



Port Commission Regular Meeting

Thursday, November 20, 2025 at 1:00 PM

In Person & Videoconference - Administration Building - 1100 Cherry Street - Freeport

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

The meeting will be conducted pursuant to Section 551.127 of the Texas Government Code titled "Videoconference Call." A quorum of the Port Commission, including the presiding officer, will be present at the Commissioner Meeting Room located at 1100 Cherry Street, Freeport, Texas. The public will be permitted to attend the meeting in person or by videoconference.

Join Zoom Meeting

<https://us02web.zoom.us/j/84673892747?pwd=qNdcraHMubVqPbuEOdfNwLlcs4BXlB.1>

Meeting ID: 846 7389 2747

Passcode: 119632

1. **CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:**
2. **Invocation.**
3. **Pledge of Allegiance: U.S. Flag & Texas Flag**
4. **Roll Call.**
5. **Safety Briefing.**
6. **Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.**
7. **Public Comment.**
Public comment on any matter not on this Agenda will be limited to 5 minutes per participant and can be completed in person or by videoconference.
8. **Public Testimony.**
Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item per participant and can be completed in person or by videoconference.

- 9. Presentation of check to Texas Port Ministry from proceeds of Port Freeport Golf Tournament.**
- 10. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, safety matters, security matters, tenant updates, USCOE and other related port affairs.**
 - A. Executive Director/CEO
 - B. Director of Engineering
 - C. Director of Operations
 - D. Director of Business & Economic Development
 - E. Chief Financial Officer
- 11. Receive reports from Commissioners on matters related to Port Commission related meetings or conferences, Port presentations and other Port related matters.**
 - A. November 12 Finance Committee Meeting
 - B. November 12 Personnel Committee Meeting
 - C. November 12 OSS Committee Meeting
- 12. Consent Agenda.**
 - A. Approval of Minutes from the Regular Meeting held October 23, 2025.
 - B. Approval to pay legal bills submitted for the month of October 2025.
- 13. Approval of a renewal for Port Freeport Health, Dental and Vision Insurance.**
- 14. Adoption of a Resolution Authorizing a Contribution to the Port Freeport Retirement Plan.**
- 15. Approval of purchase and installation of Cameras for Cranes 3 and 4, for an amount not to exceed \$26,014.30.**

- 16. Approval of a Professional Services Agreement with Moffatt & Nichol for the design and permitting of Dock 6, for an amount not to exceed \$3,887,800.00.**
- 17. Approval of Stevedore License Renewals submitted by the following...**
 - APS Stevedoring
 - Cooper/Ports America LLC
 - Enstructure Richardson
 - Gulf Stevedoring Services, LLC
 - Gulf Stream Marine, Inc.
 - Ports America Texas, Inc.
 - Red Hook ConRo Terminals LLC
 - Riviana Foods
 - SSA Marine
 - Suderman Contracting Services, Inc.
- 18. Adoption of a Resolution declaring items surplus and ordered sold separately for cash, after notice of sale and receipt of bids to the highest bidder; destroyed or otherwise disposed of if no bids are received; or offered as trade-in for new property of the same general type.**
- 19. Approval to purchase a 2026 Chevrolet Silverado Crew Cab Truck, for an amount not to exceed \$43,715.93.**
- 20. Approval to purchase a 2021 Hyster H360XD Forklift, for an amount not to exceed \$171,517.00.**
- 21. Adoption of a Resolution Committing Matching Funds to Support a Grant Awarded through the Texas Department of Transportation Seaport Connectivity Program (SCP89) for the "Public Parking Expansion Area Project."**
- 22. Approval of budget for 2026 Breakbulk Americas Conference.**
- 23. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:**

- A. Under authority of Section 551.071 (Consultation with Attorney):
 - 1. Consultation with attorney under Government Code Section 551.071(1) to seek or receive attorney's advice on pending or contemplated litigation.
 - 2. Consultation with attorney under Government Code Section 551.071(2) to seek or receive attorney's advice on legal matters that are not related to litigation.
- B. Under authority of Section 551.076 (Deliberation of Security Matters):
 - 1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.
- C. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 - 1. To discuss or deliberate commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 - i. Business & Economic Development Report including potential offers of financial or other incentives to the business prospect.
 - 2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- D. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
 - 1. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.
 - 2. The potential lease or value of real property located at Port Freeport, including but not limited to Parcel 1.
 - 3. The potential exchange, lease or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 27, 34 and property on Quintana Island.

- E. Under authority of Section 551.074 (Deliberation of Personnel Matters) for discussion regarding:
1. Deliberation regarding the appointment, employment, evaluation, reassignment, duties of a public officer or employee, including but not limited to: Executive Director/CEO, Chief Financial Officer, Director of Engineering, Director of Protective Services, Director of Business & Economic Development, Director of Information Technology and Director of Operations.

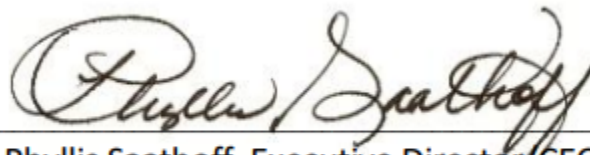
24. RECONVENE OPEN SESSION:

**25. Affirm pay increases for Chief Financial Officer, Director of Operations
Director of Engineering, Director of Protective Services, Director of
Business Economic Development and Director of Information
Technology.**

26. Adjourn.

The Port Commission does not anticipate going into a closed session under Chapter 551 of the Texas Government Code at this meeting for any other items on the agenda, however, if necessary, the Port Commission may go into a closed session as permitted by law regarding any item on the agenda.

With this posted notice, Port Commissioners have been provided certain background information on the above listed agenda items. Copies of this information can be obtained by the public at the Port Administrative offices at 1100 Cherry Street, Freeport, TX.



Phyllis Saathoff, Executive Director/CEO

PORT FREEPORT

Participation is welcomed without regard to race, color, religion, sex, age, national origin, disability or family status. In accordance with Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act, persons with disabilities needing reasonable accommodations to participate in this proceeding, or those requiring language assistance (free of charge) should contact the Executive Assistant no later than forty-eight (48) hours prior to the meeting, at (979) 233-2667, ext. 4326, email: bevers@portfreeport.com.

La participación es bienvenida sin distinción de raza, color, religión, sexo, edad, origen nacional, discapacidad o situación familiar. De acuerdo con el Título II de la Ley de Estadounidenses con Discapacidades y la Sección 504 de la Ley de Rehabilitación, las personas con discapacidades que necesiten adaptaciones razonables para participar en este procedimiento, o aquellas que requieran asistencia lingüística (sin cargo), deben comunicarse con el Asistente Ejecutivo a más tardar cuarenta -ocho (48) horas antes de la reunión, al (979) 233-2667, ext. 4326, correo electrónico: bevers@portfreeport.com.



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

MEMORANDUM

TO: Phyllis Saathoff, Executive Director/CEO
Port Commissioners

FROM: Amanda Veliz, Public Affairs Manager

DATE: November 20, 2025

SUBJECT: Public Affairs Departmental Report – November 2025

PUBLIC AFFAIRS

Communications and Media

Freeport Harbor Channel Marine Traffic – The website provides information on marine traffic related to the Freeport Harbor Channel Improvement Project (FHCIP) dredging, serving the local community. On May 30, the United States Army Corps of Engineers awarded the contract for Reaches 1, 2, and 4 to Great Lakes Dredge and Dock Company, LLC (GLDD). Currently, two mechanical dredges are working in Reach 1. The dredged material is being deposited in an EPA-approved area offshore in the Gulf of America. Updates will be posted as necessary.

Freeport Harbor Channel Improvement Project – Staff continues to respond to public inquiries regarding Port Freeport and the Freeport Harbor Channel Improvement Project and maintains updated information on www.portfreeport.com.

Print and Social Media Monitoring – Staff continues to monitor publications, newspapers, agendas, and social media for matters pertaining to Port Freeport, its partners, and the harbor community.

Press Releases and News Postings – No press releases were distributed in November.

In the coming weeks, additional press releases on the 14th Annual Golf Tournament and the completion of Area 5 will be distributed.

Social Media Postings – Staff is actively posting important information on social media, including port facts, press releases, safety awareness tips, weather preparedness advice, and other relevant updates about our community. The following posts were made on Facebook in late September and October. Additionally, we may share posts related to port activities and events.

*October 18 – IFPA Conference

October 18 – Golf Tournament: Bronze Sponsors Thank you

October 19 – Golf Tournament: Beverage Cart Sponsors Thank you

October 20 – Cranes Post 9: Progress Check/Centennial

October 21 – Golf Tournament Silver Sponsor Thank You Post

October 22 – Reminder: Pilot Commission Meeting
October 22 – Reminder: Port Commission Meeting
October 23 – Golf Tournament Raffle Sponsors Thank you
October 24 – Recap: Commission Meeting
October 24 – Golf Tournament Thank You Video
October 24 – PS Receives Honorary Admiral Award
October 30 – Golf Tournament Winners Announcement
October 31 – Happy Halloween Safety Message
November 5 – We Are Hiring Post
November 6 – Port Freeport Golf Tournament Recap Video
November 7 – We Are Hiring Post
November 10 – Holiday Reminder: Office Closure Veterans' Day
November 11 – Holiday: Veterans' Day
November 11 – Reminder: Multiple Port Committee Meetings (Finance, Personnel, & OSS)
November 14 – Reminder: Port Commission Workshop
November 19 – Reminder: Port Commission Meeting
November 19 – Employee Service Awards
November 20 – Thanksgiving Safety Tips
November 21 – Recap: Port Commission Meeting

*Additional social media posts were created following the creation of the previous departmental monthly report.

Port/Community Events

Community Advisory Panel (C.A.P.) – Instead of holding a meeting in December, CAP members and their guests are invited to attend Port Freeport's Centennial Celebration on Thursday, December 4, 2025. Regular CAP meetings will resume in early 2026.

Please email Tricia Vela at vela@portfreeport.com to report any new member appointments or changes.

Port Freeport Take-A-Child Fishing Tournament (TACFT) – Please save the following dates:

- Captain's Dinner: Thursday, May 7, 2026, from 5:30 PM to 7:30 PM
- 26th Annual Take-A-Child Fishing Tournament: Saturday, May 9, 2026, at Freeport Municipal Park, from 8:00 AM to 12:00 PM

Port Freeport Golf Tournament – The 14th Annual Port Freeport Golf Tournament, benefiting the Texas Port Ministry (TPM), took place on Monday, October 27, at The Wilderness Golf Course in Lake Jackson. The tournament featured a four-person team format with a shotgun start.

A check will be presented to TPM during the Port Freeport Commission meeting on Thursday, November 20. This year, the tournament generated net proceeds of \$93,000, an increase from \$85,000 in 2024.

The event received strong support, with 36 teams and 144 players participating, along with the generosity of 81 sponsors and the dedication of over 20 volunteers.

Over the past 14 years, partners and friends of Port Freeport have raised \$784,200 in total to benefit TPM. We extend our gratitude to all our generous sponsors, donors, players, and volunteers for their continued support. The sponsors will be featured on the Port Freeport website until the 15th Annual Golf Tournament.

The tentative date for the next Annual Golf Tournament at The Wilderness is Monday, October 27, 2025.

Employee United Way of Brazoria County Campaign (UWBC)

Port Freeport has initiated its Annual Employee United Way Campaign, which includes a raffle from November 4th to November 28th. All funds pledged by employees will be donated to UWBC.

First Responder Agencies Appreciation

Staff members will assemble and deliver cookie platters to various agencies in the navigation district during the week of December 8th to show their appreciation.

Port Presentations, Tours, and Meetings

December 6 – Centennial Community Port Tours

Community Events and Meetings - (Informational purpose only)

October 27 – 14Th Annual Port Freeport Golf Tournament

October 29 – The Alliance - Quarterly Membership Meeting

October 30 – Angleton Chamber of Commerce Fall Shot in the Dark Golf

November 5-14 – Junior Achievement Veteran's Day Bowl

*November 5 – West Columbia Rotary State of AI and Cybersecurity Program & Lunch

November 7 – Junior Achievement - Career Expo

November 11 – Brazoria County Veterans Day Parade

*November 13 – Brazoria County Hispanic Chamber of Commerce - Doing Business with TXDOT

November 19 – Highway 36A Coalition Luncheon

*November 19 – Brazoria Chamber of Commerce - Meet & Mingle Breakfast

*November 20 – Angleton Chamber of Commerce State of the Community

*November 20 – Brazosport Chamber of Commerce - Mixer

November 20 – ABC Texas Gulf Coast - Member Mixer

Upcoming Community Events and Meetings - (Informational purpose only)

November 29 – Freeport Historical Museum " A Merry Museum Christmas"

December 2 – ABC Texas Gulf Coast Christmas Open House

December 5 – City of Clute Christmas in the Park

December 5 – City of Freeport Holiday on the Brazos

December 6 – West Columbia Chamber of Commerce Light up the First Capitol

December 6 – City of Freeport Main Street Christmas on Main

December 6 – City of Angleton Heart of Christmas

December 7 – Brazosport Chamber of Commerce Holiday Tour of Homes

December 13 – Brazoria Chamber of Commerce Christmas in Brazoria

*Additional community events and meetings were added following the creation of the previous departmental monthly report

Strategic Initiatives Overview

This section of the report provides a high-level overview of our upcoming initiatives. As plans are further developed, detailed proposals and timelines will be shared and presented for review.

100-Year Anniversary Celebration –

Event Date: Thursday, December 4, 2025

Location: The Dow Academic Center, Lake Jackson, Texas

Time: 11:30 AM – 2:30 PM

Audience: Community partners, elected officials, business and industry representatives, tenants, port users, and invited stakeholders.

Port Freeport will commemorate 100 years of service, economic impact, and community partnership during the Centennial Celebration Luncheon on Thursday, December 4, 2025. This milestone event will honor the Port's rich history, highlight transformative infrastructure achievements, and recognize the people who have shaped Port Freeport's legacy and continued growth.

Communications & Invitations Timeline

- Save the Dates Distributed — October 10, 2025

Distributed to elected officials, tenants, industry partners, and community stakeholders to ensure early calendar placement ahead of formal invitations.

- Formal Invitations Sent — November 5, 2025

Invitations were distributed electronically and included official Centennial branding and a direct RSVP link to streamline attendance tracking.

- RSVP Management

A dedicated HubSpot RSVP form is being used to collect and manage responses. A reminder email campaign is planned during the final week of the RSVP window to increase response rates and finalize headcount for program, catering, and seating logistics.

Centennial Documentary Production

As part of the Centennial commemoration, Port Freeport is producing a Centennial Documentary that captures the voices, stories, and history of the region, port users, industry partners, employees, and community members.

All primary interviews were completed during the week of November 10, 2025, including port leadership, key tenants, community partners, and long-standing stakeholders. Additional archival footage, photography, and historic materials are being incorporated to present a comprehensive 100-year retrospective.

The documentary will be featured during the Centennial Celebration program and used for long-term educational and promotional purposes.

Supporting Community Event: Public Centennial Port Tours

To extend the Centennial celebration to the broader public, Port Freeport will host Community Centennial Port Tours on Saturday, December 6, 2025.

These tours will feature:

- Guided bus tours of Port Freeport and the Freeport Harbor Channel
- Educational commentary on the Port's history, economic influence, and capital projects
- An ADA-compliant bus option
- Online pre-registration (opening soon)
- Multiple tour times offered throughout the morning and early afternoon

These tours reinforce outreach, transparency, and community engagement goals tied to the Centennial year.

Additional Event Notes

- Branding: All event materials follow the official Centennial branding, including the 100-year logo, color palette, and typography.
- Photography & Videography: Professional media coverage will capture key moments, document attendance, and support post-event communications.
- Logistics & Vendor Coordination: Catering, equipment, signage, décor, and accessibility preparations are underway and coordinated across departments.
- Stakeholder Collaboration: Public Affairs is coordinating closely with Business Development, Operations, Engineering, IT, Protective Services, and the Executive Office to ensure a seamless event experience.
- Marketing & Visibility: Post-event highlights and documentary access will be shared through Port Freeport's website, social channels, newsletters, and press releases as appropriate.

Crisis Management Communication Plans – We will develop proactive communication strategies for potential crises, such as severe storms, power outages, and work stoppages. The goal is to ensure swift, clear communication and effective outreach, improving our preparedness and response capabilities.

Community Engagement Plan – To strengthen relationships with the community, we are expanding outreach programs and increasing local government advocacy efforts. These initiatives will focus on transparency, enhancing public trust, and fostering greater engagement between the port and the community.

Efficiency & Innovation – We are exploring innovative tools and software to improve the department's efficiency, automate processes, and reduce costs. These efforts will focus on saving time in project management, streamlining communications, and providing data-driven insights to support our public affairs strategy.



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

FROM: Jason Hull, P.E. 
Director of Engineering

DATE: September 15, 2025

SUBJECT: Departmental Report

PROJECTS

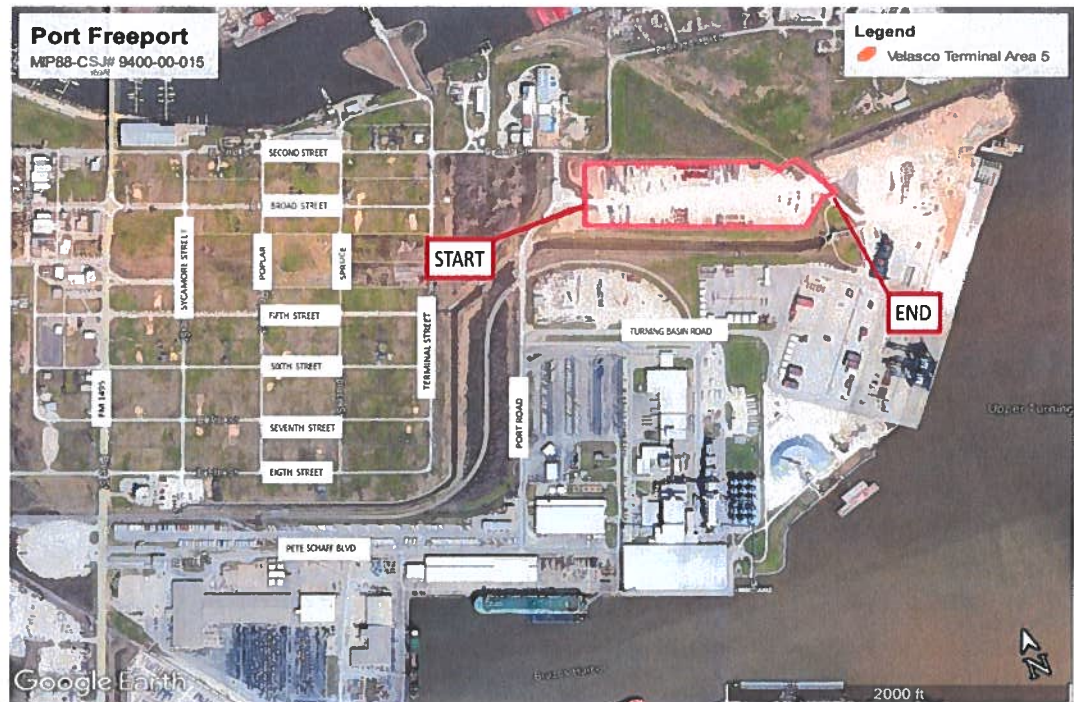
1. **FHCIP Reaches 1, 2, and 4** – This project involves deepening the Freeport Ship Channel to various depths ranging from 26-ft to 56-ft depending on the Reach and is funded through Bond funds and Civil Works Budget Appropriation. The final contract is with Great Lakes Dredge & Dock for \$159,743,430. Anticipated contract modification will extend the completion. The previous completion date was extended to April 20, 2026. Dredge 58 is working near shore and inside the jetties. The Ellis Island and Liberty Island are working in the offshore reach.



2. **Velasco Terminal Rider 37** – This project involves reconstructing portions of 8th Street, Poplar Street, and Terminal Street. It also involves building a truck parking area at Terminal Street and 5th Street and a Jug-handle intersection to connect FM 1495 to 2nd Street. This is partially funded through a RIDER 37 program that will pay up to \$6,228,128. The Port will pay the remaining \$2,771,872. The roadways are now open to traffic and the streetlights are needing to be energized by Centerpoint.



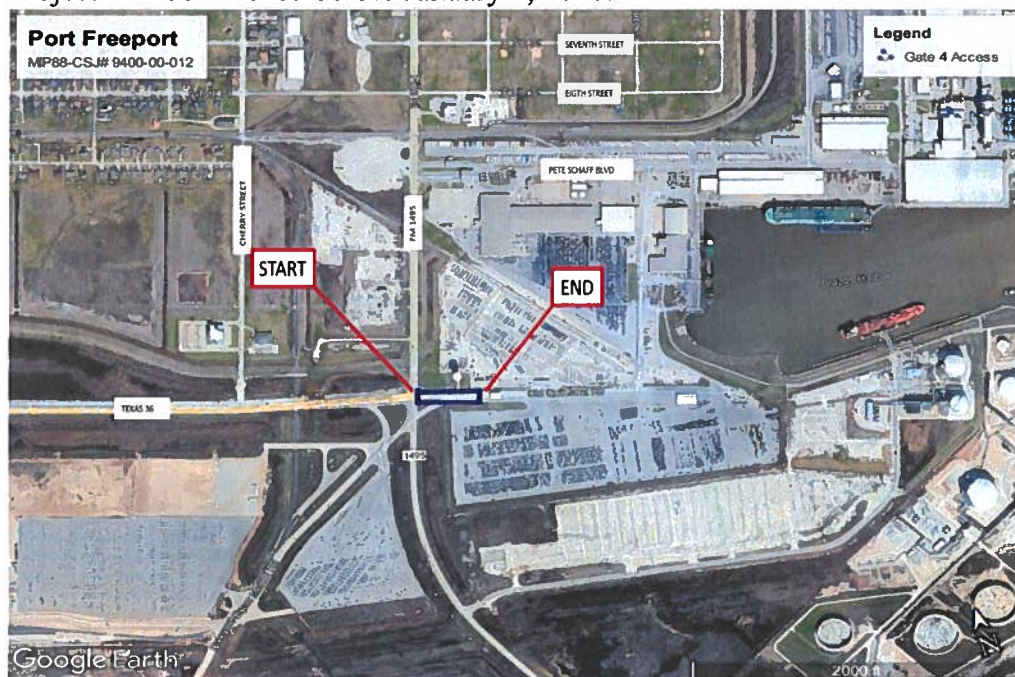
3. **Velasco Terminal Area 5** – This project involves development of container yard in Velasco Terminal. TxDOT will fund up to \$11,565,621. The project was awarded to Harper Brothers for \$18,508,603.35. Construction has begun. The anticipated completion date is November 30, 2025.



4. **East 5th Street** – This project involves rebuilding E. 5th Street in the expansion area to be suitable for truck traffic from FM 1495 to Terminal Street. TxDOT will fund up to \$3,802,189 which is 75% of the estimated costs. The Port will pay remainder of the project costs, which is estimated to be \$1,267,396. Bids were opened on February 4, 2025. This project was awarded on February 27, 2025. Project will be completed in close coordination with the Rider 37 project so as to provide continuous access to the cross dock facility on Terminal. Work has now started.



5. **Gate 4 Access** – This project involves widening the access road to Gate 4 from FM 1495 to Gate 4. TxDOT will fund up to \$950,547 which is 75% of the estimated costs. The Port will pay remainder of the project costs, which is estimated to be \$316,849. Harper Brothers was awarded the contract for \$1,148,987.20. The Project will be finished before January 1, 2026.



6. **Docks 1, 2, 3, 5 and 7 Cathodic Protection** – This project involves replacing depleted deep-well anode beds and replacing cabling & boding to the submerged steel structure of the wharfs. The project, once completed, will protect the steel structure from corrosion and deterioration. The project is closing out now.



7. **Yearly maintenance of NOAA PORTS sensors by TAMU-CC** Texas A&M Corpus Christi is the Port's contracted service provider of maintenance for the Port's NOAA PORTS sensors in the ship channel. Twice per year the sensors are removed and exchanged with backup sensors, the batteries recharged, and the sensors cleaned of marine growth (repaired if necessary) and bench tested, then placed on the shelf for re-deployment. Periodically, unscheduled service is needed, and that work is performed and invoiced to the port on a time & materials rate. Below is a summary of all work and cost for maintenance to date:

Description	Date	Cost
LB6 R&R sensor	5/21/25	\$ 5,075.50
Surfside sensor near 332 bridge	5/21/25	\$10,330.50
Surfside dive inspection	7/30/25	\$ 7,727.01



- 8. Hurricane Beryl Repairs** – This project involves repairing several buildings that were damaged during Hurricane Beryl in July. Bids were opened on October 15, 2024 at 2:00PM. The project was awarded to Frost Construction on December 19, 2024. This project is closing out now.



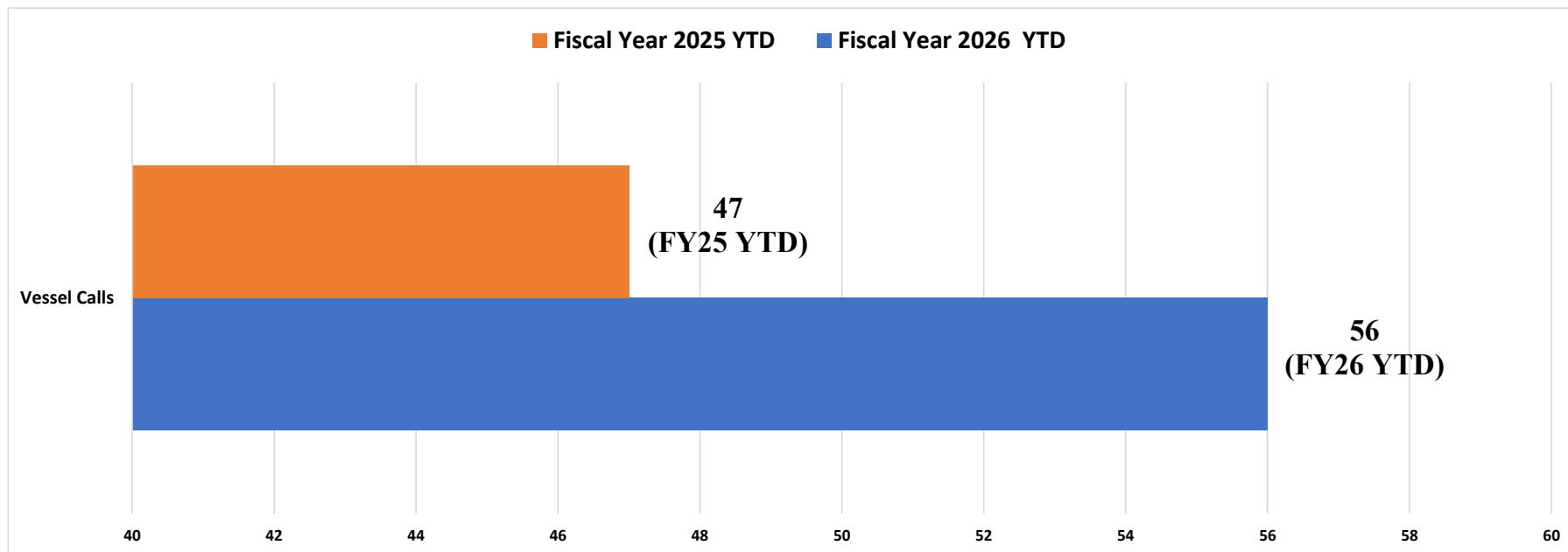
- 9. Parcel 17 Offsite Detention** – The surveyor has completed the boundary and topographic survey. The engineering department is currently working on the plan set. The plans have been submitted to VDD for approval. An Interlocal agreement is also in the works now.





PORT FREEPORTSM

2026 YTD Vessel Calls

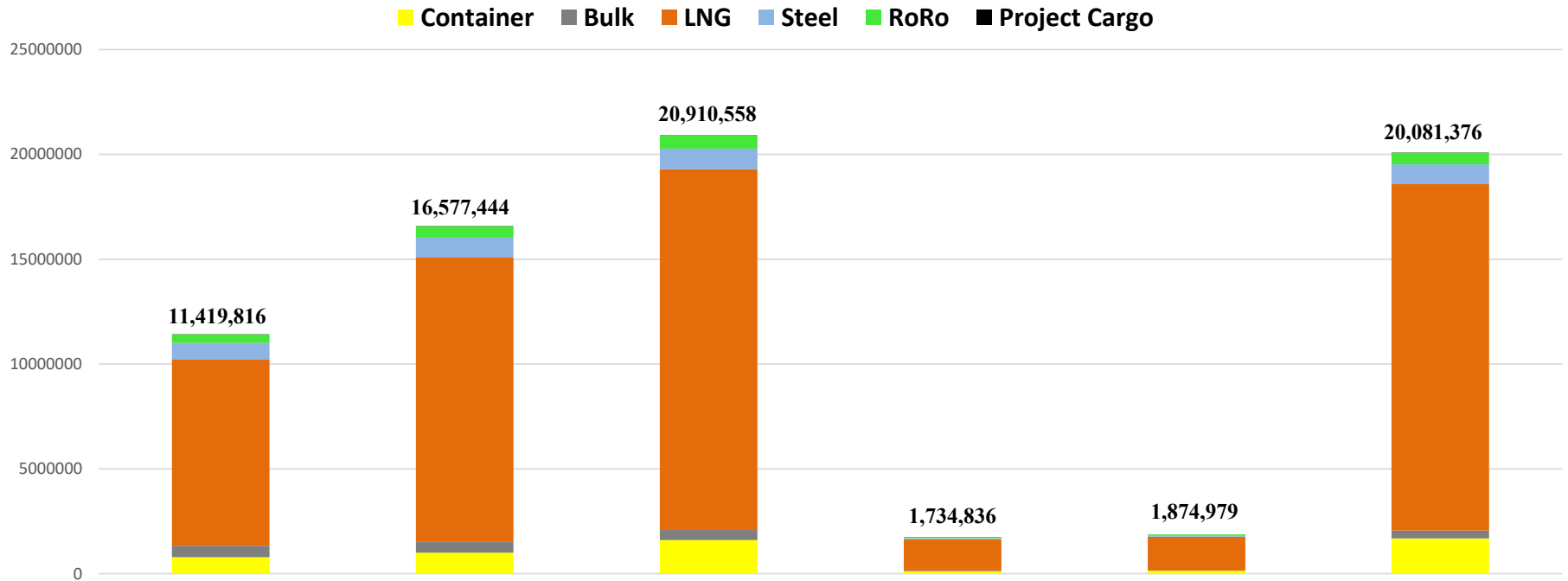


	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2025 YTD	Fiscal Year 2026 Budget	Fiscal Year 2026 YTD	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Vessel Calls	402	526	616	47	722	56	56											
Lay Days	1086	1458	1820	128	0	98	98											

October 2025: 56 Total Vessel Calls
There were 112 Total Vessel Calls Portwide.



Total Tonnage by Fiscal Year



	Fiscal Year 2023 Total	Fiscal Year 2024 Total	Fiscal Year 2025 Total	Fiscal 2025 YTD	Fiscal 2026 YTD	Fiscal 2026 Budget
Container	784,513	1,004,603	1,601,315	113,453	135,898	1,685,716
Bulk	546,017	504,548	484,153	42,279	15,623	369,632
LNG	8,879,936	13,565,951	17,218,133	1,484,515	1,612,949	16,524,000
Steel	797,447	951,608	971,730	49,219	60,512	950,000
RoRo	400,811	546,014	630,853	43,922	49,998	547,528
Project Cargo	11,092	4,720	4,374	1,449	-	4,500
Total Import/Export	11,419,816	16,577,444	20,910,558	1,734,836	1,874,979	20,081,376

****YTD Tonnage is up 8% from this time last year.****

Total Vehicles Handled YTD (15,749)

Total Containers Handled (7,631), TEU (15,257)

Rail Car Count FY 26

	Steel	Bulk	RoRo Arrivals		RoRo Departure		Total
			Loaded	Empty	Loaded	Empty	
October	-	182	309	2	326	41	860
November							-
December							-
January							-
February							-
March							-
April							-
May							-
June							-
July							-
August							-
September							-
Total	-	182	309	2	326	41	860

Volkswagen	October	November	December	January	February	March	April	May	June	July	August	September	Total
Unloaded Vehicles	3,090												3,090
Outgated Vehicles	3,312												3,312

Railcars has increased due to New OEM customer



Operations Insight for November 2025

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
19	2	17	2	13	2	0	55

Minutes of Port Commission Meeting
October 23, 2025
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held October 23, 2025, beginning at 1:01 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

Commissioners present in person:

Mr. Rob Giesecke, Chairman
Mr. Rudy Santos, Vice Chairman
Mr. Kim Kincannon, Secretary
Mr. Dan Croft, Asst. Secretary
Ms. Barbara Fratila, Commissioner
Mr. Ravi Singhania, Commissioner

Staff Members Present:

Mr. Grady Randle, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Jason Miura, Director of Business & Economic Development
Mr. Chris Hogan, Director of Protective Services
Mr. Jesse Hibbetts, Director of Operations
Mr. Brandon Robertson, Director of IT
Ms. Missy Bevers, Executive Assistant
Ms. Amy O'Brien, Controller
Ms. Amanda Veliz, Public Affairs Manager
Mr. Chas Gryseels, Project Engineer
Mr. Clinton Woodson, Sales Manager
Ms. Ruby Dunn, Receptionist – virtual
Ms. Bailee Anderson, Accounting Analyst – virtual
Ms. Danielle Simonds, Accounting Specialist - virtual

Also, present:

Mr. Chris Moore, Texas Port Ministry
Mr. DJ Meagher – Woodbranch Group (virtual)
Mr. Andy Hall, Texas Navy Association
Mr. Chris Knepper, Texas Navy Association
Mr. Jim Perouty, Texas Navy Association
Mr. Will Bohlen, GHD
Ms. Melanie Oldham

Original Agenda Items Posted September 19, 2025:

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation – Mr. Chris Moore – Texas Port Ministry
3. Pledge of Allegiance – U.S. Flag and Texas Flag

4. Roll Call – Commissioner Giesecke noted that all Commissioners were present in the Board Room.
5. Safety Briefing – Mr. Hibbetts provided safety reminders for the fall season.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.

There were no conflicts noted.

7. Public Comment – Ms. Melanie Oldham addressed the Commission regarding the Volkswagen Tax Abatement.
8. Public Testimony – There was no public testimony.
9. Public Hearing to discuss the Assignment of Tax Abatement Agreement with Volkswagen Group of America, Inc. and PRP KDC Freeport Development, LLC for property located in City of Freeport Reinvestment Zone No. 2022-01.

Mr. Lowe noted that DJ Meagher with the Woodbranch Group joined the meeting virtually and is available for questions. Mr. Lowe stated that the Port Commission adopted a resolution on July 28, 2022, approving the application for tax abatement between Port Freeport and Volkswagen Group of America and PRP KDC, Freeport Development LLC for property located in the City of Freeport Reinvestment Zone #2022-1. In December 2024, Woodbranch bought the lease, and the Port Commission approved the assignment of the lease agreement by PRP KDC Freeport Development to Freeport TIC I, II and III. PRP KDC Freeport Development subsequently requested the assignment of its rights and obligations under the tax abatement agreement with Volkswagen Group of America and PRP KDC Freeport for property located in the City of Freeport Reinvestment Zone, No. 2022-01. The county's guidelines require an assignment of lease and the port's guidelines follow suit. The assignment of tax abatement allows the abatement to be applicable to the new lease owners as it was to the original lease owners. Everything in the abatement remains the same and it does not extend the term of the abatement.

At this time, Ms. Melanie Oldham commented about the abatement and Volkswagen stating that Volkswagen has been a good neighbor in providing jobs to the area and hopes they continue to support the City of Freeport any way they can.

Commissioner Giesecke commented that if you look at the tax abatement in terms of the output for the input and the foregone tax revenue, there hasn't been one in the history of Brazoria County that will get more jobs and more economic impact for the amount of tax revenue that's been given up.

10. Approval of the Assignment of Tax Abatement Agreement with Volkswagen Group of America, Inc. and PRP KDC Freeport Development, LLC for property located in City of Freeport Reinvestment Zone No. 2022-01.

Mr. Lowe stated that staff has reviewed the request and noted the port is in good standing with the current lease holders. Staff recommends approval of the assignment.

A motion was made by Commissioner Singhanian to approve the assignment of tax abatement agreement with Volkswagen Group of America, Inc. and PRP KDC Freeport Development, LLC for the property located in the City of Freeport Reinvestment Zone Number 2022-01. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

Supplemental Agenda Items to be considered:

11. Presentation of Texas Navy Admiral's Commission to Phyllis Saathoff.

Mr. Andy Hall, Mr. Jim Perouty and Mr. Chris Knepper, who are a part of the local chapter of the Texas Navy Association, were in attendance to present an honorary Texas Navy Admiral's Commission to Ms. Saathoff. Mr. Hall stated that an honorary admiral in the Texas Navy is one of the highest honors that can be bestowed upon a civilian in the State of Texas. He went on to say that the commission recognizes leaders who have performed notable service in their communities to the state and that Texas Navy Admirals are drawn from all backgrounds including business, education, military, the arts and public service. He noted that under Ms. Saathoff's leadership, Port Freeport secured key federal approvals and funding to deepen the Freeport Harbor Channel to 56 feet, launched dredging in 2021, initiated development of the port's first container terminal, attracting new businesses and investment to the region and most recently, oversaw the arrival of two new super post panamax ship-to-shore cranes. Ms. Saathoff's leadership in the Texas maritime industry has also earned her recognition for advancing transportation and public service including the Russell H. Perry Award from the Texas Department of Transportation and induction into the Brazoria County Business Hall of Fame. In addition, she also serves in leadership roles with the Texas Ports Association, National Waterways Conference, American Association of Port Authorities and TxDOT's Port Authority Advisory Committee. Mr. Hall stated that Ms. Saathoff's achievements reflect Port Freeport's guiding principles of being anchored in service, propelled by people and accelerating opportunity across the Texas Gulf Coast and not only recognizes her individual service, but the broader contribution of Texas ports and maritime professionals whose work continues to chart a course for the state's economic success and viability. Mr. Perouty then swore Ms. Saathoff in as an honorary Texas Navy Admiral.

Ms. Saathoff thanked them for this honor and said that it has particular significance because of the connection between Texas history and the story of Port Freeport. Fort Velasco, situated at the mouth of the Brazos River, was a Mexican military fort established to enforce customs and immigration laws. It became the site of the Battle of Velasco in 1832, the first armed conflict of the Texas Revolution. That history resonates deeply with me because the same waters that witnessed those early struggles would later become the entrance channel for Port Freeport. On December 4, 1925, the voters of Brazoria County made the visionary decision to create the Brazos River Harbor Navigation District, now known as Port Freeport, to partner with the U.S. Army Corps of Engineers to divert the Brazos River. Their bold action provided a reliable port entrance, free from flooding and siltation, and sparked economic opportunity that continues to benefit our community, the State, and the nation. I am humbled to have worked for the Port and with my fellow colleagues, commissioners and this community for 30 years. This honor reflects our collective care and stewardship of the vital waterway that serves our community, fostering economic opportunity and prosperity.

12. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, safety matters, security matters, tenant updates, USCOE, and other related port affairs.

A. Executive Director/CEO

Ms. Saathoff reported the port closed out its fiscal year September 30 performing very well to the end with a record number of vessel arrivals of 616 in the inner harbor and 1305 vessels port wide. Ms. Saathoff added that with the completion of the Freeport Harbor Channel Improvement project, the new cranes in service and other infrastructure that has been added, the port is just getting started. Financial results will look good when accounting fully closes out the fiscal year with the port approaching the \$60 million mark for operating revenues and expenditures coming in at or below budget which will produce a healthy operating net income close to \$30 million. She added the port is in a good financial position to start the new fiscal year. Ms. Saathoff also reported that the commissioning of the cranes is going well and is on schedule with the cranes expected to be operational the week of November 17. Ms. Saathoff did note there have been questions regarding the security of the cranes, adding that technology installed on the cranes is being done post arrival by the IT team who has coordinated these efforts. With regard to federal matters, Ms. Saathoff stated the government shutdown is still ongoing with hopes of being resolved within the next several weeks; however, there is no guarantee. OMB announced they have identified some of the U.S. Army Corps of Engineers projects to be reevaluated with focus on the primary missions which is navigation, flood control and some of the hydro power, and not so much of the community or environmental projects. Ms. Saathoff stated there is about \$11 billion in projects that are being reviewed but feels very confident that the port's project will be fine since its nearing completion under the 4th and final contract of the project and all of the funding is there and has been obligated. Hearings were held earlier in the week for the nominees for Maritime Administration Administrator, the Assistant Secretary for the Commission on Ocean and Atmosphere as well as two vacancies on the Federal Maritime Commission. The nominees still have to go before the Senate to be confirmed and will need 51 votes. Freeport Harbor Channel Improvement Project is moving along. Great Lakes Dredge and Dock is continuing with their plan to have two large dredges working to completion on the project and Dredge 58 continuing its work. Ms. Saathoff reported that she and three other commissioners attended a successful annual convention in Quebec City. Ms. Saathoff expected to have one speaking part but ended up with other opportunities noting that she did speak on how the port handled the situation with the cranes and mitigated its risk with the customs bonded warehouse but made the decision to pay the tariff. She stated that on November 9, information will be heard by the Supreme Court on the legality of some of the tariffs that were assessed. Staff will continue to monitor. USTR put out a notice that they took final action and proposed other action on matters under Section 301. They did implement the 100% tariff on ship-to-shore cranes and container handling equipment, but grandfathered crane orders placed prior to April 17, 2025, but they must be delivered before April 18, 2027. Additionally, there is another proposal with an additional 150% tariff on certain container terminal operating equipment. This will not have an immediate impact to Port Freeport because it's a landlord port, but it could definitely impact some of the port's tenants in their operations. Ms. Veliz gave a brief update from the public affairs department noting they have seen excellent coverage and engagement recently with the press releases on the gantry cranes, the Chiquita Horizon and Ms. Saathoff's induction to the Business Hall of Fame. She also

shared some social media data and growth statistics stating the port has increased its followers by 42% with interactions up by 265% and noted the crane arrival video reached over 67,000 views. The port's annual golf tournament is a sold-out event with 81 sponsors and more than \$100,000 pledged. Planning also continues for the Centennial celebration on December 4. Ms. Saathoff also noted the recent Giants publication with Port Freeport featured in the issue for its Centennial and Commissioner Singhania being on the cover.

B. Director of Engineering

In addition to his written report, Mr. Hull shared a couple of updated pictures of the progress made on E. 5th Street and container yard 5 noting, he anticipates both projects to be completed by Thanksgiving. He also reported there has been some activity on the FM1495 project but has no official update. Regarding the offsite detention, there is an interlocal agreement on the agenda for approval. Once it's approved and signed, work will begin.

C. Director of Operations

Mr. Hibbetts gave an update on the cranes stating the OSHA certifications will be taking place next week, the elevators have been certified, and endurance testing will begin the first week of November. Staff still anticipates handover November 17 noting the commissioning process is about 75% completed. He also reported on statistics for September stating there were 50 ships for the month, and 110 total vessel calls port wide and 1305 for the fiscal year as previously reported. Tonnage for the year exceeded budget, just barely missing 21 million total tons for the year, 198,475 total vehicles handled in the port and 93,990 containers handled. Rail exceeded prior year with 12,510 cars, which is a record for the port. An insight for the month of October, the port anticipates 19 LNG, 19 Ro Ro, 14 containers and 2 steel ships. Mr. Hogan reported on the new alert notification system, Alert Media, which was recently rolled out. He stated that in addition to the regular notifications the system also adds threat intelligence noting you can receive text alerts ranging from criminal activity to the weather to the Amazon outage recently experienced. The system includes incident response which allows staff to load necessary documents during incidents. He stated that they also found there is two-way communication that allows subscribers to communicate directly with security if there are any questions about an alert. Additionally, Mr. Hogan stated that if you're in the port and see anything suspicious, you can use the app to send an alert immediately to security and they will see it in the system.

D. Director of Business & Economic Development

Mr. Miura gave a brief recap of the past couple weeks with travel and conferences noting the Breakbulk Americas Conference and customer reception were both executed exceptionally, and staff received numerous compliments on the new booth. He noted that customers were honored to be a part of the port's event and expressed they feel like true partners with the port as it continues to collaborate and grow the volume of cargo and ships. Breakbulk 2026 will be held September 22-24, 2026. Staff will be reviewing the budget with the finance committee in November making recommendation at the end of the month to begin securing spots for next year. Mr. Miura stated that staff also participated in the Global Produce and Floral show October 15-19 which attracted attendees from more than 50 countries, had 3,500 produce/floral buyers with nearly 1100 companies exhibiting. He stated it had the largest representation of global retailers and was very beneficial for the port to exhibit and will recommend participation next year. Mr. Miura also reported

that K Line will have a monthly service starting in Freeport at the end of November, which will be a Ro Ro vessel that runs the north-south trade route (between North & South America). This will be the first new service that K Line has started in many years.

E. Chief Financial Officer

Mr. Lowe stated that staff is still working to close out year-end financials but expects to present to the Commission at the November meeting. Commissioner Giesecke asked for an update on the surplus lots. Mr. Lowe stated that staff occasionally receives inquiries about the lots the port previously listed. Staff intends to remarket the lots in early Spring.

At this time, Ms. Saathoff brought up rescheduling the workshop. She stated that in order to have full participation, staff would like to move the workshop from November 6 to November 17 with a start time of 10:00 AM. The Port Commission agreed to the new date and time.

13. Receive reports from Commissioners on matters related to Port Commission-related meetings or conferences, Port presentations and other Port-related matters.

Commissioner Singhania reported attending a fundraiser for the Brazosport College Foundation, the Indo-American Gala, Transportation & Infrastructure Summit, Port Customer Reception at Breakbulk, Roundtable and the AAPA Annual Convention.

Commissioner Kincannon reported attending the Port Customer Reception, Personnel Committee meeting, BCCA meeting, Hall of Honor Induction for former athletes at West Columbia High School, and the Highway 36A Coalition meeting.

Commissioner Santos reported attending the Breakbulk Conference and Customer Reception, as well as the Transportation & Infrastructure Summit and BCCA meeting.

Commissioner Fratila also reported attending the Breakbulk Conference and Customer Reception, AAPA Annual Convention and Velasco Drainage District meeting.

Commissioner Croft reported attending many of the same events including the Customer Reception, Transportation & Infrastructure Summit and AAPA Annual Convention.

Commissioner Giesecke reported attending many of the same events as well as Lake Jackson Business Association and Freeport City Council meeting.

14. Consent Agenda.

- A. Approval of Minutes from the Regular Meeting held September 25, 2025.
- B. Approval of the Texas Port Association (TPA) dues for Fiscal Year 2025.
- C. Approval of legal bills submitted for the month of September 2025.

A motion was made by Commissioner Croft to approve the consent agenda. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

15. Approval of a Professional Services Agreement with Pranger Group, Inc. for the Cross Dock 2 project, for an amount not to exceed \$1,258,000.00.

Mr. Hull stated that for the Cross Dock 2 project, staff received statements of qualification from four firms with Pranger Group being the most qualified firm to submit a fee proposal. Mr. Hull has reviewed the fee and found it to be quite good and highly recommends approval.

A motion was made by Commissioner Singhania to approve the PSA with Pranger Group, Inc. for design of Cross Dock 2 for an amount not to exceed \$1,258,000.00. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

16. Approval of a Construction Contract with Tex-Con Construction Services for the Dole Yard 10" Sewer Line Replacement project, for an amount not to exceed \$128,904.00.

Mr. Hull stated that four contractors submitted bids for this project with the lowest bid meeting all the qualifications, was Tex-Con Construction Services out of Angleton. Tex-Con has done a number of projects for the port including the Gate 8 guard building expansion, utility work, water line repair work and concrete work inside the port. Their parent company is Noble Construction who did the HVAC work for the Emergency Operations Center. Mr. Hull recommends approval for \$128,904.

A motion was made by Commissioner to approve a contract with Tex-Con Construction Services for an amount not to exceed \$128,904.00 for the Dole Yard 10" Sewer Line Replacement. The motion was seconded by Commissioner Santos with all Commissioners present voting in favor of the motion.

17. Approval of an Interlocal Agreement with Velasco Drainage District for Construction of a Regional Detention Facility.

Mr. Hull stated this much anticipated agreement will allow the Velasco Drainage District (VDD) the ability to excavate a detention facility, for the port's benefit, on Parcel 17. VDD will keep the excavated materials if they are clean which the port believes to be clean. He noted there is a caveat in the agreement that states if the material is found to be hazardous, toxic, radioactive or objectionable in that sense (as far as CERCLA), the agreement is void. Mr. Hull stated that he has no reason to believe it is, it's just out of an abundance of caution and care that the attorney included the caveat in the agreement. Commissioner Fratila commented that VDD was very enthusiastic about getting the agreement in place and really wanted the material, adding that they were also happy to know this will benefit the port. Mr. Hull stated the agreement terminates in 10 years unless the project is completed prior to that or if there's contaminated material. The agreement covers all of Parcel 1. VDD can choose to build in phases as they need the material, but the work will continue until it's completed, or 10 years occurs. Mr. Hull also stated the agreement compensates for all of Parcel 1 in its entirety under the current drainage criteria and even if more stringent rules are adopted, there will still be enough for additional detention.

A motion was made by Commissioner Kincannon to approve the Interlocal Agreement with Velasco Drainage District for Construction of a Regional Detention Facility. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion.

18. Approval to purchase Network Equipment for Cranes 3 and 4, for an amount not to exceed \$31,760.89.

Mr. Robertson stated that with the arrival of the new cranes, there will be a few IT components that will need to be installed noting that nothing will be installed until the crane commissioning is complete in November. This approval will include all the switching and fiber patch cables, SFP's and power supplies needed which will connect the data center to the two new cranes and get them online. Mr. Robertson noted that an additional component for camera installation will be on next month's agenda. The project is in the capital budget for this year, and staff recommends approval to purchase network equipment for cranes 3 and 4 for an amount not to exceed \$31,760.89. Mr. Robertson stated that after all the crew members leave the cranes and they're commissioned, the cranes will be reviewed with the Coast Guard and other agencies to inspect them, adding that a pre-assessment was conducted prior to the crew coming in and everything was clean. Staff is monitoring everything and after everyone leaves, they will connect the cranes and review the data to make sure nothing pops out and they will report to the Commission.

A motion was made by Commissioner Santos to approve the purchase Network Equipment for Cranes 3 and 4, for an amount not to exceed \$31,760.89. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

19. Approval of Policy 5.8 – Parental Leave.

Mr. Lowe stated that over the last few years, he's noticed a trend in recent years of companies increasing, improving, adding parental leave policies. Staff met with the Personnel Committee to discuss potentially expanding the port's sick policy. Mr. Lowe is bringing a separate policy for parental leave versus incorporating into an existing policy. He explained that the port's current maternity leave would be covered through the short-term disability program like any extended leaves at the port. Employees have the ability to use vacation/sick time and financially be compensated through short term disability. After discussing with the Personnel Committee, staff proposes a parental leave policy. He explained that within the policy under "use of parental leave," for employees who are pregnant with the child, maternity leave is covered under the port short-term disability coverage. The port would pay the difference in the employees' base pay for the approved short-term disability period up to 8 weeks. Coverage today includes 6 weeks for a natural birth, 8 weeks for a cesarean section. The port would supplement 60% pay back up to the employees 100% full pay. In addition, when the short-term disability period ends at either 6 weeks or 8 weeks, the port will provide an additional paid time off up to a combined total of 12 weeks. Regardless of the six weeks or eight weeks, the combined time is going to be 12 full weeks of fully compensated time for a birthing mother. All other employees who qualify for parental leave, spouses of birthing mothers or both parents for an adoption, would be granted 3 weeks of paid time off. Requirements are that an employee must be a full-time employee after completing one year of employment with the port, and the parental leave must be taken within a 24-week period of the birth of the child or the placement of the child. Mr. Lowe stated that he did a fair amount of research on this and feels it positions the port well between what other local governmental entities have in place as well as the private industry. Staff recommends approval as presented. Commissioner Kincannon commented that the members of the Personnel Committee agreed with staff to improve the port's benefits and felt it was a good deal.

A motion was made by Commissioner Singhania to approve the new policy 5.8 – Parental Leave as presented by staff. The motion was seconded by Commissioner Fratila with all Commissioners present voting in favor of the motion.

20. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:

A. Under authority of Section 551.071 (Consultation with Attorney) for discussion regarding:

1. Consultation with attorney under Government Code Section 551.071(1) (to seek or receive attorney's advice on pending or contemplated litigation).
2. Consultation with attorney under Government Code Section 551.071(2) (to seek or receive attorney's advice on legal matters that are not related to litigation).

B. Under authority of Section 551.076 (Deliberation of Security Matters):

1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.

C. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):

1. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 - i. Business and Economic Development Report including potential offers of financial or other incentives to the business prospect.
2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

D. Under authority of Section 551.072 (Deliberation Concerning Real Property Matters) for discussion regarding:

1. The potential purchase, exchange, lease, or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.
2. The potential lease or value of real property located at Port Freeport or adjacent to Port Freeport, including but not limited to Parcel 1.
3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 27, 34 and property on Quintana Island.

E. Under authority of Section 551.074 (Deliberation of Personnel Matters) for discussion regarding:

1. Deliberation regarding the appointment, employment, evaluation, reassignment, duties of a public officer or employee, including but not limited to: Executive Director/CEO.

21. RECONVENED OPEN SESSION:

22. Adjourn.

With no further business before the Commission, the meeting adjourned at 4:52 PM.

Rob Giesecke, Chairman

Rudy Santos, Vice Chairman

Kim Kincannon, Secretary

Dan Croft, Asst. Secretary

Barbara Fratila, Commissioner

Ravi K. Singhania, Commissioner



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

TO: Port Commissioners
Chief Executive Officer

FROM: Rob Lowe
Amy O'Brien

DATE: November 20, 2025

SUBJECT: Group Health and Dental/Vision Insurance

Attached are the spreadsheets with the results for the employee health and dental/vision insurance renewal quotes.

The current medical plan is a level funded plan through Cigna and expires December 31, 2025. Cigna has offered renewal with a premium increase of 13.8% over current premium rates. The budget was calculated using a 10% increase for nine months over the prior year fully funded plan rates. Alternate plans with BCBS, United Healthcare and Cigna were also considered, all having subtle differences such as co-pays, deductibles and maximum out of pocket. The Cigna renewal offered a minimum of 2.4% savings over the fully funded plan alternatives. Providers other than Cigna declined to quote a level funded plan.

Management recommendation is to renew the Cigna plan as proposed while maintaining the existing cost share, as budgeted:

	Port %	Employee %
Employee Coverage	95%	5%
Dependent Coverage	82.5%	17.5%

The current dental/vision plan is through MetLife and will also expire December 31, 2025. We currently offer two plans, one being the standard dental plan with a \$1,750 annual maximum and another with a \$2,250 annual maximum. The alternate plan is treated as a buy-up plan, the Port's cost will remain the same. MetLife guaranteed rates for a 2-year period beginning January 1, 2025. The quotes provided by Principal were less than the MetLife guaranteed rate, but MetLife was able to match the Principal bid in order to continue service. The budget was calculated with a 10% increase.

Management recommendation is to continue with the MetLife dental/vision plan, with the existing cost share as budgeted and offering the alternate plan as a buy up option.

Existing \$1,500 plan	Port %	Employee %
Employee Coverage	100%	0%
Dependent Coverage	70%	30%

PORT COMMISSION

Port Freeport Health Insurance Renewal 1-1-2026

Level Funded

Fully Funded

	Cigna Current	Cigna Renewal	BCBS Texas		United Healthcare	
Plan Name	OAP (35404097)	OAP 35404097	G653CHC		Gold EPA3	
Benefits	In-Network	In-Network	In-Network		In-Network	
Office Co-pay	PCP \$40, SPC \$90	PCP \$45, SPC \$90	PCP \$50, SPC \$100		PCP \$30; Designated Spec \$60, Network \$100	
ER	\$500 co-pay + ded &/or 20%	\$500 co-pay + ded &/or 20%	\$500 co-pay + ded &/or 20%		\$500 co-pay + ded &/or 20%	
Urgent Care	\$100 co-pay	\$100 co-pay	\$100 co-pay		\$50 co-pay	
Deductible	\$1,500/\$4,500 Single/Family	\$1,500/\$4,500 Single/Family	\$1,600/\$4,800 Single/Family		\$1,500/\$4,500 Single/Family	
Coinsurance	80% BCBS/20% Employee	80% Cigna/20% Employee	80% BCBS/20% Employee		80% UHC/20% Employee	
Out-of-Pocket	\$5,250/\$10,500 Single/Family	\$5,250/\$10,500 Single/Family	\$5,350/\$10,705 Single/Family		\$6,500/\$13,000 Single/Family	
Pharmacy	\$0/10/50/100/150/250	\$5/25/50/100/250	\$5/15/50/100/150/250		\$10/40/125/300	
In-Patient Co-pay	N/A	N/A	N/A		N/A	
Out-Patient Co-pay	N/A	N/A	N/A		N/A	
	Out Network	Out Network	Out Network		Out Network	
Deductible	\$3,000/\$9,000 Single/Family	\$3,000/\$9,000 Single/Family	\$3,200/\$9,600 Single/Family		\$10,000/\$20,000 Single/Family	
Coinsurance	60%/40%	60%/40%	60%/40%		50%/50%	
Out of Pocket	Unlimited	Unlimited	Unlimited		Unlimited	
Total Monthly Premium (Including Dependents)						
	\$69,278.62	\$78,837.06	\$87,789.65	26.7%	\$80,506.81	16.2%
Monthly Rate:						
Employee	\$ 1,049.58	\$ 1,194.39	\$ 1,350.61	28.7%	\$ 1,219.80	16.2%
Employee & Spouse	\$ 2,099.22	\$ 2,388.85	\$ 2,701.22	28.7%	\$ 2,439.60	16.2%
Employee & Child	\$ 2,100.26	\$ 2,390.03	\$ 2,701.22	28.6%	\$ 2,439.60	16.2%
Employee & Family	\$ 3,148.80	\$ 3,583.25	\$ 4,051.83	28.7%	\$ 3,659.40	16.2%

Current Allocation:

Employee:

Port 95%	\$	997.10	\$	1,134.67	\$	1,283.08	\$	1,158.81
Employee 5%	\$	52.48	\$	59.72	\$	67.53	\$	60.99

Dependent:

Employee & Spouse								
Port 82.5%	\$	1,731.86	\$	1,970.80	\$	2,228.51	\$	2,012.67
Employee 17.5%	\$	367.36	\$	418.05	\$	472.71	\$	426.93
Employee & Child(ren)								
Port 82.5%	\$	1,732.71	\$	1,971.77	\$	2,228.51	\$	2,012.67
Employee 17.5%	\$	367.55	\$	418.26	\$	472.71	\$	426.93
Employee & Family								
Port 82.5%	\$	2,597.76	\$	2,956.18	\$	3,342.76	\$	3,019.01
Employee 17.5%	\$	551.04	\$	627.07	\$	709.07	\$	640.39



Port Freeport Dental and Vision Renewal 1-1-2026

		Met Life				Met Life Buy-Up Plan				Principal		Principal Buy-Up Plan	
Dental	In-Network	Out-Network		In-Network	Out-Network	In-Network	Out-Network	In-Network	Out-Network	In-Network	Out-Network	In-Network	Out-Network
Type A - Preventive	100%	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Type B - Basic Resorative	80%	80%		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Type C - Major Restorative	50%	50%		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Type D - Orthodontia	50%	50%		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Deductible	In-Network			In-Network		In-Network		In-Network		In-Network		In-Network	
Individual	\$50	\$50		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Family	\$150	\$150		\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Annual Maximum Benefits													
Per Person	\$1,750	\$1,750		\$2,250	\$2,250	\$1,500	\$1,500	\$1,500	\$1,500	\$2,250	\$2,250	\$2,250	\$2,250
Child Orthodontia	\$1,000	\$1,000		\$1,500	\$1,500	\$1,000	\$1,000	\$1,000	\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
<u>Principal Vision</u>													
Coverage Type	In-Network	Out-of-Network						In-Network	Out-of-Network				
Vision Exam- every 12 months	\$10 co-pay	Up to \$45						\$10 co-pay	Up to \$45				
Lenses - every 12 months	\$25 co-pay							\$25 co-pay					
Single		Up to \$30							Up to \$30				
Lined Bifocal		Up to \$60							Up to \$50				
Lined Trifocal		Up to \$55							Up to \$65				
Lenticular		Up to \$100							Up to \$100				
Frames- every 24 months	\$150 allowance	Up to \$70						\$150 allowance	Up to \$70				
**Elective Contact Lenses - every 12 months	\$150 allowance	Up to \$105						\$150 allowance	Up to \$105				
Additional Glasses	20% discount							30% discount, same day as exam					
Sunglasses Discount	20% discount							20% discount, within 12 months of exam					
	<u>Expiring:</u>	<u>Renewal:</u>		<u>Expiring:</u>	<u>Renewal:</u>								
Monthly Rate:													
Employee	\$ 34.67	\$ 31.97	-7.79%	\$ 37.37	\$ 34.43			\$ 31.97	-7.79%	\$ 34.43			
Employee & Spouse	\$ 69.75	\$ 64.31	-7.80%	\$ 75.22	\$ 69.29			\$ 64.31	-7.80%	\$ 69.29			
Employee & Child	\$ 79.15	\$ 72.78	-8.05%	\$ 87.28	\$ 80.32			\$ 72.78	-8.05%	\$ 80.32			
Employee & Family	\$ 122.56	\$ 112.94	-7.85%	\$ 134.46	\$ 123.76			\$ 112.94	-7.85%	\$ 123.76			

Current Allocation:

Port / Employee %

Employee:

Port 100%	100%	\$ 31.97	\$ 34.43	\$ 31.97	\$ 34.43
-----------	------	----------	----------	----------	----------

Employee	0%	\$ -	\$ -	\$ -	\$ -
----------	----	------	------	------	------

Dependent:

Employee & Spouse

Port 70%	70%	\$ 45.02	\$ 48.50	\$ 45.02	\$ 48.50
----------	-----	----------	----------	----------	----------

Employee 30%	30%	\$ 19.29	\$ 20.79	\$ 19.29	\$ 20.79
--------------	-----	----------	----------	----------	----------

Employee & Children

Port 70%	70%	\$ 50.95	\$ 56.22	\$ 50.95	\$ 56.22
----------	-----	----------	----------	----------	----------

Employee 30%	30%	\$ 21.83	\$ 24.10	\$ 21.83	\$ 24.10
--------------	-----	----------	----------	----------	----------

Employee & Family	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Employee	100%	100%	100%	100%	100%
Family	100%	100%	100%	100%	100%

Port 70%	70%	\$ 79.06	\$ 86.63	\$ 79.06	\$ 86.63
----------	-----	----------	----------	----------	----------

Employee 30%	30%	\$ 33.88	\$ 37.13	\$ 33.88	\$ 37.13
--------------	-----	----------	----------	----------	----------

****Cigna, Ameritas and Equitable do NOT offer life insurance so that benefit would have to be secured through another carrier. This made their bids ineligible.**

****Lincoln Financial declined to quote the life insurance benefit due to having that business under the retirement life insurance. This made their bid ineligible.**

****BCBS Texas, Guardian, UNUM and Renaissance were not competitive**

****Humana would not match the life insurance benefit. This made their bid ineligible.**



RESOLUTION AUTHORIZING A CONTRIBUTION TO THE PORT FREEPORT RETIREMENT PLAN

At a regular meeting of the Port Commission of Port Freeport at the office of said District at 1100 Cherry Street, Freeport, Texas, on the 20th day of November 2025, among other business came on to be considered the following resolution, which, upon motion duly made and seconded, was adopted by vote of all Commissioners present:

F I N D I N G S

1. Due and proper notice of the date, time, place and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. Port Freeport ("Port" or "Employer") has heretofore adopted a "Flexible Nonstandardized Safe Harbor Profit Sharing Plan Agreement" establishing the "Port Freeport Retirement Plan" (the "Plan") effective January 1, 2000.
3. Employer has heretofore adopted a Group Annuity Contract with the Empower Retirement, Contract No. 743378-02, effective January 1, 2001.
4. Per agreement with Empower Retirement, Employer serves as Plan Administrator of the Plan.
5. Upon recommendation of Management, it is found to be in the best interest of the Port for Employer to make a contribution of 6.0 percent (0.060) of Plan eligible wages to the "Port Freeport Retirement Plan" for the plan year ending December 31, 2025.

Now, therefore, BE IT RESOLVED, that the Port, as Employer, hereby authorizes a contribution a contribution of 6.0 percent (0.060) of Plan eligible wages to the Port Freeport Retirement Plan for the plan year ending December 31, 2025.



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

MEMORANDUM

TO: Port Commission
Phyllis Saathoff, Executive Director/CEO

FROM: Brandon Robertson, Director of IT

DATE: November 14, 2025

SUBJECT: Cameras for Cranes 3 & 4

Project Overview:

Port Freeport is installing eight (8) Axis Communications cameras onto the newly purchased Cranes 3 & 4. These cameras will improve visibility of cargo operations, crane activity, and critical infrastructure areas, supporting both safety and security.

This approval covers the complete installation of the new camera systems, including all required hardware, mounting equipment, small cabling, and associated materials. The scope also includes labor for camera installation, configuration, network integration, and testing to ensure each device is fully operational within the Port's existing video management and OT environments. Work will be coordinated to avoid operational disruptions and to maintain alignment with ongoing terminal activities.

Financial Summary:

- Equipment Cost: \$26,015.00

Recommendation:

Staff recommends approval of the purchase and installation of Cameras for Cranes 3 and 4, for an amount not to exceed \$26,015.00.

[PORT COMMISSION](#)



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

FROM: Jason Hull, P.E. 
Director of Engineering

DATE: November 12, 2025

SUBJECT: **Consideration and Approval of a PSA with Moffatt & Nichol
for design and permitting of Dock 6**

I have selected Moffatt & Nichol, based on demonstrated qualifications as the most qualified firm to submit a fee proposal for the design and permitting of Dock 6.

The work includes performing bathymetric and topographic surveying, geotechnical and sediment sampling, and engineering, NEPA and 404 permitting, Section 10 and 408 permitting. It does not include any bidding assistance, periodic construction observation, project management, or materials testing. These services will be contracted once the project is permitted and the project is ready to move forward with construction.

I have reviewed the scope and fee and recommend approval of a PSA to Moffatt & Nichol for an amount of **not to exceed \$3,887,800**.

PORT COMMISSION

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO

Stevedore 2026 Renewals

Stevedore Company	Renewal Application	\$1,363.80	Safety Contact Info	General Liability 1,000,000 per occ / 2,000,000 agg. Limit / ded 25,000 or less Additional Insured and Sub. Waiver	Auto Liability owned, non- owned and hired 1,000,000 Additional Insured and Sub. Waiver	Employers Liability no less 1,000,000 Sub. Waiver	Stevedore's Legal Liability no less 1,000,000 Additional Insured and Sub. Waiver	Umbrella or Excess Liability 5,000,000 per occ. Additional Insured and Sub. Waiver	USL & H Sub. Waiver	Drug and Alcohol Program	Safety Plan or Policy	Corporate T RIR	Texas TRIR	OSHA 300 Log	Lost time Injuries Port Freeport	Lost time Injuries Corporate	Cancellation Notice
APS Stevedoring LLC Mike.Mavrinac@apsstevedoring.com Mike Mavrinac	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5.80	8.09	✓	2	12	✓
Cooper/Ports America LLC penny.burney@c-pa.com Penny Burney	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	4.05	4.05	✓	0	17	✓
Gulf Stevedoring Services, LLC mike@gulfsteve.com Mike Lynch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5.14	3.96	✓	3	3	✓
Gulf Stream Marine, Inc. tonyi@gulfstreammarine.com Tony Joworski	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1.25	2.87	✓	2	5	✓
Ports America Texas, Inc tiffany.buchanan@portsamerica.com Tiffany Buchanan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	4.30	4.30	✓	1	3	✓
Red Hook ConRo Terminals LLC mstamatis@redhookterminal.com Mike Stamatis	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	0.00	0.00	✓	0	0	✓
Riviana Foods mhendricks@riviana.com Matthew Hendricks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	2.60	1.40	✓	1	4	✓
Enstructure Richardson Stevedoring & Logistics JulieG@richardsoncompanies.com Julie Goudeau	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	2.90	2.90	✓	0	16	✓
Suderman Contracting Stevedores jeni.clark@metroports.com Joni Clark	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	2.59	2.59	✓	0	3	✓
SSA Marine DBA Ceres Gulf galfafara@ceresglobal.com Gena Alfafara	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5.10	5.58	✓	0	2	✓



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

TO: Port Commissioners
Chief Executive Officer

FROM: Rob Lowe
Amy O'Brien

DATE: November 12, 2025

SUBJECT: Surplus Business Personal Property

Staff has identified the following personal property that is no longer needed for Port purposes and is proposing that these items be considered for disposition or salvage in accordance with section 62.122 of the Texas Water Code.

	Brand	Model	Serial/VIN#	Description	Remarks
1	Panasonic	1994 XKE400 Spell Scan	PJGT835ZA	Typewriter/Word Processor	Failing
2	Martin Yale	P7200	113967	Letter folding machine	Failing
3	GE	GLDA690P02WW	SN ZT 800273C	Dishwasher	Functioning as intended
4	Ford	2001 F150	1FTRW07L71KE36629	Pick up truck/Gas	Trade In

Items 1-3 listed above would be sold to the highest bidder in accordance with Subchapter D, Chapter 263 of the Texas Local Government Code. Item 4 will be offered as a trade in for new property of the same type.

[PORT COMMISSION](#)

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

MEMORANDUM

TO: OSS Committee & Phyllis Saathoff, CPA/Executive Port Director/CEO

FROM: Jesse Hibbetts, Director of Operations

DATE: November 12, 2025

SUBJECT: Purchase of new Ops/Maintenance Port Truck

The Operations Department is requesting approval to purchase a new truck for Operations/Maintenance Department and trade in the 2001 Ford 150. This is a budgeted item for FY 2026. My recommendation is the lowest quoted truck below from a local dealership.

Purchase of a new Maintenance/Operations Port Truck			
Model Vehicle	VIN	Bid Price	Dealership
2025 Ford F-150 STX	1FTEW2KP6SKD94735	\$44,465.00	Yaklin Ford 1200 TX-288 Business, Richwood, TX 77531
2026 Chevrolet Silverado 1500 4WD Crew Cab		\$45,125.00	Caldwell Country Chevrolet 800 HWY 21 E Caldwell, TX 77836
2025 Ford F-150 (W3L) XLT 4WD SuperCrew		\$51,550.00	Caldwell Country Ford 479 W US HWY 79 Rockdale, TX 76567
2026 Chevrolet Silverado 1500 2WD Crew Cab	1GCPABEK4TZ140389	\$43,715.93	Leo Martin Chevrolet 217 HWY 332 West Lake Jackson, TX 77566
2026 Chevrolet Silverado 1500 Crew Cab	2GCPACED7T1102218	\$49,068.73	Leo Martin Chevrolet 217 HWY 332 West Lake Jackson, TX 77566

PORT COMMISSION

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

MEMORANDUM

TO: OSS Committee & Phyllis Saathoff, CPA/Executive Port Director/CEO

FROM: Jesse Hibbetts, Director of Operations

DATE: November 12, 2025

SUBJECT: Purchase of a Used 36,000 lb. Forklift

The Operations Department is requesting to purchase a used 36,000 lb. forklift. Preliminary quotes were obtained to confirm that there were options available within the approved budget for FY 2026. Quotes came in for multiple manufacturers, years, makes, models, and hours of usage. Staff is recommending that we approve the purchase of a used/reconditioned 2021 Hyster H360XD from Briggs Equipment through Buy Board Contract 685-22 that was competitively bid and awarded in December of 2022 and renewed in December 2024. Per the Buy Board requirements for used equipment the purchase price includes a warranty of 180 days or 500 hours, whichever occurs first. The purchase price is detailed below:

Price	\$177,767.00
<u>Trade In Total</u>	<u>(\$6,250.00)</u>
Total Purchase Price	\$171,517.00

PORT COMMISSION

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

TO: Executive Director/CEO
Port Freeport Commissioners
Legal Counsel

FROM: Director of Business & Economic Development

DATE: November 20, 2025

SUBJECT: Breakbulk Americas 2026

Breakbulk Americas 2026 (“BBA 2026”) will be held at the George R. Brown Convention Center in Houston, September 22 – September 24, 2026. Breakbulk Americas is the region's largest and longest-running trade event for the industry. The event is an excellent opportunity to connect with beneficial cargo owners (“BCOs”), shippers, carriers, freight forwarders, EPCs, 3PLs and garner Port Freeport more exposure with industry colleagues. Port Freeport has attended the event annually and has a booth in the Exhibition Hall and holds a Customer Appreciation Reception.

Like Breakbulk Americas 2025, BBA 2026 will also occur during Port Freeport’s 2026 Fiscal Year. Since this event was not budgeted in the FY2026 Budget (event occurring twice in this fiscal year), staff seeks the Port Commission’s approval to start incurring expenses to prepare for the event.

[PORT COMMISSION](#)

[ROB GIESECKE](#), CHAIRMAN; [RUDY SANTOS](#), VICE CHAIRMAN; [KIM KINCANNON](#), SECRETARY; [DAN CROFT](#), ASST. SECRETARY;
[BARBARA FRATILA](#), COMMISSIONER; [RAVI K. SINGHANIA](#), COMMISSIONER; [PHYLLIS SAATHOFF](#), EXECUTIVE DIRECTOR/CEO

RESOLUTION
COMMITTING MATCHING FUNDS TO SUPPORT A GRANT AWARDED
THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION
SEAPORT CONNECTIVITY PROGRAM (SCP89) FOR THE
“PUBLIC PARKING EXPANSION AREA”

At a regular meeting of the Port Commission of Port Freeport of Brazoria County, Texas (“Port”) held at the office of the Port at 1100 Cherry Street, Freeport, Texas, on the 20th day of November 2025, among other business, on motion duly made and seconded, the following Resolution was passed and adopted:

FINDINGS

WHEREAS, the General Appropriations Act of the 89th Legislature of the State of Texas, Regular Session, contained a budget rider not to not to exceed \$20 million in each fiscal year of the biennium from any available funds and/or the Texas Mobility Fund (TMF) to fund public roadway projects that will improve connectivity to Texas ports.; and

WHEREAS, the Texas Department of Transportation (“TXDOT”) distributes these funds through the Seaport Connectivity Program (“Program”), which provides grants to ports and other entities for projects that will improve connectivity, enhance safety, and relieve congestion in communities around the state’s maritime ports; and

WHEREAS, The Port is eligible for grant funds under the Program and identified its proposed Public Parking Expansion Area (“Project”), identified in TXDOT's Program as the “Public Parking Expansion Area” as an eligible project for support through said Program; and

WHEREAS, the Port submitted said Project to the Program and on August 21, 2025, the Texas Transportation Commission awarded the Port a grant under the Program in the amount of \$ 1,094,957.00 from the Texas Mobility Fund to be used for construction and other expenses related to the Project; and

NOW THEREFORE, BE IT RESOLVED and ordered that Phyllis Saathoff, Executive Director / CEO, for Port Freeport, is authorized and designated as the Port’s representative to take all steps necessary to finalize, accept, and modify as needed all instruments, documents, agreements, and/or contracts necessary to memorialize and/or formalize the Port’s acceptance of the approved grant funds and the terms and conditions related to same, and is further authorized to execute all documents necessary to accomplish same, including those necessary to accept any funds received through said Program on behalf of the Port; and

BE IT FURTHER RESOLVED that the Port hereby acknowledges and accepts responsibility for payment of any construction expenses, cost overruns, or additional expenses associated with the Project which are in excess of the cumulative total of the Program grant amount and the Port's committed matching funds.

Kim Kincannon
Port Commission Secretary

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this 20th day of November 2025, by Kim Kincannon, Port Commission Secretary, of Port Freeport, a political subdivision of the State of Texas, on behalf of said political subdivisions.

NOTARY PUBLIC, STATE OF TEXAS