

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
March 24, 2021**

I. Chairman Neeley called the meeting of March 24, 2021 to order at 1:00 p.m. Chairman Neeley announced the Notice of Meeting had been duly posted and there was a quorum present. The Pledge of Allegiance was recited. Chairman Neeley welcomed those in attendance and thanked them for coming.

ATTENDEES:

Victor Eggemeyer, Commissioner

Jimmy Neeley, Chairman

Greg Seaman Commissioner

Donny Tran, Commissioner

Victor Martinez, Port Director

Verna H. Williams, Port Office Mgr.

(Absent-David Aparicio, Commissioner)

Isidro Castanon, Port Attorney

Matt Glaze, Urban Engineering

Alan Schulman, Palacios Beacon

Dr. Joe Fox (Ed Rachal Foundation)

Brent Miller, First Financial Trust NA

II. 1. Consideration and approval of Minutes of Previous Meetings (2/25/2021). Minutes from the Regular Board Meeting of February 25, 2021 were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Seaman seconded the motion. Motion carried by majority vote. Commissioner Tran abstained since he was not present for 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 (Padgett). There were two Commercial Lease Renewals (Gar Shrimp & Quality Sfd). Occupancy for TB#3 Docks B-E is 92% and 73% for F&G slips are occupied. A motion was made by Commissioner Seaman to approve Port Lease Activity, as presented. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and possible action to approve to declare surplus property selected portions of land from the Marine Education Center property. Mr. Martinez handed out a draft survey of the location. After discussion Commissioner Seaman made a motion to table this Agenda Item until the April Regular Board Meeting. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

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

a. Contractor's Port Maintenance Report (No report given)

b. Port Director's Operations, Promotion & Development Activity (No report given)

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

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

Consideration and approval of C2 Investment Portfolio FY2020 Annual Report & First Financial Trust FY2020 Annual Report. Mrs. Gonzalez reported on the C2 Investment Portfolio FY2020 Annual Report. Commissioner Tran made a motion to approve the C2 Investment Portfolio FY2020 Annual Report. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

Mr. Brent Miller and via phone conversation, Bill Rowe, reported on the First Financial Trust FY2020 Annual Report. Commissioner Eggemeyer made a motion to approve the First Financial Trust FY2020 Annual Report. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

IV. EXECUTIVE SESSION – At 2:18 p.m., the Board went into an Executive Session, as authorized by the Texas Government Code Sections 551.071, 551.072, 551.074 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 3:58 p.m. Chairman Neeley made a motion to extend an offer to Traci Gonzales as a part time bookkeeper for \$700 a month. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed. 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 Wednesday, April 28, 2021 at 1:00 p.m. at the Port Administration Building. Tuesday, April 13, 2021 at 9:00 a.m. there will be a Planning Meeting.

VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Tran the motion carried, and the meeting adjourned at 4:00 p.m.



Greg V. Seaman, Secretary