

4:45 FILED O'CLOCK P.M.

AUG 11 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By M A 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 August 16, 2022 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 July 19, 2022.
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 letter of support for the 2022 Port Freeport AMH Hub & Spoke Project Designation to be sent to the U.S. Department of Transportation, Maritime Administration, Office of Ports & Waterways Planning, and take appropriate action.
 - ii) To review and consider water availability and options for providing water related to a proposed Ground Lease agreement with Tres Victoria Holdings, LLC, and take appropriate action.
 - iii) To receive an update and discuss the status of work undertaken on the District's proposed South Industrial Site Rail Build-Out Project, additional work to be completed on the project, and real estate matters related to the project, and take appropriate action.
 - iv) To receive, review, and consider a proposed Option Agreement for Purchase of Easement with David & Cheryl Rubac for a Railroad and Right-Of-Way Easement covering approximately 2.770 acres of real property in Victoria County, Texas, and take appropriate action.
 - v) To receive, review, and consider approval of a contract with Braun Intertec, 10819 W. Fairmont Parkway, La Porte, TX, for the performance of a geotechnical evaluation of the real property identified

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

VICTORIA COUNTY
NAVIGATION DISTRICT

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

www.portofvictoria.com



as part of the South Industrial Site Rail Build-Out Project, and take appropriate action.

- vi) To consider authorizing the initiation of appropriate legal proceedings to secure access and entry onto the identified specific properties in Victoria County, Texas for the purpose of conducting due diligence activities related to the proposed South Industrial Site Rail Build-Out Project, such activities to include, without limitation, inspection, civil and environmental surveys, engineering studies, and geotechnical testing and evaluation, and take appropriate action. Such properties to include: (a) 00920 Alejo Perez Abst 92, Tract 8, Acres 77.6, Property ID 31928 and 00930 Francisca Perez Abst 93, Tract 13, Acres 175.5, Property ID 32148, owned by Circle G Partnership; (b) 00930 Francisca Perez Abst 93, Tract 185, Acres 27.35, Property ID 146044 owned by Joyce A Studer Revocable Trust; and, (c) 00930 Francisca Perez Abst 93, Tract 183, Acres 26.0, Pt of a 74.43 ac. tract, Property ID 31996, 00930 Francisca Perez Abst 93, Tract 184, Acres 10.92, Pt of a 74.43 ac. tract, Property ID 31997, and 01490 CM Creaner Abst 149, Tract 9, Acres 37.51, Pt. of a 74.43 ac. tract, Property ID 33434, owned by Jana L. Cogswell.
- vii) To consider the removal of Robert Loeb and Clayton Johnson from the Board of Directors of the Victoria County Port Facilities Corporation, and take appropriate action.
- viii) To consider the appointment of Byron Burris, John Gilley, and Annie Cullen to the Board of Directors of the Victoria County Port Facilities Corporation, 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) Receipt of monthly financial reports and approve payment of accounts payable.
- ii) To review the anticipated revenues and expenditures of the District and adopt a budget for the District's operating accounts and funds for FY 2023.



- iii) To review tax calculations provided by Victoria County Tax Assessor-Collector Ashley Hernandez and consider adoption of a proposed maintenance and operations tax rate for 2022.
 - iv) To set date(s) for any required hearings related to the proposed maintenance and operations tax rate.
 - v) To consider appointment of Executive Director Sean Stibich as the District's Investment Officer, and take appropriate action.
- 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 11th day of August, 2022 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.

