

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
September 19, 2024

I. Chairman Neeley called the meeting of September 19, 2024, to order at 1:01 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 E. Neeley, Chairman
Greg T. Seaman, Commissioner
Alan Schulman, Commissioner
Victor Martinez, Jr., Port Director
Huyen Tran, PCMC Hospital, Administrator

Isidro Castanon, Port Attorney
Jose Ortiz, Maintenance Contractor
Ryan West, Palacios Beacon
Ron Linton, Coldwell Banker Realty
Verna H. Williams, Port Office Mgr.
Craig Wallis, PCMC Hospital Board Member

Huyen Tran, Administrator with the Palacios Community Medical Center Hospital, asking for financial assistance for the local hospital. She asked the Board to consider matching the Trull Foundation and Ed Rachal Foundation who are giving \$75,000 each.

Craig Wallis, Director on the PCMC Hospital Board, stressed the financial needs of the local hospital and how important it is to keep our local hospital open for our community.

I. 1. Public Comments on Budget and Proposed Tax Rate. There were no comments addressing this item.

II. 1. Consideration and approval of minutes of previous meetings (8/21/2024). Minutes from the Regular Board Meeting of August 21, 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 was one recreational vessel removal (Padgett-TB#3 E-3). There was one renewed Commercial Lease (Au). Occupancy for TB#3 B Dock 67%, C Dock 0%, D & E Docks 89%, and G Dock 71%. A motion was made by Commissioner Aparicio to approve Port Lease Activity, as presented. Commissioner Eggemeyer seconded the motion. Motion passed by majority vote.

II. 3. Consideration and approval of FY2025 Maintenance & Operations Budget. Mr. Martinez stated we have met on the Proposed FY2025 M&O Budget in August. If there are no other updates or questions about the M&O Operations Budget, I recommend approving as it is. If there are more updates, I recommend approving the M&O Operations Budget with the understanding all updates and changes will be made before final signatures. A motion was made by Commissioner Seaman to approve the FY2025 Maintenance & Operations Budget, as presented. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 4. Consideration and approval of FY2025 Committed Funds Budget. Mr. Martinez stated, MCND#1 has committed adequate funds for designated projects and contingency situations for FY2025. Generally, readily available cash is in our depository accounts throughout the year for projected expenses and other planned usage. A motion was made by Commissioner Eggemeyer to approve the FY2025 Committed Funds Budget, as presented. Commissioner Schulman seconded the motion. All voted affirmatively and the motion passed.

II. 5. Consideration and approval of Order to Adopt 2024 Tax Rate. Mr. Martinez read the Order to Adopt the 2024 Tax Rate. Commissioner Schulman made a motion to approve the Maintenance & Operation Tax Rate for 2024 is Voter-Approval Tax Rate of \$0.00704 per \$100 of value. Total Adopted Tax Rate of \$0.00704 per \$100 of value. Commissioner Eggemeyer seconded the motion. David C. Aparicio: Yes; Victor L. Eggemeyer: Yes; Jimmy E. Neeley: Yes; Alan C. Schulman: Yes; Greg T. Seaman: Yes. All voted affirmatively and the motion passed.

II. 6. Discussion on the Port Infrastructure Development Program – Turning Basin 1&2 Rehabilitation. No discussion available on this Agenda Item.

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 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.

IV. EXECUTIVE SESSION – At 2:21 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 to the purchase, exchange, lease or value of real property
- c. Discussion on economic development
- d. Discussion on concerning default leases
- e. Discussion on repair of Port property
- f. Discussion on Funds Requests

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 3:54 p.m. Chairman Neeley made a motion to approve the purchase of the Serendipity property for \$4,150,000 and for the Chairman, Mr. Neeley, to execute all necessary documents to complete the purchase. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

Commissioner Seaman made a motion to amend the 2024 Budget to increase the Promotion & Development line item by \$75,000. Commissioner Schulman seconded the motion. All voted affirmatively and the motion passed.

Commissioner Aparicio made a motion to issue a \$75,000 payment from the Promotion & Development fund to the Palacios Community Medical Center. Commissioner Eggemeyer 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, October 16, 2024, at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Aparicio.



Greg A. Seaman, Secretary