



## Port Commission Regular Meeting

Thursday, September 25, 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](http://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/83503621635?pwd=TpZB0bDjXJlWbh3qexaWO3xU7UrYwB.1>

Meeting ID: 835 0362 1635

Passcode: 978259

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 to be addressed per participant and can be completed in person or by*

*videoconference. The participant shall identify in advance the specific agenda item or items to be addressed.*

- 9. Presentation of Lone Star Governance Award to Port Freeport by Americans for Prosperity - Texas.**
- 10. Approval of a Foreign-Trade Zone Operator Agreement between Port Freeport and Animal Nutrition & Health, LLC (ANH), formerly known as DSM Nutritional Products, Inc.**
- 11. 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
- 12. Receive reports from Commissioners on matters related to:**
  - A. September 18 OSS Committee Meeting
  - B. September 19 Business Development Committee Meeting
  - C. September 19 Finance Committee Meeting
  - D. Port Commission related meetings or conferences, Port presentations and other Port related matters.
- 13. Consent Agenda.**
  - A. Approval of Minutes from the August 28, 2025 Regular Meeting and the September 9, 2025 Special Meeting.
  - B. Approval of financial reports for the period ending August 31, 2025.
- 14. Approval of proposed adjustments to Port Freeport Tariff No. 005.**

- 15. Approval of an award to Sterling Solutions LLC for Owner's Cold Storage Industry Representative.**
- 16. Adoption of a Resolution Authorizing Executive Director/CEO to sign the U.S. Customs and Border Protection Project Requirements Understanding/Acknowledgement for Federal Inspection Services Facilities at Cross-Dock #2.**
- 17. Approval of purchase three (3) ABB Drives for Cranes 1 and 2, for an amount not to exceed \$98,680.85.**
- 18. 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.

**19. RECONVENE OPEN SESSION:**

**20. 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.



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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](mailto: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](mailto:bevers@portfreeport.com).

## **RESOLUTION**

**WHEREAS**, Port Freeport of Brazoria County, Texas, has received authority from the Legislature of the State of Texas to apply for a Grant of Permit to Establish and Operate a United States Foreign-Trade Zone at the Port of Entry at Freeport, Texas; and

**WHEREAS**, the intended Grantee of said Permit shall be Port Freeport of Brazoria County, Texas, a governmental agency and body politic of the State of Texas; and

**WHEREAS**, Port Freeport of Brazoria County, Texas has been given a grant of authority by the United States Foreign-Trade Zones Board to establish and operate Foreign-Trade Zone No. 149 at Port Freeport, Texas;

**WHEREAS**, Animal Nutrition & Health, LLC (ANH) of Brazoria County, Texas has applied for manufacturing authority and a grant of authority by the United States Foreign-Trade Zones Board to establish and operate Foreign-Trade Subzone located in Brazoria County, Texas;

**NOW, THEREFORE BE IT RESOLVED** by the Port Commission of Port Freeport of Brazoria, County, Texas that Bailee Anderson, Accounting Analyst, is hereby authorized on behalf of Port Freeport of Brazoria County, Texas to execute and file an application for Animal Nutrition & Health, LLC (ANH) for the establishment of a Subzone site before the United States Foreign-Trade Zones Board in Washington, DC, in full compliance with the requirements of 15 CFR, Part 400 of the Foreign-Trade Zone Regulations under the U. S. Foreign-Trade Zone Act of 1934, as amended, and to execute and file such other documents as may be necessary or helpful to the filing and processing of said application.

I, **Dan Croft**, Assistant Secretary of the Port Commission of Port Freeport of Brazoria County, Texas do hereby certify that the foregoing is a true and correct copy of the Resolution adopted by said Port Commission at a meeting held on September 25<sup>th</sup>, a quorum being present, and that the same has not been altered, amended or rescinded, and is in force and effect, to certify which witness my hand and the seal of said Port Commission, on this 25<sup>th</sup> day of September, 2025.

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Dan Croft, Assistant Secretary



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

**TO:** Phyllis Saathoff, Executive Director/CEO  
Port Commissioners

**FROM:** Amanda Veliz, Public Affairs Manager

**DATE:** September 25, 2025

**SUBJECT:** Public Affairs Departmental Report –September 2025

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### 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](http://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*** – Following Port Freeport’s recent announcements, multiple organizations helped extend the reach of our press releases across both industry and community channels.

The August 28, 2025 announcement of "PORT FREEPORT OPENS GATE 12, STRENGTHENING INFRASTRUCTURE AND SUPPORTING REGIONAL GROWTH" was widely covered by 20 organizations, including industry outlets such as AJOT, Port Technology, Container News, Business Facilities, Greater Houston Port Bureau, The Bulletin, and WGMA, as well as chambers of commerce.

On September 4, 2025, the “PORT FREEPORT TERM LIMIT LEGISLATION GOES INTO EFFECT” was picked up by 3 organizations, including AJOT, The Bulletin, and WGMA, ensuring visibility with both industry readers and local stakeholders.

Most recently, following the September 10, 2025, release announcing “PORT COMMISSION ADOPTS FY 2025/2026 BUDGET AND MAINTAINS ZERO TAX RATE”, coverage appeared in 4 organizations, including AJOT, Container News, Newsbreak, and WGMA.

As of September 18, 2025, a total of 20 unique organizations have shared or published Port Freeport's three most recent press releases, providing consistent and multi-channel exposure that reinforces the Port's leadership and commitment to transparency across regional, business, and industry networks.

In the coming weeks, additional press releases will highlight the arrival of two brand-new ship-to-shore gantry cranes, the induction of CEO Phyllis Saathoff into the 2025 Brazoria County Business Hall of Fame, and the maiden voyage of the Chiquita Horizon.

***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 June and July. Additionally, we may share posts related to port activities and events.

\*August 22 – Shared post from The Alliance: About Phyllis being a speaker at the Transportation & August 25 – Back-to-School Safety Reminder  
August 26 – Port Freeport Golf Tournament - Save the Date!  
August 27 – Shared post from The Alliance: Brazoria County's 14th Annual Transportation & Infrastructure Summit PS Video  
August 27 – Reminder: Port Commission Meeting  
August 28 – Press Release - Port Freeport Opens Gate 12, Strengthening Infrastructure And Supporting Regional Growth  
August 29 – Holiday Reminder: Office Closed - Labor Day  
August 29 – Port Commission Meeting Recap  
September 1 – Holiday: Labor Day  
September 4 – Press Release: Port Freeport Term Limit Legislation Goes Into Effect  
September 4 – Port Freeport Golf Tournament Flier  
September 5 – Port Freeport Golf Tournament: Platinum Sponsor Thank You Post  
September 8 – Reminder: Special Port Commission Meeting  
September 9 – Request For Qualifications "Emissions and Electrical Professional Services for Charting a Cleaner Course Part of the EPA Clean Ports Program."  
September 10 – Press Release: Port Commission Adopts FY 25/26 Budget and Maintains Zero Tax Rate  
September 11 – Patriot Day  
September 12 – Cranes Post 1: Campaign Kickoff  
September 12 – Port Freeport Golf Tournament Flier  
September 13 – Cranes Post 2: "Did You Know?" Trivia  
September 13 – Port Freeport Golf Tournament: Gold Sponsors Thank You Post  
September 14 – Port Freeport Golf Tournament Silver Sponsor Thank You Post  
September 15 – Cranes Post 3: Countdown to Arrival-One Week Left!  
September 15 – Port Freeport Golf Tournament: 6 Weeks Out  
September 16 – Port Freeport Golf Tournament: Bronze Sponsors Thank you  
September 17 – Reminder: OSS Committee Meeting  
September 18 – Reminder: Committee Meetings (Business Development & Finance)  
September 18 – Cranes Post 4: Staff Highlight  
September 19 – Port Freeport CEO Phyllis Saathoff Inducted Into 2025 Brazoria County Business Hall of Fame  
September 20 – Cranes Post 5: Engagement Poll  
September 21 – Cranes Post 6: Where to watch  
September 22 – Cranes Post 7: Arrival Alert  
September 23 – Press Release: Port Freeport Welcomes Two New Super Post-Panamax Cranes During

Centennial Year

September 24 – Reminder: Commission Meeting

September 24 – Cranes Post 8: Unloading Begins

September 25 – World Maritime Day

September 26 – Recap: 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.)*** – The Community Advisory Panel (CAP) convened on Tuesday, September 16, at the Danbury Community Center with a strong turnout of 60 attendees, including 43 CAP members and their guests, four Port Commissioners with three guests, and nine staff members including one guest.

Chairman Rob Giesecke opened the evening with remarks on the Port Commission's continued commitment to fiscal responsibility, highlighting the adoption of the FY 2025–2026 budget while maintaining a zero-tax rate. CEO Phyllis Saathoff provided an update on Port activities, including progress on recent infrastructure projects that position Port Freeport for continued growth. CFO Rob Lowe followed with a detailed presentation of the FY 2025–2026 budget, reinforcing the Port's strong financial standing.

The featured presentation of the evening was delivered by Operations Director Jesse, who provided an in-depth update on the arrival of two new Super Post-Panamax Ship-to-Shore Gantry Cranes. His remarks emphasized the cranes' enhanced capabilities and their importance in supporting larger vessels and increasing efficiency at the Port. The session sparked a high level of engagement from CAP members, who actively participated in a dynamic Q&A session.

Instead of a December meeting, CAP members and their guests are invited to join 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](mailto:vela@portfreeport.com) with 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*** – Planning is underway for the 14th Annual Port Freeport Golf Tournament, which benefits the Texas Port Ministry (TPM). The tournament is scheduled for Monday, October 27, 2025, at The Wilderness Golf Course in Lake Jackson, Texas. It will feature a four-person team shotgun start format. Registration will open at 7:00 a.m., and the tee time is set for 8:00 a.m.

For sponsorship opportunities and additional tournament information, please visit <https://www.portfreeport.com/community/golf-tournament>. As of September 18, 25 of the 36 available teams have already registered, and 48 sponsors have pledged more than \$61,600. These sponsors have also donated items for the silent auction and provided discounted services.

The tournament flyer has been shared with Port contacts, Port Commissioners, and C.A.P. members. The

Public Affairs team continues to promote the event through social media posts on Facebook, email campaigns, and direct outreach to previous and potential sponsors. We appreciate all the support we receive for this fundraising effort.

***Port Presentations, Tours, and Meetings***

September 5 – Phyllis was on the panel at Fort Bend Chamber of Commerce’s Infrastructure Conference, part of the Moving Markets: Regional Transit & Supply Chain Trends Panel

September 18 – Jesse is a guest speaker at the Freeport LNG Customer Marine Workshop

September 25 – Port Tour & Presentation for the Waller County Judge

October 1 – Phyllis is the guest speaker at The Alliance Brazoria County's Fourteenth Annual Transportation & Infrastructure Summit

***Community Events and Meetings - (Informational purpose only)***

\*August 20 – Brazoria Chamber of Commerce Business Breakfast Mingle

\*August 20 – Angleton Chamber of Commerce - Building @ Breakfast

August 20 – Lower Brazos River Coalition Luncheon

August 27 – ABC Texas Gulf Coast Coffee and Contractors

\*August 27 – Brazoria Hispanic Chamber of Commerce - Morning Networking

August 28 – Angleton Chamber of Commerce Congressional & Legislative Update

September 4 – Highway 36A Coalition Luncheon

September 6 – West Columbia Chamber of Commerce - Annual Gala

September 10 – Lake Jackson Business Association-Senator Mayes Middleton, TWIA

September 11 – Brazoria Chamber of Commerce Annual Member Appreciation Banquet

September 12 – Boys & Girls Club of Brazoria County - Celebrity Golf Tournament

September 13 – VOW22 10th Veteran Suicide Prevention Hike

September 13 – Brazoria County Hispanic Chamber of Commerce Latin Festival

\*September 15 – Brazoria County Hispanic Chamber of Commerce Mix and Mingle

September 16 – Port Freeport C.A.P. Quarterly Meeting

\*September 17 – Brazoria Chamber of Commerce Meet & Mingle Breakfast

September 17 – Brazosport Chamber of Commerce "State of the Community

September 18 – Junior Achievement - Brazoria County Business Hall of Fame (Phyllis-Laureates)

\*September 23 – Brazoria County Hispanic Chamber of Commerce - BC Dream Center Ribbon Cutting

September 24 – Angleton Chamber of Commerce Blossoming Reverie

September 24 – ABC Texas Gulf Coast - Joint Membership Luncheon

***Upcoming Community Events and Meetings - (Informational purpose only)***

October 1 – The Alliance - Transportation & Infrastructure Summit

\*October 4 – Columbia Heritage Foundation Roughneck Blow Out

October 7 – Freeport Police Department National Night Out

October 7 – Pearland Chamber Taste of Pearland

October 8 – Lake Jackson Business Association (Matt Sebesta, Brazoria County Judge)

October 10 – ABC Texas Gulf Coast - Annual Golf Tournament

October 18 – Brazosport LULAC - Mariachi 5K

October 20 – Matt Sebesta Charity Golf Tournament

October 23 – City of Freeport Fright Fest

October 24 – ABC Texas Gulf Coast Legislative Update Membership Luncheon


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



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## MEMORANDUM

**TO:** Commissioners  
Directors  
Legal Counsel

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

**DATE:** September 15, 2025

**SUBJECT:** Departmental Report

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### PROJECTS

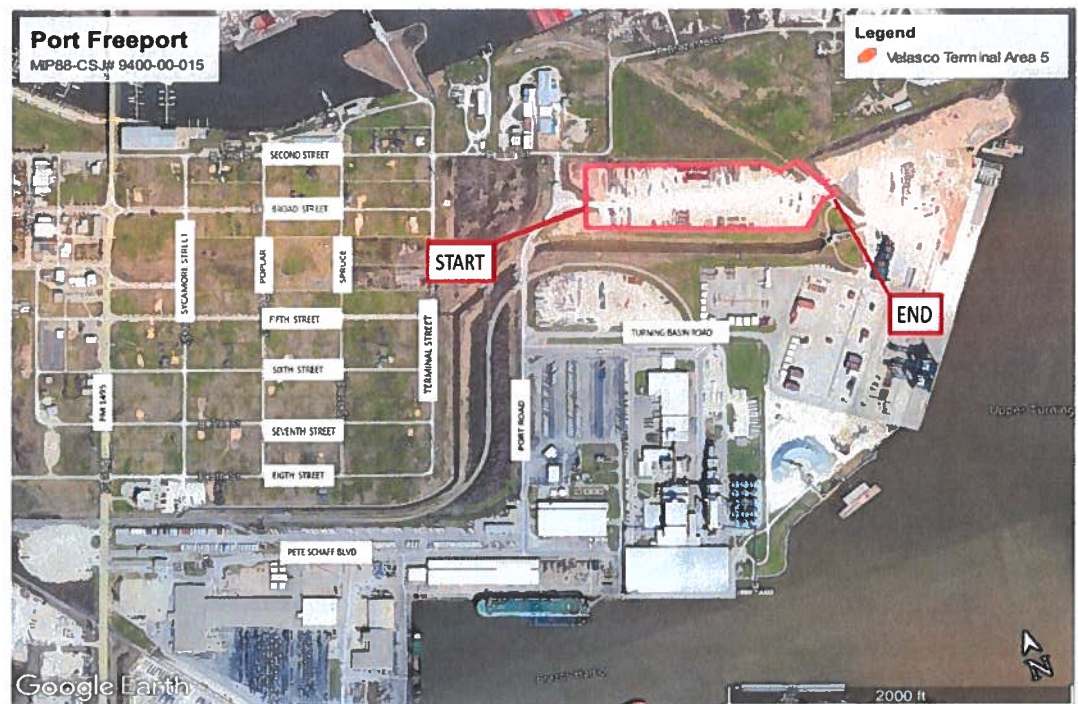
1. **FHCIP Reaches 1, 2, and 4** – This project involves deepening the Freeport Ship Channel to various depths ranging from 26-ft to 56-ft depending on the Reach and is funded through Bond funds and Civil Works Budget Appropriation. The final contract is with Great Lakes Dredge & Dock for \$159,743,430. Anticipated completion is April 2026. The previous completion date was originally December 23, 2025. Dredge 58 is working near shore and inside the jetties. The Ellis Island and Amelia Island are working in the offshore reach.



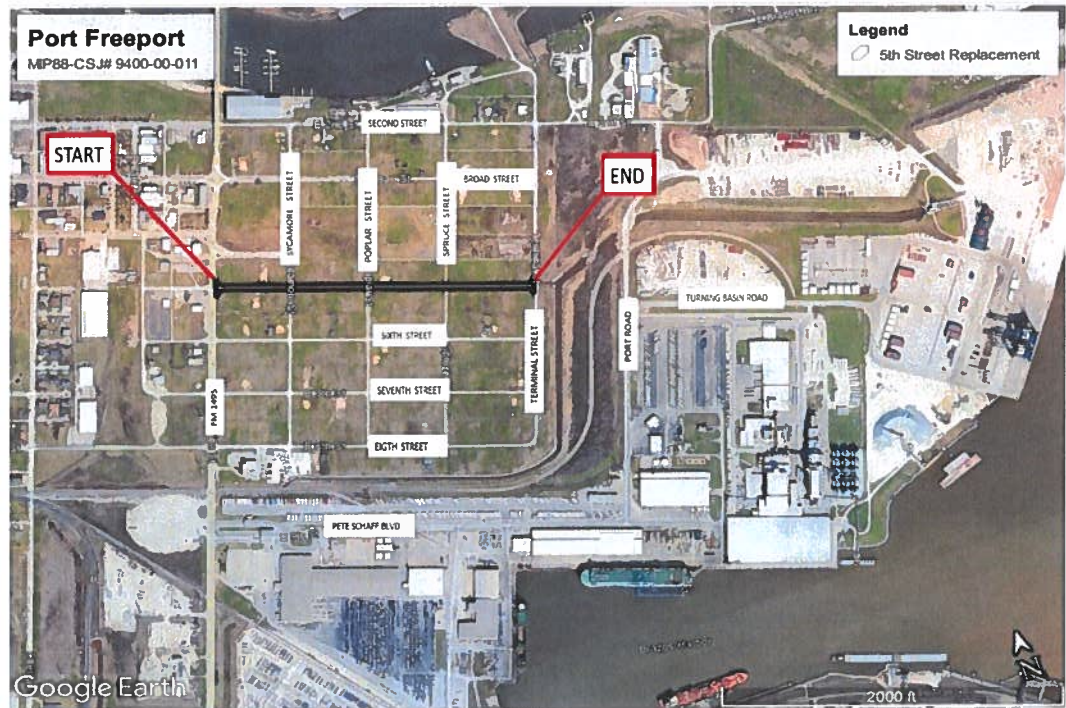
2. **Velasco Terminal Rider 37** – This project involves reconstructing portions of 8<sup>th</sup> Street, Poplar Street, and Terminal Street. It also involves building a truck parking area at Terminal Street and 5<sup>th</sup> Street and a Jug-handle intersection to connect FM 1495 to 2nd Street. This 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 all that remain.



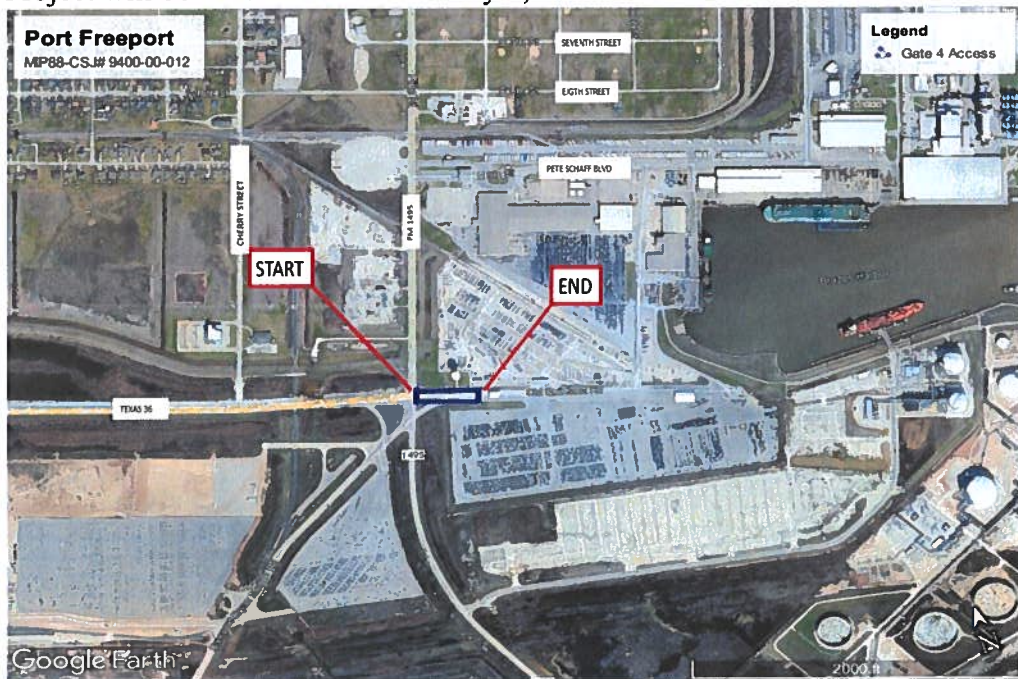
3. **Velasco Terminal Area 5** – This project involves development of container yard in Velasco Terminal. TxDOT will fund up to \$11,565,621. The project was awarded to Harper Brothers for \$18,508,603.35. Construction has begun. The anticipated completion date is October 30, 2025.



4. **East 5<sup>th</sup> Street** – This project involves rebuilding E. 5<sup>th</sup> 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 crossdock 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.

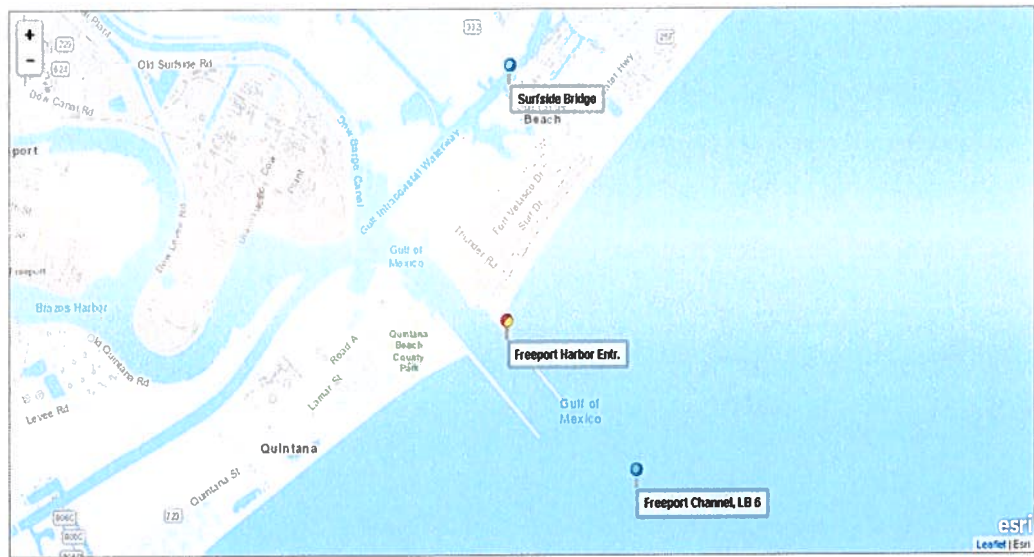


6. **Docks 1, 2, 3, 5 and 7 Cathodic Protection** – This project involves replacing depleted deep-well anode beds and replacing cabling & boding to the submerged steel structure of the wharfs. The project, once completed, will protect the steel structure from corrosion and deterioration. The project 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 2:00 PM. The project was awarded to Frost Construction on December 19, 2024. Work will progress as weather conditions allow. Completion is expected by September 30, 2025.



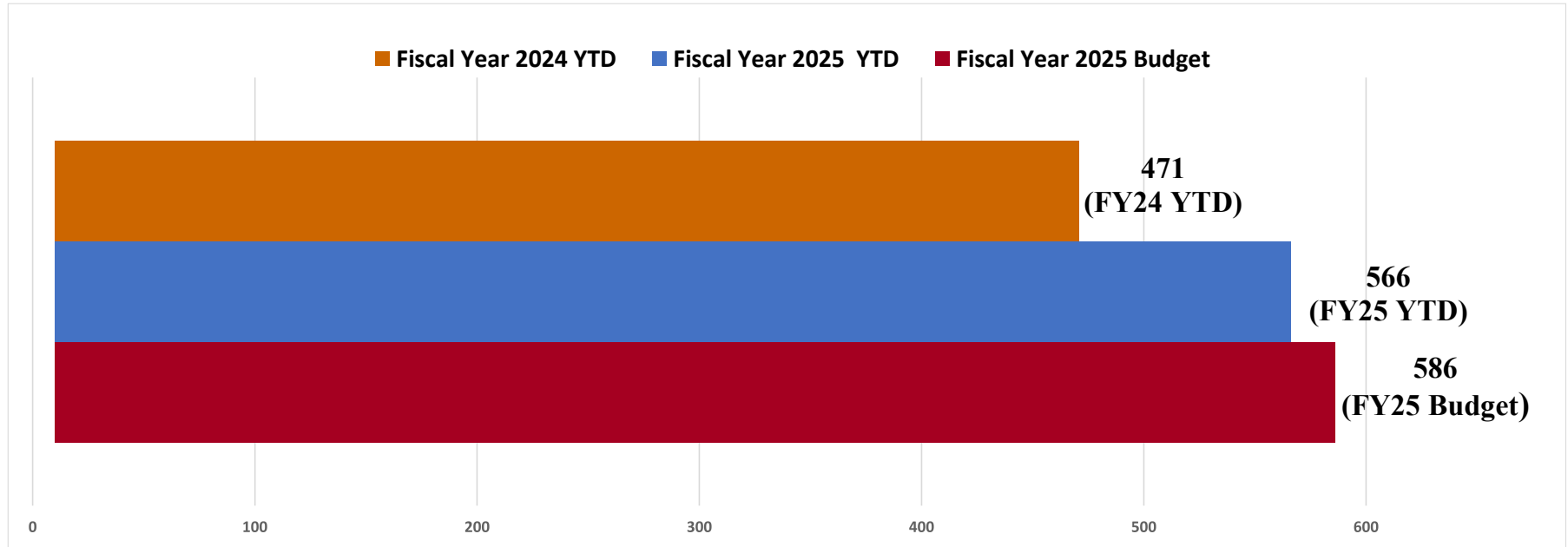
- 9. Parcel 17 Offsite Detention** – The surveyor has completed the boundary and topographic survey. The engineering department is currently working on the plan set. The plans have been submitted to VDD for approval. An Inetrlocal agreement is also in the works now.





# PORT FREEPORT<sup>SM</sup>

## 2025 YTD Vessel Calls

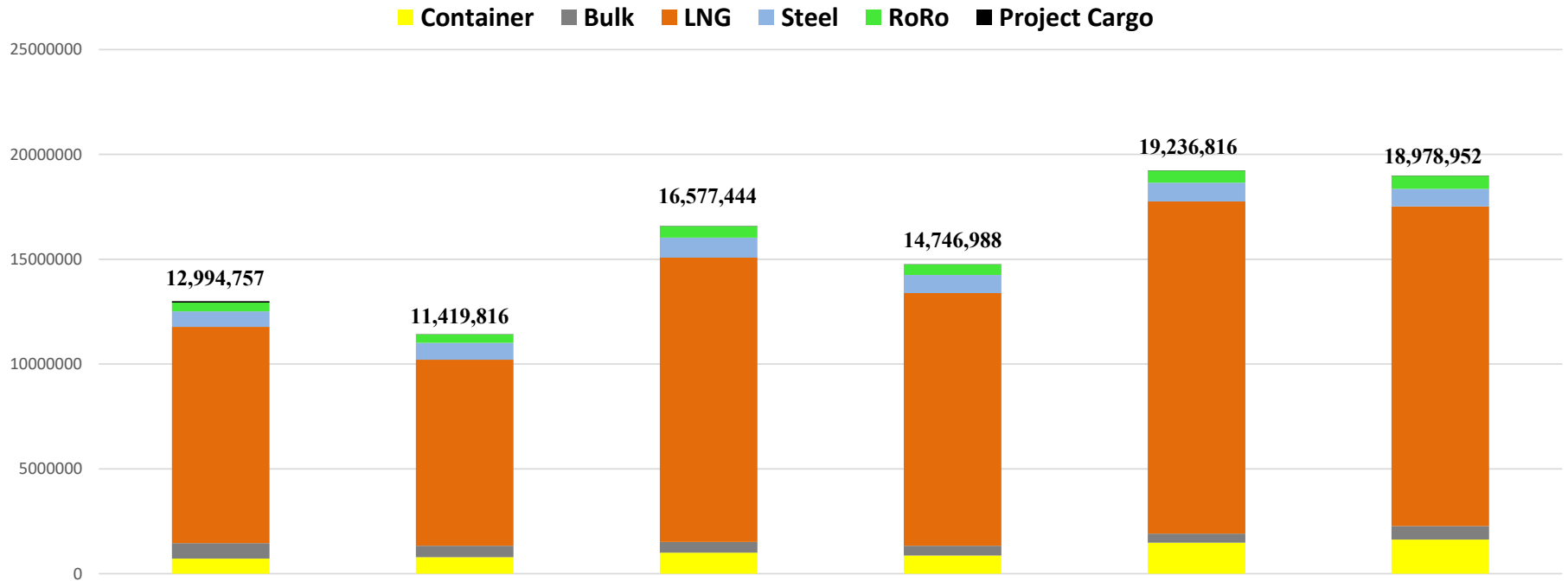


	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2024 YTD	Fiscal Year 2025 Budget	Fiscal Year 2025 YTD	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025
Vessel Calls	456	402	526	471	586	566	47	52	60	48	48	50	49	53	55	51	53	
Lay Days	1195	1086	1458	1334	0	1684	128	133	192	158	174	174	193	131	183	109	109	

August 2025: 53 Total Vessel Calls  
There were 118 Total Vessel Calls Portwide.



## Total Tonnage by Fiscal Year



	Fiscal Year 2022 Total	Fiscal Year 2023 Total	Fiscal Year 2024 Total	Fiscal 2024 YTD	Fiscal 2025 YTD	Fiscal 2025 Budget
Container	720,369	784,513	1,004,603	867,209	1,481,488	1,627,752
Bulk	740,634	546,017	504,548	461,630	429,096	641,000
LNG	10,314,729	8,879,936	13,565,951	12,056,952	15,847,402	15,246,000
Steel	735,992	797,447	951,608	865,362	896,073	844,000
RoRo	415,071	400,811	546,014	491,169	578,195	617,700
Project Cargo	67,962	11,092	4,720	4,668	4,562	2,500
<b>Total Import/Export</b>	<b>12,994,757</b>	<b>11,419,816</b>	<b>16,577,444</b>	<b>14,746,988</b>	<b>19,236,816</b>	<b>18,978,952</b>

**\*\*YTD Tonnage is up 30% from this time last year.\*\***

**Total Vehicles Handled YTD ( 182,951 )**

**Total Containers Handled ( 87,404 ), TEU ( 174,748 )**

### Rail Car Count FY 25

	Steel	Bulk	RoRo Arrivals		RoRo Departure		Total
			Loaded	Empty	Loaded	Empty	
October	22	142	149	319	466	1	1,099
November	13	256	285	-	403	-	957
December	34	70	266	75	350	28	823
January	58	68	205	82	278	50	741
February	55	55	163	170	285	40	768
March	38	147	186	153	298	57	879
April	25	137	199	157	181	75	774
May	-	241	229	150	266	39	925
June	-	49	355	89	454	34	981
July	-	241	500	141	705	82	1,669
August	-	118	732	101	513	131	1,595
September							-
Total	245	1,524	3,269	1,437	4,199	537	11,211

RoRo	October	November	December	January	February	March	April	May	June	July	August	Total
Unloaded Vehicles	1,503	2,912	3,238	1,840	1,480	2,931	1,967	1,871	3,021	6,422	6,948	34,133
Outgated Vehicles	4,679	2,808	3,572	2,787	2,656	3,316	1,875	2,912	4,243	6,819	5,476	41,143

### Railcars has increased due to New OEM customer

\*Totals Include the GM Test Load - 101 Loaded Railcars, 808 OEM Units\*



## Operations Insight for September 2025

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
18	1	16	4	13	1	1	54

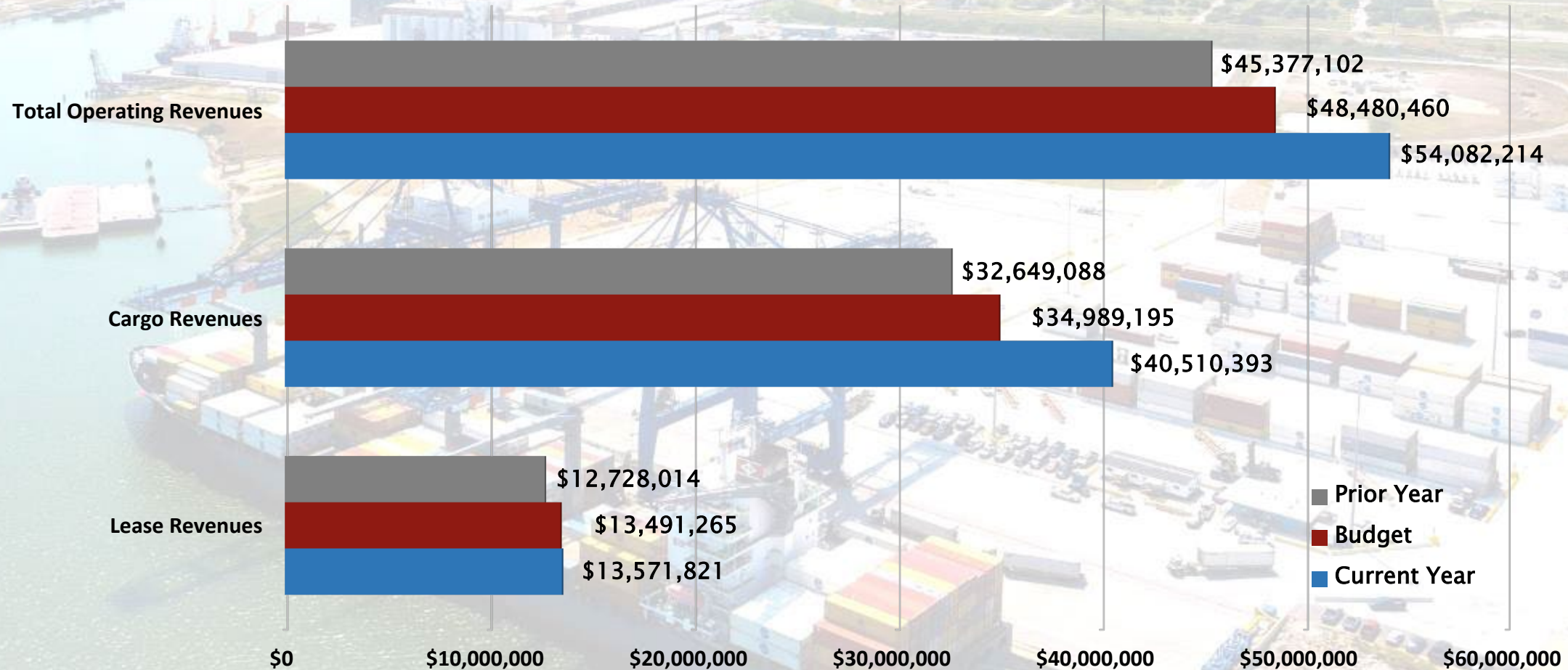


# Financial Report for August 2025 (Unaudited)

Sep 25, 2025

Rob Lowe | Chief Financial Officer

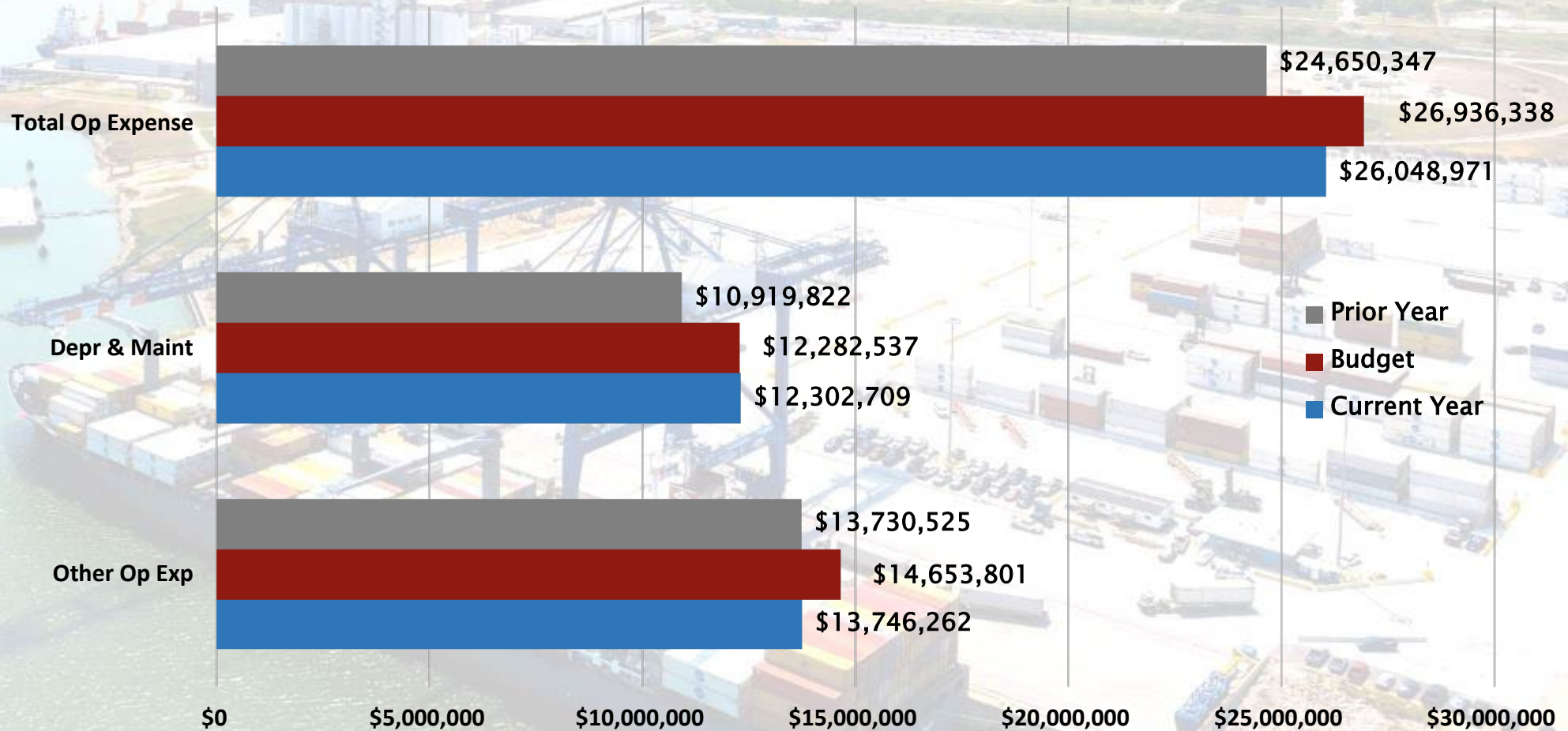
# FY 2025 YTD OPERATING REVENUES



## COMPARISON:

- Operating revenues are up over PY 19% and above budget 12%
- Cargo revenues are above PY by 24% and budget by 16%
- Lease revenues are at 7% above PY and are at budget

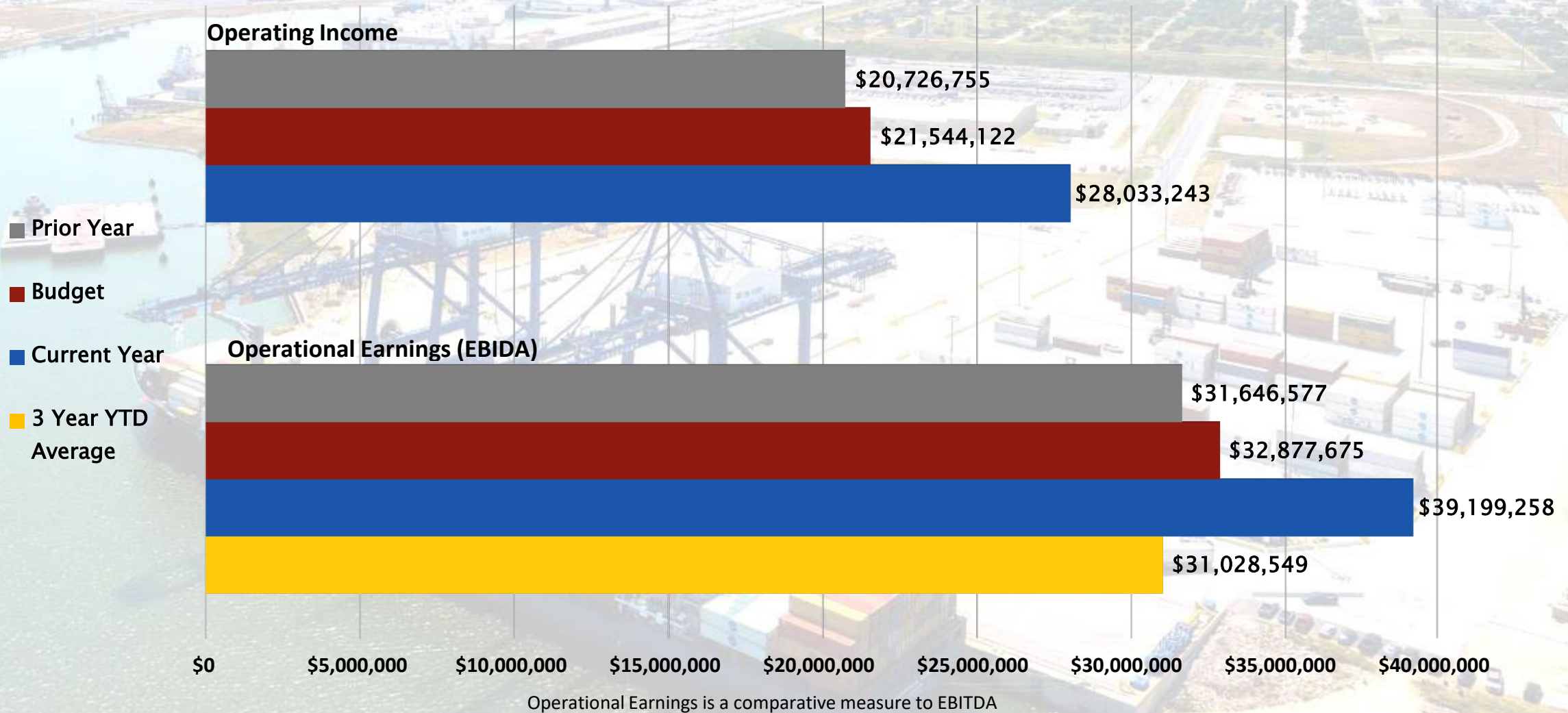
# FY 2025 YTD OPERATING EXPENSE



## COMPARISON:

- Total operating expenses are above prior year by 6%, below budget 3%
- Depr & maint are 1% above the PY and at budget
- Other expenses are 10% above PY and below budget by 6%

# FY 2025 YTD OPERATING INCOME



## COMPARISON:

- Operating income is 35% above PY and above budget 30%
- Operational earnings are 24% above PY and above 3 Year YTD Average by 19%

# FY 2025 YTD CHANGE IN NET POSITION

## Change in Net Position

- Non-Operating Revenue (Expense) includes Ad Valorem Taxes, Investment Income, Debt Service and Gain (Loss) on Sale of Assets
- Other consists of expenses related to hurricane Beryl.
- Drivers for comparison to budget are primarily timing of grant revenue reimbursements.

	Year To Date	YTD Budget	Total 2025 Budget
<b>Operating Income</b>	\$ 28,033,243	\$ 21,544,122	\$ 23,287,937
<b>Non-Operating Revenue (Expenses)</b>	\$ (6,271,525)	\$ (4,339,125)	\$ (7,334,724)
<b>Capital Contributed (To) From Others</b>			
<b>Berth 2 Floodwall Modifications</b>	\$ -	\$ -	\$ (2,600,000)
<b>Other</b>	\$ (4,380,057)		\$ -
<b>Grants</b>	\$ 6,648,495	\$ 26,530,196	\$ 28,942,035
<b>Change In Net Position</b>	\$ 24,030,156	\$ 43,735,193	\$ 44,895,248

# FY 2025 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	<b>\$ 36,010,660</b>	<b>\$27,077,144</b>
<i>Cash Provided by Non-Cap Financing</i>	<b>(4,353,447)</b>	<b>3,575,964</b>
<i>Cash Used by Cap Financing</i>	<b>(54,133,894)</b>	<b>(3,649,195)</b>
<i>Cash Provided by Investing Activities</i>	<b>5,678,304</b>	<b>4,311,813</b>
<i>Net Increase (Decrease) in Cash</i>	<b>(\$ 16,798,377)</b>	<b>\$31,315,726</b>

## COMPARISON:

- Operating cash flow is positive due to increase in operating revenues
- Cash provided from non cap financing are tax levy collections and hurricane recovery efforts
- Capital Financing funds are used for capital improvements.

# FY 2025 STATISTICS

<i><b>Measure</b></i>	<i><b>Current Year</b></i>	<i><b>Prior Year</b></i>	<i><b>Budget</b></i>
<i><b>Operating Margin</b></i>	<i><b>52%</b></i>	<i><b>46%</b></i>	<i><b>44%</b></i>
<i><b>Current Ratio (unrestricted)</b></i>	<i><b>3.91 to 1</b></i>	<i><b>8.0 to 1</b></i>	<i><b>n/a</b></i>
<i><b>Debt to Net Assets Ratio</b></i>	<i><b>1.184 to 1</b></i>	<i><b>1.373 to 1</b></i>	<i><b>n/a</b></i>

# ACCOUNTS RECEIVABLE AGING

<i><b>Year</b></i>	<i><b>0-30 days</b></i>	<i><b>31-60 days</b></i>	<i><b>61-90 days</b></i>	<i><b>Over 90 days</b></i>
<i><b>August 31, 2025 FY 2025</b></i>	<i><b>97% \$10,700,195</b></i>	<i><b>2% \$223,558</b></i>	<i><b>1% \$ 97,541</b></i>	<i><b>0% \$33,834</b></i>
<i><b>August 31, 2024 FY 2024</b></i>	<i><b>97% \$8,990,556</b></i>	<i><b>2% \$175,539</b></i>	<i><b>1% \$ 91,298</b></i>	<i><b>0% \$5,930</b></i>
<i><b>August 31, 2023 FY 2023</b></i>	<i><b>92% \$8,451,247</b></i>	<i><b>6% \$529,587</b></i>	<i><b>0% \$4,845</b></i>	<i><b>2% \$217,095</b></i>



**Questions and Comments?**

Minutes of Port Commission Meeting  
August 28, 2025  
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held August 28, 2025, beginning at 2:01 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:**

Ms. Heather Cook, 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. Brandon Robertson, Director of Information Technology  
Mr. Jesse Hibbetts, Director of Operations  
Ms. Missy Bevers, Executive Assistant  
Ms. Amy O'Brien, Controller  
Ms. Amanda Veliz, Public Affairs Manager  
Ms. Christine Lewis, Safety Coordinator  
Mr. Clinton Woodson, Sales Manager  
Ms. Vicki Smith, Accounting Manager  
Mr. Chas Gryseels, Engineering Specialist (virtual)  
Mr. Jason Caywood, System Administrator (virtual)  
Ms. Tricia Vela – Public Affairs Assistant (virtual)  
Ms. Bailee Anderson, Accounting Analyst (virtual)  
Ms. Danielle Simonds, Accounting Specialist (virtual)

**Also, present:**

Mr. Geoff Bowman, Van Scoyoc Associates  
Mr. Chris Moore, Texas Port Ministry  
Ms. Bridget Elmore, The Goodman Corporation  
Mr. Will Bohlen, GHD  
Ms. Melanie Oldham  
Mr. Sammy Chambless

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 – Ms. Christine Lewis provided tips for travel and outdoor safety.
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 about water.
8. Public Testimony – There was no public testimony.
9. Receive update from Van Scoyoc Associates regarding federal matters.

Mr. Geoff Bowman with Van Scoyoc Associates was present to give an update on federal matters. Mr. Bowman reported that in March, Congress passed a continuing resolution funding the government through the end of this fiscal year at fiscal year 2024 levels with a spot of good news that the Corps of Engineers issued their work plan for FY2025 with \$13 million for operation and maintenance activities at the port. Previous years has seen \$7 or \$8 million. Currently working with very tight majorities in the House and Senate with only a three seat majority in the Senate, and about a three or four seat majority in the House. He stated there was a major milestone in July when Congress passed the One Big Beautiful Bill Act, which centers more on tax reform, border security and increased National Defense funding and not a lot specific to seaports or infrastructure in general. In terms of the rest of the year, he stated that Congress will need to figure out FY2026 noting they will have 14 legislative days to figure out how to fund the government into the next fiscal year, which starts on October 1. He also noted there is an absence of trust right now amongst the Republicans and Democrats, even in the Senate, and is unsure how it will all come together with a temporary continuing resolution at the end of September expected adding they are not ruling out a partial federal government shutdown. Mr. Bowman reported on two other items that Congress is going to tackle over the next year that will be directly applicable to the port. First, the Surface Highway programs expire at the end of September 2026 and the wheels are already in motion to get a law enacted before that date. Additionally, Congress is working on a permitting reform with the House Committee on Transportation Infrastructure already passing a Clean Water Act reform bill and the Natural Resources Committee in the House is working on NEPA and Endangered Species Act bill. Mr. Bowman anticipates a lot of action that may dovetail nicely with the highway bill if they can get something done on permitting reform to accelerate projects. To date, Congress has only enacted 34 laws with the major milestone in July, but still behind the previous Congress's track record of 60 or so by now. In terms of the administration, Mr. Bowman stated there has been an emphasis on maritime policy with a proposed fee on Chinese manufactured vessels that got promulgated back in March in which Port Freeport supplied public comments to. He noted this administration has issued 282 executive orders which is still far below the average of Franklin Delano Roosevelt, who averaged 307 executive orders every year he was President. The vessel fee will go into effect on October 14 unless circumstances dictate otherwise. Mr. Bowman stated they engaged more heavily on the ship to shore cranes tariffs. In May, they had a White House meeting with the National Security Council and United States Trade Representative noting the tariffs have not yet been implemented and doesn't know when they will be. He explained that

it's a 100% tariff on any crane that is manufactured in China, which is where most of the cranes are manufactured for the world's ports. He expressed the theme in their public comments and with the White House is that the tariffs should not apply to previously purchased cranes like the ones the port purchased almost two years ago. Congressman Weber has also sent a letter in support of their efforts to the White House. Lastly, Van Scoyoc is working on a Port Infrastructure Development Program grant for Velasco Terminal Area 4 that is due September 10 noting they received new information in terms of the themes that the Secretary of Transportation wants to see in all of his grant applications, adding that it's not just limited to MARAD but across all DOT programs, with things like, are you a NEPA assigned state and what are your birth rates. Ms. Saathoff commented that in looking at a possible continuing resolution, the port is already funded to completion on the channel project so it will not be impacted by that. She also thanked Mr. Bowman for helping the port navigate all the different offices that it took to get the project the new start designation and to get the funding in such a short window of time. Commissioner Giesecke inquired about the bills relating to NEPA and the Clean Water Act. Mr. Bowman stated the Clean Water Act is an aggregation of 18 separate bills that had been previously introduced noting that because there is a Republican House, a Republican Senate and a Republican White House, the sentiments are that they will be able to get something done on permitting reform. In general, there are three cornerstones of this administration, tax reform, border security and energy dominance. He stated while the tax reform piece has largely been undertaken and the border security piece is already underway, the energy dominance piece has not, adding that can't happen until you make some fundamental reforms to the Clean Water Act, the National Environmental Policy Act and the Endangered Species Act, noting that one of the things they have in their ESA and NEPA proposals are that if you didn't provide comment on a proposed listing, you shouldn't be allowed to file litigation. Mr. Bowman will provide a summary in more detail of what each of the provisions does adding that the whole idea is to accelerate the processing of permits.

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

Ms. Saathoff reported that it's been a really good fiscal year thus far for Port Freeport with July results not disappointing as far as tonnage and vessel arrivals or in the port's revenues and net revenues. Net operating income is about 30% ahead of what is budgeted which is always positive because it helps the cash flow and ability to minimize the amount of debt necessary to carry out the capital infrastructure program and continue to grow the port and provide the infrastructure that's needed to handle more business. Repairs from the damage of Hurricane Beryl are wrapping up with about \$4.15 million incurred to date. Staff anticipates finishing out the end of the fiscal year strong with August showing to be another good month with similar results. She reported that the dredge Amelia Island is on site and will be here through September, and the Ellis Island to follow. The two new cranes are scheduled to arrive next month with the forecasted date now September 20. Staff has been working with all of the tenants and the Coast Guard to execute their arrival. The Customs bonded warehouse has been approved should it be needed with the bond issuance expected this week. The port will hold a special meeting on September 9 at 8:30 a.m. with regard to the budget approval and tax rate setting. Also, on the agenda for discussion will be the tariff payment on the cranes. The regular meeting for the month will be held September 25. Ms. Saathoff also reported that Eddie Belk out of the U.S. Army Corps of Engineers in DC has retired with Ryan Fisher assigned to the position in the

interim for the next 120 days. Mr. Fisher has expressed interest in a permanent assignment to that position and was previously in the Assistant Secretary's office. Additionally, Tab Brown will also be retiring soon. Commissioner Giesecke asked about updates regarding the commemorative plaque on Parcel 1 (East End). Ms. Saathoff stated that staff has not yet approached the members of the community to be on the committee as there are a few other things staff needs to get through, including the Centennial celebration adding there is still plenty of time with the relocation of the sewer line and establishment of the buffer zone yet to come.

**B. Director of Engineering**

In addition to his written report, Mr. Hull followed up to Ms. Saathoff's reports on the dredges stating the port has two hopper dredges working, the Ellis Island and the Amelia Island along with the mechanical dredge, Dredge 58. He also stated there is a possibility that a third hopper will come, the Liberty Island. Mr. Hull also shared a current picture of Velasco Terminal Area 5 noting the high mast poles are all that's left to install. Ms. Saathoff reminded everyone that the project was funded from the Maritime Infrastructure Fund that the state legislature appropriated last session (in the 88th session).

**C. Director of Operations**

Mr. Hibbetts reported on statistics stating there were 51 vessels handled for the month of July noting the lay days were a bit down due to the number of barges in July, but otherwise another solid month. With regard to tonnage, Mr. Hibbetts stated that while he's been reporting that steel has been slightly lagging behind throughout the year with tariffs, etc. but shows to be right where the port was last year. Additionally, there are back-to-back ships lined up for August and the end of September. Rail cars for the month of July was the top month for the year. The Port's newest OEM had a backlog of vehicles in Mexico and rail cars, so it broke loose the month of July. Staff expects another high volume of rail cars moving forward in August as well. This was also a record month for the Port overall since the area was opened. A recap of the month shows the Port handled 18 LNG vessels, 19 RoRo, 2 steel along with 11 barges, 12 containers vessels and the total number of rail cars for the month is just shy of 1700. Mr. Hibbetts stated that year-to-date numbers show 189 LNG vessels, 158 RoRo and 127 container vessel calls adding the Port has surpassed last year's number for total vehicles handled with still two more months left in the fiscal year. Looking into August, there are 54 vessels expected for the month with 17 LNG, 17 RoRo, 12 container vessels, 2 steels and a bulk rice vessel. Mr. Hibbetts also reported the Zhen Hua 29 which is the vessel bringing the new container cranes is currently off the East Coast of Brazil in route in the Atlantic with an estimated arrival of September 20. Staff continues to make preparations to receive the vessel, working with Mr. Mullett and his crew, channel users, and ZPMC North America, who will be handling the commissioning portion of the cranes (receiving them).

**D. Director of Business & Economic Development**

Mr. Miura noted the forthcoming travel outlined in his report adding that it's the department's intention to continue participating in events and make sales calls beyond the greater Houston area to continue raising awareness of Port Freeport's Velasco Container Terminal and its capabilities as a global gateway for maritime commerce. Staff continues to work to refine some aspects of the new website and work with Hot Dog marketing to implement additional content requested post soft launch. Staff is also putting the finished touches on the 2025 PIDP grant application for the Velasco Terminal Modernization

project (Velasco Terminal Area 4). Mr. Miura also reported the Breakbulk Americas 2025 will be held September 30-October 1 at the George R. Brown Convention Center with the Port's event on October 1 noting that staff is very excited about this year's event to raise awareness and promote the Port with the rollout of the new trade show booth which is a representation of the Port's professionalism and maritime excellence over the past century.

E. Chief Financial Officer

Mr. Lowe presented financials for the month of July.

11. Receive report from Commissioners on matters related to:

- A. August 14 Capital Planning Committee Meeting - Commissioner Singhania reported the committee reviewed the capital plan for the FY 2025/2026 budget.
- B. August 14 Personnel Committee Meeting – Commissioner Kincannon reported the committee reviewed the salary, wages and benefits for the FY 2025/2026 budget.
- C. August 14 ESGS Committee Meeting – Commissioner Fratila reported the committee reviewed the request for qualifications for the emissions and electrical professional services for the 2024 EPA Clean Ports Program project titled *Charting a Cleaner Course: Port Freeport's Continuous Improvement for a Cleaner Port* and is on the agenda for discussion.
- D. August 14 and 21 Finance Committee Meetings – Commissioner Croft reported the committee reviewed the request for proposals that will be used to seek a qualified firm to represent Port Freeport during the design phase of Cross Dock #2 which is on the agenda for discussion. The committee also reviewed the expenses for the FY 2025/2026 budget.
- E. August 21 OSS Committee Meeting – Commissioner Santos reported the committee reviewed a demo of video analytics which is on the agenda for discussion. In addition, the committee received an update from Riviana personnel and reviewed proposals for a camera replacement project, all within budget and on the agenda for discussion.
- F. Port Commission related meetings or conferences, Port presentations and other Port related matters.

Commissioner Fratila reported attending the Brazosport Annual Dinner, various committee meetings and Lower Brazos River Coalition meeting.

Commissioner Croft reported attending the Legislative Update, Alliance Board meeting, Brazosport Chamber Annual Dinner and the Phillips 66/CP CAP meeting.

Commissioner Santos reported attending the Gate 12 Ribbon Cutting, various committee meetings and the Legislative Update.

Commissioner Kincannon reported attending the Col. Blackmon Retirement, Highway 36A Coalition meeting, Traffic Coordination meeting, Gate 12 Ribbon Cutting, various committee meetings and the Legislative Update.

Commissioner Singhania reported attending similar chamber events, the Gate 12 Ribbon Cutting, Cody Vasut presentation at the Lake Jackson Business Association, various committee meetings, BayTran Luncheon and Legislative Update.

At this time, Ms. Saathoff asked Ms. Veliz to give an update on the upcoming CAP Meeting. Ms. Veliz state the next CAP meeting will be held September 16 at the Danbury Community Center with Jesse Hibbetts giving an update the Port's infrastructure and the cranes. Additionally, the Port's annual golf tournament benefiting Texas Port Ministry will be held on October 27.

Commissioner Giesecke reported attending the Freeport City Council meetings, Lake Jackson Business Association meeting, meeting with Hayden Crawford from Congressman Weber's office, BayTran Luncheon as well as similar chamber meetings.

## 12. Consent Agenda.

- A. Approval of Minutes from the Regular Meeting held July 24, 2025.
- B. Approval of financial reports for the period ending July 31, 2025.

Commissioner Giesecke read the items on the consent agenda and asked if any Commissioner wanted to pull any items to consider and discuss individually. Commissioner Singhania requested item B be pulled for a question. Commissioner Giesecke then asked for a motion to approve item A of the consent agenda.

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

At this time, items B from the consent agenda was taken up for discussion...

- B. Approval of financial reports for the period ending July 31, 2025.

Commissioner Singhania asked about the extraordinary expenses of Hurricane Beryl, noting that Mr. Lowe previously mentioned that with FEMA, the port will get an additional \$2.3 million or something like that and the total expenditure was around \$4 million, asking how much the total is the Port will get from FEMA. Mr. Lowe stated that he doesn't have the number at his disposal and can offer reconciliation next month in the package. Ms. Saathoff recalled that FEMA will reimburse about 90% of the cost unless something has changed. Ms. O'Brien stated that the \$2.3 million that's referenced in the report refers to just the roof repairs. The crane repair damage has already been reimbursed which was around \$200,000 adding that a lot has already been reimbursed at the 75/25 rate. She explained that the \$2.3 million is obviously a little less than the 75/25 but because it's such a large scale project, FEMA did a flat rate according to their reimbursement rates and construction rates at the time that staff deemed acceptable for reimbursement. Ms. Saathoff clarified that FEMA approved eligibility of about 90% of the cost which that 90% then would be eligible for 75% reimbursement. Commissioner Giesecke asked what the 10% represented wasn't approved. Mr. Lowe stated that FEMA did a lump sum approval of all the roofing based on their in-house estimates of what those costs should be, and the Port could either accept that or could have gone back, started from scratch and tried to do each roof individually without knowing whether it would have been approved at the same rate or not. Staff discussed it internally and

felt that based on the feedback, it was in the Port's best interest to take the amount that was being offered. Ms. Saathoff reminded everyone that there have been seven different FEMA project managers assigned to Port Freeport in a single year.

A motion was made by Commissioner Singhania to approve the financials. The motion was seconded by Commissioner Santos with all Commissioners voting in favor of the motion.

13. Approval of Inter-Agency Cooperation Contract with Texas A&M University-Corpus Christi for maintenance of the NOAA PORTS sensors in the Freeport Ship Channel, for an amount not to exceed \$60,000.

Mr. Hull stated this is the annual maintenance contract with Texas A&M University, Corpus Christi for the maintenance of the NOAA PORTS sensors in the ship channel. He noted the contract is higher than last year explaining that staff had budgeted \$50,000; however, in addition to the fixed cost for maintenance, the contract recommends setting aside an additional \$15,000 for emergency or unscheduled maintenance. Adding that number brings the total very close to \$60,000. Mr. Hull recommends approval of this amount in the event something comes up and an emergency repair is needed; staff will already have the authorization to spend up to 60,000. This was not done with the previous contract but is included this year.

A motion was made by Commissioner Croft to approve the contract. The motion was seconded by Commissioner Fratila with all Commissioners voting in favor of the motion.

14. Approval to purchase the Vaidio AI Vision Platform, for an amount not to exceed \$154,000 with annual recurring costs of \$29,900, to be cost-shared through the Port Security Grant Program.

Mr. Hogan stated that staff went out for bids for an AI video analytic solution that would integrate with the port's existing video management system, which is called Mildstone and is for 100 cameras, but the hardware has been spec'd to be able to expand out to 200 cameras for future growth. Staff had five parties interested with two submitting bids. Digi Security submitted a bid for \$277,993 with a reoccurring annual cost of \$19,200. Vaidio submitted a bid for \$154,000 with a reoccurring annual cost of \$29,900. Staff used the weighted metrics that was previously approved by the Board with the final scores of Digi Security at 5.0 and Vaidio at 9.1. Mr. Hogan stated the project received funding through the Port Security Grant with the Port responsible for 25% of the cost. Staff requests approval to purchase the Vaidio AI Analytic Solution at a cost not to exceed \$154,000 with the understanding the Port would be reimbursed approximately \$115,500 with a Port share remaining of \$38,500. Mr. Hogan noted there is a reoccurring cost of \$29,900, but since this is purchased under a grant, it would be eligible for future grants.

A motion was made by Commissioner Santos to approve the purchase as presented. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

15. Approval to purchase nine (9) MozaicID TWIC Readers, for an amount not to exceed \$68,305.62, to be cost-shared through the Port Security Grant..

Mr. Hogan explained that staff is currently using the MozaicID TWIC reader, but only at the badge center to verify TWICs are live and valid when anyone comes in to get a badge. Staff wants to expand this capability to the gates and to patrol to do random checks as this is a compliance issue with the Coast Guard to make sure TWIC cards are validated regularly. This project is also funded under a grant with a 25% Port match. Additionally, the MozaicID TWIC readers have already been competitively bid through the United States General Services Administration (GSA) and is under GSA contract GS-35F-0545T. The Port is a member of the Texas Smart Buy program and therefore eligible to use the GSA pricing contract. Staff requests approval to purchase nine (9) MozaicID TWIC handheld readers for an amount not to exceed \$68,305.62 with the understanding the Port will be reimbursed \$51,229.21 with a Port share of \$17,076.41

A motion was made by Commissioner to approve the purchase of the nine (9) MozaicID TWIC card readers for the amount not to exceed \$68,305.62. The motion was seconded by Commissioner Kincannon with all Commissioners voting in favor of the motion.

16. Approval of purchase from Pfeiffer & Son, LTD for Camera Replacement & Installation, for an amount not to exceed \$66,100.

Mr. Robertson stated that staff went out for proposals to fix 28 down cameras within the Port. He explained that these are not highly critical cameras, rather they were ones that staff felt could wait to build a project. Staff received five proposals covering a big spread of pricing with one vendor disqualified for missing a certification. Pfeiffer & Son submitted the low bid and has done quite a bit of work for the Port in both telecommunication and electrical with no complaints. Additionally, they have their own bucket truck, so rental equipment isn't needed for the installation. The detailed project schedule included with the bid states the work can be done within September. Mr. Robertson stated that staff's spec document spells out everything wanted for the cameras and requires a one year warranty of labor. In addition, the cameras have a manufacturer's warranty as well and is the same brand the Port has used for over 10 years with most of the downed cameras having been up for 10 years.

A motion was made by Commissioner Santos to approve Pfeiffer & Son for the replacement and installation for the cameras, for an amount not to exceed \$66,100. The motion was seconded by Commissioner Kincannon with all Commissioners voting in favor of the motion.

17. Approval to exercise two (2) one-year options for KM&L Audit Services.

Mr. Lowe stated that on May 26, 2022, the Port Commission approved the awarding of the Annual Independent Financial and Compliance Audit to KML for a three-year period with two additional one-year options at the Port's discretion. He explained the Commission has already approved the entire five year award; however, to be conservative in nature staff wants to confirm with the Port Commission the exercising of the two one-year options. Mr. Lowe stated that KM&L has provided outstanding service to staff and easily recommends approval of the two one-year extensions.

A motion was made by Commissioner Croft to approve and exercise two one-year options for KM&L audit services. The motion was seconded by Commissioner Fratila with all Commissioners voting in favor of the motion.

18. Approval of RFQ (Request for Qualifications) for Emissions and Electrical Professional Services for Charting a Cleaner Course Part of the EPA Clean Ports Program.

Mr. Miura stated that staff met with the ESGS Committee to recommend an RFQ for emissions and electrical professional service adding that Port Freeport is implementing a 2024 EPA Clean Ports Program project titled *Charting a Cleaner Course: Port Freeport's Continuous Improvement for a Cleaner Port*. He explained the EPA grant project is broken into various components that will need to be managed by a firm that has the qualifications and experience in emission inventory and electrical design for public entities and noted the five planning phases....

1. Quality Assurance Project Plan
2. Inventory of Port Equipment and Emissions Monitoring (including stevedores and tenants)
3. Resiliency Planning
4. Community Benefits and Workforce Plan
5. Electrical Feasibility Scenario Analysis

Mr. Miura stated that with the Port Commission's approval and release of the RFQ, staff anticipates making a recommendation for a qualified firm at the November 20 meeting with work to begin at the start of the new year. Completion of the project is expected in February 2028 and is fully funded under the EPA grant. Staff recommends approval with any non-material changes accepted.

A motion was made by Commissioner Fratila to approve the RFQ as presented. The motion was seconded by Commissioner Croft with all Commissioners voting in favor of the motion.

19. Approval of RFP (Request for Proposal) for Owner's Cold Storage Industry Representative.

Mr. Miura stated that staff met with the Finance Committee on August 14 and recommends publishing an RFP for an owner's cold storage industry representative. He explained the Port is seeking a qualified firm to represent Port Freeport during the design phase of Cross Dock 2 to ensure the design of the multi-temp, multi-functional facility can attract a broad variety of users and is marketable to potential tenants and operators. Additionally, the selected firm should specialize in cold chain management and logistics with cold storage design and operation experience. The RFP requests proposing firms to submit eight examples of relevant experience in the past five years and a monthly fee to represent the port. The timeline proposes releasing the RFP August 29, publishing in the paper with proposals due September 18 and making final recommendation at the September 25 Port Commission meeting. The scale for valuation criteria has been structured as such...

- 30 points - Project Understanding
- 10 points - Resources and Staff
- 40 points - Experience
- 20 points – Fee

Ms. Saathoff noted this is a result of the market study about cold storage and staff wants to make sure we have a firm that understands the market and consults the engineers as it's designed. It will be open to any and all consultants, even those previously used. Mr. Miura stated that staff received support from the finance committee and recommends approval.

A motion was made by Commissioner Kincannon to approve the request for proposal for owner's cold storage industry representative. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

20. Conduct Workshop regarding Fiscal Year 2025/2026 Budget for Port Freeport.

Mr. Lowe stated that staff previously met with the respective committees to discuss revenue budget, expenses, capital plan, salary, wages and personnel adding that he appreciates everyone's time to meet with staff prior to allow the process to run a little smoother. He also thanked Ms. O'Brien for her efforts in pulling it all together. Mr. Lowe began the workshop by stating the overall budget includes \$59.9 million in operating revenues and \$33.9 million in operating expenses which produces an operating profit of \$26 million at an operating margin of 43%. This would result in an increase in net assets of \$29 million. The budget includes capital expenditures in the amount of \$56.3 million, which would be funded through a combination of cash flows, debt and grants. Mr. Lowe noted the revenue debt spend that's planned for this fiscal year would be the remainder for the cranes. Debt service interest expense on existing debt amounts to \$11.7 million. Total revenues amount to \$74,706,246 with harbor revenues representing 59%, lease revenues at 20% and ad valorem taxes at 0%. For this fiscal year, other revenue is \$5.1 million, and grant revenue is \$10.4 million. The total operating revenues is \$59.9 million which is an increase over the 2025 forecast of \$1.5 million or 3% with tonnage of 20 million and ship calls at 722 which is a 2.8% increase. Mr. Lowe noted that volumes are close in level with the 2025 forecast, about 3% lower, but very much in line with the current forecast, expecting FY26 revenue to fall with our current trend. Operating expenses represents \$33.9 million with 81% contributed to depreciation, salaries, wages and benefits, business insurance and professional services. The remainder is a mixture of discretionary items like maintenance and repair as well as non-discretionary that are required annual payments. To further break down these areas, Mr. Lowe began with port salaries, wages and benefits which includes a budget of \$7.1 million, which is an increase over 2025 forecast by \$1.1 million or 19%. The fiscal year 26 budget includes a 4% increase and includes filling five approved positions that are vacant, plus one new position. A 10% increase is forecasted for group health, dental and vision insurance over the prior year with the percent benefits to salaries and wages at 34%. Mr. Lowe explained that staff met with the port's benefits coordinator/broker and insurance supplier, who's underwriting the port today, and had meetings with both parties to get a feel for what the trend looked like going into next year and their feedback is the basis for the 10% increase. He reminded the Commission that the port changed plans a couple of years ago and had a decrease so it's up a little over the last two years but still in line with what the market is providing. Professional services has a budget of \$4.4 million, which is an increase over the 2025 forecast of \$443,000 or 11%. Security fees makes up a majority of this category at 58% and includes canine detection services. Significant changes in this category include an economic impact study, phase two of cold storage assistance and grant related assistance. Mr. Lowe explained that staff has included \$787,000 in the expense category related to the EPA grant and likewise, on the revenue line, there is \$787,000 that offsets this. The administrator for the first portion of the EPA Grant was approved with the engineering phase approval next. Both of these have elements in this year's budget that will expense over the next three years with an equal offset in revenue; however, staff must report it as an expense and as the revenue. Finally, the last item in this category is a brokerage fee which is the second brokerage fee associated with the Volkswagen development. He explained that when the Volkswagen development was approved, there was a broker involved with three approved payments. The first one was paid when the agreement was executed, the second payment is based on a date in fiscal year 2026 (February) and the

final payment is year 20 and has to do with the extension to 30 years. Training, travel and promotional has a budget of \$973,000, which is an increase of \$154,000 or 19% over the current year forecast. The focus is primarily on commercial events tailored toward growing container terminal business and includes the Trans-Pacific Maritime Conference, International Fresh Produce Conference and includes heavy attendance with staff and/or commissioners present to man the booth and make contacts. Additionally, there is the Retailers International (RILA) as well as continued participation in the Automotive Logistics Global Conference, Finished Vehicles Conference and Breakbulk Americas with all contributing to driving some of the increase. With regard to the general sales travel line item, Mr. Lowe noted there is one trip to Europe and seven domestic trips included in the budget which are targeted toward the growth of the port's container terminal. Utilities is budgeted at \$1.3 million, which is an increase over 2025 of \$163,000 or 15%, predominantly driven by an increase in the City of Freeport water and sewer rates which is estimated to be a 15% increase. Business insurance is budgeted \$2.9 million which is an increase of \$103,000 or 4% over 2025. Mr. Lowe reminded the Commission of the March 1 property renewal package which was a good (flat) rate while the July 1 liability package renewal experienced an 8% decrease. Staff budgeted a 5% increase in premiums for the new fiscal year based on additional asset value and general historical market pressures. Other services and charges are budgeted at \$799,000, which is \$199,000 or 33% over the 2025 forecast. This includes the NOAA PORTS system and property lease expense (railroad) which saw a heavy increase. He explained that the port has three different rail agreements with Union Pacific on leases with one having a 3% rolling increase year over year while the other two tripled this year but had not been increased in the previous 15 years. IT contractor services and the cyber security subscriptions and notification services are also included in this category. Maintenance and repair budget of \$1.4 million, which is an increase of \$247,000 or 22% over the current forecast. Mr. Lowe noted the terminal operations equipment, which is primarily the cranes, has a special line item for drive module refurbishment of \$270,000 and trolley rail repairs of \$150,000. The current budget had \$120,000 in it for crane cables which was a one-time event so that came off but \$420,000 came on. He explained the \$270,000 is a 2-year expense and will see it again next year as the operations staff has worked to put together an expense forecast for the next 5 years for crane spare parts since the cranes are 10 years old and staff is recommending some items that will need to be replaced as they begin to fail. Depreciation expense of \$14.8 million is the result of projects that have previously been approved and are now being put into operation. Moving on to debt interest and principal payments, Mr. Lowe reminded the Commission of how the accounting works stating that after recognizing the operating margin and adding back in the depreciation, you get to the \$40 million range of available cash flow and then make bond payments which total about \$20 million. This leaves free cash flow over the fiscal year of \$20-\$25 million that staff would use to fund capital and reinvest into port infrastructure. He noted the interest rate, and full term is shown in the schedule on page 20 of the draft budget. He also noted the bond could be called at any one time once the call date is achieved adding that the port gets unsolicited contacts and feedback occasionally from the market with folks wanting to underwrite a refunding; however, there hasn't been anything that staff felt the port could save money. He stated that if bonds that were issued below 4% and still had a significant outstanding balance, it would be worth it to pursue if rates got down to 3.5 or 3%, adding that only one bond is in play, which is the 2023 G.O. bond at 4.19%. A bond term could possibly be extended with a refunding; however, staff would have to discuss this with bond counsel to make sure the port is maintaining its commitment to the bond and look at how it was financed adding that if it were an option, staff would explore it if the Port Commission was interested. While it does add some flexibility to cash flow, if it is needed, the port issued the majority of debt at an outstanding time and has very fair rates for what it's been able to

reinvest in and grow the port's infrastructure. With regard to the proposed Port capital plan and strategic initiatives, the Freeport Harbor Channel for fiscal year 2026 does not anticipate any spending because the project is ongoing but there is unspent funding from the G.O. issuances if needed; however, staff does not anticipate this. The buildout of the container handling facility is \$27.1 million and includes permitting and engineering design for Berth 6, Cross Dock 2 project and the remaining crane payments. Mr. Lowe noted the Cross Dock 2 project would cross two fiscal years. The development of warehousing and OEM distribution is \$13,950,000 with Parcel 19 rail engineering and design, Parcel 1 asphalt expansion, a public parking project and the Gate 12 RPM project. The general port infrastructure includes everything that doesn't fall into one of the three previous categories including berth fenders for the inner harbor, Gate 4 access project, Parcel 17 retention, additional spare parts, port security grant items and port vehicles. Ms. Saathoff noted the crane payments for next year does not include paying a tariff on the cranes. Depending on timing, if the cranes arrive in September, the tariffs would be due upon arrival. Staff has set up the customs bonded warehouse, and if the cranes are put in customs bonded status, then they would not be making entry into the United States commerce so tariffs would not be due then. She further explained that if the port pays the current tariff rate, it would be 30% based on current announcements from the administration. USTR still has not taken action on the proposed tariff for ship to shore cranes and there's no timeline for making that decision and no guarantee that there would be grandfathering of the proposed 100%. She noted there has been some indication in Washington they could be making the final determination in October which is in line with when the new ship fees go into effect on October 14. Additionally, the administration extended the period of time (90 days) to finalize all negotiations with China which expires on midnight November 10. Ms. Saathoff stated there's no assurance a full agreement will be reached and if the tariff will remain at 30% plus the 25% Biden imposed which the port is exempted from through May 26, 2026. If the cranes were to arrive today, the port could pay the 30% tariff to make entry. The expected arrival is September 20 at this time. If the cranes are put in customs bonded warehouse status, it's unlikely that tariffs will go lower than 30%; however, there is a greater risk the rates could go higher. The Port Commission will have a decision to make next month as it affects cash flow available for projects in 2026 which staff took into consideration as the budget was prepared knowing a \$7.5 million estimated tariff payment to the federal government could be made. There is no certainty what the administration will do or how soon their decision will go into effect. Ms. Saathoff stated that if staff had certainty the rates weren't going to go up the cranes could be held in customs bonded status while the commissioning process went on and could defer making a tariff payment noting that while the cranes are in customs bonded status, the rates could go up or go down but you pay whatever is in effect at the time entry is made. There is available cash flow that if the Commission decides to pay the tariff now, it will not impact keeping the tax rate at zero. Mr. Lowe has factored the payment into the cash flow planning and currently anticipates managing it just fine. Reimbursements from FEMA and grant reimbursements are also factored into how its managed. Finally, Mr. Lowe walked through the cash flow worksheet in the budget showing \$59.8 million in operating revenue, less the expenses nets out an operating income of \$25,918,000. Deducting the net non-operating revenues of \$7.3 million gets a subtotal of net income of \$18.6 million, then adding back in the non-cash items (depreciation) and interest expense brings you back to \$45 million. Minus the debt service payments, it then nets out \$24.9 million which is the net cash flow available to reinvest into the capital project infrastructure. After deducting \$56,275,000 for the three categories of capital expenditures, the net drawdown would be a decrease of cash flow of \$21 million for the fiscal year. This does not include the estimated \$7.5 million crane tariff payment spoken earlier. Mr. Lowe explained that when the cranes arrive and are entered into the port's

possession, staff has approximately 10 days to make payment. The cranes are currently scheduled to be here on September 20. If the Commission chooses to move forward with payment, it would be in the current fiscal year and it would not need to be budgeted in this fiscal year. Cash wise, it will still matter. Staff will be discussing the potential use of the capital reserve at the next meeting. When modeling the zero tax rate for the last two years, Mr. Lowe has included the capital reserve as a potential source to utilize. While there are a couple of projects that are ready to go, staff can manage the timing of some of the projects, but the port is currently in a heavy cash flow period. He further explained that all the projects entail a drawdown of approximately \$21 million if the capital plan is executed timely according to the plan.

21. Adoption of a Resolution proposing the 2025 Tax Rate, to be adopted at a future meeting.

Mr. Lowe stated that while the port's general obligation bonds are outstanding, this is still a required process. The Commission has already passed a resolution instructing staff to encumber the funds for the upcoming year's debt payment which has been communicated to the Brazoria County Tax Assessor Collector and the result is a zero tax rate. To formalize this, the Port Commission needs to formally propose a tax rate of zero, take a roll call vote which will be captured in the resolution that the chairman and secretary will sign. The resolution will be sent to Brazoria County which will lead to a newspaper ad telling the community what the port is doing on its tax rate versus the no new revenue rate and the voter approval rate. He noted there will continue to be some residual there from years past (minor collections, etc.) but it has no impact on the Commission's proposal of zero. He also noted this is the only tax rate the Commission can propose because the port has encumbered the funds and taken the M&O to zero. Staff recommends approval of zero tax rate proposal.

A motion was made by Commissioner Kincannon to adopt the resolution proposing the 2025 tax rate of zero, to be adopted at a future meeting. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion by a roll call vote.

22. Discussion regarding date for Strategic Workshop.

Ms. Saathoff stated the tentative date for the strategic workshop is November 6 with a proposed start time of 8:30 in the morning with a cut-off around 2:30-3:00. If necessary, a continuation of the workshop will be held at the following board meeting. With the busy schedule over the next couple of months, staff wants to reconfirm the date of the workshop and start time giving staff ample time to pull all the information together. The Commission agreed to stay November 6 with a start time of 8:30 a.m.

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) 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) for discussion regarding:

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.

24. RECONVENED OPEN SESSION to review and consider the following:

25. Adjourn.

With no further business before the Commission, the meeting adjourned at 6:49 PM.

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Rob Giesecke, Chairman

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Rudy Santos, Vice Chairman

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Kim Kincannon, Secretary

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Dan Croft, Asst. Secretary

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Barbara Fratila, Commissioner

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Ravi K. Singhania, Commissioner



# PORT FREEPORT<sup>SM</sup>

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

## Interim Financial Report

(unaudited)

For the Period ending:

August 31, 2025

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

# CONTENTS

	Page No
<b>Section I – Financial Report</b>	
Management Narrative	1
Balance Sheet	6
Statement of Revenues, Expenses and Changes in Fund Net Assets	7
Statement of Cash Flows	8
Notes to Financial Statements	9
<b>Section II – Management Reports</b>	
Operating Expenses by Department	10
Velasco Terminal Statement of Revenues and Expenses	12
Port Improvement Projects Summary	13
<b>Section III – Other Reports</b>	
Check Register Report	15

# Management Narrative

With only one month remaining of fiscal year 2025, the Port remained on a sound financial foundation with operating revenues 12% above planned levels. Further, operating expenses were below planned levels by a factor of 3%. These factors combined have contributed to producing an operating profit of \$28,033,243 and an operating margin of 52%, which is above planned performance levels by 30% or \$6,489,121 and is \$7,306,488 or 35% above the prior year's results.

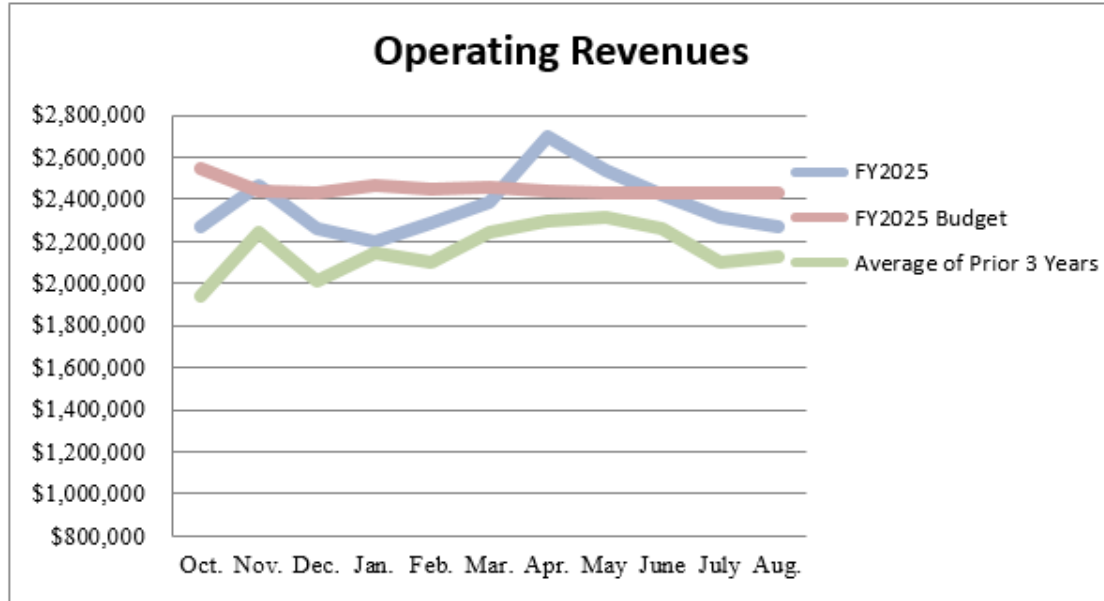
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 3.9 to 1, which reflects a strong liquidity position, and a debt ratio of 118.8%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance	% Var
	Actuals	Budget	Favorable (Unfavorable)	
<b>Statement of Revenues, Expenses and Changes in Net Assets</b>				
Operating revenues	\$ 54,082,214	\$ 48,480,460	\$ 5,601,754	12%
Operating expense	<u>26,048,971</u>	<u>26,936,338</u>	887,367	3%
Operating income (loss)	<u>28,033,243</u>	<u>21,544,122</u>	6,489,121	30%
Operating margin	51.8%	44.4%		
Net non operating revenues (expense)	(6,271,525)	(4,339,125)	(1,932,400)	45%
Capital contributions	6,648,495	26,530,196	(19,881,701)	-75%
Net extraordinary revenue (expense)	<u>(4,380,057)</u>	<u>-</u>	(4,380,057)	0%
Change in net assets	<u>\$ 24,030,157</u>	<u>\$ 43,735,193</u>	\$ (19,705,037)	
<b>Balance Sheet</b>				
Cash and cash equivalents	\$ 61,753,711	Current ratio (unrestricted) (Exclusive of GASB 87)		
Lease receivable	186,105,987			
Current unrestricted assets (less lease receivable)	32,862,651	3.906 to 1		
Total assets	796,504,583	Debt to Net Assets Ratio		
Current unrestricted liabilities	8,412,709			
Total liabilities	342,934,563	118.8%		
Deferred inflow of resources	173,036,011			
Total Net Assets	\$ 280,534,009			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for the period ended August 31, 2025.

## OPERATING REVENUES

**Total operating revenues** for the period ending August 31, 2025, are \$54,082,214. This is \$8,705,112 or 19% above planned levels. The following provide more specific explanations for variances in revenue:



**Wharfage** revenue stands at \$19,054,810 which is over budget by \$2,007,451 or 12%. The following is a brief analysis of wharfage results by cargo category:

	11 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 546,700	\$ 430,653	\$ (116,047)	-21%
Bulk Aggregate	-	161,950	\$ 161,950	
Containerized Cargo	2,748,854	2,799,757	\$ 50,903	2%
General Cargo	11,736,908	13,470,727	\$ 1,733,819	15%
Project Cargo	64,167	88,214	\$ 24,047	0%
Ro-Ro Cargo	1,950,731	2,103,509	\$ 152,778	8%
Total	\$ 17,047,361	\$ 19,054,810	\$ 2,007,451	12%

**Dockage** revenue stands at \$10,550,554 which is \$2,752,302 or 35% above budgeted levels. Year-to-date ship calls are 565 compared to a budget of 537.

**Equipment use fees** stand at \$2,350,758 which is under budget \$277,490 or 11% due to a decrease in pallet use.

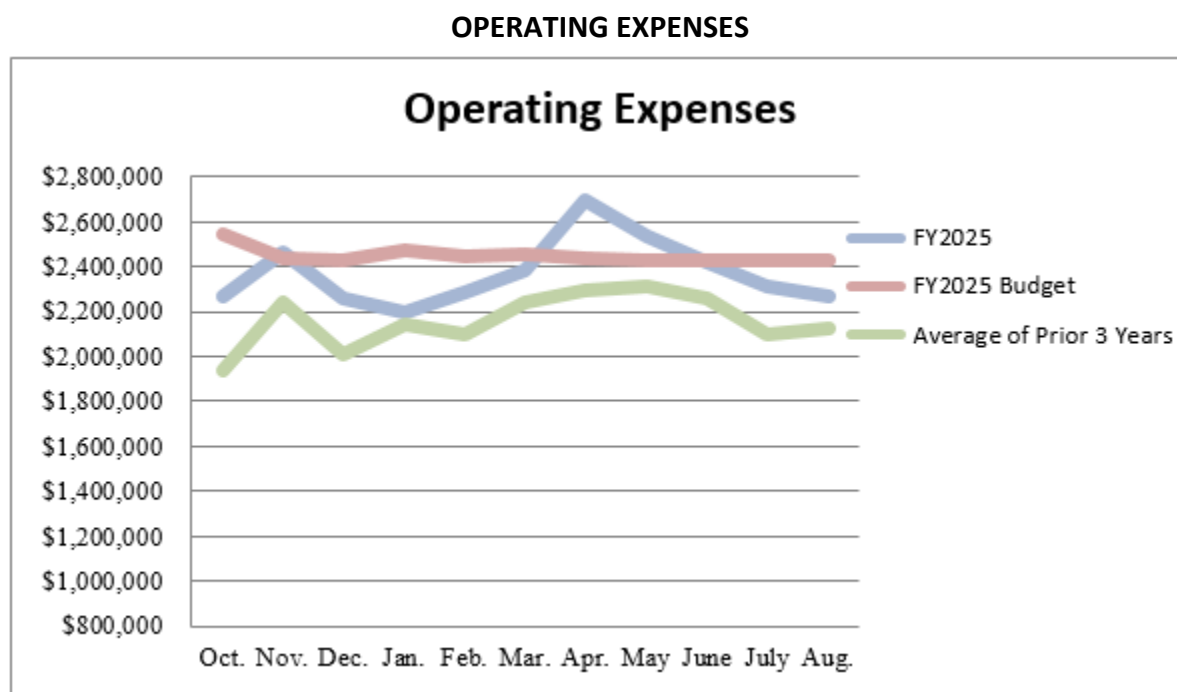
**Security fees**, corresponding with wharfage and dockage, stand at \$4,102,355 which is \$1,233,973 or 43% above budget.

**Facility use fees** are \$2,511,242. This is under budget by \$516,225 or 17% due to customers securing ground leases.

**Other customer service fees** (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,906,257 which is \$305,521 or 19% above budgeted levels.

**Ground leases** stand at \$12,764,090, which is \$122,791 or 1% above budget.

**Other leases** are at \$807,731 or 5% below the budget of \$849,966.



**Total operating expenses** are \$26,048,971, which is under budget \$887,367 or 3% for the period ended August 31, 2025. The following are more specific explanations for variances in operating expenses:

**Port salaries/wages and benefits** are \$5,258,950. This is \$861,792 or 14% less than the budget. This is due to the timing of onboarding budgeted new hires.

**Professional services** are \$3,622,904 which is over budget 16% or \$490,521 due to approved expenses related to the market study.

**Training, travel & promotional** expenses are \$710,083 which is below budget \$23,050 or 3%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$404,397, which is above budgeted levels by \$63,582 or 19%.
- Sales/promotional travel costs are \$64,255 which is under budgeted levels by \$4,716 or 7% due to timing of travel.
- Governmental relations costs are \$24,186 which is below budget by \$17,448 or 42% due to timing of government related travel.
- Community events are \$92,237 which is below budgeted levels \$22,233 or 19% due to the timing of events such as TACFT and the golf tournament.
- Technical training is \$56,321 which is \$53,906 or 49% under budget due to timing or postponement of training and onboarding personnel.
- Sponsorships for TACFT and the golf tournament totaling \$74,710 were credited to community events in June.

**Supplies** are \$202,184 which is \$25,089 or 14% above budget.

**Utilities** are \$950,453, which is \$120,215 or 11% below budget.

**Business insurance** is \$2,524,518 which is \$273,532 or 10% below budgeted levels.

**Other services and charges** at \$477,169 are \$144,561 or 23% below budget.

**Maintenance and repair** expenses at \$1,136,694 are \$187,710 or 20% above budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Planned maintenance of the gantry cranes, \$25,862.
- Planned maintenance of transit shed sprinkler system \$9,463.
- Planned maintenance of Parcel 14 rail, \$6,015
- 2024 Trolley rail, completed in 2025 \$40,119
- Planned maintenance of crane cables \$77,640
- Emergency repairs to air conditioning at Administration building \$20,417
- Emergency electrical repairs at transit shed 1 and the badge building of \$9,238

**Depreciation** expense at \$11,166,015 is \$167,538 or 1% below budget.

**Operating income** is \$28,033,243 compared to the eleven-month budget of \$21,544,122. Thirty percent above budget.

## **NON-OPERATING REVENUES (EXPENSES)**

**Ad Valorem tax collections** are budgeted at zero for FY2025 due to the resolution taking the debt service tax rate to zero. The expenses budgeted here are appraisal district, assessor, and collector

fees. For the period through August 31, 2025, ad valorem tax expenses are \$37,487 compared to the budget of \$51,792 or 28% below budget.

**Investment income** is \$4,795,557, which is above budget by 16% due to changes in fair market values, increased funds invested, and interest rates.

**Debt interest and fees** are \$11,058,883 which is \$2,646,550 or 31% above budgeted levels. There is an error in the FY 2025 budget that omits one debt payment in the fiscal year.

**Capital Contributions to Others** budget includes a \$2,600,000 contribution to berth floodwall modification in fiscal year 2025. A total of \$4,000 has been contributed through August 2025.

**Grant Revenue** budgeted for the Fiscal Year 2025 is \$28,942,035. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$6,648,495 has been received from partners such as FEMA and TxDot.

**Extraordinary Item** is emergency recovery efforts from the July 2024 Hurricane Beryl damages. Repair efforts are still ongoing. Total expense in fiscal year 2025 are \$4,380,057 including repairs to the cranes and port buildings. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT  
BALANCE SHEET**

	<u>8/31/2025</u>	<u>9/30/2024</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
CASH AND CASH EQUIVALENTS	\$ 8,088,931	\$ 14,209,945
INVESTMENTS	10,474,491	10,137,957
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	11,015,179	6,922,828
PROPERTY TAXES	17,366	40,674
LEASE RECEIVABLE	186,105,987	186,105,987
OTHER	(167,674)	4,936
OTHER GOVERNMENTS	668,723	1,537,192
ACCRUED INTEREST	0	0
PREPAIDS	1,107,084	1,528,764
INVENTORY	1,658,550	1,408,227
<b>TOTAL UNRESTRICTED CURRENT ASSETS</b>	<b>\$ 218,968,638</b>	<b>\$ 221,896,510</b>
<b>RESTRICTED ASSETS:</b>		
CASH AND CASH EQUIVALENTS	53,664,780	56,121,710
INVESTMENTS	44,000,257	52,557,223
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	28,991	75,697
OTHER		2,372
ACCRUED INTEREST	131,416	108,480
BOND DISCOUNTS AND ISSUANCE COSTS	4,279	4,279
<b>TOTAL RESTRICTED ASSETS</b>	<b>97,829,722</b>	<b>108,869,761</b>
<b>TOTAL CURRENT ASSETS</b>	<b>316,798,360</b>	<b>330,766,271</b>
<b>PROPERTY, PLANT, AND EQUIPMENT:</b>		
PROPERTY, PORT, AND FACILITIES	609,417,541	568,635,163
LESS ACCUMULATED DEPRECIATION	(129,711,319)	(118,860,120)
PROPERTY, PLANT, AND EQUIPMENT NET	479,706,222	449,775,043
<b>TOTAL ASSETS</b>	<b>\$ 796,504,583</b>	<b>\$ 780,541,314</b>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES:</b>		
ACCOUNTS PAYABLE	\$ 3,568,785	\$ 3,009,602
EQUIPMENT LEASE PAYABLE	-	-
ACCRUED COMPENSATED ABSENCES	0	146,828
UNEARNED LEASE INCOME	4,843,924	4,698,865
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 8,412,709</b>	<b>\$ 7,855,295</b>
<b>LIABILITIES PAYABLE FROM RESTRICTED ASSETS:</b>		
ACCRUED BOND INTEREST PAYABLE	2,454,119	3,560,503
BONDS PAYABLE	6,910,000	6,725,000
<b>TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS</b>	<b>9,364,119</b>	<b>10,285,503</b>
<b>NON-CURRENT LIABILITIES</b>		
BONDS PAYABLE	304,455,000	311,365,000
BOND PREMIUMS	20,702,736	21,495,653
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>325,157,736</b>	<b>332,860,653</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 342,934,563</b>	<b>\$ 351,001,451</b>
<b>DEFERRED INFLOW OF RESOURCES</b>		
DEFERRED INFLOW OF RESOURCES	173,036,011	173,036,011
<b>TOTAL DEFERRED INFLOW OF RESOURCES</b>	<b>\$ 173,036,011</b>	<b>\$ 173,036,011</b>
<b>NET ASSETS</b>		
NET INVESTMENT IN CAPITAL ASSETS	\$ 286,310,841	\$ 260,793,927
RESTRICTED-DEBT SERVICE	16,746,235	19,805,666
RESTRICTED-CAPITAL PROJECTS (Corps)	12,261	12,301
RESTRICTED CONTRIBUTED TO OTHERS	47,291,118	45,602,572
RESERVE FOR CAPITAL IMPROVEMENTS	19,254,829	18,585,034
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(127,236,601)	(128,526,609)
UNRESTRICTED	38,155,325	40,230,960
<b>TOTAL NET ASSETS</b>	<b>\$ 280,534,009</b>	<b>\$ 256,503,851</b>

**PORT FREEPORT**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS**  
**August 31, 2025**

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	11 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2024/2025 BUDGET
<b>OPERATING REVENUES:</b>							
Wharfage	\$ 19,054,811	\$ 14,838,687	28%	\$ 17,047,360	\$ 2,007,451	12%	\$ 18,597,120
Dockage & deep water berth	10,550,554	8,449,858	25%	7,798,252	2,752,302	35%	8,507,187
Equipment & pallet use fees	2,350,758	1,566,732	50%	2,628,248	(277,490)	-11%	2,867,178
Facility use fees	2,511,242	1,748,462	44%	3,027,467	(516,225)	-17%	3,302,691
Security Fees	4,102,355	3,121,784	31%	2,868,382	1,233,973	43%	3,129,146
Other Customer Service Fees	1,906,257	1,519,468	25%	1,600,736	305,521	19%	1,744,912
Ground leases	12,764,090	11,888,231	7%	12,641,299	122,791	1%	13,790,511
Other leases	807,731	839,783	-4%	849,966	(42,235)	-5%	927,396
GASB 87 Lease recognition		-	0%	-	-	0%	-
Other revenue	34,415	4,098	740%	18,750	15,665	84%	25,000
Business interruption Claim		1,400,000	-100%	-	-	0%	-
<b>Total Operating Revenues</b>	<b>54,082,214</b>	<b>45,377,102</b>	<b>19%</b>	<b>48,480,460</b>	<b>5,601,754</b>	<b>12%</b>	<b>52,891,141</b>
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	4,042,931	3,786,782	7%	4,628,888	(585,957)	-13%	5,046,049
Port employee benefits	1,216,018	1,107,599	10%	1,491,854	(275,836)	-18%	1,845,285
Professional services	3,622,904	2,698,846	34%	3,132,383	490,521	16%	3,431,930
Training, travel, and promotional	710,083	547,729	30%	733,133	(23,050)	-3%	794,545
Supplies	202,184	174,506	16%	177,095	25,089	14%	192,050
Utilities	950,453	1,024,173	-7%	1,070,668	(120,215)	-11%	1,168,000
Business Insurance	2,524,518	2,720,847	-7%	2,798,050	(273,532)	-10%	3,052,413
Other services & charges	477,169	442,369	8%	621,730	(144,561)	-23%	678,605
Maintenance & repair	1,136,694	1,227,674	-7%	948,984	187,710	20%	1,030,440
Depreciation	11,166,015	10,919,822	2%	11,333,553	(167,538)	-1%	12,363,888
<b>Total Operating Expenses</b>	<b>26,048,971</b>	<b>24,650,347</b>	<b>6%</b>	<b>26,936,338</b>	<b>(887,367)</b>	<b>-3%</b>	<b>29,603,204</b>
<b>OPERATING INCOME (LOSS)</b>	<b>28,033,243</b>	<b>20,726,755</b>	<b>35%</b>	<b>21,544,122</b>	<b>6,489,121</b>	<b>30%</b>	<b>23,287,937</b>
	52%	46%		44%			44%
<b>NON-OPERATING REVENUES (EXPENSES)</b>							
Ad Valorem tax collections	(37,487)	3,622,919	-101%	(51,792)	14,305	-28%	(56,500)
Investment Income	4,795,557	5,168,371	-7%	4,125,000	670,557	16%	4,500,000
Gain (loss) on sale of assets	33,289	2,500	1232%		(33,289)	0%	-
Debt interest and fees	(11,058,883)	(11,532,336)	-4%	(8,412,333)	2,646,550	31%	(9,178,224)
<b>CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:</b>							
Freeport Harbor Improvement Project		(69,517)	-100%		-		-
Berth 2 Floodwall Modifications	(4,000)		0%		-		(2,600,000)
Contributed Capital-Other			0%		0	0%	-
<b>OTHER:</b>							
Dredge material placement fees		270,916	-100%		-	0%	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(6,271,525)</b>	<b>(2,537,147)</b>	<b>147%</b>	<b>(4,339,125)</b>	<b>(1,932,400)</b>	<b>45%</b>	<b>(7,334,724)</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE</b>	<b>21,761,719</b>	<b>18,189,608</b>	<b>20%</b>	<b>17,204,997</b>	<b>4,556,722</b>	<b>26%</b>	<b>15,953,213</b>
<b>CAPITAL CONTRIBUTIONS:</b>							
<b>Grants:</b>							
Grants Port-Freeport	6,648,495	-	0%	26,530,196	(19,881,701)	-75%	28,942,035
<b>Total Capital Contributions-Grants</b>	<b>6,648,495</b>	<b>-</b>	<b>0%</b>	<b>26,530,196</b>	<b>(19,881,701)</b>	<b>-75%</b>	<b>28,942,035</b>
<b>EXTRAORDINARY ITEM</b>							
Emergency Recovery Efforts - Hurricane	(4,380,057)	(188,935)	2218%	-	(4,380,057)	0%	-
<b>Net Extraordinary Income (Expense)</b>	<b>(4,380,057)</b>	<b>(188,935)</b>	<b>2218%</b>	<b>-</b>	<b>(4,380,057)</b>	<b>0%</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ 24,030,157</b>	<b>\$ 18,000,673</b>	<b>33%</b>	<b>\$ 43,735,193</b>	<b>\$ (19,705,036)</b>	<b>-45%</b>	<b>\$ 44,895,248</b>

# STATEMENT OF CASH FLOWS

August 31, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE
<b>Cash Flows from Operating Activities:</b>		
Operating Income (Loss)	\$ 28,033,243	\$ 20,948,040
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	11,166,015	10,919,822
Dredge Material Placement Fees	-	270,916
Change in Assets and Liabilities:		
Trade receivables	(4,092,351)	(3,883,551)
Other receivables	172,610	164,308
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	(250,323)	(63,909)
Prepaid and Other	424,052	(242,970)
Accounts payable	559,183	(1,254,110)
Deferred lease income	145,059	356,913
Accrued compensated absences	(146,828)	(138,315)
<b>Total Cash Provided from (Used for) Operating Activities</b>	<b>36,010,660</b>	<b>27,077,144</b>
<b>Cash Flows from Non-capital Financing Activities:</b>		
Property tax receipts	32,527	3,616,478
Property tax collection expense	(5,917)	(40,514)
Emergency Recovery Efforts - Disaster Related	(4,380,057)	-
<b>Total Cash Provided from (Used for) Non-capital Financing Activities</b>	<b>(4,353,447)</b>	<b>3,575,964</b>
<b>Cash Flows from Capital Financing Activities:</b>		
Principal payments under debt obligations	(6,725,000)	(5,535,000)
Interest and fees paid under debt obligations	(12,958,184)	(11,805,472)
Proceeds from sale of long-term debt obligations	-	25,655,000
Land, capital improvement, and equipment purchases	(41,097,196)	(11,901,813)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	(69,517)
Gants received	6,613,197	5,107
Proceeds from sale/disposal of capital assets	33,289	2,500
<b>Total Cash Provided from (Used for) Capital Financing Activities</b>	<b>(54,133,894)</b>	<b>(3,649,195)</b>
<b>Cash Flows from Investing Activities:</b>		
Investment earnings	4,772,621	3,537,165
Change in FMV of marketable investment securities	905,683	774,648
<b>Total Cash Provided from (Used for) Investing Activities</b>	<b>5,678,304</b>	<b>4,311,813</b>
<b>Net Increase(Decrease) in Cash and Cash Equivalents</b>	<b>(16,798,377)</b>	<b>31,315,726</b>
<b>Cash and Cash Equivalents at Beginning of Period</b>	<b>133,026,835</b>	<b>96,561,718</b>
<b>Cash and Cash Equivalents at End of Period</b>	<b>\$ 116,228,459</b>	<b>\$ 127,877,444</b>

## NOTES TO FINANCIAL STATEMENTS

### **Note 1 - Accounts Receivable Aging**

0 - 30 days	\$ 10,700,195.10	97%
31 - 60 days	223,558	2%
61 - 90 days	97,541	1%
Over 90 days	\$ 33,834	0%
Allowance for uncollectibles	(39,949)	0%
<b>Net Trade A/R</b>	<b>\$ 11,015,179</b>	

### **Note 2 - Accounts Payable Information**

Retainage Withheld	\$ 1,495,493
Corps of Engineers*	620,518
Employee Payroll Related	19,547
Accounts Payable	1,433,227
<b>Total A/P</b>	<b>\$ 3,568,785</b>

45' Project - \$620,518

### **Note 3 - Debt Service Information**

	Original Amount of Issue	Principal Paid	Issue Outstanding
General Obligation Bonds, Series 2019	\$ 31,795,000	\$ 1,875,000	\$ 29,210,000
General Obligation Bonds, Series 2021	37,135,000	-	37,135,000
General Obligation Bonds, Series 2023	55,800,000	-	55,420,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	22,740,000	7,860,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	7,260,000	31,430,000
Senior Lien Revenue Refunding Bonds, Series 2018	32,865,000	3,440,000	28,745,000
Senior Lien Revenue Bonds, Series 2019A	45,200,000	4,205,000	40,095,000
Senior Lien Revenue Bonds, Series 2019B	29,480,000	2,905,000	25,930,000
Senior Lien Revenue Bonds, Series 2021	29,885,000	-	29,885,000
Senior Lien Revenue Bonds, Series 2024	25,655,000	-	25,655,000
2014 Equipment Lease Payable	14,100,000	14,100,000	-
<b>Total Bonds</b>	<b>\$ 374,615,000</b>	<b>\$ 56,525,000</b>	<b>\$ 311,365,000</b>

Less Current Portion of Long-Term Debt Payable	\$ 6,910,000
Long-term Debt Payable	\$ 304,455,000

### **Note 4 - Net Asset Information**

A Special Reserve for Capital Improvements was created on Oct 22, 2015. A commitment was made to fund this reserve with an amount equal to the total maintenance and operations portion of the Port's tax rate.

Fiscal Year 2016 Amount Funded	\$ 3,423,398
Fiscal Year 2017 Amount Funded	\$ 3,570,000
Fiscal Year 2018 Amount Funded	\$ 3,887,346
Fiscal Year 2019 Amount Funded	\$ 4,269,552
Fiscal Year 2020 Amount Funded	\$ 4,120,672
Fiscal Year 2021 Amount Funded	\$ 3,981,963
Fiscal Year 2022 Amount Funded	\$ 3,627,381
Fiscal Year 2023 Amount Funded	\$ 3,351,718

**PORT FREEPORT**  
**OPERATING EXPENSES BY DEPARTMENT**  
**August 31, 2025**

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	11 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2024/2025 BUDGET
<b><u>COMMISSIONERS</u></b>							
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	\$ 52,800	\$ 52,800	0%	\$ 52,800	-	0%	\$ 57,600
Port employee benefits	5,290	5,187	2%	4,639	651	14%	5,011
Professional services	27,133	235	11446%	45,837	(18,704)	-41%	50,000
Training, travel & promotional	69,898	57,004	23%	77,623	(7,725)	-10%	85,814
Supplies	91	387	-76%	550	(459)	-83%	600
Utilities	7,841	8,005	-2%	5,775	2,066	36%	6,300
<b>Total Operating Expenses</b>	<b>\$ 163,053</b>	<b>\$ 123,618</b>	<b>32%</b>	<b>\$ 187,224</b>	<b>(24,171)</b>	<b>-13%</b>	<b>\$ 205,325</b>
<b><u>ADMINISTRATION &amp; FOREIGN TRADE ZONE</u></b>							
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	\$ 1,389,412	\$ 1,189,198	17%	\$ 1,640,323	(250,911)	-15%	\$ 1,785,801
Port employee benefits	372,326	316,527	18%	427,958	(55,632)	-13%	541,141
Professional services	537,313	624,477	-14%	622,246	(84,933)	-14%	694,100
Training, travel & promotional	158,525	120,164	32%	199,744	(41,219)	-21%	216,724
Supplies	35,536	35,175	1%	23,433	12,103	52%	25,500
Utilities	66,635	71,891	-7%	74,281	(7,646)	-10%	81,034
Business Insurance	2,524,518	2,720,847	-7%	2,798,050	(273,532)	-10%	3,052,413
Other services & charges	306,788	320,203	-4%	381,679	(74,891)	-20%	416,514
Maintenance & repair	141,040	437,418	-68%	158,769	(17,729)	-11%	173,150
Depreciation	11,166,015	10,919,822	2%	11,333,553	(167,538)	-1%	12,363,888
<b>Total Operating Expenses</b>	<b>\$ 16,698,109</b>	<b>\$ 16,755,723</b>	<b>0%</b>	<b>\$ 17,660,036</b>	<b>(961,927)</b>	<b>-5%</b>	<b>\$ 19,350,265</b>
<b><u>ENGINEERING</u></b>							
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	\$ 406,898	\$ 377,441	8%	\$ 461,263	(54,365)	-12%	\$ 503,195
Port employee benefits	153,677	124,943	23%	164,947	(11,270)	-7%	208,195
Professional services	453,134	33,303	1261%	264,004	189,130	72%	288,000
Training, travel & promotional	12,565	7,121	76%	37,203	(24,638)	-66%	40,564
Supplies	3,889	2,871	35%	5,409	(1,520)	-28%	5,900
Utilities	4,839	4,378	11%	4,312	527	12%	4,704
Other services & charges	6,106	5,121	19%	13,846	(7,740)	-56%	15,100
Maintenance & repair	962	235	309%	462	500	108%	500
<b>Total Operating Expenses</b>	<b>\$ 1,042,071</b>	<b>\$ 555,413</b>	<b>88%</b>	<b>\$ 951,446</b>	<b>90,625</b>	<b>10%</b>	<b>\$ 1,066,158</b>
<b><u>OPERATIONS</u></b>							
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	\$ 1,653,656	\$ 1,634,864	1%	\$ 1,977,306	(323,650)	-16%	\$ 2,157,058
Port employee benefits	505,735	494,976	2%	684,187	(178,452)	-26%	832,123
Professional services	13,172	52,757	-75%	5,400	7,772	144%	5,400
Training, travel & promotional	18,949	20,675	-8%	25,798	(6,849)	-27%	27,108
Supplies	98,774	84,453	17%	87,645	11,129	13%	95,650
Utilities	830,188	896,556	-7%	929,563	(99,375)	-11%	1,014,068
Other services & charges	108,854	62,202	75%	124,781	(15,927)	-13%	135,240
Maintenance & repair	900,094	717,104	26%	725,487	174,607	24%	786,790
<b>Total Operating Expenses</b>	<b>\$ 4,129,422</b>	<b>\$ 3,963,587</b>	<b>4%</b>	<b>\$ 4,560,167</b>	<b>(430,745)</b>	<b>-9%</b>	<b>\$ 5,053,437</b>

**PORT FREEPORT**  
**OPERATING EXPENSES BY DEPARTMENT**  
**August 31, 2025**

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	11 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2024/2025 BUDGET
<b><u>BUSINESS DEVELOPMENT</u></b>							
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	\$ 343,661	\$ 343,917	0%	\$ 358,020	(14,359)	-4%	\$ 390,567
Port employee benefits	103,886	97,821	6%	146,230	(42,344)	-29%	174,973
Professional services	400,000	1,259	31671%	-	400,000	0%	-
Training, travel & promotional	442,837	334,003	33%	380,944	61,893	16%	411,511
Supplies	3,169	2,859	11%	4,833	(1,664)	-34%	5,200
Utilities	3,878	3,323	17%	5,280	(1,402)	-27%	5,760
Other services & charges	13,856	17,704	-22%	61,342	(47,486)	-77%	68,032
Maintenance & repair	-	-	0%	-	-	0%	-
<b>Total Operating Expenses</b>	<b>\$ 1,311,287</b>	<b>\$ 800,886</b>	<b>64%</b>	<b>\$ 956,649</b>	<b>354,638</b>	<b>37%</b>	<b>\$ 1,056,043</b>
<b><u>PROTECTIVE SERVICES</u></b>							
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	\$ 196,504	\$ 188,562	4%	\$ 139,176	57,328	41%	\$ 151,828
Port employee benefits	75,104	68,179	10%	63,893	11,211	18%	83,841
Professional services	2,192,152	1,986,816	10%	2,194,896	(2,744)	0%	2,394,430
Training, travel & promotional	7,308	8,762	-17%	11,821	(4,513)	-38%	12,824
Supplies	60,725	48,760	25%	55,225	5,500	10%	59,200
Utilities	37,072	40,020	-7%	51,457	(14,385)	-28%	56,134
Other services & charges	41,566	37,139	12%	40,082	1,484	4%	43,719
Maintenance & repair	94,598	72,917	30%	64,266	30,332	47%	70,000
<b>Total Operating Expenses</b>	<b>\$ 2,705,029</b>	<b>\$ 2,451,154</b>	<b>10%</b>	<b>\$ 2,620,816</b>	<b>84,213</b>	<b>3%</b>	<b>\$ 2,871,976</b>
<b><u>CONSOLIDATED - TOTAL</u></b>							
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	\$ 4,042,931	3,786,782	7%	\$ 4,628,888	(585,957)	-13%	\$ 5,046,049
Port employee benefits	1,216,018	1,107,633	10%	1,491,854	(275,836)	-18%	1,845,284
Professional services	3,622,904	2,698,847	34%	3,132,383	490,521	16%	3,431,930
Training, travel & promotional	710,082	547,729	30%	733,133	(23,051)	-3%	794,545
Supplies	202,184	174,505	16%	177,095	25,089	14%	192,050
Utilities	950,453	1,024,173	-7%	1,070,668	(120,215)	-11%	1,168,000
Business Insurance	2,524,518	2,720,847	-7%	2,798,050	(273,532)	-10%	3,052,413
Other services & charges	477,170	442,369	8%	621,730	(144,560)	-23%	678,605
Maintenance & repair	1,136,694	1,227,674	-7%	948,984	187,710	20%	1,030,440
Depreciation	11,166,016	10,919,822	2%	11,333,553	(167,537)	-1%	12,363,888
<b>Total Operating Expenses</b>	<b>\$ 26,048,971</b>	<b>\$ 24,650,381</b>	<b>6%</b>	<b>\$ 26,936,338</b>	<b>(887,367)</b>	<b>-3%</b>	<b>\$ 29,603,204</b>

# **PORT FREEPORT - VELASCO TERMINAL ONLY**

## **STATEMENT OF REVENUES AND EXPENSES**

August 31, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	11 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025 BUDGET
<b>OPERATING REVENUES:</b>							
Wharfage	\$ 2,648,428	\$ 1,635,428	62%	\$ 1,704,736	\$ 943,692	55%	\$ 1,859,712
Dockage & deep water berth	850,656	582,563	46%	779,843	70,813	9%	850,739
Equipment & pallet use fees	2,105,445	1,238,974	70%	2,233,999	(128,554)	-6%	2,437,089
Facility use fees	318,220	140,186	127%	-	318,220	0%	-
Security Fees	395,753	212,055	87%	286,847	108,906	38%	312,925
Other Customer Service Fees	665,588	346,951	92%	751,762	(86,175)	-11%	820,104
Ground leases	369,520	389,184	-5%	126,412	243,108	192%	137,907
<b>Total Operating Revenues</b>	<b>7,353,609</b>	<b>4,545,340</b>	<b>62%</b>	<b>5,883,599</b>	<b>1,470,010</b>	<b>25%</b>	<b>6,418,476</b>
<b>OPERATING EXPENSES:</b>							
Port salaries/wages	436,102	363,959	20%	264,292	171,810	65%	288,318
Port employee benefits	95,315	93,240	2%	111,054	(15,739)	-14%	145,288
Professional services	-	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	1,100	(1,100)	-100%	1,200
Supplies	280	131	114%	-	-	0%	-
Utilities	155,904	147,757	6%	151,118	4,786	3%	164,856
Business Insurance	439,952	441,972	0%	626,320	(186,368)	-30%	683,258
Maintenance & repair	431,780	306,508	41%	299,772	132,008	44%	327,000
Depreciation	5,401,020	5,282,600	2%	5,406,313	(5,294)	0%	5,897,802
<b>Total Operating Expenses</b>	<b>6,960,352</b>	<b>6,636,166</b>	<b>5%</b>	<b>6,859,969</b>	<b>100,383</b>	<b>1%</b>	<b>7,507,722</b>
<b>OPERATING INCOME (LOSS)</b>	<b>393,257</b>	<b>(2,090,826)</b>	<b>119%</b>	<b>(976,370)</b>	<b>1,369,627</b>	<b>140%</b>	<b>(1,089,246)</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>							
Debt interest and fees	(2,341,965)	(2,667,304)	-12%	(3,086,125)	744,160	24%	(3,367,847)
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(2,341,965)</b>	<b>(2,667,304)</b>	<b>-12%</b>	<b>(3,086,125)</b>	<b>744,160</b>	<b>-24%</b>	<b>(3,367,847)</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE</b>	<b>(1,948,708)</b>	<b>(4,758,131)</b>	<b>-59%</b>	<b>(4,062,495)</b>	<b>2,113,787</b>	<b>0%</b>	<b>(4,457,093)</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ (1,948,708)</b>	<b>\$ (4,758,131)</b>	<b>-59%</b>	<b>\$ (4,062,495)</b>	<b>\$ 2,113,787</b>	<b>-52%</b>	<b>\$ (4,457,093)</b>

**PORT FREEPORT**  
Port Improvement Projects Summary  
August 31, 2025

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
<b>North South Access Road Repairs 2025</b>	<b>140,000.00</b>	<b>0.00</b>	<b>140,000.00</b>	<b>140,000.00</b>	<b>137,500.00</b>	<b>0.00</b>	<b>137,500.00</b>	<b>2,500.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	140,000.00	0.00	140,000.00		137,500.00	0.00	137,500.00	2,500.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>24/25 Port Network Upgrades</b>	<b>150,000.00</b>	<b>0.00</b>	<b>150,000.00</b>	<b>150,000.00</b>	<b>18,638.71</b>	<b>0.00</b>	<b>18,638.71</b>	<b>131,361.29</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	150,000.00	0.00	150,000.00		18,638.71	0.00	18,638.71	131,361.29
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>DSWi Acct Software Upgrade</b>	<b>237,000.00</b>	<b>0.00</b>	<b>237,000.00</b>	<b>237,000.00</b>	<b>98,550.00</b>	<b>0.00</b>	<b>98,550.00</b>	<b>138,450.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	237,000.00	0.00	237,000.00		98,550.00	0.00	98,550.00	138,450.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>SOLAR LIGHTS AT BEND &amp; DOW THUMB</b>	<b>71,183.00</b>	<b>0.00</b>	<b>71,183.00</b>	<b>71,183.00</b>	<b>71,183.00</b>	<b>0.00</b>	<b>71,183.00</b>	<b>0.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	71,183.00	0.00	71,183.00		71,183.00	0.00	71,183.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>VT- North Gate Entrance</b>	<b>760,847.52</b>	<b>0.00</b>	<b>760,847.52</b>	<b>720,847.52</b>	<b>543,622.57</b>	<b>237,408.00</b>	<b>781,030.57</b>	<b>(20,183.05)</b>
EDSA	356,684.00	0.00	356,684.00		119,258.41	237,408.00	356,666.41	17.59
Construction	363,469.00	0.00	363,469.00		395,090.75	0.00	395,090.75	(31,621.75)
Other not in contract	40,694.52	0.00	40,694.52		29,273.41	0.00	29,273.41	11,421.11
<b>VT- Access Project</b>	<b>13,159,432.83</b>	<b>70,000.00</b>	<b>13,229,432.83</b>	<b>13,229,432.83</b>	<b>12,246,812.19</b>	<b>15,400.00</b>	<b>12,262,212.19</b>	<b>967,220.64</b>
EDSA	1,218,718.00	70,000.00	1,288,718.00		1,117,336.68	15,400.00	1,132,736.68	155,981.32
Construction	11,929,297.00	0.00	11,929,297.00		11,118,057.68	0.00	11,118,057.68	811,239.32
Other not in contract	11,417.83	0.00	11,417.83		11,417.83	0.00	11,417.83	0.00
<b>VT- Refrigerated Cross Dock</b>	<b>74,908.38</b>	<b>0.00</b>	<b>74,908.38</b>	<b>500,000.00</b>	<b>74,908.38</b>	<b>0.00</b>	<b>74,908.38</b>	<b>0.00</b>
EDSA	74,900.00	0.00	74,900.00		74,900.00	0.00	74,900.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	8.38	0.00	8.38		8.38	0.00	8.38	0.00
<b>VT Backlands Area V Phase II</b>	<b>19,375,578.35</b>	<b>0.00</b>	<b>19,375,578.35</b>	<b>20,500,000.00</b>	<b>14,356,195.65</b>	<b>0.00</b>	<b>14,356,195.65</b>	<b>5,019,382.70</b>
EDSA	849,800.00	0.00	849,800.00		581,834.00	0.00	581,834.00	267,966.00
Construction	18,508,603.35	0.00	18,508,603.35		13,757,186.65	0.00	13,757,186.65	4,751,416.70
Other not in contract	17,175.00	0.00	17,175.00		17,175.00	0.00	17,175.00	0.00
<b>VT East 5th Reconstruction</b>	<b>2,263,318.31</b>	<b>0.00</b>	<b>2,263,318.31</b>	<b>500,000.00</b>	<b>496,997.50</b>	<b>0.00</b>	<b>496,997.50</b>	<b>1,766,320.81</b>
EDSA	84,272.00	0.00	84,272.00		81,368.00	0.00	81,368.00	2,904.00
Construction	2,179,046.31	0.00	2,179,046.31		415,629.50	0.00	415,629.50	1,763,416.81
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>VT Perimeter Fencing</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>95,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>VT -Utility Relocation of Land Acquisition &amp; land</b>	<b>582,805.28</b>	<b>3,525.00</b>	<b>586,330.28</b>	<b>1,800,000.00</b>	<b>667,081.55</b>	<b>0.00</b>	<b>667,081.55</b>	<b>(80,751.27)</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	72,456.13	0.00	72,456.13		150,113.10	0.00	150,113.10	(77,656.97)
Other not in contract	510,349.15	3,525.00	513,874.15		516,968.45	0.00	516,968.45	(3,094.30)
<b>Non-TWIC Lot Precheck Gate Electrical</b>	<b>1,892.00</b>	<b>0.00</b>	<b>1,892.00</b>	<b>10,000.00</b>	<b>1,892.00</b>	<b>0.00</b>	<b>1,892.00</b>	<b>0.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	1,892.00	0.00	1,892.00		1,892.00	0.00	1,892.00	0.00
<b>EOC Additional Parking</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>EOC HVAC Upgrade/Replacement</b>	<b>534,795.00</b>	<b>0.00</b>	<b>534,795.00</b>	<b>500,000.00</b>	<b>24,355.00</b>	<b>0.00</b>	<b>24,355.00</b>	<b>510,440.00</b>
EDSA	20,070.00	0.00	20,070.00		10,035.00	0.00	10,035.00	10,035.00
Construction	514,725.00	0.00	514,725.00	0.00	14,320.00	0.00	14,320.00	500,405.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>Gate 4 Access Road Widening</b>	<b>1,215,132.58</b>	<b>0.00</b>	<b>1,215,132.58</b>	<b>1,215,132.58</b>	<b>27,658.38</b>	<b>0.00</b>	<b>27,658.38</b>	<b>1,187,474.20</b>
EDSA	66,137.00	0.00	66,137.00		27,650.00	0.00	27,650.00	38,487.00
Construction	1,148,987.20	0.00	1,148,987.20		0.00	0.00	0.00	1,148,987.20
Other not in contract	8.38	0.00	8.38		8.38	0.00	8.38	0.00
<b>Greenbelt with Port Expansion Area Tribute</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>Port Expansion Area Water &amp; Sewer Modification</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>M &amp; R - Joint Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00

**PORT FREEPORT**  
Port Improvement Projects Summary  
August 31, 2025

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>M &amp; R - Railroad Track Renovations</b>	<b>0.00</b>	<b>0.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>11,320.00</b>	<b>0.00</b>	<b>11,320.00</b>	<b>63,680.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	75,000.00	75,000.00	11,320.00	0.00	11,320.00	63,680.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>M &amp; R - Roads</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>M &amp; R Transformer Yard Replacement</b>	<b>4,078.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>4,078.00</b>	<b>0.00</b>
EDSA	4,078.00	0.00	4,078.00		0.00	4,078.00	4,078.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>M &amp; R Fence Razor Wire Upgrade</b>	<b>23,350.00</b>	<b>0.00</b>	<b>23,350.00</b>	<b>31,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,350.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	23,350.00	0.00	23,350.00		0.00	0.00	0.00	23,350.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>M &amp; R - Docks Cathodic Protection System</b>	<b>4,659,751.85</b>	<b>0.00</b>	<b>4,659,751.85</b>	<b>6,000,000.00</b>	<b>4,025,146.39</b>	<b>0.00</b>	<b>4,025,146.39</b>	<b>634,605.46</b>
EDSA	632,544.00	0.00	632,544.00		526,472.00	0.00	526,472.00	106,072.00
Construction	4,026,577.10	0.00	4,026,577.10		3,498,043.64	0.00	3,498,043.64	528,533.46
Other not in contract	630.75	0.00	630.75		630.75	0.00	630.75	0.00
<b>M &amp; R Inner Harbor Berth Repairs</b>	<b>191,000.00</b>	<b>12,023.80</b>	<b>203,023.80</b>	<b>300,000.00</b>	<b>168,760.00</b>	<b>0.00</b>	<b>168,760.00</b>	<b>34,263.80</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	191,000.00	12,023.80	203,023.80		168,760.00	0.00	168,760.00	34,263.80
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>Emergency Call Station &amp; Camera Upgrade (Grand)</b>	<b>147,542.00</b>	<b>0.00</b>	<b>147,542.00</b>	<b>147,542.00</b>	<b>147,542.00</b>	<b>0.00</b>	<b>147,542.00</b>	<b>0.00</b>
EDSA	147,542.00	0.00	147,542.00		147,542.00	0.00	147,542.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>Chiquita Asphalt 2024</b>	<b>250,000.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>250,000.00</b>	<b>200,758.62</b>	<b>0.00</b>	<b>200,758.62</b>	<b>49,241.38</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	250,000.00	0.00	250,000.00		200,750.00	0.00	200,750.00	49,250.00
Other not in contract	0.00	0.00	0.00		8.62	0.00	8.62	(8.62)
<b>Total</b>				<b>\$ 52,682,137.93</b>	<b>\$ 38,070,141.60</b>	<b>\$ 1,767,579.76</b>	<b>\$ 39,837,721.36</b>	<b>\$ 10,427,355.96</b>

**Vendor Expenditure**

Wednesday, September 17, 2025

Period: 08/01/25..08/31/25

Page 1

Port Freeport

FREEPORT\OBRIEN

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 08/01/25..08/31/25

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
<b>97749</b>	<b>08/05/25</b>	<b>V00009</b>	<b>Williams Diesel, Inc</b>	<b>13.70</b>	
135019	131972		M&R Groundskeeping Equipment-5510 John Deere	13.70	
			Line Amount Total	13.70	
<b>97750</b>	<b>08/05/25</b>	<b>V00013</b>	<b>Mary Campus</b>	<b>300.00</b>	
134982	131942		Consultant Fees - Other - July	225.00	
134982	131942		Consultant Fees - Other - Aug	75.00	
			Line Amount Total	300.00	
<b>97751</b>	<b>08/05/25</b>	<b>V00017</b>	<b>Donnie Joe Evans</b>	<b>134.95</b>	
134975	131941		Construction in Progress	134.95	
			Line Amount Total	134.95	
<b>97752</b>	<b>08/05/25</b>	<b>V00023</b>	<b>Patrick's Enterprises, Inc.</b>	<b>324.00</b>	
135006	131971		Maint and Operations Supplies	324.00	
			Line Amount Total	324.00	
<b>97753</b>	<b>08/05/25</b>	<b>V00026</b>	<b>Lowe's</b>	<b>744.78</b>	
134981	131926		Furniture and Equipment Purchases <\$5,000	372.39	
134981	131926		Furniture and Equipment Purchases <\$5,000	372.39	
			Line Amount Total	744.78	
<b>97754</b>	<b>08/05/25</b>	<b>V00041</b>	<b>Evco Industrial Hardware</b>	<b>81.46</b>	
134977	131948		M&R Vehicles-Ford Pick Up	81.46	
			Line Amount Total	81.46	
<b>97755</b>	<b>08/05/25</b>	<b>V00049</b>	<b>Brazos Fasteners, Inc</b>	<b>11.25</b>	
134974	131943		M&R TOE-JLG 80 HX Manlift	11.25	
			Line Amount Total	11.25	
<b>97756</b>	<b>08/05/25</b>	<b>V00054</b>	<b>Summit Electric Supply</b>	<b>218.09</b>	
134984	131950		M&R Bldgs-Gate 8-Guard Bldg	13.41	
135013	131967		M&R TOE-General, Terminal Ops Equip & Tools	204.68	
			Line Amount Total	218.09	
<b>97757</b>	<b>08/05/25</b>	<b>V00067</b>	<b>Quill LLC</b>	<b>132.98</b>	
135011	131956		Office Supplies	132.98	
			Line Amount Total	132.98	
<b>97758</b>	<b>08/05/25</b>	<b>V00071</b>	<b>Verizon Wireless</b>	<b>648.06</b>	
135016	131975		Telephone	75.98	
135016	131975		Telephone	37.99	
135016	131975		Telephone	37.99	
135017	131976		Telephone	37.99	
135017	131976		Telephone	78.21	
135017	131976		Telephone	303.92	
135017	131976		Telephone	75.98	
			Line Amount Total	648.06	
<b>97759</b>	<b>08/05/25</b>	<b>V00075</b>	<b>Vicki L. Smith</b>	<b>75.00</b>	
135018	131961		Telephone - Aug	75.00	
			Line Amount Total	75.00	

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 2

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
<b>97760</b>	<b>08/05/25</b>	<b>V00083</b>	<b>Jason Hull</b>	<b>136.75</b>	
134978	131927		Telephone-July		136.75
			Line Amount Total		136.75
<b>97761</b>	<b>08/05/25</b>	<b>V00096</b>	<b>CenterPoint Energy</b>	<b>99.17</b>	
135028	131984		Water & Gas		99.17
			Line Amount Total		99.17
<b>97762</b>	<b>08/05/25</b>	<b>V00098</b>	<b>Suburban Propane</b>	<b>229.83</b>	
134983	131949		Fuel/Oil		229.83
			Line Amount Total		229.83
<b>97763</b>	<b>08/05/25</b>	<b>V00101</b>	<b>Payment vendor ledger entry is not found check# 97763.</b>	<b>0.00</b>	
			Line Amount Total		
<b>97764</b>	<b>08/05/25</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>	<b>135,756.01</b>	
134989	131930		Security Service Fees		160.88
134990	131933		Security Service Fees		858.00
134991	131934		Security Service Fees		214.50
134992	131936		Security Service Fees		883.80
134993	131937		Security Service Fees		143.00
134994	131938		Security Service Fees		768.63
134998	131929		Security Service Fees		1,430.00
134999	131931		Security Service Fees		42,198.38
135000	131932		Security Service Fees		1,258.23
135001	131935		Security Service Fees		45,876.32
135002	131939		Security Service Fees		40,859.52
135003	131940		Security Service Fees		1,104.75
			Line Amount Total		135,756.01
<b>97765</b>	<b>08/05/25</b>	<b>V00112</b>	<b>Tricia Vela</b>	<b>81.86</b>	
135014	131957		Telephone-July		75.00
135014	131957		Automobile Expense		6.86
			Line Amount Total		81.86
<b>97766</b>	<b>08/05/25</b>	<b>V00118</b>	<b>Second Street Properties, LLC</b>	<b>155.21</b>	
135012	131954		Fuel/Oil		155.21
			Line Amount Total		155.21
<b>97767</b>	<b>08/05/25</b>	<b>V00132</b>	<b>American Journal of Transportation</b>	<b>750.00</b>	
135021	129541		Industry Advertising		
135021	129541		1/2 page ad Automotive Logistice Mar 17		
135021	129541		1/2 page ad Gulf Coast Ports & Trade May 23		
135021	129541		1/2 page ad Top 100 Container Ports june 16		
135021	129541		12 months Daily Newsletter Banner ad top Spot		750.00
			Line Amount Total		750.00
<b>97768</b>	<b>08/05/25</b>	<b>V00139</b>	<b>Pfeiffer &amp; Son, LTD</b>	<b>350.00</b>	
135007	131778		Construction in Progress-Axis T94B02M Box Plates		350.00
			Line Amount Total		350.00
<b>97769</b>	<b>08/05/25</b>	<b>V00177</b>	<b>Arthur J. Gallagher Risk Management Services, LLC</b>	<b>569,175.45</b>	
135030	131978		Insurance Expense-July Excess (Umbrella)		3,191.63
135030	131978		Insurance Expense-Aug - Feb Excess (Umbrella)		22,341.37
135031	131985		Insurance Expense-Property June & July		289,942.64
135031	131985		Insurance Expense -Property Aug		144,971.32

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 3

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135031	131985		Insurance Expense-Property VT June & July	72,485.66	
135031	131985		Insurance Expense-Property VT Aug	36,242.83	
			Line Amount Total	569,175.45	
<b>97770</b>	<b>08/05/25</b>	<b>V00178</b>	<b>Waypoint</b>	<b>1,801.92</b>	
134947	131572		Construction in Progress - Gate 12 VDI and PC		
134947	131572		Dell Pro Micro	836.60	
134947	131572		Dell Optiplex 3000 TC	535.36	
134947	131572		Dell Pro 27" Monitor - E2725HM	429.96	
134947	131572		Wyse Management Suite Pro License		
			Line Amount Total	1,801.92	
<b>97771</b>	<b>08/05/25</b>	<b>V00187</b>	<b>Brazoria County Septic Service</b>	<b>1,266.00</b>	
134995	131946		Contract Services	1,266.00	
			Line Amount Total	1,266.00	
<b>97772</b>	<b>08/05/25</b>	<b>V00194</b>	<b>Johnson Supply</b>	<b>270.73</b>	
134979	131944		M&R Bldgs-Security Bldg	255.40	
134979	131944		Early payment discount	-2.30	
134980	131945		M&R Bldgs-Security Bldg	17.81	
134980	131945		Discount	-0.18	
			Line Amount Total	270.73	
<b>97773</b>	<b>08/05/25</b>	<b>V00201</b>	<b>CDW Government</b>	<b>5,642.24</b>	
135022	131395		Furniture and Equipment Purchases <\$5,000	1,500.00	
135022	131395		Crane Shack PC		
135023	131731		Contract Services-AutoCAD Renewals	4,142.24	
135023	131731		AutoCAD including specialized toolsets - 1 year		
135023	131731		renewal		
			Line Amount Total	5,642.24	
<b>97774</b>	<b>08/05/25</b>	<b>V00221</b>	<b>Dynamics Southwest, Inc.</b>	<b>4,657.50</b>	
135032	130752		Construction in Progress	4,657.50	
			Line Amount Total	4,657.50	
<b>97775</b>	<b>08/05/25</b>	<b>V00248</b>	<b>Promotions Unlimited</b>	<b>1,432.52</b>	
135008	131962		Promotional Items - Community	425.44	
135009	131963		Promotional Items - Community	218.00	
135010	131964		Promotional Items - Community	430.46	
135027	131983		Promotional Items - Community	358.62	
			Line Amount Total	1,432.52	
<b>97776</b>	<b>08/05/25</b>	<b>V00286</b>	<b>Brazoria Heritage Foundation</b>	<b>100.00</b>	
134973	131925		Dues & Memberships & Licenses	100.00	
			Line Amount Total	100.00	
<b>97777</b>	<b>08/05/25</b>	<b>V00322</b>	<b>Extreme Marine</b>	<b>986.28</b>	
135029	131980		M&R Security Equipment-SeaArk Commander Boat	986.28	
			Line Amount Total	986.28	
<b>97778</b>	<b>08/05/25</b>	<b>V00608</b>	<b>Economic Development Alliance for Brazoria Countv</b>	<b>35.00</b>	
134976	131920		Community Events	35.00	
			Line Amount Total	35.00	
<b>97779</b>	<b>08/05/25</b>	<b>V00668</b>	<b>DARE Capital Partners, LLC</b>	<b>6,649.15</b>	
135033	131981		M&R TOE-Gantry Crane	568.00	
135033	131981		M&R TOE-Gantry Crane	568.00	
135033	131981		M&R Other-Mowing, Weed Control Etc	1,114.70	
135034	131982		M&R TOE-Gantry Crane	573.33	

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 4

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135034	131982		M&R TOE-Gantry Crane	573.32	
135034	131982		Contract Labor Expense	1,817.60	
135034	131982		M&R Other-Mowing, Weed Control Etc	1,434.20	
			Line Amount Total	6,649.15	
<b>97780</b>	<b>08/05/25</b>	<b>V00821</b>	<b>Summit Fire &amp; Security, LLC</b>	<b>782.25</b>	
134988	131947		M&R Transit Shed-T.S. Sprinkler System	782.25	
			Line Amount Total	782.25	
<b>97781</b>	<b>08/05/25</b>	<b>V00837</b>	<b>All Traffic Solutions Inc.</b>	<b>1,500.00</b>	
135020	131491		Contract Services - 12/2025-11/2026	1,500.00	
135020	131491		Traffic Suite Software (12 mnths) for Equipment		
135020	131491		Management, Reporting, Alerts, Mapping, and		
135020	131491		Premier Care		
			Line Amount Total	1,500.00	
<b>97782</b>	<b>08/05/25</b>	<b>V00968</b>	<b>Columbia Weather Systems</b>	<b>6,458.68</b>	
135024	130616		2025 ORION WEATHER STATION	4,499.55	
135024	130616		W/Bird Spikes Kit (Part #9511-A-1)		
135024	130616		Lightning Arrestor (Part #8355)	458.84	
135024	130616		Weather MicroServer (Part #9590)	1,318.49	
135024	130616		RS232 Surge Suppressor (Part #8353)	108.90	
135024	130616		Ethernet Surge Protector (Part #8356)	72.90	
			Line Amount Total	6,458.68	
<b>97783</b>	<b>08/05/25</b>	<b>V01017</b>	<b>GFL Plant Services LP</b>	<b>522.90</b>	
135005	131966		Contract Services	522.90	
			Line Amount Total	522.90	
<b>97784</b>	<b>08/05/25</b>	<b>V01050</b>	<b>Hot Dog Marketing LLC</b>	<b>13,800.00</b>	
134996	128284		Ad Development Services	10,000.00	
134996	128284		CHANGE ORDER	3,800.00	
134996	128284		Branding Materials		
134996	128284		Board Approval 06/27/2024		
			Line Amount Total	13,800.00	
<b>97785</b>	<b>08/05/25</b>	<b>V01054</b>	<b>Uline</b>	<b>336.90</b>	
135015	131968		M&R Bldgs-Operations Bldg	336.90	
			Line Amount Total	336.90	
<b>97786</b>	<b>08/05/25</b>	<b>V01099</b>	<b>Frost Construction Company, Inc.</b>	<b>161,340.07</b>	
135025	129821		Emergency Recovery Efforts - Hurricane	169,831.65	
135025	129821		Furnish labor, materials, equipment & insurance		
135025	129821		for Hurricane Beryl Repairs		
135025	129821		Retainage Payable		
135025	129821		Retainage Payable		
135025	129821		Retainage Payable		
135025	129821		Retainage Payable		
135025	129821		Retainage Payable		
135025	129821		Retainage Payable		
135025	129821		Retainage Payable		
135025	129821		Retainage Payable	-8,491.58	
			Line Amount Total	161,340.07	
<b>97787</b>	<b>08/05/25</b>	<b>V01135</b>	<b>Amazon Capital Services</b>	<b>413.45</b>	
134972	131928		Office Supplies	49.24	
134972	131928		Office Supplies	14.77	
134972	131928		Office Supplies	96.27	
134972	131928		Office Supplies	25.80	

**Vendor Expenditure**

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 5

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
134972	131928		Badge Supplies	67.48	
134972	131928		Furniture and Equipment Purchases <\$5,000	69.90	
134972	131928		Community Events-CAP White Board	89.99	
			Line Amount Total	413.45	
<b>97788</b>	<b>08/05/25</b>	<b>V01136</b>	<b>Gridmatic Rosa LLC</b>	<b>107,779.86</b>	
134965	131905		Electricity	3,998.42	
134965	131905		Electricity	86,467.05	
134965	131905		Electricity	2,137.45	
134965	131905		Electricity	15,176.94	
			Line Amount Total	107,779.86	
<b>97789</b>	<b>08/05/25</b>	<b>V01140</b>	<b>ESI Fire &amp; Security</b>	<b>3,897.12</b>	
134945	131780		Construction in Progress-XPETDL-XProtect Expert	3,113.28	
134945	131780		Device Licenses		
134945	131780		XYXPETDL-Year Care Plus XProtect Expert DL	563.04	
134945	131780		MCPR-YXPETDL-Year Care Premium for XProtect Expert	220.80	
134945	131780		DL		
			Line Amount Total	3,897.12	
<b>97790</b>	<b>08/05/25</b>	<b>V01153</b>	<b>Crawford Electric Supply</b>	<b>142.80</b>	
135004	131973		M&R Bldgs-Gate 8-Guard Bldg	142.80	
			Line Amount Total	142.80	
<b>97791</b>	<b>08/13/25</b>	<b>V00006</b>	<b>Michaela Bevers</b>	<b>75.00</b>	
135071	132039		Telephone - July	75.00	
			Line Amount Total	75.00	
<b>97792</b>	<b>08/13/25</b>	<b>V00010</b>	<b>Specialties Company</b>	<b>192.00</b>	
135089	132022		M&R TOE-Gantry Crane	96.00	
135089	132022		M&R TOE-Gantry Crane	96.00	
			Line Amount Total	192.00	
<b>97793</b>	<b>08/13/25</b>	<b>V00012</b>	<b>FedEx</b>	<b>16.58</b>	
135076	132012		Postage and Freight	9.38	
135076	132012		Postage and Freight	7.20	
			Line Amount Total	16.58	
<b>97794</b>	<b>08/13/25</b>	<b>V00038</b>	<b>Killum Pest Control</b>	<b>149.99</b>	
135045	131986		M&R Bldgs-Operations Bldg	149.99	
			Line Amount Total	149.99	
<b>97795</b>	<b>08/13/25</b>	<b>V00039</b>	<b>Brazosport Tire</b>	<b>396.83</b>	
135037	131995		M&R Groundskeeping Equipment-Holland 105 Tractor	396.83	
			Line Amount Total	396.83	
<b>97796</b>	<b>08/13/25</b>	<b>V00040</b>	<b>The Brazosport Facts</b>	<b>2,190.38</b>	
135104	132042		Community Advertising	822.83	
135104	132042		Legal Fees	466.10	
135104	132042		Legal Fees	281.66	
135104	132042		Legal Fees	619.79	
			Line Amount Total	2,190.38	
<b>97797</b>	<b>08/13/25</b>	<b>V00041</b>	<b>Evco Industrial Hardware</b>	<b>222.77</b>	
135043	131996		M&R TOE-Gantry Crane	34.51	
135043	131996		M&R TOE-Gantry Crane	34.51	
135075	132029		Safety Supplies	153.75	
			Line Amount Total	222.77	

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 6

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
<b>97798 08/13/25</b>	<b>V00049</b>	<b>Brazos Fasteners, Inc</b>		<b>17.21</b>	
135073	132026		M&R Groundskeeping Equipment-Holland 105 Tractor		17.21
			Line Amount Total		17.21
<b>97799 08/13/25</b>	<b>V00054</b>	<b>Summit Electric Supply</b>		<b>3,201.51</b>	
134985	131951		M&R Warehouse-Warehouse 51		590.68
134986	131952		M&R Transit Shed-T.S. 1		695.21
134987	131953		M&R Transit Shed-T.S. 1		886.02
135047	131998		Maint & Repair - Office Equipment		94.30
135048	131999		Maint & Repair - Office Equipment		8.03
135091	132020		M&R TOE-Gantry Crane		423.34
135091	132020		M&R TOE-Gantry Crane		423.34
135092	132021		M&R TOE-Gantry Crane		40.30
135092	132021		M&R TOE-Gantry Crane		40.29
			Line Amount Total		3,201.51
<b>97800 08/13/25</b>	<b>V00067</b>	<b>Quill LLC</b>		<b>204.24</b>	
135085	132014		Office Supplies		142.96
135086	132015		Office Supplies		61.28
			Line Amount Total		204.24
<b>97801 08/13/25</b>	<b>V00091</b>	<b>Wells Fargo</b>		<b>15,564.18</b>	
135066	131955		Other Accounts Payable (JE)		15,564.18
			Line Amount Total		15,564.18
<b>97802 08/13/25</b>	<b>V00097</b>	<b>Comcast</b>		<b>1,434.86</b>	
135058	131997		Contract Services		1,434.86
			Line Amount Total		1,434.86
<b>97803 08/13/25</b>	<b>V00098</b>	<b>Suburban Propane</b>		<b>147.03</b>	
135090	132030		Fuel/Oil		147.03
			Line Amount Total		147.03
<b>97804 08/13/25</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>		<b>88,490.91</b>	
135111	132049		Security Service Fees		375.38
135112	132050		Security Service Fees		169.81
135113	132051		Security Service Fees		429.00
135114	132055		Security Service Fees		679.24
135116	132052		Security Service Fees		44,015.42
135117	132053		Security Service Fees		1,202.98
135118	132054		Security Service Fees		178.75
135119	132056		Security Service Fees		40,255.76
135120	132057		Security Service Fees		1,184.57
			Line Amount Total		88,490.91
<b>97805 08/13/25</b>	<b>V00102</b>	<b>ABB, Inc</b>		<b>392.48</b>	
135054	131592		Inventory- Spare Parts New Berth 8 Cranes-FEN-31		392.48
135054	131592		ACS880		
			Line Amount Total		392.48
<b>97806 08/13/25</b>	<b>V00115</b>	<b>AT&amp;T:979-373-0021 663 4</b>		<b>552.34</b>	
135072	132034		Telephone		184.11
135072	132034		Telephone		92.06
135072	132034		Telephone		23.01
135072	132034		Telephone		92.06
135072	132034		Telephone		69.04

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 7

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135072	132034		Telephone	92.06	
			Line Amount Total	552.34	
<b>97807</b>	<b>08/13/25</b>	<b>V00117</b>	<b>Jason Caywood</b>	<b>210.00</b>	
135070	132041		Telephone - Jun - Jul	150.00	
135070	132041		Subscriptions	60.00	
			Line Amount Total	210.00	
<b>97808</b>	<b>08/13/25</b>	<b>V00139</b>	<b>Pfeiffer &amp; Son, LTD</b>	<b>8,600.00</b>	
134997	131396		Construction in Progress Job J00270	8,600.00	
134997	131396		Gate 12 Recabling project		
			Line Amount Total	8,600.00	
<b>97809</b>	<b>08/13/25</b>	<b>V00166</b>	<b>Van Scoyoc Associates</b>	<b>8,502.80</b>	
135108	130475		Consultant Fees - 07/2025	8,500.00	
135108	130475		Expenses incurred - Not to exceed \$2,000.00 over	2.80	
135108	130475		the course of the 1-year contract		
			Line Amount Total	8,502.80	
<b>97810</b>	<b>08/13/25</b>	<b>V00178</b>	<b>Waypoint</b>	<b>208.20</b>	
135051	132003		Contract Services	208.20	
			Line Amount Total	208.20	
<b>97811</b>	<b>08/13/25</b>	<b>V00187</b>	<b>Brazoria County Septic Service</b>	<b>1,688.00</b>	
135095	132017		Contract Services	1,688.00	
			Line Amount Total	1,688.00	
<b>97812</b>	<b>08/13/25</b>	<b>V00201</b>	<b>CDW Government</b>	<b>1,463.18</b>	
135038	132004		M&R Security Equipment-Other	122.44	
135039	132005		M&R Security Equipment-Other	899.00	
135074	132010		Furniture and Equipment Purchases <\$5,000	441.74	
			Line Amount Total	1,463.18	
<b>97813</b>	<b>08/13/25</b>	<b>V00203</b>	<b>ZPMC USA Inc.</b>	<b>10,658.00</b>	
135067	130807		Inventory- Spare Parts New Berth 8 Cranes	10,658.00	
135067	130807		Gantry anti collision sensor (BOOM: 2/BOOM)		
			Line Amount Total	10,658.00	
<b>97814</b>	<b>08/13/25</b>	<b>V00219</b>	<b>Toyota Lift of Houston</b>	<b>1,191.07</b>	
135049	131987		M&R TOE-Toyota Forklift	588.86	
135050	131992		M&R TOE-Toyota Forklift	602.21	
			Line Amount Total	1,191.07	
<b>97815</b>	<b>08/13/25</b>	<b>V00221</b>	<b>Dynamics Southwest, Inc.</b>	<b>763.75</b>	
134952	131901		Maint & Repair - Office Equipment	763.75	
			Line Amount Total	763.75	
<b>97816</b>	<b>08/13/25</b>	<b>V00240</b>	<b>A-1 Comfort Systems</b>	<b>13,924.94</b>	
135053	131462		7.5 TON BRYANT AC UNIT CRANE 69	8,372.60	
135053	131462		7.5 ton unit		
135053	131462		Low ambient control	600.00	
135053	131462		Unit coating	1,500.00	
135094	131842		M&R Bldgs-Buildings VT Berth 7-Replace Compressor	3,152.34	
135094	131842		Compressor	300.00	
			Line Amount Total	13,924.94	
<b>97817</b>	<b>08/13/25</b>	<b>V00248</b>	<b>Promotions Unlimited</b>	<b>877.78</b>	
135082	132031		Promotional Items - Commercial	367.50	

## Vendor Expenditure

Wednesday, September 17, 2025

Period: 08/01/25..08/31/25

Page 8

Port Freeport

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135083	132032		Promotional Items - Commercial	397.96	
135084	132033		Commerical Event-JOC Breakbulk-Business Developmen	112.32	
			Line Amount Total	877.78	
<b>97818</b>	<b>08/13/25</b>	<b>V00256</b>	<b>Blueline Shop &amp; Copy Center</b>	<b>753.66</b>	
135035	131965		Community Event-TACFT	478.46	
135036	131969		M&R Bldgs-Operations Bldg	275.20	
			Line Amount Total	753.66	
<b>97819</b>	<b>08/13/25</b>	<b>V00270</b>	<b>The Bulletin</b>	<b>350.00</b>	
135093	132018		Community Advertising	350.00	
			Line Amount Total	350.00	
<b>97820</b>	<b>08/13/25</b>	<b>V00343</b>	<b>National Waterways Conference</b>	<b>1,525.00</b>	
135062	131977		Dues & Memberships & Licenses	1,525.00	
			Line Amount Total	1,525.00	
<b>97821</b>	<b>08/13/25</b>	<b>V00358</b>	<b>J.R. Merritt Controls, Inc.</b>	<b>16,563.54</b>	
135060	131153		Spare Parts New Berth 8 Cranes-Joystick Main	8,954.88	
135060	131153		Hoist/Gantry Profinet		
135060	131153		Spare Parts New Berth 8 Cranes-Joystick Trolley	7,366.62	
135060	131153		Profinet		
135060	131153		Shipping	242.04	
			Line Amount Total	16,563.54	
<b>97822</b>	<b>08/13/25</b>	<b>V00376</b>	<b>The Goodman Corporation</b>	<b>30,911.00</b>	
135105	132037		Consultant Fees - Other	20,790.00	
135105	132037		Port Infrastructure Development Program Grant		
135105	132037		Application		
135106	131840		Consultant Fees - Other - EPA Clean Air Grant	10,121.00	
135106	131840		Management		
135106	131840		Board Approval on 05/29/2025		
			Line Amount Total	30,911.00	
<b>97823</b>	<b>08/13/25</b>	<b>V00405</b>	<b>SLS Rigging LLC</b>	<b>2,022.00</b>	
135103	131849		M&R TOE-Gantry Crane	1,872.00	
135103	131849		Delivery	150.00	
135103	131849		Right Regular Lay Wire Rope		
			Line Amount Total	2,022.00	
<b>97824</b>	<b>08/13/25</b>	<b>V00421</b>	<b>Choctaw Construction Services, LLC</b>	<b>11,320.00</b>	
135097	131601		Construction in Progress	11,320.00	
135097	131601		Concrete Crossing Panel Replacement		
			Line Amount Total	11,320.00	
<b>97825</b>	<b>08/13/25</b>	<b>V00479</b>	<b>Greater Houston Port Bureau</b>	<b>7,500.00</b>	
135068	131924		Commercial Events	7,500.00	
135068	131924		Greater Houston Port Bureau Gala-Vice Admiral		
135068	131924		Table Aug 23,2025		
			Line Amount Total	7,500.00	
<b>97826</b>	<b>08/13/25</b>	<b>V00579</b>	<b>CenterPoint Energy</b>	<b>5,730.00</b>	
135057	132007		Construction in Progress	5,730.00	
			Line Amount Total	5,730.00	
<b>97827</b>	<b>08/13/25</b>	<b>V00593</b>	<b>McAllen Signal and Boring , LLC</b>	<b>1,402.00</b>	
135061	129134		M&R Rail-Other	525.00	
135061	129134		Hwy 36 crossing inspection		

## Vendor Expenditure

Wednesday, September 17, 2025

Period: 08/01/25..08/31/25

Page 9

Port Freeport

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
135081	132028		M&R Rail-Other		352.00
135099	129134		M&R Rail-Other		525.00
135099	129134		Hwy 36 crossing inspection		
			Line Amount Total		1,402.00
<b>97828</b>	<b>08/13/25</b>	<b>V00653</b>	<b>Paul Bridges &amp; Associates, LLC</b>	<b>1,375.00</b>	
135063	124451		Construction in Progress-cranes		1,375.00
135063	124451		Change Order Board Approved 02/22/2024		
			Line Amount Total		1,375.00
<b>97829</b>	<b>08/13/25</b>	<b>V00770</b>	<b>UniFirst Holdings Inc.</b>	<b>223.74</b>	
135064	127796		Annual Contract - Uniforms, Supplies, Mats		
135064	127796		Maint and Operations Supplies		79.54
135064	127796		M&R Bldgs-Operations Bldg		
135064	127796		Other Receivables		28.12
135064	127796		M&R Bldgs-Admin Bldg 1100 Cherry St		
135064	127796		M&R Bldgs-Security Bldg		
135107	127796		Annual Contract - Uniforms, Supplies, Mats		
135107	127796		Maint and Operations Supplies		87.96
135107	127796		M&R Bldgs-Operations Bldg		
135107	127796		Other Receivables		28.12
135107	127796		M&R Bldgs-Admin Bldg 1100 Cherry St		
135107	127796		M&R Bldgs-Security Bldg		
			Line Amount Total		223.74
<b>97830</b>	<b>08/13/25</b>	<b>V00850</b>	<b>Kendra L Conkle</b>	<b>1,076.34</b>	
135044	132008		Office Supplies		969.15
135080	132011		Office Supplies C Lewis Bus Cards		107.19
			Line Amount Total		1,076.34
<b>97831</b>	<b>08/13/25</b>	<b>V00873</b>	<b>Nearmap US, Inc.</b>	<b>7,085.00</b>	
135100	130917		Contract Services - July		590.42
135100	130917		Contract Services - Aug 2025-June 2026		6,494.58
			Line Amount Total		7,085.00
<b>97832</b>	<b>08/13/25</b>	<b>V00875</b>	<b>Hannah Thornton</b>	<b>150.00</b>	
135069	132040		Telephone - July		75.00
135069	132040		Telephone - Aug		75.00
			Line Amount Total		150.00
<b>97833</b>	<b>08/13/25</b>	<b>V01010</b>	<b>Imperial Bag &amp; Paper Co LLC dba Imperial Dade</b>	<b>1,663.67</b>	
135077	132023		Office Supplies		590.46
135078	132024		Office Supplies		757.69
135079	132016		Office Supplies		105.16
135079	132016		Office Supplies		52.59
135079	132016		Office Supplies		13.15
135079	132016		Office Supplies		52.59
135079	132016		Office Supplies		39.44
135079	132016		Office Supplies		52.59
			Line Amount Total		1,663.67
<b>97834</b>	<b>08/13/25</b>	<b>V01070</b>	<b>Alliance Terminal Equipment Services, LLC</b>	<b>9,704.00</b>	
135055	131299		M&R TOE-Gantry Crane		4,852.00
135055	131299		M&R TOE-Gantry Crane		4,852.00
135055	131299		Main Roller-72 @78.00 = 5616.00		
135055	131299		Tariff for Chinese made parts as of 5/12/25 -2588.		

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 10

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
135055	131299		Air Shipping Fee - 1500.00		
			Line Amount Total		9,704.00
<b>97835</b>	<b>08/13/25</b>	<b>V01086</b>	<b>Clinton Woodson</b>	<b>176.82</b>	
135040	132000		Sales/Promotion Travel		152.32
135040	132000		Commercial Events		24.50
			Line Amount Total		176.82
<b>97836</b>	<b>08/13/25</b>	<b>V01088</b>	<b>Ruby Dunn</b>	<b>26.67</b>	
135087	132035		Automobile Expense		25.90
135087	132035		Automobile Expense		0.77
			Line Amount Total		26.67
<b>97837</b>	<b>08/13/25</b>	<b>V01144</b>	<b>Carrier Corporation</b>	<b>24,682.65</b>	
134805	131784		M&R Bldgs-Admin Bldg 1100 Cherry St		8,013.65
135096	131514		M&R Bldgs-Admin Bldg 1100 Cherry St		16,669.00
			Line Amount Total		24,682.65
<b>97838</b>	<b>08/13/25</b>	<b>V01148</b>	<b>Axon Enterprise, Inc</b>	<b>28,200.00</b>	
135115	131688		DEDRONE DRONE DETECTION SYSTEM RF-560 & SOFTWARE		28,200.00
135115	131688		Dedrone RF-560		
135115	131688		Dedrone Mast		
135115	131688		Dedrone Tracker AI Software C2-Online		
135115	131688		Dedrone Tracker AI RF Software Hosted		
			Line Amount Total		28,200.00
<b>97839</b>	<b>08/13/25</b>	<b>V01152</b>	<b>Warrior Signs</b>	<b>7,000.00</b>	
135065	131974		M&R Bldgs-Gate 4		3,500.00
135065	131974		Construction in Progress-Gate 12		3,500.00
			Line Amount Total		7,000.00
<b>97840</b>	<b>08/19/25</b>	<b>V00001</b>	<b>Norma Cheline</b>	<b>1,300.00</b>	
135101	129546		Lease Expense		1,300.00
135101	129546		Off Site Storage in Angleton		
			Line Amount Total		1,300.00
<b>97841</b>	<b>08/19/25</b>	<b>V00010</b>	<b>Specialties Company</b>	<b>510.99</b>	
135170	132076		M&R TOE-Street Sweeper		245.68
135171	132079		M&R TOE-Street Sweeper		20.84
135172	132080		M&R Groundskeeping Equipment-Holland 105 Tractor		142.96
135173	132083		M&R TOE-Street Sweeper		101.51
			Line Amount Total		510.99
<b>97842</b>	<b>08/19/25</b>	<b>V00030</b>	<b>Girouards Ace Hardware</b>	<b>1,198.14</b>	
135123	132043		M&R TOE-General, Terminal Ops Equip & Tools		72.36
135123	132043		M&R Groundskeeping Equipment-5510 John Deere		12.18
135123	132043		M&R TOE-Gantry Crane		106.43
135123	132043		M&R TOE-Gantry Crane		106.42
135123	132043		M&R TOE-Street Sweeper		63.91
135123	132043		M&R TOE-John Deere Gator		6.59
135123	132043		M&R Security Equipment-Security Sign		40.48
135123	132043		M&R Vehicles-Ford Pick Up		23.59
135123	132043		M&R Bldgs-Operations Bldg		47.53
135123	132043		M&R Bldgs-Gate 8-Guard Bldg		44.99
135123	132043		Construction in Progress		372.64
135123	132043		M&R Bldgs-Gate 14		27.99

## Vendor Expenditure

Wednesday, September 17, 2025

Period: 08/01/25..08/31/25

Page 11

Port Freeport

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135123	132043		M&R Warehouse-Warehouse 51	106.74	
135123	132043		M&R Docks-Dock Berth 2	62.87	
135123	132043		M&R Parcel 14 Rail	103.42	
			Line Amount Total	1,198.14	
<b>97843</b>	<b>08/19/25</b>	<b>V00036</b>	<b>Plantation House</b>	<b>444.00</b>	
135128	132048		Office Supplies	444.00	
			Line Amount Total	444.00	
<b>97844</b>	<b>08/19/25</b>	<b>V00039</b>	<b>Brazosport Tire</b>	<b>813.20</b>	
135132	132067		M&R TOE-2019 John Deere Gator HPX615E	319.10	
135133	132073		M&R TOE-John Deere Gate HPX615E	494.10	
			Line Amount Total	813.20	
<b>97845</b>	<b>08/19/25</b>	<b>V00041</b>	<b>Evco Industrial Hardware</b>	<b>711.60</b>	
135042	131993		M&R TOE-Gantry Crane	149.50	
135042	131993		M&R TOE-Gantry Crane	149.50	
135135	132070		Maint and Operations Supplies	159.67	
135135	132070		M&R TOE-General, Terminal Ops Equip & Tools	252.93	
			Line Amount Total	711.60	
<b>97846</b>	<b>08/19/25</b>	<b>V00044</b>	<b>Ready Refresh</b>	<b>579.52</b>	
135139	132086		Office Supplies	59.63	
135139	132086		Office Supplies	29.81	
135139	132086		Office Supplies	7.45	
135139	132086		Office Supplies	29.81	
135139	132086		Office Supplies	400.65	
135139	132086		Office Supplies	22.36	
135139	132086		Office Supplies	29.81	
			Line Amount Total	579.52	
<b>97847</b>	<b>08/19/25</b>	<b>V00054</b>	<b>Summit Electric Supply</b>	<b>245.39</b>	
135141	132064		Re-bill Gulf Stevedoring	44.53	
135176	132075		M&R Warehouse-Warehouse 51	200.86	
			Line Amount Total	245.39	
<b>97848</b>	<b>08/19/25</b>	<b>V00067</b>	<b>Quill LLC</b>	<b>484.52</b>	
135165	132046		Office Supplies	53.65	
135165	132046		Office Supplies	26.83	
135165	132046		Office Supplies	6.71	
135165	132046		Office Supplies	26.83	
135165	132046		Office Supplies	20.12	
135165	132046		Office Supplies	26.82	
135166	132047		Office Supplies	138.59	
135167	132071		Office Supplies	19.74	
135168	132092		Office Supplies	165.23	
			Line Amount Total	484.52	
<b>97849</b>	<b>08/19/25</b>	<b>V00098</b>	<b>Suburban Propane</b>	<b>979.30</b>	
135174	132065		Fuel/Oil	397.72	
135175	132095		Fuel/Oil	581.58	
			Line Amount Total	979.30	
<b>97850</b>	<b>08/19/25</b>	<b>V00100</b>	<b>LJA Engineering Inc.</b>	<b>72,086.98</b>	
135127	126888		Construction in Progress Project 24-01	35,866.41	
135127	126888		Professional Services for the		
135127	126888		Velasco Terminal Area 5 Concrete Container Yard		
135127	126888		MIP 88 Grant		

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 12

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
135127	126888		Board Approval 01/25/2024		
135142	126888		Construction in Progress Project 24-01		36,220.57
135142	126888		Professional Services for the		
135142	126888		Velasco Terminal Area 5 Concrete Container Yard		
135142	126888		MIP 88 Grant		
135142	126888		Board Approval 01/25/2024		
			Line Amount Total		72,086.98
<b>97851</b>	<b>08/19/25</b>	<b>V00124</b>	<b>Carriage House Partners</b>	<b>5,000.00</b>	
135181	129818		Consultant Fees - Other		5,000.00
135181	129818		Government Liason Service Agreement Jan 2025-		
135181	129818		December 2027		
135181	129818		Board Approval 12/19/2024		
			Line Amount Total		5,000.00
<b>97852</b>	<b>08/19/25</b>	<b>V00172</b>	<b>Lincoln National Life Insurance Company</b>	<b>1,446.54</b>	
135184	132105		Retirement Expense		314.98
135184	132105		Retirement Expense		179.19
135184	132105		Retirement Expense		455.78
135184	132105		Retirement Expense		13.35
135184	132105		Retirement Expense		63.44
135184	132105		Retirement Expense		106.11
135184	132105		Retirement Expense		16.89
135184	132105		Retirement Expense		133.93
135184	132105		Retirement Expense		83.48
135184	132105		Retirement Expense		79.39
			Line Amount Total		1,446.54
<b>97853</b>	<b>08/19/25</b>	<b>V00177</b>	<b>Arthur J. Gallagher Risk Management Services, LLC</b>	<b>596,087.45</b>	
135056	132002		Insurance Expense		434,913.96
135056	132002		Insurance Expense		108,728.49
135130	132045		Insurance Expense - Additional umbrella for Marine		21,852.10
135130	132045		Liablility Mar-Mar		
135130	132045		Aug 2025-Feb 2026		30,592.90
			Line Amount Total		596,087.45
<b>97854</b>	<b>08/19/25</b>	<b>V00178</b>	<b>Waypoint</b>	<b>913.74</b>	
135052	132006		Furniture and Equipment Purchases <\$5,000		913.74
			Line Amount Total		913.74
<b>97855</b>	<b>08/19/25</b>	<b>V00187</b>	<b>Brazoria County Septic Service</b>	<b>1,374.00</b>	
135180	132069		Contract Services		1,374.00
			Line Amount Total		1,374.00
<b>97856</b>	<b>08/19/25</b>	<b>V00201</b>	<b>CDW Government</b>	<b>469.00</b>	
135152	132096		Maint & Repair - Office Equipment		469.00
			Line Amount Total		469.00
<b>97857</b>	<b>08/19/25</b>	<b>V00219</b>	<b>Toyota Lift of Houston</b>	<b>430.75</b>	
135177	132074		M&R TOE-Toyota Forklift		430.75
			Line Amount Total		430.75
<b>97858</b>	<b>08/19/25</b>	<b>V00250</b>	<b>Lincoln National Life Insurance Company</b>	<b>3,413.50</b>	
135185	132106		Group STD Insurance		333.39
135185	132106		Group LTD Insurance		281.19
135185	132106		Group STD Insurance		185.14
135185	132106		Group LTD Insurance		159.09
135185	132106		Group STD Insurance		583.60

## Vendor Expenditure

Wednesday, September 17, 2025

Period: 08/01/25..08/31/25

Page 13

Port Freeport

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135185	132106		Group LTD Insurance	404.76	
135185	132106		Group STD Insurance	21.16	
135185	132106		Group LTD Insurance	12.78	
135185	132106		Group STD Insurance	145.31	
135185	132106		Group LTD Insurance	129.86	
135185	132106		Group STD Insurance	102.58	
135185	132106		Group LTD Insurance	85.69	
135185	132106		Group STD Insurance	51.60	
135185	132106		Group LTD Insurance	32.65	
135185	132106		Group STD Insurance	139.47	
135185	132106		Group LTD Insurance	114.31	
135185	132106		Group STD Insurance	143.09	
135185	132106		Group LTD Insurance	89.51	
135185	132106		Group STD Insurance	192.16	
135185	132106		Group LTD Insurance	142.58	
135185	132106		Adjustment - Sifuentes	39.63	
135185	132106		Adjustment - Sifuentes	23.95	
			Line Amount Total	3,413.50	
<b>97859</b>	<b>08/19/25</b>	<b>V00255</b>	<b>Salt Water Salvage</b>	<b>166,000.00</b>	
135140	127553		Construction in Progress-Dock 1,2,3, and 5	166,000.00	
135140	127553		Construction in Progress - Change Order		
135140	127553		Dock 1,2,3 & 5 Sheet Pile Repairs 2024 project		
			Line Amount Total	166,000.00	
<b>97860</b>	<b>08/19/25</b>	<b>V00258</b>	<b>HubSpot, Inc.</b>	<b>4,200.00</b>	
135125	132061		Contract Services	4,200.00	
			Line Amount Total	4,200.00	
<b>97861</b>	<b>08/19/25</b>	<b>V00267</b>	<b>IWS Gas and Supply of Texas</b>	<b>437.53</b>	
135162	132081		M&R TOE-General, Terminal Ops Equip & Tools	437.53	
			Line Amount Total	437.53	
<b>97862</b>	<b>08/19/25</b>	<b>V00285</b>	<b>Shoppa's Farm Supply</b>	<b>689.80</b>	
135169	132082		M&R TOE-2020 John Deere HPX615E	689.80	
			Line Amount Total	689.80	
<b>97863</b>	<b>08/19/25</b>	<b>V00303</b>	<b>Sherwin-Williams</b>	<b>75.60</b>	
135088	132025		Construction in Progress	75.60	
			Line Amount Total	75.60	
<b>97864</b>	<b>08/19/25</b>	<b>V00322</b>	<b>Extreme Marine</b>	<b>348.60</b>	
135155	132068		M&R Security Equipment-SeaArk Commander Boat	348.60	
			Line Amount Total	348.60	
<b>97865</b>	<b>08/19/25</b>	<b>V00386</b>	<b>Industrial Disposal Supply Co., LLC</b>	<b>611.31</b>	
135126	132060		M&R TOE-Street Sweeper	611.31	
			Line Amount Total	611.31	
<b>97866</b>	<b>08/19/25</b>	<b>V00389</b>	<b>Austin Seth</b>	<b>280.86</b>	
135131	132085		Sales/Promotion Travel - Jul	152.98	
135131	132085		Sales/Promotion Travel - Aug	127.88	
			Line Amount Total	280.86	
<b>97867</b>	<b>08/19/25</b>	<b>V00405</b>	<b>SLS Rigging LLC</b>	<b>64,304.00</b>	
135102	131680		Inventory-Spare Parts ZPMC Cranes-Main Hoist Cable	36,400.00	
135102	131680		-Right Regular Lay Wire Rope + Pressure Lube +		
135102	131680		Labor Pressure Lube 2 Spools + Labor	11,570.00	

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 14

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135102	131680		Inventory- Spare Parts ZPMC Cranes	1,500.00	
135110	131852		M&R TOE-Gantry Crane	1,215.50	
135110	131852		M&R TOE-Gantry Crane	1,215.50	
135110	131852		Right Regular Lay Wire Rope (Outer)		
135110	131852		Delivery	75.00	
135110	131852		Delivery	75.00	
135110	131852		Right regular lay Wire Rope (Inner)	1,872.00	
135110	131852		Right regular lay wire rope (Inner)	1,872.00	
135129	131802		M&R TOE-Gantry Crane-2 Techs on site to install	3,360.00	
135129	131802		Cable		
135129	131802		Installation Charge	187.50	
135129	131802		Per diem hotel & meals per day	590.00	
135129	131802		Mileage charge	117.00	
135129	131802		M&R TOE-Gantry Crane-2 Techs on site to install	3,360.00	
135129	131802		Installation Charge	187.50	
135129	131802		Per diem hotel & meals per day	590.00	
135129	131802		Mileage charge	117.00	
			Line Amount Total	64,304.00	
<b>97868</b>	<b>08/19/25</b>	<b>V00517</b>	<b>Covenant K9 Detection Services</b>	<b>7,500.00</b>	
135059	129416		Security Service Fees	7,500.00	
135059	129416		Hourly Rate for K9 Detection Service for 360 Hours		
			Line Amount Total	7,500.00	
<b>97869</b>	<b>08/19/25</b>	<b>V00531</b>	<b>Rob Lowe</b>	<b>985.25</b>	
135189	132108		Telephone June, July, Aug	410.25	
135189	132108		Technical Training	575.00	
			Line Amount Total	985.25	
<b>97870</b>	<b>08/19/25</b>	<b>V00608</b>	<b>Economic Development Alliance for Brazoria Countv</b>	<b>64.00</b>	
135153	132038		Community Events-Lower Brazos River Coalition	64.00	
135153	132038		Fall 2025 Luncheon - Dan Croft, Ravi Singhania		
			Line Amount Total	64.00	
<b>97871</b>	<b>08/19/25</b>	<b>V00624</b>	<b>CBRE, Inc.-Valuation and Advisory Services</b>	<b>4,000.00</b>	
135190	132109		FHIP Reach 2	4,000.00	
			Line Amount Total	4,000.00	
<b>97872</b>	<b>08/19/25</b>	<b>V00663</b>	<b>B&amp;K Motor Parts, Inc</b>	<b>3,265.90</b>	
135121	132058		Maint and Operations Supplies	541.59	
135121	132058		Fuel/Oil	31.96	
135121	132058		M&R TOE-General, Terminal Ops Equip & Tools	371.66	
135121	132058		M&R Security Equipment-All Traffic Speed Sign #1	480.51	
135121	132058		M&R Groundskeeping Equipment-5510 John Deere	89.07	
135121	132058		M&R TOE-Yard Truck-PF30	197.92	
135121	132058		M&R TOE-Toyota Forklift	-18.00	
135121	132058		M&R TOE-Street Sweeper	251.55	
135121	132058		M&R TOE-John Deere Gator	-9.00	
135121	132058		M&R Security Equipment-Polaris Sportman	109.73	
135121	132058		M&R Vehicles-Chevy Van	1,084.07	
135121	132058		M&R Vehicles-Chevy Tahoe	79.56	
135121	132058		M&R Vehicles-Chevy Truck	-18.00	
135121	132058		M&R Vehicles-2020 Chev PU	73.28	
			Line Amount Total	3,265.90	
<b>97873</b>	<b>08/19/25</b>	<b>V00668</b>	<b>DARE Capital Partners, LLC</b>	<b>4,054.10</b>	
135182	132084		M&R TOE-Gantry Crane	568.00	

## Vendor Expenditure

Wednesday, September 17, 2025

Period: 08/01/25..08/31/25

Page 15

Port Freeport

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135182	132084		M&R TOE-Gantry Crane	568.00	
135182	132084		Contract Labor Expense	1,817.60	
135182	132084		M&R Other-Mowing, Weed Control Etc	1,100.50	
			Line Amount Total	4,054.10	
<b>97874</b>	<b>08/19/25</b>	<b>V00697</b>	<b>Northern Safety Co., Inc.</b>	<b>140.14</b>	
135163	132093		Safety Supplies	133.41	
135164	132094		Safety Supplies	6.73	
			Line Amount Total	140.14	
<b>97875</b>	<b>08/19/25</b>	<b>V00808</b>	<b>Whitener Enterprises Inc.</b>	<b>1,887.60</b>	
135191	131979		Fuel/Oil-Unleaded Gasoline	1,743.00	
135191	131979		Surcharges	144.60	
			Line Amount Total	1,887.60	
<b>97876</b>	<b>08/19/25</b>	<b>V00864</b>	<b>Visual Edge IT, Inc.</b>	<b>120.54</b>	
135178	132088		Maint & Repair - Office Equipment	120.54	
			Line Amount Total	120.54	
<b>97877</b>	<b>08/19/25</b>	<b>V00921</b>	<b>Edge Engineering &amp; Science LLC</b>	<b>700.00</b>	
135134	130005		Consultant Fees - Other	700.00	
135134	130005		Professional Services for		
135134	130005		2025 Environmental Regulatory Compliance Svcs		
			Line Amount Total	700.00	
<b>97878</b>	<b>08/19/25</b>	<b>V00957</b>	<b>AT&amp;T:831-001-2806-788</b>	<b>342.35</b>	
135151	132104		Telephone	163.67	
135151	132104		Telephone	89.35	
135151	132104		Telephone	89.33	
			Line Amount Total	342.35	
<b>97879</b>	<b>08/19/25</b>	<b>V00973</b>	<b>ImageNet Consulting</b>	<b>301.40</b>	
135159	132090		Maint & Repair - Office Equipment	72.09	
135160	132097		Maint & Repair - Office Equipment	229.31	
			Line Amount Total	301.40	
<b>97880</b>	<b>08/19/25</b>	<b>V01007</b>	<b>IQ Total Source LLC</b>	<b>9.62</b>	
135161	132091		Office Supplies	9.62	
			Line Amount Total	9.62	
<b>97881</b>	<b>08/19/25</b>	<b>V01011</b>	<b>Charles Gryseels III</b>	<b>119.80</b>	
135188	132110		Telephone-July	75.00	
135188	132110		Automobile Expense	44.80	
			Line Amount Total	119.80	
<b>97882</b>	<b>08/19/25</b>	<b>V01017</b>	<b>GFL Plant Services LP</b>	<b>1,127.80</b>	
135156	132066		Contract Services	219.96	
135157	132077		Contract Services	522.90	
135158	132078		Contract Services	384.94	
			Line Amount Total	1,127.80	
<b>97883</b>	<b>08/19/25</b>	<b>V01028</b>	<b>Equipment Depot Texas, Inc.</b>	<b>619.35</b>	
135154	132072		M&R Groundskeeping Equipment-Holland 105 Tractor	61.55	
135041	132001		M&R Groundskeeping Equipment-Holland 105 Tractor	557.80	
			Line Amount Total	619.35	
<b>97884</b>	<b>08/19/25</b>	<b>V01037</b>	<b>Harper Brothers Construction, LLC</b>	<b>213,406.33</b>	
135124	130459		Construction in Progress-Job J00564	109,189.00	
135124	130459		Furnish labor, materials, equipment and insurance		



## Vendor Expenditure

Wednesday, September 17, 2025

Period: 08/01/25..08/31/25

Page 17

Port Freeport

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
135147	132102		Water & Gas	27,752.57	
135147	132102		Credit on account	-536.96	
135148	132099		Water & Gas	196.16	
			Line Amount Total	30,253.37	
<b>97891</b>	<b>08/26/25</b>	<b>V00005</b>	<b>Phyllis Saathoff</b>	<b>1,861.11</b>	
135224	132133		Telephone-July	136.75	
135224	132133		Office Supplies	23.08	
135224	132133		Sales/Promotion Travel	1,530.71	
135224	132133		Governmental Relations Travel	110.57	
135224	132133		Governmental Relations Travel	60.00	
			Line Amount Total	1,861.11	
<b>97892</b>	<b>08/26/25</b>	<b>V00041</b>	<b>Evco Industrial Hardware</b>	<b>132.46</b>	
135195	132123		M&R TOE-Gantry Crane	66.90	
135195	132123		M&R TOE-Gantry Crane	66.90	
135195	132123		Discount	-0.67	
135195	132123		Discount	-0.67	
			Line Amount Total	132.46	
<b>97893</b>	<b>08/26/25</b>	<b>V00047</b>	<b>Art's Sign Service</b>	<b>660.00</b>	
135150	132089		M&R Bldgs-Maintenance Bldg	60.00	
135150	132089		Construction in Progress	600.00	
			Line Amount Total	660.00	
<b>97894</b>	<b>08/26/25</b>	<b>V00050</b>	<b>Northern Tool Commercial Account</b>	<b>189.99</b>	
135201	132124		M&R TOE-Gantry Crane	95.00	
135201	132124		M&R TOE-Gantry Crane	94.99	
			Line Amount Total	189.99	
<b>97895</b>	<b>08/26/25</b>	<b>V00119</b>	<b>JH Sanchez Holding Company</b>	<b>6,605.00</b>	
135183	129814		Janitorial Services February 2025-January 2026		
135183	129814		M&R Bldgs-Admin Bldg 1100 Cherry St	2,723.00	
135183	129814		M&R Bldgs-Operations Bldg	889.00	
135183	129814		M&R Bldgs-Security Bldg	651.00	
135183	129814		M&R Bldgs-Security Bldg-Customs	880.00	
135183	129814		M&R Bldgs-Buildings VT Berth 7	890.00	
135183	129814		M&R Bldgs-Maintenance Bldg-Maint Shop (WH3)	110.00	
135183	129814		M&R Transit Shed-T.S. 3	91.00	
135183	129814		M&R Bldgs-Gate 4	20.00	
135183	129814		3 Year Contract with 2 one year options-Second Yr		
135183	129814		M&R Bldgs-Gate 4	351.00	
135183	129814		Board Approval 12/14/2023		
135183	129814		Change Order for \$4,212 Board Approval 01/30/2025		
			Line Amount Total	6,605.00	
<b>97896</b>	<b>08/26/25</b>	<b>V00139</b>	<b>Pfeiffer &amp; Son, LTD</b>	<b>1,324.88</b>	
135222	129190		M&R IT Equipment	593.23	
135222	129190		PO may be used for more than just labor -		
135222	129190		other costs can be include parts and materials		
135223	132134		M&R Leased Facilities-T.S. 5 Offices	731.65	
			Line Amount Total	1,324.88	
<b>97897</b>	<b>08/26/25</b>	<b>V00168</b>	<b>Junior Achievement of Brazoria County, Inc.</b>	<b>600.00</b>	
135200	132121		Community Events	600.00	
			Line Amount Total	600.00	

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 18

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
<b>97898</b>	<b>08/26/25</b>	<b>V00178</b>	<b>Waypoint</b>	<b>67.49</b>	
135208	132114		Furniture and Equipment Purchases <\$5,000	67.49	
			Line Amount Total	67.49	
<b>97899</b>	<b>08/26/25</b>	<b>V00221</b>	<b>Dynamics Southwest, Inc.</b>	<b>7,762.50</b>	
135210	130752		Construction in Progress	7,762.50	
			Line Amount Total	7,762.50	
<b>97900</b>	<b>08/26/25</b>	<b>V00228</b>	<b>Department of Information Resources</b>	<b>166.45</b>	
135193	132115		Telephone	30.95	
135193	132115		Telephone	15.48	
135193	132115		Telephone	61.94	
135193	132115		Telephone	3.88	
135193	132115		Telephone	15.48	
135193	132115		Telephone	7.74	
135193	132115		Telephone	3.88	
135193	132115		Telephone	11.62	
135193	132115		Telephone	15.48	
			Line Amount Total	166.45	
<b>97901</b>	<b>08/26/25</b>	<b>V00248</b>	<b>Promotions Unlimited</b>	<b>1,163.50</b>	
135202	132127		Promotional Items - Community	218.00	
135203	132128		Community Event-Port Golf Tournament	176.23	
135204	132130		Promotional Items - Community	425.44	
135219	132136		Community Event-Port Golf Tournament	343.83	
			Line Amount Total	1,163.50	
<b>97902</b>	<b>08/26/25</b>	<b>V00608</b>	<b>Economic Development Alliance for Brazoria Countv</b>	<b>32.00</b>	
135194	132120		Community Events	32.00	
			Line Amount Total	32.00	
<b>97903</b>	<b>08/26/25</b>	<b>V00672</b>	<b>Applied Concepts, Inc. dba Stalker Radar</b>	<b>21,787.00</b>	
135179	131604		TRAILER MESSAGING SIGN WITH RADAR	21,437.00	
135179	131604		Shipping	350.00	
135179	131604		MC360 Message Trailer (4x8) w/Solar		
135179	131604		Red/Blue Strobes-2 Strobe Assys. 6 LEDs ea-MC360		
135179	131604		SAM 3/SAM/VMS Trailier Wheel Jack		
135179	131604		Trailer Wheel Lock & Trailer Couple Lock		
135179	131604		Traffic Stats Sensor, 2 Comm Parts		
135179	131604		Message Center Trailer 5-Year Warranty		
			Line Amount Total	21,787.00	
<b>97904</b>	<b>08/26/25</b>	<b>V00682</b>	<b>SHI Government Solutions Inc.</b>	<b>215.00</b>	
135206	132113		M&R IT Equipment	215.00	
			Line Amount Total	215.00	
<b>97905</b>	<b>08/26/25</b>	<b>V00770</b>	<b>UniFirst Holdings Inc.</b>	<b>137.84</b>	
135226	127796		Annual Contract - Uniforms, Supplies, Mats		
135226	127796		Maint and Operations Supplies	89.74	
135226	127796		M&R Bldgs-Operations Bldg	19.98	
135226	127796		Other Receivables	28.12	
135226	127796		M&R Bldgs-Admin Bldg 1100 Cherry St		
135226	127796		M&R Bldgs-Security Bldg		
			Line Amount Total	137.84	

## Vendor Expenditure

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 19

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
<b>97906 08/26/25</b>	<b>V00838</b>	<b>SteLar Consulting Services, LLC</b>		<b>31,663.00</b>	
135215	126042		Construction in Progress		31,663.00
135215	126042		For Professional Services for the		
135215	126042		Cathodic Protection Docks 1,2,3,5 & 7		
135215	126042		Project No 23-09		
135215	126042		Commission Approval 10/19/2023		
			Line Amount Total		31,663.00
<b>97907 08/26/25</b>	<b>V01004</b>	<b>City of Brookside Village</b>		<b>20.00</b>	
135217	132132		Community Events-RSVP Giesecke		20.00
			Line Amount Total		20.00
<b>97908 08/26/25</b>	<b>V01010</b>	<b>Imperial Bag &amp; Paper Co LLC dba Imperial Dade</b>		<b>309.20</b>	
135197	132118		Office Supplies		101.82
135199	132125		Office Supplies		31.98
135199	132125		Office Supplies		15.99
135199	132125		Office Supplies		4.00
135199	132125		Office Supplies		15.99
135199	132125		Office Supplies		11.99
135199	132125		Office Supplies		15.99
135218	132131		Office Supplies		111.44
			Line Amount Total		309.20
<b>97909 08/26/25</b>	<b>V01037</b>	<b>Harper Brothers Construction, LLC</b>		<b>4,625,410.16</b>	
135136	129346		Construction in Progress J00510		4,868,852.80
135136	129346		Furnish labor, materials, equipment & insurance		
135136	129346		Velasco Terminal Backland Development Area 5		
135136	129346		(MIP 88)		
135136	129346		Board Approval 10/24/2024		
135136	129346		Retainage Payable		
135136	129346		Retainage Payable		
135136	129346		Retainage Payable		
135136	129346		Retainage Payable		
135136	129346		Retainage Payable		
135136	129346		Retainage Payable		
			Line Amount Total		4,625,410.16
<b>97910 08/26/25</b>	<b>V01104</b>	<b>Select Cybersecurity, LLC</b>		<b>1,350.42</b>	
135225	132135		Contract Services		1,350.42
			Line Amount Total		1,350.42
<b>97911 08/26/25</b>	<b>V01105</b>	<b>MetLife</b>		<b>4,337.86</b>	
135221	132137		Group Dental Insurance		339.17
135221	132137		Group Vision Insurance		66.76
135221	132137		Group Life Insurance		356.46
135221	132137		Group Dental Insurance		234.08
135221	132137		Group Vision Insurance		45.51
135221	132137		Group Life Insurance		139.62
135221	132137		Group Dental Insurance		876.70
135221	132137		Group Vision Insurance		161.20
135221	132137		Group Life Insurance		398.19
135221	132137		Group Dental Insurance		14.31
135221	132137		Group Vision Insurance		3.03
135221	132137		Group Life Insurance		14.04
135221	132137		Group Dental Insurance		200.33
135221	132137		Group Vision Insurance		38.55

**Vendor Expenditure**

Period: 08/01/25..08/31/25

Port Freeport

Wednesday, September 17, 2025

Page 20

FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
135221	132137		Group Life Insurance		154.05
135221	132137		Group Dental Insurance		142.66
135221	132137		Group Vision Insurance		26.47
135221	132137		Group Life Insurance		91.65
135221	132137		Group Dental Insurance		63.14
135221	132137		Group Vision Insurance		12.08
135221	132137		Group Life Insurance		33.54
135221	132137		Group Dental Insurance		207.72
135221	132137		Group Vision Insurance		39.49
135221	132137		Group Life Insurance		120.90
135221	132137		Group Dental Insurance		169.00
135221	132137		Group Vision Insurance		32.10
135221	132137		Group Life Insurance		77.22
135221	132137		Group Dental Insurance		151.96
135221	132137		Group Vision Insurance		31.20
135221	132137		Group Life Insurance		128.69
135221	132137		Booth Adj		-57.67
135221	132137		Booth		-12.08
135221	132137		Booth		-23.01
135221	132137		Sifuentes Adj		28.61
135221	132137		Sifuentes		6.06
135221	132137		Sifuentes		26.13
			Line Amount Total		4,337.86
<b>97912</b>	<b>08/26/25</b>	<b>V01140</b>	<b>ESI Fire &amp; Security</b>	<b>16,792.35</b>	
135211	131397		Construction in Progress		13,237.92
135211	131397		Gate 12 Access Control Installations		
135212	132117		Construction in Progress		3,554.43
			Line Amount Total		16,792.35
<b>97913</b>	<b>08/28/25</b>	<b>V00004</b>	<b>City of Freeport</b>	<b>2,700.00</b>	
135227	132160		Community Event-TACFT		1,100.00
135227	132160		Deposits for TACFT 2026 Venues		
135228	132161		Community Events		1,600.00
135228	132161		Deposits for Centennial Event Dates 12/3-12/4/2025		
			Line Amount Total		2,700.00
			<b>Texas Gulf Bank Accounts Payable</b>	<b>7,379,762.16</b>	



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**TO:** Executive Director/CEO  
Port Freeport Commissioners  
Legal Counsel

**FROM:** Director of Business & Economic Development

**DATE:** September 25, 2025

**SUBJECT:** General Rate Adjustment to Port Freeport Tariff No. 005

---

On September 19, Staff met with the Finance Advisory Committee to review the proposed General Rate Adjustment to Port Freeport Tariff No. 005.

Staff also shared the comments received from the Port Partners, Tenants and User meeting that was held on September 05 with the committee.

Staff recommend approval of a 2% General Rate Adjustment to Port Freeport Tariff No. 005, with some rates being adjusted on a case-by-case basis and approval of the proposed additions, deletions and amendments to the tariff as presented and any additional non-substantial changes (grammar, formatting, corrections or omissions) to be accepted and effective October 01, 2025.

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



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**TO:** Executive Director/CEO  
Port Freeport Commissioners  
Legal Counsel

**FROM:** Director of Business & Economic Development

**DATE:** September 25, 2025

**SUBJECT:** Owner's Cold Storage Industry Representative

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On September 19, Staff met with the Finance Advisory Committee to discuss the proposal received for the Owner's Cold Storage Industry Representative.

Port Freeport was seeking a qualified firm to represent the port during the design phase of Cross-Dock #2 to ensure the design of the multi-temp, multi-functional facility can attract a broad variety of users and is marketable to potential tenants and operators. Proposing firms needed to clearly describe their experience with cold storage, cold supply chain and logistics and propose a monthly fee.

Sterling Solutions has demonstrated they are the most qualified firm to assist Port Freeport in this particular area. Their monthly fee is \$16,500.

Staff recommends that Port Freeport engages Sterling Solutions as the Owner's Cold Storage Industry Representative during the design process of Cross-Dock #2 based on the Scope of Work as outlined in the proposal. Staff will seek approval of the final Consulting Agreement by the Port Commission at the October meeting.

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 AUTHORIZING EXECUTIVE DIRECTOR/CEO  
TO SIGN THE U.S. CUSTOMS AND BORDER PROTECTION PROJECT  
REQUIREMENTS UNDERSTANDING/ACKNOWLEDGEMENT FOR  
FEDERAL INSPECTION SERVICES FACILITY AT CROSS-DOCK #2**

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 25<sup>th</sup> day of September 2025, among other business, on motion duly made and seconded, the following resolution was passed and adopted:

**FINDINGS**

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. The Port seeks to advance the construction of a Federal Inspection Services (“FIS”) Facility, to be located at the new Cross-Dock #2 consistent with U.S. Customs and Border Protection (“USCBP”) requirements.
3. Pursuant to the Project Requirements Understanding Acknowledgement (“PRUA”), USCBP agrees to provide a USCBP Project Manager (“PM”) as the single point of contact for this project and that any questions are to be submitted to the PM.
4. The PRUA outlines the financial responsibilities of the USCBP and the Port for the FIS Facility Project.
5. The Port desires to sign the USCBP PRUA.
6. The Port Commission wishes to authorize the Executive Director/CEO to sign the USCBP PRUA and to begin the process of design, engineering and construction of an FIS Facility at Cross-Dock #2.

**NOW, THEREFORE, BE IT RESOLVED**, that the Port Commission hereby authorizes the Executive Director/CEO, Phyllis Saathoff, to sign the Project Requirements Understanding Acknowledgement on behalf of Port Freeport begin the process of design, engineering and construction of an FIS Facility at Cross-Dock #2.

**PASSED, APPROVED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.**

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Kim Kincannon  
Port Commission Secretary

APPROVED AS TO FORM:

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Heather N. Cook, Attorney for Port Freeport



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, CPA/Executive Port Director/CEO

**FROM:** Jesse Hibbetts, Director of Operations

**DATE:** September 25, 2025

**SUBJECT:** Purchase of 3 ABB Drives for Cranes 1 and 2

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The Operations Department is requesting to purchase quantity (3) ABB Drives for Cranes 1 & 2 spare parts. As described in our budget workshops recently, these spare parts of ABB drives are needed to begin the drive refurbishment project for one crane this 2025/2026 budget year and then the second crane would be refurbished in 2026/2027 budget year. These drives are Original Equipment Manufacturer (OEM) and a sole source.

ABB Filter Module	Qty 1	11 weeks Lead Time	\$22,608.81
ABB Drive 68685028	Qty 1	Lead Time 35 Days	\$32,668.49
ABB Drive 68685265	Qty 1	Lead Time 35 Days	\$43,403.55
Total			\$98,680.85

### 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