

**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 PILOT BOARD MEETING AND 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 **September 03, 2025**, in the Board Room located at 1000 Foust Road, Brownsville, Cameron County, Texas. The Board of Commissioners will convene in a **Pilot Board Meeting at 5:30pm** and **Regular Board Meeting** to commence immediately after the conclusion of the Pilot Board Meeting.

* * * * *

PILOT BOARD MEETING: 5:30PM

1. Brazos Santiago Pilots (BSP) are seeking approval of pilot dedication and the addition of two pilot apprentices in order to fulfill the Pilot Training and Support Agreement between the BSP and Next Decade LLC (LNG) which during the term of this agreement commits that at all times, for confirmed LNG tankers movements to and from the Rio Grande LNG facility, at least two pilots will be dedicated to the pilotage of LNG tankers transiting the ship channel, subject to unforeseen circumstances beyond BSP's reasonable control.
2. Pilots are presenting for the Board's approval Captain Angel Rodriguez as our first of two pilot apprentices. The second pilot apprentice is to begin training between March - July of 2026, subject to Pilot Board approval.

REGULAR MEETING: commencing immediately after the conclusion of the Pilot Board 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 1

* * * * *

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 August 20, 2025. 42

* * * * *

ACTION ITEMS

5. Consideration and ACTION to approve additional payment of \$1,162 for the District's 0.68701% pro-rata share of the 2025 Cameron Appraisal District (CAD) amended budget. (ZY) 51
6. Consideration and ACTION on Assignments, Negotiations, Easements, Subleases, and Contracts in General: (JV)

1.	Bay Runner Pipeline, LLC (Easement and Right of Way Agreement)	54
2.	Element Fuels Processing, LLC (Subordination Agreement; Lessor's Consent, Non-Disturbance and Attornment Agreement; and Memorandum of Lease)	57

7. Discussion and Possible ACTION on amending Tariff Number 6. (MR) 60
8. Consideration and ACTION to ratify Grant Application Submission for the FY 2025 Port Security Grant Program. (MR) 61

9. Consideration and ACTION to enter into a Task Order under Professional Services Contract 3779 with Roberto J. Ruiz Architect Inc. for Architectural Services for Renovations to the Existing Permitting Building and Retrofitting of the former “Woodfin” Building. (MR) 62

* * * * *

BIDS/AGREEMENTS/PURCHASES

10. Consideration and ACTION to rescind and cancel the Workers’ Compensation placement with Texas Mutual and award Workers’ Compensation placement with Texas Municipal League Risk Pool. (MR) 65
11. Consideration and ACTION to authorize Port staff to solicit Proposals for Insurance Consultant Services. (MR) 67
12. Consideration and ACTION on the Grantee/Operator’s Agreement between the Brownsville Navigation District-Foreign Trade Zone No. 62 and Panasonic Automotive System America LLC (LI-3) located at 702 Joaquin Cavazos Memorial Dr. Los Indios, Tx. 78567. (TR) 68
13. Consideration of and ACTION on Change Order No. 1 to the Port of Brownsville Business Park – Concrete Pavement project and Acceptance of Work performed by IOC Company L.L.C., and to authorize Final Payment, including retainage and removing liquidated damages, unused items and unsatisfactory lab testing. (MM) 80
14. Consideration and ACTION on Proposal by HDR Engineering, Inc. on evaluation services for the Cargo Docks 15 & 16 Deepening Evaluation project, and to authorize the Port Director & CEO to execute the proposal. (MM) 85
15. Consideration of and ACTION to ratify Change Order No. 1 to the BND Cargo Dock 10 Maintenance Dredging project and Acceptance of Work performed by Orion Construction L.L.C., and to authorize Final Payment including retainage. (MM) 113

* * * * *

EXECUTIVE SESSION:

16. 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).
17. Possible ACTION on matters or items discussed in Executive Session.

18. 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 September 03, 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 28, 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