



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 October 17, 2023 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 September 07, 2023.
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 Task Order No. 13 to the Master Agreement between the District and CSRS, LLC, in an amount not to exceed \$7,740.00, for services required to create and administer a solicitation process requesting letters of interest from qualified parties to provide water resource solutions necessary to support industrial projects at the Port of Victoria South Industrial Site, and take appropriate action.
 - ii) To receive, review, and consider approval of Task Order No. 14 to the Master Agreement between the District and CSRS, LLC, in an amount not to exceed \$10,000.00 annually, for On Call Master Plan Support to provide periodic requested updates to the existing Port of Victoria South Industrial Site master plan and related marketing materials, and take appropriate action.
 - iii) To consider the delegation of authority to the District's Executive Director to make purchases or enter into contracts in an amount not to exceed \$100,000.00 in compliance with Texas Water Code Section 60.403, and take appropriate action.
 - iv) To receive, review, and consider approval of proposed changes to Exhibit C - Water Use Rate Schedule to the District's Tariff related to calculations and charges for water fees, and take appropriate action.
 - v) To receive, review, and consider approval of an Advanced Funding Agreement with the Texas Department of Transportation, and an accompanying Resolution, related to TXDOT's award of a

Robby Burdge
Chairman

Byron Burris, II
Vice-Chairman

Donald Pozzi
Secretary

Annie L. Cullen
Commissioner

John H. Gilley, IV
Commissioner

Sean Stibich
Executive Director

Duane G. Crocker
Legal Counsel

VICTORIA COUNTY
NAVIGATION DISTRICT

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\$20,355,494.00 grant through the Maritime Infrastructure Program for the District's South Industrial Site Rail Build-Out Project, and take appropriate action.

- vi) To receive, review, and consider approval of an Option Agreement with Victory Ammonia, LLC for a Ground Lease covering 100+/- acres of real property located at the Port of Victoria South Industrial Site, and take appropriate action.
 - vii) To receive, review, and consider approval of a proposed amendment to the existing Option Agreement between the District and Acme Greentech Ventures Americas, Inc., extending the existing lease option rights to an additional 100 +/- acre tract within the Port of Victoria South Industrial Site, subject to the terms of the Option Agreement, and take appropriate action.
 - viii) To receive an update and discuss the status of work undertaken and additional work to be completed on the District's South Industrial Site Rail Build-Out Project.
- 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) To consider approval of a Resolution approving the addition of District Chief Financial Officer Josh Hanchett as an authorized signer on all banking accounts of the District, 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 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.
 - 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.
 - A. To receive an update and consult with the District's Legal Counsel on any pending litigation matters related to the District's South Industrial Site Rail Build-Out Project.
 - B. To receive, review, and consider a proposed Settlement and Release Agreement with Zinc Resources, LLC related to Zinc Resource's asserted reimbursement claim for site related expenditures, and take appropriate action.
 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 12th day of October, 2023 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.



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Deirdre Gentry
COUNTY CLERK
VICTORIA COUNTY, TEXAS