

THE STATE OF TEXAS §
BROWNSVILLE NAVIGATION DISTRICT §
COUNTY OF CAMERON §

Esteban Guerra, Chairman
John Reed, Secretary
Ernesto Gutierrez, Commissioner

Sergio Tito Lopez, Vice Chairman
John Wood, Commissioner

William Dietrich, Port Director and CEO

**NOTICE OF A REGULAR BOARD MEETING OF THE
BROWNSVILLE NAVIGATION DISTRICT**

Notice is hereby given that the Board of Commissioners of the Brownsville Navigation District will meet on **August 06, 2025**, in the Board Room located at 1000 Foust Road, Brownsville, Cameron County, Texas. The Board of Commissioners will convene in a **Regular Board Meeting at 5:30pm.**

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REGULAR MEETING:

1. Call to Order.

INVOCATION

PLEDGE OF ALLEGIANCE

2. Public Audience.

If you wish to address the Board of Commissioners during the Public Audience portion of today's meeting about either an **item on this agenda or other issue**, please print your name and the agenda item or topic of discussion you wish to address on the Sign-In-Sheet located at the Reception Desk.

In accordance with BND Policy, only those persons who have signed up on the list shall be heard. The speaker must limit remarks to three minutes. The Board shall allot no more than 30 minutes for the Public Audience portion of the meeting. Complaints and concerns for which other channels of resolution 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 – Sections 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. Director's Report

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CONSENT AGENDA ITEMS

All Consent Agenda Items listed are considered to be routine by the BND Commission and will be approved in one motion. There will be no separate discussion of these items unless at least one BND Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered separately in the Regular Agenda.

4. Consideration and ACTION on the following Consent Agenda Items:

a. Approval of the Minutes of the Regular Board Meeting of July 16, 2025. 44

b. Approval to authorize payments over \$25,000. 51

	Vendor	Purpose	Amount	
1	IOC Company, LLC	Business Park concrete pavement project	\$39,626.65	52

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ACTION ITEMS

5. Discussion and Possible ACTION of proposed Fiscal Year 2025 Operating Budget Amendments. (ZY) 54

6. Consideration and ACTION to Authorize the Port Director of Finance to request terms from PNC Bank for a possible extension of the Brownsville Navigation District of Cameron County, Texas Senior Lien Variable Rate Revolving Note Program. (ZY) 59

7. Consideration and ACTION to acknowledge receipt of Certified Appraisal Roll and Property Tax calculations for the District's 2025 tax year levy. (ZY) 60

8. Consideration and ACTION to discuss and vote on a 2025 Proposed Tax Rate for the Brownsville Navigation District. (ZY) 90

9. Consideration and ACTION on Assignments, Negotiations, Easements, Subleases, and Contracts in General: (JV)

1.	Severo Perez (Authority to Negotiate)	92
2.	Motus Energy, LLC (Authority to Negotiate)	95
3.	American Oxygen Company, LLC (Bill of Sale)	98
4.	Bay Bridge Texas LLC (Lease Amendment)	101
5.	Adriana Coba, Inc. (New Lease)	104

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BIDS/AGREEMENTS/PURCHASES

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| 10. | Consideration and ACTION on the agreement with TRB Capital Markets, LLC (d/b/a Estrada Hinojosa) for financial advisory services. (ZY) | 107 |
| 11. | Consideration and ACTION on the Grantee/Operators agreement between the Brownsville Navigation District – Foreign Trade Zone No. 62 and Gulf Facilities Inc. (TR) | 108 |
| 12. | Consideration and ACTION to update the Grantee/Operator’s Agreement between the Brownsville Navigation District – Foreign Trade Zone No. 62 from Panasonic Automotive Systems Company of America, (Division of Panasonic Corporation of North America) to Panasonic Automotive System America LLC. (TR) | 116 |
| 13. | Consideration and ACTION to authorize Port Staff to solicit Proposals for the repairs required at the Turning Basin Wastewater Treatment Plants and open Proposals thereof. (JH) | 127 |
| 14. | Consideration and ACTION to authorize Port Staff to solicit Proposals for the Removal and disposal all of contents consisting of sand, silt and oily sludge from the Turning Basin Wastewater Treatment Plant and open Proposals thereof. (JH) | 135 |
| 15. | Consideration and ACTION on Proposals by TRC Environmental Corporation for the renewal of the Texas Pollutant Discharge Elimination System (TPDES) permits for the Brownsville Navigation District Turning Basin and Northside Wastewater Treatment Plants. (MM) | 141 |
| 16. | Consideration and ACTION on Proposal by B2Z Engineering, L.L.C. for Construction Material Engineering Testing services for the Cargo Dock No. 3 – Phase I and III: Demolition and Construction project. (MM) | 142 |
| 17. | Consideration and ACTION on Project Acceptance and Final Payment relating to the BND Cargo Dock 3 – Phase II: Pile Procurement Project. (MM) | 145 |

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EXECUTIVE SESSION:

18. 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; to deliberate the purchase, exchange, lease, or value of real property (§ 551.072); to deliberate the deployment of security personnel or devices (§551.076); to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee (§551.074); and to conduct deliberations regarding economic development negotiations (§551.087).

19. Possible ACTION on matters or items discussed in Executive Session.

20. Adjournment.

NOTE: The Board of Commissioners reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551, Title 5 of the *Texas Government Code*.

NOTE: The Brownsville Navigation District does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Director of Human Resources by Monday, no later than 5:00 P.M., to make proper arrangements.

I certify that a copy of the August 06, 2025 Agenda of items to be considered by the Brownsville Navigation District Commission was posted on the Bulletin Area at the BND Building on August 01, 2025. I further certify that the Agenda was posted on the BND's website and can be downloaded by accessing: www.portofbrownsville.com.



William Dietrich, Port Director & CEO
Brownsville Navigation District