

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE**  
**MINUTES OF THE BOARD OF COMMISSIONERS**  
**REGULAR BOARD MEETING**  
**October 16, 2024**

I. Chairman Neeley called the meeting of October 16, 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  
Verna H. Williams, Port Office Mgr.

Jose Ortiz, Maintenance Contractor  
Ryan West, Palacios Beacon  
Ron Linton, Coldwell Banker Realty  
Matt Glaze, Urban Engineering  
Rick Cink, City of Palacios Mayor  
Cynthia Raleigh, City of Palacios Manager  
D. C. Dunham  
Emily Fagan-Baker, HUB Director

Emily Fagan-Baker, thanked the Port for hosting the second day of the HUB's Free Family Fun Event which had approximately one thousand individuals in attendance.

**II. 1. Consideration and approval of minutes of previous meetings (9/19/2024).** Minutes from the Regular Board Meeting of September 19, 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 three renewed recreational leases (Gangluff/Kelly/Riccio). There was one renewed Commercial Lease (Azteca). There was one Release and Assignment of Commercial Lease (Vu/PAJJ). Occupancy for TB#3 B Dock 67%, C Dock 0%, D & E Docks 89%, and G Dock 71%. A motion was made by Commissioner Seaman to approve Port Lease Activity, as presented. Commissioner Eggemeyer seconded the motion. Motion passed by majority vote. Commissioner Aparicio abstained due to a conflict of interest.

**II. 3. Discussion on the Port Infrastructure Development Program – Turning Basin 1&2 Rehabilitation.**

**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 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 Aparicio 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 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

**V. RETURN TO OPEN SESSION** – Mr. Martinez, Port Director recommend the following, a motion to allow Chairman Jimmy Neeley to execute all necessary documents to finance the purchase of the Serendipity property through the Prosperity Bank. Commissioner Schulman approved the motion. 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, November 20, 2024, at 1:00 p.m. at the Port Administration Building.

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



Alan Schulman, Vice-Chairman