

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE**  
**MINUTES OF THE BOARD OF COMMISSIONERS**  
**REGULAR BOARD MEETING**  
**April 10, 2024**

I. Chairman Neeley called the meeting of April 10, 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.

Craig Wallis

Khanh Vu

Isidro Castanon, Port Attorney

Jose Ortiz, Maintenance Contractor

Ryan West, Palacios Beacon

Ron Linton, Coldwell Banker Realty

Matt Glaze, Urban Engineering

Joseph Garcia

Joseph Garcia, Jr.

Ken Garcia

Anthony P. Garcia

Craig Wallis, David Aparicio, and Jose Ortiz spoke about the tenants going through a rough time with the shrimping industry. The tenants would like to be put on the Agenda next month to consider lowering the dock rental rate back to the previous rate in 2022.

**II. 1. Consideration and approval of minutes of previous meetings (3/27/2024).** Minutes from the Regular Board Meeting of March 27, 2024, were reviewed. Commissioner Seaman 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 was one renewed Recreational Leases (Segal). Occupancy for TB#3 B Dock 30%, C Dock 0%, D & E Docks 100%, and G Dock 71%. A motion was made by Commissioner Eggemeyer to approve Port Lease Activity, as presented. Commissioner Schulman seconded the motion. All voted affirmatively and the motion passed.

**II. 3. Consideration and possible action to approve CSRS's Task Order No. 9 – Preliminary Program for Bulkhead Project.** Mr. Martinez stated, As a reminder we have a Master Service Agreement between MCND#1 and CSRS Inc. This Task Order is needed to engage CSRS to do preliminary cost estimates and quick design on bulkheading A, B, C, D and E dock as well as H Dock. This is needed so we can submit this information to the TXDOT 2026-2027 Port Mission Plan – Maritime Infrastructure Program. This is the grant program that was funded for the first time this past legislative session for 2024 and 2025. We will be asking the State of Texas to fund these projects that will be submitted for 2026 and 2027. The cost of this Task Order would not exceed \$11,600. I recommend approval of this task order so it can help me with submitting this application for these possible funds. Commissioner Eggemeyer made a motion to approve CSRS's Task Order No. 9 – Preliminary Program for Bulkhead Project. Commissioner Schulman 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 Aparicio 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 Schulman 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.

**IV. EXECUTIVE SESSION** – At 2:25 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, including contract and terms on economic development agreements
  - 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 3:52 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 May 8, 2024, at 1:00 p.m. at the Port Administration Building.

**VII. ADJOURNMENT.** Commissioner Aparicio moved to adjourn and was seconded by Commissioner Eggemeyer the motion carried, and the meeting adjourned at 3:58 p.m.

  
Greg T. Seaman, Secretary