

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
March 27, 2024

I. Chairman Neeley called the meeting of March 27, 2024, 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
Verna H. Williams, Port Office Mgr.

Isidro Castanon, Port Attorney
Jose Ortiz, Maintenance Contractor
Ryan West, Palacios Beacon
Ron Linton, Coldwell Banker Realty
Matt Glaze, Urban Engineering
Tammy McDonald, City of Palacios

Tammy McDonald with the City of Palacios stated she is the Grant & HR Manager. She gave each Commissioner a handout "Port Infrastructure Development Program & EPA Clean Ports Program. These are some Port Grants coming up and we would like to let the Board know our services are available if you are interested.

Mr. Martinez presented Tuyen Gonzalez with an award in appreciation of her 15 years' service.

II. 1. Consideration and approval of minutes of previous meetings (2/14/2024). Minutes from the Regular Board Meeting of February 14, 2024, were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Schulman 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 two cancelled Recreational Leases (J Squibb/M Riccio), one new Recreational Lease (Stephen George) and one renewed Recreational Lease (A Padgett). There was one renewed Property Commercial Building Lease (R Bari). Occupancy for TB#3 B Dock 30%, C Dock 0%, D & E Docks 100%, and G Dock 71%. A motion was made by Commissioner Seaman to approve Port Lease Activity, as presented. Commissioner Aparicio 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 Eggemeyer 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 Aparicio seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of Current 2023 Financial Reports. After review, Commissioner Aparicio made a motion to approve the current 2023 Financial Reports. 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 Eggemeyer made a motion to approve the Current Investment Activity Report. Commissioner Schulman seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of C2 Investment Portfolio FY2023 Annual Report & First Financial Trust FY2023 Annual Report. Mrs. Gonzalez reported on the C2 Investment Portfolio FY2023 Annual Report & First Financial Trust FY2023 Annual Report. Commissioner Eggemeyer made a motion to approve the C2 Investment Portfolio FY2023 Annual Report & First Financial Trust FY2023 Annual Report. Commissioner Schulman seconded the motion. Motion passed by majority vote. Commissioner Aparicio stepped out.


IV. EXECUTIVE SESSION – At 2:33 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 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 personnel matters as pertained Under Section 551.074.
 - a. Personnel – Evaluation & 2024 Compensation
3. 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

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 4:35 p.m. Commissioner Neeley made a motion to increase the Port Director’s annual salary by 5% effective January 1, 2024. Commissioner Eggemeyer seconded the motion. Motion passed by majority vote. Commissioner Aparicio left the meeting during the Executive Session. 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 10, 2024, at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Schulman moved to adjourn and was seconded by Commissioner Eggemeyer the motion carried, and the meeting adjourned at 4:40 p.m.



Greg A. Seaman, Secretary