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Randi Crosby
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 May 18, 2021 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:*

- Robby Burdge
Chairman
- Byron Burris, II
Vice-Chairman
- Donald Pozzi
Secretary
- Elton Calhoun
Commissioner
- John H. Gilley, IV
Commissioner
- Sean Stibich
Executive Director
- Duane G. Crocker
Legal Counsel

VICTORIA COUNTY
NAVIGATION DISTRICT

1934 FM 1432
Victoria, TX 77905
Ph: 361-570-8855
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www.portofvictoria.com

1. Approval of minutes of the meetings held April 20, and May 13, 2021.
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; federal, state, and local governmental affairs; rail issues; USACE update; upcoming Port and industry events; Port tenant updates; and, other related operational, administrative, and governmental matters.
 - i) To receive an update from Port Staff and resource team members related to the status of a proposed Zinc Resources, LLC electric arc furnace dust recycling project, including matters related to requested tax abatements for the project, community input, project-related due diligence activities, the environmental review and assessment commissioned by the District from HDR Engineering, Inc., additional engineering assessment items as may be required with respect to the District's due diligence analysis, and the status of lease discussions and negotiations with the prospective tenant.
 - ii) To receive, review, and consider proposed agreements between the District and Cru Victoria Investments, LLC (assignee of Cru Logistics, LLC) for the acquisition and lease-back of certain personal property and infrastructure owned by the Cru entities, and amending and extending the parties' current Ground Lease, and take appropriate action.
 - iii) To receive, review, and consider a proposed Rail Right-of-Way Easement from Texas Flow Tankage, LLC in connection with the rail loop project on the Port of Victoria North Industrial Site, and take appropriate action.
 - iv) To receive, review, and consider a proposed Registration Agreement with Providence Commercial Real Estate Services, Inc., of San Antonio,



Texas covering properties located within the Port of Victoria's North Industrial Site, and take appropriate action.

- v) To receive, review, and consider a proposed contract with CSRS, Inc., of Lake Charles, Louisiana, for the drafting and compilation of a 2021 Port Security Grant Program Application for the Port of Victoria, 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 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.
 - ii) Receipt of a recommendation from the Finance Committee regarding the funding of the District's Promotion and Development Account and take appropriate action.
- D. Facilities Committee - Activities and matters related to the Channel to Victoria; capital and other projects; infrastructure, maintenance issues, infrastructure planning; 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.
 - 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, exchange or lease of property and other real estate matters, including requests for easements and/or permits.

WHEREFORE, this Notice is executed this 14th day of May, 2021 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.

