

2024 SEP 12 A 11: 52

MO
Shirley Caskey
 COUNTY CLERK
 VICTORIA COUNTY, 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 17, 2024, 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 20 and September 04, 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 Lease No. GS-07P-LTX01397 between the District and the United States of America, acting by and through the General Services Administration, for office space at 1934 FM 1432, Victoria, Texas, to be occupied by United States Coast Guard personnel, and take appropriate action.
- ii) To receive, review, and consider approval of an Option Agreement with Bloomington Energy, LLC for specific property located within the Texas Logistics Center at Port of Victoria, and take appropriate action.
- iii) To receive, review, and consider approval and ratification of an Attorney Engagement Agreement with Andrews Meyers, P.C. for the provision of specified legal services, and take appropriate action.
- iv) To receive, review, and consider approval of an Amendment to the June 12, 2023, Option Agreement between the District and Acme Greentech Ventures Americas, Inc., adding additional acreage included within the option granted, and take appropriate action.
- v) To receive, review, and consider approval of an Access and License Agreement between the District and NCA Landholding, LLC allowing for access to specified acreage within the Texas Logistics Center at Port of Victoria for due diligence purposes, and take appropriate action.
- vi) To receive, review, and consider approval of an Access and License Agreement with Victoria Water Development, LLC, allowing for access

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

VICTORIA COUNTY
NAVIGATION DISTRICT

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to specified acreage within the Texas Logistics Center at Port of Victoria for due diligence purposes, identifying specified development milestones related to same, and granting exclusive development rights for specified infrastructure, and take appropriate action.

- vii) To receive, review, and consider approval of proposed minor revisions to the Owner Estoppel Certificate and Amendment and Restated Memorandum of Option Agreement, and the exhibits thereto, between the District, Navitas Energy, LLC, and Birch Creek Development, LLC, 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 Legal Counsel on matters related to the District's construction contract with Industrial Rail & Civil Services, LLC.

WHEREFORE, this Notice is executed this 12th day of September, 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.

