



Port Commission Regular Meeting

Thursday, April 23, 2026 at 1:00 PM

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

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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88933664196?pwd=bwgkbpSkvnA9A9Q95U5SSELbpZmwk9.1>

Meeting ID: 889 3366 4196

Passcode: 798094

- 1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:**
- 2. Invocation.**
- 3. Pledge of Allegiance: U.S. Flag & Texas Flag**
- 4. Roll Call.**
- 5. Safety Briefing.**
- 6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.**
- 7. Public Comment.**
Public comment on any matter not on this Agenda will be limited to 5 minutes per participant and can be completed in person or by videoconference.
- 8. Public Testimony.**
Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item per participant and can be completed in person or by videoconference.
- 9. 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

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

11. Consent Agenda.

- A. Approval of Minutes from the Regular Meeting held March 26, 2026.
- B. Approval of financial reports for the period ending March 31, 2026.
- C. Approval of a Resolution adopting 2024 International Building Codes.

12. Approval of a Professional Services Agreement with HDR, Inc. for a Submittal of 408A for the Docks 1, 2, 3 and 5 Floodwall Modification, for an amount not to exceed \$215,274.00.

13. Approval of a Purchase Order with Clements Plumbing for relocation of a water meter, for an amount not to exceed \$28,350.89.

14. Adoption of a Resolution authorizing execution of an Advance Funding Agreement with the Texas Department of Transportation for the FM 1495 Truck Parking Project.

15. Adoption of a Resolution recognizing Chiquita Fresh North America L.L.C.

16. 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, 31, 34, 38 and property on Quintana Island.

17. RECONVENE OPEN SESSION:

18. Approval of the Second Amendment to the Pipeline Right-of-Way and Easement between Port Freeport and FLNG Liquefaction 4, LLC.

19. Approval of a Lease Agreement between Port Freeport and Freeport LNG Development, L.P.

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.


Phyllis Saathoff, Executive Director/CEO
PORT FREEPORT

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

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



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MEMORANDUM

TO: Phyllis Saathoff, Executive Director/CEO
Port Commissioners

FROM: Amanda Veliz, Public Affairs Manager

DATE: April 23, 2026

SUBJECT: Public Affairs Departmental Report – April 2026

PUBLIC AFFAIRS

Communications and Media

Staff continues to share timely and relevant information across social media platforms, including port facts, press releases, safety awareness messaging, weather preparedness, and community updates.

Freeport Harbor Channel Marine Traffic

The Port Freeport website provides updates on marine traffic related to the Freeport Harbor Channel Improvement Project (FHCIP) dredging activities to keep the local community informed.

On May 30, the United States Army Corps of Engineers awarded the contract for Reaches 1, 2, and 4 to Great Lakes Dredge & Dock Company. Currently, two mechanical dredges are operating in Reach 1, with dredged material being placed in an EPA-approved offshore disposal area in the Gulf. Updates will be provided as activities progress.

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 the Port's website:

<https://www.portfreeport.com/governance/bond-channel-project>

Print and Social Media Monitoring

Staff continues to monitor print publications, local news, meeting agendas, and social media platforms for matters related to Port Freeport, its partners, and the harbor community.

Press Releases and News Postings

No new press releases have been distributed since the last report.

However, media coverage continued to expand for press releases issued in March, with additional outlets publishing coverage since the last report:

March 5, 2026 – “Port Freeport Marks Infrastructure Milestone with Ribbon Cuttings Supporting Velasco Container Terminal Expansion”

Since the previous report, three additional media outlets, DredgeWire, The Bulletin, and The Facts, have covered this announcement, bringing the total to eleven outlets.

Initial coverage included: American Journal of Transportation, Brazoria County Economic Development

Alliance, Port Technology, Texas Department of Transportation, Texas Port Association, Texas Port Ministry, WGMA, and World Cargo News.

March 16, 2026 – “Port Freeport Announces Winners of the 26th Annual Take-A-Child Fishing Tournament Logo Drawing Contest”

Since the last report, two additional media outlets, The Bulletin and The Facts, have covered this release, bringing the total to four outlets.

Initial coverage included: American Journal of Transportation and WGMA.

March 18, 2026 – “Port Freeport CEO Phyllis Saathoff Honored as Outstanding Woman of the Year”

Since the last report, four additional media outlets, Brazoria County Economic Development Alliance, NewsBreak, Greater Houston Port Bureau, and Brazoria County Hispanic Chamber, have covered this announcement, bringing the total to six outlets.

Initial coverage included: American Journal of Transportation and WGMA.

Looking ahead, upcoming press releases will highlight: Record tonnage achieved port-wide in CY2025, The 26th Annual Take-A-Child Fishing Tournament, Chiquita’s 30-year milestone at Port Freeport, and Gate 4 Ribbon Cutting

Social Media Postings

Staff continues to actively share timely and relevant information across Port Freeport’s social media platforms, including port facts, press releases, safety and weather preparedness messaging, employment opportunities, and community and port-related updates.

The following content was published on Facebook and LinkedIn in late March and throughout April. Additional posts may be shared as needed to support real-time port activities and events.

Late March Posts:

March 23 – Port Event - TACFT Platinum Sponsors Post

March 23 – Multiple Committee Meeting Reminder (Finance & ESG&S)

March 24 – Port Event - TACFT Most Entries Entered Boys & Girls Club

March 25 – Reminder: Port Commission Meeting

March 26 – Port Event - TACFT Gold Sponsors Post

March 27 – Recap: Port Commission

March 30 – Port Event - TACFT Silver Sponsors Post

April Posts:

April 1 – Port Event - TACFT Event Sponsors Post

April 2 – Holidays & Observances - Reminder - Good Friday

April 3 – Holidays & Observances - Good Friday

April 5 – Holidays & Observances – Easter

April 6 – Port Event - TACFT Platinum Sponsors Post

April 8 – Port Event - TACFT Gold Sponsors Post

April 9 – Port Event - Procurement Workshop – Post 1

April 10 – Port Facts - Vessels – Ro-Ro

April 13 – Port Employment Opportunity- Trade Development Summer Intern – Post 1

April 14 – Port Event - TACFT Silver Sponsors Post

April 15 – Port Facts – National Banana Day

April 16 – Port Event - TACFT Event Sponsors Post

April 17 – Port Event - TACFT Top Prizes

April 19 – International Volunteer Week 19th – 25th

April 20 – Holidays & Observances – Patriots Day
April 20 – Port Employment Opportunity- Trade Development Summer Intern – Post 2
April 21 – Holidays & Observances – San Jacinto Day
April 21 – Port Event - TACFT Door Prize Video
April 22 – Holidays & Observances – Earth Day
April 22 – Holidays & Observances – Administrative Professionals Day
April 22 – Reminder: Port Commission Meeting
April 23 – Port Event - TACFT Registration Form
April 24 – Holidays & Observances – Arbor Day
April 24 – Recap: Port Commission
April 25 – Port Event - TACFT Event Reminder/Thank You Sponsors – Two Weeks
April 27 – Port Employment Opportunity- Trade Development Summer Intern – Post 3
April 28 – Port Event - Procurement Workshop – Post 2
April 29 – Port Event – TACFT: What to Bring + Event Day Tips)
April 30 – Port Facts - Vessels – Container

Social media efforts in April were heavily focused on promoting the Take-A-Child Fishing Tournament, increasing community engagement, and supporting workforce recruitment efforts, while maintaining consistent educational and informational content.

Port/Community Events

Community Advisory Panel (C.A.P.)

The next quarterly CAP meeting is scheduled for Tuesday, June 9, at the ABC Texas Gulf Coast facility. For membership updates or changes, please contact Tricia Vela at vela@portfreeport.com.

Upcoming CAP Meeting Dates:

Tuesday, September 1

Tuesday, December 8

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 at RiverPlace in Freeport. Catering will be provided by Talk About Good Restaurant, with decorations by Lucy’s Party Decorations & Alterations.
- 26th Annual Take-A-Child Fishing Tournament: Saturday, May 9, 2026, at Freeport Municipal Park, from 8:00 AM to 12:00 PM.

The Public Affairs team continues to actively lead planning and marketing efforts for the tournament. Additional website enhancements are being implemented to support accessibility, including language assistance and reasonable accommodations. Event advertisements are running in local publications throughout Brazoria County, with promotional banners displayed in Brazoria, Clute, and Freeport. A targeted social media campaign is ongoing and will continue through event day.

This year’s event operations are supported by a strong team of partners and volunteers. Weigh Masters will include Kevin Burns (Brazoria County Parks Department) and Jimmy Crainer. The weigh-in and monitoring team includes Michelle Varga, Susan Crainer, and Stacey Mackay. Weighing Technologies, Inc., located in Richwood, will once again donate the weighing scale.

Additional community partners include:

- Texas Port Ministry and First Baptist Church of Freeport (face painting)
- Southern Cool Shaved Ice (volunteer refreshments and attendee snow cones)
- LJA Surveying (kid-friendly items and pre-packaged snacks)
- U.S. Coast Guard and U.S. Coast Guard Auxiliary Flotilla (boat display and safety outreach)
- Freeport Historical Museum (family programming and summer event information)

To date, 68 sponsors have committed approximately \$64,000 in support of this year's tournament. Additional contributions include door prizes, promotional items, and discounted services. We appreciate the continued generosity and community investment of our sponsors.

On March 16, a press release titled "Port Freeport Announces Winners of the 26th Annual Take-A-Child Fishing Tournament Logo Drawing Contest" was distributed. Since the last report, additional media coverage has been secured, bringing the total to four outlets: American Journal of Transportation, The Bulletin, The Facts, and WGMA.

Port Freeport Golf Tournament

The tentative date for the 15th Annual Golf Tournament at The Wilderness is Monday, October 26, 2026.

Port Presentations, Tours, and Meetings

March 31 – Port Tour: Representative Barry and Chief of Staff Visit

April 7 – Port Tour: U.S. Army Corps of Engineers, Galveston District

May 27 – Port Tour: Fort Bend Regional Partnership

Community Events and Meetings - (Informational purpose only)

March 27 – Freeport Police Department Blue Santa Golf Tournament

March 27 – Bunny Hop (Benefiting Salvation Army of Brazoria County)

April 1 – The Alliance: State of the County

April 8 – Brazoria Chamber of Commerce Membership Luncheon

April 8 – Angleton Chamber of Commerce – Business @ Breakfast

April 9 – Brazosport Chamber of Commerce Membership Luncheon

April 15 – ABC Spring Membership Luncheon

April 16 – 100 Club of Brazoria County Annual Banquet

April 16–17 – West Columbia Chamber of Commerce San Jacinto Festival

April 17 – West Columbia Rotary

April 23 – Angleton Chamber of Commerce Luncheon

Upcoming Community Events and Meetings - (Informational purpose only)

April 24–25 – RiverFest

May 1 – Brazoria County Hispanic Chamber of Commerce Annual Golf Tournament

May 5 – Port Event: RoRo Rodeo

May 6 – The Alliance – LBRC Spring Luncheon

May 7 – Port Freeport: TACFT Captain's Dinner

May 8 – Junior Achievement Who's Who Golf Classic

May 9 – Port Freeport: Take-A-Child Fishing Tournament

May 20 – Brazoria Chamber of Commerce Breakfast Meet & Mingle


June 12–13 – Brazoria Chamber of Commerce No Name Festival



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: April 10, 2026

SUBJECT: Departmental Report

PROJECTS

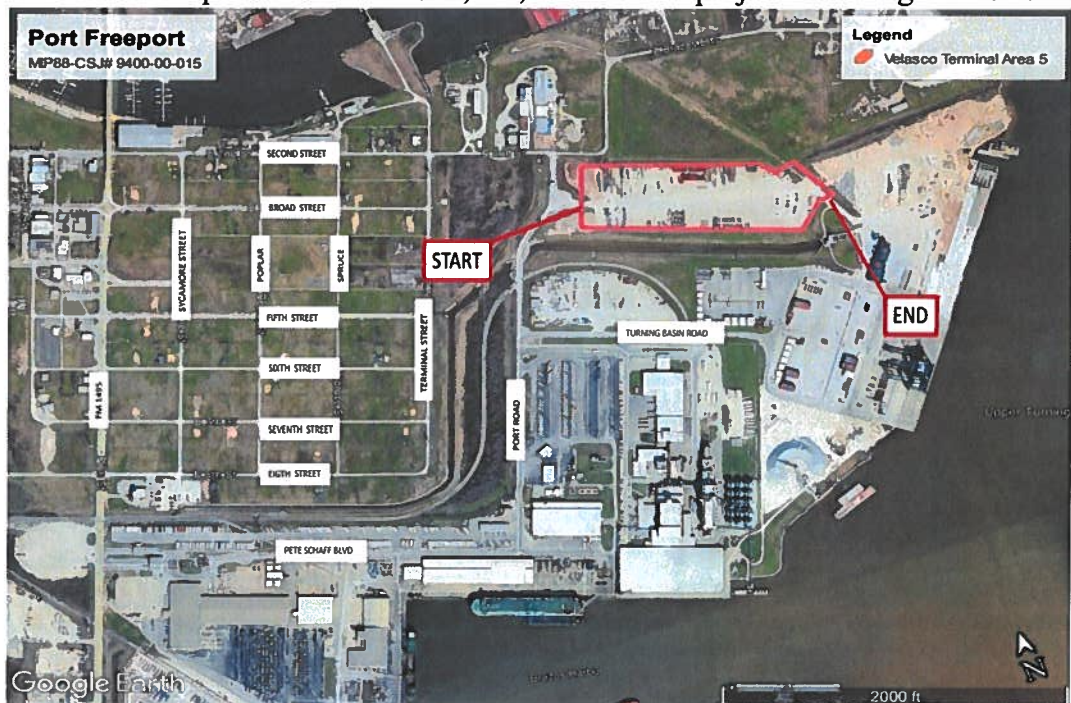
- 1. FHCIP Reaches 1, 2, and 4** – This project involves deepening the Freeport Ship Channel to various depths ranging from 26-ft to 56-ft depending on the Reach and is funded through Bond funds and Civil Works Budget Appropriation. The final contract is with Great Lakes Dredge & Dock for \$159,743,430. Anticipated contract modification will extend the completion. The current completion date was extended to August 22, 2026. Dredge 58 is working near approximately one mile outside of the jetties. The Ellis Island is working offshore, in the last section of Reach 1. The Ellis Island will leave at the end of April and a smaller hopper dredge (TBD) will finish up any cleanup areas during the month of May 2026. Then the Corps will have the final sign-off of the project.



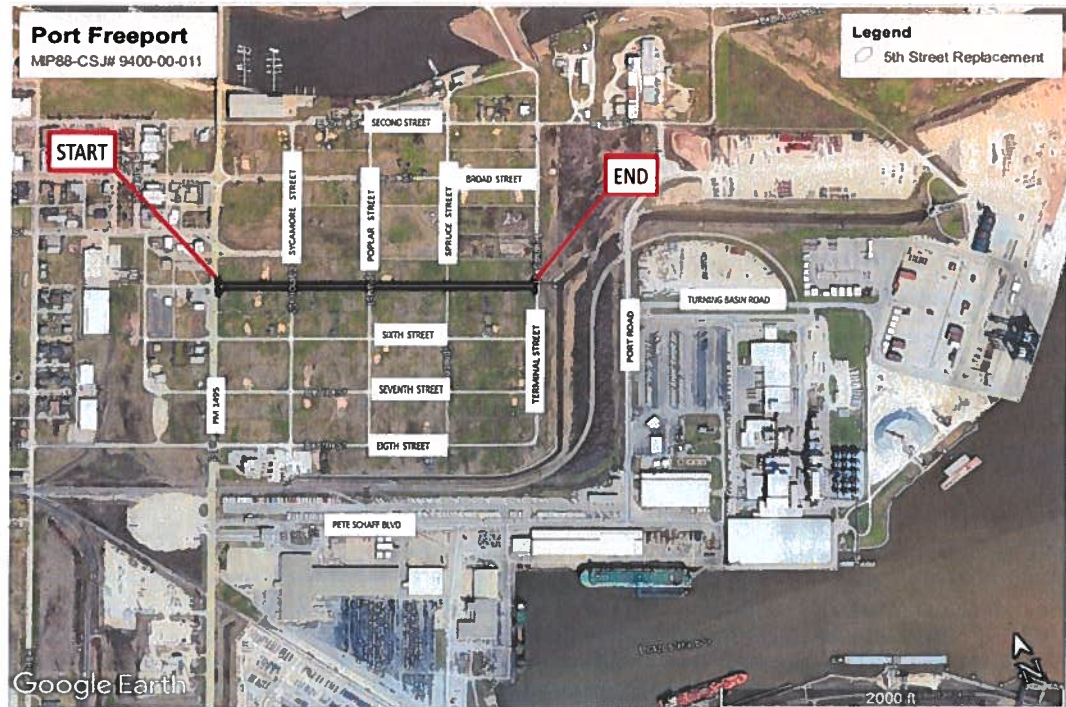
- 2. Velasco Terminal Rider 37** – This project involves reconstructing portions of 8th Street, Poplar Street, and Terminal Street. It also involves building a truck parking area at Terminal Street and 5th Street and a Jug-handle intersection to connect FM 1495 to 2nd Street. This project is closing out now.



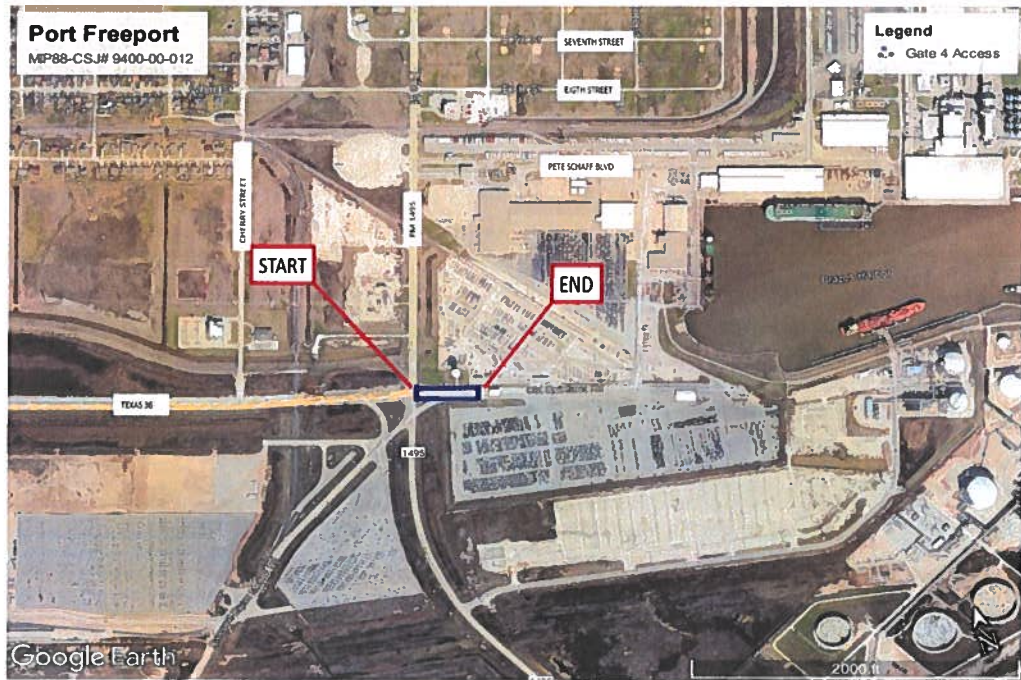
- 3. Velasco Terminal Area 5** – This project involves development of container yard in Velasco Terminal. TxDOT will fund up to \$11,565,621. The project was awarded to Harper Brothers for \$18,508,603.35. The project is closing out now.



- East 5th Street** – This project involves rebuilding E. 5th Street in the expansion area to be suitable for truck traffic from FM 1495 to Terminal Street. The project is closing out now.



- 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 is closing out now.



6. **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:

<u>Description</u>	<u>Date</u>	<u>Cost</u>
Surfside marina sensor inspection	1/13/26	\$ 6,170.50
LB6	1/13/26	\$10,796.00



- 7. Parcel 17 Offsite Detention** – The project was designed by Port Freeport and will be built by the Velasco Drainage District through an interlocal agreement. The VDD will work this project into their existing projects schedule to assure that our work is not delayed.



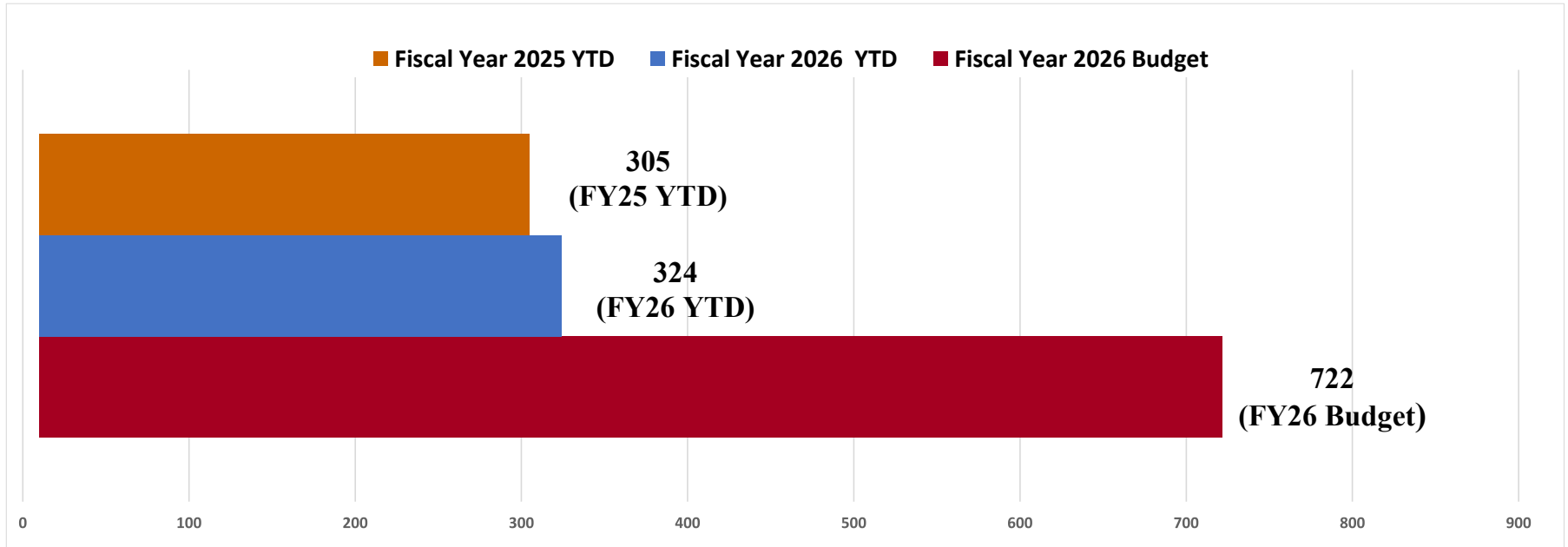
- 8. New Fenders Docks 1, 2, and 3** – This project involves replacing 40 existing arch type fenders with panel type fenders. The project was awarded to Taylor Marine Construction. The project began on March 30 and is currently scheduled to finish at the end of November 30, 2026.





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2026 YTD Vessel Calls

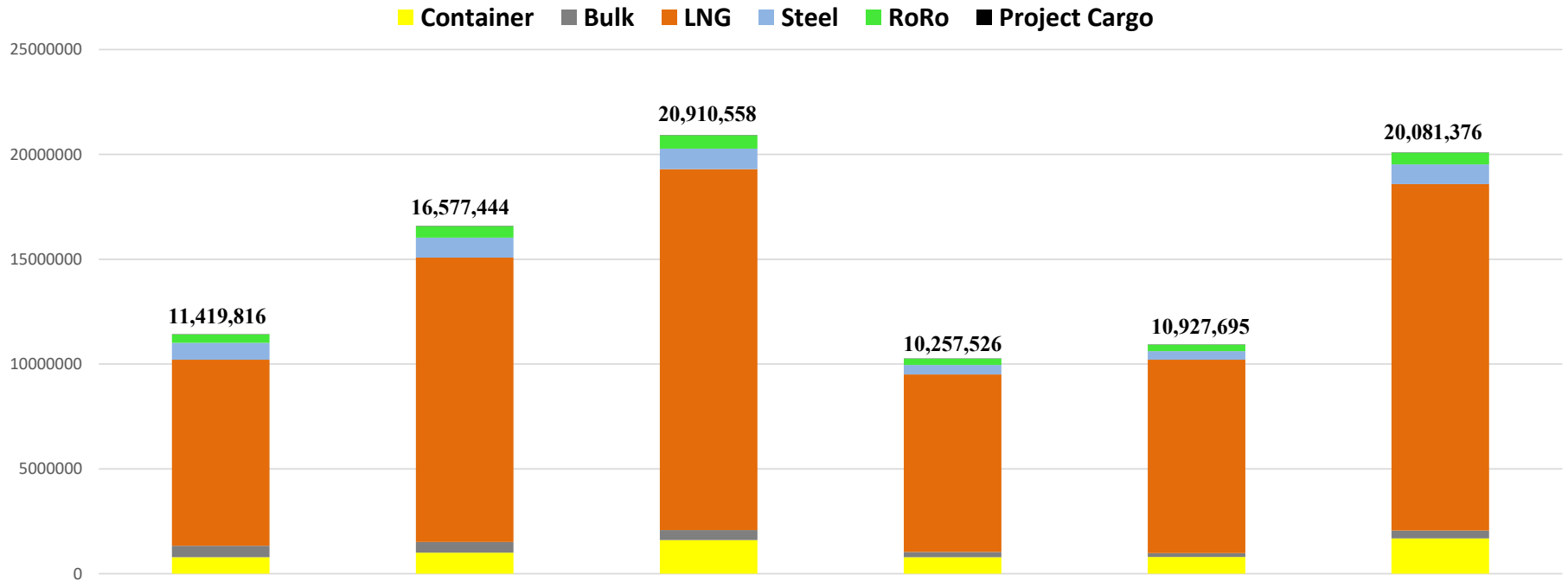


	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2025 YTD	Fiscal Year 2026 Budget	Fiscal Year 2026 YTD	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Vessel Calls	402	526	616	305	722	324	56	52	54	53	52	57	-	-	-	-	-	-
Lay Days	1086	1458	1820	959	0	663	98	111	110	119	123	102	-	-	-	-	-	-

March 2026: 57 Total Vessel Calls
 There were 113 Total Vessel Calls Portwide.



Total Tonnage by Fiscal Year



	Fiscal Year 2023 Total	Fiscal Year 2024 Total	Fiscal Year 2025 Total	Fiscal 2025 YTD	Fiscal 2026 YTD	Fiscal 2026 Budget
■ Container	784,513	1,004,603	1,601,315	784,183	801,112	1,685,716
■ Bulk	546,017	504,548	484,153	257,581	175,956	369,632
■ LNG	8,879,936	13,565,951	17,218,133	8,463,322	9,234,380	16,524,000
■ Steel	797,447	951,608	971,730	451,096	406,001	950,000
■ RoRo	400,811	546,014	630,853	297,126	309,229	547,528
■ Project Cargo	11,092	4,720	4,374	4,218	1,017	4,500
Total Import/Export	11,419,816	16,577,444	20,910,558	10,257,526	10,927,695	20,081,376

****YTD Tonnage is up 7% from this time last year.****

Total Vehicles Handled YTD (94,341)

Total Containers Handled (47,512), TEU (94,980)

Rail Car Count FY 26

	Steel	Bulk	RoRo Arrivals		RoRo Departure		Total
			Loaded	Empty	Loaded	Empty	
October	-	182	309	2	326	41	860
November		247	333	118	261	40	999
December		130	349	-	370	88	937
January		49	202	129	216	107	703
February		162	281	98	262	57	860
March		196	363	62	370	84	1,075
April							-
May							-
June							-
July							-
August							-
September							-
Total	-	966	1,837	409	1,805	417	5,434

Volkswagen	October	November	December	January	February	March	April	May	June	July	August	September	Total
Unloaded Vehicles	3,090	2,777	5,127	2,124	3,481	3,640							20,239
Outgated Vehicles	3,312	2,688	3,740	2,288	3,092	3,718							18,838

Railcars has increased due to New OEM customer



Operations Insight for April 2026

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
17	0	13	2	13	1	1	47

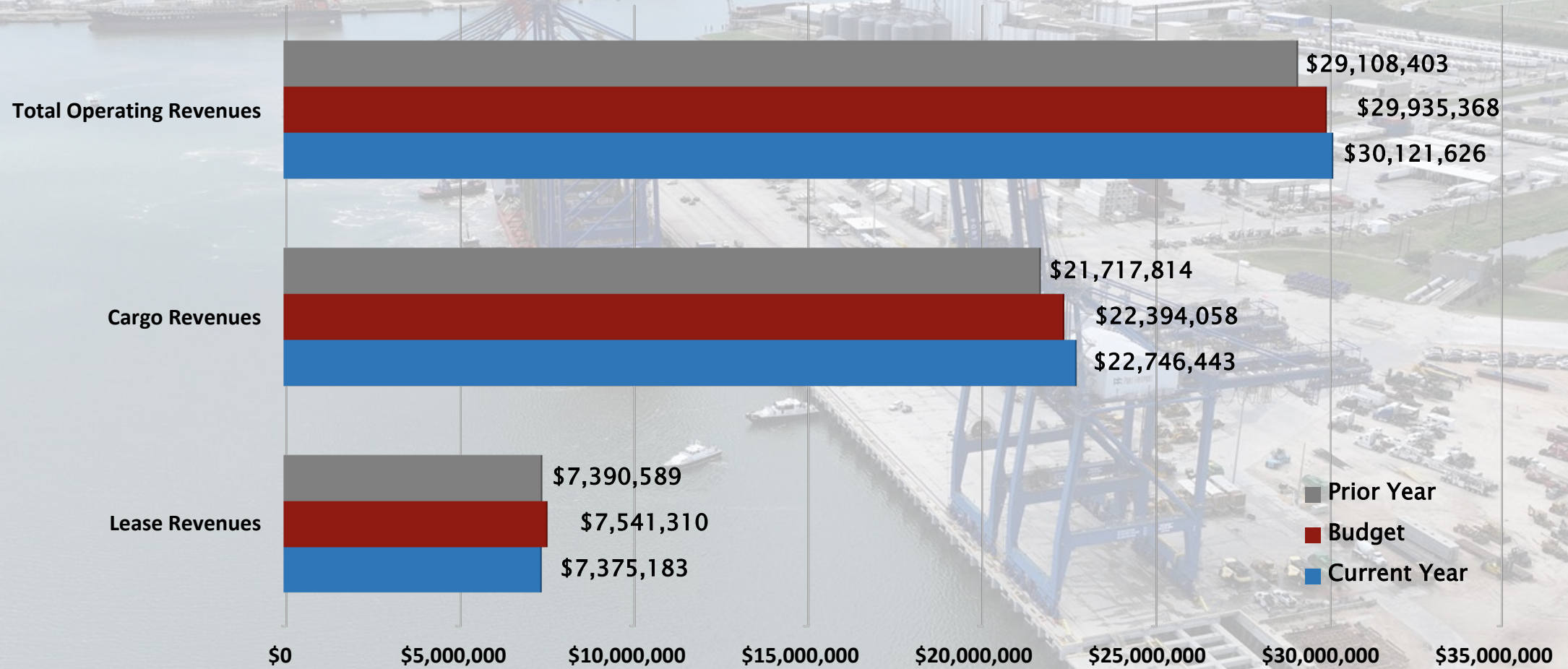
Financial Report for March 2026 (Unaudited)



April 23, 2026

Rob Lowe | Chief Financial Officer

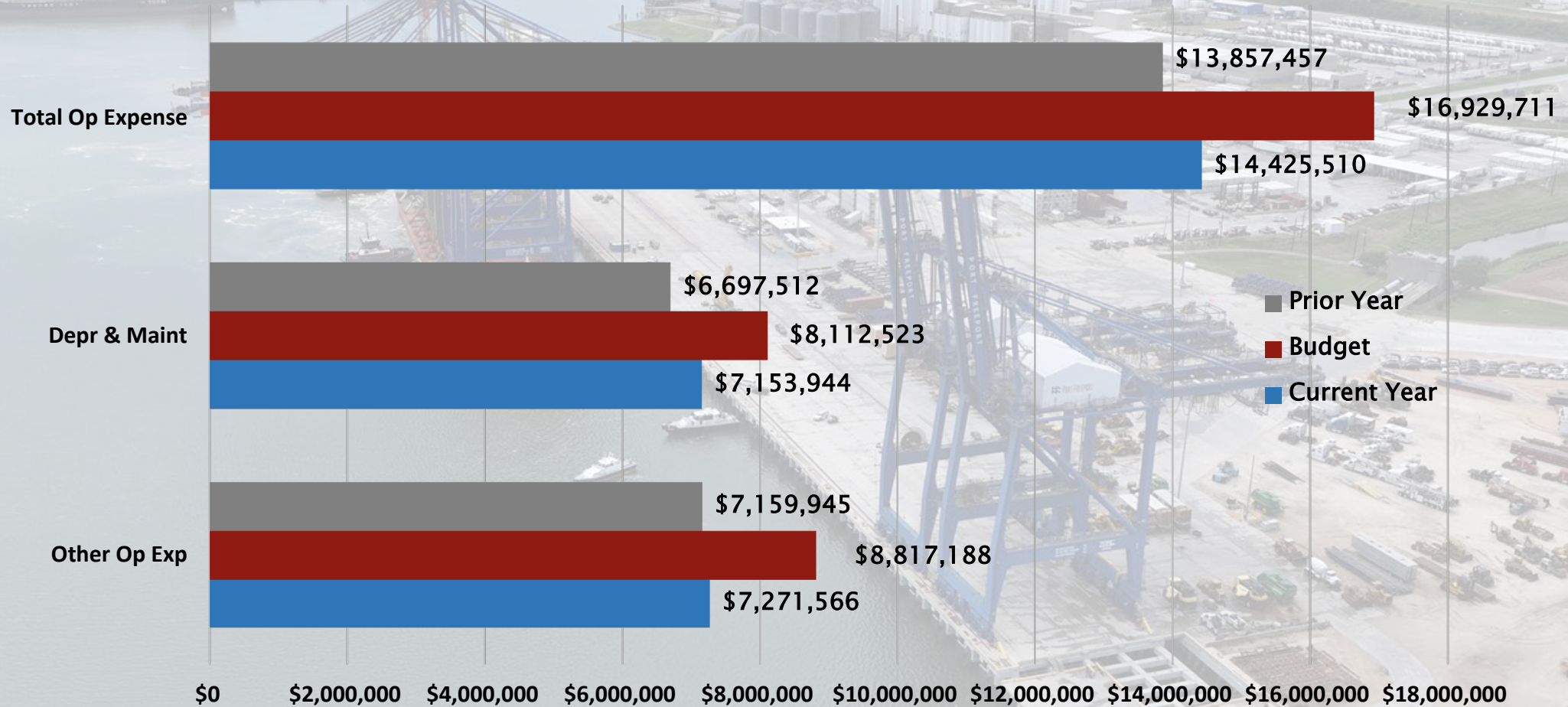
FY 2026 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are up over PY 3% and 1% above budget for fiscal year 2026
- Cargo revenues are above PY by 5% and 2% above budget for fiscal year 2026
- Lease revenues are in line with PY and 2% below budget

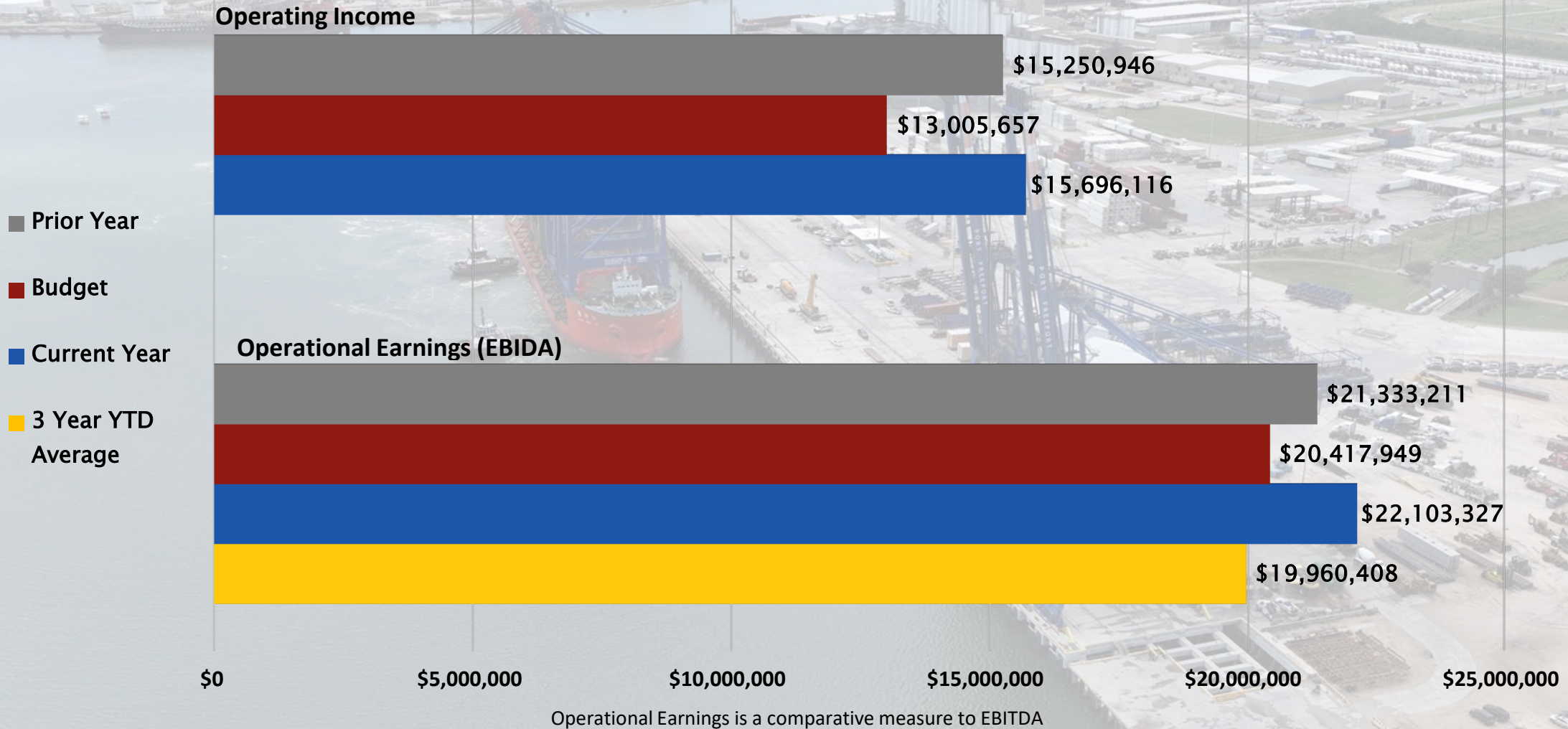
FY 2026 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are 4% above prior year and below budget 15%
- Depr & maint are 7% above the PY and 12% below budget
- Other expenses are 2% above PY and below budget by 18%

FY 2026 YTD OPERATING INCOME



COMPARISON:

- Operating income is 3% above PY and above budget 21%
- Operational earnings are 4% above PY and above 3 Year YTD Average by 11%

FY 2026 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.

Change in Net Position

	Year To Date	YTD Budget	Total 2025 Budget
Operating Income	\$ 15,696,116	\$ 13,005,927	\$ 25,888,071
Non-Operating Revenue (Expenses)	\$ (3,713,663)	\$ (3,652,542)	\$ (7,306,187)
Capital Contributed (To) From Others			
Berth 2 Floodwall Modifications	\$ (15,850)	\$ -	\$ -
Other	\$ (22,420)	\$ -	\$ -
Grants	\$ 4,972,085	\$ 5,210,413	\$ 10,420,831
Change In Net Position	\$ 16,916,268	\$ 14,563,798	\$ 29,002,715

FY 2026 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	\$ 20,472,885	\$22,463,662
<i>Cash Provided by Non-Cap Financing</i>	5,999	(606,177)
<i>Cash Used by Cap Financing</i>	(17,638,120)	(24,566,789)
<i>Cash Provided by Investing Activities</i>	2,164,878	3,522,017
<i>Net Increase (Decrease) in Cash</i>	5,005,642	812,713

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 2026 STATISTICS

<i>Measure</i>	<i>Current Year</i>	<i>Prior Year</i>	<i>Budget</i>
<i>Operating Margin</i>	<i>52%</i>	<i>52%</i>	<i>43%</i>
<i>Current Ratio (unrestricted)</i>	<i>5.68 to 1</i>	<i>4.68 to 1</i>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<i>1.070 to 1</i>	<i>1.271 to 1</i>	<i>n/a</i>

ACCOUNTS RECEIVABLE AGING

<i>Year</i>	<i>0-30 days</i>	<i>31-60 days</i>	<i>61-90 days</i>	<i>Over 90 days</i>
<i>March 31, 2026 FY 2026</i>	<i>95% \$6,373,346</i>	<i>5% \$347,552</i>	<i>0% \$-</i>	<i>0% \$3,920</i>
<i>March 31, 2025 FY 2025</i>	<i>96% \$6,679,515</i>	<i>4% \$305,169</i>	<i>0% \$ 1,238</i>	<i>0% \$10,610</i>
<i>March 31, 2024 FY 2024</i>	<i>94% \$4,222,627</i>	<i>4% \$188,454</i>	<i>1% \$26,371</i>	<i>1% \$31,508</i>

An aerial photograph of a port terminal. In the foreground, a large red and white ship is docked at a pier, with a massive blue gantry crane positioned over it. The pier is paved and filled with various pieces of equipment, including smaller cranes and trucks. In the background, there are several large white storage tanks and industrial buildings. The water is calm, and a few smaller boats are visible in the distance.

Questions and Comments?

Minutes of Port Commission Meeting
March 26, 2026
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held March 26, 2026, beginning at 1:00 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

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. Chris Hogan, Director of Protective Services
Mr. Jason Miura, Director of Business & Economic Development
Mr. Brandon Robertson, Director of IT
Mr. Jesse Hibbetts, Director of Operations
Ms. Missy Bevers, Executive Assistant
Ms. Amy O'Brien, Controller
Ms. Christine Lewis, Safety Coordinator
Ms. Amanda Veliz, Public Affairs Manager
Ms. Vicki Smith, Accounting Manager
Mr. Chas Gryseels, Project Engineer
Mr. Clinton Woodson, Sales Manager
Ms. Danielle Allen, Procurement Manager (virtual)
Ms. Emily Henderson, Sales and Marketing Specialist (virtual)
Ms. Ruby Dunn, Receptionist (virtual)
Ms. Tricia Vela, Public Affairs Assistant (virtual)

Absent:

Mr. Ravi Singhania, Commissioner

Also, present:

Mr. Chris Moore, Texas Port Ministry
Mr. Jason Foltyn, GFT
Ms. Kelsea Hielbert, BFS
Ms. Melanie Oldham

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 Commissioner Singhania was absent while all other Commissioners were present in the Board Room.
5. Safety Briefing – Ms. Christine Lewis spoke on driving in seasonal weather.
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 identified.

7. Public Comment – Ms. Melanie Oldham addressed the Port Commission regarding concerns of Freeport residents.
8. Public Testimony – There was no public testimony.
9. 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 first reported that operations at the port remain steady with a 4.7% increase in vessels calling the port (YTD). Revenue is in line with budget while expenses are slightly under. Operating net income is ahead of budget. Staff continues to monitor the overall tonnage noting the uncertainties from recent activities around the world. Overall port-wide tonnage is up. She also reported that Freeport LNG has an upcoming scheduled maintenance that will run through May and June so the port will see a dip in LNG volumes during that time. She stated that in looking at containerized imports into the U.S. there were decreases in all but one of the top 10 ports in the U.S. She noted the Panama Canal is currently benefiting from the war in Iran with more transits of LNG carriers through the canal. Work continues on the Freeport Harbor Channel Improvement Project as it nears completion. The port will host the executive leadership team meeting on April 7 along with a visit by Colonel Dake who will tour the port. Lastly, she reported that the Supreme Court ruled on the tariffs saying that some of them were not legally implemented and therefore would be eligible for refund. The lower courts directed CBP to put in a mechanism to make that happen which is supposed to take about 45 days. Staff is following up with legal counsel to ensure this is an appropriate avenue to pursue and will continue to monitor. Ms. Veliz gave an update on the Take-a-Child Fishing Tournament stating the port has secured 60 generous sponsors with almost \$60,000 raised for the event. She stated that the first, second and third place winners for the logo contest were recently awarded and noted the contest brought in 268 entries with the Boys and Girls Club submitting the most entries. She also stated that the Captain's Dinner will be held May 7 with the tournament being held May 9. Ms. Veliz also shared a short recap video from the ribbon cutting held last month for the Area 5 and 5th Street projects. Ms. Saathoff noted that the Area 5 project was funded by Port Maritime Infrastructure Program and the improvements associated with 5th Street, 8th Street, Terminal and the access road from 2nd Street back to FM 1495 for the community and the truck parking area for trucks waiting to get inside the secure facility were partially funded through the Rider 37 and Seaport Connectivity grant programs. She also noted that the Gate 4 project was also partially grant funded.

B. Director of Engineering

In addition to his written report, Mr. Hull noted that the Ellis Island is still dredging out in the channel and hopes to have a completion date at the next meeting. He also shared a photo of the Gate 4 widening project noting that contractors are currently striping the concrete. The project is substantially complete, and Mr. Hull will present a deductive change order for the project later on the agenda. The FM 1495 TxDOT project continues to progress.

C. Director of Operations

Mr. Hibbetts reported on statistics for February, noting the consistency in the number of vessels and number of lay days each month with 528 total vessel calls port wide. Tonnage is up in every category across bulk, LNG, steel and Ro/Ro with project cargo slightly down. Total vehicles handled YTD is 76,684 and total containers handled is 37,847 which equals 75,663 TEUs. Rail has been very consistent from October to February thanks to the new OEM rail service on Parcel 14. Insight to March shows its shaping up to be another good month across each sector of business. Mr. Hibbetts also announced the 4th Annual RO/RO Rodeo will be held May 5.

D. Director of Business & Economic Development

Mr. Miura reported on recent attendance at the Trans-Pacific Maritime Conference in Long Beach and the Seafood Expo in Boston. He also gave an update on Cross Dock 2 stating that plans are near completion and being reviewed by CBP. Pending their review, the final plans will then go to code review during April and put out to bid in May. He also reported that the trucker page on the website has been updated. He explained that any trucker can access the page by desktop or mobile device and shows a map with various buttons that indicates how to access the port. He noted that the blue button is for port access, yellow button is for freight routes, and the red button is for hazardous routes. Additionally, the map also includes pins with addresses for all of the port gates, the non-TWIC truck queuing area and the truck parking lot. Mr. Miura added that it's a very beneficial tool, not only for truck drivers, but for the community.

E. Chief Financial Officer

Mr. Lowe presented the financial results for the month of February.

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

March 18 OSS Committee Meeting – Commissioner Santos reported the committee discussed few items that are on the agenda for consideration, portable generator a top pole switch, both receiving a positive recommendation for approval. The committee also received an update on the crane spare parts which are expected to arrive April 10 as well as an update on Port security grant video and enhancement project.

March 24 Finance Committee Meeting – Commissioner Croft reported the committee discussed two items that are on the agenda for consideration, the Goodman Corporation proposal and a possible resolution authorizing an Advance Funding Agreement with TxDOT.
March 24 ESGS Committee Meeting – Commissioner Fratila reported the committee received an update on the EPA grant which had an initial kick off meeting March 10. Commissioner Fratila noted that once the quality assurance plan is approved by EPA, they will proceed with four other components of the grant that include emissions inventory, electrical feasibility,

resiliency planning and community workforce planning. The project is projected to be complete by April 2027. The committee also received updates from IT on training requirements and the procurement manager on community outreach.

Commissioner Croft reported attending the Brazoria County Economic Alliance quarterly meeting, Port committee meetings and the TPM (Trans-Pacific Maritime) Conference.

Commissioner Fratila reported attending the AAPA Legislative Summit in WDC.

Commissioner Santos reported attending the Angleton Chamber Luncheon.

Commissioner Kincannon reported attending the Port Ministry Banquet, the Grande Marocco Responder Tour, BCCA meeting and the OSS Committee meeting.

Commissioner Giesecke reported attending the Alvin Soroptimist Men Who Cook dinner, Friends of the River Breakfast, BCCA and Angleton Chamber Luncheon.

11. Consent Agenda.

- A. Approval of Minutes from the Regular Meeting held February 26, 2026.
- B. Approval of financial reports for the period ending February 28, 2026.
- C. Approval of credit card issuance and credit limit for Procurement Manager.

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

12. Approval of Change Order No. 1 for the Gate 4 Access Project.

Mr. Hull stated that the change order removes the scope of work for paving that the TxDOT contractor performed; therefore, the port's contractor, Harper Brothers, does not need to perform the same amount of work and subsequently, staff is requesting a reduction in the Harper Brothers contract amount by \$188,383.02. Mr. Hull recommends approval.

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

13. Approval to purchase a portable generator, for the amount of \$125,000, to be cost-shared through the Hazard Mitigation Grant Program: Port \$16,775.00 and Federal \$108,225.00.

Mr. Hibbetts stated that in 2021 the port was awarded funds through the Hazard Mitigation Grant Program for Hurricane Laura which was a 90/10 split. Worldwide Power came in with the lowest bid of \$125,000 for a John Deere EPA Tier 4 diesel powered engine with a Samford 200 kw generator. He stated that the Texas Department of Emergency Management approved the purchase because it is over the amount of the grant and noted the port will pick up the difference. Mr. Hibbetts stated that staff reviewed this with the OSS Committee and requests approval to purchase the new generator in the amount of \$125,000. It is a reimbursement program; therefore, the port will make the purchase, then be reimbursed

\$108,225 through the grant program with the port's portion totaling \$16,775 which includes the difference.

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

14. Approval of the purchase and installation of a receiving pole with poletop switch, for an amount not to exceed \$40,809.20.

Mr. Hibbetts stated that CenterPoint is rerouting circuit connections in Parcel 1. The circuit that comes into the port is on the north fence line near the Dole yard and services a good portion of the port. Staff discussed this with the OSS Committee explaining that the port's new fiberglass receiving pole and poletop switch will be downstream from CenterPoint's meter. The fiberglass receiving pole will harden infrastructure and improve resiliency during storms. Staff received quotes from two vendors with ICS submitting the lowest bid. Staff is requesting approval to purchase and install the new fiberglass pole for the amount of \$40,809.20.

A motion was made by Commissioner Santos to accept the recommendation by staff for the purchase and installation of a fiberglass pole from ICS for the lump sum amount of \$40,809.20. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

15. Approval of a proposal received from The Goodman Corporation for preparation of the 2026 PIDP Grant Application.

Mr. Miura stated that staff met with the Finance Committee on March 24 which favorably recommended approval. Mr. Miura explained that the port submitted a Port Infrastructure Development Program Grant Application in 2025 that was for the Velasco Terminal Area 4 project. Staff has been advised that the PIDP26 deadline has been moved to June 26 of this year. Staff is recommending the port engage the Goodman Corporation to prepare the 2026 application and in the event the port's 2025 application is not awarded, staff would resubmit the same application for 2026, updated with information received from MARAD through a debrief. Mr. Miura further explained that if the port's 2025 application is awarded, staff would then submit a new grant application prepared by Goodman. Staff recommends the port engage the Goodman Corporation to prepare the application for PIDP26. Mr. Miura noted that the proposal amount for preparation of a new application is \$49,750.00 and if the application is resubmitted, the amount will be \$25,000.

A motion was made by Commissioner Croft to approve a proposal received from the Goodman Corporation for the preparation of the 2026 PIDP grant application for an amount up to \$49,750.00. The motion was seconded by Commissioner Fratila with all Commissioners present voting in favor of the motion.

16. Approval of a Resolution Authorizing an advance Funding Agreement with the Texas Department of Transportation for USDOT Rural Surface Transportation Grant for non-TWIC Truck Queuing Area Improvements.

A motion was made by Commissioner Santos to table this item. The motion was seconded by Commissioner Fratila with all Commissioners present voting in favor of the motion.

17. Approval of a Resolution Authorizing Participation in The Interlocal Purchasing System.

Ms. O'Brien stated that the port's new procurement manager discovered a purchasing program called TIPS (The Interlocal Purchasing System) that is a national cooperative purchasing program offered by the Region 8 Education Center of Texas. She explained that the program is similar to other purchasing cooperatives the port currently participates in, such as BuyBoard and Texas DIR. Staff recommends approval of the resolution that authorizes the port's participation in TIPS and also authorizes the Executive Director/CEO or her designee to execute the agreement, both of which have been reviewed by legal counsel. Ms. O'Brien added that the more cooperatives the port is a part of, the more resources it has available to shop for the best price to save the port the most money. Commissioner Croft commented that he is familiar with TIPS noting that it's a good resource for locals to have opportunities to do business with the ports. Commissioner Santos commented that he is also familiar with the program stating that it's very advantageous to the port to see what's priced already, see where you're at and get things a lot quicker, noting that another good program is Choice Partners.

A motion was made by Commissioner Santos to approve the resolution authorizing participation with the interlocal purchasing systems named TIPS. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

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) for discussion regarding:

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

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

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

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

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

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

1. The potential purchase, exchange, lease, or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.
2. The potential lease or value of real property located at Port Freeport or adjacent to Port Freeport, including but not limited to Parcel 1.
3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 25, 27, 30, 31, 34 and property on Quintana Island.

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

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

19. RECONVENED OPEN SESSION:

20. Affirm pay increase for Director of Information Technology.

Mr. Lowe stated that I would like to make a recommendation to the board to affirm a pay increase for the Director of Information Technology as presented to the Port Commission, effective the beginning of the next pay cycle.

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

21. Adjourn.

With no further business before the Commission, the meeting adjourned at 5:45 PM.

Rob Giesecke, Chairman

Rudy Santos, Vice Chairman

Kim Kincannon, Secretary

Dan Croft, Asst. Secretary

Barbara Fratila, Commissioner

Absent
Ravi K. Singhanian, Commissioner



PORT FREEPORTSM

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:

March 31, 2026

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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Management Narrative

For the first half of fiscal year 2026, the Port remained on a sound financial foundation with operating revenues at planned levels. Further, operating expenses were below planned levels by a factor of 15%. These factors combined have contributed to producing an operating profit of \$15,696,116, and an operating margin of 52%, which is above planned performance levels by 21% or \$2,690,189 and is \$445,170 or 4% above the prior year’s results.

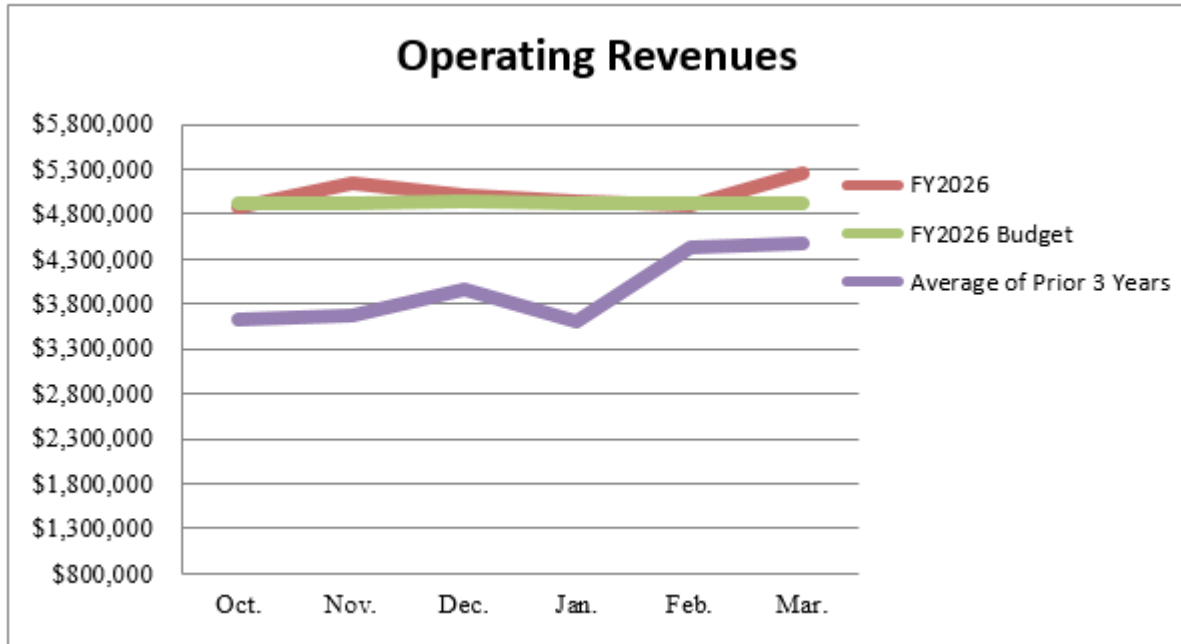
The Port’s overall position remains strong as evidenced in a current ratio (unrestricted) of 5.678 to 1, which reflects a strong position of liquidity, and a debt ratio of 107.1%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance Favorable (Unfavorable)	% Var
	Actuals	Budget		
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 30,121,626	\$ 29,935,638	\$ 185,988	1%
Operating expense	<u>14,425,510</u>	<u>16,929,711</u>	2,504,201	15%
Operating income (loss)	<u>15,696,116</u>	<u>13,005,927</u>	2,690,189	21%
Operating margin	52.1%	43.4%		
Net non operating revenues (expense)	(3,729,513)	(3,652,542)	(76,971)	2%
Capital contributions	4,972,085	5,210,413	(238,328)	-5%
Net extraordinary revenue (expense)	<u>(22,420)</u>	<u>-</u>	(22,420)	0%
Change in net assets	<u>\$ 16,916,268</u>	<u>\$ 14,563,798</u>	\$ 2,352,470	
Balance Sheet				
Cash and cash equivalents	\$ 92,239,885	Current ratio (unrestricted)		
Lease receivable	180,260,753	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	52,388,082	5.678 to 1		
Total assets	818,503,176			
Current unrestricted liabilities	9,227,276	Debt to Net Assets Ratio		
Total liabilities	344,261,826	107.1%		
Deferred inflow of resources	164,224,887			
Total Net Assets	\$ 310,016,463			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for first half of fiscal year 2026 ending March 31, 2026.

OPERATING REVENUES

Total operating revenues for the period ending March 31, 2026, are \$24,865,625. This at planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at \$10,764,363 which is right at the budget of \$10,720,978. The following is a brief analysis of wharfage results by cargo category:

	6 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 527,189	\$ 225,587	\$ (301,602)	-57%
Bulk Aggregate	-	206,500	\$ 206,500	
Containerized Cargo	1,605,771	1,461,521	\$ (144,249)	-9%
General Cargo	7,132,250	7,725,607	\$ 593,357	8%
Project Cargo	167,500	24,012	\$ (143,488)	0%
Ro-Ro Cargo	1,288,267	1,121,136	\$ (167,131)	-13%
Total	\$ 10,720,978	\$ 10,764,363	\$ 43,388	0%

Dockage revenue stands at \$5,767,600 which is \$68,978 or 1% below budgeted levels. Year-to-date ship calls are 324 compared to a budget of 361.

Equipment use fees stand at \$1,315,570 which is over budget \$20,065 or 2%.

Security fees stand at \$2,328,175 which is \$402,419 or 21% above budget.

Facility use fees are \$1,555,630. This is over budget by \$408,358 or 21%.

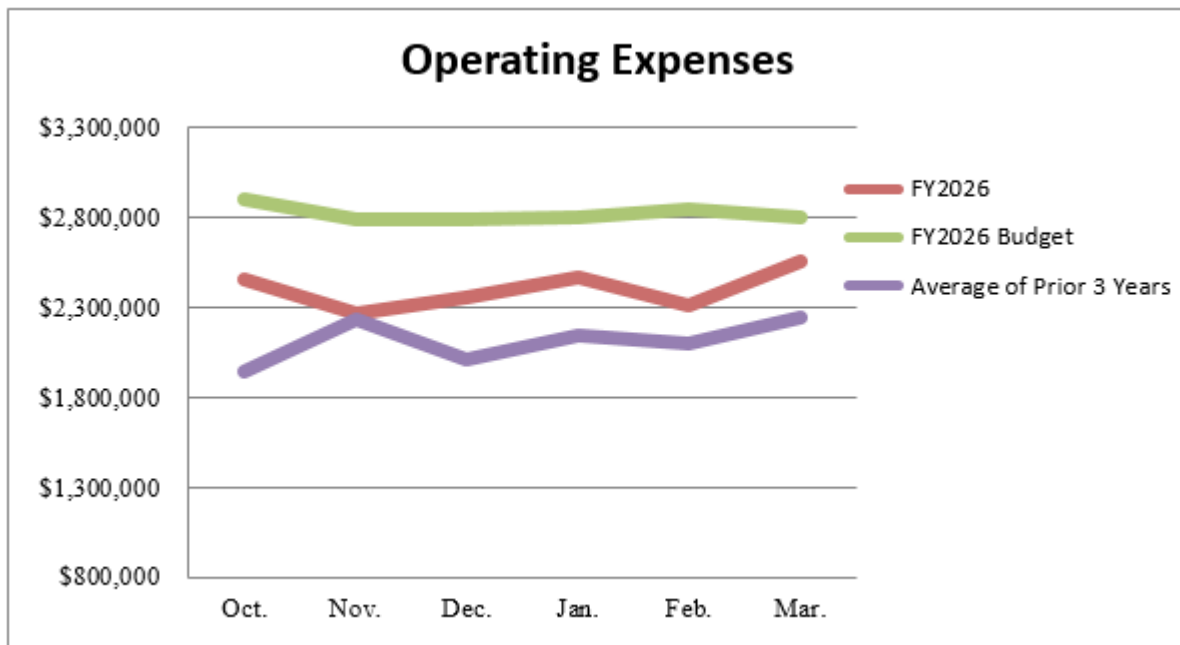
Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,013,954 which is \$84,782 or 8% below budgeted levels.

Ground leases stand at \$6,900,593, which is \$204,283 or 3% below budget.

Other leases are at \$474,590 which is \$38,156 or 9% above budgeted level.

OPERATING EXPENSES

Total operating expenses are \$14,425,510, which is under budget \$2,504,201 or 15% for the first six months ending March 31, 2026. The following are more specific explanations for variances in operating expenses:



Port salaries/wages and benefits are \$2,840,701. This is \$604,060 or 18% less than the budget. This is due to delays in filling open positions.

Professional services are \$1,718,818 which is under budget 23% or \$507,840.

Training, travel & promotional expenses are \$459,432 which is below budget \$62,416 or 12%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$213,460, which is below budgeted levels by \$79,715 or 27%.

- Sales/promotional travel costs are \$59,114, which is above the budgeted level by \$42,734 or 38%.
- Governmental relations costs are \$3,071 which is below budget by \$11,918 or 80% due to timing of government related travel.
- Community events are \$121,843 which is above budgeted levels \$48,527 or 66%. This is due to the timing of events such as the Centennial Celebration and the Take A Child Fishing Tournament.
- Technical training is \$27,748 which is \$37,722 or 58% under budget due to timing or postponement of training and onboarding personnel.

Supplies are \$103,922 which is below the budget by \$13,716 or 12%.

Utilities are \$731,583, which is \$88,583 or 14% above budget. This is due to the timing of pass-through invoices being issued to customers.

Business insurance is \$1,083,091 which is \$388,186 or 26% below budgeted levels.

Other services and charges at \$344,019 are \$57,987 or 15% below budget.

Maintenance and repair expenses at \$746,733 are \$46,502 or 7% above budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Planned maintenance of the drives on cranes 1 and 2, \$158,680.
- Air processor repair kit ordered in July of 25 and received January 2026 \$10,303.
- Emergency repairs at Transit Shed 1 for a total of \$8,680
- Emergency fire pump repairs of \$51,263

Depreciation expense at \$6,407,211 is \$1,005,081 or 14% below budget.

Operating income is \$15,696,116 compared to the March 2026 budget of \$13,005,927. Fifteen 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 March, 2026, the net revenue of ad valorem taxes collected was \$14,551.

Investment income is \$2,160,216, which is below budget by 2% due to changes in fair market values, funds invested in capital projects, and interest rates.

Debt interest and fees are \$5,888,430 which is \$25,680 above budgeted levels.

Capital Contributions to Others There are no planned capital contributions to others in the fiscal year 2026 budget. \$15,850 has been spent year to date on Berth 3 floodwall modifications.

Grant Revenue budgeted through March of fiscal year 2026 is \$5,210,413. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$4,972,085 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 complete. Total expense in fiscal year 2025 are \$4,385,365 including repairs to the cranes and port buildings. Fiscal year 2026 expenses are \$22,420 for the period ending March 31, 2026. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT
BALANCE SHEET**

	3/31/2026	9/30/2025
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 41,921,744	\$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	6,724,817	6,665,489
PROPERTY TAXES	16,361	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(49,537)	(235,929)
OTHER GOVERNMENTS	900,859	880,287
ACCRUED INTEREST	0	0
PREPAIDS	1,158,103	959,055
INVENTORY	1,715,735	1,693,965
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 232,648,835	\$ 219,379,433
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	50,318,141	50,161,240
INVESTMENTS	36,508,921	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	23,218	32,542
OTHER	-	(1,783)
ACCRUED INTEREST	54,439	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	3,116
TOTAL RESTRICTED ASSETS	86,907,836	94,701,232
TOTAL CURRENT ASSETS	319,556,671	314,080,666
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	636,081,468	619,832,717
LESS ACCUMULATED DEPRECIATION	(137,134,963)	(130,727,752)
PROPERTY, PLANT, AND EQUIPMENT NET	498,946,506	489,104,965
TOTAL ASSETS	\$ 818,503,176	\$ 803,185,631
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 4,690,841	\$ 5,465,838
EQUIPMENT LEASE PAYABLE	-	-
ACCRUED COMPENSATED ABSENCES	-	144,548
UNEARNED LEASE INCOME	4,536,435	4,763,160
TOTAL CURRENT LIABILITIES	\$ 9,227,276	\$ 10,373,546
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	3,471,398	3,491,349
BONDS PAYABLE	7,590,000	7,590,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	11,061,398	11,081,349
NON-CURRENT LIABILITIES		
BONDS PAYABLE	303,775,000	303,775,000
BOND PREMIUMS	20,198,152	20,630,652
TOTAL NON-CURRENT LIABILITIES	323,973,152	324,405,652
TOTAL LIABILITIES	\$ 344,261,826	\$ 345,860,548
DEFERRED INFLOW OF RESOURCES		
DEFERRED INFLOW OF RESOURCES	164,224,887	164,224,887
TOTAL DEFERRED INFLOW OF RESOURCES	\$ 164,224,887	\$ 164,224,887
NET ASSETS		
NET INVESTMENT IN CAPITAL ASSETS	\$ 296,653,972	\$ 295,802,273
RESTRICTED-DEBT SERVICE	19,254,651	16,746,235
RESTRICTED-CAPITAL PROJECTS (Corps)	12,216	12,242
RESTRICTED CONTRIBUTED TO OTHERS	48,569,451	47,707,974
RESERVE FOR CAPITAL IMPROVEMENTS	13,393,934	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(127,109,324)	(127,218,419)
UNRESTRICTED	59,241,562	46,777,536
TOTAL NET ASSETS	\$ 310,016,463	\$ 293,100,196

PORT FREEPORT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
March 31, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	6 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 10,764,364	\$ 10,177,946	6%	\$ 10,720,974	\$ 43,390	0%	\$ 21,441,953
Dockage & deep water berth	5,767,600	5,772,239	0%	5,836,578	(68,978)	-1%	11,673,160
Equipment & pallet use fees	1,315,570	1,342,525	-2%	1,295,514	20,056	2%	2,591,025
Facility use fees	1,555,630	1,228,778	27%	1,147,272	408,358	36%	2,294,545
Security Fees	2,328,175	2,172,682	7%	1,925,756	402,419	21%	3,851,515
Other Customer Service Fees	1,013,954	1,014,636	0%	1,098,736	(84,782)	-8%	2,182,675
Ground leases	6,900,593	6,945,871	-1%	7,104,876	(204,283)	-3%	14,209,747
Other leases	474,590	444,718	7%	436,434	38,156	9%	881,373
GASB 87 Lease recognition		-	0%	-	-	0%	-
Other revenue	1,150	9,009	-87%	369,498	(368,348)	-100%	739,000
Business interruption Claim		-	0%	-	-	0%	-
Total Operating Revenues	30,121,626	29,108,403	3%	29,935,638	185,988	1%	59,864,993
OPERATING EXPENSES:							
Port salaries/wages	2,110,948	2,036,134	4%	2,663,906	(552,958)	-21%	5,287,826
Port employee benefits	729,753	657,142	11%	780,855	(51,102)	-7%	1,791,996
Professional services	1,718,818	1,722,658	0%	2,226,658	(507,840)	-23%	4,446,506
Training, travel, and promotional	459,432	462,246	-1%	521,848	(62,416)	-12%	973,992
Supplies	103,922	103,233	1%	117,638	(13,716)	-12%	235,400
Utilities	731,583	517,784	41%	643,000	88,583	14%	1,286,013
Business Insurance	1,083,091	1,412,056	-23%	1,471,277	(388,186)	-26%	2,942,554
Other services & charges	334,019	248,691	34%	392,006	(57,987)	-15%	799,432
Maintenance & repair	746,733	615,247	21%	700,231	46,502	7%	1,388,618
Depreciation	6,407,211	6,082,265	5%	7,412,292	(1,005,081)	-14%	14,824,585
Total Operating Expenses	14,425,510	13,857,457	4%	16,929,711	(2,504,201)	-15%	33,976,922
OPERATING INCOME (LOSS)	15,696,116	15,250,946	3%	13,005,927	2,690,189	21%	25,888,071
	52%	52%		43%			43%
NON-OPERATING REVENUES (EXPENSES)							
Ad Valorum tax collections	14,551	(27,032)	-154%	-	14,551	-	-
Investment Income	2,160,216	2,926,875	-26%	2,210,208	(49,992)	-2%	4,420,422
Gain (loss) on sale of assets		-	0%	-	-	0%	-
Debt interest and fees	(5,888,430)	(6,042,191)	-3%	(5,862,750)	25,680	0%	(11,726,609)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:							
Freeport Harbor Improvement Project		-	0%	-	-	-	-
Berth 2 Floodwall Modifications	(15,850)		0%				-
Contributed Capital-Other			0%		0	0%	-
OTHER:							
Dredge material placement fees		-	0%	-	-	0%	-
Total Non-Operating Revenue (Expenses)	(3,729,513)	(3,142,347)	19%	(3,652,542)	(76,971)	2%	(7,306,187)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	11,966,602	12,108,599	-1%	9,353,385	2,613,217	28%	18,581,884
CAPITAL CONTRIBUTIONS:							
Grants:							
Grants Port-Freeport	4,972,085	1,627,735	205%	5,210,413	(238,328)	-5%	10,420,831
Total Capital Contributions-Grants	4,972,085	1,627,735	205%	5,210,413	(238,328)	-5%	10,420,831
EXTRAORDINARY ITEM							
Emergency Recovery Efforts - Hurricane	(22,420)	(1,552,029)	-99%	-	(22,420)	0%	-
Net Extraordinary Income (Expense)	(22,420)	(1,552,029)	-99%	-	(22,420)	0%	-
CHANGE IN NET POSITION	\$ 16,916,268	\$ 12,184,305	39%	\$ 14,563,798	\$ 2,352,470	16%	\$ 29,002,715

STATEMENT OF CASH FLOWS

March 31, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 15,696,115	\$ 15,250,946
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	6,407,211	6,082,265
Dredge Material Placement Fees	(15,850)	-
Change in Assets and Liabilities:		
Trade receivables	(59,328)	(33,755)
Other receivables	(186,392)	113,737
Lease Receivable	-	-
Deferred inflow of resources	0	-
Inventories	(21,770)	(568)
Prepaid and Other	(200,831)	588,071
Accounts payable	(774,997)	850,966
Deferred lease income	(226,725)	(241,172)
Accrued compensated absences	(144,548)	(146,828)
Total Cash Provided from (Used for) Operating Activities	<u>20,472,885</u>	<u>22,463,662</u>
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	28,419	19,862
Property tax collection expense	-	(5,917)
Emergency Recovery Efforts - Disaster Related	(22,420)	(620,122)
Total Cash Provided from (Used for) Non-capital Financing Activities	<u>5,999</u>	<u>(606,177)</u>
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	-	-
Interest and fees paid under debt obligations	(6,340,881)	(6,478,992)
Proceeds from sale of long-term debt obligations	-	-
Land, capital improvement, and equipment purchases	(16,248,752)	(17,345,761)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	-
Grants received	4,951,513	(742,036)
Proceeds from sale/disposal of capital assets	-	-
Total Cash Provided from (Used for) Capital Financing Activities	<u>(17,638,120)</u>	<u>(24,566,789)</u>
Cash Flows from Investing Activities:		
Investment earnings	2,164,878	2,971,613
Change in FMV of marketable investment securities	-	550,404
Total Cash Provided from (Used for) Investing Activities	<u>2,164,878</u>	<u>3,522,017</u>
Net Increase(Decrease) in Cash and Cash Equivalents	5,005,642	812,713
Cash and Cash Equivalents at Beginning of Period	<u>123,743,164</u>	<u>133,026,835</u>
Cash and Cash Equivalents at End of Period	<u>\$ 128,748,807</u>	<u>\$ 133,839,549</u>

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	6,413,294.60	95%
31 - 60 days		347,552	5%
61 - 90 days		-	0%
Over 90 days	\$	3,920	0%
Allowance for uncollectibles		(39,949)	-1%
Net Trade A/R	\$	6,724,818	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	1,492,863
Corps of Engineers*		620,518
Employee Payroll Related		930
Accounts Payable		2,576,530
Total A/P	\$	4,690,841

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	-
Total Bonds	\$ 374,615,000	\$ 56,525,000	\$ 311,365,000

Less Current Portion of Long-Term Debt Payable	\$	7,590,000
Long-term Debt Payable	\$	303,775,000

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
Fiscal Year 2025 Withdrawn	\$	(6,136,324)

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
March 31, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	6 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
<u>COMMISSIONERS</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 28,800	\$ 28,800	0%	\$ 28,800	-	0%	\$ 57,600
Port employee benefits	3,005	2,847	6%	2,754	251	9%	4,974
Professional services	-	-	0%	-	-	0%	-
Training, travel & promotional	29,567	53,259	-44%	45,670	(16,103)	-35%	83,211
Supplies	51	91	-44%	300	(249)	-83%	600
Utilities	4,840	4,500	8%	4,448	392	9%	8,900
Total Operating Expenses	\$ 66,263	\$ 89,496	-26%	\$ 81,972	(15,709)	-19%	\$ 155,285
<u>ADMINISTRATION & FOREIGN TRADE ZONE</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 719,688	\$ 714,409	1%	\$ 900,678	(180,990)	-20%	\$ 1,761,351
Port employee benefits	240,124	202,945	18%	236,821	3,303	1%	562,126
Professional services	240,027	223,120	8%	491,371	(251,344)	-51%	980,933
Training, travel & promotional	154,055	130,253	18%	118,725	35,330	30%	237,274
Supplies	16,545	17,645	-6%	13,794	2,751	20%	27,600
Utilities	40,043	34,730	15%	35,872	4,171	12%	71,740
Business Insurance	1,083,091	1,412,056	-23%	1,471,277	(388,186)	-26%	2,942,554
Other services & charges	227,181	131,386	73%	261,622	(34,441)	-13%	525,385
Maintenance & repair	53,650	57,127	-6%	91,426	(37,776)	-41%	182,350
Depreciation	6,407,211	6,082,265	5%	7,412,292	(1,005,081)	-14%	14,824,585
Total Operating Expenses	\$ 9,181,615	\$ 9,005,937	2%	\$ 11,033,878	(1,852,263)	-17%	\$ 22,115,898
<u>ENGINEERING</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 167,334	\$ 210,911	-21%	\$ 235,087	(67,753)	-29%	\$ 470,179
Port employee benefits	63,392	81,012	-22%	85,675	(22,283)	-26%	192,697
Professional services	57,703	210,045	-73%	433,200	(375,497)	-87%	866,400
Training, travel & promotional	5,279	6,677	-21%	16,069	(10,790)	-67%	31,915
Supplies	1,821	1,876	-3%	2,954	(1,133)	-38%	5,900
Utilities	2,602	2,480	5%	3,408	(806)	-24%	6,822
Other services & charges	3,543	3,300	7%	4,924	(1,381)	-28%	9,850
Maintenance & repair	310	923	-66%	252	58	23%	500
Total Operating Expenses	\$ 301,983	\$ 517,224	-42%	\$ 781,569	(479,586)	-61%	\$ 1,584,263
<u>OPERATIONS</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 916,813	\$ 813,082	13%	\$ 1,168,962	(252,149)	-22%	\$ 2,337,933
Port employee benefits	315,638	269,483	17%	347,017	(31,379)	-9%	785,403
Professional services	4,572	8,659	-47%	5,000	(428)	-9%	5,000
Training, travel & promotional	49,048	13,904	253%	19,597	29,451	150%	32,449
Supplies	52,336	51,930	1%	59,996	(7,660)	-13%	120,100
Utilities	658,603	454,554	45%	573,299	85,304	15%	1,146,593
Other services & charges	63,068	48,012	31%	68,532	(5,464)	-8%	146,340
Maintenance & repair	661,512	509,693	30%	571,787	89,725	16%	1,133,318
Total Operating Expenses	\$ 2,721,590	\$ 2,169,316	25%	\$ 2,814,190	(92,600)	-3%	\$ 5,707,136

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
March 31, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	6 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
<u>BUSINESS DEVELOPMENT</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 177,467	\$ 173,142	2%	\$ 207,170	(29,703)	-14%	\$ 414,344
Port employee benefits	64,341	54,728	18%	63,050	1,291	2%	141,725
Professional services	75,350	100,000	-25%	-	75,350	0%	-
Training, travel & promotional	220,485	256,436	-14%	315,048	(94,563)	-30%	575,868
Supplies	1,026	1,096	-6%	2,994	(1,968)	-66%	6,000
Utilities	2,270	1,907	19%	2,778	(508)	-18%	5,562
Other services & charges	11,483	7,231	59%	19,518	(8,035)	-41%	43,032
Maintenance & repair			0%	-	-	0%	-
Total Operating Expenses	\$ 552,422	\$ 594,539	-7%	\$ 610,558	(58,136)	-10%	\$ 1,186,531
<u>PROTECTIVE SERVICES</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 100,672	\$ 95,791	5%	\$ 123,209	(22,537)	-18%	\$ 246,419
Port employee benefits	43,252	40,407	7%	45,538	(2,286)	-5%	105,071
Professional services	1,341,166	1,180,833	14%	1,297,087	44,079	3%	2,594,173
Training, travel & promotional	999	1,718	-42%	6,739	(5,740)	-85%	13,275
Supplies	32,144	30,595	5%	37,600	(5,456)	-15%	75,200
Utilities	23,225	19,612	18%	23,195	30	0%	46,396
Other services & charges	28,744	20,773	38%	37,410	(8,666)	-23%	74,825
Maintenance & repair	31,435	47,505	-34%	36,766	(5,331)	-14%	72,450
Total Operating Expenses	\$ 1,601,637	\$ 1,437,234	11%	\$ 1,607,544	(5,907)	0%	\$ 3,227,809
<u>CONSOLIDATED - TOTAL</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 2,110,774	2,036,135	4%	2,663,906	(553,132)	-21%	\$ 5,287,826
Port employee benefits	729,752	651,422	12%	780,855	(51,103)	-7%	1,791,996
Professional services	1,718,818	1,722,657	0%	2,226,658	(507,840)	-23%	4,446,506
Training, travel & promotional	459,433	462,247	-1%	521,848	(62,415)	-12%	973,992
Supplies	103,923	103,233	1%	117,638	(13,715)	-12%	235,400
Utilities	731,583	517,783	41%	643,000	88,583	14%	1,286,013
Business Insurance	1,083,091	1,412,056	-23%	1,471,277	(388,186)	-26%	2,942,554
Other services & charges	334,019	210,702	59%	392,006	(57,987)	-15%	799,432
Maintenance & repair	746,907	615,248	21%	700,231	46,676	7%	1,388,618
Depreciation	6,407,211	6,082,265	5%	7,412,292	(1,005,081)	-14%	14,824,585
Total Operating Expenses	\$ 14,425,510	\$ 13,813,748	4%	\$ 16,929,711	(2,504,201)	-15%	\$ 33,976,922

PORT FREEPORT - VELASCO TERMINAL ONLY

STATEMENT OF REVENUES AND EXPENSES

March 31, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	6 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 1,362,829	\$ 1,351,660	1%	\$ 1,072,098	\$ 290,731	27%	\$ 2,144,196
Dockage & deep water berth	492,996	462,187	7%	583,656	(90,660)	-16%	1,167,316
Equipment & pallet use fees	1,184,425	1,106,190	7%	1,036,410	148,015	14%	2,072,820
Facility use fees	108,401	180,841	-40%	-	108,401	0%	-
Security Fees	225,284	206,883	9%	192,572	32,712	17%	385,148
Other Customer Service Fees	351,577	344,437	2%	531,432	(179,855)	-34%	1,062,867
Ground leases	55,812	237,377	-76%	142,098	(86,286)	-61%	284,196
Total Operating Revenues	3,781,324	3,889,576	-3%	3,558,266	223,058	6%	7,116,543
OPERATING EXPENSES:							
Port salaries/wages	280,348	209,688	34%	240,639	39,709	17%	481,284
Port employee benefits	66,652	50,161	33%	68,208	(1,556)	-2%	162,450
Professional services	-	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	-	-	0%	-
Supplies	1,447	132	996%	-	-	0%	-
Utilities	127,776	79,837	60%	86,231	41,545	48%	172,457
Business Insurance	181,214	237,493	-24%	294,255	(113,041)	-38%	588,511
Maintenance & repair	362,277	272,848	33%	303,500	58,777	19%	607,000
Depreciation	3,114,514	2,949,784	6%	3,557,902	(443,388)	-12%	7,115,801
Total Operating Expenses	4,134,228	3,799,942	9%	4,550,735	(416,507)	-9%	9,127,503
OPERATING INCOME (LOSS)	(352,905)	89,634	494%	(992,469)	639,564	64%	(2,010,960)
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(1,243,878)	(1,284,176)	-3%	(1,963,016)	719,138	37%	(3,927,189)
Total Non-Operating Revenue (Expenses)	(1,243,878)	(1,284,176)	-3%	(1,963,016)	719,138	-37%	(3,927,189)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(1,596,782)	(1,194,542)	34%	(2,955,485)	1,358,703	0%	(5,938,149)
CHANGE IN NET POSITION	\$ (1,596,782)	\$ (1,194,542)	34%	\$ (2,955,485)	\$ 1,358,703	-46%	\$ (5,938,149)

PORT FREEPORT
Port Improvement Projects Summary
March 31, 2026

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
Gate 12 RPM	0.00	0.00	0.00	0.00	1,986.00	0.00	1,986.00	(1,986.00)
EDSA	0.00	0.00	0.00	0.00	1,986.00	0.00	1,986.00	(1,986.00)
Construction	0.00	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	0.00
Dole Yard Sewer line Replacement	128,904.00	0.00	128,904.00	128,904.00	128,904.00	0.00	128,904.00	0.00
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	128,904.00	0.00	128,904.00	128,904.00	128,904.00	0.00	128,904.00	0.00
Other not in contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cross Dock 2-Cold Storage	1,258,000.00	0.00	1,258,000.00	1,258,000.00	946,580.00	0.00	946,580.00	311,420.00
EDSA	1,258,000.00	0.00	1,258,000.00	1,258,000.00	946,580.00	0.00	946,580.00	311,420.00
Construction	0.00	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	0.00
24/25 Port Network Upgrades	150,000.00	0.00	150,000.00	150,000.00	0.00	18,638.71	18,638.71	131,361.29
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	150,000.00	0.00	150,000.00	150,000.00	0.00	18,638.71	18,638.71	131,361.29
Other not in contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSWi Acct Software Upgrade	237,000.00	0.00	237,000.00	237,000.00	91,892.50	111,780.00	203,672.50	33,327.50
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	237,000.00	0.00	237,000.00	237,000.00	91,892.50	111,780.00	203,672.50	33,327.50
Other not in contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VT- North Gate Entrance	760,847.52	0.00	760,847.52	720,847.52	0.00	782,011.66	782,011.66	(21,164.14)
EDSA	356,684.00	0.00	356,684.00	356,684.00	0.00	356,666.41	356,666.41	17.59
Construction	363,469.00	0.00	363,469.00	363,469.00	0.00	395,090.75	395,090.75	(31,621.75)
Other not in contract	40,694.52	0.00	40,694.52	40,694.52	0.00	30,254.50	30,254.50	10,440.02
VT- Access Project	13,159,432.83	70,000.00	13,229,432.83	13,229,432.83	129,559.00	12,327,089.63	12,456,648.63	772,784.20
EDSA	1,218,718.00	70,000.00	1,288,718.00	1,288,718.00	0.00	1,184,981.61	1,184,981.61	103,736.39
Construction	11,929,297.00	0.00	11,929,297.00	11,929,297.00	129,559.00	11,130,690.19	11,260,249.19	669,047.81
Other not in contract	11,417.83	0.00	11,417.83	11,417.83	0.00	11,417.83	11,417.83	0.00
VT- Refrigerated Cross Dock	1,332,908.38	0.00	1,332,908.38	500,000.00	500.00	74,916.76	75,416.76	1,257,491.62
EDSA	1,332,900.00	0.00	1,332,900.00	500,000.00	500.00	74,908.38	75,408.38	1,257,491.62
Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other not in contract	8.38	0.00	8.38	0.00	0.00	8.38	8.38	0.00
VT Backlands Area V Phase II	19,375,578.35	0.00	19,375,578.35	20,500,000.00	1,774,183.94	17,685,432.65	19,459,616.59	(84,038.24)
EDSA	849,800.00	0.00	849,800.00	849,800.00	139,958.63	581,834.00	721,792.63	128,007.37
Construction	18,508,603.35	0.00	18,508,603.35	18,508,603.35	1,634,225.31	17,086,423.65	18,720,648.96	(212,045.61)
Other not in contract	17,175.00	0.00	17,175.00	17,175.00	0.00	17,175.00	17,175.00	0.00
VT East 5th Reconstruction	2,263,318.31	0.00	2,263,318.31	500,000.00	1,613,899.86	673,095.95	2,286,995.81	(23,677.50)
EDSA	84,272.00	0.00	84,272.00	84,272.00	18,262.00	84,828.00	103,090.00	(18,818.00)
Construction	2,179,046.31	0.00	2,179,046.31	2,179,046.31	1,595,637.86	588,267.95	2,183,905.81	(4,859.50)
Other not in contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VT -Utility Relocation of Land Acquisition & land	582,805.28	3,525.00	586,330.28	1,800,000.00	0.00	667,081.55	667,081.55	(80,751.27)
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	72,456.13	0.00	72,456.13	72,456.13	0.00	150,113.10	150,113.10	(77,656.97)
Other not in contract	510,349.15	3,525.00	513,874.15	1,800,000.00	0.00	516,968.45	516,968.45	(3,094.30)
Pumpstation 1400 E Floodgate & P14 Drainage	1,446,405.61	0.00	1,446,405.61	1,440,000.00	0.00	1,446,405.61	1,446,405.61	0.00
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	1,442,485.00	0.00	1,442,485.00	1,440,000.00	0.00	1,442,485.00	1,442,485.00	0.00
Other not in contract	3,920.61	0.00	3,920.61	0.00	0.00	3,920.61	3,920.61	0.00
Non-TWIC Lot Precheck Gate Electrical	1,892.00	0.00	1,892.00	10,000.00	0.00	1,892.00	1,892.00	0.00
EDSA	0.00	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	0.00
Other not in contract	1,892.00	0.00	1,892.00	10,000.00	0.00	1,892.00	1,892.00	0.00
EOC Additional Parking	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	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	0.00
Other not in contract	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	0.00
EOC HVAC Upgrade/Replacement	534,795.00	0.00	534,795.00	500,000.00	0.00	24,355.00	24,355.00	510,440.00
EDSA	20,070.00	0.00	20,070.00	20,070.00	0.00	10,035.00	10,035.00	10,035.00
Construction	514,725.00	0.00	514,725.00	24,355.00	0.00	14,320.00	14,320.00	500,405.00
Other not in contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gate 4 Access Road Widening	1,215,132.58	0.00	1,215,132.58	1,215,132.58	946,051.71	27,658.38	973,710.09	241,422.49
EDSA	66,137.00	0.00	66,137.00	66,137.00	0.00	27,650.00	27,650.00	38,487.00
Construction	1,148,987.20	0.00	1,148,987.20	1,148,987.20	946,051.71	0.00	946,051.71	202,935.49
Other not in contract	8.38	0.00	8.38	8.38	0.00	8.38	8.38	0.00
Greenbelt with Port Expansion Area Tribute	0.00	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	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	0.00
Other not in contract	0.00	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00
M & R - Joint Repairs	0.00	0.00	0.00	20,000.00	11,553.00	0.00	11,553.00	(11,553.00)
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00	0.00	11,553.00	0.00	11,553.00	(11,553.00)
Other not in contract	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00

PORT FREEPORT
Port Improvement Projects Summary
March 31, 2026

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
M & R - Railroad Track Renovations	0.00	0.00	75,000.00	75,000.00	0.00	11,320.00	11,320.00	63,680.00
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	0.00	11,320.00	11,320.00	63,680.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Roads	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00
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
M & R Transformer Yard Replacement	4,078.00	0.00	4,078.00	200,000.00	0.00	4,078.00	4,078.00	0.00
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
M & R Fence Razor Wire Upgrade	23,350.00	0.00	23,350.00	23,350.00	0.00	0.00	0.00	23,350.00
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
M & R Inner Harbor Berth Repairs	191,000.00	12,023.80	203,023.80	300,000.00	0.00	168,760.00	168,760.00	34,263.80
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		0.00	168,760.00	168,760.00	34,263.80
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Chiquita Asphalt 2024	250,000.00	0.00	250,000.00	250,000.00	0.00	200,758.62	200,758.62	49,241.38
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	250,000.00	0.00	250,000.00		0.00	200,750.00	200,750.00	49,250.00
Other not in contract	0.00	0.00	0.00		0.00	8.62	8.62	(8.62)
Total				\$ 42,045,117.93	\$ 5,645,110.01	\$ 34,225,274.52	\$ 39,870,384.53	\$ 2,896,178.13

Vendor Expenditure

Thursday, April 16, 2026

Period: 03/01/26..03/31/26

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This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 03/01/26..03/31/26

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99136	03/03/26	V01175	Alsco Uniforms	193.18	
137050		132657	Maint and Operations Supplies		105.81
137050		132657	M&R Bldgs-Operations Bldg		86.31
137050		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
137050		132657	M&R Bldgs-Security Bldg		
137050		132657	Maint and Operations Supplies-New Uniforms		1.06
			Line Amount Total		193.18
99137	03/03/26	V00114	AT&T:171-799-3737 001	756.38	
137059		133845	Telephone		127.37
137059		133845	Telephone		63.69
137059		133845	Telephone		334.40
137059		133845	Telephone		15.88
137059		133845	Telephone		47.88
137059		133845	Telephone		31.84
137059		133845	Telephone		23.83
137059		133845	Telephone		47.80
137059		133845	Telephone		63.69
			Line Amount Total		756.38
99138	03/03/26	V00235	Brazoria County Hispanic Chamber of Commerce	100.00	
137011		133794	Community Events - May		100.00
			Line Amount Total		100.00
99139	03/03/26	V00049	Brazos Fasteners, Inc	68.50	
137030		133821	M&R TOE-Gantry Crane #1		13.50
137030		133821	M&R TOE-Gantry Crane #2		13.50
137030		133821	M&R TOE-Gantry Crane #3		13.50
137030		133821	M&R TOE-Gantry Crane #4		13.50
137031		133812	M&R TOE-Gantry Crane #1		3.63
137031		133812	M&R TOE-Gantry Crane #2		3.62
137031		133812	M&R TOE-Gantry Crane #3		3.62
137031		133812	M&R TOE-Gantry Crane #4		3.63
			Line Amount Total		68.50
99140	03/03/26	V00039	Brazosport Tire	1,290.80	
137027		133809	M&R Vehicles-P6 2024 Ford Maverick		767.80
137028		133829	M&R TOE-2019 John Deere Gator HPX615E		523.00
			Line Amount Total		1,290.80
99141	03/03/26	V00037	Briggs Equipment	479.74	
137029		133828	M&R TOE-JLG 80 HX Manlift		479.74
			Line Amount Total		479.74
99142	03/03/26	V00084	Crain, Caton & James	1,464.00	
137060		133850	Legal Fees		976.00
137061		133852	Legal Fees		488.00
			Line Amount Total		1,464.00
99143	03/03/26	V01205	Danielle Allen	247.40	
137012		133803	Telephone - Feb		75.00
137013		133802	Telephone - Jan		48.40

Vendor Expenditure

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Thursday, April 16, 2026

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137013		133802	Employment Related		124.00
			Line Amount Total		247.40
99144	03/03/26	V00668	DARE Capital Partners, LLC	2,215.20	
137051		133808	M&R TOE-Gantry Crane #1		454.40
137051		133808	M&R TOE-Gantry Crane #2		454.40
137051		133808	M&R Other-Mowing, Weed Control Etc		1,306.40
			Line Amount Total		2,215.20
99145	03/03/26	V00228	Department of Information Resources	313.10	
137014		133796	Telephone		52.73
137014		133796	Telephone		26.36
137014		133796	Telephone		138.42
137014		133796	Telephone		6.58
137014		133796	Telephone		19.82
137014		133796	Telephone		13.18
137014		133796	Telephone		9.86
137014		133796	Telephone		19.79
137014		133796	Telephone		26.36
			Line Amount Total		313.10
99146	03/03/26	V01199	Drivers License Guide Co.	492.50	
137015		133806	Subscriptions		210.00
137016		133805	Subscriptions		282.50
			Line Amount Total		492.50
99147	03/03/26	V00189	Energia Resources, Inc.	992.30	
137033		133810	M&R Docks-Dock Berth 5		992.30
			Line Amount Total		992.30
99148	03/03/26	V00863	Enrico Arbolante	105.00	
137062		133847	Telephone - Feb		75.00
137062		133847	Subscriptions		30.00
			Line Amount Total		105.00
99149	03/03/26	V00041	Evco Industrial Hardware	176.67	
137032		133816	M&R TOE-General, Terminal Ops Equip & Tools		119.67
137075		133864	M&R TOE-General, Terminal Ops Equip & Tools		57.00
			Line Amount Total		176.67
99150	03/03/26	V00012	FedEx	15.80	
137017		133800	Postage and Freight		15.80
			Line Amount Total		15.80
99151	03/03/26	V01171	Fort Bend Chamber of Commerce	1,435.00	
137080		133366	Industry Advertising - Jan, Feb		119.58
137080		133366	Industry Advertising - Mar-Dec		1,315.42
137080		133366	2026 Fort Bend Newcomer Guide & Business Directory		
137080		133366	1/4 page horizontal ad		
			Line Amount Total		1,435.00
99152	03/03/26	V00193	Grainger	258.61	
137034		133827	M&R TOE-General, Terminal Ops Equip & Tools		221.91
137035		133818	M&R TOE-Gantry Crane #1		18.35
137035		133818	M&R TOE-Gantry Crane #2		18.35
			Line Amount Total		258.61

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99153	03/03/26	V00267	IWS Gas and Supply of Texas	40.49	
	137036	133807	Maint and Operations Supplies		40.49
			Line Amount Total		40.49
99154	03/03/26	V00083	Jason Hull	136.75	
	137063	133846	Telephone - Feb		136.75
			Line Amount Total		136.75
99155	03/03/26	V01193	JBD Bindery, Inc	823.78	
	137072	133849	Office Supplies		823.78
			Line Amount Total		823.78
99156	03/03/26	V00119	JH Sanchez Holding Company	6,605.00	
	137053	133393	Janitorial Services February 2026-January 2027		
	137053	133393	M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
	137053	133393	M&R Bldgs-Operations Bldg		889.00
	137053	133393	M&R Bldgs-Security Bldg		651.00
	137053	133393	M&R Bldgs-Security Bldg-Customs		880.00
	137053	133393	M&R Bldgs-Buildings VT Berth 7		890.00
	137053	133393	M&R Bldgs-Maintenance Bldg		110.00
	137053	133393	M&R Transit Shed-T.S. 3		91.00
	137053	133393	M&R Bldgs-Gate 4		20.00
	137053	133393	M&R Bldgs-Security Bldg-Customs Shack		351.00
	137053	133393	Board Approval on 12/14/2023		
	137053	133393	Change Order Approval on 01/23/2025		
			Line Amount Total		6,605.00
99157	03/03/26	V01046	K&L Gates LLP	3,116.00	
	137081	133856	Legal Fees		1,969.50
	137090	133857	Legal Fees		1,146.50
			Line Amount Total		3,116.00
99158	03/03/26	V00172	Lincoln National Life Insurance Company	1,594.95	
	137083	133860	Retirement Expense		332.42
	137083	133860	Retirement Expense		149.51
	137083	133860	Retirement Expense		459.49
	137083	133860	Retirement Expense		13.35
	137083	133860	Retirement Expense		137.64
	137083	133860	Retirement Expense		106.11
	137083	133860	Retirement Expense		16.89
	137083	133860	Retirement Expense		133.93
	137083	133860	Retirement Expense		134.31
	137083	133860	Retirement Expense		111.30
			Line Amount Total		1,594.95
99159	03/03/26	V00250	Lincoln National Life Insurance Company	3,214.82	
	137082	133859	Group STD Insurance		333.39
	137082	133859	Group LTD Insurance		281.19
	137082	133859	Group STD Insurance		133.54
	137082	133859	Group LTD Insurance		114.78
	137082	133859	Group STD Insurance		559.19
	137082	133859	Group LTD Insurance		389.99
	137082	133859	Group STD Insurance		21.16
	137082	133859	Group LTD Insurance		12.78
	137082	133859	Group STD Insurance		145.31

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137082		133859	Group LTD Insurance		129.86
137082		133859	Group STD Insurance		102.58
137082		133859	Group LTD Insurance		85.69
137082		133859	Group STD Insurance		51.60
137082		133859	Group LTD Insurance		32.65
137082		133859	Group STD Insurance		139.47
137082		133859	Group LTD Insurance		114.31
137082		133859	Group STD Insurance		143.09
137082		133859	Group LTD Insurance		89.51
137082		133859	Group STD Insurance		192.16
137082		133859	Group LTD Insurance		142.57
			Line Amount Total		3,214.82
99160	03/03/26	V00926	Mark Vaughn	116.00	
137018		133801	Employment Related		116.00
			Line Amount Total		116.00
99161	03/03/26	V00006	Michaela Bevers	81.72	
136596		133423	Telephone - Dec		75.00
136596		133423	Community Events		6.72
			Line Amount Total		81.72
99162	03/03/26	V00144	Naylor, LLC	3,835.06	
137049		133120	Industry Ad-AAPA Seaports of the Americas		3,503.03
137049		133120	Directory - Full Page, Full Color		
137049		133120	AAPA Seaports of America Directory Member		
137049		133120	Listing Enhancement - Full Color Logo		
137049		133120	AAPA Featured Company		
137049		133120	AAPA Premier Listing		
137049		133120	AAPA Top Leaderboard - 12 Months - Jan		
137049		133120	AAPA Top Leaderboard Feb - Dec		
137084		133120	Industry Ad-AAPA Seaports of the Americas		
137084		133120	Directory - Full Page, Full Color		
137084		133120	AAPA Seaports of America Directory Member		332.03
137084		133120	Listing Enhancement - Full Color Logo		
137084		133120	AAPA Featured Company		
137084		133120	AAPA Premier Listing		
137084		133120	AAPA Top Leaderboard - 12 Months - Jan		
137084		133120	AAPA Top Leaderboard Feb - Dec		
			Line Amount Total		3,835.06
99163	03/03/26	V00005	Phyllis Saathoff	842.44	
137065		133833	Telephone - Dec		136.75
137065		133833	Sales/Promotion Travel		487.34
137065		133833	Employment Related		116.00
137065		133833	Community Events		102.35
			Line Amount Total		842.44
99164	03/03/26	V00248	Promotions Unlimited	1,468.31	
137052		133785	Community Events		580.00
137052		133785	Community Event-TACFT		290.00
137052		133785	First Aid Kits - Red zipper pouch		
137052		133785	Hurricane Expo & TACFT 2026		
137066		133844	Community Event-TACFT		169.81
137067		133842	Community Event-TACFT		76.00
137068		133835	Community Event-TACFT		200.00

Vendor Expenditure

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137078		133843	Community Event-TACFT		152.50
			Line Amount Total		1,468.31
99165	03/03/26	V01051	Rail Link, Inc.	56,225.00	
137085		133866	Other Receivables - Re-bill to VW		56,225.00
			Line Amount Total		56,225.00
99166	03/03/26	V00909	Randle Law Office Ltd.	7,397.50	
137069		133854	Legal Fees		135.00
137086		133855	Legal Fees		3,262.50
137087		133853	Legal Fees		4,000.00
			Line Amount Total		7,397.50
99167	03/03/26	V00068	Randy Aparicio	116.00	
137070		133831	Employment Related		116.00
			Line Amount Total		116.00
99168	03/03/26	V00531	Rob Lowe	340.20	
137019		133804	Telephone-Jan		136.75
137019		133804	Telephone- Feb		136.75
137019		133804	Automobile Expense		66.70
			Line Amount Total		340.20
99169	03/03/26	V00016	Rodney Blackstock	300.74	
137089		133830	Employment Related		116.00
137089		133830	M&R Groundskeeping Equip Zero Turn 61" Mower		33.92
137089		133830	M&R TOE-General, Terminal Ops Equip & Tools		150.82
			Line Amount Total		300.74
99170	03/03/26	V00118	Second Street Properties, LLC	164.74	
137071		133840	Fuel/Oil		164.74
			Line Amount Total		164.74
99171	03/03/26	V00010	Specialties Company	28.12	
137047		133815	M&R Bldgs-Maintenance Bldg		28.12
			Line Amount Total		28.12
99172	03/03/26	V01120	Sterling Solutions, LLC	16,500.00	
136607		133204	Consultant Fees - Other		16,500.00
136607		133204	Owner's Cold Storage Industry Representative: Monthly fee of \$16,500.00, not to exceed \$100,000.00		
			Line Amount Total		16,500.00
99173	03/03/26	V00054	Payment vendor ledger entry is not found check# 99173.	0.00	
			Line Amount Total		
99174	03/03/26	V00054	Summit Electric Supply	1,990.29	
137037		133826	M&R Warehouse-Warehouse 51		471.79
137038		133825	M&R Bldgs-Admin Bldg 1100 Cherry St		668.64
137039		133824	M&R Warehouse-Warehouse 51		5.74
137040		133823	M&R Transit Shed-T.S. 1		10.85
137041		133822	M&R Transit Shed-T.S. 3		26.75
137042		133820	M&R Bldgs-Operations Bldg		120.00
137043		133819	M&R Warehouse-Warehouse 51		539.94
137044		133817	M&R TOE-Gantry Crane #1		5.13
137044		133817	M&R TOE-Gantry Crane #2		5.13
137044		133817	M&R TOE-Gantry Crane #3		5.13

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Invoice No.	PO No.	GL Account Name	Line Description		
137044		133817	M&R TOE-Gantry Crane #4		5.12
137045		133814	M&R Bldgs-Operations Bldg		44.62
137046		133813	M&R TOE-Gantry Crane #1		10.26
137046		133813	M&R TOE-Gantry Crane #2		10.25
137046		133813	M&R TOE-Gantry Crane #3		10.25
137046		133813	M&R TOE-Gantry Crane #4		10.26
137076		133862	M&R Warehouse-Warehouse 52		18.30
137077		133861	M&R Warehouse-Warehouse 52		22.13
			Line Amount Total		1,990.29
99175	03/03/26	V00821	Summit Fire & Security, LLC	2,825.00	
137054		133569	M&R Roads-Parcel 14 Road		2,825.00
137054		133569	Service-Leaking Backflow. Replace/Rebuild		
137054		133569	includes Labor and Material		
			Line Amount Total		2,825.00
99176	03/03/26	V00101	Sunstates Security, LLC	104,396.75	
137020		133788	Security Service Fees		929.50
137021		133789	Security Service Fees		286.00
137022		133791	Security Service Fees		858.00
137055		133790	Security Service Fees		48,652.71
137057		133792	Security Service Fees		51,216.15
137058		133793	Security Service Fees		1,323.56
137088		133832	Security Service Fees		1,130.83
			Line Amount Total		104,396.75
99177	03/03/26	V00112	Tricia Vela	140.98	
137073		133848	Telephone - Feb		75.00
137073		133848	Community Events		65.98
			Line Amount Total		140.98
99178	03/03/26	V00071	Verizon Wireless	493.11	
137074		133841	Telephone		37.99
137074		133841	Telephone		75.20
137074		133841	Telephone		303.94
137074		133841	Telephone		75.98
			Line Amount Total		493.11
99179	03/03/26	V00864	Visual Edge IT, Inc.	176.45	
137023		133797	Maint & Repair - Office Equipment		176.45
			Line Amount Total		176.45
99180	03/03/26	V00178	Waypoint	450.94	
137024		133799	Consultant Fees - Other		437.50
137025		133798	Contract Services		13.44
			Line Amount Total		450.94
99181	03/03/26	V00431	West Columbia Chamber of Commerce	300.00	
137026		133795	Dues & Memberships & Licenses		300.00
			Line Amount Total		300.00
99182	03/03/26	V00808	Whitener Enterprises Inc.	3,416.75	
137056		133677	Fuel/Oil - Unleaded Gas		1,830.88
137056		133677	Fuel/Oil - Dyed Diesel		1,419.30
137056		133677	Surcharges		166.57
			Line Amount Total		3,416.75

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Invoice No.	PO No.	GL Account Name	Line Description		
99183	03/11/26	V00102	ABB, Inc	19,785.96	
	137157	130604	Inventory- Spare Parts New Berth 8 Cranes		11,842.54
	137157	130604	Gantry Motor with TACHO		
	137157	130604	Gantry Motor		7,943.42
			Line Amount Total		19,785.96
99184	03/11/26	V01135	Amazon Capital Services	1,176.91	
	137091	133868	Office Supplies		59.25
	137091	133868	Office Supplies		379.19
	137091	133868	Office Supplies		105.91
	137091	133868	Office Supplies		5.05
	137091	133868	Office Supplies		15.16
	137091	133868	Office Supplies		55.68
	137091	133868	Office Supplies		7.58
	137091	133868	Office Supplies		15.15
	137091	133868	Office Supplies		20.16
	137091	133868	Office Supplies		9.92
	137091	133868	Furniture and Equipment Purchases <\$5,000		71.78
	137091	133868	M&R TOE-General, Terminal Ops Equip & Tools		35.99
	137091	133868	Safety Supplies		119.80
	137091	133868	Community Event-TACFT		18.99
	137091	133868	Community Events		257.30
			Line Amount Total		1,176.91
99185	03/11/26	V00132	American Journal of Transportation	750.00	
	137158	132992	Industry Advertising		
	137158	132992	1/2 page ad Automotive Logistics March 2026		
	137158	132992	1/2 page ad Gulf Coast Parts & Trade May 2026		
	137158	132992	1/2 page ad Top 100 Container Parts Ports June 2026		
	137158	132992	12 Months Daily Newsletter banner and top spot (180x150) Feb-Dec 2026		750.00
			Line Amount Total		750.00
99186	03/11/26	V01049	Amy O'Brien	225.00	
	137171	133953	Telephone - Jan		75.00
	137171	133953	Telephone - Feb		75.00
	137171	133953	Telephone - Mar		75.00
			Line Amount Total		225.00
99187	03/11/26	V00047	Art's Sign Service, Inc.	751.28	
	137092	133880	M&R Parcel 14 Rail		751.28
			Line Amount Total		751.28
99188	03/11/26	V00115	AT&T:979-373-0021 663 4	789.41	
	137172	133928	Telephone		274.57
	137172	133928	Telephone		137.29
	137172	133928	Telephone		34.32
	137172	133928	Telephone		102.97
	137172	133928	Telephone		102.97
	137172	133928	Telephone		137.29
			Line Amount Total		789.41
99189	03/11/26	V00389	Austin Seth	161.27	
	137187	133960	Sales/Promotion Travel		161.27
			Line Amount Total		161.27

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Invoice No.	PO No.	GL Account Name	Line Description		
99190	03/11/26	V00256	Blueline Shop & Copy Center	125.28	
	137173	133955	Community Event-TACFT		125.28
			Line Amount Total		125.28
99191	03/11/26	V00187	Brazoria County Septic Service	422.00	
	137094	133892	Contract Services		422.00
			Line Amount Total		422.00
99192	03/11/26	V00039	Brazosport Tire	1,674.08	
	137114	133935	M&R TOE-Street Sweeper		984.52
	137115	133934	M&R TOE-Street Sweeper		225.00
	137116	133933	M&R TOE-Street Sweeper		220.00
	137117	133932	M&R TOE-Toyota Forklift		244.56
			Line Amount Total		1,674.08
99193	03/11/26	V00473	Brian Knapp	45.00	
	137093	133902	Telephone		45.00
			Line Amount Total		45.00
99194	03/11/26	V00037	Briggs Equipment	252.42	
	137113	133937	M&R TOE-Yale Forklift		252.42
			Line Amount Total		252.42
99195	03/11/26	V00605	BTel - Brazoria Telephone Company	1,094.70	
	137184	133922	Contract Services		1,094.70
			Line Amount Total		1,094.70
99196	03/11/26	V00124	Carriage House Partners	5,000.00	
	137160	129818	Consultant Fees - Other		5,000.00
	137160	129818	Government Liason Service Agreement Jan 2025-		
	137160	129818	December 2027		
	137160	129818	Board Approval 12/19/2024		
			Line Amount Total		5,000.00
99197	03/11/26	V00201	CDW Government	107.94	
	137140	133911	M&R IT Equipment		107.94
			Line Amount Total		107.94
99198	03/11/26	V00096	CenterPoint Energy	38.51	
	137174	133923	Water & Gas		38.51
			Line Amount Total		38.51
99199	03/11/26	V00345	Certified Laboratories	766.52	
	137118	133936	Maint and Operations Supplies		766.52
			Line Amount Total		766.52
99200	03/11/26	V01011	Charles Gryseels III	99.00	
	137141	133874	Telephone - Feb		75.00
	137141	133874	Automobile Expense		24.00
			Line Amount Total		99.00
99201	03/11/26	V00880	Christine Lewis	265.52	
	137185	133959	Telephone - Feb		75.00
	137185	133959	M&R Vehicles-2020 Chev PU		90.91
	137185	133959	M&R Vehicles-2023 Ford Maverick		90.91
	137185	133959	Automobile Expense		8.70
			Line Amount Total		265.52

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Invoice No.	PO No.	GL Account Name	Line Description		
99202	03/11/26	V01086	Clinton Woodson	2,013.44	
	137180	133957	Telephone - Feb		75.00
	137180	133957	Sales/Promotion Travel		386.63
	137180	133957	Dues & Memberships & Licenses		584.42
	137180	133957	Commercial Events		967.39
			Line Amount Total		2,013.44
99203	03/11/26	V00097	Comcast	1,434.86	
	137161	133896	Contract Services		1,434.86
			Line Amount Total		1,434.86
99204	03/11/26	V00517	Covenant K9 Detection Services	6,600.00	
	137079	132480	Security Service Fees		6,600.00
	137079	132480	Hourly Rate for K9 Detection Services for 360 Hrs		
			Line Amount Total		6,600.00
99205	03/11/26	V00668	DARE Capital Partners, LLC	1,817.60	
	137119	133927	M&R TOE-Gantry Crane #1		454.40
	137119	133927	M&R TOE-Gantry Crane #2		454.40
	137119	133927	M&R Other-Mowing, Weed Control Etc		908.80
			Line Amount Total		1,817.60
99206	03/11/26	V00104	Donald Mullett	75.00	
	137103	133904	Telephone		75.00
			Line Amount Total		75.00
99207	03/11/26	V00017	Donnie Joe Evans	75.00	
	137095	133900	Telephone		75.00
			Line Amount Total		75.00
99208	03/11/26	V00189	Energia Resources, Inc.	1,039.10	
	137097	133882	M&R Warehouse-Warehouse 51		354.00
	137098	133881	M&R Warehouse-Warehouse 51		606.10
	137129	133946	M&R Groundskeeping Equipment-5510 John Deere		79.00
			Line Amount Total		1,039.10
99209	03/11/26	V00041	Evco Industrial Hardware	378.89	
	137096	133886	M&R Warehouse-Warehouse 51		37.34
	137130	133945	M&R Transit Shed-T.S. 1		120.34
	137143	133914	M&R TOE-Gantry Crane #1		71.61
	137143	133914	M&R TOE-Gantry Crane #2		71.61
	137143	133914	M&R TOE-Gantry Crane #3		71.61
	137143	133914	M&R TOE-Gantry Crane #4		71.61
	137143	133914	Maint and Operations Supplies		-65.23
			Line Amount Total		378.89
99210	03/11/26	V00012	FedEx	53.80	
	137144	133897	Postage and Freight		53.80
			Line Amount Total		53.80
99211	03/11/26	V01017	GFL Plant Services LP	1,200.47	
	137120	133926	Contract Services		606.82
	137121	133925	Contract Services		377.78
	137122	133924	Contract Services		215.87
			Line Amount Total		1,200.47

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Invoice No.	PO No.	GL Account Name	Line Description		
99212	03/11/26	V00170	Government Finance Officers Association	505.00	
137145	133871		Office Supplies		505.00
			Line Amount Total		505.00
99213	03/11/26	V00175	Gulf Machine Services	90.00	
137099	133890		M&R TOE-JLG 80 HX Manlift		90.00
			Line Amount Total		90.00
99214	03/11/26	V00875	Hannah Thornton	300.00	
137146	133891		Telephone - Nov (Dec Maternity leave)		75.00
137146	133891		Telephone - Jan		75.00
137146	133891		Telephone - Feb		75.00
137146	133891		Telephone - Mar		75.00
			Line Amount Total		300.00
99215	03/11/26	V01037	Harper Brothers Construction, LLC	157,303.35	
137181	131394		Construction in Progress		165,582.47
137181	131394		Furnish labor, materials, equipment and insurance		
137181	131394		for the Gate 4 Access project CSJ 9400-00-012		
137181	131394		Board Approval 05/29/2025		
137181	131394		Retainage Payable		
137181	131394		Retainage Payable		
137181	131394		Retainage Payable		-8,279.12
			Line Amount Total		157,303.35
99216	03/11/26	V00973	ImageNet Consulting LLC	318.70	
137175	133954		Maint & Repair - Office Equipment		318.70
			Line Amount Total		318.70
99217	03/11/26	V00119	JH Sanchez Holding Company	6,605.00	
137123	133393		Janitorial Services February 2026-January 2027		
137123	133393		M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
137123	133393		M&R Bldgs-Operations Bldg		889.00
137123	133393		M&R Bldgs-Security Bldg		651.00
137123	133393		M&R Bldgs-Security Bldg-Customs		880.00
137123	133393		M&R Bldgs-Buildings VT Berth 7		890.00
137123	133393		M&R Bldgs-Maintenance Bldg		110.00
137123	133393		M&R Transit Shed-T.S. 3		91.00
137123	133393		M&R Bldgs-Gate 4		20.00
137123	133393		M&R Bldgs-Security Bldg-Customs Shack		351.00
137123	133393		Board Approval on 12/14/2023		
137123	133393		Change Order Approval on 01/23/2025		
			Line Amount Total		6,605.00
99218	03/11/26	V01085	Judell Davis	45.00	
137100	133901		Telephone		45.00
			Line Amount Total		45.00
99219	03/11/26	V00729	Kevin R. Hartney	45.00	
137101	133903		Telephone		45.00
			Line Amount Total		45.00
99220	03/11/26	V01024	LJA Environmental Services, LLC (fka Berg Oliver)	2,250.00	
137188	129820		Consultant Fees - Other		2,250.00
137188	129820		Professional Services for		
137188	129820		Environmental Planning/Jurisdictional Determination		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137188		129820	for Parcels 27 and 34		
				Line Amount Total	2,250.00
99221	03/11/26	V00926	Mark Vaughn	45.00	
137102		133906	Telephone		45.00
				Line Amount Total	45.00
99222	03/11/26	V00593	McAllen Signal and Boring , LLC	525.00	
137124		132318	M&R Rail-Other		525.00
137124		132318	Hwy 36 Crossing Inspection		
137124		132318	October 2025 - Sept 2026		
				Line Amount Total	525.00
99223	03/11/26	V00006	Michaela Bevers	106.18	
137176		133948	Telephone - Feb		75.00
137176		133948	Community Events		13.41
137176		133948	Automobile Expense		17.77
				Line Amount Total	106.18
99224	03/11/26	V00144	Naylor, LLC	712.50	
137164		133120	Industry Ad-AAPA Seasports of the Americas		
137164		133120	Directory - Full Page, Full Color		
137164		133120	AAPA Seasports of America Directory Member		
137164		133120	Listing Enhancement - Full Color Logo		
137164		133120	AAPA Featured Company		712.50
137164		133120	AAPA Premier Listing		
137164		133120	AAPA Top Leaderboard - 12 Months - Jan		
137164		133120	AAPA Top Leaderboard Feb - Dec		
				Line Amount Total	712.50
99225	03/11/26	V00697	Northern Safety Co., Inc.	328.54	
137104		133887	Safety Supplies		238.58
137125		133931	Safety Supplies		89.96
				Line Amount Total	328.54
99226	03/11/26	V00499	Occupational Health Centers	285.00	
137142		133885	Employment Related		285.00
				Line Amount Total	285.00
99227	03/11/26	V00673	Phoenix Products LLC	1,371.00	
137105		133898	M&R Terminal Facilities-Other		684.79
137106		133895	M&R Terminal Facilities-Other		686.21
				Line Amount Total	1,371.00
99228	03/11/26	V00248	Promotions Unlimited	923.71	
137147		133915	Promotional Items - Commercial		462.00
137177		133921	Community Event-TACFT		148.00
137186		133956	Community Event-TACFT		313.71
				Line Amount Total	923.71
99229	03/11/26	V01051	Rail Link, Inc.	56,225.00	
137165		133909	Other Receivables-VW		56,225.00
				Line Amount Total	56,225.00
99230	03/11/26	V00068	Randy Aparicio	45.00	
137108		133899	Telephone		45.00
				Line Amount Total	45.00

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Invoice No.	PO No.	GL Account Name	Line Description		
99231	03/11/26	V00116	Randy Thompson	161.00	
	137107	133905	Telephone		45.00
	137109	133883	Employment Related		116.00
			Line Amount Total		161.00
99232	03/11/26	V01088	Ruby Dunn	24.07	
	137178	133958	Community Events		24.07
			Line Amount Total		24.07
99233	03/11/26	V00188	Steve Alongis	140.00	
	137112	133888	M&R Other-Mowing, Weed Control Etc		140.00
			Line Amount Total		140.00
99234	03/11/26	V00098	Suburban Propane	298.30	
	137126	133930	Fuel/Oil-Crane		67.35
	137127	133929	Fuel/Oil-Crane		230.95
			Line Amount Total		298.30
99235	03/11/26	V00054	Summit Electric Supply	2,906.33	
	137110	133893	M&R TOE-Gantry Crane #3		338.00
	137110	133893	M&R TOE-Gantry Crane #4		338.00
	137111	133889	M&R TOE-Gantry Crane #1		13.80
	137111	133889	M&R TOE-Gantry Crane #2		13.81
	137111	133889	M&R TOE-Gantry Crane #3		13.80
	137111	133889	M&R TOE-Gantry Crane #4		13.80
	137133	133943	M&R TOE-Gantry Crane #3		269.42
	137133	133943	M&R TOE-Gantry Crane #4		269.42
	137135	133940	M&R TOE-Gantry Crane #3		269.42
	137135	133940	M&R TOE-Gantry Crane #4		269.42
	137150	133877	Other -Re-Bill to Amports		73.77
	137151	133876	Maint and Operations Supplies		142.54
	137151	133876	Other - Re-bill to Amports		78.72
	137152	133875	Other Re-Bill to Amports		547.20
	137153	133863	Other - Re-Bill -Amports		255.21
			Line Amount Total		2,906.33
99236	03/11/26	V00048	Superior Fabrication	875.00	
	137179	133952	M&R Bldgs-Maintenance Bldg		875.00
			Line Amount Total		875.00
99237	03/11/26	V00456	Superior Fence Services	5,800.00	
	137183	133784	M&R Roads-Parcel 14 Road		5,800.00
	137183	133784	Fencing and Gate for Parcel 14 undeveloped area		
			Line Amount Total		5,800.00
99238	03/11/26	V00040	The Brazosport Facts	103.50	
	137154	133918	Community Advertising		103.50
			Line Amount Total		103.50
99239	03/11/26	V00376	The Goodman Corporation	7,956.00	
	137167	131840	Consultant Fees - Other - EPA Clean Air Grant		7,956.00
	137167	131840	Management		
	137167	131840	Board Approval on 05/29/2025		
			Line Amount Total		7,956.00
99240	03/11/26	V00809	Thomson Reuters - West	246.75	
	137168	132788	Subscriptions - Oct		
	137168	132788	Subscriptions- new rate FY 2026		246.75

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137168		132788	CLEAR Govt Investigations Advanced		
137168		132788	CLEAR Criminal Justice Arrest Gateway Pro		
137168		132788	ENCLR Pro Alert Premium Band		
			Line Amount Total		246.75
99241	03/11/26	V00166	Van Scoyoc Associates	8,502.57	
137169		130475	Consultant Fees - 12/2025		8,500.00
137169		130475	Expenses incurred - Not to exceed \$2,000.00 over		2.57
137169		130475	the course of the 1-year contract		
			Line Amount Total		8,502.57
99242	03/11/26	V00071	Verizon Wireless	152.02	
137155		133884	Telephone		76.04
137155		133884	Telephone		37.99
137155		133884	Telephone		37.99
			Line Amount Total		152.02
99243	03/11/26	V00075	Vicki L. Smith	75.00	
137156		133894	Telephone - Mar		75.00
			Line Amount Total		75.00
99244	03/11/26	V00178	Waypoint	4.98	
137048		133811	M&R IT Equipment		4.98
			Line Amount Total		4.98
99245	03/17/26	V00102	ABB, Inc	435.10	
137217		134001	M&R TOE-Gantry Crane #3		217.55
137217		134001	M&R TOE-Gantry Crane #4		217.55
			Line Amount Total		435.10
99246	03/17/26	V01087	Amanda Veliz	55.68	
137189		133984	Community Event-TACFT		55.68
			Line Amount Total		55.68
99247	03/17/26	V00663	B&K Motor Parts, Inc	2,071.78	
137159		133907	Maint and Operations Supplies		223.41
137159		133907	M&R TOE-General, Terminal Ops Equip & Tools		411.25
137159		133907	M&R TOE-135' JLG Man Lift		572.13
137159		133907	M&R Vehicles-2024 Ford Maverick		189.48
137159		133907	M&R Vehicles-Chevy S-10		675.51
			Line Amount Total		2,071.78
99248	03/17/26	V00185	BMP Rackmount Solutions, LLC	700.00	
137218		134010	Badge Supplies		700.00
			Line Amount Total		700.00
99249	03/17/26	V00049	Brazos Fasteners, Inc	15.00	
137211		133996	M&R TOE-Gantry Crane #1		3.75
137211		133996	M&R TOE-Gantry Crane #2		3.75
137211		133996	M&R TOE-Gantry Crane #3		3.75
137211		133996	M&R TOE-Gantry Crane #4		3.75
			Line Amount Total		15.00
99250	03/17/26	V00039	Brazosport Tire	618.48	
137219		133993	M&R Vehicles-2020 Chev PU		618.48
			Line Amount Total		618.48
99251	03/17/26	V01200	Coastal Machine & Mechanical, LLC	2,130.00	
137212		133628	M&R TOE-Gantry Crane #1		532.50

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
137212		133628	M&R TOE-Gantry Crane #2		532.50
137212		133628	M&R TOE-Gantry Crane #3		532.50
137212		133628	M&R TOE-Gantry Crane #4		532.50
137212		133628	Flipper Strap (A514GrB 14-5/8X3"X 1/2" Plate)		
			Line Amount Total		2,130.00
99252	03/17/26	V00070	Darlene Winkler	35.89	
137221		134008	Community Events		11.02
137222		133990	Community Events		24.87
			Line Amount Total		35.89
99253	03/17/26	V01207	Dealers Electrical Supply	660.88	
137213		133997	M&R TOE-Gantry Crane #3		330.44
137213		133997	M&R TOE-Gantry Crane #4		330.44
			Line Amount Total		660.88
99254	03/17/26	V00104	Donald Mullett	305.03	
137223		134007	M&R TOE-Gantry Crane #1		76.26
137223		134007	M&R TOE-Gantry Crane #2		76.26
137223		134007	M&R TOE-Gantry Crane #3		76.26
137223		134007	M&R TOE-Gantry Crane #4		76.25
			Line Amount Total		305.03
99255	03/17/26	V00017	Donnie Joe Evans	116.00	
137224		133989	Employment Related		116.00
			Line Amount Total		116.00
99256	03/17/26	V00189	Energia Resources, Inc.	70.00	
137128		133947	M&R Groundskeeping Equipment-5510 John Deere		70.00
			Line Amount Total		70.00
99257	03/17/26	V00041	Evco Industrial Hardware	896.12	
137214		133992	M&R TOE-JLG 80 HX Manlift		373.20
137225		134004	M&R TOE-Gantry Crane #3		203.10
137225		134004	M&R TOE-Gantry Crane #4		203.10
137226		133999	M&R TOE-Gantry Crane #1		29.18
137226		133999	M&R TOE-Gantry Crane #2		29.18
137226		133999	M&R TOE-Gantry Crane #3		29.18
137226		133999	M&R TOE-Gantry Crane #4		29.18
			Line Amount Total		896.12
99258	03/17/26	V00012	FedEx	9.14	
137190		133973	Postage and Freight		9.14
			Line Amount Total		9.14
99259	03/17/26	V00030	Girouard's Ace Hardware	1,132.51	
137210		133986	M&R TOE-General, Terminal Ops Equip & Tools		129.99
137210		133986	M&R TOE-255 Sweeper		23.93
137210		133986	M&R TOE-JLG 80 HX Manlift		113.83
137210		133986	M&R TOE-Gantry Crane #1		31.06
137210		133986	M&R TOE-Gantry Crane #2		31.06
137210		133986	M&R TOE-Street Sweeper		28.63
137210		133986	M&R Groundskeeping Equipment-X-Mark Zero Turn 60"		40.92
137210		133986	M&R TOE-2021 John Deere Gator HPX615E		12.67
137210		133986	M&R TOE-Gantry Crane #3		133.90
137210		133986	M&R TOE-Gantry Crane #4		133.91
137210		133986	M&R Bldgs-Scale House		47.86

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
137210		133986	M&R Bldgs-Gate 8-Guard Bldg		12.57
137210		133986	M&R Warehouse-Warehouse 51		134.15
137210		133986	M&R Warehouse-Warehouse 52		10.99
137210		133986	M&R Transit Shed-T.S. 1		227.48
137210		133986	M&R Transit Shed-T.S. Sprinkler System		19.56
			Line Amount Total		1,132.51
99260	03/17/26	V00193	Grainger	196.08	
137227		133994	M&R TOE-Gantry Crane #1		49.02
137227		133994	M&R TOE-Gantry Crane #2		49.02
137227		133994	M&R TOE-Gantry Crane #3		49.02
137227		133994	M&R TOE-Gantry Crane #4		49.02
			Line Amount Total		196.08
99261	03/17/26	V01136	Gridmatic Rosa LLC	99,593.55	
137162		133919	Electricity		4,189.00
137162		133919	Electricity		67,471.12
137162		133919	Electricity		2,983.11
137162		133919	Electricity		24,950.32
			Line Amount Total		99,593.55
99262	03/17/26	V00011	Gulftex Vending	83.79	
137191		133961	Office Supplies		29.15
137191		133961	Office Supplies		14.57
137191		133961	Office Supplies		3.64
137191		133961	Office Supplies		10.93
137191		133961	Office Supplies		10.93
137191		133961	Office Supplies		14.57
			Line Amount Total		83.79
99263	03/17/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	298.38	
137192		133962	Office Supplies		298.38
			Line Amount Total		298.38
99264	03/17/26	V00267	IWS Gas and Supply of Texas	126.50	
137131		133942	M&R TOE-General, Terminal Ops Equip & Tools		126.50
			Line Amount Total		126.50
99265	03/17/26	V00110	Jason Miura	367.44	
137228		134009	Telephone - Mar		136.75
137228		134009	Sales/Promotion Travel		145.15
137228		134009	Commercial Events		85.54
			Line Amount Total		367.44
99266	03/17/26	V00052	KM&L,LLC	25,500.00	
137163		132702	Consultant Fees - Audit		25,500.00
137163		132702	Audit Services for FYE 9/30/25		
			Line Amount Total		25,500.00
99267	03/17/26	V00026	Lowe's	203.22	
137209		133985	M&R TOE-Gantry Crane #3		86.42
137209		133985	M&R TOE-Gantry Crane #4		86.42
137209		133985	M&R TOE-Gantry Crane #1		15.19
137209		133985	M&R TOE-Gantry Crane #2		15.19
			Line Amount Total		203.22
99268	03/17/26	V00926	Mark Vaughn	45.00	
136204		133042	Telephone Oct-Nov		30.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
136204		133042	Telephone - Dec		15.00
			Line Amount Total		45.00
99269	03/17/26	V00001	Norma Cheline	1,300.00	
137230		132949	Lease Expense		1,300.00
137230		132949	Off site storage in Angleton		
137230		132949	Jan - Dec 2026		
			Line Amount Total		1,300.00
99270	03/17/26	V00050	Northern Tool Commercial Account	10.67	
137193		133975	M&R TOE-Gantry Crane #3		3.31
137193		133975	M&R TOE-Gantry Crane #4		3.31
137194		133974	M&R TOE-Gantry Crane #3		2.03
137194		133974	M&R TOE-Gantry Crane #4		2.02
			Line Amount Total		10.67
99271	03/17/26	V00044	Primo Brands	657.08	
137231		134005	Office Supplies		75.97
137231		134005	Office Supplies		37.99
137231		134005	Office Supplies		9.50
137231		134005	Office Supplies		28.49
137231		134005	Office Supplies		438.65
137231		134005	Office Supplies		28.49
137231		134005	Office Supplies		37.99
			Line Amount Total		657.08
99272	03/17/26	V00248	Promotions Unlimited	2,624.81	
137195		133976	Community Event-TACFT		169.81
137232		134006	Community Event-TACFT		350.00
137237		133991	Community Event-TACFT		2,105.00
137237		133991	TACFT 2026 - Goodie Item		
137237		133991	400 Insulated cooler backpack, gray with PF logo black imprint		
137237		133991	Includes unit price, set up (\$50) imprint and shipping fee		
137237		133991	1/2 deposit required / Balance due at delivery (\$2,105.00)		
			Line Amount Total		2,624.81
99273	03/17/26	V00067	Quill LLC	1,130.74	
137148		133879	Office Supplies		162.96
137197		133982	Office Supplies		249.16
137198		133979	Office Supplies		41.25
137198		133979	Office Supplies		20.62
137198		133979	Office Supplies		5.16
137198		133979	Office Supplies		15.47
137198		133979	Office Supplies		15.47
137198		133979	Office Supplies		20.62
137199		133983	Office Supplies		216.83
137215		133981	Office Supplies		250.89
137216		133980	Office Supplies		132.31
			Line Amount Total		1,130.74
99274	03/17/26	V00405	SLS Rigging LLC	873.00	
137233		134003	M&R TOE-Gantry Crane #3		220.44
137233		134003	M&R TOE-Gantry Crane #4		220.44
137234		134002	M&R TOE-Gantry Crane #1		216.06

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137234		134002	M&R TOE-Gantry Crane #2		216.06
			Line Amount Total		873.00
99275	03/17/26	V00053	Stericycle, Inc	1,331.35	
137166		133917	Office Supplies		1,331.35
			Line Amount Total		1,331.35
99276	03/17/26	V01120	Sterling Solutions, LLC	16,500.00	
137182		133204	Consultant Fees - Other		16,500.00
137182		133204	Owner's Cold Storage Industry Representative: Monthly fee of \$16,500.00, not to exceed \$100,000.00		
			Line Amount Total		16,500.00
99277	03/17/26	V00054	Summit Electric Supply	844.75	
137132		133944	M&R Warehouse-Warehouse 51		629.93
137134		133941	M&R Bldgs-Operations Bldg		44.62
137136		133938	M&R Bldgs-Operations Bldg		30.77
137235		134000	M&R TOE-Gantry Crane #3		69.72
137235		134000	M&R TOE-Gantry Crane #4		69.71
			Line Amount Total		844.75
99278	03/17/26	V00101	Sunstates Security, LLC	104,371.45	
137200		133970	Security Service Fees		429.00
137201		133969	Security Service Fees		303.88
137202		133966	Security Service Fees		286.00
137203		133965	Security Service Fees		518.38
137205		133972	Security Service Fees		1,427.81
137206		133971	Security Service Fees		49,063.18
137207		133968	Security Service Fees		1,557.37
137208		133967	Security Service Fees		50,785.83
			Line Amount Total		104,371.45
99279	03/17/26	V00200	The Chamber Brazosport Area	120.00	
137236		133995	Community Events		120.00
			Line Amount Total		120.00
99280	03/17/26	V00864	Visual Edge IT, Inc.	219.33	
137204		133963	Maint & Repair - Office Equipment		219.33
			Line Amount Total		219.33
99281	03/17/26	V00091	Wells Fargo	19,591.45	
137170		133910	Other Accounts Payable (JE)		19,591.45
			Line Amount Total		19,591.45
99282	03/17/26	V00469	West Gulf Maritime Association	1,000.00	
137241		133988	Sales/Promotion Travel		1,000.00
			Line Amount Total		1,000.00
99283	03/17/26	V00009	Williams Diesel, Inc	78.70	
137137		133939	M&R Roads-Parcel 14 Road		78.70
			Line Amount Total		78.70
99284	03/24/26	V00177	Arthur J. Gallagher Risk Management Services, LLC	34,915.44	
137258		134027	Insurance Expense-adj to Property policy		34,915.44
			Line Amount Total		34,915.44
99285	03/24/26	V00957	AT&T:831-001-2806-788	344.95	
137255		134031	Telephone		164.97
137255		134031	Telephone		90.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137255		134031	Telephone		89.98
				Line Amount Total	344.95
99286	03/24/26	V00445	BP Equipment	578.50	
137278		134053	M&R Bldgs-Security Bldg		578.50
				Line Amount Total	578.50
99287	03/24/26	V00187	Brazoria County Septic Service	1,266.00	
137261		134022	Contract Services		1,266.00
				Line Amount Total	1,266.00
99288	03/24/26	V00049	Brazos Fasteners, Inc	58.79	
137247		134024	M&R TOE-Street Sweeper		58.79
				Line Amount Total	58.79
99289	03/24/26	V00004	City of Freeport	47,233.69	
137242		134013	Water & Gas		208.59
137243		134012	Water & Gas		88.72
137244		134011	Water & Gas		225.60
137245		134014	Water & Gas		46,114.25
137246		134015	Other Receivables -Re-Bill to VW		596.53
				Line Amount Total	47,233.69
99290	03/24/26	V01214	City of Freeport	954.00	
137294		134058	Community Event-TACFT		954.00
				Line Amount Total	954.00
99291	03/24/26	V00260	CMT Technical Services	6,800.50	
137288		128252	Construction in Progress		6,800.50
137288		128252	Professional Services for the		
137288		128252	Gate 4 Entrance Geotechnical and Materials Testing		
				Line Amount Total	6,800.50
99292	03/24/26	V00031	Culligan Water Systems	147.90	
137265		134040	M&R Bldgs-Operations Bldg		147.90
				Line Amount Total	147.90
99293	03/24/26	V00668	DARE Capital Partners, LLC	4,274.20	
137262		134021	M&R TOE-Gantry Crane #1		568.00
137262		134021	M&R TOE-Gantry Crane #2		568.00
137262		134021	M&R Other-Mowing, Weed Control Etc		908.80
137263		134020	M&R TOE-Gantry Crane #1		568.00
137263		134020	M&R TOE-Gantry Crane #2		568.00
137263		134020	M&R Other-Mowing, Weed Control Etc		1,093.40
				Line Amount Total	4,274.20
99294	03/24/26	V00228	Department of Information Resources	320.15	
137279		134051	Telephone		53.91
137279		134051	Telephone		26.96
137279		134051	Telephone		141.54
137279		134051	Telephone		6.72
137279		134051	Telephone		20.27
137279		134051	Telephone		13.48
137279		134051	Telephone		10.08
137279		134051	Telephone		20.23
137279		134051	Telephone		26.96
				Line Amount Total	320.15

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99295	03/24/26	V00041	Evco Industrial Hardware	49.98	
	137248	134025	Maint and Operations Supplies		35.63
	137249	134023	Maint and Operations Supplies		14.35
			Line Amount Total		49.98
99296	03/24/26	V01017	GFL Plant Services LP	606.82	
	137250	134019	Contract Services		606.82
			Line Amount Total		606.82
99297	03/24/26	V00011	Gulftex Vending	115.95	
	137266	134035	Office Supplies		115.95
			Line Amount Total		115.95
99298	03/24/26	V00973	ImageNet Consulting LLC	181.31	
	137275	134042	Maint & Repair - Office Equipment		181.31
			Line Amount Total		181.31
99299	03/24/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	882.47	
	137280	134049	Office Supplies		131.97
	137280	134049	Office Supplies		66.00
	137280	134049	Office Supplies		16.51
	137280	134049	Office Supplies		49.50
	137280	134049	Office Supplies		49.50
	137280	134049	Office Supplies		66.00
	137281	134048	Office Supplies		502.99
			Line Amount Total		882.47
99300	03/24/26	V00038	Killum Pest Control	3,500.00	
	137267	134038	M&R Warehouse-Warehouse 51		800.00
	137268	134037	M&R Warehouse-Warehouse 51		800.00
	137269	134036	M&R Warehouse-Warehouse 51		400.00
	137270	134034	M&R Warehouse-Warehouse 51		700.00
	137271	134033	M&R Warehouse-Warehouse 51		800.00
			Line Amount Total		3,500.00
99301	03/24/26	V00172	Lincoln National Life Insurance Company	1,594.95	
	137290	134046	Retirement Expense		333.42
	137290	134046	Retirement Expense		149.51
	137290	134046	Retirement Expense		459.49
	137290	134046	Retirement Expense		13.35
	137290	134046	Retirement Expense		137.64
	137290	134046	Retirement Expense		105.11
	137290	134046	Retirement Expense		16.89
	137290	134046	Retirement Expense		133.93
	137290	134046	Retirement Expense		134.31
	137290	134046	Retirement Expense		111.30
			Line Amount Total		1,594.95
99302	03/24/26	V00250	Lincoln National Life Insurance Company	3,214.82	
	137289	134047	Group STD Insurance		333.39
	137289	134047	Group LTD Insurance		281.19
	137289	134047	Group STD Insurance		133.54
	137289	134047	Group LTD Insurance		114.78
	137289	134047	Group STD Insurance		559.19
	137289	134047	Group LTD Insurance		389.99
	137289	134047	Group STD Insurance		21.16
	137289	134047	Group LTD Insurance		12.78

Vendor Expenditure

Period: 03/01/26..03/31/26

Port Freeport

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137289		134047	Group STD Insurance		145.31
137289		134047	Group LTD Insurance		129.86
137289		134047	Group STD Insurance		102.58
137289		134047	Group LTD Insurance		85.69
137289		134047	Group STD Insurance		51.60
137289		134047	Group LTD Insurance		32.65
137289		134047	Group STD Insurance		139.47
137289		134047	Group LTD Insurance		114.31
137289		134047	Group STD Insurance		143.09
137289		134047	Group LTD Insurance		89.51
137289		134047	Group STD Insurance		192.16
137289		134047	Group LTD Insurance		142.57
			Line Amount Total		3,214.82
99303	03/24/26	V00375	Maritime Workers Emergency Medical Fund	4,515.00	
137229		133920	Industry Advertising		3,800.00
137229		133920	Admiral Sponsorship: Recognition on the registration site, event sponsor board and event placemats, includes 25 tickets		
137229		133920	Individual Tickets for food and drinks (Will receive 70 wristbands total)		715.00
			Line Amount Total		4,515.00
99304	03/24/26	V00013	Mary Campus	2,075.00	
137291		134043	Consultant Fees - Other		2,075.00
			Line Amount Total		2,075.00
99305	03/24/26	V00697	Northern Safety Co., Inc.	443.40	
137251		134018	Safety Supplies		77.00
137252		134017	Safety Supplies		137.40
137272		134041	Safety Supplies		229.00
			Line Amount Total		443.40
99306	03/24/26	V01176	Pranger Group Inc	727,080.00	
137292		132699	Construction in Progress		727,080.00
137292		132699	Professional services for Cross Dock 2		
137292		132699	Board Approval 10/23/2025		
			Line Amount Total		727,080.00
99307	03/24/26	V00248	Promotions Unlimited	2,905.21	
137276		134045	Community Event-TACFT		144.00
137277		134044	Community Event-TACFT		313.71
137284		134056	Community Event-TACFT		410.00
137285		134055	Community Event-TACFT		200.00
137293		134030	Community Event-TACFT 400 @ 6.05 =2,420.00 + 30.00 setup		1,225.00
137293		134030	Promotional Items - Community 200 @ 6.05 =1,210.00 + 15.00 setup		612.50
137293		134030	Rechargeable Power Bank with fan & flashlight / PF black logo		
137293		134030	50% down payment \$1,837.50 / 50% at delivery \$1,837.50		
			Line Amount Total		2,905.21
99308	03/24/26	V00067	Quill LLC	65.44	
137282		134050	Office Supplies		65.44
			Line Amount Total		65.44

Vendor Expenditure

Period: 03/01/26..03/31/26

Port Freeport

Thursday, April 16, 2026

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99309	03/24/26	V00073	Roger Johnston	529.30	
137257	134026		M&R TOE-General, Terminal Ops Equip & Tools		529.30
			Line Amount Total		529.30
99310	03/24/26	V00405	SLS Rigging LLC	5,097.75	
137238	133761		M&R TOE-Gantry Crane #1 - Verotop 35x7x15mmx725'		5,097.75
137238	133761		Ungalvanized Wire Rope		
			Line Amount Total		5,097.75
99311	03/24/26	V00054	Summit Electric Supply	543.64	
137253	133951		Maint and Operations Supplies		95.23
137254	133950		M&R Warehouse-Warehouse 52		13.42
137260	133949		M&R Warehouse-Warehouse 52		152.63
137273	134039		M&R Warehouse-Warehouse 51		244.04
137274	134032		Maint and Operations Supplies		38.32
			Line Amount Total		543.64
99312	03/24/26	V00060	Sun Coast Resources	3,072.00	
137264	133987		Fuel/Oil - Unleaded Gas		2,885.15
137264	133987		Surcharges		186.85
			Line Amount Total		3,072.00
		Texas Gulf Bank Accounts Payable		1,670,921.59	



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: April 9, 2026

SUBJECT: **Approval of a Resolution Adopting the 2024 International Building Code**

Attached is a resolution adopting the 2024 International Building Code, International Mechanical Code, International Plumbing Code, and International Fire Code. I recommend approval.

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 ADOPTING THE 2024 INTERNATIONAL BUILDING CODE, THE
2024 INTERNATIONAL FIRE CODE, THE 2024 INTERNATIONAL MECHANICAL
CODE, AND THE 2024 INTERNATIONAL PLUMBING CODE AND AUTHORIZING
OTHER MATTERS RELATING THERETO**

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 23rd day of April, 2026, among other business, on motion duly made and seconded, the following Resolution was passed and adopted:

RECITALS

WHEREAS, the Texas Special District Local Laws Code Section 5002.201(c)(4) provides that the Port may adopt “building codes ...that meet or exceed the building codes adopted by the local municipality”; and,

WHEREAS, the Port first established permitting procedures and adopted certain building codes with amendments by resolution approved September 28, 2023; and

WHEREAS, the Port Commission adopted the 2023 National Electrical Code by resolution on June 26, 2025; and

WHEREAS, the Port Commission, as the governing body of the Port, wishes to adopt the 2024 International Building Code with amendments (“2024 IBC”), the 2024 International Fire Code with amendments (“2024 IFC”), the 2024 International Mechanical Code with amendments (“2024 IMC”), and the 2024 International Plumbing Code with amendments (“2024 IPC”) consistent with state law and to retain those amendments applicable to those codes that were established by the September 28, 2023 resolution; and,

NOW THEREFORE, BE IT RESOLVED by the Port that, the Executive Director/CEO of the Port and the Director of Engineering shall be, and each of them is hereby authorized and directed to take such actions as may be required to implement, carry out, and enforce the 2024 IBC, the 2024 IFC, the 2024 IMC, and the 2024 IPC and to consummate the transactions contemplated thereby and on behalf of the Port, substantially in the form presented at this meeting and with such nonmaterial changes as may be approved by the official executing the same, the execution thereof to constitute conclusive evidence of such approval; and

SECTION 1. The findings and determinations contained in the recitals to this Resolution are hereby found and determined to be true and correct and are incorporated herein for all purposes.

SECTION 2. The terms defined in the recitals to this Resolution are incorporated

herein for all purposes.

SECTION 3. The Port Commission of Port Freeport of Brazoria County, Texas, hereby adopts the 2024 International Building Code with amendments (“2024 IBC”), the 2024 International Fire Code with amendments (“2024 IFC”), the 2024 International Mechanical Code with amendments (“2024 IMC”), and the 2024 International Plumbing Code with amendments (“2024 IPC”), including the applicable amendments contained in the September 28, 2023 resolution.

SECTION 4. All other codes and provisions in the September 28, 2023 resolution as well as the adoption of the 2023 National Electrical Code by resolution on June 26, 2025, remain in full force and effect, and nothing herein shall be construed to repeal those provisions.

SECTION 5. That, if any provision, section, subsection, sentence, clause, or phrase of this Resolution or the standard codes or local amendments adopted hereby, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Port in adopting this Resolution that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of an unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Resolution are declared to be severable for that purpose.

SECTION 6. This Resolution shall be effective immediately upon passage of this Resolution and enforced when published as required by law.

PASSED, APPROVED and ADOPTED this 23rd day of April, 2026.

Kim Kincannon
Port Commission Secretary

APPROVED AS TO FORM:



Heather N. Cook, Attorney for Port Freeport



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: April 16, 2026

SUBJECT: Approval a PSA with HDR Engineering for Docks 1, 2, 3, and 5 Floodwall Modifications

The Port desires to modify the existing floodwall along Docks 1, 2, 3, and 5 to accommodate two RO/RO vessels simultaneously. This work requires a Section 408 Authorization from the US Army Corps of Engineers (USACE). In 2019, HDR Engineering, Inc. (HDR) previously prepared the design submittal and sent it to the USACE. The submittal was not accepted and the project was paused. The Port's need of the floodwall modifications still exists, and the reluctance of the USACE to accept the design package has gone.

1. HDR proposes to review and revise the 2019 design and update/incorporate regulatory changes since 2019.
2. Re-submit the permit package to the USACE, attend meetings, and answer questions as necessary to obtain a Section 408 Authorization.

This proposal does not include bidding assistance or construction oversight during construction.

While it is anticipated that permitting will take 11 months, no one can be sure. A Section 408 Authorization is valid for 5 years. Once we obtain the authorization, I will request the fee for the additional work at that time for Port Commission Approval.

The fee for this work is **\$215,274.00**.

I recommend approval.

PORT COMMISSION

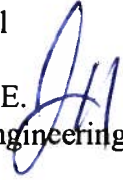
ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: April 8, 2026

SUBJECT: **Approval of a Purchase Order with Clements Plumbing
for relocation of a water meter**

With the redevelopment of Parcel 1, it is necessary to relocate one of the City's water meters to ensure that all Port property and development is properly and accurately billed for water/sewer usage. A water meter will need to be relocated from inside the Port's fence to the intersection of Pine Street and 5th Street.

It is usual and customary for a municipality to perform this work and bill the developer for this type of work. However, I was told by the City water department that Veolia did not want to do this work. I was instructed to use City pre-approved contractors and contract with them directly. Accordingly, I obtained quotes from both of the City approved contractors. The contractor that submitted the lowest bid is Clements Plumbing from Freeport, TX. Clements Plumbing has done work for the Port over the past several years.

I therefore recommend approval of a purchase order with Clements Plumbing for an amount of Not to Exceed \$28,350.89.

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 EXECUTION OF
AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE
TEXAS DEPARTMENT OF TRANSPORTATION FOR THE
FM 1495 (FREEPORT) TRUCK PARKING PROJECT**

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 23rd day of April 2026, among other business, on motion duly made and seconded, the following Resolution was passed and adopted:

WHEREAS, on August 21, 2025, via Minute Order UTP MO# 116997, the Texas Transportation Commission authorized FM 1495 (Freeport) Truck Parking (CSJ: 0587-01-070) Project (the “Project) to receive Supplemental Transportation Program funds for the Project utilities, environmental assessment and mitigation, architectural and engineering services, right of way, real property, construction and Texas Department of Transportation (TxDOT) oversight; and

WHEREAS, the Port commits to provide the required match of construction costs as shown in the AFA. The local match is comprised of cash; and

WHEREAS, the Port is responsible for all non-reimbursable costs authorized in advance by the port, and 100% of construction cost overruns of the parking lot, and TxDOT will be responsible for 100% of the cost overruns of the sidewalk, if any; and

WHEREAS, the Port Commission of the Port desires to reaffirm its support of the Project, approve and authorize the execution of an Advance Funding Agreement (AFA) with TxDOT for the Project.

NOW THEREFORE, BE IT RESOLVED the Port Commission of Port Freeport, hereby approves, and authorizes an Advance Funding Agreement with the Texas Department of Transportation for the Project and the CEO & Executive Director of Port Freeport is authorized to execute all documents necessary to complete this transaction.

PASSED AND APPROVED on the 23rd day of April, 2026.

Kim Kincannon
Port Commission Secretary

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this 23rd day of April, 2026., by Kim Kincannon, Port Commission Secretary, of Port Freeport, a political subdivision of the State of Texas, on behalf of said political subdivisions.

NOTARY PUBLIC, STATE OF TEXAS