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**CITY OF PORT LAVACA**

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**MEETING:** FEBRUARY 9, 2026 **AGENDA ITEM** \_\_\_\_

**DATE:** 2.06.2026

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**FROM:** JODY WEAVER, INTERIM CITY MANAGER

**SUBJECT:** **CONSIDER RECOMMENDATION OF PORT COMMISSION TO APPROVE  
LEASE AGREEMENT OF HARBOR OF REFUGE TRACT 3 TO EQUALIZER**

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**Background:**

As has been mentioned, Equalizer is in the planning stages of shifting their operations from Victoria to Port Lavaca and are working to construct new facilities to store and handle liquid and bulk fertilizer on property they own on FM 1090 across from the Harbor of Refuge. Council approved the Conceptual Plan for this development in November 2025.

Part of their planning involves leasing the Harbor of Refuge Tract No 3 (4.3 acres) from the City of Port Lavaca. This lease became available for rent in December at the termination of Encore's lease on November 30. The attached lease language is based upon the City's Standard lease form and has been negotiated with and accepted by the Port Commission and reviewed and approved for format by Anne Marie.

**Financial Implication:**

Monthly Rent: \$4,200.00; MCI adjustment each October 1<sup>st</sup>; 5-year term with 3 options for an additional 5 years each. So, the potential term of this lease is 20 years.

The \$4,200 was agreed upon based upon a land valuation of \$2.37/sf and \$60,000 for the building and a 10 year rate of return for the annual rent.

**Recommendation:**

- The Port Commission recommends approval of the Lease of HOR Tract 3 as presented.