

MINUTES
GULF COAST PROTECTION DISTRICT

September 10, 2025

The Board of Directors (the "Board") of Gulf Coast Protection District (the "District") met in regular session, open to the public, on the 10th day of September, 2025, at 1150 Gemini Street, Suite 1050, Houston, Texas 77058, inside the boundaries of the District, and the roll was called of the members of the Board:

Michel Bechtel	President
Bob Mitchell	Vice President
Sally Bakko	Secretary
Larry Taylor	Assistant Secretary
Roger Guenther	Director
Lori Traweek	Director
Billy Combs	Director
Tina Petersen	Director
Allan Ritter	Director
Kirk Roccaforte	Director
Sharon D. Hulgan	Director

and all of the above were present except Directors Bechtel, Guenther, and Traweek, thus constituting a quorum.

Also present for all or part of the meeting were: Dedrea Norman, Chief Financial Officer for the District; Emily McGinty, Executive Assistant to the Executive Director for the District; Heather Betancourth, Communications Director for the District; Allen Sims and Toby Davis of Jefferson County Drainage District No. 7 ("DD 7"); Don Carona of Orange County Drainage District ("OCDD"); Ray Russo, OCDD and DD7; Lt. Col. Ian O'Sullivan, Kelly Burks-Copes, and Toni Addison of the U.S. Army Corps of Engineers ("USACE"); Mary Davison of the Texas General Land Office ("GLO"); Chris Salles of GFT Infrastructure, Inc. ("GFT"); Ross Gordon of Gordon Consulting Group; David Oliver, Kelly Hanen, and Cheryl Panozzo of Allen Boone Humphries Robinson LLP ("ABHR"); and other members of the public, including those persons included on the attached list.

ROLL CALL

Mr. Gordon called roll and confirmed a quorum was present.

PUBLIC COMMENTS

There were no public comments.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the August 13, 2025, meeting. After review and discussion, Director Ritter moved to approve the minutes of the August 13, 2025, meeting as submitted. Director Bakko seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2025

Ms. Norman discussed the District's evergreen engagement with McCall Gibson Swedlund Barfoot Ellis PLLC ("MGSBE") to conduct annual audits for the District. The Board reviewed a letter from MGSBE reflecting an estimated cost of \$16,000-\$19,500 to conduct the District's audit for the fiscal year end September 30, 2025. After review and discussion, Director Combs made a motion to authorize MGSBE to proceed with preparation of the audit for fiscal year end September 30, 2025, at a cost not to exceed \$19,500, pursuant to the engagement letter. Director Ritter seconded the motion, which passed unanimously.

ANNUAL DISCLOSURE STATEMENTS

In accordance with the District's Investment Policy, the Board considered the annual disclosure statements of Mark Burton and Ghia Lewis as the District's bookkeeper/Investment Officers and Ms. Norman as a District Investment Officer. Ms. Norman explained that the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District. After review and discussion, Director Petersen moved to accept the disclosure statements as presented and to authorize them to be filed with the Texas Ethics Commission and retained in the District's official records. Director Ritter seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy, and Ms. Norman stated that neither ABHR nor the bookkeeper or Investment Officers have any recommended changes. After review and discussion, Director Combs made a motion to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that the resolution be filed appropriately and retained in the District's official records. Director Bakko seconded the motion, which carried unanimously.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District

May Engage in Investment Transactions. Ms. Norman noted that the list of qualified broker/dealers provided by the District's bookkeeper is attached as an exhibit to the Resolution. After review and discussion, Director Roccaforte moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Combs seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Norman reviewed the bookkeeper's report, including the list of checks for payment of District bills, a copy of which is attached. After review and discussion, Director Bakko moved to approve the bookkeeper's report and payment of the bills. Director Ritter seconded the motion, which passed unanimously.

Director Hulkan joined the meeting.

ADOPT BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2026

Ms. Norman presented the District's proposed budget for the fiscal year end September 30, 2026, which was posted along with the agenda for today's meeting. Ms. Norman then presented and reviewed a revised proposed budget, a copy of which is attached, noting that the Coastal Texas Project revenue and expense line items were reduced to \$45,000,000. After review and discussion, Director Combs moved to adopt the District's budget for the fiscal year ending September 30, 2026, as revised. Director Bakko seconded the motion, which passed unanimously.

APPROVE LEASE AGREEMENT FOR OFFICE SPACE AT 1150 GEMINI ST., HOUSTON, TEXAS 77058

Ms. Norman reviewed a proposed Commercial Lease Agreement with JMK5 Friendswood LLC for office space at 1150 Gemini St., Suite 4200, Houston, Texas 77058. She responded to questions from the Board regarding the proposed lease space. After review and discussion, Director Petersen moved to approve the Commercial Lease Agreement and direct that it be filed appropriately and retained in the District's official records. Director Roccaforte seconded the motion, which passed unanimously.

REPORT FROM EXECUTIVE DIRECTOR AND CHIEF FINANCIAL OFFICER

Ms. Norman reported on financial and administrative efforts from the previous month. She reported on preparation and submittal of a Reimbursement Request to the GLO in the amount of \$179,000 for funding appropriated by Senate Bill 1, 87th Texas Legislature, Regular Session on behalf of OCDD.

Ms. Norman reported that District staff coordinated with GLO on Senate Bill 1, 89th Texas Legislature, Regular Session requirements and on the close-out of the GLO's 2025 fiscal year.

Ms. Norman reported that the District received annual funds requests from USACE for the Jefferson County Separable Element of Sabine to Galveston in the amount of \$1,100,000 and for the Orange County Separable Element of Sabine to Galveston ("Orange County Project") in the approximate amount of \$5,000,000. She noted that an annual funds request from USACE for the Coastal Texas Project is not anticipated, because additional federal funding has not been allocated for this project.

Ms. Norman reported on the recruitment efforts for a Grant Accounting Manager and stated that an offer letter to the preferred candidate has been prepared. She also provided a report on continued recruitment efforts for a Chief Program Manager.

Mr. Gordon reported that the District's Executive Director, Coalter Baker, and Director Bechtel traveled from September 1-10, 2025, with representatives from GLO to England and the Netherlands for the I-STORM conference.

Mr. Gordon reported on coordination efforts with the Governor's office regarding Board re-appointments and appointment of a presiding officer.

Mr. Gordon reported that the District and USACE continue to coordinate efforts related to the Orange County Project Chief's Discretionary Authority memorandum and Post Authorization Change Report. Mr. Gordon stated that the District and OCDD met with Brigadier General Walter on August 11, 2025, to discuss Orange County Project matters.

Mr. Gordon then reported on the GLO Sediment Sources Studies and stated that a final report is expected to be complete this fall.

Mr. Gordon also reported on the Texas A&M University at Galveston ("TAMUG") Gate Alternatives Study and stated that the final report is expected to be available in late fall.

Mr. Gordon reported regarding coordination with the City of Houston on the evaluation of accessing sediment from Lake Houston for beach nourishment projects.

Mr. Gordon then reported regarding the proposed formation of an "Academic Advisory Council" to support the District in the development of the Coastal Texas Project. He noted a proposal from the TAMUG Institute for Disaster Resilient Texas was received on September 3, 2025, and is under review.

REPORT FROM PRESIDENT OF THE BOARD

There was no discussion on this item.

CONTRACT WITH PAM STEVENS MEDIA INC. FOR CONSULTING SERVICES

The Board reviewed an Agreement for Services with Pam Stevens Media, Inc. for public outreach and media relations services. After review and discussion, Director Roccaforte moved to approve the Agreement for Services with Pam Stevens Media, Inc. and direct that it be filed appropriately and retained in the District's official records. Director Combs seconded the motion, which passed unanimously.

SABINE TO GALVESTON MATTERS

The Board concurred to discuss this matter with its attorney during executive session.

REPORT FROM JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

There was no discussion on this matter.

COASTAL TEXAS MATTERS

Mr. Gordon reported that 30% design plans for G-28-1 are on schedule for submittal to USACE on September 12, 2025.

Mr. Gordon provided an update regarding the status of the Request for Qualifications for Engineering Services for the Bolivar Roads Gate System (RFQ-2025-1) and the Request for Qualifications for Engineering Services for the Bolivar and West Galveston beach and Dune System (RFQ-2025-2). He reported that District staff is in the process of scheduling short-list interviews during the month of October for RFQ-2025-1 and RFQ-2025-2 and stated that selections are anticipated to occur at the District's November Board meeting. Mr. Gordon noted that notifications were sent out yesterday to firms that have been selected for interviews.

REPORT FROM GENERAL LAND OFFICE

There was no discussion on this matter.

REPORT FROM REGION 6 STATE FLOOD PLANNING GROUP

Director Bakko updated the Board regarding the 2028 Regional Flood Plan. She reported that she volunteered to be on Region 6's Public Engagement Committee, and the next committee meeting will be held in November.

EMPLOYMENT MATTERS

The Board concurred to discuss this matter during executive session.

SCHEDULE AND LOCATION FOR NEXT MEETING

Following discussion, the Board concurred to hold the District's next meeting on October 8, 2025, at 10:00 a.m. at 1150 Gemini St., Houston, Texas 77058.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONSULT WITH ATTORNEYS

At 10:37 a.m., the Board convened in executive session pursuant to Section 551.071, Texas Government Code, to seek the advice of its attorney on legal matters related to Sabine to Galveston matters. The Board determined that Mr. Gordon, Mr. Corona, Mr. Sims, and Ms. Norman's attendance in this executive session was necessary for the Board to obtain the necessary legal advice from its attorneys and requested their presence in the executive session. Present at the closed meeting were Directors Mitchell, Bakko, Taylor, Combs, Petersen, Ritter, Roccaforte, and Hulgán, Ms. Norman, Mr. Corona, Mr. Sims, Mr. Gordon, Mr. Oliver, Ms. Hanen, and Ms. Panozzo.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 11:55 p.m., the Board reconvened in open session.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board did not convene in executive session pursuant to Section 551.072, Texas Government Code.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.074, TEXAS GOVERNMENT CODE, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE

At 11:56 p.m., the Board convened in executive session pursuant to Section 551.074, Texas Government Code, to discuss employment matters related to District personnel. Present at the closed meeting were Directors Mitchell, Bakko, Taylor, Combs, Petersen, Ritter, Roccaforte, and Hulgán, Ms. Norman, Mr. Gordon, Mr. Oliver, Ms. Hanen, and Ms. Panozzo.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 12:00 p.m., the Board reconvened in open session. No action was taken.

SABINE TO GALVESTON MATTERS (Continued)

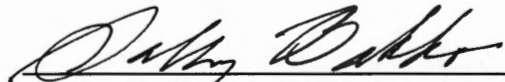
Director Mitchell reported that the Board concurred to defer action on the task orders from GFT related to the Torrent Floodwall Segment and the change order with GFT for Arlanxeo Levee Segment design services to the next Board meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
List of persons present at the meeting	1
Bookkeeper's report.....	3
Revised proposed budget	3