

## AGENDA 7

### **A) City Harbor**

- 1) Miller Seafood has the lease, which is up July 30, 2021.

### **B) Nautical Landings Building**

- 1) Working on facelift on front building — removed old plants and repairing sign.
- 2) Victor Fredrickson working on a scope to replace the doors.

### **C) Nautical Landings Marina**

- 1) Dominic Diodato, we are awaiting court date.
- 2) Matt Estes awaiting Probate.
- 3) Abandon boat
- 4) Horizon Environmental been onsite 3 times since last PC meeting.

### **D) Smith Harbor**

- 1) Poor Boys Bait, we are working on lease and awaiting a copy of his DBA, up August 31, 2021
- 2) Dredging, Derrick Construction they are behind schedule due to weather.

### **E) Harbor of Refuge**

- 1) Helena Agri- Enterprises, are waiting on communication back from them on tariff rates.
- 2) Diamond K track evaluation done May 27, 2021, bid the required work Diamond K \$18,298.00 lone Star Rail Road Contractors \$18,775.00. Awarded to Diamond K.
- 3) Chief Ragnow has researched and made the decision on the cameras for the HOR..

**Subject:** FW: Texas Ports Association

**From:** Jessica Follett <[follett@portfreeport.com](mailto:follett@portfreeport.com)>  
**Sent:** Friday, July 30, 2021 10:29 AM  
**To:** [jrudellat@portlavaca.org](mailto:jrudellat@portlavaca.org)  
**Cc:** Phyllis Saathoff <[Saathoff@portfreeport.com](mailto:Saathoff@portfreeport.com)>  
**Subject:** RE: Texas Ports Association

Thanks so much, this is very helpful. Phyllis or I will respond back once we receive additional feedback from TPA's members.

Jessica Follett  
Public Affairs Manager  
979-233-2667 x4306  
979-480-7053 (cell)



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**From:** [jrudellat@portlavaca.org](mailto:jrudellat@portlavaca.org) <[jrudellat@portlavaca.org](mailto:jrudellat@portlavaca.org)>  
**Sent:** Thursday, July 29, 2021 4:37 PM  
**To:** Jessica Follett <[follett@portfreeport.com](mailto:follett@portfreeport.com)>  
**Subject:** FW: Texas Ports Association

Good afternoon Jessica,

Harbor of Refuge is located off the Port Lavaca Channel south of town. Our tenants are Helena Agri Chemical, which Imports approximately 130,000 tons of fertilizer, via barge and/or rail per year and is exported by truck. GulfMark Energy, Inc they import crude oil via truck to their shore tanks and export approximately 900,00 barrels per year via tank barge. We also have two Dredging Companies that have yards and docks in the harbor. Encore Dredging Partners & LaQuay Dredging, most of their work is with the Army Corps Engineers.

City Harbor is where the Port Lavaca channel begins, it's primary use is commercial seafood; the tenants are Prestige Oysters, Miller Seafood and Wild Reef Seafood.

Nautical Landings Marina is in the middle of town off the Port Lavaca Channel. It is a recreational marina with two floating docks counting 70 slips ranging from 28' to 50' in length.

Smith Harbor, which is next to the Nautical Landings Marina, currently has one tenant, Poor Boys Bait Shop and are in the process of dredging the harbor and having a Master Plan study.

Regards,  
Capt. Jim Rudellat  
Harbormaster  
City of Port Lavaca, Texas  
361-920-0607

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**From:** [jrudellat@portlavaca.org](mailto:jrudellat@portlavaca.org) <[jrudellat@portlavaca.org](mailto:jrudellat@portlavaca.org)>  
**Sent:** Thursday, July 29, 2021 2:37 PM  
**To:** [rgarza@portlavaca.org](mailto:rgarza@portlavaca.org)  
**Subject:** RE: Texas Ports Association

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**From:** Jody Weaver <[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)>  
**Sent:** Tuesday, July 27, 2021 1:43 PM  
**To:** [jrudellat@portlavaca.org](mailto:jrudellat@portlavaca.org)  
**Subject:** FW: Texas Ports Association

Jim, Can you provide some information to Jessica describing how each of our harbors are used and or tenants?

Jody

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**From:** Jessica Follett <>  
**Sent:** Tuesday, July 20, 2021 2:28 PM  
**To:** Jody Weaver <[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)>  
**Cc:** Phyllis Saathoff <[Saathoff@portfreeport.com](mailto:Saathoff@portfreeport.com)>; Jimbo Ruddellat <[jrudellat@portlavaca.org](mailto:jrudellat@portlavaca.org)>  
**Subject:** RE: Texas Ports Association

Hi, Jody – Just following up on your email and information on each harbor to be considered by TPA. Thank you!

Jessica Follett  
Public Affairs Manager  
979-233-2667 x4306  
979-480-7053 (cell)



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**From:** Jody Weaver <[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)>  
**Sent:** Sunday, July 18, 2021 9:28 PM  
**To:** Jessica Follett <>  
**Cc:** Phyllis Saathoff <[Saathoff@portfreeport.com](mailto:Saathoff@portfreeport.com)>; Jimbo Ruddellat <[jrudellat@portlavaca.org](mailto:jrudellat@portlavaca.org)>  
**Subject:** Re: Texas Ports Association

Yes. Our Harbor of Refuge is primarily industrial and City Harbor is primarily commercial Seafood. Nautical Landings Marina is the only harbor that is recreational. We have recently acquired Smith Harbor which is currently home to a commercial bait shop and shrimp boats.

I will send you more specific information about each harbor tomorrow.

Thanks for the reply.

Sent from my iPhone

Best Regards,  
JoAnna P. "Jody" Weaver, P.E.  
Interim City Manager  
City of Port Lavaca  
[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)  
361-827-3601

On Jul 18, 2021, at 8:09 PM, Jessica Follett <[follett@portfreeport.com](mailto:follett@portfreeport.com)> wrote:

Good evening, Jody – The Texas Ports Association met last week and considered City of Port Lavaca Port Commission's membership application but had some additional questions so that we may properly classify your membership. Texas Ports are classified as Corporate Members while support industries and other interested parties are classified as Associate Members. Does the City of Port Lavaca Port Commission engage in any commercial navigation, anything more than recreational? Please provide any additional details on the commission that you feel may be helpful for us to determine your classification for membership.

Thank you,

**Jessica Follett**  
Public Affairs Manager  
979-233-2667 x4306  
979-480-7053 (cell)

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**From:** Jody Weaver <[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)>

**Sent:** Wednesday, May 19, 2021 2:44 PM

**To:** Jessica Follett <[follett@portfreeport.com](mailto:follett@portfreeport.com)>

**Subject:** Re: Texas Ports Association

I did fill this out on line a few weeks ago but hadn't heard anything back. Can you check to see if you happen to have that application already pending? If not then I will resubmit - I just don't want to cause any confusion with a possible duplicate submittal.

Thank you.

Sent from my iPhone

Best Regards,

JoAnna P. "Jody" Weaver, P.E.

Interim City Manager

City of Port Lavaca

[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)

361-827-3601

On May 19, 2021, at 1:56 PM, Jessica Follett <[follett@portfreeport.com](mailto:follett@portfreeport.com)> wrote:

Good afternoon, Ms. Weaver – Phyllis Saathoff, Texas Ports Association President, forwarded your email to me regarding membership with TPA. If you would please fill out the TPA membership form online, it will be considered by the corporate members at our next meeting: <https://www.texasports.org/membership-overview/application/>

Please let me know if you have any additional questions, and thank you for your interest.

Best regards,

Jessica Follett

Public Affairs Manager

979-233-2667 x4306

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## Jody Weaver

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**From:** Bloodworth, Ward <BloodworthW@helenaagri.com>  
**Sent:** Monday, July 5, 2021 7:15 PM  
**To:** jweaver@portlavaca.org  
**Cc:** Rodrigue, Louis  
**Subject:** Helena cost comparisons

**Flag Status:** Flagged

Ms. Weaver-

I asked our legal department to retrieve lease and fees for several terminals we have across the country. We actually own more of them than I originally thought in the Midwest, so they weren't comparable to what we have in the south. I also had to remove the deep water ports that have very different logistics and we are buying large volumes together with several other companies, so that wasn't a good comparison. I have included two ports that we feel are very comparable to what you have in Port Lavaca.

	LEASE			
LESSOR	AMOUNT	TARIFFS/ THROUGHPUT	DOCK FEES	STRUCTURE
Louisiana River Terminal	\$20,000.00	N/A	N/A	6.753 acres
Mississippi River Terminal	\$97,517.99	N/A	\$6,000/year wharfage fee	15 acres
CITY OF PORT LAVACA, TX (adding the \$75/car)	\$73,962.96	\$0.65/ton + railroad \$75/day per railcar	\$3.30/linear ft (\$1,951.13)	9.397 acres of land
CITY OF PORT LAVACA, TX ( <b>Currently</b> )				

What we are asking from is to remove the \$75/car tariff that has been proposed by the city. As I mentioned in our meeting, we don't control the railroad and when they take the cars off the lot. We feel we are very responsible in getting these cars off the track and back to the railroad because we are paying a demurrage from the supplier. I would also like to remind the board that we need all the products to supply the market from this location. If we have to remove the poly phosphate (finished good from the product in the railcars), then we would have to decrease the circumference of where the Port Lavaca tons current reach. We also feel the steep increase on the dock fee was very large of an increase this soon into our agreement. We are willing to continue with where are, but would also like to get a conversation started with our agreement that we won't get hit with steep charges in the future. The flexibility you have with the lease terms should be adequate for City to capture any appreciation in the markets. We felt at the time of the lease that the "rent" would be our only real cost risk.

Louis, myself and all the team appreciate and understand the commitment to working through this with us. We feel we have a very long working relationship with the City and it is our desire to continue to grow our business and provide something for you and the rest of the city to be as proud of as we are.

Thanks again for your time and interest in our business. We look forward to speaking to you again soon.

**Ward Bloodworth**

Helena Agri-Enterprises, LLC

EMAIL: [bloodworth@helenaagri.com](mailto:bloodworth@helenaagri.com)

## Jody Weaver

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**From:** jweaver@portlavaca.org  
**Sent:** Monday, July 19, 2021 6:49 PM  
**To:** bloodworthw@helenaagri.com; Rodriguel@Helenaagri.com  
**Subject:** Helena Lease

Good evening Ward and Louis,

I hope you are both well. As you know, the Helena Lease at the Harbor of Refuge is scheduled for an annual increase on August 1st per the Municipal Cost Index. Your current monthly rent is \$6,163.58 per month.

The most recently published rate is June 2021 with a MCI of 278.07. The MCI of June 2020 was 253.22. This is a 9.8% increase, which would bring the new monthly rate to \$6,767.61. If I go back to the MCI of 2018 in July and August, when the lease was signed, it was 251.69 and 251.55 respectively. So that is an increase of 10.5% from the starting rent in 2018 of \$6,108, which would be a new monthly rate of \$6,749.34.

In light of our recent discussions, I imagine you were not projecting close to a 10% increase in the monthly lease rate. I can't help but think that the market will correct itself at some point. I would like to propose a 5% increase this year and we'll see where things are at this time next year, by again looking at the MCI as it compares to that of July and August of 2018. With a 5% increase, the rent would increase by \$308.18 to \$6,471.76/month.

For comparison and to satisfy my curiosity, I looked at the change in the Consumer Price Index since the summer of 2018 and now and it is 7.6%. A 7.6% increase over the 2018 rate of \$6,108 would be \$6,572.20.

In addition, we are still trying to get a better grasp on the costs involved to maintain the rail on the property. We are still coming up with an estimate of about \$10,000 a year, which would equate to \$833 per month.

Please look at these figures and let me understand how these will affect your operations here in Port Lavaca. Please feel free to offer an alternate proposal for consideration.

Kind Regards,

JoAnna P. "Jody" Weaver, P.E.  
Interim City Manager

Phone: 361-552-9793

Mobile: 361-827-3601

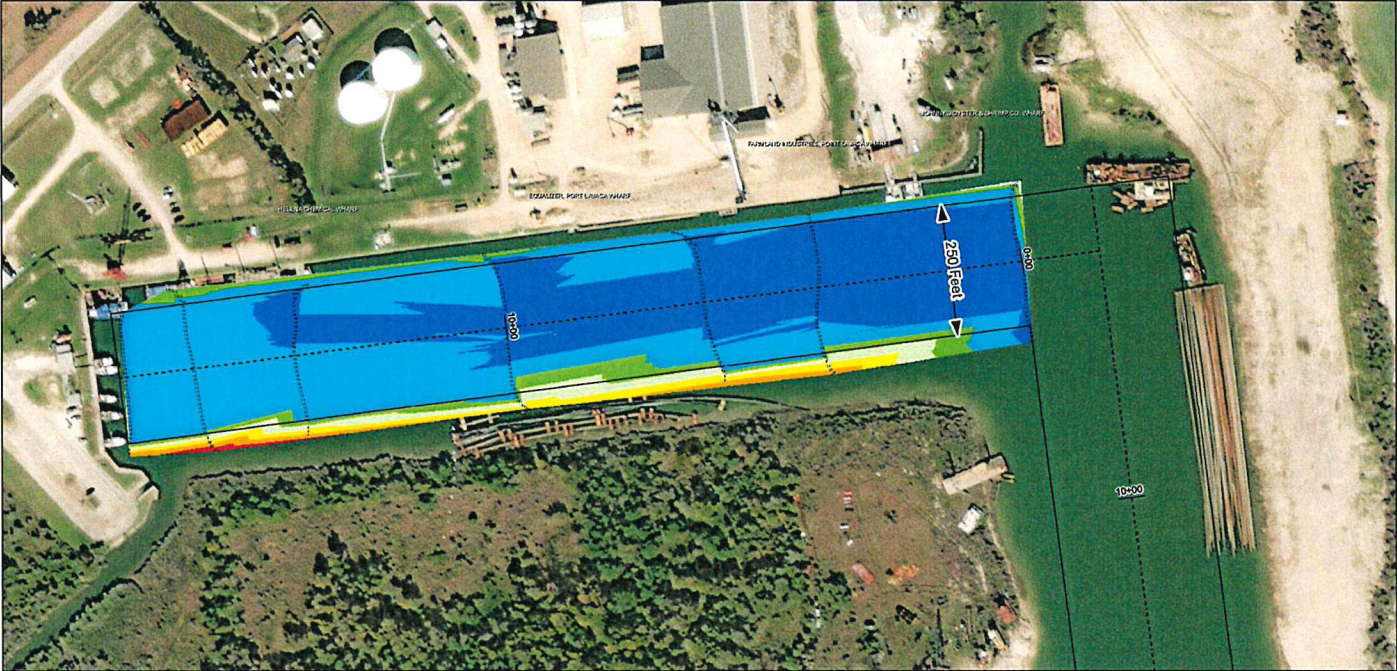
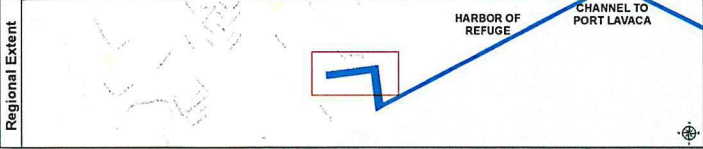
Email: [jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)

202 N. Virginia Street Port Lavaca, Texas 77979



**CITY OF PORT LAVACA**  
TEXAS

# Channel to Harbor of Refuge: East-West Basin



**Channel Features**

- Channel Top
- Channel Center Line
- Channel Station Lines
- Channel Dimensions

**Aids to Navigation**

- Green Side Aids
- Red Side Aids
- Light

**MLW**

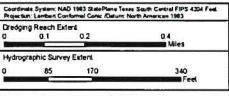
MLW Elevations (FEET) REACH EXTENTS

0-10	10-15	15-20	20-25	25-30	30-34
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**NOTES**

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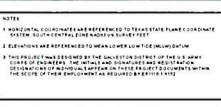
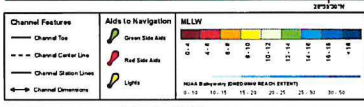
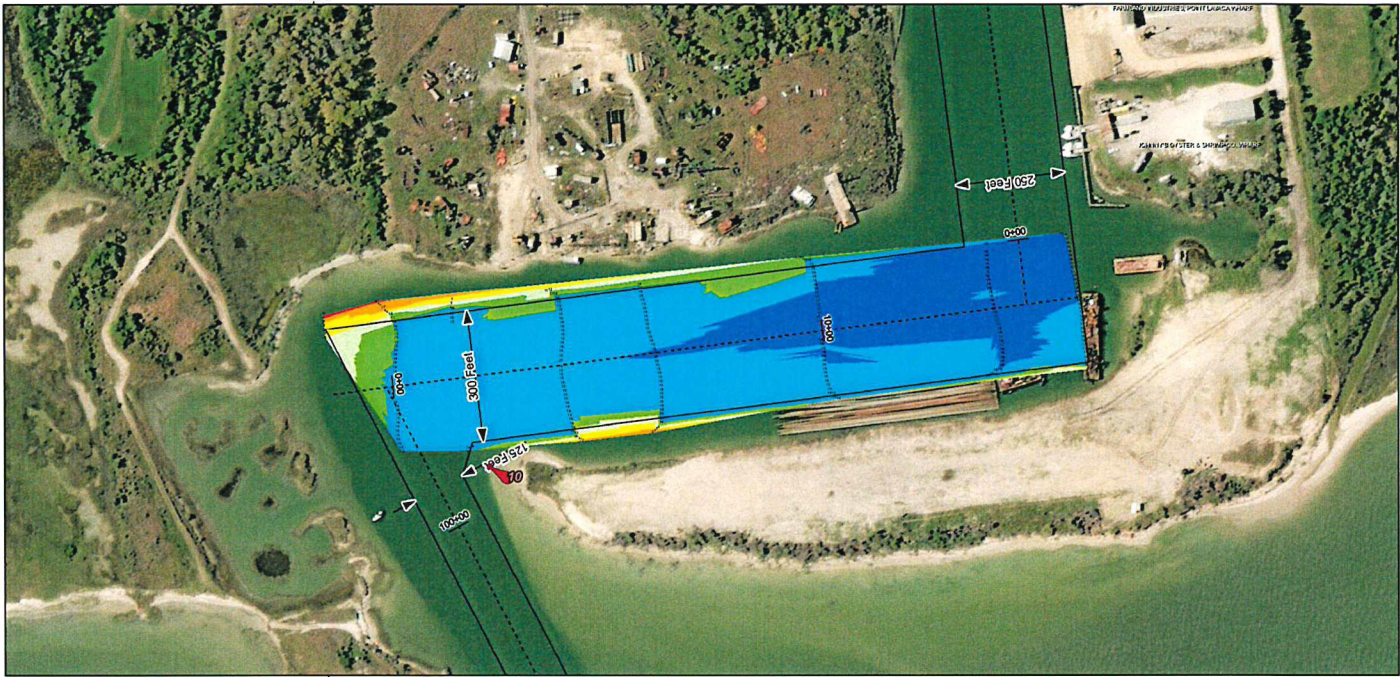
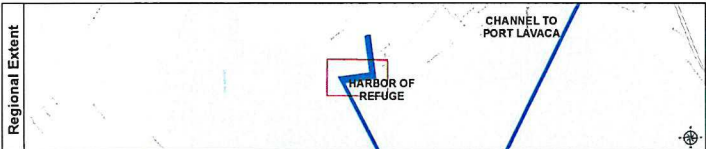


Survey Date: 29 March 2021	Authorized Depth: -4ft.
Page: 4 of 4	Scale: 1:1,000
Map: 4	Additional Imagery: © DeLorme Inc.
Scale: 1:1,000	Print Date: 3/29/2021
Map: 4	Additional Info:
Map: 4	Additional Info:

**HYDROGRAPHIC SURVEY**  
 U.S. ARMY CORPS OF ENGINEERS  
 DISTRICT OFFICE  
 HOUSTON, TEXAS

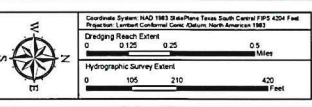
Station: 0+60 to 17+60  
 HARBOR OF REFUGE  
 HOUSTON, TEXAS

# Channel to Harbor of Refuge: North-South Basin



**NOTES:**

1. ALL HORIZONTAL COORDINATES ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, 5000 FEET INTERVAL AND NORTH DATUM.
2. ALL VERTICAL COORDINATES ARE REFERENCED TO MEAN LOW WATER OF THE GULF OF MEXICO.
3. THIS PROJECT WAS PERFORMED BY THE SURVEY DISTRICT OF THE U.S. ARMY CORPS OF ENGINEERS, THE MISSISSIPPI RIVER DIVISION, NEW ORLEANS, LOUISIANA, IN COOPERATION WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AND METROPLEX.
4. THE INFORMATION PRESENTED IN THIS REPORT IS THE RESULT OF FIELD SURVEYS CONDUCTED BY THE SURVEY DISTRICT OF THE U.S. ARMY CORPS OF ENGINEERS, THE MISSISSIPPI RIVER DIVISION, NEW ORLEANS, LOUISIANA, IN COOPERATION WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AND METROPLEX. THE INFORMATION PRESENTED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.
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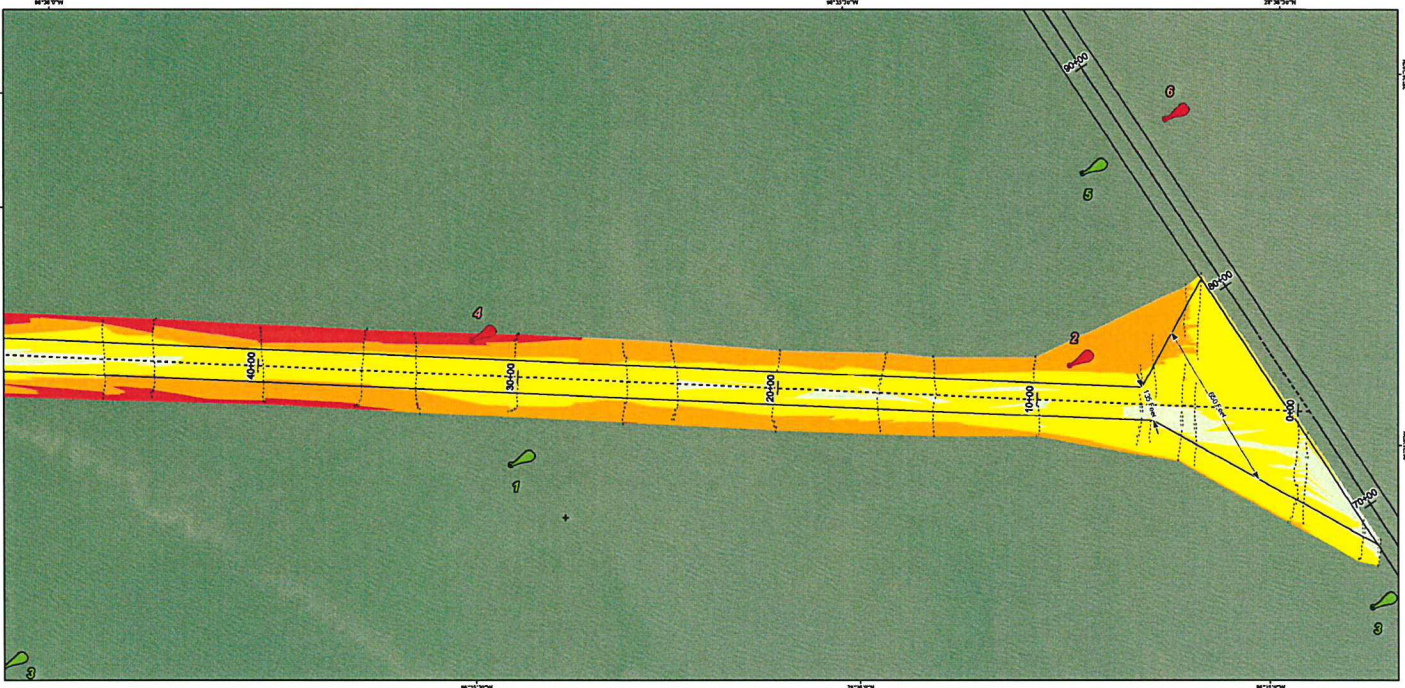
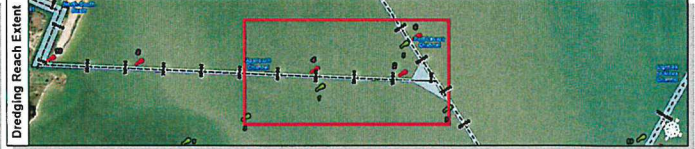
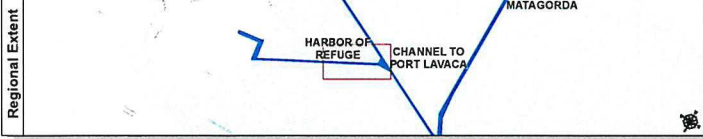


Survey Date(s)	29 March 2021
Authorized Depth	-14ft
Page	3 of 4
Map	4
Scale	1:1,200
Additional Imagery	© DeLorme Inc
Mapped by	MBAOPAC
Print Date	3/29/2021
Additional Info:	

**HYDROGRAPHIC SURVEY**  
 U.S. ARMY CORPS OF ENGINEERS  
 MISSISSIPPI RIVER DIVISION  
 NEW ORLEANS, LOUISIANA

Station: -14.38 to 16+00  
 HARBOR OF REFUGE  
 CHANNEL TO PORT LAVACA

# Channel to Harbor of Refuge: Approach Channel



Channel Features	Aids to Navigation	MLLW
Channel Top	Green Side Aids	0 - 1.0
Channel Center Line	Red Side Aids	1.0 - 2.0
Channel Station Lines	Lights	2.0 - 3.0
Channel Dimensions		3.0 - 4.0

**NOTES**

1. THE BATHYMETRIC CHARTS AND REPORTS ARE REFERRED TO BY STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE NAD83) (UTM).
2. ELEVATIONS ARE REFERRED TO MEAN SEA LEVEL (MSL) UNLESS OTHERWISE NOTED.
3. THE HORIZONTAL CONTROL IS BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE NAD83) (UTM).
4. THE VERTICAL CONTROL IS BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE NAD83) (UTM).
5. THE HORIZONTAL CONTROL IS BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE NAD83) (UTM).
6. THE VERTICAL CONTROL IS BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE NAD83) (UTM).

**Survey Data:** 29 March 2021  
**Page:** 1 of 4  
**Map:** 4  
**Scale:** 1:2,000  
**Maped by:** M/AD/PAC  
**Print Date:** 3/29/2021

**HYDROGRAPHIC SURVEY**  
 U.S. ARMY CORPS OF ENGINEERS  
 GALVESTON DISTRICT  
 1024-00 TO 1024-23  
 HARBOR OF REFUGE  
 PORT LAVACA, TEXAS

Authorized Depth: -14ft  
 Side Slope Rate: (Rise: Run)  
 Additional Imagery: © DigitalGlobe, Inc.  
 Print Date: 3/29/2021

Coordinates System: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet  
 Projection: Lambert Conformal Conic (Datum: North American 1983)  
 Dredging Reach Extent: 0 0.2 0.4 0.8 Miles  
 Hydrographic Survey Extent: 0 175 300 700 Feet

Survey Date(s): 29 March 2021	Authorized Depth: -14ft
Page: 1 of 4	Side Slope Rate: (Rise: Run)
Map: 4	Additional Imagery: © DigitalGlobe, Inc.
Scale: 1:2,000	Print Date: 3/29/2021
Maped by: M/AD/PAC	
Additional Info:	

