

Minutes of Port Commission Special Meeting

November 17, 2021

In Person & Videoconference

A Special Meeting of the Port Commission of Port Freeport was held November 17, 2021, beginning at 1:05 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

Commissioner Hoss noted the following information that was included on the posted agenda.

This meeting may be attended virtually or in person.

The meeting will be conducted pursuant to Section 551.127 of the Texas Government Code titled "Videoconference Call." This statute provides public officials, employees and members of the public may participate remotely in a public meeting by videoconference call. The Port Commission is utilizing this existing statute to ensure the greatest amount of access to the public and ensure the ability of all Commissioners to participate in meetings during the COVID-19 pandemic.

The quorum of the Port Commission will be located at the Commissioner Meeting Room located at 1100 Cherry Street, Freeport, Texas ("Meeting Location"). The Port Commission intends to have a quorum at the Meeting Location. The presiding Commissioner of this meeting will be physically present at the Meeting Location. The public will be permitted to physically attend the meeting at the Meeting Location.

Public comment will be available at the beginning of the meeting during the agenda item devoted to public comment. Public comment may be communicated virtually and in person, but in either event public comment will be limited to 5 minutes per participant and must be communicated verbally. Following public comment, the public will not be permitted to communicate with the Port Commission.

This meeting agenda and agenda packet is posted online at www.portfreeport.com

The videoconference is available online as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/82785970807?pwd=c3B1RThrdFNyNW5ONzZkK0dhUzI1dz09>

Meeting ID: 827 8597 0807

Passcode: 982650

Dial by your location

- +1 346 248 7799 US (Houston)
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Commissioners present in person:

- Mr. John Hoss, Chairman
- Mr. Rudy Santos, Vice Chairman
- Mr. Dan Croft, Secretary
- Mr. Rob Giesecke, Asst. Secretary
- Mr. Ravi Singhania, Commissioner
- Mr. Shane Pirtle, Commissioner

Staff Members Present:

Mr. Jason Cordoba, Legal Counsel
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Al Durel, Director of Operations
Mr. Mike Wilson, Director of Economic Development & Freight Mobility
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Mr. Jason Miura, Director of Business & Economic Development
Mr. Brandon Robertson, Network Systems Manager
Ms. Missy Bevers, Executive Assistant
Ms. Mary Campus, Controller
Ms. Tricia Vela, Public Affairs Assistant

Also, present:

Mr. Bobby Fuller, Texas Port Ministry
Mr. Eddie Saucedo, Vulcan Materials
Mr. Zach Dooley, Vulcan Materials
Mr. Ryan Bass, Vulcan Materials
Mr. Terry Cummins, Vulcan Materials
Mr. Donny Chan, Maxter Healthcare Inc
Mr. Stanley Thai, Supermax Healthcare Inc
Mr. Eric Geisler, Economic Incentive Services
Ms. Brandei Goolsby, Gulf Coast Employee Benefit Services
Mr. Henry Chambliss

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Adoption of a Resolution approving the application for tax abatement between Port Freeport and Maxter Healthcare Inc. regarding a \$340 million medical glove manufacturing facility for property located in Brazoria County Reinvestment Zone No. 21-05, approving Tax Abatement Agreement on the same terms and conditions as granted to Maxter Healthcare Inc. by Brazoria County and authorizing Chairman and Secretary to execute said agreement.

Mr. Lowe stated that Maxter Healthcare is evaluating the construction of a manufacturing facility to produce medical/surgical gloves. The proposed site is within Brazoria County Reinvestment Zone 21-05 at the intersection of CR 52 and CR 48. The project is a \$340 million investment and is a 7-year term of tax abatement. The estimated value after the abatement expires is \$285,000,000. 750 permanent jobs will be created with 25 construction jobs at start, 300 at peak and 35 upon completion. After conducting its assessment and reviewing with the Finance Advisory Committee, staff recommends approval of a 7-year term abatement which is consistent with the agreement approved by Brazoria County. Mr. Eric Geisler, Economic Incentive Services gave a brief overview of the project and was available for questions from commission members. Also present was Mr. Stanley Thai, Founder and President of Supermax Healthcare as well as Mr. Donny Chan, Director of Business Development and Government Affairs.

A motion was made by Commissioner Singhania to approve a 7-year tax abatement agreement at 100% as recommended by staff. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion.

3. Adjourn.

With no further business before the Commission, the meeting adjourned at 6:01 PM.