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DEC 10 2021

Heidi Easley
Clerk County Court, Victoria County, Texas
By Deputy

NOTICE OF PUBLIC MEETING

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

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 December 16, 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:*

1. Approval of minutes of the meeting held November 09, 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; 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 meet with representatives of the U.S. Army Corps of Engineers to review and discuss the USACE's PAS drainage study on the Port of Victoria's South Industrial Site, and the proposed FEMA Flood Plain maps for Victoria County.
 - ii) To receive, review, and consider a proposed Interlocal Agreement with the City of Victoria and other taxing entities related to the District's participation in the City's Tax Increment Reinvestment Zone covering a portion of downtown Victoria, and take appropriate action.
 - iii) To receive, review and consider proposed Tariff rate adjustments to various Port of Victoria user fees and to the commodity charges for Invista and The Fordyce Company, proposed to be effective January 01, 2022, and take appropriate action.
 - iv) To receive, review and consider approval of a letter agreement with Union Pacific Railroad for pre-payment of estimated costs associated with its review of the proposed design and layout of the South Industrial Site Rail Build-Out Project, and take appropriate action.
 - v) To receive, review and consider approval of proposed resolution requesting the Board of Directors of the Victoria Central Appraisal

VICTORIA COUNTY
NAVIGATION DISTRICT

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District to commission an independent third-party audit/best practices review of the Victoria Central Appraisal District, and take appropriate action.

- vi) To receive, review, and consider a proposed pipeline easement with Kinder Morgan Tejas Pipeline, LLC for the construction of a natural gas pipeline across a portion of the Port of Victoria North Industrial Site to service the Zinc Resources, LLC facility, and take appropriate action.
 - vii) To conduct a performance review and set appropriate compensation for the District's Executive Director.
 - viii) To receive, review, and consider a proposed Easement Agreement with The Fordyce Company, granting an easement for the operation and maintenance of a conveyor system from Fordyce's facility to its dock within the Port of Victoria's Turning Basin, and take appropriate action.
 - ix) To consider authorizing the release of an appropriate RFQ/RFP seeking qualifications and proposals for the provision of grant administration services, and take appropriate action.
 - x) To receive an update on the status of work undertaken on the District's proposed South Industrial Site Rail Build-Out Project, to receive a review of additional work to be completed on the project, and to further consider:
 - a. Authorizing the Executive Director to retain a qualified real estate appraisal firm to provide property valuation estimates related to the Rail Build-Out Project; and,
 - b. Receive, review, and consider a proposed agreement with HDR Engineering for the performance of services related to the acquisition of an NWP 14 permit from the U.S. Army Corps of Engineers required for the proposed Port of Victoria 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) 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.
 - 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 December, 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.

