

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
JUNE 11, 2025

I. Chairman Schulman called the meeting of June 11, 2025, to order at 1:18 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 and announced Commissioner Aparicio will not be present.

ATTENDEES:

Carlos Duran, Commissioner	Jose Ortiz, Maintenance Contractor
Victor Eggemeyer, Commissioner	Ryan West, Palacios Beacon
Jimmy E. Neeley, Commissioner	D. C. Dunham
Alan Schulman, Chairman	Rebecca May, TDEM
Verna H. Williams, Port Office Mgr.	Cris Cruz, TDEM
Isidro Castanon, Port Attorney	Rick Cink, City Mayor (<i>left 1:28 p.m.</i>)
Randy Steward, Penascal Field Services, Inc.	Cindy Ralieggh, City Manager (<i>left 1:28 p.m.</i>)
Michael Brooks, Serendipity	Stephen George

II. 1. Consideration and approval of minutes of previous meetings (5/21/2025). Minutes from the Regular Board Meeting of May 21, 2025, were reviewed. Commissioner Eggemeyer moved to accept the minutes. Commissioner Duran 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 renewed Recreational Lease (Lothar). There were four Addendums to Commercial Leases (Bowers/Brady/Croaker/Shrimp Shack) and one renewed Commercial Lease (Gar #406) 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 Duran to approve Port Lease Activity, as presented. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and possible acceptance of security and designation of Prosperity Bank as the Managing Depository Bank, as previously approved by MCND#1 Commissioners. Chairman Schulman stated, the Prosperity Bank has signed and returned the Depository Contract, Pledge Agreement and Collateral Agreement to us. These are all required documents to designate Prosperity Bank as the Managing Depository Bank. All contracts and agreements are in order. Since Prosperity Bank was our previous Managing Depository Bank there are no major changes to these documents. Commissioner Neeley made a motion to accept the security and designation of Prosperity Bank as the Managing Depository Bank and to execute the Contract and Agreements. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 4. Consideration and possible acceptance of security and designation of First Financial Bank as a Participating Depository Bank, as previously approved by MCND#1 Commissioners. Chairman Schulman stated, First Financial Bank has signed and returned the Depository Contract to us. This is the only document required to designate First Financial Bank as the Participating Depository Bank. Again, since First Financial has been a participating bank with us for, there are no major changes to this contract. Commissioner Neeley made a motion to accept the security and designation of the First Financial Bank as the Participating Depository Bank and to execute the Contract. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 5. Discussion on Jensen Property Survey. Mr. Randy Steward gave a brief update on the Jensen well. The survey was completed today. Mr. Steward will send a preliminary Pad Plat, Railroad Commissioner Drilling Permit and documents needed for the Port Attorney to do a Surface Agreement and later a Right-a-Way agreement. No motion required.

II. 6. Discussion on CSRS/Collins Engineering “Port Infrastructure Development Program Energy and Resilience Improvement Project”, (No discussion)

III. INTERNAL & FINANCIAL REPORTS for Board discussion and appropriate action Internal Reports.

- a. Contractor’s Port Maintenance Report
- b. Port Operations Report (Michael Brooks & Isidro Castanon)

Consideration and approval of Current Voucher Control Report. Commissioner Neeley made a motion to accept the Current Voucher Control Report. Commissioner Eggemyer 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 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 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 2:20 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 personnel matters as pertained under Section 551.074.
 - a. Personnel – Port Director Open Position
- 3. 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 to the purchase, exchange, lease or value of real property
 - b. Discussion on economic development
 - c. Discussion on concerning default leases
 - d. Discussion on repair of Port property
 - e. Discussion on Turning Basin #4 Property

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 4:38 p.m. 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, July 16, 2025, at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Neeley the motion carried, and the meeting adjourned at 4:39 p.m.



Carlos Duran, Secretary