

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
APRIL 16, 2025

I. Chairman Schulman called the meeting of April 16, 2025, to order at 1:06 p.m. Chairman Schulman announced the Notice of Meeting had been duly posted and there was a quorum present. The Pledge of Allegiance was recited. Chairman Schulman welcomed those in attendance and thanked them for coming. (Mr. Martinez is not present)

ATTENDEES:

David Aparicio, Commissioner
Carlos Duran, Commissioner
Victor Eggemeyer, Commissioner
Jimmy E. Neeley, Commissioner
Alan Schulman, Chairman
Verna H. Williams, Port Office Mgr.
Isidro Castanon, Port Attorney
Jose Ortiz, Maintenance Contractor

Michael Brooks, Serendipity (*arrived 1:10 pm*)
Ryan West, Palacios Beacon (*arrived 1:40 pm*)
Matt Glaze, Urban Engineering (*left 1:28 pm*)
D.C. Dunham
Jorden Rollins, KM&L, LLC
Trent Tinnin, Lone Star Sand & Gravel
Tammi Tinnin, Lone Star Sand Gravel

Trent and Tammie, with Lone Star Sand Gravel introduced themselves to the Board. We would like to meet with the District on an offer to utilize some of the Port's land to help bring in more revenue. They would like to make an appointment for that meeting with the District.

D. C. Dunham thanked the District for their contribution to the Seafood Festival which will be on October 25, 2025.

II. 1. Consideration and approval of minutes of previous meetings (3/25/2025 & 4/2/2025).

Minutes from the Regular Board Meeting of March 25, 2025, were reviewed. Commissioner Eggemeyer moved to accept the minutes. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

Minutes from the Special Called Board Meeting of April 2, 2025, were reviewed. Commissioner Duran moved to accept the minutes. 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. Chairman Schulman reported on lease activity since the last regular Board meeting. There was 1 new recreational lease (NonQuit Realty Corp) and 1 cancelled lease (Bari). There was no Commercial Lease activity. Occupancy for TB#3 B Dock 67%, C Dock 100%, D & E Docks 89%, and G Dock 86%. A motion was made by Commissioner Eggemeyer to approve Port Lease Activity, as presented. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and approval of three month extension of current Agreement between Victor Martinez Jr. and Matagorda County Navigation District effective April 16, 2025. Commissioner Aparicio made a motion to move this Agenda Item to the Executive Session. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 4. Consideration and acceptance of the FY2024 Financial Audit from KM&L, LLC. Chairman Schulman stated, MCND#1 contracted with the firm to perform our FY2024 Financial Audit. Chairman Schulman reviewed the Audit this afternoon before this Board Meeting. Ms. Jorden Rollins, with KM&L, LLC, went over the Independent Auditor's Report letter and the Significant Audit Matters letter

which stated it was a clean audit report. Then she went over the Audit report which she handed out to the Board. She stated there were no issues, it was a smooth and clean audit with nothing requiring attention. After reviewing these documents, Commissioner Aparicio made a motion to accept the FY2024 Financial Audit from KM&L, LLC. Commissioner Neeley seconded the motion. All voted affirmatively and the motion passed.

II. 5. Consideration and possible action to declare Port's Property as surplus and schedule for auction. After some discussion, Commissioner Aparicio made a motion to declare the non-bolded items and the golf carts on the Port's Property Surplus List. Commissioner Neeley seconded the motion. All voted affirmatively and the motion passed

II. 6. Discussion on Texas Department of Transportation and Matagorda County Navigation District #1 Heavy Haul Road Agreement. This Agenda item was just for discussion.

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 (Port Director not available)

Consideration and approval of Current Voucher Control Report. Commissioner Neeley 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 Neeley made a motion to approve the current Register Reports. Commissioner Duran seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of Current 2024 Financial Reports. After review, Commissioner Neeley made a motion to approve the Current 2024 Financial Reports. Commissioner Aparicio 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 Neeley made a motion to approve the Current Investment Activity Report. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

IV. EXECUTIVE SESSION – At 2:46 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 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 4:02 p.m. Port Attorney Castanon was not present. Commissioner Eggemeyer made a motion to offer Victor Martinez a 5-hour work schedule a week on a month-to-basis. Commissioner Neeley seconded the motion. All voted affirmatively and the motion passed. No other motions were offered for action from the Executive Session.

VI. SCHEDULE THE NEXT MEETING DATE, TIME, AND PLACE. The next Regular Board Meeting was scheduled for Wednesday, May 21, 2025, 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 4:04 p.m.



Carlos Duran, Secretary