Commissioner Trey Treybig, seconded by Commissioner Matt Ashcraft, the Commissioners unanimously adjourned the meeting.

Attest:

Approve:

/S/ George Harrison

/S/ Matthew Ashcraft