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COUNTY CLERK
VICTORIA, 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 September 22, 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 meetings held August 19 and September 10, 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 Resolutions authorizing Chairman Byron Burris, II, and Executive Director Sean Stibich to take actions necessary to effectuate the closing of the District's purchase of approximately 356 acres of real property from Circle G Partnership, a/k/a Circle G, LLC, pursuant to the Purchase and Sale Agreement between said entity and the District dated August 11, 2025, and take appropriate action.
 - ii) To receive, review, and consider approval of the issuance of a Stevedore and Freight Handling License to Coastal Marine Contractors, LLC, P.O. Box 1112, Slidell, Louisiana, 70459, and take appropriate action.
 - iii) To receive, review, and consider approval of the issuance of a Stevedore and Freight Handling License to Barnhart Crane and Rigging, LLC, 13026 Ellen Lane, Houston, Texas 77015, and take appropriate action.
 - iv) To consider approval of a Resolution authorizing the re-establishment of an unsecured line of credit with Prosperity Bank in an amount not to exceed \$5 million, for the purpose of ensuring timely payment for construction services and materials pending reimbursement of project costs from the applicable TXDOT grant program related to the Port of Victoria South Industrial Site Rail Build-Out Project, and authorizing the Executive Director to execute any documents and instruments

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

related to the establishment and operation of same, and take appropriate action.

- v) To receive, review, and consider approval of an Access and License Agreement with Brother 1, LLC, to be effective October 01, 2025, granting access and permitting due diligence activities on identified real property, 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 consider approval and entry of an Order adopting a proposed 2025 tax rate of \$0.0271 per \$100 valuation, approving the levy of same, and providing for the assessment and collection of same, and take appropriate action.
 - ii) 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.
- 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 16th day of September, 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.

