

Brownsville Navigation District

NOTICE OF A REGULAR BOARD MEETING OF THE BROWNSVILLE NAVIGATION DISTRICT

1000 Foust Road
Brownsville, Texas

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Notice is hereby given that the Board of Commissioners of the **Brownsville Navigation District** will meet in Regular Session on **Wednesday, September 6, 2006 at 5:30 P.M.**, in the Conference Room at the Brownsville Navigation District Building located at 1000 Foust Road, Brownsville, Texas.

Members of the Board are:

Martin C. Arambula
Luigi Cristiano
Carlos R. Masso

Chair
Vice-Chair
Secretary

Roy De Los Santos
Peter M. Zavaletta

Commissioner
Commissioner

AGENDA

1. Meeting Called to Order.

2. Public Audience

If you wish to address the Board of Commissioners during the Public Audience portion of today's meeting with regard to an agenda item, please print your name and agenda item on the Sign-In-Sheet.

In accordance with BND Policy, only those persons (on the list) who request to speak shall be heard. The speaker shall limit remarks to five minutes, and shall address only matters on the agenda for this meeting. The board shall allot no more than 30 minutes for the Public Audience portion of the meeting. Complaints and concerns for which other resolution channels are provided shall be directed through those channels. If the Chairman of the Board determines that a person has not attempted to resolve a matter administratively, the person shall be directed to the appropriate individual for attempted resolution before bringing the matter to the Board. A complaint against specific employees or officers of the BND shall be heard in a Closed Meeting, as authorized by the *Texas Government Code Title 5-Section 551.074(1) and (2)*. If your topic concerns a complaint against a specific employee or officer, please note this on the sign-in sheet. You must make your points on issues in a constructive and courteous fashion pursuant to Robert's Rules of Order.

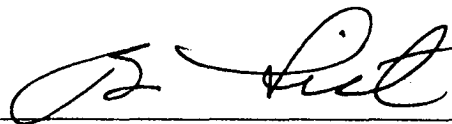
3. Approve minutes of Regular Board Meeting of August 22, 2006

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4. Port Director's Report.	-
5. Port Director and CEO First Anniversary Self Evaluation.	13
6. Consider and act on recommendation by Master Plan Committee and authorize to begin negotiations.	69
7. Consider and take action to set the ad-valorem tax rate for the Brownsville Navigation District at \$.057240 per \$100 valuation. This rate is comprised of a debt portion of \$.048770 per \$100 valuation and maintenance and operations portion of \$.008470 per \$100 valuation. This rate is projected to produce a decrease in tax revenues of \$92,748 and is below the rollback rate of \$.058162 per \$100 valuation and does not exceed the effective tax rate of \$060442 per \$100. This is a rate reduction of \$.01006 per \$100 valuation, or 14.95%. (DD)	70
8. Consider and take action on renewal of insurance consultancy agreement with RWL Group for two years beginning October 1, 2006. (DD)	75
9. Consider and take action to declare the two metal warehouses, two small boats, the internal fence line and miscellaneous scrap material located on the ex: David Perez lease site as surplus to the District and instruct the Salvage Auction Team to demolish the buildings and dispose of the dunnage as scrap material. (DD)	78
10. Consider and take action on Contract Number 3493 with Chapa Shrimp Trawlers, Inc., to include taking action to terminate this lease due to default and authorizing the staff to institute eviction proceedings if required. (DD)	81
11. Consider and take action to amend Ordinance #7 relating to the contracting for solid waste collection and disposal services at the Port of Brownsville. (DD)	82
12. Consider and act on the following leases. (BR)	
1. Brownsville Public Utilities Board (BPUB) (New lease)	89
13. Consider and take action on Assignments, Negotiations, Easements, Subleases, and Contracts in General. (BR)	
1. New Process Steel/Firebird Bulk Carriers, Inc. (Authority to negotiate)	90
2. Cielo Land and Cattle, LP (Authority to negotiate)	91
3. Trinity Scrap Processors, Inc. dba Port of Brownsville Recycling (Authority to negotiate)	92
4. The Shrimp Store, Inc. (Authority to negotiate)	93

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5. Bedoli Group, Inc. (Authority to negotiate)	94
6. Cumberworth Investments, Inc. (Authority to negotiate)	95
7. Cumberworth Investments, Inc. (Sublease)	96
8. Landro, Inc. dba ST Marine (Authority to negotiate)	97
9. US Petroleum Depot, Inc. (License Agreement)	98
10. Esco Marine, Inc. (License Agreement Extension)	99
11. Gulf Coast Ethanol, Inc. (GCE) (Authority to negotiate)	100
14. Adjourn into Executive Session, as authorized by Subchapter D of Chapter 551 of the Government Code to discuss with attorneys pending or contemplated litigation and matters in which the duty of the attorneys under the Rules of Professional Conduct clearly conflict with Chapter 551, including but without limitation, consultation with attorneys regarding the Port Bridge Project (§551.071); to conduct deliberations regarding real property (551.072); to conduct personnel matters including but not limited to evaluation of the performance of the Port Director and CEO (551.074); and to deliberate regarding economic development negotiations (§551.087).	-
15. Possible action on matters or items discussed in Executive Session.	
1. Possible action on the evaluation/contract of the Port Director and CEO.	101
16. Public Comment Period: Please Note:	
○ ANY PERSON WITH BUSINESS BEFORE THE BOARD, NOT SCHEDULED ON THE AGENDA AS A PUBLIC HEARING, MAY SPEAK TO THE BOARD.	
○ SPEAKERS MUST REGISTER WITH THE RECEPTIONIST PRIOR TO THE MEETING	
○ THERE IS A THREE (3)-MINUTE TIME LIMIT PER SPEAKER.	
○ NO FORMAL ACTION CAN BE TAKEN.	
17. Adjourn.	-



Bernard List, Port Director - CEO
Brownsville Navigation District