

**MINUTES OF A REGULAR MEETING OF THE BOARD OF NAVIGATION AND  
CANAL COMMISSIONERS OF THE BROWNSVILLE NAVIGATION DISTRICT OF  
CAMERON COUNTY, TEXAS HELD APRIL 1, 2026 AT 5:30 P.M.**

The Board of Navigation and Canal Commissioners of the Brownsville Navigation District of Cameron County, Texas, held a regular meeting of the board on **Wednesday, April 1, 2026 at 5:30 p.m.**

The following individuals were present and absent:

**PRESENT:** Esteban Guerra, Chairman  
Sergio Tito Lopez  
John Wood  
Ernesto Gutierrez  
John Reed

**ABSENT:** None

**ALSO PRESENT:** William Dietrich, Port Director and CEO  
William Irwin, District Counsel

**STAFF MEMBERS:** Arturo Gomez  
Janie Velasquez  
Estela Rangel  
Manuel Martinez  
Zeus Yanez  
Jorge Montero  
Santos Barbosa  
Julio Romo  
Carlos Garza  
Ervey Gonzalez  
Margie Recio  
Ana Pascual  
Guillermo Rico  
Tony Rodriguez  
Michael Davis

**OTHERS PRESENT:** Rev. Andreas Lewis  
Jorge De La Colina  
Martha Davila  
Shariff Gonnella  
Fred Figueroa  
Xavier Montemayor  
Melissa Rios  
Jonathan Garza  
Carlos Trevino

## **ACTION ITEMS**

### **5. Consideration and ACTION on Assignments, Negotiations, Easements, Subleases, and Contracts in general:**

Mrs. Velasquez addressed the Board regarding the following Items:

#### **1. Gulf Stream Marine, Inc. (Crane Staging) (Authority to Negotiate)**

Gulf Stream Marine, Inc. (GSM) has been utilizing a site near Dock 15 Road for the storage of its crane and a portable building- currently used as an office under Term Sheet Contract #4808. This agreement was effective August 1, 2025 and expired February 28, 2026. Since that time, GSM has continued to occupy the site on a month-to-month basis. GSM is now seeking the Board's approval for Authority to Negotiate a lease that would allow the continued use of the current location for an additional two years. After this period, GSM would be required to relocate its crane staging and portable office to a site near Dock 16 Road. The proposed lease structure includes an initial term of one year, with four one-year renewal options. A Special Conditions provision will be included in the lease agreement stating that if the lessee submits a written request to renew the lease term and is not in default under any part of the agreement, the request will be presented to the District's Board of Commissioners for consideration. The Board may approve or reject the renewal request at its discretion. If the request is denied, the lease will expire on its then-current expiration date. Commissioner Lopez moved to authorize negotiations for a lease with Gulf Stream Marine, Inc., Commissioner Gutierrez seconded, and the motion passed unanimously.

#### **2. ABC Gulf Coast Terminal, LLC (Consent to Change of Ownership)**

ABC Gulf Coast Terminal, LLC, (contract # 4109), is seeking approval of a Consent to Change of Ownership for its leased site consisting of approximately 9.714-acres located at 15801 R. L. Ostos Road. On February 9, 2026, Fredrick A. Figueroa, ABC Gulf Coast Terminal LLC; Midstream RS of Naxa Group dba Naxa Midstream and Midstream RS of ToRhoRoad LLC dba ToRhoRod Midstream entered into an agreement to sell up to 100% of the membership interests in ABC Gulf Coast Terminal, LLC to Amedroz General Partners, LLC. Mr. Figueroa currently owns 100% of the membership interest in ABC Gulf Coast Terminal LLC and intends to sell those interests to Amedroz General Partners, LLC. Under a pre-existing agreement among the parties, Naxa Midstream and ToRhoRod Midstream are each entitled to receive a 25% membership interest in the company through transfers of interests. At closing, Mr. Figueroa will sell his 50% membership interest to Amedroz General Partners, LLC and Naxa Midstream will sell a 1 % membership interest to Amedroz General Partners, LLC giving Amedroz General Partners, LLC 51 % ownership of the company. Naxa Midstream and ToRhoRod Midstream will grant Amedroz General Partners, LLC an exclusive option to purchase the remaining membership interests (24% Naxa Midstream and 25% ToRhoRod Midstream) within a period of sixteen months, but not earlier than twelve months from closing. The agreement is conditioned upon receiving the District's consent prior to closing. As a condition of approving the District's Consent to Change of Ownership, Amedroz General Partners, LLC will execute a parent guaranty of the lease to ensure timely fulfillment of all lease obligations. BND Legal Counsel is in coordination with counsel for Amedroz General Partners, LLC and ABC Gulf Coast Terminal, LLC has reviewed the relevant documents and concurs that they are ready for consideration and action by the BND Commission, subject to closing of the transaction. The use of the leased site will remain unchanged as a storage

and fixed transfer facility for liquid products. Provisions are included in the consent to clarify that unpermitted mobile transloading operations, inconsistent with a fixed transfer facility, will not be allowed on site. The staff operating the facility will be unchanged and Frank Cunningham, of St. Claire Group, who has experience operating terminal facilities, will oversee operations. BND staff have met with Frank Cunningham and ABC Gulf Coast Terminal, LLC to understand the buyer's plans for the facility. Commissioner Lopez moved to approve the Consent to Change of Ownership as presented, subject to closing of the sale, Commissioner Gutierrez seconded, and the motion passed unanimously.

**3. Space Exploration Technologies Corp. – SpaceX (New Lease – Fish Camp Lease)**

Space Exploration Technologies Corp. (SpaceX) is requesting a new lease for a 50' x 50' tract currently leased by Mark and Patti Barnard under Contract #3113, which expires on November 24, 2028. Mark and Patti Barnard are selling their improvements on the property to SpaceX and seek to transfer the Fish Camp Lease to SpaceX, with Mr. & Mrs. Barnard being removed as parties to the lease. SpaceX further requests approval to amend the lease term to one year, commencing April 1, 2026, with options to renew for up to nine additional one-year terms, subject to BND's right to terminate the Fish Camp Lease at its sole discretion upon 30 days' written notice to SpaceX. The Fish Camp Lease is strictly limited to use as a temporary fishing and beach camp, and the premises may not be used for any other purpose. Commissioner Lopez moved to approve the new lease for Space Exploration Technologies Corp (SpaceX), Commissioner Wood seconded, and the motion passed unanimously.

**6. Consideration and ACTION on Solid Waste Collection and Disposal License Renewal Application for Republic Services.**

Mr. Dietrich addressed the Board that Republic Services currently holds a Solid Waste Collection and Disposal License authorizing operations within the Port of Brownsville. The existing license expired on February 28, 2026. Renewal applications, along with all required supporting documentation, have been received and reviewed. Approval of the renewal will authorize a one-year license term beginning March 1st, 2026. Commissioner Reed moved to approve the renewal of the Solid Waste Collection and Disposal License for Republic Services for a one-year term, effective March 1, 2026, Commissioner Wood seconded, and the motion passed unanimously.

Commissioner Gutierrez noted he would be abstaining from Item 7.

**7. Consideration and ACTION on renewal of the Stevedore and Freight Handler's License for Dix Industries, Inc.**

Mr. Dietrich addressed the Board that Dix Industries, Inc. currently holds a Stevedore and Freight Handler's License to operate in the Port of Brownsville, which is set to expire March 31, 2026. Their renewal Stevedore and Freight Handler's application, along with all required supporting documentation, have been received and reviewed. Commissioner Reed moved to authorize the renewal of the Stevedore and Freight Handler's License for Dix Industries, Inc., for a new three-year term, commencing on April 1, 2026 through March 31, 2029, Commissioner Wood seconded, and the motion passed by a vote of 4-0, with Commissioner Gutierrez abstaining.

## **BIDS/AGREEMENTS/PURCHASES**

### **8. Consideration and ACTION on approval of the purchase of a forklift from JV Equipment, Inc., pursuant to BuyBoard Coop contract #788-25.**

Mr. Dietrich addressed the Board that BND Staff is requesting that the Board of Commission consider and approve the purchase of a Forklift for the continued work required in the Port of Brownsville. The forklift will support daily operations within the BND Maintenance Department, including material handling, loading and unloading supplies, and supporting maintenance projects throughout Port facilities. The unit will replace an aging forklift with increasing maintenance costs and downtime and supplement existing equipment to improve operational efficiency. Staff requested and received quotes from multiple vendors for the Forklift, which were reviewed and compared. Staff recommended the forklift quoted by JV Equipment, Inc over other vendors, based on overall value, warranty coverage, and operational suitability. The proposed unit includes Bobcat Warranty 2 years / 3,000 Hours, Bobcat Drive Train Warranty 3 years / 6,000 hours, Bobcat Oil-Cooled Disc Brakes Warranty 5 years / 10,000 hours. Vendor JV Equipment, Inc.'s lead time is 2-3 weeks of delivery. Commissioner Lopez moved to authorize Staff to proceed with the purchase of the Forklift from vendor JV Equipment pursuant to BuyBoard Contract# 788-25 in the amount of \$36,957.10, Commissioner Gutierrez seconded, and the motion passed unanimously.

## **EXECUTIVE SESSION**

### **9. 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).**

There was none.

### **10. Possible ACTION on matters or items discussed in Executive Session.**

There was none.

### **11. Adjournment.**

Commissioner Reed moved to adjourn the meeting, Commissioner Gutierrez seconded, and the meeting was adjourned by unanimous consent at 5:45 p.m.



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Esteban Guerra  
Chairman of the Board

**ATTEST**



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John Reed, Secretary