

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
July 23, 2020**

I. Chairman Jimmy Neeley called the meeting via Phone Conference of July 23, 2020 to order at 1:07 p.m. Chairman Neeley announced the Notice of Meeting had been duly posted and there was a quorum present. Chairman Neeley welcomed visitors.

ATTENDEES:

David Aparicio, Commissioner (1:14 pm)
Victor Eggemeyer, Commissioner
Jimmy Neeley, Chairman
Greg Seaman Commissioner
Donny Tran, Commissioner
Victor Martinez, Port Director

Verna H. Williams, Port Office Mgr.
Isidro Castanon, Port Attorney
Matt Glaze, Urban Engineering
Heather Case, MCEDC, Communications Director
Alan Schulman, Palacios Beacon

I. 5. Report from Matagorda County Economic Development Corporation. Heather Case, MCEDC Communications Director, gave a brief report for Mike Ferdinand since he was unavailable.

II. 1. Consideration and approval of Minutes of Previous Meetings (6/18/2020). Minutes from the Regular Board Meeting of June 18, 2020 were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Aparicio seconded the motion. Motion passed with majority vote. Commissioner Tran abstained from motion since he was not present at June 18th meeting.

II. 2. Consideration and approval of Lease Activity since last Regular Board Meeting. Mr. Martinez reported on lease activity since the last regular Board meeting. There was one renewed Recreational Lease (Alley). There were no Commercial Leases. Occupancy for TB#3 Docks B-E is 92% and 87% for F&G slips are occupied. A motion was made by Commissioner Aparicio to approve Port Lease Activity, as presented. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and approval of an Order Calling for a Joint Election with Matagorda County. Mr. Martinez stated the terms for MCND#1 Board of Commissioner Positions No. 3 and No. 4 are expiring in November. An Order for Joint Election with the County, the Board should approve a contract for general election services with the County. The County Election's Officer will provide certain equipment, supplies and labor for the Navigation District Commissioner elections. Commissioner Eggemeyer made a motion to approve the Order for Joint Election with Matagorda County for November MCND Commissioners' election. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

II. 4. Consideration and approval of a Contract for General Election Services with the County Elections Officer of Matagorda County. Mr. Martinez stated upon approval of the Order for Joint Election with the County, the Board should approve a contract for general election services with the County. The County Election's Officer will provide certain equipment, supplies and labor for the Navigation District Commissioners elections. Commissioner Aparicio made a motion to approve the Contract for General Election Services with the Matagorda County Elections Officer and authorize the Port Director to execute the contract on behalf of MCND#1. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 5. Consideration and possible action on lease payments. Mr. Martinez stated if no motion is presented, the reduced rent is through July 31st and will end on that date. Commissioners presented no motion to continue reduced rent therefore reduced lease payments end July 31, 2020.

II. 6. Consideration and possible action on Resolution Supporting the Matagorda County Economic Development Corporation Strategic Plan. Mr. Martinez presented the Resolution. After some discussion, Commissioner Tran made a motion to approve the Resolution Supporting the Matagorda County Economic Development Corporation Strategic Plan. Commissioner Aparicio seconded the motion. Commissioner Eggemeyer and Chairman Neeley were Aye and Commissioner Seaman was Nay. Motion passed by majority vote.

After further discussion Commissioner Aparicio made a motion to amend the previous motion with additional language for the Resolution. Commissioner Aparicio's motion was to approve the Resolution as proposed, and to add the stipulation that MCND#1 is agreeing we are not committing any new money to this project and we reserve the right to not commit money to this project in the future. Commissioner Eggemeyer seconded the motion. Commissioner Tran was Aye, and Chairman Neeley and Commissioner Seaman were Nay. Motion passed by majority vote.

II. 7. Discussion on FY2021 Budget. Mr. Martinez stated to the Commissioners, he would be sending out FY2021 Budget packets for their review. They can contact him with any changes or schedule an individual meeting for one on one discussions. A draft FY2021 Budget will be presented at the August Board Meeting.

II. 8. Discussion on leases. It was decided to have this discussion in Executive Session.

III. INTERNAL & FINANCIAL REPORTS for Board discussion and appropriate action Internal Reports.

- a. Contractor's Port Maintenance Report
- b. Port Director's Operations, Promotion & Development Activity verbal report.

Consideration and approval of Current Voucher Control Report. Commissioner Seaman made a motion to accept the Current Voucher Control Report. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of Current Register Reports. After review, Commissioner Seaman made a motion to approve the current Register Reports. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of Current Investment Activity Report. Mrs. Gonzalez reported on the Current Investment Activity Report. Commissioner Aparicio made a motion to approve the Current Investment Activity Report. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

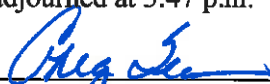
IV. EXECUTIVE SESSION – At 3:02 p.m., the Board went into an Executive Session, as authorized by the Texas Government Code Sections 551.071, 551.072, and 551.087 of the Open Meetings Act, permitting discussion and deliberation in an Executive Meeting for the following purpose:

1. Consultation with Attorney on legal matters as permitted under Sections 551.071 including, but not limited to some of the other matters listed below to be discussed in Executive Session.
2. To conduct deliberations regarding real property and to conduct deliberations regarding economic development as permitted under Sections 551.072 and 551.087 including, but not limited to the following matters:
 - a. Discussion concerning future development of properties and leases
 - b. Discussion on concerning default leases
 - c. Discussion on repair of Port property

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 3:45 p.m. No other motions were offered for action from Executive Session.

VI. SCHEDULE THE NEXT MEETING DATE, TIME, AND PLACE. The next Regular Board Meeting was scheduled for Thursday, August 20, 2020 at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Tran the motion carried, and the meeting adjourned at 3:47 p.m.



Greg T. Seaman, Secretary