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VICTORIA COUNTY, TEXAS

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 January 21, 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:*

- I. Approval of minutes of the meeting held December 12, 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 approval of a Ground Lease between the District and EZ Recycling & Salvage, Inc. for a tract of property and the improvements thereon located within the Port of Victoria North Industrial Site, and take appropriate action.
 - ii) To receive, review, and consider approval of a requested amendment to the District's fee agreement with Baker Botts, LLP for the provision of legal services, and take appropriate action.
 - iii) To receive, review, and consider approval of a Memorandum of Understanding between the District, Victoria Sales Tax Development Corporation, and the Victoria Economic Development Corporation related to the establishment and operation of a Governmental Affairs Program for the 2025 Texas legislative session, and take appropriate action.
 - iv) To consider authorizing the release and publication of notice under Section 60.040 of the Texas Water Code, seeking bids and proposals for a lease option agreement and ground lease for a term in excess of fifty (50) years and the development and construction of a power generation facility at the Texas Logistics Center – Port of Victoria, and take appropriate action.

VICTORIA COUNTY
NAVIGATION DISTRICT

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- 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 information on the status of the Port of Victoria South Industrial Site Rail Build-Out Project, consider authorizing the solicitation of bids for the completion of the construction of improvements and infrastructure related to same, and take appropriate action.
 - ii) To ratify a compromise and settlement agreement between the District and Boardwalk Texas Intrastate, LLC related to the resolution of pending claims in condemnation lawsuits, Cause Nos. CIV2-21264 and CIV1-21285, to secure right-of-way for the Port of Victoria South Industrial Site Rail Build-Out Project, 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 16th day of January, 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.

