

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
November 20, 2024

I. Chairman Neeley called the meeting of November 20, 2024, 2024, to order at 1:09 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
Carlos Duran, Commissioner
Victor Eggemeyer, Commissioner
Jimmy E. Neeley, Chairman
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 (2:00 p.m.)
Ron Linton, Coldwell Banker Realty
Matt Glaze, Urban Engineering (1:30 p.m.)
Victoria Duran (1:30 p.m.)

II. 1. Consideration and approval of the Order Canvassing the Election Returns for Commissioner Position Number Two and Declaring the Results of the Election. Mr. Martinez read the “Order Canvassing the Election Returns for Commissioner Position Number Two Declaring the Results of the Election”. Commissioner Schulman moved to approve the Order Canvassing the Election Returns for Commissioner Positions Number Two Declaring the Results of the Election. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed. {Commissioner Duran note eligible to make a motion). (Chairman Neeley signed the document, which was notarized).

II. 2. Swearing-in of Elected Commissioner – Position Number Two. Port Director, Martinez, administered the Oath of Office to the newly elected Commissioner, Carlos Duran. Both Carlos Duran and Victor Martinez signed the Oath of Office. Both also signed The State of Texas Statement of Officer.

II. 3. Elect Board officers for 2-year terms. Mr. Martinez suggested nominations and voting in the new Officers. Chairman was nominated and voted to be filled by Alan Schulman. Vice Chairman was nominated and voted to be filled by Jimmy Neeley. The Secretary was nominated and voted to be filled by Carlos Daran. No motion required.

II. 4. Action to amend bank signature authorizations for Board officers. Commissioner Aparicio made a motion to remove Jimmy Neeley as Chairman and Alan Schulman as Vice Chairman from all signature authority on all MCND#1 accounts including First Financial Bank and Prosperity Bank. And to add newly elected Alan Schulman as Chairman and Jimmy Neeley as Vice Chairman as signers on all MCND#1 accounts, including First Financial Bank and Prosperity Bank, with no limitation on the amount on the checks and/or transfers for signature authority at Prosperity Bank and First Financial Bank. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 5. Elect Investment Committee Commissioners for 2-year terms. Mr. Martinez stated, Currently, the Investment Committee consists of 4 members: Port Director, County Investment Officer and 2 Commissioners-Chairman Neeley and Commissioner Aparicio. As per the Investment Committee Policy. We must elect Investment Committee Commissioners every 2 years. There are no term limits for the Commissioners, meaning the current Commissioners can be re-elected and remain on the Committee. After some discussion it was decided to table this Agenda Item to the next Board Meeting.

Port Attorney, Castanon, stated there is a related issue; since we are changing officers; on the closing of Serendipity Project. We have Chairman Neeley signing all the documents. Now the newly elected Chairman is Mr. Schulman. Commissioner Aparicio made a motion to allow newly elected Chairman Schulman to sign all documents on the Serendipity Project with Prosperity Bank. All voted affirmatively and the motion passed.

II. 6. Consideration and approval of minutes of previous meetings (10/16/2024). Minutes from the Regular Board Meeting of October 16, 2024, were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Chairman Schulman seconded the motion. Motion passed by majority vote. (Commissioner Duran abstained).

II. 7. 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 (Bari/George/Segal/Thompson). There was no Commercial Lease activity. 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. All voted affirmatively and the motion passed.

II. 8. Consideration and possible approval for the Matagorda County 2024 Levy Tax Roll Report and the Matagorda County 2024 Grand Total Report. Mr. Martinez stated, Property Tax Code Section 26.09 (e) requires us as the governing body to approve the Levy Tax Roll Report and the Grand Total Report as given by the Tax Assessor. I have looked over each of the reports and they match up with the estimated taxes we budgeted for in FY2025. Commissioner Eggemeyer made a motion to approve the Matagorda County 2024 Levy Tax Roll Report and the Matagorda County 2024 Grand Total Report. 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 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 Eggemeyer made a motion to approve the current Register Reports. Chairman 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. Chairman Schulman made a motion to approve the Current Investment Activity Report. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of 3rd Quarter Investment Activity Reports. Mrs. Gonzalez reported on the 3rd Quarter Investment Activity Reports. Commissioner Eggemeyer made a motion to approve the 3rd Quarter Investment Activity Reports. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

IV. EXECUTIVE SESSION – At 3:00 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 – The Commissioners returned to Open Session at 4:23 p.m. Commissioner Neeley made a motion to appoint Carlos Duran to replace Commissioner Greg Seaman on the Palacios TIRZ Board. Chairman Schulman 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, December 18, 2024, at 1:00 p.m. at the Port Administration Building.

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



Carlos Duran, Secretary