

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, August 13, 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
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
Bill Balboa	Matagorda Bay Foundation
Alyssa Dibbern	Matagorda Bay Foundation
Dimitri Millas	Norton Rose Fulbright
Hayden Smith	Anchor QEA
Virtual:	
Leslie Bacon	Norton Rose Fulbright
Ian Fisher	Anchor QEA
Anthony Allen	HDR Engineers Inc
Absent:	
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 July 9, 2026 were provided to the Commissioners prior to the meeting. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously approved the minutes of the regular meeting of July 9, 2026.

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

ABZ LANDSCAPING	1,200.00
--REPAIRS & MAINTENANCE - HARBOR	
ACE HARDWARE	97.91
--OPERATING SUPPLIES	
ACE HARDWARE	1,122.50
--OPERATING SUPPLIES	
ANCHOR QEA	6,428.00
--PROFESSIONAL FEES (SARGENT)	
ANCHOR QEA	5,772.00
--MATAGORDA HARBOR IMPROVEMENTS (TPWD)	
ANCHOR QEA	6,630.50
--MATAGORDA HARBOR IMPROVEMENTS	
AQUA MARINE SUPPLY	2,943.92
--REPAIRS & MAINTENANCE - HARBOR	
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	765.75
--TELEPHONE	

AT&T	212.27
--TELEPHONE	
BAY CITY JANITORIAL/BEST CARPET CARE	391.81
--OPERATING SUPPLIES	
BAY CITY JANITORIAL/BEST CARPET CARE	398.83
--OPERATING SUPPLIES	
BRANCH CONSTRUCTION GROUP LLC	15,554.25
--REPAIRS & MAINTENANCE – HARBOR	
CITY OF BAY CITY	7,170.96
--TIRZ FEES (2)	
CITY OF BAY CITY	8,356.71
--TIRZ FEES (1)	
CITY OF BAY CITY	2,872.40
--TIRZ FEES (1A)	
CITY OF BAY CITY	2.46
--TIRZ FEES (2A)	
CITY OF BAY CITY	3.15
--TIRZ FEES (2A)	
CITY OF BAY CITY	913.16
--TIRZ FEES (4)	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE – PORT	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE – PORT	
DIRECT ENERGY	131.30
--PUBLIC UTILITIES	
DIRECT ENERGY	59.73
--PUBLIC UTILITIES	
DIRECT ENERGY	26.98
--PUBLIC UTILITES	
DIRECT ENERGY	5,755.07
--PUBLIC UTILITIES	
DIRECT ENERGY	4,910.63
--PUBLIC UTILITIES	
DIRECT ENERGY	144.53
--PUBLIC UTILITIES	
DIRECT ENERGY	405.72
--PUBLIC UTILITIES	
DIRECT ENERGY	120.19
--PUBLIC UTILITIES	
DIRECT ENERGY	264.06
--PUBLIC UTILITIES	
ELLEN DODD	1,600.00
--SPECIAL DISTRICT ACCOUNTING	
EL CAMPO SPRAYING INC	1,858.00
--REPAIRS & MAINTENANCE – PORT	
GFL ENVIRONMENTAL	1,218.75
--PUBLIC UTILITIES	
GRAINGER	708.20
--REPAIRS & MAINTENANCE – HARBOR	
GRAINGER	76.14
--REPAIRS & MAINTENANCE – HARBOR	
HDR ENGINEERING INC	36,414.65
--WEST BASIN BULKHEAD	
CRAIG HLAVINKA	9,863.43
--TRAVEL	
--VEHICLE EXPENSE	
--UTILITIES	
--OPERATING SUPPLIES	
--REPAIRS & MAINTENANCE - HARBOR	
--SAFETY & SECURITY	
--PROMOTION & DEVELOPMENT	
--MISCELLANEOUS EXPENSE	
IT DESIGN & SECURITY LLC	120.00
--OPERATING SUPPLIES	
KLEPAC PEST & TERMITE CONTROL	148.00
--REPAIRS & MAINTENANCE – OFFICE	
KRONBERGS FLAGS AND FLAGPOLES	420.00
--OPERATING SUPPLIES	
MATAGORDA CONSTRUCTION AND MATERIALS	6,000.00

--REPAIRS & MAINTENANCE – OFFICE	
MATAGORDA COUNTY	16,990.88
--TAX COLLECTION FEES	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	120.30
--PUBLIC UTILITIES (HOUSE)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	910.20
--PUBLIC UTILITIES (SPRINKLER)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	47.50
--PUBLIC UTILITIES (PUMP)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	228.30
--PUBLIC UTILITIES (TRAILER PARK)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	343.95
--PUBLIC UTILITIES (BOAT SHED)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	98.30
--PUBLIC UTILITIES (MEETING HOUSE)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	365.10
--PUBLIC UTILITIES (TENT & FISH CLEANING TABLE)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	99.20
--PUBLIC UTILITIES (RESTROOM)	
MCCOY'S BUILDING SUPPLY	1,066.06
--REPAIRS & MAINTENANCE – HARBOR	
MCCOY'S BUILDING SUPPLY	1,746.80
--REPAIRS & MAINTENANCE – HARBOR	
MCKISSICK GENERAL CONTRACTING	5,495.00
--REPAIRS & MAINTENANCE - OFFICE	
NORTON ROSE FULBRIGHT	11,043.74
--ATTORNEY FEES	
NORTON ROSE FULBRIGHT	10,655.00
--ATTORNEY FEES	
PROSPERITY BANK	2,683.22
--TELEPHONE	
--OPERATING SUPPLIES	
--SEMINARS & DUES	
--IMPROVEMENTS – BAY CITY OFFICE	
--TRAVEL	
QUILL LLC	123.64
--OPERATING SUPPLIES	
QUILL LLC	286.25
--OPERATING SUPPLIES	
QUILL LLC	35.80
--OPERATING SUPPLIES	
QUILL LLC	125.17
--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	8,098.40
--OPERATING SUPPLIES	
--OFFICE MANAGER	
--PROFESSIONAL SERVICES	
--TRAVEL	
SHORELINE CONSTRUCTION	57,861.77
--REPAIRS & MAINTENANCE - HARBOR	
SUTHERLAND LUMBER-SOUTHWEST INC	242.50
--REPAIRS & MAINTENANCE – HARBOR	
THE HOME DEPOT	629.54
--REPAIRS & MAINTENANCE – HARBOR	
THE WANDERLUST GROUP INC	505.20
--PROMOTION & DEVELOPMENT	
THRYV	30.95
--PROMOTION & DEVELOPMENT	
THRYV	31.38
--PROMOTION & DEVELOPMENT	
WEST MARINE PRO	315.47
--REPAIRS & MAINTENANCE – HARBOR	
WEST MARINE PRO	146.88
--REPAIRS & MAINTENANCE – HARBOR	

WEST MARINE PRO	14.22
--REPAIRS & MAINTENANCE – HARBOR	
WEST MARINE PRO	153.83
--REPAIRS & MAINTENANCE – HARBOR	
WEST MARINE PRO	51.74
--REPAIRS & MAINTENANCE – HARBOR	
WEST MARINE PRO	26.99
--REPAIRS & MAINTENANCE - HARBOR	
JAMES H DAVIS	250.00
--SECURITY DEPOSIT REFUND	
DENNIS STETZEL	1,000.00
--SECURITY DEPOSIT REFUND	
--PREPAID RENT	

Item 5 – The Commissioners were provided the financial reports and monthly billing and collection reports for July 2026. Sharron Jones reviewed the financial reports and asked the Commissioners if there were any questions. There being none, on motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously approved the financial reports and monthly billing and collection reports for July 2026.

Item 6 – Sharron Jones advised the Commissioners that there are twenty 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. The mowing company will be there next week.

Craig Hlavinka gave a report on the activity at Matagorda Harbor. Everything is running smoothly. The fire hydrant was installed on the main line. George Harrison asked Craig Hlavinka if there had been any further discussion with Matagorda Waste Disposal and Water Supply Corporation regarding the tower. Craig Hlavinka reported there has not been any further discussion; however, the water company is currently tapping the main line to sell water to tow boats. This project is ninety percent complete.

Item 8 – Jessica Russell updated the Commissioners on various ongoing projects. Jessica Russell advised the Commissioners of the various community and economic development projects that she is participating in such as Matagorda County Day in Austin, Youth Leadership Matagorda County, continuing to present updates to Matagorda Chamber of Commerce, and representing the Port as an active partner in economic development, infrastructure investment, public access, and regional collaboration. Jessica Russell advised on the budget and capital planning committee. A budget advisory committee was established, including Matt Ashcraft, Trey Treybig, and Craig Hlavinka. This committee will help develop a long-term capital improvement plan and provide guidance on future financial priorities. The new Port office building, grant reimbursement, long-term capital projects, and future infrastructure priorities were taken into consideration for the budget. An update on the grant administration and funding was then presented. Jessica Russell updated the Commissioners on capital projects and infrastructure. Scheduling a Board SWOT was suggested to identify the Port's strengths, weaknesses, opportunities, and threats.

Item 9 – Bill Bilboa, with Matagorda Bay Foundation, discussed the pilot program to reduce turbidity in Matagorda Harbor. The program would begin with hanging seed oysters in the boat slip provided to the Matagorda Bay Foundation. As these seed oysters grow, the foundation would then relocate them to reefs to improve water quality. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously approved Matagorda Bay Foundation to move forward with their pilot program to reduce turbidity in Matagorda Harbor.

Item 10 – George Harrison advised the Commissioners that McLennan and Associates had submitted an agreement with the Port to take over the bookkeeping the Ellen Dodd was preparing. Norton Rose Fulbright has reviewed the agreement, and George Harrison and Matt Ashcraft have met with representatives of the company. McLennan and Associates have expertise in public entity accounting and have over one hundred employees. On motion of Commissioner Joey Sliva, seconded by Commissioner Matt Ashcraft, the Commissioners unanimously approved the agreement with McLennan and Associates as of September 1, 2026 with the transition beginning now.

Item 11 – Anthony Allen, with HDR Engineers Inc, updated the Commissioners on the West Basin Bulkhead Improvements project. HDR is making progress on the design. The structural design is working with Geotech on the slab and moorings. It will take one to two weeks to finalize this part. HDR is trying to cut \$1 million from the cost. HDR is working on the loop road and drainage. HDR is planning to have 75% deliverable by the end of October with 100% deliverable by the end of November. The bid documents

will be ready mid-December. The project cannot move forward until the US Corps of Engineers approves the permit. June 20, 2027 will be the late date to receive the permit.

Items 12 and 13 – Ian Fisher, Anchor QEA, advised that the last design deliverable was submitted in June on both the Matagorda Harbor Improvements project and the West Mooring Dock Park Restoration project. Both projects are waiting on the US Corps of Engineers to approve the permits. Anchor QEA is coordinating with Caney Creek MUD on the water line for the West Mooring Dock Park Restoration project. Anchor QEA is continuing to work on what they can on both projects.

Item 14 – Hayden Smith, with Anchor QEA, reported on a meeting he had regarding Matagorda Bay Mitigation Trust grant opportunities. There was a discussion in regard to the West Mooring Dock Park Restoration project. This project is outside of the funding jurisdiction. The Colorado River Channel and CAP program were discussed. Potential projects at Matagorda Harbor were discussed including an educational walking trail, pavilion, bird blinds, fishing pier, and pavilion with picnic tables. The Port Authority could work with schools in the area to bring students to the harbor for classes. The Port Authority would like to pursue potential grant opportunities for these projects. Hayden Smith feels he can formulate grant applications for these projects that will fit the requirements.

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. MIRC is taking the open offices in the Center for Energy Development backed by Brazosport Securities. MIRC will provide workforce training beginning in September. STLNG had a third public hearing with very little comments. There is a ninety-day clock for maritime to make final decisions on the project. The build-out could take up to two years. The small warehouse project is moving forward and will provide twenty jobs, three of which will be current employees from another site and seventeen will be local hires. MCEDC is continuing to work with HIF. Data centers will be discussed further. A governor's letter came out last week putting additional requirements on data centers. The MARA project with HIF has been delayed.

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

Item 18 – At approximately 7:04pm, on motion of Commissioner Matt Ashcraft, seconded by Commissioner Lee Weathers, the Commissioners adjourned to Executive Session. All members of the general public exited the meeting.

Item 19 – At approximately 7:14pm, on motion of Commissioner Matt Ashcraft, 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 Joey Sliva, seconded by Commissioner Trey Treybig, the Commissioners unanimously authorized George Harrison to sign and take any necessary action to purchase the property at 1511, 1517, and 1521 Sixth Street, Bay City, Texas. Scott Steves advised George Harrison of the building's history. Taylor Steves's father was the architect that designed the building. The family would like a plaque in the lobby advising the public of the building's history.

Item 21 – There was no new or unfinished business to discuss at this time. At approximately 7:16pm, 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