

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
December 21, 2023

I. Chairman Neeley called the meeting of December 21, 2023 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:

David Aparicio, Commissioner
Victor Eggemeyer, Commissioner
Jimmy Neeley, Chairman
Greg Seaman, Commissioner
Alan Schulman, Commissioner
Victor Martinez Jr., Port Director
Jim Gardner, Mayor of Palacios

Verna H. Williams, Port Office Mgr.
Isidro Castanon, Port Attorney
Jose Ortiz, Maintenance Contractor
Matt Glaze, Urban Engineering
Ryan West, Palacios Beacon
Ron Linton, Coldwell Banker Realty
Ashlynn Stamps, TX Div Emergency Mngt

Ashlynn Stamps with Texas Division Emergency Management, County Liaison Officer for Wharton County, introduced herself. She is temporarily replacing Mark Morgan, our County Liaison, until there is a replacement. She left her business card with our Office.

II. 1. Consideration and approval of minutes of previous meetings (11/29/2023). Minutes from the Regular Board Meeting of November 29, 2023, were reviewed. Commissioner Aparicio moved to accept the minutes as presented. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

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 were four renewed Recreational Leases (Aparicio, Borchert, Gar Shrimp Corp., Padgett). There is one renewed Commercial Lease (Brady Seafood) and one renewed sublease (Brady Seafood/Fauquenot). Occupancy for TB#3 B Dock 30%, C Dock 0%, D & E Docks 100%, and G Dock 100%. A motion was made by Commissioner Eggemeyer to approve Port Lease Activity, as presented. Commissioner Schulman seconded the motion. Motion passed by majority vote. (David Aparicio abstained due to conflict of interest.)

II. 3. Consideration and approval on the Resolution of Participation of Matagorda County Navigation #1 in City of Palacios Tax Increment Financing Reinvestment Zone Number One.

II. 4. Consideration and approval on the Agreement to Participate in Tax Increment Reinvestment Zone Number One, City of Palacios, Texas. Chairman Neeley made a motion to move Agenda Items #3 and #4 to Executive Session. Commissioner Eggemeyer 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
- b. Port Director's Operations, Promotion & Development Activity

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 Schulman seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of 3rd Quarter Financials Report. After review, Commissioner Aparicio made a motion to approve the 3rd Quarter Financials Report. Commissioner Eggemeyer 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 Seaman 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 1:52 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 purposes:

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 economic development
 - c. Discussion on concerning default leases
 - d. Discussion on repair of Port property

II. 3. Consideration and approval on the Resolution of Participation of Matagorda County Navigation #1 in City of Palacios Tax Increment Financing Reinvestment Zone Number One.

II. 4. Consideration and approval on the Agreement to Participate in Tax Increment Reinvestment Zone Number One, City of Palacios, Texas.

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 2:48 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 Wednesday January 17, 2024, at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Aparicio the motion carried, and the meeting adjourned at 2:50 p.m.



Greg J. Seaman, Secretary