

**Minutes of the Port Isabel-San Benito Navigation District
April 17, 2024
Regular Meeting**

A regular meeting of the Port Isabel-San Benito Navigation and Canal Commission was held on Wednesday April 17, 2024, at 4:30 P.M., at the Port Isabel-San Benito Navigation District (PISBND) Office, located at 250 Industrial Drive, Port Isabel, Texas 78578.

Commissioners Present were:

Victor Barrera, Commissioner Chairman,
Joe Martinez, Commissioner Secretary,

Commissioners Absent were:

Jose L Morales, Commissioner,

Others in Attendance were:

Steve Bearden, Port Director/General Manager,
Ana V. Lopez, Office Manager,
Scott Brown, PILOT,
Sherri Brown, PILOT,

The meeting was called to order by Chairman Victor Barrera at 4:30 P.M.

Item #3 on the Agenda Public Comments had no one from the public desiring to speak.

The Minutes for the Regular March 21, 2024, were presented, and discussed the following motion was made:

**A motion was made by Mr. Martinez and seconded by
Mr. Barrera to approve the above meeting minutes.
Motion carried unanimously.**

The Commissioner then discussed the request by LJH, LLC D.B.A. South Point Marina II for "Landlord consent to the encumbrance by Tenant of Tenant's interest under the Lease Agreement pursuant to the Deed of Trust." There being no additional discussion, the following action was taken:

**A motion was made by Mr. Martinez and seconded by
Mr. Barrera to approve and sign the form requested.
Motion carried unanimously.**

The Commissioners next discussed PILOT's request to re-lease the 2000 Port Road property. The Commissioners discussed the rental levels and time as requested by PILOT. It was decided to renew the lease for a one (1) year lease and five (5) options to renew for one (1) year. The rent would be \$12,500.00 per month for the first year and each renewal option year. There being no further discussion the following motion was made and seconded by:

A motion was made by Mr. Martinez and seconded by Mr. Barrera to approve the new Lease Agreement with the term of one (1) year and five (5) one year renewal options at the rent of \$12,500.00 per month for the first year and each renewal option year. Motion carried unanimously.

Ana Lopez reviewed the 1st Quarter Investment Report for 2024 (copy attached) the report was presented by Ana V. Lopez and reviewed by Mr. Juan Rivera, CPA. After discussion on the subject, the following action was taken:

A motion was made by Mr. Martinez and seconded by Mr. Barrera to acknowledge the 1st Quarter Investment Report for 2024, as reviewed by Juan Rivera, CPA. Motion carried unanimously.

The next agenda item was Shrimp Industry Issues. Mr. Bearden gave a report on the status of where the shrimp industry is due to over abundant import suppliers. Mr. Bearden notified commissioners that the Shrimp renters rent abatement ends in May 2024. Tabling this item until a workshop to discuss it further was requested. After discussion of the request the following action was taken.

A motion was made by Mr. Martinez and seconded by Mr. Barrera to table this agenda item, until a workshop can be had to discuss steps moving forward. Motion carried unanimously.

Next was the update on the Port Road By-Pass Right-of-Way. Mr. Bearden spoke with the realtor and reported on the preliminary study that was done. There are wetlands and options on the possible road would require our engineer to do a scale version of the road. After additional discussion, the Commissioners then took the following action:

A motion was made by Mr. Martinez and seconded by Mr. Barrera to table this item until the next meeting. Motion carried

The following agenda was discussion on the Property across the Shrimp Basin. Mr. Bearden reported his findings on the contamination of the property. Until the possible sale update is known, and the possibility of an EPA Grant to mitigate the contamination area and then purchase the land we must wait. After some discussion the commissioners took the following action:

A motion was made by Mr. Martinez and seconded by Mr. Barrera to rescind going through with the grant discussed at March meeting until purchase sale update is known. Motion carried.

r. Bearden updated the Commissioners on the Laguna Madre Water District potential lease of Property in North Turning Basin for Desalinization Plant Water Access. Mr. Bearden had a meeting with LMWD, about where the washout will be going to. The Laguna Madre Water District plans to build a plant with a 5 million gallon per day capacity and to operate the plant in the beginning at 2 million gallons a day, and at their next board meeting they would discuss options of what payments they will offer. The Commissioner took no action:

A motion was made by Mr. Martinez and seconded by Mr. Barrera to acknowledge the report given by Mr. Bearden. Motion carried unanimously.

Mr. Bearden informed the Commissioners of the update on completion of construction of Port Road Project. Most of the punch list items has been completed and we are waiting for the final walkthrough by the TxDOT engineers. There being no further discussion the following action was taken.

A motion was made by Mr. Martinez and seconded by Mr. Barrera to acknowledge the report. Motion carried unanimously.

In the Monthly Director's report Mr. Bearden reported the need for a temporary dumpster rental to use for the Port beach clean-up. Next, he reviewed the May meeting date and time, and it is tentatively scheduled for Thursday May 16, 2024, at 4:30PM.

A motion was made by Mr. Martinez and seconded by Mr. Barrera to acknowledge the Director's Report. Motion carried unanimously.

The previous month's bills were reviewed by the Commissioners. After questions and comments about some items, the following motion was made:

A motion was made by Mr. Martinez and seconded by Mr. Barrera to approve the payment of the bills, as presented. Motion carried unanimously.

There being no further business to come before the Commissioners, the following motion was made:

**A motion was made by Mr. Morales and seconded by
Mr. Martinez to adjourn the meeting at 5:55 P.M.
Motion carried unanimously.**



Victor Barrera, Commissioner Chairman



Joe Martinez, Commissioner Secretary