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NOTICE OF PUBLIC MEETING

Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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 16, 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 meeting held November 18, 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 approval of a lease agreement with AG Fertilizer, LLC, and take appropriate action.
 - ii) To receive, review, and consider approval of a License Agreement with AG Fertilizer, LLC, and take appropriate action.
 - iii) To receive, review, and consider approval of the issuance of a short-term Stevedore & Freight Handling License to Equalizer, Inc, and take appropriate action.
 - iv) To receive, review, and consider approval of an agreement with the accounting firm of Harrison, Waldrup & Uherek, LLP for performance of the District's FY 2025 financial audit, and take appropriate action.
 - v) To receive, review, and consider a proposed amendment to the District's Option Agreement and Ground Lease with Brother 1, LLC for the lease of real property at the Port of Victoria South Industrial Site, and take appropriate action.
 - vi) To receive, review, and consider approval of Task Order No. 19 to the Master Agreement between the District and CSRS, LLC, in an amount not to exceed \$43,215.00, for FEMA Port Security Grant administration,

including reporting, compliance activities, project management, and other services, and take appropriate action.

- vii) To receive, review, and consider a proposal from RT Consultants to perform on-site inspections and provide a written report on the condition of liquid storage tanks made the basis of the pending agreement between the District and Equalizer, Inc., and take appropriate action.
 - viii) To receive, review, and consider proposed revisions/amendments to the previously approved lease agreement between the District and Gulfmark Midstream Operating, LLC for liquid storage tanks at the Port of Victoria North Industrial Site, 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.
- i) To receive, review, and consider approval of proposed Change Order Number B-02 to the District's contract with Choctaw Construction in connection with the Port of Victoria South Industrial Site Rail Build-Out Project, to reduce the percentage of lime stabilization based on the characterization of fill materials used and break up the lime stabilization pay items into two (2) separate items, and take appropriate action.
 - ii) To receive, review, and consider approval of proposed Change Order Number 01 to the District's contract with Clark Construction, Inc. for road work at the Port of Victoria North Industrial Site to add to the existing scope of work the reconstruction of an additional 1,230 linear feet of transloading road for an additional contract price of \$196,272.14, 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 10th day of December, 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.

