



AMENDED NOTICE OF PUBLIC MEETING

Robby Burdge
Chairman

Byron Burris, II
Vice-Chairman

Annie L. Cullen
Secretary

David Murphy
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 12, 2024, at 10:00 a.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 19, 2024.
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 ratification of an Option Agreement Extension with First Ammonia, LLC, and take appropriate action.
 - ii) To receive, review, and consider a proposed Second Amendment to Ground Lease with Tres Victoria Holdings, LLC, and take appropriate action.
 - iii) To receive, review, and consider a Ground Lease with Victoria Port Power II, LLC, for real property within the Port of Victoria North Industrial Site, and take appropriate action.
 - iv) To receive, review, and consider a License Agreement with Green Energy Origin Texas, LLC for the temporary placement of a portable office building(s)/trailer(s) on the Port of Victoria North Industrial Site, and take appropriate action.
 - v) To receive, review, and consider a proposed Compromise and Settlement Agreement between the District and Boardwalk Texas Intrastate, LLC providing for the parties' entry into an Encroachment Agreement to allow an encroachment over and across Boardwalk's existing pipeline easement via construction of the Port of Victoria South Industrial Site Rail Build-Out Project, and take appropriate action.
 - vi) To review and discuss personnel matters related to the duties, job performance, and compensation of the District's Executive Director,

VICTORIA COUNTY
NAVIGATION DISTRICT

1934 FM 1432
Victoria, TX 77905
Ph: 361-570-8855
Fax: 361-570-8854

www.portofvictoria.com

consider appropriate compensation of the Executive Director for 2024 and 2025, and take appropriate action.

- vii) To receive, review, and consider a proposed engagement letter with the accounting firm of Harrison, Waldrop & Uherek, LLP, for performance of the District's financial audit, 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.
- 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.
 - ii) To receive an update and consult with the District's Legal Counsel on matters related to the District's termination of the South Industrial Site Rail Build-Out Project construction contract with Industrial Rail & Civil Services, LLC, and take appropriate action related to same.



5. To receive information, evaluate, discuss, and take appropriate action on the following workshop agenda items and topics:
- i) Development of a 2025 Grant Strategy (Federal and State) related to infrastructure improvements and investments.
 - ii) Develop a strategy for the upcoming legislative session.
 - iii) Review and discuss the status of water and electricity availability at the Port of Victoria/Texas Logistics Center, and an action plan related to same as needed.
 - iv) Review and discuss working relationships with TNW, UPRR, BNSF, and CPKC.
 - v) Discuss the development of relationships supporting the Texas Logistics Center and its role beyond Victoria County.

WHEREFORE, this Notice is executed this 9th day of December, 2024, 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.

FILED

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Picci Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

A.G.

