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COUNTY CLERK  
VICTORIA COUNTY, TEXAS

## NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN pursuant to Section 551.041 of the Texas Government Code, that the Navigation and Canal Commissioners of the VICTORIA COUNTY NAVIGATION DISTRICT (the "District") will meet on November 15, 2022 at 1:00 p.m. at the District's administrative office, located at 1934 FM 1432, Victoria, Texas.

The subjects of such meeting shall be:\*

1. Approval of minutes of the meeting held October 24, 2022.
2. To receive public comment (limited to three minutes per person).
3. To receive the following Staff and Committee reports:
  - A. Executive Director/Executive Committee - Business recruitment; development of the Port of Victoria North and South Industrial Sites; leases and contracts; real estate matters; federal, state, and local governmental affairs; rail issues; USACE matters and updates; upcoming Port and industry events; Port tenant/customer updates; and other related operational, administrative, and governmental matters.
    - i) To receive, review, and consider approval of a revised plat to be attached as an exhibit to the September 01, 2021 Rail Usage Permit issued to Texas Flow Tankage, LLC, and take appropriate action.
    - ii) To receive, review, and consider approval of a proposed Option Agreement with Navitas Energy, LLC, of Austin, Texas, covering approximately five (5) acres of real property located within the Port of Victoria North Industrial Site, and take appropriate action.
    - iii) To receive, review and consider approval of a proposed Option Agreement with First Ammonia, LLC, of New York, NY, covering approximately one hundred fifteen (115) acres of real property located within the Port of Victoria South Industrial Site, and take appropriate action.
    - iv) To receive, review, and consider approval of a proposed Ground Lease with Shamrock Products, LLC, of Houston, Texas, covering approximately twenty (20) acres of real property located within the Port of Victoria North Industrial Site, and take appropriate action.
    - v) To receive, review, and consider approval of a proposed Lease Agreement with Hickman-Williams & Company, of Birmingham,

Alabama, covering approximately 7.8 acres of real property and the existing improvements thereon, located within the Port of Victoria North Industrial Site, and take appropriate action.

- vi) To receive, review, and consider approval of proposed revisions to the Port of Victoria Tariff, and take appropriate action.
  - vii) To review and discuss personnel matters related to the duties, job performance, and compensation of the District's Executive Director, consider appropriate compensation of the Executive Director for 2022 and 2023, and take appropriate action.
- B. Operations Manager - Activities and matters related to waterborne traffic activity; security matters; and operations at the Port of Victoria.
- C. Finance Committee - Activities and matters related to financial status and results; investments; insurance; financial management issues; project financing; budgeting and tax rate analysis; and financial audit process.
- i) Receipt of monthly financial reports and approve payment of accounts payable.
- D. Facilities Committee - Activities and matters related to the Channel to Victoria; capital and other projects; infrastructure, maintenance issues, infrastructure planning and development; transportation issues; safety and security measures; and other related engineering or environmental matters.
- E. Advancement & Development Committee - Activities and matters related to public affairs; industry meetings; Port presentations; Port events; trade and new customer development activities; advertising and web activity; Foreign-Trade Zone; and other related trade development or community relations matters.
- i) To receive a report from The Emmett Company regarding potential development of the Port of Victoria's facilities and properties, and strategic planning matters relating to the District, including a review and discussion of the status of "Action Items" identified as a part of the District's 2022 Strategic Planning Conference.
  - ii) To receive an economic development report from representative(s) of the Victoria Economic Development Corporation (VEDC) and consider further action with respect to pending VEDC projects involving the Port of Victoria.
4. To receive the report of the District's Legal Counsel.

5. To discuss the status of negotiations with potential customers of the Port of Victoria and consider approval of agreements relating to same.
6. To discuss and deliberate the purchase, sale, exchange or lease of property and other real estate matters, including requests for easements and/or permits.

WHEREFORE, this Notice is executed this 10th day of November, 2022 by the undersigned, hereunto duly authorized.

VICTORIA COUNTY NAVIGATION DISTRICT

By: */s/ Duane G. Crocker*  
Duane G. Crocker, Legal Counsel

\*Any item on this agenda may be discussed in executive session as authorized by Texas law.