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NOV 12 2025

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

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 18, 2025, 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 21, 2025.
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 an Amendment to the April 15, 2025 Option Agreement entered into between the District and Brother 1, LLC, providing for the inclusion of additional acreage within the Option, as well as a right of first refusal to lease other acreage at the Port of Victoria South Industrial Site-Texas Logistics Center, and take appropriate action.
 - ii) To receive, review, and consider approval of a Laydown Permit on identified property within the Port of Victoria North Industrial Site issued to Dun Transportation & Stringing, Inc., and take appropriate action.
 - iii) To consider authorizing the Executive Director to take steps necessary for the early termination of the District's February 01, 2025 lease agreement with Easy Recycling & Salvage, Inc., said termination to be to be effective November 30, 2025 by agreement of the parties, and take appropriate action.
 - iv) To receive, review, and consider approval of an Amendment adding additional property and infrastructure facilities to the to the December 01, 2022 Lease Agreement between the District and Hickman Williams & Company, and take appropriate action.

Byron Burris, II
Chairman

Annie L. Cullen
Vice-Chair

John H. Gilley, IV
Secretary

David Murphy
Commissioner

Sherry McShaffry
Commissioner

Sean Stibich
Executive Director

Duane G. Crocker
Legal Counsel

- v) To consider authorizing the Executive Director to extend the Access Agreement previously given to Aeropres Corporation for an additional six (6) weeks, through January 10, 2026, allowing access to specified District property at the Port of Victoria North Industrial Site during said time period, and take appropriate action.
 - vi) To receive, review, and consider a proposed Resolution approving and committing matching funds to Project TXDOT SCP 89, under the TXDOT Seaport Connectivity Grant Program, for the improvement of Enda Lane and other access to the Texas Logistics Center – Port of Victoria, Texas, and take appropriate action.
 - vii) To receive, review, and consider a proposed Lease Expiration and Asset Purchase Agreement between the District and Equalizer, Inc. related to the expiration of Equalizer's existing lease at the Port of Victoria North Industrial Site and the District's acquisition of certain improvements on said leased property, and take appropriate action.
 - viii) To receive, review, and consider a proposed Lease Agreement between the District and Gulfmark Midstream Operating, LLC, for the lease of certain real property, and the improvements thereon, located at the Port of Victoria North Industrial Site, and take appropriate action.
 - ix) 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 2025 and 2026, 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) To receive the monthly financial reports of the District and approve 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.
- i) To receive, review, and consider approval of a proposed Change Order Number B-01 to the District's contract with Choctaw Construction in



connection with the Port of Victoria South Industrial Site Rail Build-Out Project, adjusting the contract bid balance for the Scope A ARPA Base Bid to reflect the available ARPA SLFRF funding awarded to the District, and take appropriate action.

- 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.
- i) To receive an update and consult with the District's Legal Counsel on pending litigation matters related to the District's South Industrial Site Rail Build-Out Project.

WHEREFORE, this Notice is executed this 12th day of November, 2025, 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.

