



Port Commission Regular Meeting

Thursday, August 27, 2026 at 1:30 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/87690513013?pwd=eGYabDZgNPNrCEGjGsoiSBP5YDWb5A.1>

Meeting ID: 876 9051 3013

Passcode: 255657

- 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. Recognition of Brazos Pilot crewmembers, Captain Todd Tullis and Aron Hitchcock.**
- 10. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, safety matters, security matters, tenant updates, USCOE and other related port affairs.**

- A. Executive Director/CEO
- B. Director of Engineering
- C. Director of Operations
- D. Director of Business & Economic Development
- E. Chief Financial Officer

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

12. Consent Agenda.

- A. Approval of Minutes from the Regular Meeting held July 23, 2026.
- B. Approval of financial reports for the period ending July 31, 2026.
- C. Approval of budget for the RILA LINK 2027 Conference.
- D. Approval of Inter-Agency Cooperation Contract with Texas A&M University-Corpus Christi for maintenance of the NOAA PORTS sensors in the Freeport Ship Channel, for an amount not to exceed \$60,096.

13. Approval of a Request for Proposal (RFP) for EOC Generator.

14. Approval to purchase Crane Spare Parts for an amount not to exceed \$100,000.

15. Adoption of a Resolution declaring items surplus and ordered sold separately for cash, after notice of sale and receipt of bids to the highest bidder; destroyed or otherwise disposed of if no bids are received; or offered as trade-in for new property of the same general type.

16. Approval to purchase a 2026 Ford Maverick Truck, for an amount not to exceed \$32,925.

17. Conduct workshop regarding Fiscal Year 2026/2027 Budget for Port Freeport.

18. Adoption of a Resolution proposing the 2026 Tax Rate, to be adopted at a future meeting.

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

- A. Under authority of Section 551.071 (Consultation with Attorney):
 - 1. Consultation with attorney under Government Code Section 551.071(1) to seek or receive attorney's advice on pending or contemplated litigation.
 - 2. Consultation with attorney under Government Code Section 551.071(2) to seek or receive attorney's advice on legal matters that are not related to litigation.
- B. Under authority of Section 551.076 (Deliberation of Security Matters):
 - 1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.
- C. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 - 1. To discuss or deliberate commercial or financial information that the governmental body has received from a business prospect that the governmental

body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

i. Business & Economic Development Report including potential offers of financial or other incentives to the business prospect.

2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

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

1. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.

2. The potential lease or value of real property located at Port Freeport, including but not limited to Parcel 1.

3. The potential exchange, lease or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 27, 34 and property on Quintana Island.

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

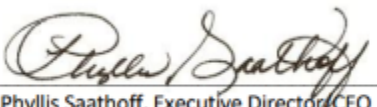
1. Deliberation regarding the appointment, employment, evaluation, reassignment, duties of a public officer or employee, including but not limited to: Executive Director/CEO, Chief Financial Officer, Director of Engineering, Director of Protective Services, Director of Business & Economic Development, Director of Information Technology and Director of Operations.

20. RECONVENE OPEN SESSION:

21. 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: Executive Director/CEO
Port Freeport Commissioners

FROM: Amanda Veliz, Public Affairs Manager

DATE: August 27, 2026

SUBJECT: Public Affairs Departmental Report – August 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 continues to provide updates on marine traffic and the Freeport Harbor Channel Improvement Project (FHCIP), keeping the local community informed.

Dredging for the FHCIP was completed on April 30, 2026, and the project remains in the closeout phase with the U.S. Army Corps of Engineers. On July 28, Port Freeport celebrated this significant milestone with a ribbon-cutting ceremony attended by more than 220 guests, with strong representation from local, state, and federal government, industry partners, and the community.

Freeport Harbor Channel Improvement Project

Staff continues to respond to public inquiries regarding Port Freeport and the Freeport Harbor Channel Improvement Project and maintain updated project information on the Port's website. Staff also supported communications and outreach surrounding the successful July 28 ribbon-cutting ceremony celebrating the completion of dredging for this historic 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

One press release was distributed since the July departmental report. On July 30, 2026, the U.S. Army Corps of Engineers released "Freeport Channel Milestone Expands Vessel Access, Strengthens U.S. Supply Chains," highlighting the completion of dredging for the Freeport Harbor Channel Improvement Project.

The release received strong media and stakeholder interest and was shared by numerous industry publications, government agencies, community organizations, and partners, including DredgeWire, AAPA Seaports, DVIDS, The Facts, AJOT, The Waterways Journal, Freight Business Journal North America, Dredging Today, the U.S. Army Corps of Engineers Galveston District, Greater Houston Port

Bureau, Freeport LNG, Great Lakes Dredge & Dock Company, U.S. Representative Randy Weber, Brazoria County Economic Development Alliance, local Chambers, and others.

Port Freeport further amplified the announcement through its website, social media channels, and stakeholder communications to maximize visibility and engagement.

Looking ahead, staff anticipates issuing additional press releases related to the FY2026/27 budget and tax rate, CEO Phyllis Saathoff's recognition as a 2026 Top 30 Influential Woman of Texas, as well as other significant Port initiatives, milestones, and partnership announcements.

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 July and throughout August. Additional posts may be shared as needed to support real-time port activities and events.

Late July Posts:

July 13 – Port Event: AMPORTS, Mitsubishi, and Port Freeport Recap Video
July 16 – Port Event: Procurement Workshop - Video
July 17 – Port Event: Golf Tournament – Sponsorship – Post 1
*July 17 – Port Employment Opportunity: Now Hiring – Accounting Specialist
July 20 – Committee Meeting Reminder: Finance Committee
July 21 – Port Event: Procurement Vendor Connections - Post 3
*July 22 – PUBLIC NOTICE: RFP - Insurance Broker
July 22 – Pilot Commission Meeting Reminder
July 22 – Port Commission: Reminder: Port Commission Meeting
July 24 – Emergency Preparedness: Hurricane Food Preparedness
July 24 – Port Commission: Recap: Port Commission
July 31 – Press Release: FHCIP Ribbon Cutting Ceremony

July 18 – Port Event: Community Port Tour – Post 1
July 23 – Port Event: Community Port Tour – Post 2
July 27 – Port Event: Golf Tournament – Sponsorship – Post 2

August Posts:

August 3 – Port Event: Golf Tournament - Golf Ball Sponsor Thank you
August 4 – Partner Spotlight: U.S. Coast Guard Birthday
August 5 – Port Event: Procurement Vendor Connections - Post 4
August 6 – Port Event: Golf Tournament – Sponsorship – Post 1
August 6 – Shared Post: Phyllis-Top 30 Influential Women of Texas for 2026
August 7 – Port Event: Community Port Tour – Post 1
August 7 – Port Event: FHCIP Ribbon Cutting Video Recap
August 9 – Community Engagement: Back to School
August 10 – Safety & Preparedness: Back-to-School Safety
August 10 – Commercial Events: Breakbulk Americas
August 11 – Public Notice: Hard Bids for "Construction of 85,000SF, type II-B, refrigerated cross dock building".
August 12 – Port Commission: Multiple Committee Meetings Reminder
August 13 – Golf Tournament: Platinum Sponsor - Individual Thank You Post

August 14 – Safety & Preparedness: Back-to-School Bus Safety
August 14 – Port Events: FHCIP Photo Album
August 17 – Port Event: Golf Sponsorship POST 2 Video
August 18 – Port Event: Procurement Vendor Connections - Post 5
August 18 – Port Event: Golf Tournament Gold Sponsors Thank you
August 19 – Port Event: Community Port Tour – Post 2
August 20 – Port Event: Golf Tournament Silver Sponsors Thank you
August 20 – Community Engagement: Pearland Chamber Luncheon Phyllis Guest Speaker
August 21 – Safety & Preparedness: Prevent Heat Illness at Work
August 24 – Port Event: Procurement Vendor Connections - Post 6
August 25 – Press Release: Phyllis-Top 30 Influential Women of Texas for 2026
August 25 – Port Event: Golf Tournament Bronze Sponsors Thank you
August 26 – Port Commission: Reminder: Port Commission Meeting
August 27 – Port Event: Procurement Vendor Connections – Recap Video
August 27 – Port Event: Golf Tournament Lunch Sponsors Thank you
August 28 – Port Commission: Recap: Port Commission
August 31 – Port Event: Golf Tournament – Sponsorship – Post 3

Social media efforts throughout August focused on highlighting Port Freeport milestones, upcoming events, community engagement, safety messaging, and industry and partner activities. Staff continued to extend the reach of the Freeport Harbor Channel Improvement Project ribbon-cutting through recap video and photo content, while also promoting Community Port Tours, Procurement Vendor Connections, and Golf Tournament sponsorship opportunities and recognizing event sponsors.

Additional content highlighted CEO Phyllis Saathoff's recognition as a 2026 Top 30 Influential Woman of Texas, community and industry engagement, Port Commission activities, public notices, and seasonal safety messaging. Staff continues to use Port Freeport's social media platforms to provide timely updates, recognize partners, promote upcoming opportunities, and increase awareness of Port activities and initiatives.

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

Port/Community Events

Community Advisory Panel (C.A.P.)

The next quarterly Community Advisory Panel (C.A.P.) meeting is scheduled for Tuesday, September 1, 2026, at the Dude Payne Event Center in Angleton.

Two representatives from the Texas Department of Transportation (TxDOT) will participate as guest speakers, providing attendees with additional insight into transportation and infrastructure initiatives.

Upcoming C.A.P. meeting dates are as follows:

Tuesday, September 1 – Dude Payne Event Center

Tuesday, December 8

For membership appointments or updates to existing memberships, please contact Ruby Dunn at dunn@portfreeport.com.

Port Freeport Community Port Tours

Port Freeport will host its annual Community Port Tours on Saturday, October 3, 2026. This public outreach initiative provides residents within the Port Freeport Navigation District and surrounding

communities an opportunity to experience port operations firsthand while learning about the Port's economic impact, infrastructure investments, maritime commerce, and role in supporting local, state, and national supply chains.

Registration and promotional efforts are well underway, with 124 participants currently registered. The Public Affairs team has published two social media posts to promote the tours and continues outreach through the Port's website, social media channels, local chambers of commerce, and community partners.

Staff continues to coordinate event logistics, transportation, safety, tour routes, volunteer support, and participant communications in preparation for the October event.

Port Freeport Take-A-Child Fishing Tournament (TACFT)

Planning is underway for the 27th Annual Port Freeport Take-A-Child Fishing Tournament, continuing a long-standing tradition of providing local youth and families with a memorable day on the water while promoting community engagement and outdoor recreation.

Save the following dates:

- Captain's Dinner: Thursday, May 6, 2027, from 5:30 PM to 7:30 PM
- 27th Annual Take-A-Child Fishing Tournament: Saturday, May 8, 2027, at Freeport Municipal Park, from 8:00 AM to 12:00 PM

Port Freeport Golf Tournament

Planning and sponsorship outreach continue for the 15th Annual Port Freeport Golf Tournament, scheduled for Monday, October 26, 2026, at The Wilderness Golf Course.

Sponsorship efforts have generated strong support, with 44 sponsors committed and approximately \$56,000 raised to date. Staff continues outreach to secure additional sponsorships and promote available opportunities through social media, direct communications, and other stakeholder outreach.

The Public Affairs team is also recognizing participating sponsors through dedicated social media thank-you posts while continuing to promote the tournament and available sponsorship opportunities. Event planning and coordination remain underway in preparation for the October tournament.

Port Presentations, Tours, and Meetings

August 20 – Presentation/Speaking: Pearland Chamber of Commerce Luncheon, Phyllis Saathoff

September 10 – Panel/Speaking: BayTran State of the Ports, Phyllis Saathoff

September 18 – Fort Bend Infrastructure Conference - Transportation & Mobility Panelist, Phyllis Saathoff

October 29 – WGMA Member Conference, Speaker, Phyllis Saathoff

November 5 – Gulf Coast WEDA Conference, Speaker, Phyllis Saathoff

November 5 – Invest: Houston 3rd Edition Leadership Summit, Speaker, Phyllis Saathoff

Community Events and Meetings - (Informational purpose only)

July 28 – PORT EVENT: Freeport Harbor Channel Improvement Project Ribbon Cutting

July 29 – The Alliance Annual Industry Update

August 1 – Brazoria County Dream Center - Back 2 School Bash

August 5 – Angleton Chamber of Commerce Building @ Breakfast | David Stark - AI in business

August 12 – The Alliance LBRC Fall Luncheon – The Region H Water Plan

August 19 – Brazoria Chamber of Commerce - Breakfast & Mingle

August 20 – Pearland Chamber of Commerce Luncheon - Phyllis Saathoff Keynote Speaker

August 20 – ABC - 50th Anniversary Celebration

August 21 – The Top 30 Influential Women of Texas Awards - Phyllis Saathoff Honoree

August 25 – Brazosport Chamber of Commerce - Dinner & Auction

Upcoming Community Events and Meetings - (Informational purpose only)

August 27 – Angleton Chamber of Commerce - Legislative Update Cody Vasut

August 29 – West Columbia Chamber of Commerce - Annual Banquet

September 1 – Port Freeport C.A.P. Meeting

September 10 – Greater Houston Port Bureau State of the Ports

September 18 – Fort Bend Infrastructure Conference - Transportation & Mobility

September 22 – Highway 36A Luncheon - Waller County Judge Elect Justin Beckendorff

September 23 – Angleton Chamber of Commerce - Blossoming Reverie

September 23 – ABC - BSC MSTI Joint Membership Luncheon

September 24 – JA Business Hall of Fame

September 24 – The Alliance - Retirement Party for Debbie Pennington

October 1 – Angleton Chamber of Commerce - Shot in the Dark - Annual Fall Golf Tournament

October 1 – Brazoria County Hispanic Chamber of Commerce Professionals in Heels

October 9 – ABC - 40th Annual Golf Tournament



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

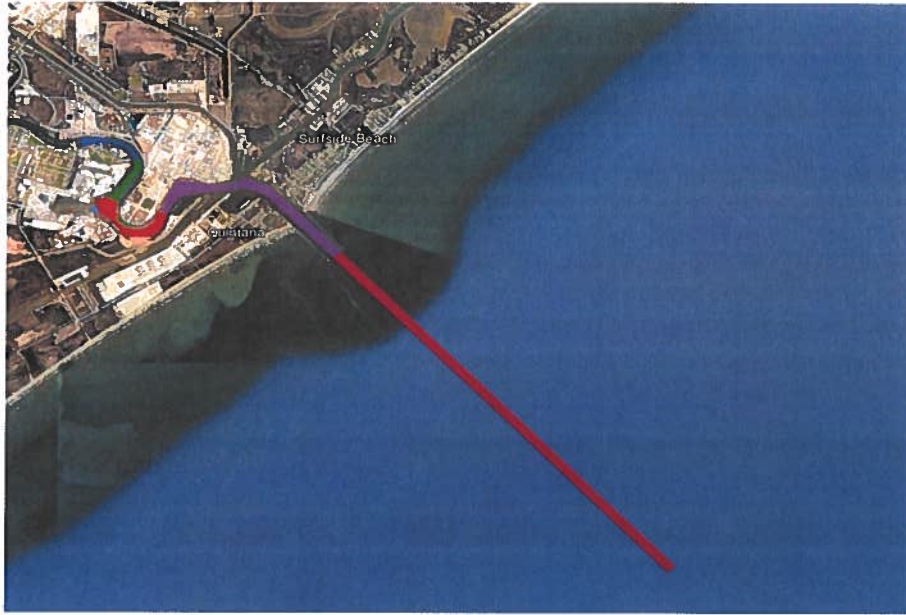
FROM: Jason Hull, P.E. 
Director of Engineering

DATE: August 18, 2026

SUBJECT: Departmental Report

PROJECTS

1. **FHCIP Reaches 1, 2, and 4** – Manson Dredging will begin the clean sweep of the entire channel in October. The Corps operations will then accept maintenance of the project from Corps project management. Additional ship simulations have been scheduled by the BPA and San Jacinto Maritime College for August 24th and 25th and again October 5th and 6th. The Brazos Pilots have provided the preferred locations of the new Aids to Navigation (ATONS) to me, and I will pass those requested locations along the US Coast Guard. The USCG will then install/relocate the ATONS as needed. Once the USCG installs them, they will record the positions and forward the information to the National Oceanic and Atmospheric Administration (NOAA) for their use in updating the navigation charts that are used by professional mariners for navigation.



2. **Velasco Terminal Area 4** – This project involves development of approximately 11 acres of container yard in Velasco Terminal. MARAD will fund up to \$11,000,000. Design is underway now.



3. **Public Parking Lot** – This project involves providing the port workers an off-site parking area outside of the fence. This is budgeted at \$1,500,000 with \$1,095,000 coming from TxDOT and a Port match of \$405,000. Design is approximately at 95% at this time.



4. **Radiation Portal Monitor System at Gate 12** - This project involves building another RPM near Gate 12. This is budgeted at \$2,000,000. Design is approximately at 30% at this time.

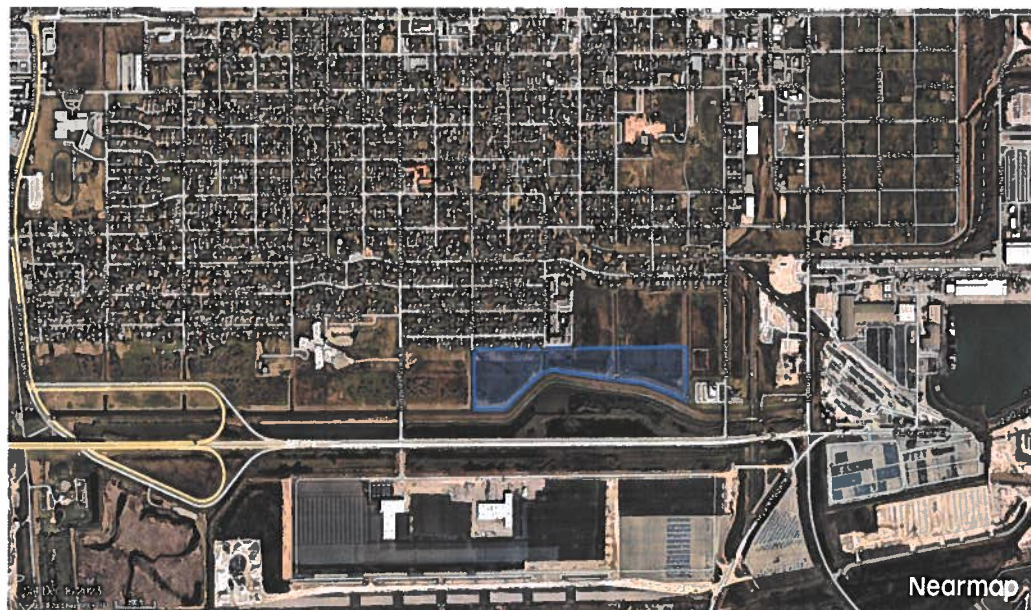


5. **Yearly maintenance of NOAA PORTS sensors by TAMU-CC** - Texas A&M Corpus Christi is the Port's contracted service provider of maintenance for the Port's NOAA PORTS sensors in the ship channel. Twice per year the sensors are removed and exchanged with backup sensors, the batteries recharged, and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

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



- 6. Parcel 17 Offsite Detention** – This 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.



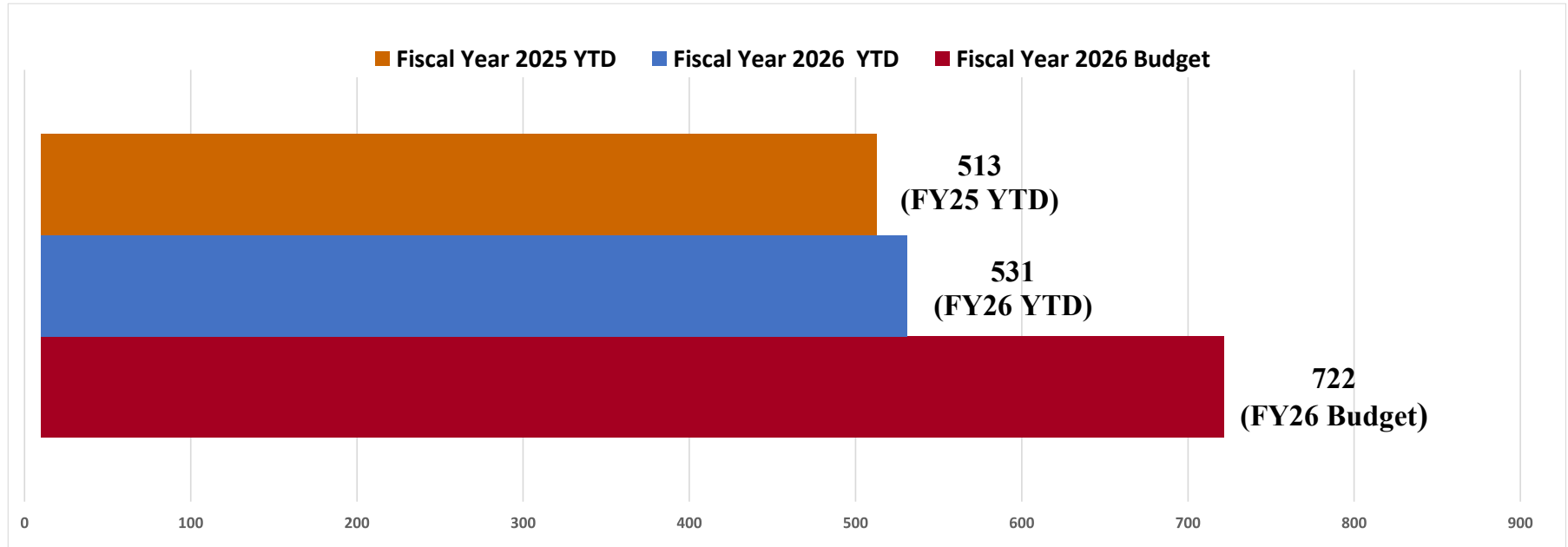
7. **New Fenders Docks 1, 2, and 3** – This project involves replacing 40 existing arch type fenders with panel type fenders. The project was awarded to Taylor Marine Construction. The project began on March 30 and is currently scheduled to finish at the end of November 30, 2026.





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2026 YTD Vessel Calls

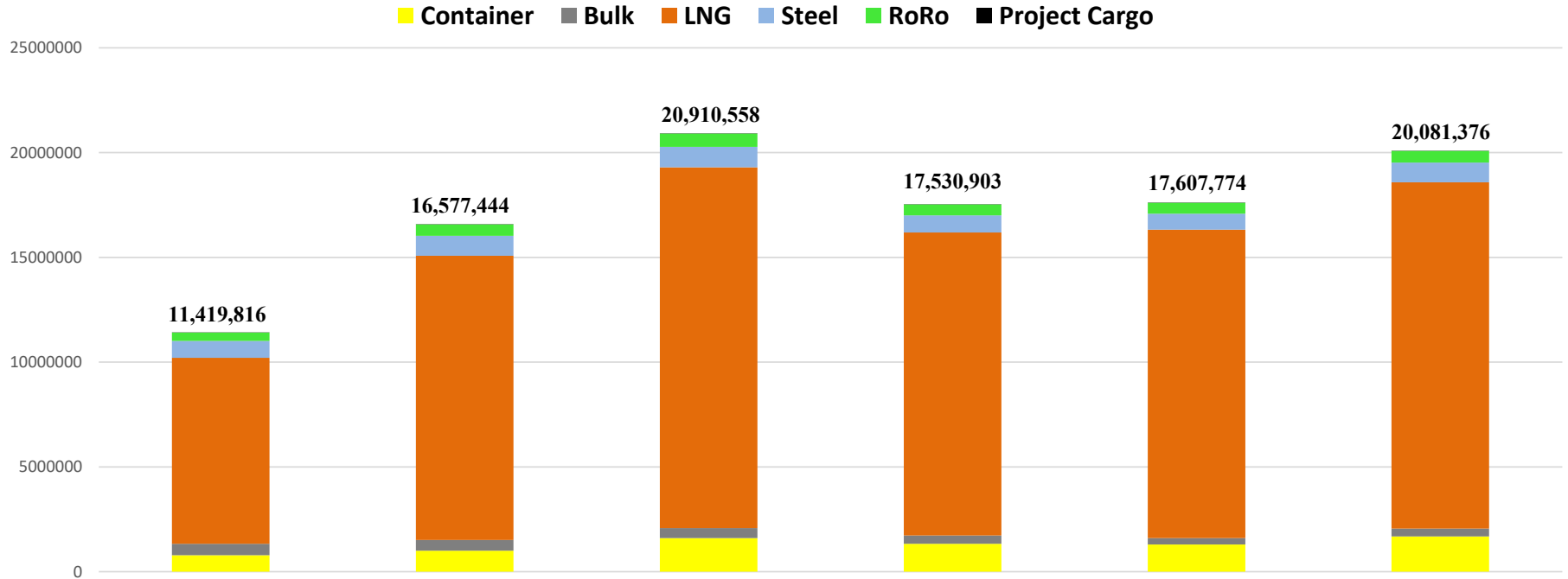


	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2025 YTD	Fiscal Year 2026 Budget	Fiscal Year 2026 YTD	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Vessel Calls	402	526	616	513	722	531	56	52	54	53	52	57	50	51	50	56	-	-
Lay Days	1086	1458	1820	1575	0	1539	98	111	110	119	123	141	230	255	135	217	-	-

July 2026: 56 Total Vessel Calls
There were 109 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	1,335,916	1,292,918	1,685,716
Bulk	546,017	504,548	484,153	396,809	315,976	369,632
LNG	8,879,936	13,565,951	17,218,133	14,453,117	14,720,908	16,524,000
Steel	797,447	951,608	971,730	819,174	753,353	950,000
RoRo	400,811	546,014	630,853	521,669	522,554	547,528
Project Cargo	11,092	4,720	4,374	4,218	2,065	4,500
Total Import/Export	11,419,816	16,577,444	20,910,558	17,530,903	17,607,774	20,081,376

****YTD Tonnage is up .4% from this time last year.****

Total Vehicles Handled YTD (162,149)

Total Containers Handled (77,606), TEU (155,152)

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		140	466	112	417	90	1,225
May	16	201	310	-	322	59	908
June	18	134	483	1	449	56	1,141
July	29	30	333	252	531	54	1,229
August							-
September							-
Total	63	1,471	3,429	774	3,524	676	9,937

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	4,303	4,089	4,706	4,012			37,349
Outgated Vehicles	3,312	2,688	3,740	2,288	3,092	3,718	3,872	3,226	4,260	5,768			35,964

Railcars has increased due to New OEM customer



Operations Insight for August 2026

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
19	0	14	2	14	1	0	50

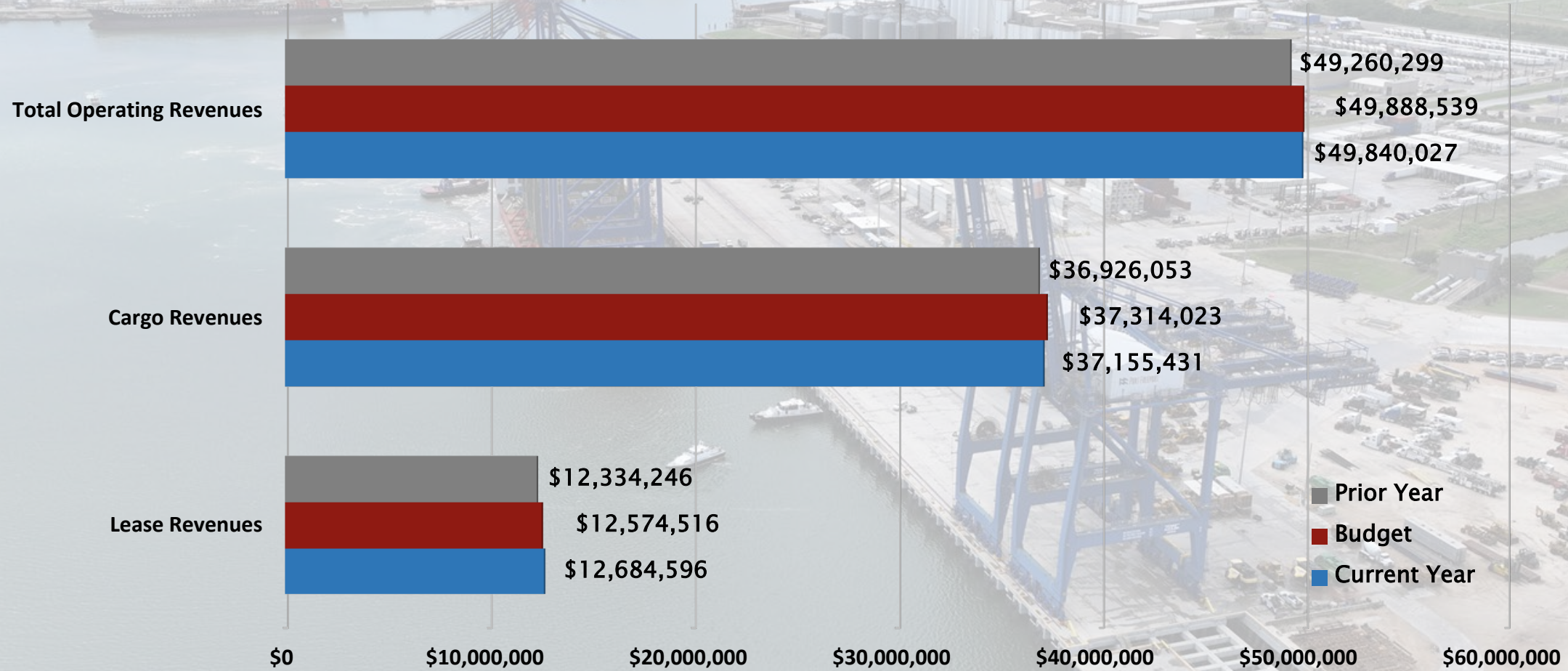
Financial Report for July 2026 (Unaudited)



August 27, 2026

Rob Lowe | Chief Financial Officer

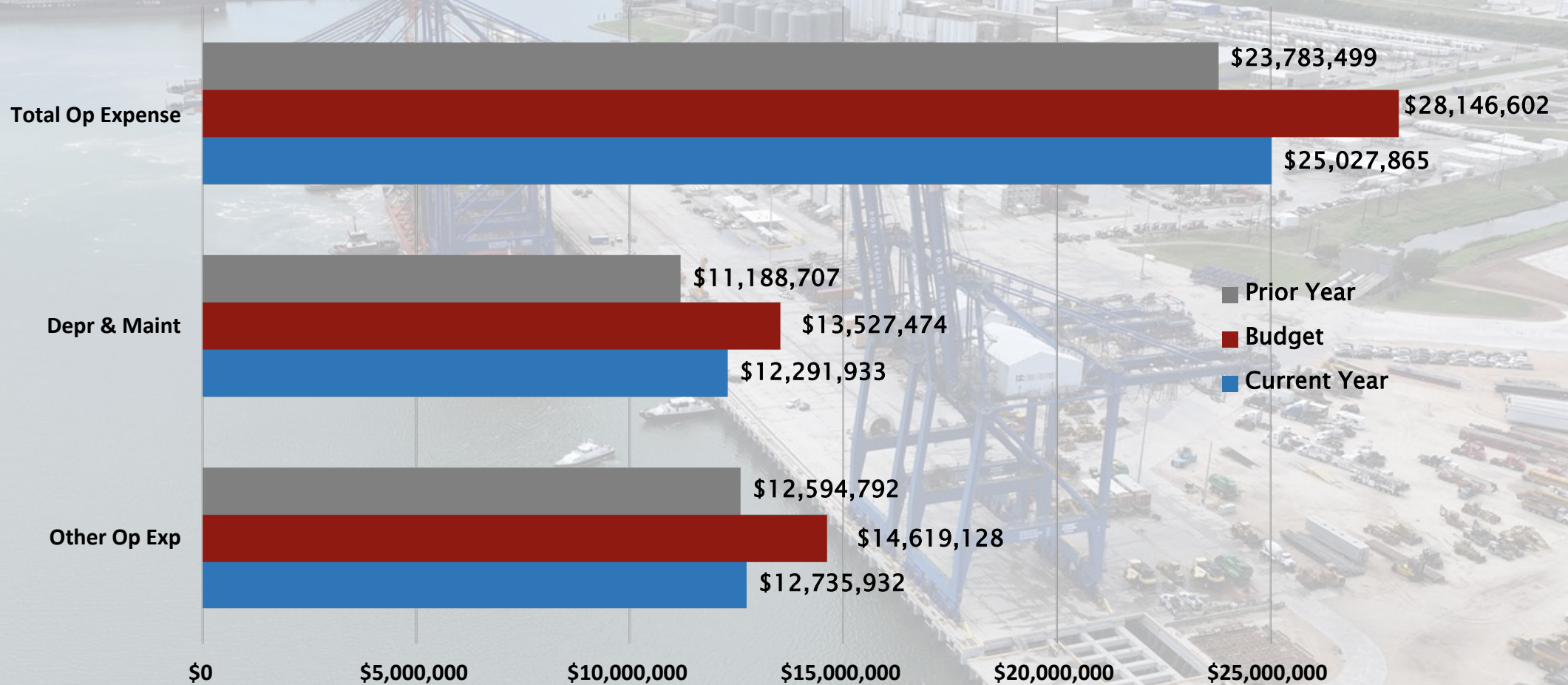
FY 2026 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are 1% above PY and at budget for fiscal year 2026
- Cargo revenues are above PY by 1% and at budget for fiscal year 2026
- Lease revenues are above PY by 3% and 1% above budget or fiscal year 2026

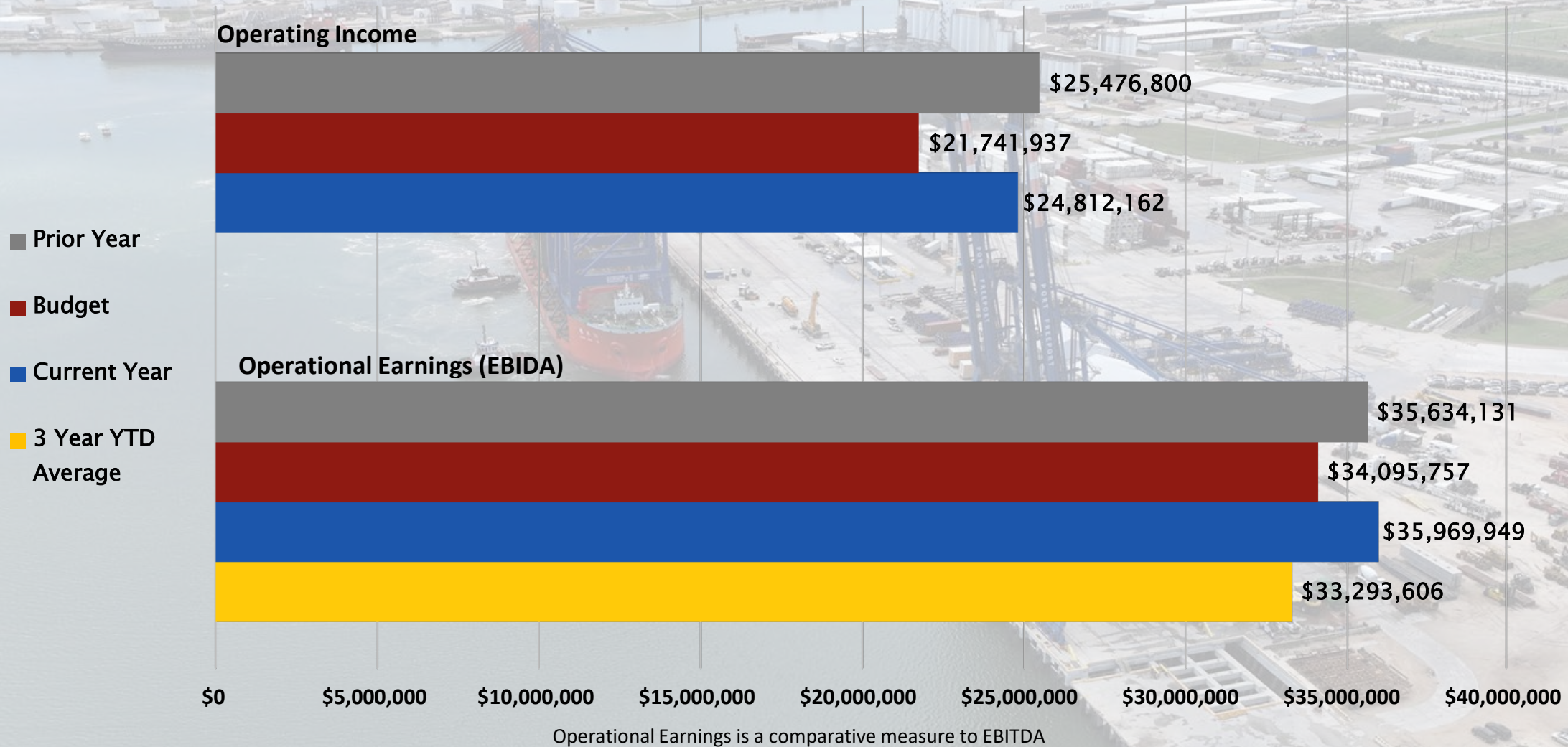
FY 2026 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are 5% above prior year and below budget 11%
- Depr & maint are 10% above the PY and 9% below budget
- Other expenses are 1% above PY and below budget by 13%

FY 2026 YTD OPERATING INCOME



COMPARISON:

- Operating income is 3% below PY and above budget 14%
- Operational earnings are 1% above PY and above 3 Year YTD Average by 8%

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, interest earned on crane tariff reimbursement, and settlement of prior period class action medical insurance claim.
- Drivers for comparison to budget are primarily timing of grant revenue reimbursements.

Change in Net Position

	Year To Date	YTD Budget	Total 2026 Budget
Operating Income	\$ 24,812,162	\$ 21,741,937	\$ 25,888,071
Non-Operating Revenue (Expenses)	\$ (6,319,267)	\$ (6,087,552)	\$ (7,306,187)
Capital Contributed (To) From Others			
Berth Floodwall Modifications	\$ (15,850)	\$ -	\$ -
Other	\$ 237,090	\$ -	\$ -
Grants	\$ 6,613,580	\$ 8,684,025	\$ 10,420,831
Change In Net Position	\$ 25,327,718	\$ 24,338,410	\$ 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>	\$ 30,743,465	\$ 38,303,383
<i>Cash Provided by Non-Cap Financing</i>	13,000	(4,141,688)
<i>Cash Used by Cap Financing</i>	(26,552,036)	(53,522,768)
<i>Cash Provided by Investing Activities</i>	4,212,718	5,441,936
<i>Net Increase (Decrease) in Cash</i>	8,417,147	(13,919,137)

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>50%</i>	<i>52%</i>	<i>43%</i>
<i>Current Ratio (unrestricted)</i>	<i>12.328 to 1</i>	<i>3.72 to 1</i>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<i>1.017 to 1</i>	<i>1.191 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>July 31, 2026 FY 2026</i>	97% \$5,096,537	1% \$47,983	2% \$83,625	0% \$9,199
<i>July 31, 2025 FY 2025</i>	97% \$7,083,703	2% \$156,386	1% \$62,040	0% \$8,585
<i>July 31, 2024 FY 2024</i>	91% \$4,683,460	4% \$215,656	4% \$ 186,446	1% \$ 30,726



Questions and Comments?

Minutes of Port Commission Meeting
July 23, 2026
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held July 23, 2026, beginning at 1:04 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

Commissioners present in person:

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

Staff Members Present:

Mr. Grady Randle, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Mr. Jason Miura, Director of Business & Economic Development
Mr. Jesse Hibbetts, Director of Operations
Ms. Missy Bevers, Executive Assistant
Mr. Rico Arbolante, IT Help Desk Technician
Ms. Amy O'Brien, Controller
Ms. Christine Lewis, Safety Coordinator
Ms. Amanda Veliz, Public Affairs Manager
Ms. Danielle Allen, Procurement Manager
Mr. Chas Gryseels, Project Engineer
Mr. Clinton Woodson, Sales Manager
Ms. Danielle Simonds, Accounting Specialist (virtual)

Absent:

Mr. Brandon Robertson, Director of IT

Also, present:

Mr. Chris Moore, Texas Port Ministry
Mr. Chad Janosky, Bay-Houston Towing
Mr. Chris Motley, Freeport Fire Department
Mr. Ahmad Alaswad, A2
Mr. Jason Foltyn, GFT
Mr. Will Bohlen, GHD
Mr. Michael Schmidt, BCS
Ms. Felicia Harral, UES
Mr. James Nash, WGMA
Mr. Manning Rollerson
Ms. Melanie Oldham
Mr. Allan Jones (virtual)
Ms. Gwendolyn Jones (virtual)
Ms. Sally Angel (virtual)

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation – Mr. Chris Moore, Texas Port Ministry.
3. Pledge of Allegiance – U.S. Flag and Texas Flag
4. Roll Call – Commissioner Giesecke noted that all Commissioners were present in the board room.
5. Safety Briefing – Ms. Christine Lewis provided tips for back to school safety and storm season preparedness.
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 of interest noted.

Public Comment – Ms. Melanie Oldham addressed the Commission regarding the upcoming Stop Gulf Link Oil Tank Farm and Pipeline community meeting July 25. Mr. Manning Rollerson addressed the Commission about Freeport LNG and Freeport East End.

7. Public Testimony – There was no public testimony.
8. 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 noted the Port will hold its ribbon cutting event on July 28 to celebrate the completion of the Freeport Harbor Channel Improvement Project. Brig. General Walter out of the Southwestern Division will attend the event along with Col. Dake from the Galveston District. She also noted that several of the prior Galveston District colonels that had a role in the channel project will be in attendance. Congressman Weber will also be in attendance, and recorded messages have been sent from Senators Cornyn and Cruz who cannot attend. Staff celebrated a ribbon cutting with Mitsubishi Motors of North America who is now importing vehicles through Port Freeport which will serve Middle America. She stated that financial results for the Port are on track with budget and a little ahead of prior year's numbers with July on track for 55 vessel arrivals for the month. She reported that the House and Senate both passed the Water Resources Development Act for 2026. The House also passed a short-term continuing resolution through December 4 to maintain the government's operations at the current year's spending levels. Ms. Saathoff noted that it shouldn't cause any controversy once it moves to the Senate, so hopefully they can get it passed adding that the Senate has been struggling with the passing of a Senator Graham and Senator McConnell being out. The House also passed a \$1.15 trillion National Defense Authorization Act that includes the \$95 billion in Pentagon and priorities budget resolution that is funding for the war with Iran. They also passed the Save America Act. Staff will continue to monitor activities in DC. The South Atlantic Gulf Coast District of the ILA will hold their annual convention in Galveston next week with Ms. Saathoff attending as her schedule allows. She also reported that as part of the plans and commitment to the expansion area and former residents of the East End, the Port will be

installing a tribute. An advisory committee of former residents will be assembled. Staff has been waiting for the city to complete the relocation of the utilities and sewer lift station before moving forward. Once the ribbon cutting event is complete, staff will soon begin organizing an initial meeting with members to provide input. She noted that this is just an advisory group with the Commission making the final decision on what is installed. Houston Wilderness will also be putting in the vegetation along FM 1495 and along 2nd Street this fall. Lastly, Ms. Saathoff recognized Ms. Veliz's husband, Jorge Veliz, who serves in the Air Force and received a medal for outstanding achievement and action in a recent situation that could have harmed many people and damaged \$40 million worth of property; however, by his quick action alone he prevented that scenario from happening and was recognized for his efforts.

B. Director of Engineering

In addition to his written report, Mr. Hull confirmed that the lift station is operational and is pumping as intended adding there are five tie-ins that have to be made to connect the old system to the new pipes. He stated that four connections have been made this week, but he has not received confirmation on the 5th and final connection.

C. Director of Operations

Mr. Hibbetts reported on statistics stating that June saw 50 vessels for the month with tonnage on track as expected noting that while it's a little flat in some sectors, it's achieving in others. June was the highest month of OEM and POV's for the year with the Port handling 20,082 vehicles this month bringing the total vehicles handled year-to-date to 143,806 and 71,100 in total container containers handled. He stated that rail activity is doing well with June being the second highest month of rail cars the Port's had year-to-date. As Ms. Saathoff mentioned, next month will be another grand month to report with the Port expecting some steel ships. Lastly, Mr. Hibbetts shared a picture of the new receiving pole and pole top switch that was installed off Terminal Street and 8th Street in Parcel 1 which will allow operations to isolate power to the Port without having to pull the meters making it easier when any electrical work needs to be performed.

D. Director of Business & Economic Development

Mr. Miura first noted the following upcoming events..

August 22 - Port Bureau Annual Maritime Dinner

August 29 - Indo American Chamber of Commerce Annual Gala

September 22-23 - Breakbulk Americas w/ the Port Reception September 23

He also reported that the Port's website now has a webpage dedicated for the EPA Charting a Cleaner Course for the public to follow what the Port is doing with the EPA grant and the steps taken to execute from inventory of port equipment and emission monitoring, resiliency planning, community benefits and workforce plan as well as the electrical feasibility scenario analysis. Staff will update as the project progresses with new information. Lastly, Mr. Miura spoke on freight mobility stating the 90th legislative session is forthcoming. He stated the Port Mission Plan is developed by TxDOT Maritime, and projects are submitted by all ports of Texas for consideration in the plan. Port Freeport submitted 7 projects to be included and has also submitted another project to HGAC's Regional Transportation Plan 2050 which is a 20-year outlook for regionally significant infrastructure projects. Staff will monitor and will report back to the Commission once confirmation is received that all projects have been included.

E. Chief Financial Officer

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

At this time, Ms. Veliz briefly reported on upcoming events. As previously mentioned, the ribbon cutting event for the channel project will be held July 28 with staff working on some last minute logistics. She thanked the security, safety and operations teams for their help in making the event possible. She also reported that registration for the port tours will go live the beginning of August. Staff will be working with the chambers and local businesses partners to get the message out and will have a robust social media campaign to let the public know they can sign up for the Community Port Tours day which will be held October 3. The 15th Annual Golf Tournament benefiting Texas Port Ministry will be held October 26. Staff is receiving a lot of feedback with some sponsors already committing.

9. Receive reports from Commissioners on matters related to Port Commission-related meetings or conferences, Port presentations and other Port-related matters.
 - A. July 21 Finance Committee Meeting – Commissioner Croft stated the committee received the quarterly investment report from staff and had discussions regarding the budget and received an update on the tariff rate adjustment.

Commissioner Croft reported attending the Mitsubishi Ribbon Cutting event.

Commissioner Fratila also attended the Mitsubishi event as well as the Friends of the River Breakfast.

Commissioner Santos reported also attending ribbon cutting event.

Commissioner Kincannon reported attending the ribbon cutting event and July BCCA meeting.

Commission Singhania had nothing to add to what had already been spoken to.

In addition to the ribbon cutting, Commissioner Giesecke reported that he was invited to speak at the Sunset at the Monument commemoration of the Battle of Velasco 1832 and give an update on Port Freeport. He also attended the Freeport City Council meetings and the BCCA meeting.

10. Consent Agenda.

- A. Approval of Minutes from the Regular Meeting held June 25, 2026.
- B. Approval of financial reports for the period ending June 30, 2026.
- C. Approval of Executive Director/CEO & Commissioners' travel for the months of July-August 2026.

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

11. Approval of proposal received for the Port Alert and Warning System (PAWS).

Mr. Hogan reminded the Commission that staff revised the RFP and rescope it because the previous bids came in higher than what was budgeted. He stated that staff received 2 quotes from the revised RFP, one from Siemens and one from Johnson Controls. Using the weighted matrix approved at the last board meeting, Johnson Controls came in with the higher number

and the lower bid. Mr. Hogan stated that staff seeks approval to award Johnson Controls the project for an amount not to exceed \$155,767.2. He noted that this is a port security project with a Port match of \$38,941.81. Mr. Hogan clarified to the Commission that ACP stands for Alertus Certified Professional or the number of technicians trained in the particular training program system.

A motion was made by Commissioner Croft to approve the proposal received for the Port Alert and Warning System in the amount not to exceed \$155,767.22. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

12. Approval of Purchase Order with Southern Gulf Solutions for the Dole Yard Asphalt Repairs 2026 project, for an amount not to exceed \$36,380.63.

Mr. Hull stated that the Port cost shares with Dole for the maintenance of their container yard and this year they have identified 2,000 square feet of asphalt to be repaired. Staff went out for bids with Southern Gulf Solutions submitting the lowest bid in the amount of \$36,380.63 of which the Port will rebill Dole for \$18,190.32.

A motion was made by Commissioner Singhania to approve the purchase order for an amount not to exceed \$36,380.63. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

13. Approval of Authorization for Transfer of Port Operating Funds to G.O. Bonds Debt Service Payment account.

Mr. Lowe explained that this is an annual process and in the Port's General Obligation bond resolutions, the Port levied an unlimited ad valorem tax to secure the payment of its general obligation bonds for the life of the bonds. The levy of the debt service tax has not been modified and remains in place under the bond resolutions. The bond resolutions allow the Port to reduce its tax rate to the extent the Port has set aside other lawfully available funds for the payment of debt service prior to setting its annual tax rate. The Port remains obligated to annually assess taxes and amounts sufficient to pay debt service under the bond resolutions. The Fiscal Year 2027 General Obligation Bonds debt payments total \$7,249,525. Mr. Lowe stated that staff is requesting authorization to transfer \$7,249,525 of unrestricted Port Operating Funds into the General Obligation Interest and Sinking account for the Fiscal Year 2027 General Obligation Debt Service payments. Staff will then communicate the General Obligation Interest and Sinking account balance to the Brazoria County Tax Assessor Collector, which will result in a Fiscal Year 2027 tax rate of \$0.00. Mr. Lowe stated that the Port Commission made the decision a few years back to go to a zero tax rate and asked staff to set aside funds on a monthly basis that is technically still in a port operating account. Bond Counsel has recommended that staff annually request authorization from the Commission to move the Operating account into the I&S account, which corresponds to when Kristin Bulanek (BC Tax Assessor) sends out her notice asking the Port to indicate if it has any funds. He explained that normally you might just want to reduce the amount by a certain amount if you have excess funds, but the Port is committing the entire amount which will create a zero tax before the budgeting process begins and is in line with previous discussions. Staff requests approval to move the funds. Ms. Saathoff noted that when the financial results are announced, it's the positive cash flow and having a net operating income that puts the Port in position to be able to do this adding that it's the overall good stewardship of the Port and the

way the contracts and business is managed in making sure that the Port is yielding positive results to continue to do this.

A motion was made by Commissioner Kincannon to approve the authorization for transfer of \$7,249,525 Operating Funds to the G.O. Bonds Debt Service Payment account. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion.

14. 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, 34 and property on Quintana Island.

15. RECONVENED OPEN SESSION:

16. Adjourn.

With no further business before the Commission, the meeting adjourned at 4:43 PM.

Rob Giesecke, Chairman

Rudy Santos, Vice Chairman

Kim Kincannon, Secretary

Dan Croft, Asst. Secretary

Barbara Fratila, Commissioner

Ravi K. Singhania, Commissioner



1100 CHERRY ST., FREEPORT, TX 77541
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Interim Financial Report

(unaudited)

For the Period ending:

July 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

As of July 31, 2026, the Port remained on a sound financial foundation with operating revenues at budget. Further, operating expenses were below planned levels by a factor of 11%. These factors combined have contributed to producing an operating profit of \$24,812,162, and an operating margin of 49.8%, which is above planned performance levels by 14% or \$3,070,225 and is \$664,638 or 3% below the prior year's results.

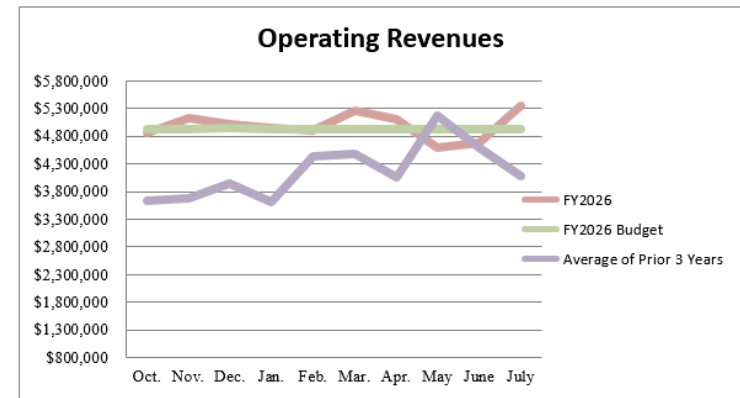
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 12.328 to 1, which reflects a strong position of liquidity, and a debt ratio of 101.7%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date				Variance Favorable (Unfavorable)	% Var	
	Actuals		Budget				
Statement of Revenues, Expenses and Changes in Net Assets							
Operating revenues	\$	49,840,027	\$	49,888,539	\$	(48,512)	0%
Operating expense		25,027,865		28,146,602		3,118,737	11%
Operating income (loss)		24,812,162		21,741,937		3,070,225	14%
Operating margin		49.8%		43.6%			
Net non operating revenues (expense)		(6,075,606)		(6,087,552)		11,946	0%
Capital contributions		6,613,580		8,684,025		(2,070,445)	-24%
Net extraordinary revenue (expense)		(22,420)		-		(22,420)	0%
Change in net assets	\$	25,327,717	\$	24,338,410	\$	989,307	
Balance Sheet							
Cash and cash equivalents	\$	95,498,265	Current ratio (unrestricted)				
Lease receivable		180,260,753	(Exclusive of GASB 87)				
Current unrestricted assets (less lease receivable)		57,324,068	12.328 to 1				
Total assets		812,328,987					
Current unrestricted liabilities		4,649,800	Debt to Net Assets Ratio				
Total liabilities		329,676,186	101.7%				
Deferred inflow of resources		164,224,887					
Total Net Assets	\$	318,427,914					

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

OPERATING REVENUES

Total operating revenues for the period ending July 31, 2026, are \$49,840,027. This is in line with planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at \$17,370,457 which is below the budget of \$17,868,293 by 3%. The following is a brief analysis of wharfage results by cargo category:

	10 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 878,648	\$ 377,813	\$ (500,835)	-57%
Bulk Aggregate	-	203,000	\$ 203,000	0%
Containerized Cargo	2,676,283	2,333,292	\$ (342,992)	-13%
General Cargo	11,887,083	12,518,235	\$ 631,152	5%
Project Cargo	279,167	55,233	\$ (223,934)	-80%
Ro-Ro Cargo	2,147,112	1,882,884	\$ (264,228)	-12%
Total	\$ 17,868,293	\$ 17,370,457	\$ (497,836)	-3%

Dockage revenue stands at \$9,188,476 which is \$539,156 or 6% below budgeted levels. In reference to wharfage and dockage revenue, year-to-date ship calls are 531 compared to a budget of 507.

Equipment use fees stand at \$2,117,361 which is under budget \$41,828 or 2%.

Security fees stand at \$3,832,869 which is \$623,273 or 19% above budget.

Facility use fees are \$2,941,982. This is over budget by \$1,029,862 or 54%.

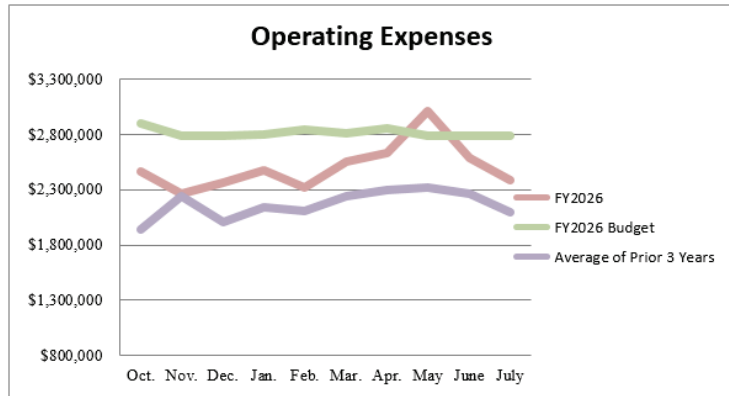
Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,701,402 which is \$119,959 or 7% below budgeted levels.

Ground leases stand at \$11,867,357, which is at budget.

Other leases are at \$817,239 which is \$84,180 or 11% above budgeted level.

OPERATING EXPENSES

Total operating expenses are \$25,027,865, which is under budget \$3,118,737 or 11% for the first ten months ending July 31, 2026. The following are more specific explanations for variances in operating expenses:



Port salaries/wages and benefits are \$5,074,123. This is \$673,543 or 11% less than the budget. This is due to delays in filling open positions.

Professional services are \$3,141,843 which is under budget 15% or \$553,381.

Training, travel & promotional expenses are \$666,957 which is below budget \$160,255 or 19%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$321,153, which is below budgeted levels by \$129,698 or 29%.
- Sales/promotional travel costs are \$67,539, which is below the budgeted level by \$3,769 or 5%.
- Governmental relations costs are \$4,145 which is below budget by \$22,068 or 84% due to timing of government related travel.
- Community events are \$166,046 which is above budgeted levels \$46,874 or 39%. This is due to the timing of events such as the Centennial Celebration and the Take A Child Fishing Tournament.
- Technical training is \$49,137 which is \$56,929 or 54% under budget due to timing or postponement of training and onboarding personnel.

Supplies are \$168,337 which is below the budget by \$28,307 or 14%.

Utilities are \$1,166,953, which is \$95,277 or 9% above budget. This is due to the timing of pass-through invoices being issued to customers.

Business insurance is \$1,947,457 which is \$504,670 or 21% below budgeted levels.

Other services and charges at \$570,262 are \$94,317 or 14% below budget.

Maintenance and repair expenses at \$1,134,146 are \$39,508 or 3% 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, \$282,313.
- 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 \$56,217
- Planned trolley repairs of \$60,000
- Emergency electrical repairs for a total of \$5,225
- Repairs to A/C at the administration building of \$11,860

Depreciation expense at \$11,157,787 is \$1,196,033 or 10% below budget.

Operating income is \$24,812,162 compared to the July 2026 budget of \$21,741,937. Fourteen percent above budget.

NON-OPERATING REVENUES (EXPENSES)

Ad Valorem tax collections are budgeted at zero for FY2026 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 July 2026, the net revenue of ad valorem taxes collected was \$13,798.

Investment income is \$3,478,083, which is below budget by 6% due to changes in fair market values, funds invested in capital projects, and interest rates.

Debt interest and fees are \$9,811,147 which is at 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 floodwall modifications.

Grant Revenue budgeted through July of fiscal year 2026 is \$8,684,025. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$6,613,580 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 expenses are \$4,385,365 including repairs to the cranes and port buildings. Fiscal year 2026 expenses are \$22,420 for the period ending July, 2026. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT
BALANCE SHEET**

	7/31/2026	9/30/2025
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 47,864,002	\$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	5,197,395	6,665,489
PROPERTY TAXES	12,096	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(110,608)	(235,929)
OTHER GOVERNMENTS	914,644	880,287
ACCRUED INTEREST		0
PREPAIDS	1,231,380	959,055
INVENTORY	2,215,160	1,693,965
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 237,584,821	\$ 219,379,433
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	47,634,263	50,161,240
INVESTMENTS	36,662,048	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	19,729	32,542
OTHER		(1,783)
ACCRUED INTEREST	29,940	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	3,116
TOTAL RESTRICTED ASSETS	84,349,095	94,701,232
TOTAL CURRENT ASSETS	321,933,917	314,080,666
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	632,280,609	619,832,717
LESS ACCUMULATED DEPRECIATION	141,885,538	(130,727,752)
PROPERTY, PLANT, AND EQUIPMENT NET	490,395,071	489,104,965
TOTAL ASSETS	\$ 812,328,987	\$ 803,185,631
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 3,201,138	\$ 5,465,838
EQUIPMENT LEASE PAYABLE		-
ACCRUED COMPENSATED ABSENCES		144,548
UNEARNED LEASE INCOME	1,448,662	4,763,160
TOTAL CURRENT LIABILITIES	\$ 4,649,800	\$ 10,373,546
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	1,341,568	3,491,349
BONDS PAYABLE	-	7,590,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	1,341,568	11,081,349
NON-CURRENT LIABILITIES		
BONDS PAYABLE	303,775,000	303,775,000
BOND PREMIUMS	19,909,818	20,630,652
TOTAL NON-CURRENT LIABILITIES	323,684,818	324,405,652
TOTAL LIABILITIES	\$ 329,676,186	\$ 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	\$ 293,552,292	\$ 295,802,273
RESTRICTED-DEBT SERVICE	11,382,471	16,746,235
RESTRICTED-CAPITAL PROJECTS (Corps)	12,145	12,242
RESTRICTED CONTRIBUTED TO OTHERS	49,072,637	47,707,574
RESERVE FOR CAPITAL IMPROVEMENTS	20,027,452	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(125,311,594)	(127,218,419)
UNRESTRICTED	69,692,512	46,777,536
TOTAL NET ASSETS	\$ 318,427,914	\$ 293,100,196

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

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	10 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING REVENUES:							
Wharfage	17,370,457	\$ 17,366,217	0%	\$ 17,868,293	\$ (497,836)	-3%	\$ 21,441,953
Dockage & deep water berth	9,189,476	9,690,634	-5%	9,727,632	(539,156)	-6%	11,673,160
Equipment & pallet use fees	2,117,361	2,177,555	-3%	2,159,189	(41,828)	-2%	2,591,025
Facility use fees	2,941,982	2,193,251	34%	1,912,120	1,029,862	54%	2,294,545
Security Fees	3,832,869	3,737,497	3%	3,209,596	623,273	19%	3,851,515
Other Customer Service Fees	1,701,402	1,726,791	-1%	1,821,361	(119,959)	-7%	2,182,675
Ground leases	11,867,357	11,599,252	2%	11,841,457	25,900	0%	14,209,747
Other leases	817,239	734,994	11%	733,059	84,180	11%	881,373
GA58 87 Lease recognition	-	-	0%	-	-	0%	-
Other revenue	2,883	34,108	-92%	615,832	(612,949)	-100%	739,000
Business interruption Claim	-	-	0%	-	-	0%	-
Total Operating Revenues	49,840,027	49,260,299	1%	49,888,539	(48,512)	0%	59,864,993
OPERATING EXPENSES:							
Port salaries/wages	3,863,858	3,687,075	5%	4,413,187	(549,329)	-12%	5,287,826
Port employee benefits	1,210,265	1,109,778	9%	1,298,479	(88,214)	-7%	1,791,996
Professional services	3,141,843	3,356,721	-6%	3,695,224	(553,381)	-15%	4,446,506
Training, travel, and promotional	666,957	653,006	2%	827,212	(160,255)	-19%	973,992
Supplies	168,337	178,855	-6%	196,644	(28,307)	-14%	235,400
Utilities	1,166,953	863,606	35%	1,071,676	95,277	9%	1,286,013
Business Insurance	1,947,457	2,317,411	-16%	2,452,127	(504,670)	-21%	2,942,554
Other services & charges	570,262	428,341	33%	664,579	(94,317)	-14%	799,432
Maintenance & repair	11,134,146	10,313,376	10%	1,173,654	(39,508)	-3%	1,388,618
Depreciation	11,157,787	10,157,331	10%	12,353,820	(1,196,033)	-10%	14,824,585
Total Operating Expenses	25,027,865	23,783,499	5%	28,146,602	(3,118,737)	-11%	33,976,922
OPERATING INCOME (LOSS)	24,812,162	25,476,800	-3%	21,741,937	3,070,225	14%	25,888,071
	50%	52%		44%			43%
NON-OPERATING REVENUES (EXPENSES)							
Ad Valorum tax collections	13,798	(38,461)	-136%	-	13,798	-	-
Investment Income	3,478,083	4,530,194	-23%	3,683,684	(205,601)	-6%	4,420,422
Gain (loss) on sale of assets	33,289	-	-100%	-	-	0%	-
Debt interest and fees	(9,811,147)	(10,059,162)	-2%	(9,771,236)	39,911	0%	(11,726,609)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:							
Freeport Harbor Improvement Project	-	-	0%	-	-	-	-
Berth Floodwall Modifications	(15,850)	-	0%	-	-	0%	-
Contributed Capital-Other	-	-	0%	-	-	0%	-
OTHER:							
Dredge material placement fees	-	-	0%	-	-	0%	-
Other Revenue	259,510	-	-	-	-	-	-
Total Non-Operating Revenue (Expenses)	(6,075,606)	(5,534,141)	10%	(6,087,552)	11,946	0%	(7,306,187)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	18,736,557	19,942,660	-6%	15,654,385	3,082,172	20%	18,581,884
CAPITAL CONTRIBUTIONS:							
Grants:							
Grants Port-Freeport	6,613,580	6,648,495	-1%	8,684,025	(2,070,445)	-24%	10,420,831
Total Capital Contributions-Grants	6,613,580	6,648,495	-1%	8,684,025	(2,070,445)	-24%	10,420,831
EXTRAORDINARY ITEM							
Emergency Recovery Efforts - Hurricane	(22,420)	(4,156,899)	-99%	-	(22,420)	0%	-
Net Extraordinary Income (Expense)	(22,420)	(4,156,899)	-99%	-	(22,420)	0%	-
CHANGE IN NET POSITION	\$ 25,327,718	\$ 22,434,256	13%	\$ 24,338,410	\$ 989,308	4%	\$ 29,002,715

STATEMENT OF CASH FLOWS
July 31, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 24,812,162	\$ 25,476,800
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	11,157,785	10,157,331
Dredge Material Placement Fees	(15,850)	-
Change in Assets and Liabilities:		
Trade receivables	1,468,094	(347,938)
Other receivables	(125,321)	102,834
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	(521,195)	(230,782)
Prepaid and Other	(308,465)	746,174
Accounts payable	(2,264,700)	5,872,413
Deferred lease income	(3,314,498)	(3,326,621)
Accrued compensated absences	(144,548)	(146,828)
Total Cash Provided from (Used for) Operating Activities	30,743,465	38,303,383
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	35,420	21,128
Property tax collection expense	-	(5,917)
Emergency Recovery Efforts - Disaster Related	(22,420)	(4,156,899)
Total Cash Provided from (Used for) Non-capital Financing Activities	13,000	(4,141,688)
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	(7,590,000)	(6,725,000)
Interest and fees paid under debt obligations	(12,681,762)	(12,958,185)
Proceeds from sale of long-term debt obligations	-	-
Land, capital improvement, and equipment purchases	(12,893,854)	(40,493,517)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	-
Grants received	6,613,580	6,620,645
Proceeds from sale/disposal of capital assets	-	33,289
Total Cash Provided from (Used for) Capital Financing Activities	(26,552,036)	(53,522,768)
Cash Flows from Investing Activities:		
Investment earnings	3,507,244	4,536,253
Change in FMV of marketable investment securities	705,474	905,683
Total Cash Provided from (Used for) Investing Activities	4,212,718	5,441,936
Net Increase(Decrease) in Cash and Cash Equivalents	8,417,147	(13,919,137)
Cash and Cash Equivalents at Beginning of Period	123,743,164	133,026,835
Cash and Cash Equivalents at End of Period	\$ 132,160,312	\$ 119,107,699

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	5,096,537	97%
31 - 60 days		47,983	1%
61 - 90 days		83,625	2%
Over 90 days	\$	9,199	0%
Allowance for uncollectibles		(39,949)	-1%
Net Trade A/R	\$	5,197,395	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	109,850
Corps of Engineers*		620,518
Employee Payroll Related		(7,393)
Accounts Payable		2,478,162
Total A/P	\$	3,201,138

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	\$ 3,315,000	\$ 28,480,000
General Obligation Bonds, Series 2021	37,135,000	-	37,135,000
General Obligation Bonds, Series 2023	55,800,000	1,375,000	54,425,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	27,745,000	5,320,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	9,195,000	30,440,000
Senior Lien Revenue Refunding Bonds, Series 2018	32,865,000	4,830,000	28,035,000
Senior Lien Revenue Bonds, Series 2019A	45,200,000	6,050,000	39,150,000
Senior Lien Revenue Bonds, Series 2019B	29,480,000	4,230,000	25,250,000
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	\$ 70,840,000	\$ 303,775,000

Less Current Portion of Long-Term Debt Payable	\$	-
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 July 31, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	10 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
COMMISSIONERS							
OPERATING EXPENSES:							
Port salaries/wages	\$ 48,000	\$ 48,000	0%	\$ 48,000	-	0%	\$ 57,600
Port employee benefits	5,209	4,801	8%	4,234	975	23%	4,974
Professional services		27,133	-100%	-	-	0%	-
Training, travel & promotional	44,319	68,128	-35%	72,635	(28,316)	-39%	83,211
Supplies	51	91	-44%	500	(449)	-90%	600
Utilities	7,994	7,466	7%	7,416	578	8%	8,900
Total Operating Expenses	\$ 105,573	\$ 155,620	-32%	\$ 132,785	(27,212)	-20%	\$ 155,285

ADMINISTRATION & FOREIGN TRADE ZONE

OPERATING EXPENSES:							
Port salaries/wages	\$ 1,336,873	\$ 1,268,694	5%	\$ 1,474,460	(137,587)	-9%	\$ 1,761,351
Port employee benefits	379,098	342,450	11%	393,829	(14,731)	-4%	562,126
Professional services	601,335	476,484	26%	806,413	(205,078)	-25%	980,933
Training, travel & promotional	231,723	142,202	63%	199,602	32,121	16%	237,274
Supplies	23,406	33,227	-30%	23,464	(58)	0%	27,600
Utilities	67,968	59,067	15%	59,784	8,184	14%	71,740
Business Insurance	1,947,457	2,317,411	-16%	2,452,127	(504,671)	-21%	2,942,554
Other services & charges	396,971	272,356	46%	437,622	(40,651)	-9%	525,385
Maintenance & repair	117,017	123,245	-5%	152,046	(35,030)	-23%	182,350
Depreciation	11,157,787	10,157,331	10%	12,353,820	(1,196,034)	-10%	14,824,585
Total Operating Expenses	\$ 16,259,634	\$ 15,192,467	7%	\$ 18,353,167	(2,093,533)	-11%	\$ 22,115,898

ENGINEERING

OPERATING EXPENSES:							
Port salaries/wages	\$ 298,199	\$ 378,872	-21%	\$ 391,815	(93,616)	-24%	\$ 470,179
Port employee benefits	114,118	140,174	-19%	142,555	(28,437)	-20%	192,697
Professional services	118,693	435,455	-73%	722,000	(603,307)	-84%	866,400
Training, travel & promotional	10,882	11,592	-6%	26,633	(15,751)	-59%	31,915
Supplies	2,504	3,681	-32%	4,918	(2,414)	-49%	5,900
Utilities	4,296	4,417	-3%	5,684	(1,388)	-24%	6,822
Other services & charges	5,957	5,515	8%	8,208	(2,251)	-27%	9,850
Maintenance & repair	539	962	-44%	420	119	28%	500
Total Operating Expenses	\$ 555,189	\$ 980,669	-43%	\$ 1,302,233	(747,044)	-57%	\$ 1,584,263

OPERATIONS

OPERATING EXPENSES:							
Port salaries/wages	\$ 1,671,065	\$ 1,500,302	11%	\$ 1,948,277	(277,212)	-14%	\$ 2,337,933
Port employee benefits	530,120	459,378	15%	577,245	(47,125)	-8%	785,403
Professional services	6,224	13,172	-53%	5,000	1,224	24%	5,000
Training, travel & promotional	54,989	18,109	204%	28,315	26,674	94%	32,449
Supplies	92,691	85,779	8%	100,098	(7,407)	-7%	120,100
Utilities	1,044,239	755,646	38%	955,495	88,744	9%	1,146,593
Other services & charges	99,816	100,396	-1%	121,195	(21,379)	-18%	146,340
Maintenance & repair	953,802	822,785	16%	961,062	(7,260)	-1%	1,132,668
Total Operating Expenses	\$ 4,452,946	\$ 3,755,567	19%	\$ 4,696,687	(243,741)	-5%	\$ 5,706,486

**PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
July 31, 2026**

BUSINESS DEVELOPMENT

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	10 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING EXPENSES:							
Port salaries/wages	\$ 323,411	\$ 313,014	3%	\$ 345,286	(21,875)	-6%	\$ 414,344
Port employee benefits	109,366	94,421	16%	104,842	4,524	4%	141,725
Professional services	150,922	400,000	-62%	-	150,922	0%	-
Training, travel & promotional	319,429	405,792	-21%	488,928	(169,499)	-35%	575,868
Supplies	2,012	1,968	2%	4,998	(2,986)	-60%	6,000
Utilities	3,536	3,606	-2%	4,634	(1,099)	-24%	5,562
Other services & charges	18,187	12,543	45%	35,198	(17,012)	-48%	43,032
Maintenance & repair	-	-	0%	-	-	0%	-
Total Operating Expenses	\$ 926,862	\$ 1,231,344	-25%	\$ 983,886	(57,024)	-6%	\$ 1,186,531

PROTECTIVE SERVICES

OPERATING EXPENSES:							
Port salaries/wages	\$ 186,309	\$ 178,193	5%	\$ 205,349	(19,040)	-9%	\$ 246,419
Port employee benefits	72,354	68,554	6%	75,774	(3,420)	-5%	105,071
Professional services	2,264,668	2,004,477	13%	2,161,811	102,857	5%	2,594,173
Training, travel & promotional	5,616	7,182	-22%	11,099	(5,483)	-49%	13,275
Supplies	47,674	54,109	-12%	62,666	(14,992)	-24%	75,200
Utilities	38,921	33,404	17%	38,663	258	1%	46,396
Other services & charges	49,331	37,530	31%	62,356	(13,025)	-21%	74,825
Maintenance & repair	62,788	84,383	-26%	60,126	2,662	4%	73,100
Total Operating Expenses	\$ 2,727,660	\$ 2,467,832	11%	\$ 2,677,844	49,816	2%	\$ 3,228,459

CONSOLIDATED - TOTAL

OPERATING EXPENSES:							
Port salaries/wages	\$ 3,863,856	3,687,075	5%	4,413,187	(549,331)	-12%	\$ 5,287,826
Port employee benefits	1,210,265	1,109,778	9%	1,298,479	(88,214)	-7%	1,791,996
Professional services	3,141,843	3,356,721	-6%	3,695,224	(553,381)	-15%	4,446,506
Training, travel & promotional	666,959	653,005	2%	827,212	(160,253)	-19%	973,992
Supplies	168,337	178,855	-6%	196,644	(28,307)	-14%	235,400
Utilities	1,166,953	863,606	35%	1,071,676	95,277	9%	1,286,013
Business Insurance	1,947,457	2,317,411	-16%	2,452,127	(504,671)	-21%	2,942,554
Other services & charges	570,262	428,340	33%	664,579	(94,317)	-14%	799,432
Maintenance & repair	1,134,145	1,031,375	10%	1,173,654	(39,509)	-3%	1,388,618
Depreciation	11,157,787	10,157,331	10%	12,353,820	(1,196,034)	-10%	14,824,585
Total Operating Expenses	\$ 25,027,864	\$ 23,783,499	5%	\$ 28,146,602	(3,118,738)	-11%	\$ 33,976,922

**PORT FREEPORT - VELASCO TERMINAL ONLY
STATEMENT OF REVENUES AND EXPENSES
July 31, 2026**

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	10 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 2,292,884	\$ 2,367,009	-3%	\$ 1,786,830	\$ 506,054	28%	\$ 2,144,196
Dockage & deep water berth	835,834	767,483	9%	972,762	(136,928)	-14%	1,167,316
Equipment & pallet use fees	1,989,304	1,896,160	5%	1,727,350	261,954	15%	2,072,820
Facility use fees	274,573	307,383	-11%	-	274,573	0%	-
Security Fees	376,308	355,377	6%	320,956	55,352	17%	385,148
Other Customer Service Fees	586,434	598,295	-2%	885,721	(299,288)	-34%	1,062,867
Ground leases	92,180	341,163	-73%	236,830	(144,650)	-61%	284,196
Total Operating Revenues	6,447,516	6,632,871	-3%	5,930,449	517,067	9%	7,116,543
OPERATING EXPENSES:							
Port salaries/wages	507,712	393,242	29%	401,070	106,642	27%	481,284
Port employee benefits	112,337	85,649	31%	113,508	(1,171)	-1%	162,450
Professional services	850	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	-	-	0%	-
Supplies	1,800	132	1264%	-	-	0%	-
Utilities	214,653	141,790	51%	143,715	70,938	49%	172,457
Business Insurance	392,582	403,709	-3%	490,425	(97,843)	-20%	588,511
Maintenance & repair	462,507	381,948	21%	505,834	(43,328)	-9%	607,000
Depreciation	5,748,279	4,911,527	17%	5,929,834	(181,556)	-3%	7,115,801
Total Operating Expenses	7,440,719	6,317,997	18%	7,584,386	(143,667)	-2%	9,127,503
OPERATING INCOME (LOSS)	(993,203)	314,875	415%	(1,653,937)	660,734	40%	(2,010,960)
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(2,064,446)	(2,130,506)	-3%	(3,271,688)	1,207,242	37%	(3,927,189)
Total Non-Operating Revenue (Expenses)	(2,064,446)	(2,130,506)	-3%	(3,271,688)	1,207,242	-37%	(3,927,189)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(3,057,649)	(1,815,631)	68%	(4,925,625)	1,867,976	0%	(5,938,149)
CHANGE IN NET POSITION	\$ (3,057,649)	\$ (1,815,631)	68%	\$ (4,925,625)	\$ 1,867,976	-38%	\$ (5,938,149)

PORT FREEPORT
Port Improvement Projects Summary
July 31, 2026

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2026	CIP Prior Years	Incurred to Date Total	Balance to Finish
RADIO INTEROPERABILITY P5PG 25 U#1	220,000.00	0.00	220,000.00	220,000.00	2,160.50		2,160.50	217,839.50
EDSA			0.00				0.00	0.00
Construction	220,000.00		220,000.00		2,160.50		2,160.50	217,839.50
Other not in contract			0.00				0.00	0.00
FLOODWALL MODIFICATION DOCKS 1,2,3 AND 5	215,274.00	0.00	215,274.00	215,274.00	31,119.14		31,119.14	184,154.86
EDSA			0.00				0.00	0.00
Construction	215,274.00		215,274.00		31,119.14		31,119.14	184,154.86
Other not in contract			0.00				0.00	0.00
Pavement Repairs 2026	15,475.00	0.00	15,475.00	500,000.00	15,475.00		15,475.00	0.00
EDSA			15,475.00		15,475.00		15,475.00	0.00
Construction			0.00		0.00		0.00	0.00
Other not in contract			0.00				0.00	0.00
Public Parking Facility 2026	6,800.00	0.00	6,800.00	1,500,000.00	6,800.00		6,800.00	0.00
EDSA			6,800.00		6,800.00		6,800.00	0.00
Construction	6,800.00		0.00		0.00		0.00	0.00
Other not in contract			0.00				0.00	0.00
Velasco Terminal Backlands Area 6	669,000.00	0.00	669,000.00	0.00	202,643.70		202,643.70	466,356.30
EDSA			669,000.00		202,643.70		202,643.70	466,356.30
Construction			0.00		0.00		0.00	0.00
Other not in contract			0.00				0.00	0.00
2026 Fender Replacement Docks 1,2,3 & 5	3,328,000.00	0.00	3,328,000.00	85,000.00	1,092,000.00		1,092,000.00	2,236,000.00
EDSA			0.00				0.00	0.00
Construction	3,328,000.00		3,328,000.00		1,092,000.00		1,092,000.00	2,236,000.00
Other not in contract			0.00				0.00	0.00
2026 M&B Fencing	23,372.00	0.00	23,372.00	85,000.00	23,372.00		23,372.00	0.00
EDSA			0.00				0.00	0.00
Construction	23,372.00		23,372.00		23,372.00		23,372.00	0.00
Other not in contract			0.00				0.00	0.00
2026 Crane 3 & 4 Networking	10,248.49	0.00	10,248.49	100,000.00	9,998.53		9,998.53	249.96
EDSA			10,248.49		9,998.53		9,998.53	249.96
Construction	10,248.49		0.00		0.00		0.00	0.00
Other not in contract			0.00				0.00	0.00
Gate 12 RPM	565,531.00	0.00	565,531.00	2,000,000.00	73,101.18	0.00	73,101.18	492,429.82
EDSA			565,531.00		73,101.18	0.00	73,101.18	492,429.82
Construction			0.00		0.00	0.00	0.00	0.00
Other not in contract			0.00			0.00	0.00	0.00
Dike 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
Construction	128,904.00		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
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		946,580.00	0.00	946,580.00	311,420.00
Construction			0.00		0.00	0.00	0.00	0.00
Other not in contract			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
Construction	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
DSWI Acct Software Upgrade	237,000.00	0.00	237,000.00	237,000.00	100,465.00	111,780.00	212,245.00	24,755.00
EDSA			0.00	0.00	0.00	0.00	0.00	0.00
Construction	237,000.00		237,000.00		100,465.00	111,780.00	212,245.00	24,755.00
Other not in contract			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	0.00	356,684.00	17.59
Construction	363,469.00	0.00	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		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	162,033.98	12,327,089.63	12,489,123.61	740,309.22
EDSA			1,218,718.00	70,000.00	1,288,718.00	3,150.35	1,184,981.61	100,586.04
Construction	11,929,297.00	0.00	11,929,297.00		158,883.63	11,130,690.19	11,289,573.82	639,723.18
Other not in contract	11,417.83	0.00	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	0.00	74,916.76	74,916.76	1,257,991.62
EDSA			1,332,900.00	0.00	1,332,900.00	0.00	74,908.38	1,257,991.62
Construction			0.00	0.00	0.00	0.00	0.00	0.00
Other not in contract	8.38	0.00	8.38		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	1,645,615.60	17,685,432.65	19,331,048.25	44,530.10
EDSA			849,800.00	0.00	849,800.00	151,348.92	733,182.92	116,617.08
Construction	18,508,603.35	0.00	18,508,603.35		1,494,266.68	17,086,423.65	18,580,690.33	(72,086.98)
Other not in contract	17,175.00	0.00	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	18,262.00	103,090.00	(18,818.00)
Construction	2,179,046.31	0.00	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
VT-Utility Relocation of Land Acquisition & Land	1,185,853.52	3,525.00	1,189,378.52	1,800,000.00	631,399.14	667,081.55	1,298,480.69	(109,102.17)
EDSA			0.00	0.00	0.00	0.00	0.00	0.00
Construction	675,504.37	0.00	675,504.37		631,399.14	150,113.10	781,512.24	(106,007.87)
Other not in contract	510,349.15	3,525.00	513,874.15		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

PORT FREEPORT
Port Improvement Projects Summary
July 31, 2026

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2026	CIP Prior Years	Incurred to Date Total	Balance to Finish
Construction	1,442,485.00	0.00	1,442,485.00		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	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
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	1,892.00	0.00	1,892.00		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
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
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		12,104.50	10,035.00	10,035.00	10,035.00
Construction	514,725.00	0.00	514,725.00		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
Gate 4 Access Road Widening	1,215,124.20	0.00	1,215,124.20	1,215,132.58	972,708.68	27,650.00	1,000,358.68	214,765.52
EDSA	66,137.00	0.00	66,137.00		66,137.00	27,650.00	39,754.50	26,382.50
Construction	1,148,987.20	0.00	1,148,987.20		960,604.18	0.00	960,604.18	188,383.02
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Greenbelt with Port Expansion Area Tribute	0.00	0.00	0.00	250,000.00	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 - Joint Repairs	11,553.00	0.00	11,553.00	20,000.00	11,553.00	0.00	11,553.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	11,553.00	0.00	11,553.00		11,553.00	0.00	11,553.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
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 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				\$ 49,676,494.93	\$ 7,669,829.31	\$ 34,225,266.14	\$ 41,895,095.45	\$ 6,825,844.56

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Port Freeport

Monday, August 17, 2026
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This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 07/01/26..07/31/26

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
100000	07/07/26	V00376	The Goodman Corporation	4,956.00	
138303	131840		Consultant Fees - Other - EPA Clean Air Grant	4,956.00	
138303	131840		Management		
138303	131840		Board Approval on 05/29/2025		
			Line Amount Total	4,956.00	
100001	07/07/26	V00809	Thomson Reuters - West	246.75	
138293	132788		Subscriptions - Oct		
138293	132788		Subscriptions- new rate FY 2026	246.75	
138293	132788		CLEAR Govt Investigations Advanced		
138293	132788		CLEAR Criminal Justice Arrest Gateway Pro		
138293	132788		ENCLR Pro Alert Premium Band		
			Line Amount Total	246.75	
100002	07/07/26	V00166	Van Scoyoc Associates	8,502.51	
138304	133839		Consultant Fees - Other	8,500.00	
138304	133839		Consultant Fees - Other	2.51	
138304	133839		Government Liason Service Agreement		
138304	133839		March 2026 thru February 2027		
138304	133839		Expenses incurred - Not to Exceed \$2,000.00 over the course of 1 yr contract		
138304	133839		Board Approval 02/26/2026		
			Line Amount Total	8,502.51	
100003	07/07/26	V00071	Verizon Wireless	645.14	
138247	134943		Telephone	37.99	
138247	134943		Telephone	75.19	
138247	134943		Telephone	304.00	
138247	134943		Telephone	75.98	
138247	134943		Telephone		
138269	134975		Telephone	76.00	
138269	134975		Telephone		
138269	134975		Telephone	37.99	
138269	134975		Telephone		
138269	134975		Telephone	37.99	
			Line Amount Total	645.14	
100004	07/07/26	V00176	Yaklin Ford	18.50	
138238	134926		M&R Vehicles-2016 Chevy Truck	18.50	
			Line Amount Total	18.50	
100005	07/14/26	V00102	ABB, Inc	301,281.80	
138313	133240		M&R TOE-Gantry Crane #1	44,417.10	
138313	133240		ACS800-104-0610-5+E205+V991		
138313	133240		M&R TOE-Gantry Crane #2	22,208.55	
138313	133240		ACS800-104-0610-5+E205+V991		
138313	133240		M&R TOE-Gantry Crane #1	38,005.12	
138313	133240		ACS800-104-0460-5+E205+Q950+V991		
138313	133240		M&R TOE-Gantry Crane #2	19,002.56	
138313	133240		ACS800-104-0460-5+E205+Q950+V991		
138313	133240		Board Approval on 12/18/2025		
138323	130605		Inventory- Spare Parts New Berth 8 Cranes	178,166.97	
138323	130605		Multiple Spare Parts for New Cranes		

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		
138323	130605		Change Order		-518.50
			Line Amount Total		301,281.80
100006	07/14/26	V00976	Air Comm	2,160.50	
138317	134952		Construction in Progress		1,650.00
138317	134952		Motorola RS 400-512 MHz Handheld Radio (SKU #AAH07RDH9SA1AN)		
138317	134952		Construction in Progress		
138317	134952		Construction in Progress		230.00
138317	134952		Construction in Progress		25.00
138317	134952		Grant 2025 PSGP IJ#1		
138325	134952		Construction in Progress		
138325	134952		Motorola RS 400-512 MHz Handheld Radio (SKU #AAH07RDH9SA1AN)		
138325	134952		Construction in Progress		234.00
138325	134952		Construction in Progress		
138325	134952		Construction in Progress		
138325	134952		Construction in Progress		21.50
138325	134952		Grant 2025 PSGP IJ#1		
			Line Amount Total		2,160.50
100007	07/14/26	V01175	AlSCO Uniforms	394.42	
138312	132657		Maint and Operations Supplies		130.14
138312	132657		M&R Bldgs-Operations Bldg		86.31
138312	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138312	132657		M&R Bldgs-Security Bldg		
138312	132657		Maint and Operations Supplies-New Uniforms		
138312	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
138322	132657		Maint and Operations Supplies		125.60
138322	132657		M&R Bldgs-Operations Bldg		
138322	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138322	132657		M&R Bldgs-Security Bldg		
138322	132657		Maint and Operations Supplies-New Uniforms		
138322	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
138357	132657		Maint and Operations Supplies		152.37
138357	132657		M&R Bldgs-Operations Bldg		
138357	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138357	132657		M&R Bldgs-Security Bldg		
138357	132657		Maint and Operations Supplies-New Uniforms		
138357	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		494.42
100008	07/14/26	V00177	Arthur J. Gallagher Risk Management Services, LLC	18.00	
138316	135003		Insurance Expense - Boiler & Machinery		
138316	135003		Insurance Expense - Commercial Auto		
138316	135003		Insurance Expense - Excess Liability (Umbrella)		
138316	135003		Insurance Expense - Fiduciary		
138316	135003		Insurance Expense - Property Ins/Gen Liability		
138316	135003		Insurance Expense - Maritime		
138316	135003		Insurance Expense - Public Officials		
138316	135003		Insurance Expense - Security Boat		
138316	135003		Insurance Expense - Terrorism (Property)		
138316	135003		Insurance Expense - VT		
138316	135003		Insurance Expense		18.00
			Line Amount Total		18.00

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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		
100009	07/14/26	V00389	Austin Seth	300.03	
138326	135015		Telephone - repairs		184.03
138326	135015		Employment Related		116.00
			Line Amount Total		300.03
100010	07/14/26	V00445	BP Equipment	760.00	
138346	135036		M&R Leased Facilities-Dole		760.00
			Line Amount Total		760.00
100011	07/14/26	V00187	Brazoria County Septic Service	2,954.00	
138314	134994		Contract Services		1,266.00
138324	135002		Contract Services		1,688.00
			Line Amount Total		2,954.00
100012	07/14/26	V00517	Covenant K9 Detection Services	8,250.00	
138282	132480		Security Service Fees		8,250.00
138282	132480		Hourly Rate for K9 Detection Services for 360 Hrs		
			Line Amount Total		8,250.00
100013	07/14/26	V00189	Energia Resources, Inc.	226.00	
138305	134997		M&R TOE-Gantry Crane #1		113.00
138305	134997		M&R TOE-Gantry Crane #2		113.00
			Line Amount Total		226.00
100014	07/14/26	V00012	FedEx	22.67	
138327	135004		Postage and Freight		22.67
			Line Amount Total		22.67
100015	07/14/26	V01017	GFL Plant Services LP	606.82	
138308	134993		Contract Services		606.82
			Line Amount Total		606.82
100016	07/14/26	V01136	Gridmatic Rosa LLC	106,584.68	
138283	134973		Electricity		4,113.82
138283	134973		Electricity		78,085.21
138283	134973		Electricity		3,374.29
138283	134973		Electricity		21,011.36
			Line Amount Total		106,584.68
100017	07/14/26	V00175	Gulf Machine Services	1,375.00	
138306	134999		M&R TOE-Gantry Crane #3		625.00
138307	134998		M&R TOE-Gantry Crane #4		750.00
			Line Amount Total		1,375.00
100018	07/14/26	V01239	Integrity Customs Brokerage LLC	60,353.54	
138328	135014		Consultant Fees - Other-Crane tariff refund		850.00
138329	135010		Inventory- Spare Parts New Berth 8 Cranes		59,503.54
138329	135010		Brokerage services and customs fees for delivery of gantry crane spare parts		
138329	135010		Port Commission approved \$800,000 purchase of spare parts on 02/27/2025.		
138329	135010		These fees are associated with PO 130647 associated with that approval		
			Line Amount Total		60,353.54
100019	07/14/26	V00267	RWS Gas and Supply of Texas	318.14	
138320	135007		Maint and Operations Supplies		318.14
			Line Amount Total		318.14

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		
100020	07/14/26	V00119	JH Sanchez Holding Company	6,605.00	
138315	133393		Janitorial Services February 2026-January 2027		
138315	133393		M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
138315	133393		M&R Bldgs-Operations Bldg		889.00
138315	133393		M&R Bldgs-Security Bldg		651.00
138315	133393		M&R Bldgs-Security Bldg-Customs		880.00
138315	133393		M&R Bldgs-Buildings VT Berth 7		890.00
138315	133393		M&R Bldgs-Maintenance Bldg		110.00
138315	133393		M&R Transit Shed-T.S. 3		91.00
138315	133393		M&R Bldgs-Gate 4		20.00
138315	133393		M&R Bldgs-Security Bldg-Customs Shack		351.00
138315	133393		Board Approval on 12/14/2023		
138315	133393		Change Order Approval on 01/23/2025		
			Line Amount Total		6,605.00
100021	07/14/26	V00982	King Ranch Ag & Turf	104.63	
138309	134996		M&R Groundskeeping and Misc. Equipment		104.63
			Line Amount Total		104.63
100022	07/14/26	V00172	Lincoln National Life Insurance Company	1,619.81	
138360	135051		Retirement Expense		332.42
138360	135051		Retirement Expense		149.51
138360	135051		Retirement Expense		355.61
138360	135051		Retirement Expense		13.35
138360	135051		Retirement Expense		137.64
138360	135051		Retirement Expense		106.11
138360	135051		Retirement Expense		16.89
138360	135051		Retirement Expense		133.93
138360	135051		Retirement Expense		134.31
138360	135051		Retirement Expense		73.46
138360	135051		Retirement Expense		166.58
			Line Amount Total		1,619.81
100023	07/14/26	V00250	Lincoln National Life Insurance Company	3,094.38	
138361	135052		Group STD Insurance		312.23
138361	135052		Group LTD Insurance		268.40
138361	135052		Group STD Insurance		133.54
138361	135052		Group LTD Insurance		114.78
138361	135052		Group STD Insurance		601.65
138361	135052		Group LTD Insurance		415.66
138361	135052		Group STD Insurance		145.31
138361	135052		Group LTD Insurance		129.86
138361	135052		Group STD Insurance		102.58
138361	135052		Group LTD Insurance		85.69
138361	135052		Group STD Insurance		51.60
138361	135052		Group LTD Insurance		32.65
138361	135052		Group STD Insurance		139.47
138361	135052		Group LTD Insurance		114.31
138361	135052		Group STD Insurance		114.81
138361	135052		Group LTD Insurance		72.42
138361	135052		Group STD Insurance		51.60
138361	135052		Group LTD Insurance		36.00
138361	135052		Group STD Insurance		200.83
138361	135052		Group LTD Insurance		147.83
138361	135052		Adjustment - Anderson		-21.16

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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		
138361	135052		Adjustment - Anderson	-12.79	
138361	135052		Adjustment - Anderson	-21.15	
138361	135052		Adjustment - Anderson	-12.78	
138361	135052		Adjustment - Vela	-28.28	
138361	135052		Adjustment - Vela	-17.09	
138361	135052		Adjustment - Silfuentes	-39.63	
138361	135052		Adjustment - Silfuentes	-23.96	
			Line Amount Total	3,094.38	
100024	07/14/26	V01220	LJA Surveying, Inc.	340.00	
138318	134256		Surveying Services for the Public Parking Facility	340.00	
138318	134256		Grant Ref # MIP 88 (SCP89)		
			Line Amount Total	340.00	
100025	07/14/26	V01105	MetLife	7,956.70	
138362	135050		Group Dental Insurance	288.08	
138362	135050		Group Vision Insurance	82.59	
138362	135050		Group Life Insurance	367.07	
138362	135050		Group Dental Insurance	253.36	
138362	135050		Group Vision Insurance	52.84	
138362	135050		Group Life Insurance	129.61	
138362	135050		Group Dental Insurance	581.32	
138362	135050		Group Vision Insurance	126.34	
138362	135050		Group Life Insurance	355.84	
138362	135050		Group Life Insurance	13.03	
138362	135050		Group Dental Insurance	189.64	
138362	135050		Group Vision Insurance	37.84	
138362	135050		Group Life Insurance	142.99	
138362	135050		Group Dental Insurance	129.75	
138362	135050		Group Vision Insurance	25.98	
138362	135050		Group Life Insurance	85.07	
138362	135050		Group Dental Insurance	57.43	
138362	135050		Group Vision Insurance	11.86	
138362	135050		Group Life Insurance	31.13	
138362	135050		Group Dental Insurance	188.93	
138362	135050		Group Vision Insurance	38.76	
138362	135050		Group Life Insurance	112.21	
138362	135050		Group Dental Insurance	202.62	
138362	135050		Group Vision Insurance	38.34	
138362	135050		Group Life Insurance	89.78	
138362	135050		Group Dental Insurance	175.89	
138362	135050		Group Vision Insurance	37.88	
138362	135050		Group Life Insurance	119.46	
			Line Amount Total	7,956.70	
100026	07/14/26	V01147	Motion Media Co., LLC	3,525.00	
138319	134791		Community Events - FHCP Ribbon Cutting July 28, 2026	750.00	
138319	134791		Drone Pilot 2 Hours	150.00	
138319	134791		2-3 Minute Recap Video	375.00	
138319	134791		Full Ceremony Video	500.00	
138319	134791		Channel Improvement Project Video	1,750.00	
			Line Amount Total	3,525.00	
100027	07/14/26	V00873	Nearmap US, Inc	7,722.65	
138342	134992		Contract Services	7,722.65	
138342	134992		July 2026-June 2027		
			Line Amount Total	7,722.65	
100028	07/14/26	V00248	Promotions Unlimited	1,416.51	
138331	135018		Community Events	88.87	
138364	135017		Community Events	559.52	
138364	135017		Customize Awards - self standing plaque		
138364	135017		Clear acrylic wave design cut w/blue base 6.5 x 3/8" thick		
138364	135017		Freeport Channel customize artwork full color & etching		
138367	135033		Community Events	261.72	
138367	135033		Mini Watering Can Blossom Kit w/seeds + shipping		
138367	135033		Community Events		
138367	135033		Rope Knot Keychain + freight		
138368	135033		Community Events		
138368	135033		Mini Watering Can Blossom Kit w/seeds + shipping		
138368	135033		Community Events	506.40	
138368	135033		Rope Knot Keychain + freight		
			Line Amount Total	1,416.51	

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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		
138363	135049		Group Life Insurance		333.76
138363	135049		Group Life Insurance		13.03
138363	135049		Group Dental Insurance		189.64
138363	135049		Group Vision Insurance		37.84
138363	135049		Group Life Insurance		142.99
138363	135049		Group Dental Insurance		129.75
138363	135049		Group Vision Insurance		25.98
138363	135049		Group Life Insurance		85.07
138363	135049		Group Dental Insurance		57.43
138363	135049		Group Vision Insurance		11.86
138363	135049		Group Life Insurance		31.13
138363	135049		Group Dental Insurance		188.93
138363	135049		Group Vision Insurance		38.76
138363	135049		Group Life Insurance		112.21
138363	135049		Group Dental Insurance		202.62
138363	135049		Group Vision Insurance		38.34
138363	135049		Group Life Insurance		89.78
138363	135049		Group Dental Insurance		
138363	135049		Group Vision Insurance		175.89
138363	135049		Group Vision Insurance		37.88
138363	135049		Group Life Insurance		119.46
			Line Amount Total		7,956.70
100026	07/14/26	V01147	Motion Media Co., LLC	3,525.00	
138319	134791		Community Events - FHCIP Ribbon Cutting July 28, 2026		750.00
138319	134791		Drone Pilot 2 Hours		150.00
138319	134791		2-3 Minute Recap Video		375.00
138319	134791		Full Ceremony Video		500.00
138319	134791		Channel Improvement Project Video		1,750.00
			Line Amount Total		3,525.00
100027	07/14/26	V00873	Nearmap US, Inc	7,722.65	
138342	134992		Contract Services		7,722.65
138342	134992		July 2026-June 2027		
			Line Amount Total		7,722.65
100028	07/14/26	V00248	Promotions Unlimited	1,416.51	
138331	135018		Community Events		88.87
138364	135017		Community Events		559.52
138364	135017		Customize Awards - self standing plaque		
138364	135017		Clear acrylic wave design cut w/blue base 6.5 x 3/8" thick		
138364	135017		Freeport Channel customize artwork full color & etching		
138367	135033		Community Events		261.72
138367	135033		Mini Watering Can Blossom Kit w/seeds + shipping		
138367	135033		Community Events		
138367	135033		Rope Knot Keychain + freight		
138368	135033		Community Events		
138368	135033		Mini Watering Can Blossom Kit w/seeds + shipping		
138368	135033		Community Events		506.40
138368	135033		Rope Knot Keychain + freight		
			Line Amount Total		1,416.51

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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		
100029	07/14/26	V01051	Rail Link, Inc.	117,026.48	
138332		135012	Other Receivables - VW		57,453.24
138340		135029	Other Receivables-VW		59,573.24
			Line Amount Total		117,026.48
100030	07/14/26	V01227	Richard Hooper	250.00	
138321		135001	M&R Terminal Facilities-Other-VT		250.00
			Line Amount Total		250.00
100031	07/14/26	V00101	Sunstates Security, LLC	100,402.34	
138333		135027	Security Service Fees		786.50
138334		135026	Security Service Fees		607.75
138335		135024	Security Service Fees		49,235.19
138336		135023	Security Service Fees		1,389.90
138337		135022	Security Service Fees		46,939.72
138338		135021	Security Service Fees		214.50
138341		135025	Security Service Fees		1,228.78
			Line Amount Total		100,402.34
100032	07/14/26	V01235	Tammi Kellar	600.00	
138365		135038	Community Events - Cookies for FHCIIP Ribbon Cutting		600.00
			Line Amount Total		600.00
100033	07/14/26	V00200	The Chamber Brazosport Area	850.00	
138339		135019	Community Events		850.00
			Line Amount Total		850.00
100034	07/14/26	V00423	Theriot, Inc.	936.75	
138310		135000	M&R Bldgs-Operations Bldg		936.75
			Line Amount Total		936.75
100035	07/14/26	V00864	Visual Edge IT, Inc.	247.93	
138366		135005	Maint & Repair - Office Equipment		247.93
			Line Amount Total		247.93
100036	07/14/26	V00178	Waypoint	15,297.31	
138175		134836	Contract Services		7,645.05
138175		134836	Ommissa Horizon, 10 Concurrent User Pack, 1 year		
138202		134848	Contract Services July 2026-Dec 2027		7,652.26
138202		134848	Artic Wolf Resolve		
138202		134848	Grant 2024PSGP LJ#2		
			Line Amount Total		15,297.31
100037	07/14/26	V00091	Wells Fargo	10,402.43	
138294		134983	Other Accounts Payable (JE)		10,402.43
			Line Amount Total		10,402.43
100038	07/14/26	V00176	Yaklin Ford	18.50	
138311		134995	M&R Vehicles-2023 Ford Maverick		18.50
			Line Amount Total		18.50
100039	07/17/26	V01239	Integrity Customs Brokerage LLC	33,527.10	
138396		135095	Inventory- Spare Parts New Berth 8 Cranes		19,925.35
138396		135095	Brokerage services and customs fees for delivery of gantry crane spare parts		
138396		135095	Port Commission approved \$800,000.00 purchase of spare parts on 02/27/2026		
138396		135095	Thes fees are associated with PO# 132434 associated with that approval		

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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		
138397		135093	Inventory- Spare Parts New Berth 8 Cranes		13,601.75
138397		135093	Brokerage services and customs fees for delivery of gantry crane spare parts		
138397		135093	Port Commission approved \$800,000.00 purchase of spare parts on 02/27/2026. These fees are associate with PO #132434 associated with that approval		
			Line Amount Total		33,527.10
100040	07/21/26	V01070	Alliance Terminal Equipment Services, LLC	1,566.00	
138398		135083	M&R TOE-Gantry Crane #1		246.50
138398		135083	M&R TOE-Gantry Crane #2		246.50
138398		135083	M&R TOE-Gantry Crane #3		246.50
138398		135083	M&R TOE-Gantry Crane #4		246.50
138399		135082	M&R TOE-Gantry Crane #1		145.00
138399		135082	M&R TOE-Gantry Crane #2		145.00
138399		135082	M&R TOE-Gantry Crane #3		145.00
138399		135082	M&R TOE-Gantry Crane #4		145.00
			Line Amount Total		1,566.00
100041	07/21/26	V01175	Alasco Uniforms	125.60	
138370		132657	Maint and Operations Supplies		125.60
138370		132657	M&R Bldgs-Operations Bldg		
138370		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
138370		132657	M&R Bldgs-Security Bldg		
138370		132657	Maint and Operations Supplies-New Uniforms		
138370		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		125.60
100042	07/21/26	V00490	Applied Industrial Technologies	974.51	
138418		134850	Inventory- Spare Parts New Berth 8 Cranes		974.51
138418		134850	Bearing Assembly		
138418		134850	Bearing Quotes:		
138418		134850	#1 515745187		
138418		134850	#2 515728860		
138418		134850	#3 515745057		
138418		134850	#4 515745045		
138418		134850	Seal Quote:		
138418		134850	#5 515745085		
			Line Amount Total		974.51
100043	07/21/26	V00177	Arthur J. Gallagher Risk Management Services, LLC	44.25	
138199		134910	Insurance Expense - Boiler & Machinery		
138199		134910	Insurance Expense - Commercial Auto		
138199		134910	Insurance Expense - Excess Liability (Umbrella)		
138199		134910	Insurance Expense - Fiduciary		
138199		134910	Insurance Expense - Property Ins/Gen Liability		
138199		134910	Insurance Expense - Maritime		
138199		134910	Insurance Expense - Public Officials		
138199		134910	Insurance Expense - Security Boat		
138199		134910	Insurance Expense - Terrorism (Property)		
138199		134910	Insurance Expense - VT		
138199		134910	Insurance Expense -Blanket Notary E&O Bond		44.25
			Line Amount Total		44.25
100044	07/21/26	V00957	AT&T:831-001-2806-788	350.61	
138412		135104	Telephone		167.80
138412		135104	Telephone		91.42

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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		
138412	135104		Telephone		91.39
				Line Amount Total	350.61
100045	07/21/26	V00445	BP Equipment	760.00	
138343	135048		M&R Rail-Other		760.00
				Line Amount Total	760.00
100046	07/21/26	V00150	Brazoria County Clerk	500.00	
138413	135098		Office Supplies		500.00
				Line Amount Total	500.00
100047	07/21/26	V00049	Brazos Fasteners, Inc	26.76	
138400	135090		M&R TOE-Street Sweeper		26.76
				Line Amount Total	26.76
100048	07/21/26	V00039	Brazosport Tire	971.14	
138344	135047		M&R Vehicles-2014 Chevy Tahoe		300.00
138345	135037		M&R Vehicles-2020 Chev PU		305.99
138401	135089		M&R TOE-Toyota Forklift		365.15
				Line Amount Total	971.14
100049	07/21/26	V00473	Brian Knapp	45.00	
138379	135067		Telephone		45.00
				Line Amount Total	45.00
100050	07/21/26	V00124	Carriage House Partners	5,000.00	
138359	129818		Consultant Fees - Other		5,000.00
138359	129818		Government Liason Service Agreement Jan 2025-December 2027		
138359	129818		Board Approval 12/19/2024		
				Line Amount Total	5,000.00
100051	07/21/26	V00004	City of Freeport	49,727.36	
138372	135070		Water & Gas		285.27
138373	135071		Water & Gas		88.72
138374	135072		Water & Gas		225.60
138384	135069		Water & Gas		45,851.07
138385	135073		Other Receivables - Rebill to VW		1,268.24
138386	135074		Other Receivables - Rebill to VW		2,008.46
				Line Amount Total	49,727.36
100052	07/21/26	V01202	Clements Plumbing LLC	28,350.89	
138406	134341		Construction in Progress		28,350.89
138406	134341		Furnish labor, materials, equipment and insurance for		
138406	134341		Relocation of Water Meter		
138406	134341		Board Approval 04/23/2026		
				Line Amount Total	28,350.89
100053	07/21/26	V01086	Clinton Woodson	1,134.50	
138420	135100		Telephone - June		75.00
138420	135100		Commercial Events		25.38
138420	135100		Sales/Promotion Travel		1,034.12
				Line Amount Total	1,134.50
100054	07/21/26	V00668	DARE Capital Partners, LLC	3,509.53	
138358	135046		M&R TOE-Gantry Crane #1		454.40
138358	135046		M&R TOE-Gantry Crane #2		454.40
138358	135046		Contract Labor Expense		727.04

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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		
138409	135087		M&R TOE-Gantry Crane #1		1,136.00
138409	135087		M&R TOE-Gantry Crane #2		10.65
138409	135087		Contract Labor Expense		727.04
				Line Amount Total	3,509.53
100055	07/21/26	V00070	Darlene Winkler	98.04	
138389	135091		Community Event-TACFT		5.95
138389	135091		Community Events		28.71
138389	135091		Office Supplies		5.75
138390	135081		Community Event-TACFT		6.31
138390	135081		Community Events		51.32
				Line Amount Total	98.04
100056	07/21/26	V00104	Donald Mullett	75.00	
138380	135065		Telephone		75.00
				Line Amount Total	75.00
100057	07/21/26	V00017	Donnie Joe Evans	75.00	
138376	135064		Telephone		75.00
				Line Amount Total	75.00
100058	07/21/26	V00863	Enrico Arbolante	150.00	
138391	135078		Telephone May		75.00
138391	135078		Telephone June		75.00
				Line Amount Total	150.00
100059	07/21/26	V00041	Evco Industrial Hardware	210.03	
138404	135085		M&R TOE-Gantry Crane #1		45.20
138405	135084		M&R TOE-Gantry Crane #1		41.21
138405	135084		M&R TOE-Gantry Crane #2		41.20
138405	135084		M&R TOE-Gantry Crane #3		41.21
138405	135084		M&R TOE-Gantry Crane #4		41.21
				Line Amount Total	210.03
100060	07/21/26	V01240	Garrett Cook	145.29	
138392	135077		Sales/Promotion Travel		85.55
138392	135077		Commercial Events		59.74
				Line Amount Total	145.29
100061	07/21/26	V00030	Girouard's Ace Hardware	1,290.81	
138369	135055		Maint and Operations Supplies		137.25
138369	135055		M&R TOE-General, Terminal Ops Equip & Tools		49.99
138369	135055		Office Supplies		60.04
138369	135055		Fuel/Oil		31.41
138369	135055		M&R Groundskeeping and Misc. Equipment		29.98
138369	135055		M&R Groundskeeping Equipment-5510 John Deere		21.16
138369	135055		M&R Groundskeeping Equipment-Holland 105 Tractor		38.53
138369	135055		M&R TOE-Yale Forklift		5.92
138369	135055		M&R TOE-JLG 80 HX Manlift		58.24
138369	135055		M&R TOE-Gantry Crane #1		78.50
138369	135055		M&R TOE-Gantry Crane #2		20.71
138369	135055		M&R TOE-Gantry Crane #3		7.79
138369	135055		M&R TOE-Gantry Crane #4		4.17
138369	135055		M&R Bldgs-Security Bldg		143.54
138369	135055		M&R Bldgs-Operations Bldg		29.58
138369	135055		M&R Warehouse-WH51 Sprinkler System		218.17
138369	135055		M&R Transit Shed-T.S. 1		71.01

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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		
138369	135055		M&R Transit Shed-T.S. 3	140.58	
138369	135055		M&R Docks-Dock Berth 8	17.98	
138369	135055		M&R Terminal Facilities-Other-VT	126.26	
			Line Amount Total		1,290.81
100062	07/21/26	V00011	Gulfex Vending	107.01	
138402	135086		Office Supplies		
138402	135086		Office Supplies		
138402	135086		Office Supplies		
138402	135086		Office Supplies		
138402	135086		Office Supplies		
138402	135086		Office Supplies		
138402	135086		Office Supplies		
			Line Amount Total		107.01
100063	07/21/26	V00875	Hannah Thornton	150.00	
138421	135105		Telephone June - July	150.00	
			Line Amount Total		150.00
100064	07/21/26	V01215	ICS Inc	24,485.52	
138407	134122		FIBER GLASS POLE WITH POLE TOP SWITCH 2026	24,485.52	
138407	134122		Board Approval 03/26/2026		
			Line Amount Total		24,485.52
100065	07/21/26	V00358	J.R. Merritt Controls, Inc.	1,269.41	
138408	134577		M&R TOE-Gantry Crane #3	1,230.83	
138408	134577		Cab Seat components Crane 3		
138408	134577		Hardware		
138408	134577		Shipping	38.58	
			Line Amount Total		1,269.41
100066	07/21/26	V01085	Judell Davis	45.00	
138375	135063		Telephone	45.00	
			Line Amount Total		45.00
100067	07/21/26	V00168	Junior Achievement of Brazoria County, Inc.	1,000.00	
138388	135054		Community Events	1,000.00	
138388	135054		Annual Business Hall of Fame 09/24/2026		
138388	135054		Contribution Table Sponsorship - 8 seats		
			Line Amount Total		1,000.00
100068	07/21/26	V00729	Kevin R. Hartney	45.00	
138378	135061		Telephone	45.00	
			Line Amount Total		45.00
100069	07/21/26	V00926	Mark Vaughn	45.00	
138382	135066		Telephone	45.00	
			Line Amount Total		45.00
100070	07/21/26	V00006	Michaela Bevers	126.48	
138393	135076		Telephone June	75.00	
138393	135076		Governmental Relations Travel	14.14	
138393	135076		Community Events	37.34	
			Line Amount Total		126.48
100071	07/21/26	V00001	Norma Cheline	1,300.00	
138330	132949		Lease Expense	1,300.00	
138330	132949		Off site storage in Angleton		

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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		
138330	132949		Jan - Dec 2026		
			Line Amount Total		1,300.00
100072	07/21/26	V00050	Northern Tool Commercial Account	1,055.49	
138347	135045		M&R Bldgs-Admin Bldg 1100 Cherry St	313.49	
138348	135044		M&R Warehouse-WH51 Sprinkler System	742.00	
			Line Amount Total		1,055.49
100073	07/21/26	V01234	Patch Makers USA, LLC	335.00	
138394	135092		Governmental Relations Travel	335.00	
			Line Amount Total		335.00
100074	07/21/26	V00381	PayrollOrg	312.00	
138415	135101		Dues & Memberships & Licenses	312.00	
			Line Amount Total		312.00
100075	07/21/26	V00248	Promotions Unlimited	672.50	
138387	135053		Promotional Items - Community	672.50	
138387	135053		Rechargeable power bank with fan & flashlight		
138387	135053		200 qty. White, Port Freeport etched logo - PROMO 5352-12		
			(includes reprint and shipping)		
			Line Amount Total		672.50
100076	07/21/26	V00067	Quill LLC	131.97	
138403	135075		Office Supplies		
138403	135075		Office Supplies		
138403	135075		Office Supplies		
138403	135075		Office Supplies		
138403	135075		Office Supplies		
138403	135075		Office Supplies		
138403	135075		Office Supplies		
138403	135075		Office Supplies		
138403	135075		Office Supplies		
138403	135075		Office Supplies		
			Line Amount Total		131.97
100077	07/21/26	V00068	Randy Aparicio	45.00	
138371	135060		Telephone	45.00	
			Line Amount Total		45.00
100078	07/21/26	V00116	Randy Thompson	45.00	
138381	135062		Telephone	45.00	
			Line Amount Total		45.00
100079	07/21/26	V01248	Sacramento Herrera	45.00	
138377	135068		Telephone	45.00	
			Line Amount Total		45.00
100080	07/21/26	V00010	Specialties Company	30.48	
138353	135039		M&R Other-Mowing, Weed Control Etc	30.48	
			Line Amount Total		30.48
100081	07/21/26	V00054	Summit Electric Supply	3,199.80	
138349	135043		M&R Warehouse-Warehouse 51	547.14	
138350	135042		M&R Bldgs-Admin Bldg 1100 Cherry St	676.32	
138351	135041		M&R Warehouse-Warehouse 51	977.30	

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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	
138352	135040		M&R Leased Facilities-T.S. 5 Offices	999.04	
			Line Amount Total	3,199.80	
100082	07/21/26	V00095	Swisher & Swisher	4,650.00	
138410	134621		M&R Other-Mowing, Weed Control Etc	4,650.00	
138410	134621		Clean vegetation from drainage + brushkiller follow up in 30-45 days		
			Line Amount Total	4,650.00	
100083	07/21/26	V00956	Texas A&M University-Corpus Christi	5,092.50	
138395	132197		Contract Services	5,092.50	
138395	132197		Professional Services for annual		
138395	132197		maintenance of the NOAA Port Sensors		
			Line Amount Total	5,092.50	
100084	07/21/26	V00141	Vernor Material & Equipment Co., Inc.	3,704.76	
138354	135035		M&R Groundskeeping and Misc. Equipment	868.42	
138411	134942		M&R Roads-Other	2,758.80	
138411	134942		1 Full truck load of Cold Patch Asphalt		
138411	134942		Delivery Fee	77.54	
			Line Amount Total	3,704.76	
100085	07/21/26	V00075	Vicki L. Smith	75.00	
138417	135094		Telephone - July	75.00	
			Line Amount Total	75.00	
100086	07/21/26	V00178	Waypoint	192.25	
138383	135059		Subscriptions	192.25	
			Line Amount Total	192.25	
100087	07/21/26	V01225	XPO	980.64	
138355	135034		M&R TOE-Gantry Crane #1	479.32	
138356	135032		M&R TOE-Gantry Crane #1	501.32	
			Line Amount Total	980.64	
100088	07/28/26	V01070	Alliance Terminal Equipment Services, LLC	1,974.00	
138443	135127		Inventory- Spare Parts ZPMC Cranes	497.00	
138443	135127		Inventory- Spare Parts New Berth 8 Cranes	497.00	
138458	135129		Inventory- Spare Parts ZPMC Cranes	980.00	
			Line Amount Total	1,974.00	
100089	07/28/26	V01175	Alisco Uniforms	330.55	
138468	132657		Maint and Operations Supplies	126.02	
138468	132657		M&R Bldgs-Operations Bldg		
138468	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138468	132657		M&R Bldgs-Security Bldg		
138468	132657		Maint and Operations Supplies-New Uniforms		
138468	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
138491	132657		Maint and Operations Supplies	118.22	
138491	132657		M&R Bldgs-Operations Bldg	86.31	
138491	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138491	132657		M&R Bldgs-Security Bldg		
138491	132657		Maint and Operations Supplies-New Uniforms		
138491	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total	330.55	

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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	
100090	07/28/26	V00490	Applied Industrial Technologies	3,569.90	
138446	134850		Inventory- Spare Parts New Berth 8 Cranes	2,896.40	
138446	134850		Bearing Assembly		
138446	134850		Bearing Quotes:		
138446	134850		#1 515745187		
138446	134850		#2 515728860		
138446	134850		#3 515745057		
138446	134850		#4 515745045		
138446	134850		Seal Quote:		
138446	134850		#5 515745085		
138457	134850		Inventory- Spare Parts New Berth 8 Cranes	673.50	
138457	134850		Bearing Assembly		
138457	134850		Bearing Quotes:		
138457	134850		#1 515745187		
138457	134850		#2 515728860		
138457	134850		#3 515745057		
138457	134850		#4 515745045		
138457	134850		Seal Quote:		
138457	134850		#5 515745085		
			Line Amount Total	3,569.90	
100091	07/28/26	V00062	AT&T Mobility	903.18	
138486	135163		Telephone	151.32	
138486	135163		Telephone	157.94	
138486	135163		Telephone	366.94	
138486	135163		Telephone	75.66	
138486	135163		Telephone	151.32	
			Line Amount Total	903.18	
100092	07/28/26	V00448	Brazoria County Day	1,000.00	
138419	135097		Governmental Relations Travel Feb 8-9, 2027	1,000.00	
			Line Amount Total	1,000.00	
100093	07/28/26	V00187	Brazoria County Septic Service	747.00	
138469	135135		M&R Bldgs-Scale House	325.00	
138477	135157		Contract Services	422.00	
			Line Amount Total	747.00	
100094	07/28/26	V00201	CDW Government	1,237.48	
138447	134710		M&R TOE-Gantry Crane #3	618.74	
138447	134710		M&R TOE-Gantry Crane #4	618.74	
138447	134710		APC SUA500PDR-S 500VA DIN Rail Mount UPS		
			Line Amount Total	1,237.48	
100095	07/28/26	V01244	Certified Crane and Rigging Services, LLC	5,588.00	
138444	134911		M&R TOE-Gantry Crane #1	5,588.00	
138444	134911		Crane Rental - 150 Ton Crane		
			Line Amount Total	5,588.00	
100096	07/28/26	V00084	Crain, Caton & James	7,910.95	
138459	135143		Legal Fees	7,808.00	
138459	135143		Legal Fees	102.95	
			Line Amount Total	7,910.95	
100097	07/28/26	V00031	Culligan Water Systems	147.90	
138425	135106		M&R Bldgs-Operations Bldg	147.90	
			Line Amount Total	147.90	

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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		
100098	07/28/26	V00104	Donald Mullett	773.99	
138450	135141		Inventory- Spare Parts ZPMC Cranes	773.99	
			Line Amount Total	773.99	
100099	07/28/26	V00017	Donnie Joe Evans	149.20	
138451	135147		M&R Groundskeeping Equip Zero Turn 61" Mower	149.20	
			Line Amount Total	149.20	
100100	07/28/26	V00853	Empower Annuity Ins Co of America	237.50	
138452	135149		Contract Services	237.50	
			Line Amount Total	237.50	
100101	07/28/26	V00189	Energia Resources, Inc.	558.00	
138471	135132		M&R TOE-Gantry Crane #1	558.00	
			Line Amount Total	558.00	
100102	07/28/26	V00322	Extreme Marine	140.00	
138442	135125		M&R Security Equipment-SeaArk Commander Boat	140.00	
			Line Amount Total	140.00	
100103	07/28/26	V00147	Greater Angleton Chamber of Commerce	500.00	
138441	135056		Community Events	500.00	
			Line Amount Total	500.00	
100104	07/28/26	V01037	Harper Brothers Construction, LLC	108,952.32	
138448	135126		Retainage Payable	108,952.32	
			Line Amount Total	108,952.32	
100105	07/28/26	V00433	Indo American Chamber of Commerce	10,000.00	
138460	135128		Commercial Events	10,000.00	
138460	135128		2026 Corporate membership, company logo placement on the chamber website, acknowledgement at the gala, recognition at the reception co-chair level in the gala invitation and collateral, one table		
138460	135128		of 10 at the gala, four invitations to the VIP reception, two seats at head table at the gala,		
138460	135128		invitation or a company representative to accept special sponsor		
			Line Amount Total	10,000.00	
100106	07/28/26	V00267	IWS Gas and Supply of Texas	278.12	
138472	135138		Safety Supplies	231.70	
138473	135137		Maint and Operations Supplies	46.42	
			Line Amount Total	278.12	
100107	07/28/26	V00685	JTS	11,347.20	
138461	134520		SIKLU RADIOS EH-710TX-ODU-EXT	6,228.00	
138461	134520		AX-IN-10G-60W-AC-PoE-US 60w PoE inector	543.60	
138461	134520		EH-MK-SM EtherHaul Mount	694.80	
138461	134520		EH-ANT-0.5ft Antenna	1,306.80	
138461	134520		EH-UPG-700-1000 License upgrade	1,134.00	
138461	134520		AX-SRG-10G-OD Ethernet PoE Surge Suppression	1,440.00	
138461	134520		Grant 2023 IJ #2		
			Line Amount Total	11,347.20	
100108	07/28/26	V00100	LJA Engineering Inc.	22,099.70	
138449	133872		Construction in Progress - J00579	22,099.70	
138449	133872		Professional Services for the		
138449	133872		Velasco Terminal Container Yard 6 project		

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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		
138449	133872		Board Approval 02/26/2026		
			Line Amount Total		22,099.70
100109	07/28/26	V00214	McFarland PLLC	42,557.40	
138462	135142		Legal Fees		42,557.40
			Line Amount Total		42,557.40
100110	07/28/26	V00622	Network Cabling Services, Inc.	9,998.53	
138463	132946		Crane Network Upgrade Installation		9,998.53
			Line Amount Total		9,998.53
100111	07/28/26	V00543	Performance Party Rents, LLC	3,214.90	
138455	135139		Community Events		3,214.90
138455	135139		FHCIP Ribbon Cutting		
138455	135139		Additional area added to the tent, more tables & fans		
			Line Amount Total		3,214.90
100112	07/28/26	V00139	Pfeiffer & Son, LTD	25,800.00	
138464	134615		AXIS CAMERAS & ACCESSORIES 17 EACH 2026		25,800.00
138464	134615		Network Switches, enclosures and acc.		
138464	134615		Board Approval 05/28/2026		
138464	134615		2023 PSGPIJ #2 Grant		
			Line Amount Total		25,800.00
100113	07/28/26	V00005	Phyllis Saathoff	310.08	
138485	135159		Telephone - June		136.75
138485	135159		Sales/Promotion Travel		70.15
138485	135159		Community Events		56.95
138485	135159		Community Events		46.23
			Line Amount Total		310.08
100114	07/28/26	V00244	Pitney Bowes Bank Inc Purchase Power	502.25	
138454	135152		Office Supplies		84.58
138454	135152		Office Supplies		42.29
138454	135152		Office Supplies		222.05
138454	135152		Office Supplies		10.55
138454	135152		Office Supplies		31.79
138454	135152		Office Supplies		21.14
138454	135152		Office Supplies		15.82
138454	135152		Office Supplies		31.74
138454	135152		Office Supplies		42.29
			Line Amount Total		502.25
100115	07/28/26	V00266	Pitney Bowes Global Financial Services LLC	230.64	
138489	135160		Postage and Freight		38.84
138489	135160		Postage and Freight		19.42
138489	135160		Postage and Freight		101.96
138489	135160		Postage and Freight		4.84
138489	135160		Postage and Freight		14.60
138489	135160		Postage and Freight		9.71
138489	135160		Postage and Freight		7.27
138489	135160		Postage and Freight		14.58
138489	135160		Postage and Freight		19.42
			Line Amount Total		230.64
100116	07/28/26	V00248	Promotions Unlimited	1,256.26	
138487	135162		Community Events		88.86

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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	
138490	135017		Community Events	559.52	
138490	135017		Ordered 5 more awards	166.17	
138490	135017		Customize Awards - self standing plaque		
138490	135017		Clear acrylic wave design cut w/blue base 6.5 x 3/8" thick		
138490	135017		Freeport Channel customize artwork full color & etching		
138493	135167		Promotional Items - Community	441.71	
			Line Amount Total	1,256.26	
100117	07/28/26	V00067	Quill LLC	242.98	
138488	135161		Office Supplies		
138488	135161		Office Supplies		
138488	135161		Office Supplies	242.98	
138488	135161		Office Supplies		
138488	135161		Office Supplies		
138488	135161		Office Supplies		
138488	135161		Office Supplies		
138488	135161		Office Supplies		
138488	135161		Office Supplies		
138488	135161		Badge Supplies		
			Line Amount Total	242.98	
100118	07/28/26	V00909	Randle Law Office Ltd.	6,775.80	
138453	135146		Legal Fees	585.00	
138465	135145		Legal Fees	4,000.00	
138466	135144		Legal Fees	2,070.00	
138466	135144		Legal Fees	120.80	
			Line Amount Total	6,775.80	
100119	07/28/26	V00010	Specialties Company	185.45	
138474	135136		M&R Warehouse-WH51 Sprinkler System	185.45	
			Line Amount Total	185.45	
100120	07/28/26	V00098	Suburban Propane	176.64	
138440	135110		Fuel/Oil	176.64	
			Line Amount Total	176.64	
100121	07/28/26	V00054	Summit Electric Supply	79.79	
138435	135122		M&R TOE-HiPower Portable Generator	79.79	
			Line Amount Total	79.79	
100122	07/28/26	V01190	Tetra Tech Inc.	30,360.50	
138456	133246		Construction in Progress-Professional Services for Radiation Portal	30,360.50	
138456	133246		Monitor System at Gate 12		
138456	133246		Board Approval on 12/18/2025		
			Line Amount Total	30,360.50	
100123	07/28/26	V00141	Vernor Material & Equipment Co., Inc.	2,709.09	
138467	134972		M&R Roads-Other	1,649.34	
138467	134972		Freight	152.51	
138467	134972		3 Trucks of limestone base		
138467	134972		CHANGE ORDER		
138467	134972		Freight		
138467	134972		3 trucks of limestone base		
138492	134972		M&R Roads-Other	776.16	
138492	134972		Freight	71.77	

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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	
138492	134972		3 Trucks of limestone base		
138492	134972		CHANGE ORDER	54.29	
138492	134972		Freight	5.02	
138492	134972		3 trucks of limestone base		
			Line Amount Total	2,709.09	
100124	07/29/26	V01251	Nathan Curtis	220.00	
138499	135168		Community Events-FHCIP RC	220.00	
			Line Amount Total	220.00	
100125	07/29/26	V00515	Talk About Good	4,030.00	
138500	134795		Community Events - FHCIP Ribbon Cutting July 28, 2026	4,030.00	
138500	134795		200 Bacon Wrapped Jumbo Gulf Shrimp-Bourbon Glazed Quail Legs,		
138500	134795		Rosemary & Garlic Lollipop Lamb Chops, Asparagus & Asiago wrapped in Filo, Chicken Satay,		
138500	134795		Pork Posticker Dumplings w/dipping sauce, Crackers, Vegetable Display, Fruit Display		
138500	134795		Unsweet Tea, Sweet Tea, Cucumber Water, Lemon Water, Ice, Cups, Sweetener		
138500	134795		3 Servers to serve and keep food table clean as well as make the drinks for guests,		
138500	134795		bus tables, clean up		
			Line Amount Total	4,030.00	
99953	07/07/26	V01175	AlSCO Uniforms	75.54	
138270	132657		Maint and Operations Supplies		
138270	132657		M&R Bldgs-Operations Bldg		
138270	132657		M&R Bldgs-Admin Bldg 1100 Cherry St	75.54	
138270	132657		M&R Bldgs-Security Bldg		
138270	132657		Maint and Operations Supplies-New Uniforms		
138270	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total	75.54	
99954	07/07/26	V01135	Amazon Capital Services	2,886.31	
138271	134959		Office Supplies	596.12	
138271	134959		Office Supplies	3.77	
138271	134959		Office Supplies	58.83	
138271	134959		Office Supplies	0.95	
138271	134959		Office Supplies	2.85	
138271	134959		Office Supplies	41.89	
138271	134959		Office Supplies	108.15	
138271	134959		Office Supplies	2.83	
138271	134959		Office Supplies	3.77	
138271	134959		Office Supplies	73.81	
138271	134959		Badge Supplies	141.09	
138271	134959		Safety Supplies	168.00	
138271	134959		Furniture and Equipment Purchases <\$5,000	12.89	
138271	134959		Furniture and Equipment Purchases <\$5,000	14.99	
138271	134959		Furniture and Equipment Purchases <\$5,000	97.98	
138271	134959		M&R TOE-Club Car 500 Carry All	619.00	
138271	134959		M&R TOE-JLG 80 HX Manlift	209.23	
138271	134959		M&R Groundskeeping Equip Zero Turn 61" Mower	31.68	
138271	134959		Community Event-TACFT	7.95	
138271	134959		M&R Security Equipment-Other	257.23	
138271	134959		M&R Warehouse-Warehouse 51	399.34	

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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	
138271	134959		Community Events	33.96	
			Line Amount Total	2,886.31	
99955 07/07/26	V01049	Amy O'Brien		150.00	
138296	134991		Telephone May & June	150.00	
			Line Amount Total	150.00	
99956 07/07/26	V00115	AT&T-979-373-0021 663 4		790.36	
138297	134989		Telephone	274.92	
138297	134989		Telephone	137.45	
138297	134989		Telephone	34.36	
138297	134989		Telephone	103.09	
138297	134989		Telephone	103.09	
138297	134989		Telephone	137.45	
			Line Amount Total	790.36	
99957 07/07/26	V00279	Avalon Risk PFTA New York		600.00	
138263	134979		Insurance Expense	600.00	
			Line Amount Total	600.00	
99958 07/07/26	V00663	B&K Motor Parts, Inc		3,013.42	
138275	134955		Maint and Operations Supplies	360.37	
138275	134955		M&R Groundskeeping Equipment-Holland 105 Tractor	359.85	
138275	134955		M&R TOE-135' JLG Man Lift	151.11	
138275	134955		M&R TOE-Street Sweeper	692.68	
138275	134955		M&R Vehicles-2006 Ford Explorer	764.29	
138275	134955		M&R Vehicles-2020 Chev PU	28.98	
138275	134955		M&R Vehicles-2021 Chevy Tahoe	136.76	
138275	134955		M&R Bldgs-Security Bldg	519.38	
			Line Amount Total	3,013.42	
99959 07/07/26	V00039	Brazosport Tire		1,239.73	
138210	134916		M&R TOE-Yale Forklift	369.71	
138229	134924		M&R TOE-2020 John Deere HPX615E	870.02	
			Line Amount Total	1,239.73	
99960 07/07/26	V00037	Briggs Equipment		2,111.75	
138272	134937		M&R TOE-135' JLG Man Lift	2,111.75	
			Line Amount Total	2,111.75	
99961 07/07/26	V00605	BTel - Brazoria Telephone Company		1,168.08	
138248	134944		Contract Services	1,168.08	
			Line Amount Total	1,168.08	
99962 07/07/26	V01144	Carrier Corporation		2,431.82	
138251	134946		M&R Bldgs-Admin Bldg 1100 Cherry St	2,431.82	
138251	134946		Emergency Repair		
			Line Amount Total	2,431.82	
99963 07/07/26	V00096	CenterPoint Energy		48.05	
138255	134976		Water & Gas	48.05	
			Line Amount Total	48.05	
99964 07/07/26	V01011	Charles Gryseels III		152.79	
138246	134945		Telephone - June	75.00	
138246	134945		Automobile Expense	77.79	
			Line Amount Total	152.79	

Vendor Expenditure
Period: 07/01/26..07/31/26
Port Freeport

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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	
99965 07/07/26	V00880	Christine Lewis		161.94	
138254	134987		Telephone - June	75.00	
138254	134987		Safety Supplies	86.94	
			Line Amount Total	161.94	
99966 07/07/26	V01153	Crawford Electric Supply		3,336.67	
138239	134830		M&R Bldgs-Admin Bldg 1100 Cherry St	3,336.67	
138239	134830		500 foot spool of 4/0 welding wire		
			Line Amount Total	3,336.67	
99967 07/07/26	V00668	DARE Capital Partners, LLC		3,726.08	
138240	134922		M&R TOE-Gantry Crane #1	568.00	
138240	134922		M&R TOE-Gantry Crane #2	568.00	
138240	134922		Contract Labor Expense	545.28	
138273	134986		M&R TOE-Gantry Crane #1	568.00	
138273	134986		M&R TOE-Gantry Crane #2	568.00	
138273	134986		Contract Labor Expense	908.80	
			Line Amount Total	3,726.08	
99968 07/07/26	V00209	Datavox, Inc.		523.64	
138169	134872		M&R Security Equipment-Other	523.64	
			Line Amount Total	523.64	
99969 07/07/26	V00228	Department of Information Resources		421.80	
138170	134876		Telephone	71.02	
138170	134876		Telephone	35.52	
138170	134876		Telephone	186.47	
138170	134876		Telephone	8.86	
138170	134876		Telephone	26.70	
138170	134876		Telephone	17.76	
138170	134876		Telephone	13.29	
138170	134876		Telephone	26.66	
138170	134876		Telephone	35.52	
			Line Amount Total	421.80	
99970 07/07/26	V00322	Extreme Marine		410.00	
138256	134978		M&R Security Equipment-SeaArk Commander Boat	410.00	
			Line Amount Total	410.00	
99971 07/07/26	V00012	FedEx		27.84	
138257	134982		Postage and Freight	27.84	
			Line Amount Total	27.84	
99972 07/07/26	V00400	Four Seasons Hotel		3,750.00	
138177	133257		Commerical Event-JOC Breakbulk-Business Developmen	3,750.00	
138177	133257		Breakbulk Reception: Four Seasons Toro Toro Room Sept 23,2026		
138177	133257		Board Approval 11/20/2025		
			Line Amount Total	3,750.00	
99973 07/07/26	V00946	Full Source, LLC		353.99	
138252	134963		Safety Supplies	353.99	
			Line Amount Total	353.99	
99974 07/07/26	V01017	GFL Plant Services LP		1,221.26	
138211	134918		Contract Services	398.57	
138212	134917		Contract Services	215.87	

Vendor Expenditure

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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	
138281	134985		Contract Services	606.82	
			Line Amount Total	1,221.26	
99975	07/07/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	699.30	
138258	134981		Office Supplies		
138258	134981		Office Supplies		
138258	134981		Office Supplies		
138258	134981		Office Supplies		
138258	134981		Office Supplies		
138258	134981		Office Supplies	699.30	
138258	134981		Office Supplies	699.30	
			Line Amount Total	699.30	
99976	07/07/26	V00083	Jason Hull	148.35	
138259	134954		Telephone June	136.75	
138259	134954		Governmental Relations Travel	11.60	
			Line Amount Total	148.35	
99977	07/07/26	V00026	Lowe's	1,851.44	
138274	134950		M&R TOE-Gantry Crane #3	350.55	
138274	134950		M&R TOE-Gantry Crane #4	350.55	
138274	134950		Safety Supplies	52.64	
138274	134950		Safety Supplies	52.23	
138274	134950		Office Supplies	201.53	
138274	134950		Safety Supplies	-52.23	
138274	134950		Office Supplies	67.08	
138274	134950		Office Supplies	113.84	
138274	134950		M&R TOE-Gantry Crane #3	357.63	
138274	134950		M&R TOE-Gantry Crane #4	357.62	
			Line Amount Total	1,851.44	
99978	07/07/26	V01105	MetLife	4,274.36	
138298	134974		Group Dental Insurance	288.08	
138298	134974		Group Vision Insurance	62.56	
138298	134974		Group Life Insurance	330.87	
138298	134974		Group Dental Insurance	253.36	
138298	134974		Group Vision Insurance	52.84	
138298	134974		Group Life Insurance	129.61	
138298	134974		Group Dental Insurance	706.29	
138298	134974		Group Vision Insurance	150.98	
138298	134974		Group Life Insurance	411.22	
138298	134974		Group Life Insurance	13.03	
138298	134974		Group Dental Insurance	189.64	
138298	134974		Group Vision Insurance	37.84	
138298	134974		Group Life Insurance	142.99	
138298	134974		Group Dental Insurance	129.75	
138298	134974		Group Vision Insurance	25.98	
138298	134974		Group Life Insurance	85.07	
138298	134974		Group Dental Insurance	57.43	
138298	134974		Group Vision Insurance	11.86	
138298	134974		Group Life Insurance	31.13	
138298	134974		Group Dental Insurance	188.93	
138298	134974		Group Vision Insurance	38.76	
138298	134974		Group Life Insurance	112.21	
138298	134974		Group Dental Insurance	202.62	

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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	
138298	134974		Group Vision Insurance	38.34	
138298	134974		Group Life Insurance	89.78	
138298	134974		Group Dental Insurance	103.73	
138298	134974		Group Vision Insurance	20.03	
138298	134974		Group Life Insurance	36.20	
138298	134974		Group Dental Insurance	175.89	
138298	134974		Group Vision Insurance	37.88	
138298	134974		Group Life Insurance	119.46	
			Line Amount Total	4,274.36	
99979	07/07/26	V01147	Motion Media Co., LLC	1,150.00	
138299	134957		Commercial Events		
138299	134957		Videographer, Drone Pilot, 2-3 Recap Video (Up to two hours of coverage)		
138299	134957		for the Mitsubishi Ribbon Cutting July 1,2026		
			Line Amount Total	1,150.00	
99980	07/07/26	V00050	Northern Tool Commercial Account	333.73	
138232	134932		Fuel/Oil	333.73	
			Line Amount Total	333.73	
99981	07/07/26	V00933	Parroco Production Group, Inc.	1,895.00	
138300	134951		Contract Services		
138300	134951		Annual Administrator Portal Renewal for 1 to 10 TWIC Readers		
			Line Amount Total	1,895.00	
99982	07/07/26	V00023	Patrick's Enterprises, Inc.	21.90	
138280	134940		M&R Bldgs-Operations Bldg	21.90	
			Line Amount Total	21.90	
99983	07/07/26	V00543	Performance Party Rents, LLC	5,158.54	
138178	134655		Community Events		
138178	134655		Ribbon Cutting FHICP July 28		
138178	134655		Tents, tie downs, TV's, Fans, Stage, Chairs		
138178	134655		Tables, AV Equipment, Etc.		
			Line Amount Total	5,158.54	
99984	07/07/26	V00673	Phoenix Products LLC	1,017.55	
138276	134701		M&R Leased Facilities-Other		
138276	134701		Phoenix LED Drivers		
138276	134701		Freight Charges		
138276	134701		Item: 4380302		
138276	134701		Driver, CC, 1050mA, 320W, 277-480V		
			Line Amount Total	1,017.55	
99985	07/07/26	V00739	Port53 Technologies Inc	2,384.64	
138302	134990		Contract Services		
			Line Amount Total	2,384.64	
99986	07/07/26	V00248	Promotions Unlimited	1,605.73	
138301	134936		Community Event-TACFT		
138301	134936		(3 qty) Street Banners to replace damaged inventory from 2021		
138301	134936		4' x 36" 50 characters - 2 blank vinyl patches with text added		
138301	134936		Set up & estimated shipping included		
			Line Amount Total	1,605.73	

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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		
99987 07/07/26	V00531	Rob Lowe		359.05	
138260	134953		Telephone May		136.75
138260	134953		Telephone June		136.75
138260	134953		Community Events		85.55
			Line Amount Total		359.05
99988 07/07/26	V00118	Second Street Properties, LLC		40.94	
138261	134977		Fuel/Oil		40.94
			Line Amount Total		40.94
99989 07/07/26	V01104	Select Cybersecurity, LLC		1,350.42	
138249	134947		Contract Services		1,350.42
			Line Amount Total		1,350.42
99990 07/07/26	V01217	Senergy Petroleum, LLC		10,943.60	
138222	134870		Fuel/Oil - Unleaded Gas		1,564.80
138222	134870		Fuel/Oil - Dyed Diesel		376.65
138222	134870		Fees & Surcharges		238.30
138277	134949		Fuel - 600 Gallons unleaded fuel, State & Fed fees		1,860.30
138277	134949		Load fee, compliance and fuel surcharge		278.55
138279	134471		1000 GALLON ABOVE GROUND FUEL TANK		5,625.00
138279	134471		Delivery Fee		1,000.00
			Line Amount Total		10,943.60
99991 07/07/26	V00053	Stericycle, Inc		266.83	
138262	134980		Office Supplies		44.95
138262	134980		Office Supplies		22.47
138262	134980		Office Supplies		117.95
138262	134980		Office Supplies		5.60
138262	134980		Office Supplies		16.89
138262	134980		Office Supplies		11.23
138262	134980		Office Supplies		8.41
138262	134980		Office Supplies		16.86
138262	134980		Office Supplies		22.47
			Line Amount Total		266.83
99992 07/07/26	V00054	Summit Electric Supply		1,839.23	
138187	134900		Maint and Operations Supplies		20.72
138188	134899		M&R Bldgs-Operations Bldg		240.45
138189	134898		M&R TOE-HiPower Portable Generator		522.28
138191	134897		Maint and Operations Supplies		38.21
138235	134923		M&R Bldgs-Operations Bldg		233.54
138253	134941		M&R Leased Facilities-HTS- (Parcel 19 & 25)		784.03
			Line Amount Total		1,839.23
99993 07/07/26	V00821	Summit Fire & Security, LLC		2,295.00	
138278	133558		M&R Bldgs-Security Bldg		
138278	133558		M&R Transit Shed-T.S. 1		
138278	133558		M&R Transit Shed-T.S. 3		
138278	133558		M&R Leased Facilities-24A (Chiquita)		
138278	133558		M&R Warehouse-Warehouse 51		
138278	133558		M&R Warehouse-Warehouse 52		
138278	133558		M&R Bldgs-Admin Bldg 1100 Cherry St		
138278	133558		M&R Terminal Facilities-Other		2,295.00
			Line Amount Total		2,295.00

Vendor Expenditure

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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		
99994 07/07/26	V00101	Payment vendor ledger entry is not found check# 99994.		0.00	
			Line Amount Total		
99995 07/07/26	V00101	Sunstates Security, LLC		144,727.33	
138264	134969		Security Service Fees		643.50
138265	134966		Security Service Fees		71.50
138266	134965		Security Service Fees		321.75
138267	134964		Security Service Fees		17.88
138268	134960		Security Service Fees		143.00
138284	134971		Security Service Fees		1,522.59
138285	134970		Security Service Fees		45,157.65
138286	134968		Security Service Fees		1,361.47
138287	134967		Security Service Fees		47,057.59
138288	134961		Security Service Fees		47,106.84
138289	134962		Security Service Fees		1,323.56
			Line Amount Total		144,727.33
99996 07/07/26	V01090	Taylor Marine Construction		309,126.80	
138250	134339		M&R Terminal Facilities-Other		20,000.00
138250	134339		Furnish labor, materials, equipment and insurance		
138250	134339		for Docks 2 & 5 Water Box Repairs		
138290	133870		Construction in Progress - J00580		304,344.00
138290	133870		Furnish labor, materials, equipment & insurance for the		
138290	133870		New Fenders Docks 1, 2, and 3 project		
138290	133870		Board Approval 02/26/2026		
138290	133870		Retainage Payable		
138290	133870		Retainage Payable		
138290	133870		Retainage Payable		-15,217.20
			Line Amount Total		309,126.80
99997 07/07/26	V01190	Tetra Tech Inc.		25,928.75	
138291	133246		Construction in Progress-Professional Services for		25,928.75
138291	133246		Radiation Portal		
138291	133246		Monitor System at Gate 12		
			Board Approval on 12/18/2025		
			Line Amount Total		25,928.75
99998 07/07/26	V00040	The Brazosport Facts		2,581.68	
138295	134988		Legal Fees		537.82
138295	134988		Legal Fees		763.24
138295	134988		Legal Fees		260.49
138295	134988		Community Advertising		1,020.13
			Line Amount Total		2,581.68
99999 07/07/26	V00270	The Bulletin		495.00	
138292	134958		Community Advertising		495.00
			Line Amount Total		495.00
		Texas Gulf Bank Accounts Payable		1,812,380.69	



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WWW.PORTFREEPORT.COM

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

FROM: Director of Business & Economic Development

DATE: August 11, 2026

SUBJECT: RILA's LINK: Retail Supply Chain Conference

RILA's ("Retail Industry Leaders Association") LINK: Retail Supply Chain Conference will be February 21-27, 2027, in Orlando, FL. LINK is a conference that brings together beneficial cargo owners, shippers, manufacturers, retailers, steamship lines, rail lines, over the road carriers and port authorities to discuss critical topics that are prevalent in the retail supply chain. The agenda is not available yet. Staff members to attend are Clinton and Jason M.

We do not recommend sponsoring this event. We feel it is more beneficial to attend the event and participate in the hosted meetings. Hosted meetings are arranged via the conference, and attendees can request a meeting with specific retailers. The retailers then choose to meet with the requesting party. This will provide a more targeted approach.

Below is an estimate of the cost, and if approved it will be included in the FY2027 budget.

\$26,400 total estimated expenses for:

\$15,000 for 20 hosted meetings

\$7,000 for 2 conference passes

\$4,400 for flights, hotel rooms, meals and taxis

If retailers are not able to meet with us, then the conference will reimburse us \$750 for each meeting not realized. Staff seeks the Port Commission's approval to include these expenses in the FY2027 budget, and authorization to start making arrangements with the conference for the hosted meetings.

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

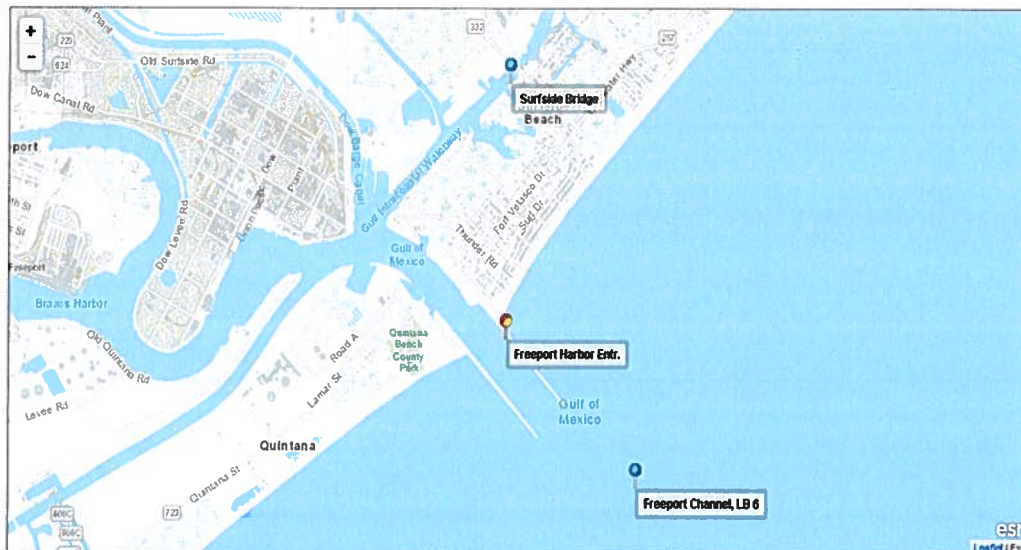
TO: Commissioners
Directors
Legal Counsel

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

DATE: August 14, 2026

SUBJECT: Annual maintenance of NOAA PORTS sensors by TAMU-CC

Attached is the annual maintenance contract with Texas A&M University Corpus Christi for the maintenance of the NOAA PORTS sensors in the Freeport Ship Channel. I recommend approval of the contract renewal to keep our sensors maintained for an amount NOT TO EXCEED \$60,096.00.



PORT COMMISSION

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



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MEMORANDUM

TO: Port Commission
Executive Director/CEO

FROM: Director of Operations

DATE: August 27, 2026

SUBJECT: Request For Proposal for Emergency Operations Center Generator & Scoring Matrix

The Operations Department is requesting approval for the scoring matrix in the Request for Proposal for the Emergency Operations Center generator replacement project. Below please find the scoring matrix that is proposed and in need of approval:

Each qualified proposal shall be evaluated using a quantitative method for the following topics:

- **Commercial Cost (60%)**
 - Total installed cost, Generator, labor, and platform extension must be itemized for fair evaluation.
- **Technical Compliance (20%)**
 - Meets generator specifications, load calculations, fuel system requirements, and platform extension due diligence.
- **Project Execution Plan (15%)**
 - Schedule, milestones, outage management, commissioning approach
- **Experience & Qualifications (5%)**
 - Provide (5) specific install examples dealing with Emergency Centers, Maritime Industry, Port Authorities, Governmental Centers, or Data Centers. If installed examples are not provided, additional consideration will be given to demonstrated quality compliance documentation outlined.

Port Freeport reserves the right to request additional information from a Respondent. The Port reserves the right to initiate Value Engineering if pricing exceeds budget, collaborating on cost-saving alternatives while meeting the specifications detailed within this RFP.

Regardless of the factors set forth herein, the Port reserves the right to select the best bid pursuant to Section 60.408(b) of the Texas Water Code.

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: Port Commissioners
Executive Director/CEO

FROM: Rob Lowe

DATE: August 20, 2026

SUBJECT: Spare Parts Purchase Authority

The Port Commission approved the purchase of \$800,000 of spare parts on 2/27/2025 for the new ship to shore gantry cranes. Those spare parts had long lead times and were not available until 2026. The spare parts had various tariffs, freight and brokerage fees and this request is for approval of those fees that were not known at the time of original approval. Below is a reconciliation of the parts ordered, and staff is requesting approval of \$100,000 additional to cover the associated fees.

Inventory - Spare Parts New Berth 8 Cranes Purchasing Detail

Planned Parts	748,814.40
Brokerage	9,379.58
Tariff	117,092.83
Freight	16,709.23
Contingency for unknown brokerage/tariff (ZPMC)	8,003.96
Total	900,000.00

PORT COMMISSION

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

RESOLUTION

At a Regular Meeting of the Port Commission of Port Freeport held at the office of said Port at 1100 Cherry, Freeport, Texas on the 27th of August 2026, among other business came on to be considered the following resolution, which was upon motion duly made and seconded, adopted by vote of all Commissioners present, which resolution is as follows:

FINDINGS

1. Due and proper notice of the date, time, place, and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. Section 62.122 of the Texas Water Code provides that the disposition of salvage or surplus personal property shall be in the same manner as a commissioner's court of a county under Subchapter D, Chapter 263 of the Texas Local Government Code.
3. The Commission finds that the property set forth in Exhibit "A", which is hereby incorporated by reference, is found to be salvage or surplus personal property, no longer needed for Port purposes, and should be disposed of as follows:
 - a. Sold to the highest bidder by competitive bid or auction, after notice in a newspaper after the 30th day but before the 10th day before the date of sale; or
 - b. offer the property as trade in for new property of the same general type; or
 - c. If no bids are received, it may be destroyed or disposed because it is worthless; or
 - d. donated to a civic or charitable organization in Brazoria County, it would likely receive no bids or the expenses of sale would be greater than the bid price, and the donation serves a public purpose, and the charitable organization will incur the expenses for transportation or disposal.

NOW THEREFORE, BE IT RESOLVED that the property set forth in Exhibit "A" and attached hereto is surplus property and shall be disposed of in any one of the following manners and as permitted by law:

- a. Sold to the highest bidder by competitive bid or auction, after notice in a newspaper after the 30th day but before the 10th day before the date of sale; or
- b. offer the property as trade in for new property of the same general type; or
- c. If no bids are received, it may be destroyed or disposed because it is worthless; or
- d. donated to a civic or charitable organization in Brazoria County, it would likely receive no bids or the expenses of sale would be greater than the bid price, and the donation serves a public purpose, and the charitable organization will incur the expenses for transportation or disposal.

Exhibit A

Quantity	Item	Description	Purpose
1	2014 Chevy Tahoe	Vin # 1GNLC2E08ER209828	Trade in on new vehicle



Fiscal Year 2026/27 Budget Workshop

August 27, 2026

Rob Lowe, CFO

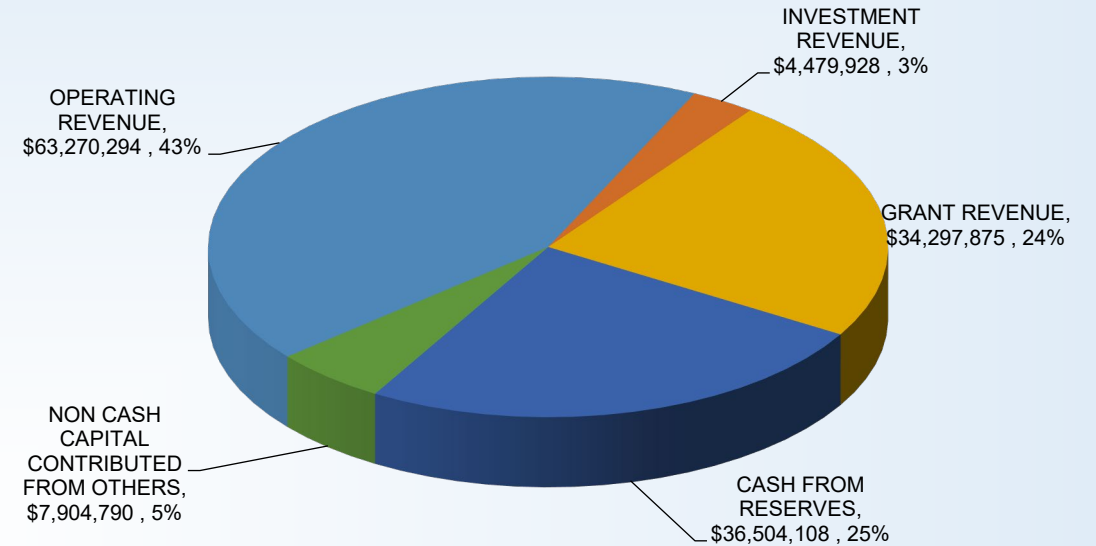
Amy O'Brien, Controller

Budget Summary

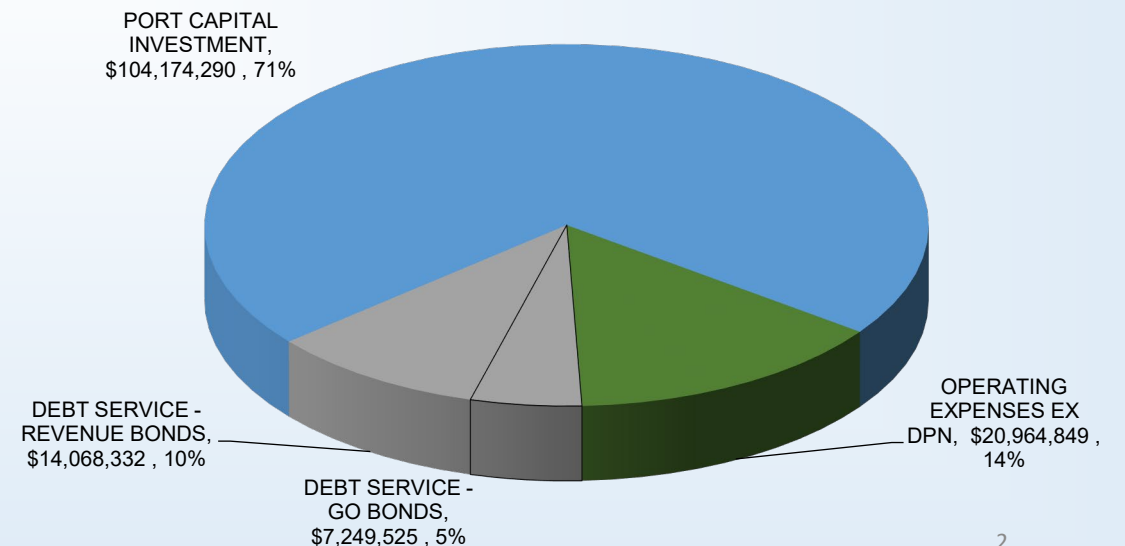
Incorporates:

- \$63.3 million in Operating Revenues
- \$36.1 million in Operating Expense
- Produces an Operating Profit of \$27.2 million for an operating margin of 43%
- An increase in Net Assets of \$31.7 million is anticipated
- Planned Capital Expenditures amount to \$104.2 million which will be funded through a combination of cash flows, debt and grants
- Debt Service interest expense on existing debt amounts to \$11.4 million

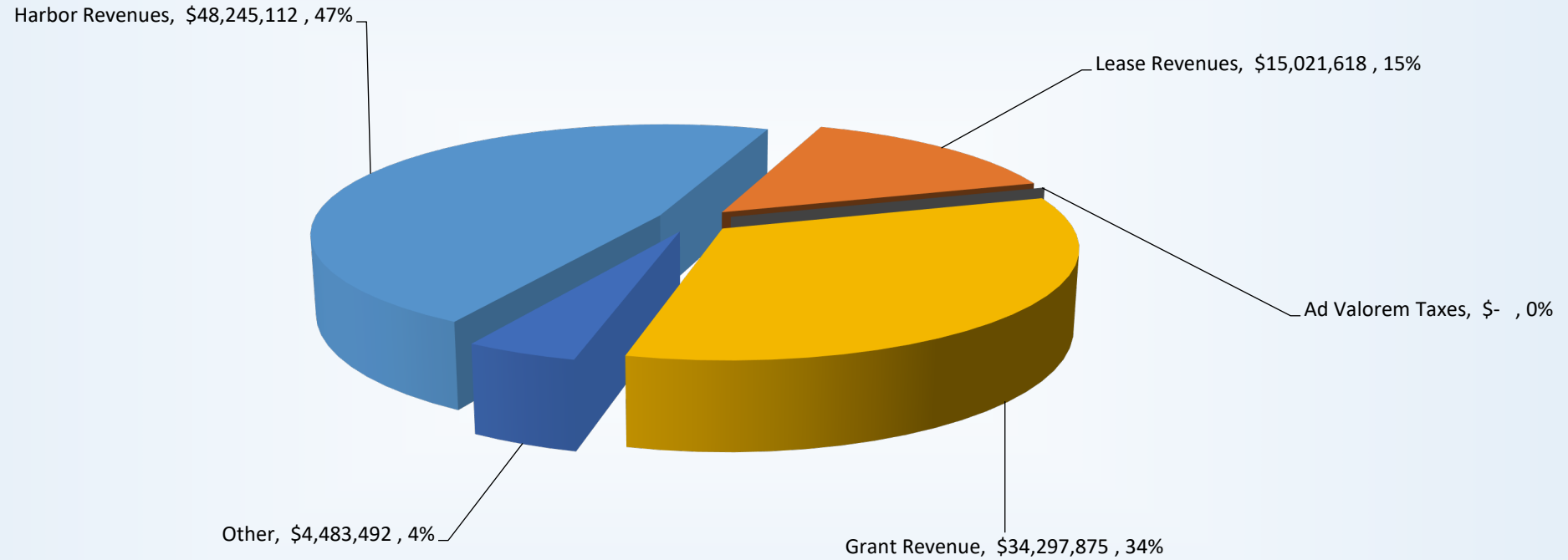
SOURCES OF FUNDS



USES OF FUNDS



REVENUES \$102,048,097

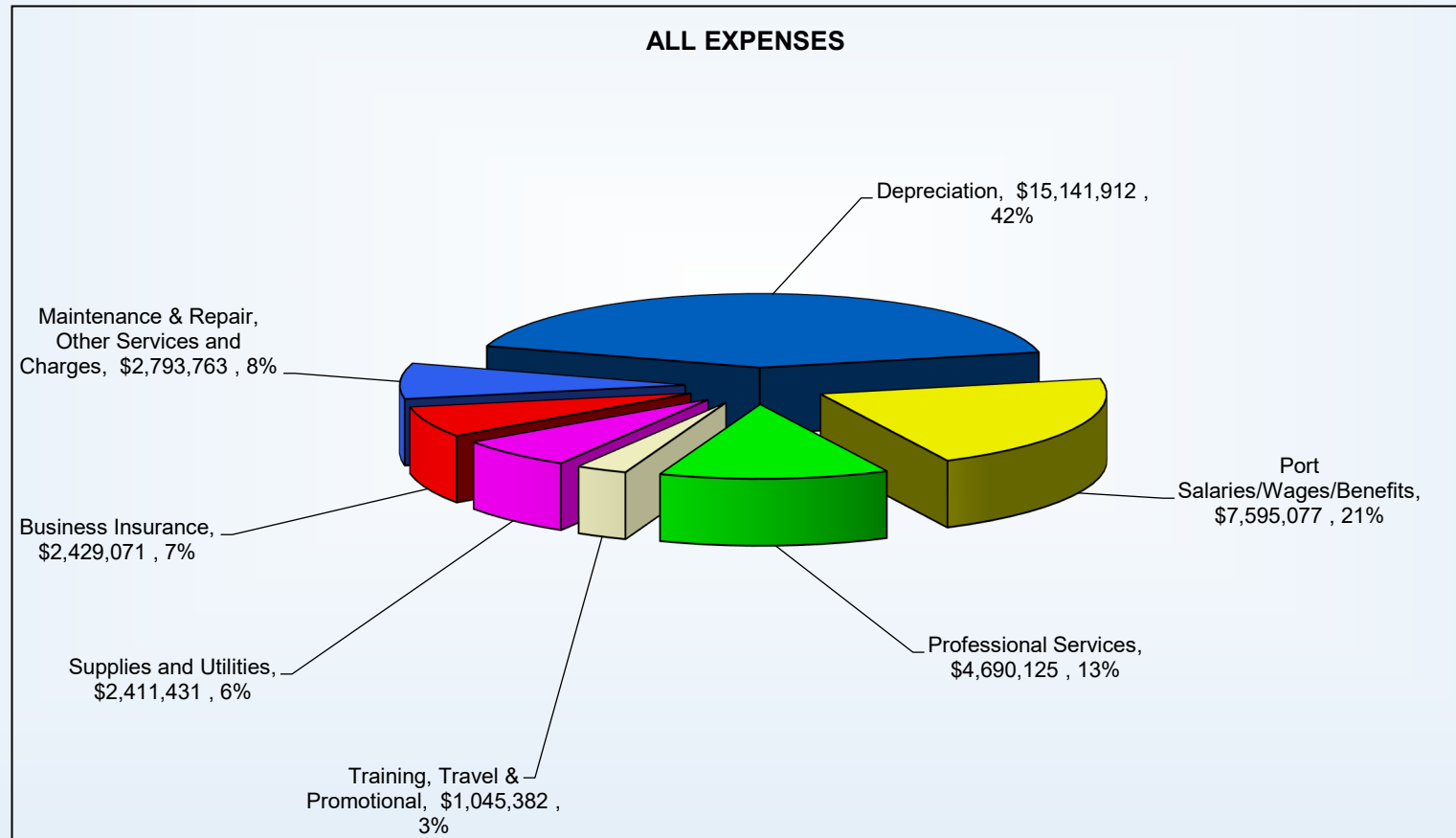




- Total Operating Revenues \$63,270,294
- Harbor Revenues increase from 2026 forecasted \$4 million or 9%
- Tonnage 21,387,968 Ship calls 742
- Volumes are level with 2026 forecasted based on full operations of existing customers.
- Lease revenues \$15,021,618 – decrease over 2026 forecasted of \$298 thousand or 2% due to short term lease terminations.

(Note: Ro-Ro cargo is charged by unit, not by tons)

Operating Expenses \$36,106,761





Port Salaries, Wages and Benefits

Budgeted \$7,595,077 which is an increase over 2026 forecasted of \$1,139,799 or 18%
Budget includes:

- Fiscal year 2027 includes 3% increase in CPI/merit raises
- Filling three approved positions that are vacant plus two new positions
 - Port Emergency Planning Manager (New)
 - Physical Security Systems Specialist (New)
- \$25,000 in available market adjustments
- 10% increase forecasted in group health and dental/vision versus current year rates
- Percent of group health to total wages and benefits 16%
- Assumes full participation in retirement plan
- Percent benefits to salaries and wages 37%



Professional Services

Budgeted \$4,690,125 which is an increase over 2026 forecasted of \$770,176 or 20%

Includes:

- Security service fees include canine detection services
- Surveying
- Market Study
- Federal and State level government liaisons
- Port planning services – Phase III Cold Storage
- EPA Grant Management – offset in Revenues
- Engineering for EPA Grant – offset in Revenues
- Building code review services
- Underwater inspections



Training, Travel and Promotional

Budgeted \$1,045,382 which is an increase from 2026 forecasted of \$142,622 or 16%.

Includes:

- Commercial Events - increased participation in conferences promoting Port Freeport's Containerized Cargo capabilities along with Roll On Roll Off and Breakbulk Cargo conferences
- Advertising-targeted publications
- Sales Travel
- Government Relations and Travel- State and Federal Government interaction, including Brazoria County Day
- Community Events-including four C.A.P. meetings
- Training and Education:
 - Focus on Professional Development
 - Engineering Certifications
 - Emergency Management
 - Safety Programs



Utilities

Budgeted \$1,409,981 which is an increase over 2026 forecasted of \$37,267 or 3%.

Utilities are calculated using an average of the previous year as well as projecting new connections. Increase over forecasted due to:

- A projected 5% increase in the City of Freeport water and sewer rates.



Business Insurance

Budget of \$2,429,071 which is a decrease of \$31,108 or 1% under 2026 forecasted.

- Commercial property package was secured with a continuity discount, and 2-year rates in March of 2026.
- Budget programmed in a 5% increase in liability premiums for 2027 based on additional asset value and historical market pressure.



Other Services and Charges

Budgeted \$1,379,195 which is an increase of \$634,858 or 85% over 2026 forecasted.

Major items include:

- IT contracted services
- Dues -increase in AAPA Dues
- Port-a-cans and hand wash stations
- Terminal rental equipment
- Property lease expense (Railroad)
- NOAA Port System (\$60k)
- Cyber security subscriptions
- Aerial Map Subscription
- Payroll Service
- Notification Services



Maintenance and Repair

Budget \$1,414,568 which is an increase of \$66,510 or 5% over 2026 forecasted.

Significant items:

- Terminal operations equipment (mostly cranes)
 - Grating repairs on cranes 1&2
- Security equipment
- Cleaning and maintenance for office buildings
- Terminal facilities dust control product
- Road repairs (potholes)
- Mowing
- Gate 8 sewer line repair



Depreciation Expense

\$15,141,912 which is an increase of \$1,628,545 or 12% over 2026 forecasted due to the completion of ongoing capital projects.



Debt Interest and Fees

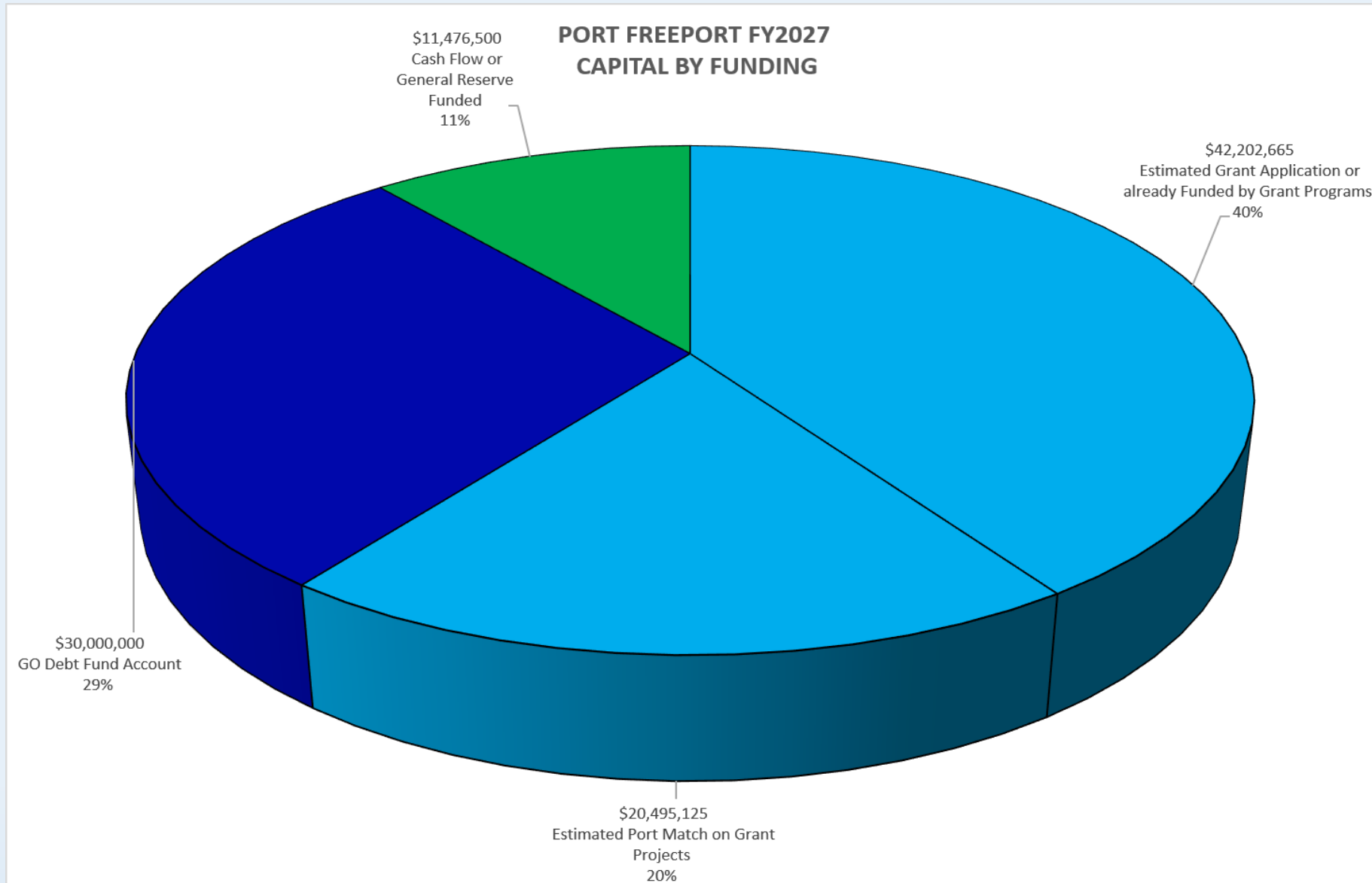
SCHEDULED BOND INTEREST AND PRINCIPAL PAYMENTS

	Interest	Principal	Total Principal & Interest	Call Date
General Obligation Bonds, Series 2019	\$ 1,144,212	\$ 770,000	\$ 1,914,212	8/1/2029
General Obligation Bonds, Series 2021	894,250	1,040,000	1,934,250	8/1/2029
General Obligation Bonds, Series 2023	2,351,063	1,050,000	3,401,063	8/1/2033
Senior Lien Refunding Bonds, Series 2013A	163,856	2,620,000	2,783,856	Current
Senior Lien Revenue & Refunding Bonds, Series 2015A	1,402,338	1,035,000	2,437,338	Current
Senior Lien Revenue Refunding Bonds, Series 2018	1,240,450	750,000	1,990,450	6/1/2028
Senior Lien Revenue Bonds, Series 2019A	1,781,100	995,000	2,776,100	6/1/2029
Senior Lien Revenue Bonds, Series 2019B	836,300	715,000	1,551,300	6/1/2029
Senior Lien Revenue Bonds, Series 2021	1,326,850	-	1,326,850	6/1/2031
Senior Lien Revenue Bonds, Series 2024	1,202,438	-	1,202,438	6/1/2034
Total Debt Service	<u>\$ 12,342,856</u>	<u>\$ 8,975,000</u>	<u>\$ 21,317,856</u>	

PORT FREEPORT
PROPOSED PORT CAPITAL EXPANSION PLAN
Fiscal Year 2026/2027

Strategic Initiatives

	<i>Milestones</i>	<i>Funding Sources</i>
➤ Freeport Harbor Channel	\$ 30,750,000	General Obligation Bonds, Cash or Reserves
➤ Buildout of the Port’s Container Handling Facilities	43,720,000	Pledged Revenue Debt, Grant, Cash or Reserves
➤ Development of warehousing and OEM distribution facilities	19,928,100	Pledged Revenue Debt, Cash or Reserves
➤ Port Infrastructure Support:	9,776,190	Cash or Reserves
Total	<u>\$ 104,174,290</u>	



QUESTIONS AND COMMENTS

Thank You

**RESOLUTION APPROVING 2026 TAX RATE PROPOSAL
AND SETTING THE DATE FOR A RECORD VOTE**

At a regular meeting of the Commissioners of Port Freeport of Brazoria County, Texas ("Port") held at the office of the Port at 1100 Cherry Street, Freeport, Texas, on the 27th day of August 2026, among other business, on motion duly made and seconded, the following resolution was passed and adopted:

FINDINGS

1. Due and proper notice of the date, time, place and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. The Port's 2025 tax rate was \$0.000000;
3. The Port considered a 2026 tax rate proposal of \$0.000000, ("Proposed 2026 Tax Rate"); and
4. The Port finds and determines that it is in the best interest of Port Freeport of Brazoria County, Texas to approve the 2026 Tax Rate Proposal and set a date to take a record vote of the Proposed 2026 Tax Rate.

NOW, THEREFORE, BE IT RESOLVED that the Port hereby approves the Proposal of the 2026 Tax Rate and will take a record vote on September 15, 2026 at 1:00 p.m. at the Port's Administration Building.

The following members of the Port Commission are present and participating in the deliberation and vote on the above and foregoing Resolution and the manner in which each member voted is evidenced below:

Rob Giesecke, Chairman

Dan Croft, Assistant Secretary

VOTED:

VOTED:

Rudy Santos, Vice Chairman

Ravi K Singhania, Commissioner

VOTED:

VOTED:

Kim Kincannon, Secretary

Barbara Fratila, Commissioner

VOTED:

VOTED:

Rob Giesecke, Chairman

Kim Kincannon, Secretary