



Port Commission Regular Meeting

Thursday, June 25, 2026 at 1:00 PM

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

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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88400819295?pwd=ZahRYzaRI5Vynmfu0Exo5mupjldXTW.1>

Meeting ID: 884 0081 9295

Passcode: 357505

- 1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:**
- 2. Invocation.**
- 3. Pledge of Allegiance: U.S. Flag & Texas Flag**
- 4. Roll Call.**
- 5. Safety Briefing.**
- 6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.**
- 7. Public Comment.**
Public comment on any matter not on this Agenda will be limited to 5 minutes per participant and can be completed in person or by videoconference.
- 8. Public Testimony.**
Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item, per participant and can be completed in person or by videoconference.
- 9. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, safety matters, security matters, tenant updates, USCOE and other related port affairs.**

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

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

11. Consent Agenda.

- A. Approval of Minutes from the Special Meeting held May 27, 2026 and the Regular Meeting held May 28, 2026.
- B. Approval of financial reports for the period ending May 31, 2026.
- C. Adoption of Resolution approving the Port Freeport Investment Policy.

12. Approval of payment to CenterPoint Energy for the relocation of power lines for the upcoming development of Cross Dock 2, for an amount not to exceed \$564,633.00.

13. Approval of payment to AT&T for relocation of fiber optics, for the upcoming development of Cross Dock 2.

14. Approval of a Request for Proposal (RFP) for the Port Alert and Warning System (PAWS).

15. Approval of a Request for Proposal (RFP) for Insurance Broker.

16. Approval of budget and benefactor for the 2026 Port Freeport Golf Tournament.

17. Approval of budget for the 2026 Community Port Tours.

18. Approval of budget for the TPM 2027 Conference.

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, 25, 27, 34 and property on Quintana Island.

20. RECONVENE OPEN SESSION to review and consider the following:

21. Approval of Third Amendment to Terminal Use Agreement between Port Freeport and Cemex, Inc.

22. 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: June 25, 2026

SUBJECT: Public Affairs Departmental Report – June 2026

PUBLIC AFFAIRS

Communications and Media

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

Freeport Harbor Channel Marine Traffic

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

Dredging for the FHCIP project was completed on April 30, 2026, and it has now entered the closeout phase with the U.S. Army Corps of Engineers. A ribbon-cutting ceremony is scheduled for Tuesday, July 28.

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 information on the Port's website:

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

Print and Social Media Monitoring

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

Press Releases and News Postings

On June 11, a press release titled “Volkswagen Group of America Surpasses 250,000 Vehicles Shipped Through Port Freeport” was distributed. At the time of this report, the release had not received any media coverage.

Looking ahead, staff anticipates issuing a joint press release with AMPORTS and Mitsubishi, as well as additional communications related to the Freeport Harbor Channel Improvement Project (FHCIP) ribbon-cutting ceremony.

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

Late May Posts:

May 18 – Press Release: Chiquita 30 Year Partnership
May 18 – Video: Chiquita 30 Year Recognition
May 19 – Press Release: PIDP Grant
May 21 – Press Release: 39.3 Million Tons and Improve National Rankings
May 22 – Maritime Education/Industry Awareness: National Maritime Day
May 22 – Public Notices/Office Closures: Memorial Day Office Closed Reminder
May 23 – Community Engagement: Graduation
May 25 – Holidays & Observances: Memorial Day
May 25 – Port Commission: Multiple Committee Meetings
*May 26 – Port Event: TACFT Post-Event Recap Video
May 26 – Port Commission: Special Commission Meeting
*May 27 – Port Event: TACFT Thank You to Sponsors & Volunteers
May 27 – Port Commission: Reminder: Port Commission Meeting
May 28 – Port Facts - Vessels – Breakbulk
May 29 – Port Commission: Recap: Port Commission
*May 29 – Public Notices: Request for Proposals: "Owner's Cold Storage Industry Representative."
*May 29 – Public Notices: Request for Proposals: "Port Grant Writing Services for (3) Three Year Term."

June Posts:

June 1 – Emergency Preparedness: Hurricane Season Begins
June 1 – Port Event: Procurement Workshop – Post 4
June 3 – Port Event: Procurement Workshop Recap – Post 5
June 4 – Port Facts: Vessels - Breakbulk
June 5 – Emergency Preparedness: Hurricane Family Emergency Communication Plan
June 8 – Holidays & Observances: World Ocean Day
June 9 – Port Employment Opportunity: Now Hiring – Receptionist
June 10 – Community Engagement: Community Advisory Panel
June 10 – Port Commission: Multiple Committee Meetings
June 10 – Port Employment Opportunity: Now Hiring – Receptionist-Accounting Analyst
June 11 – Press Release: VWGoA Freeport 250k Units
June 12 – Emergency Preparedness: Hurricane Emergency Supply Kit
June 14 – Holidays & Observances: National Flag Day
June 15 – Safety & Preparedness: Heat Safety Tips
June 17 – Port Facts: Vessels - LNG
June 19 – Emergency Preparedness: Hurricane Evacuation Plan
June 21 – Holidays & Observances: Father's Day Post
June 21 – Safety & Preparedness: 1st Day of Summer Safety
June 22 – Port Facts: Vessels - LPG
June 24 – Pilot Commission Meeting Reminder
June 24 – Port Commission: Reminder: Port Commission Meeting
June 25 – Holidays & Observances: Day of the Seafarer
June 26 – Port Commission: Recap: Port Commission
June 29 – Community Event: Hurricane Expo
June 30 – Emergency Preparedness: Hurricane Home Preparedness

Social media efforts in June focused on highlighting significant port milestones, sharing emergency preparedness resources during hurricane season, promoting employment opportunities and community engagement, and maintaining consistent educational and maritime industry awareness content across Port Freeport's digital platforms.

Port/Community Events

Community Advisory Panel (C.A.P.)

The quarterly Community Advisory Panel (C.A.P.) meeting was held on Tuesday, June 9, at the ABC Texas Gulf Coast facility. Port Freeport Executive Director/CEO Phyllis Saathoff and Director of Business & Economic Development Jason Miura provided attendees with updates on recent port infrastructure projects, grant-funded initiatives, and ongoing efforts supporting the continued growth and development of Port Freeport.

The next quarterly C.A.P. meetings are scheduled as follows:

Tuesday, September 1

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 is preparing to host its Community Port Tours on Saturday, October 3, 2026. This public outreach initiative provides residents within the Port Freeport Navigation District and surrounding communities with a unique opportunity to experience port operations firsthand and gain a greater understanding of the Port's economic impact, infrastructure investments, maritime commerce, and role in supporting local, state, and national supply chains.

The Public Affairs team is actively coordinating planning efforts, including logistics, transportation, safety coordination, tour route development, and marketing and community outreach. Additional event details, including registration information and promotional efforts, will be announced in the coming months.

Port Freeport remains committed to strengthening community awareness, transparency, and public engagement by providing opportunities for residents to learn more about the Port's operations and continued growth.

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

The successful completion of the 26th Annual Take-A-Child Fishing Tournament reflects Port Freeport's continued commitment to supporting programs that encourage youth involvement, strengthen family connections, and foster community engagement throughout the region.

Planning efforts for the 27th Annual Take-A-Child Fishing Tournament are already underway, and Port Freeport looks forward to continuing this valued community tradition in 2027.

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

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

Port Presentations, Tours, and Meetings

June 17 – Presentation/Speaking: Alvin Lions Club, Chairman Rob Giesecke

June 24 – Port Tour: True to Life Ministries – LevelUp

July 14 – Port Tour: Brazoria County Economic Development

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

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

Community Events and Meetings - (Informational purpose only)

June 3 – Brazosport Chamber First Inaugural Legacy Luncheon

June 9 – Port Event: C.A.P. Meeting

June 11 – Brazosport Chamber of Commerce Professional Networking Luncheon

June 12 – Angleton Chamber of Commerce Flag Day

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

June 19–20 – Brazosport Chamber of Commerce - Shop Local

Upcoming Community Events and Meetings - (Informational purpose only)

July 1 – Mitsubishi North America and Amports Ribbon Cutting

July 18 – Brazoria Heritage Foundation Santa Ana Ball

July 23 – ABC - Member Mixer

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


July 29 – The Alliance Annual Industry Update



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: June 18, 2026

SUBJECT: Departmental Report

PROJECTS

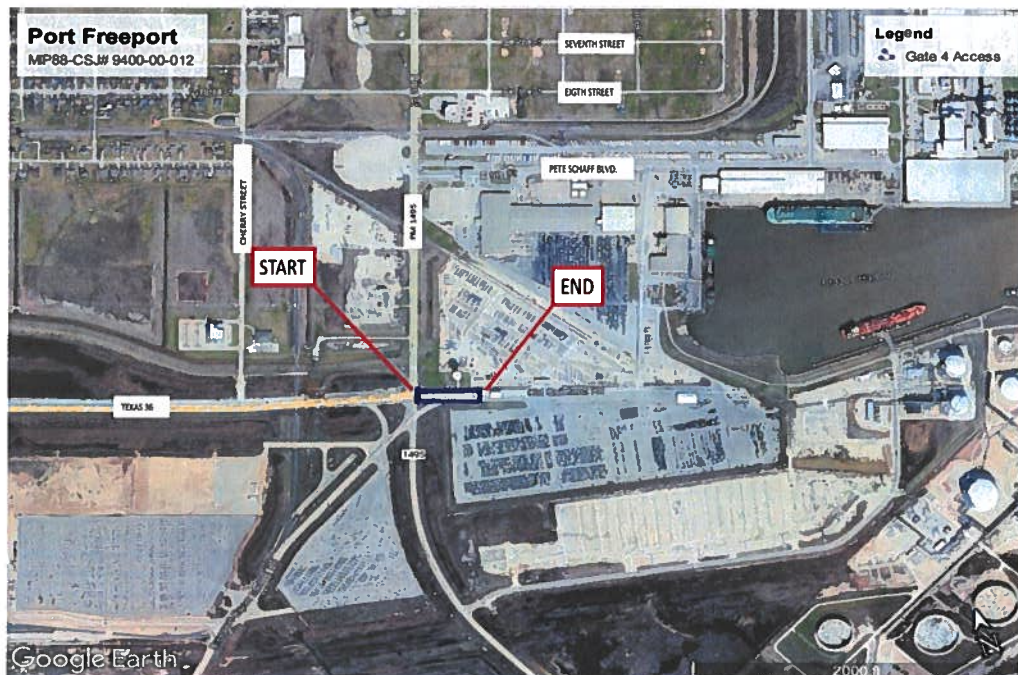
- 1. FHCIP Reaches 1, 2, and 4** – This project involves deepening the Freeport Ship Channel to various depths ranging from 26-ft to 56-ft depending on the Reach and is funded through Bond funds and Civil Works Budget Appropriation. The final contract is with Great Lakes Dredge & Dock for \$159,743,430. Anticipated contract modification will extend the completion. The current completion date was extended to August 22, 2026. Final surveys have been accepted by the Corps. 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.



- 2. Velasco Terminal Area 4** – This project involves development of approximately 11 acres of container yard in Velasco Terminal. MARAD will fund up to \$11,00,000. LJA is preparing a fee now that will include finishing remaining design details, surveying, construction materials testing, and construction oversight. Design is underway now.



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

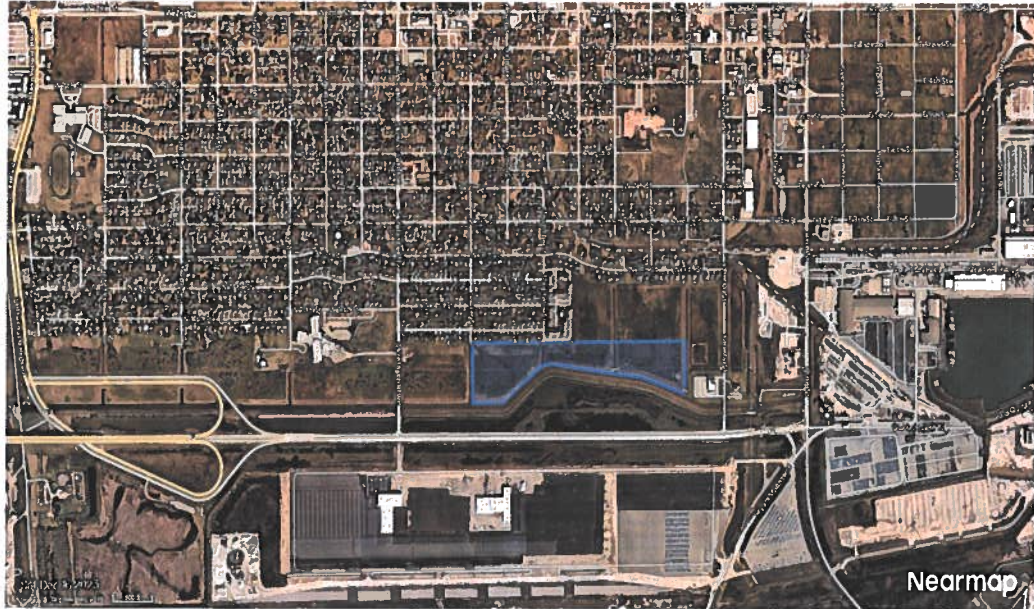


4. **Yearly maintenance of NOAA PORTS sensors by TAMU-CC - Texas A&M** Corpus Christi is the Port's contracted service provider of maintenance for the Port's NOAA PORTS sensors in the ship channel. Twice per year the sensors are removed and exchanged with backup sensors, the batteries recharged, and 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



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



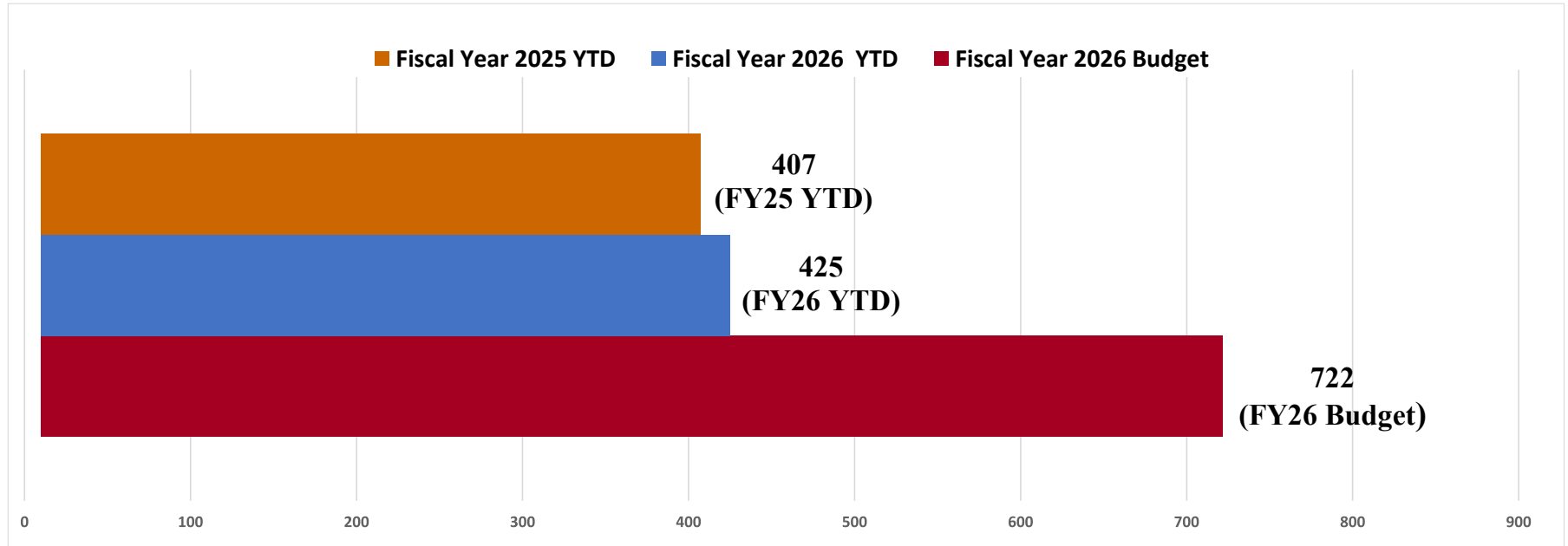
- 6. New Fenders Docks 1, 2, and 3** – This project involves replacing 40 existing arch type fenders with panel type fenders. The project was awarded to Taylor Marine Construction. The project began on March 30 and is currently scheduled to finish at the end of November 30, 2026.





PORT FREEPORTSM

2026 YTD Vessel Calls



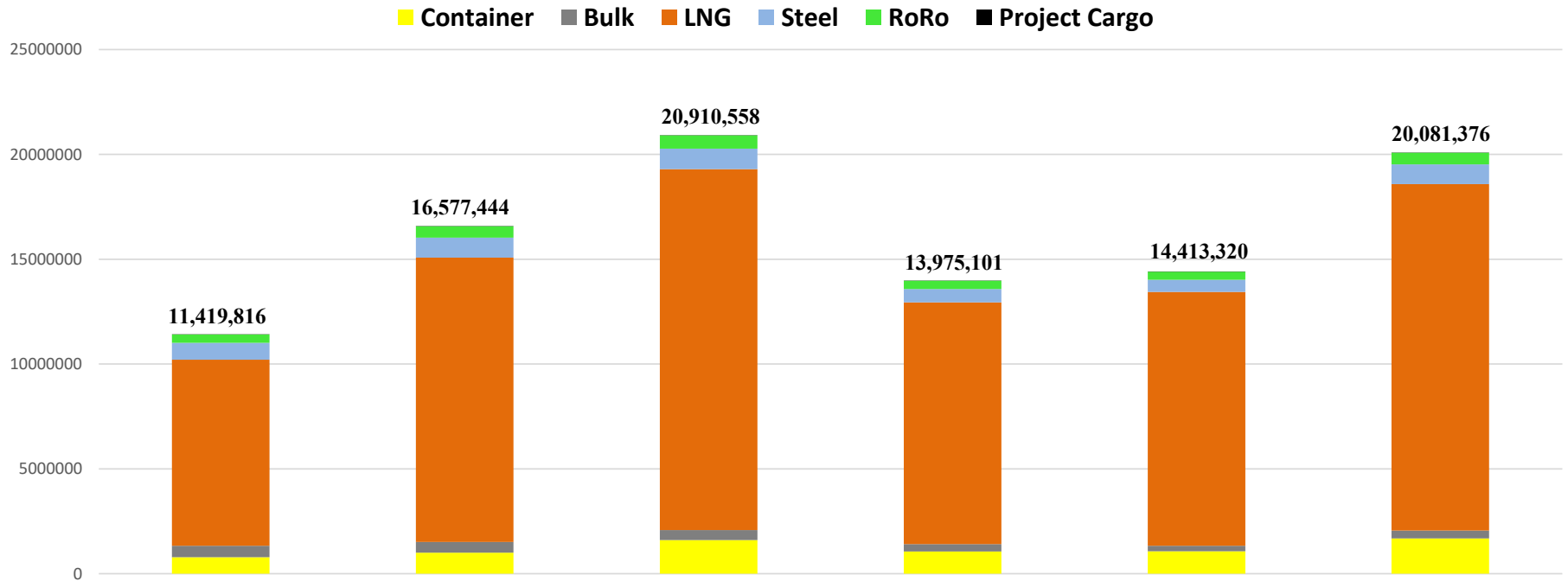
	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2025 YTD	Fiscal Year 2026 Budget	Fiscal Year 2026 YTD	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Vessel Calls	402	526	616	407	722	425	56	52	54	53	52	57	50	51	-	-	-	-
Lay Days	1086	1458	1820	1283	0	1187	98	111	110	119	123	141	230	255	-	-	-	-

May 2026: 51 Total Vessel Calls
 There were 109 Total Vessel Calls Portwide.

*Increase in lay days due to rice barge activity



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	1,061,025	1,069,575	1,685,716
■ Bulk	546,017	504,548	484,153	347,134	261,814	369,632
■ LNG	8,879,936	13,565,951	17,218,133	11,532,883	12,106,763	16,524,000
■ Steel	797,447	951,608	971,730	639,165	579,473	950,000
■ RoRo	400,811	546,014	630,853	390,676	393,630	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	13,975,101	14,413,320	20,081,376

****YTD Tonnage is up 3% from this time last year.****

Total Vehicles Handled YTD (123,004)

Total Containers Handled (63,978), TEU (127,905)

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							-
July							-
August							-
September							-
Total	16	1,307	2,613	521	2,544	566	7,567

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					28,631
Outgated Vehicles	3,312	2,688	3,740	2,288	3,092	3,718	3,872	3,226					25,936

Railcars has increased due to New OEM customer



Operations Insight for June 2026

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
19	0	17	0	13	1	0	50

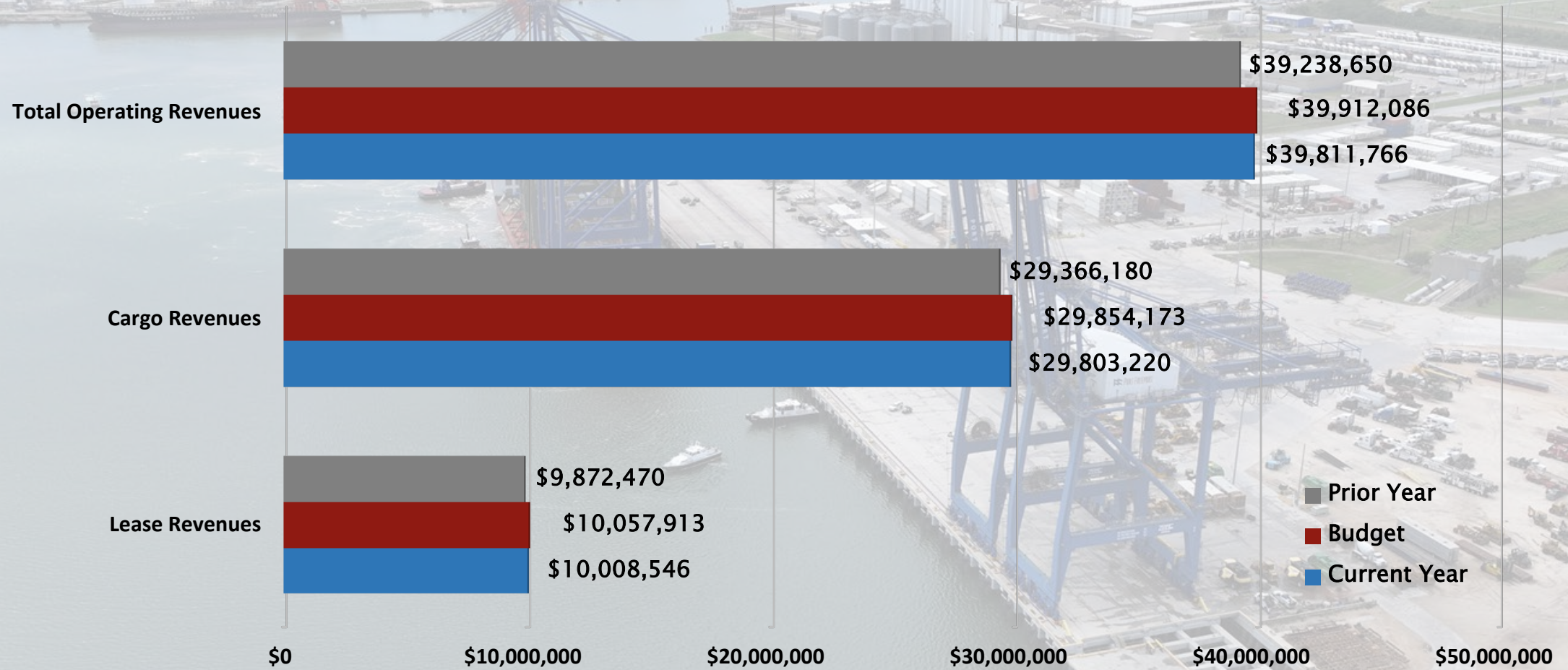
Financial Report for May 2026 (Unaudited)



June 25, 2026

Rob Lowe | Chief Financial Officer

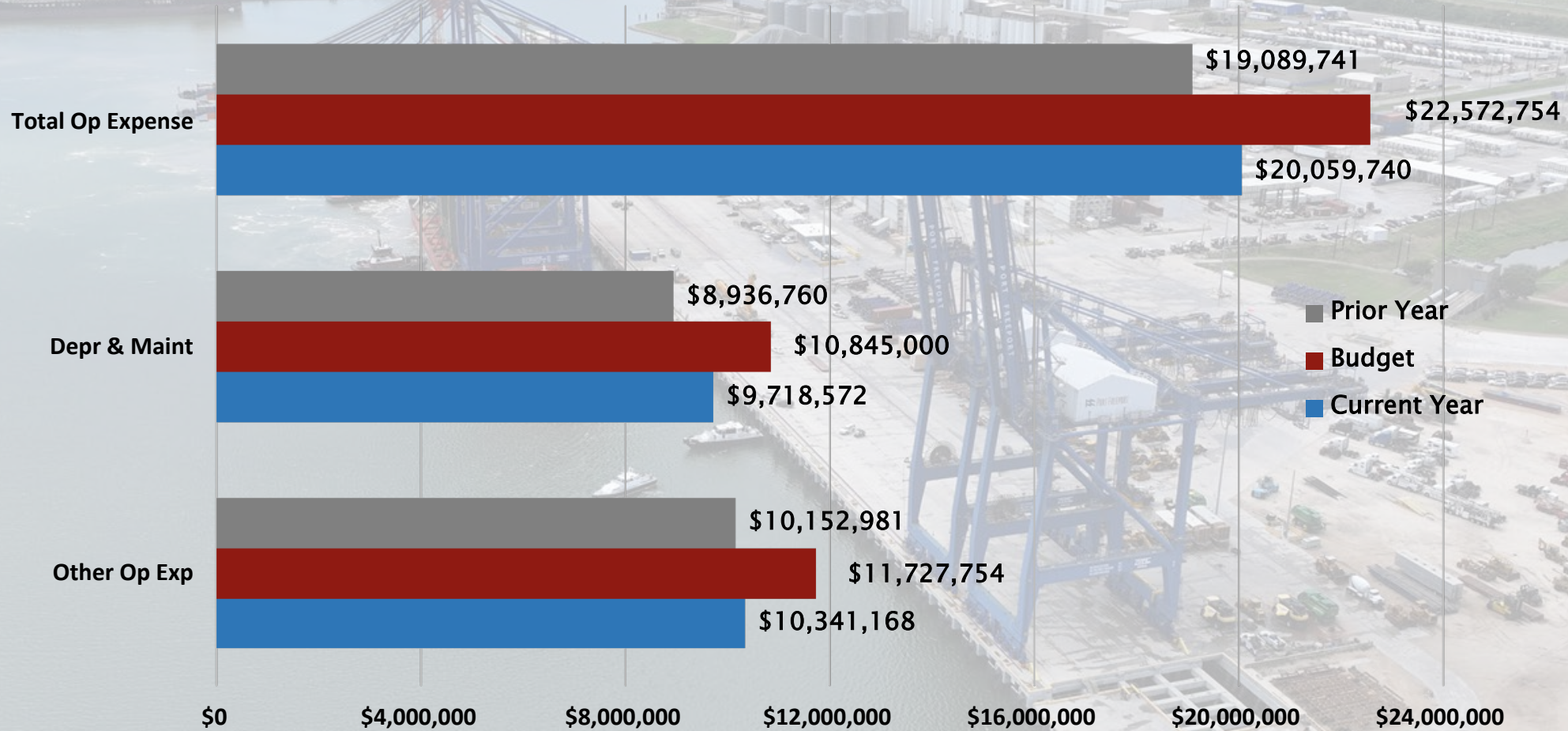
FY 2026 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are up over PY 1% 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 1% and at budget or fiscal year 2026

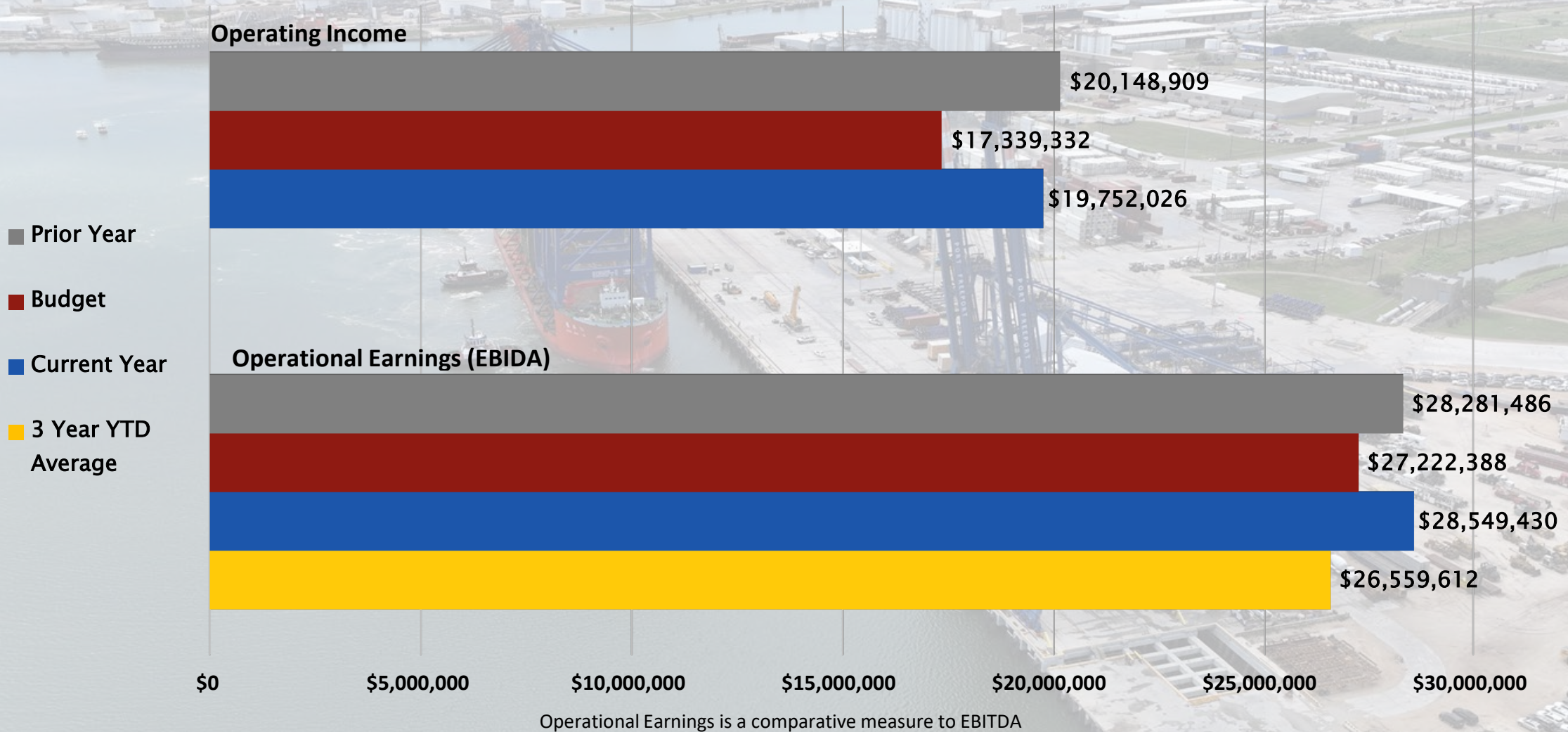
FY 2026 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are 5% above prior year and below budget 11%
- Depr & maint are 9% above the PY and 10% below budget
- Other expenses are 2% above PY and below budget by 12%

FY 2026 YTD OPERATING INCOME



COMPARISON:

- Operating income is 2% below PY and above budget 14%
- Operational earnings are 1% above PY and above 3 Year YTD Average by 7%

FY 2026 YTD CHANGE IN NET POSITION

Change in Net Position

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

	Year To Date	YTD Budget	Total 2026 Budget
Operating Income	\$ 19,752,026	\$ 17,339,332	\$ 25,888,071
Non-Operating Revenue (Expenses)	\$ (5,186,584)	\$ (4,870,047)	\$ (7,306,187)
Capital Contributed (To) From Others			
Berth 2 Floodwall Modifications	\$ (15,850)	\$ -	\$ -
Other	\$ (22,420)	\$ -	\$ -
Grants	\$ 5,701,419	\$ 6,947,219	\$ 10,420,831
Change In Net Position	\$ 20,228,591	\$ 19,416,504	\$ 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>	\$ 24,697,611	\$19,433,174
<i>Cash Provided by Non-Cap Financing</i>	13,000	3,169,025
<i>Cash Used by Cap Financing</i>	(28,358,768)	(372,960)
<i>Cash Provided by Investing Activities</i>	3,163,230	3,391,480
<i>Net Increase (Decrease) in Cash</i>	(484,927)	25,620,719

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>	50%	51%	43%
<i>Current Ratio (unrestricted)</i>	8.25 to 1	5.7 to 1	n/a
<i>Debt to Net Assets Ratio</i>	1.039 to 1	1.234 to 1	n/a

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>
May 31, 2026 FY 2026	95% \$6,168,655	2% \$156,254	1% \$49,772	2% \$135,569
May 31, 2025 FY 2025	89% \$6,881,486	10% \$731,446	1% \$47,233	0% \$4,952
May 31, 2024 FY 2024	96% \$5,145,888	4% \$210,172	0% \$ -	0% \$3,920



Questions and Comments?

Minutes of Port Commission Special Meeting
May 27, 2026
In Person & Videoconference

A Special Meeting of the Port Commission of Port Freeport was held May 27, 2026, beginning at 2:30 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

Commissioners present in person:

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

Staff Members Present:

Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Brandon Robertson, Director of IT
Ms. Missy Bevers, Executive Assistant

Also, present:

Mr. Peter Nemeth, Crain, Caton & James

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Roll Call – Commissioner Giesecke noted that all Commissioners were present in the Board Room.
3. Public Comment – There were no public comments.
4. Public Testimony – There was no public testimony.
5. 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.
 - B. Under authority of Section 551.072 (Deliberation of Property Matters) for discussion regarding:
 1. The potential lease or value of real property located at Port Freeport, including but not limited to Parcel 1.
6. RECONVENE OPEN SESSION:
7. Adjourn.

With no further business before the Commission, the meeting adjourned at 4:12 PM.

Rob Giesecke, Chairman

Rudy Santos, Vice Chairman

Kim Kincannon, Secretary

Dan Croft, Asst. Secretary

Barbara Fratila, Commissioner

Ravi K. Singhania, Commissioner

Minutes of Port Commission Meeting
May 28, 2026
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held May 28, 2026, beginning at 1:02 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

Commissioners present in person:

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

Staff Members Present:

Mr. Grady Randle, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Jason Miura, Director of Business & Economic Development
Mr. Brandon Robertson, Director of IT
Mr. Jesse Hibbetts, Director of Operations
Ms. Missy Bevers, Executive Assistant
Ms. Amy O'Brien, Controller
Ms. Christine Lewis, Safety Coordinator
Mr. Clinton Woodson, Sales Manager
Ms. Amanda Veliz, Public Affairs Manager
Ms. Danielle Allen, Procurement Manager
Ms. Vicki Smith, Accounting Manager
Mr. Chas Gryseels, Project Engineer
Mr. James Rodriguez, Ops Intern
Ms. Ruby Dunn, Receptionist (virtual)
Ms. Emily Henderson, Sales and Marketing Specialist (virtual)

Absent:

Mr. Chris Hogan, Director of Protective Services

Also, present:

Mr. Chris Moore, Texas Port Ministry
Ms. Danielle Kelly, City of Freeport
Mr. Will Bohlen, GHD
Mr. Warren Thomas, Bay-Houston Towing
Mr. Mike Dodson, HDR
Ms. Gwendolyn Jones
Mr. Manning Rollerson
Ms. Melanie Oldham

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:

2. Invocation – Mr. Chris Moore, Texas Port Ministry
3. Pledge of Allegiance – U.S. Flag and Texas Flag
4. Roll Call – Commissioner Giesecke noted that all Commissioners were present in the board room.
5. Safety Briefing – Ms. Christine Lewis provided tips for summer heat & hydration, mosquitoes and lightning.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.

Commissioner Croft noted he had a conflict related to agenda item #12 and will abstain from discussion and voting on the matter.

7. Public Comment.

Ms. Danielle Kelly, new city manager for the City of Freeport introduced herself to the Commission. Ms. Melanie Oldham addressed the Commission regarding Freeport LNG. Mr. Manning Rollerson also addressed the Commission about Freeport LNG as well as East End property.

8. Public Testimony – There was no public testimony.
9. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, safety matters, security matters, tenant updates, USCOE, and other related port affairs.

A. Executive Director/CEO

Ms. Saathoff first shared a video recap from the Take-a-Child Fishing Tournament. She thanked the public affairs staff, volunteers and sponsors for their efforts in making the event successful noting it had one of the largest turnouts with 395 anglers registered. Ms. Veliz added that 685 fish were weighed at the event and with the 69 sponsors, 80 volunteers and other activities like face painting and tattoos; the day was very successful. Next year's event is scheduled for May 8. Ms. Veliz also noted that the next CAP meeting will be held June 9 with Blair Brownlow from Chiquita scheduled to speak. Ms. Saathoff reported that financially, the port is doing well with revenues and operating income trending slightly ahead of budget. Vessels and tonnage are up this year when compared to the same period last year. She noted that container volumes around the United States tend to be down right now with boxes shifting from the East and the Gulf Coast to the West Coast a bit, but things remain steady at Port Freeport. Ms. Saathoff reported that staff submitted a request for refund on the tariff paid on the cranes which has been accepted in the system. She noted there is no timeline as to when the refund will be issued but staff will continue to monitor and update. The Freeport Harbor Channel Improvement Project is wrapping up with the ribbon cutting to celebrate the accomplishment scheduled for July 28. Ms. Saathoff stated that the project could not have been achieved without the support of the community and the bond issuance in 2018 which was significant in getting the new start designation. She also noted that the port is repaying the general obligation bonds from the port's operating revenues, not the taxpayers adding that the project will continue to support the community, industry and businesses that rely on it to move goods to and

from our region and generate economic activity. The port has also received another port infrastructure development grant which is on the agenda and will be applying for another grant in the next round. She noted that Congressman Weber had submitted a project for the port for community project funding for the fiscal year 2027 federal budget, but it did not make it through the Appropriations Committee. Staff will continue to pursue the project through the PIDP (Port Infrastructure Development Grant Program). A ribbon cutting for Mitsubishi, the port's newest customer in the automotive sector, is tentatively scheduled for June 8 with details still being finalized. June 1, the new executive director for the Texas Ports Association, Jade Gillespie, will be visiting the port for a tour. Ms. Gillespie is visiting all the ports in the association before the legislative session. She has put out a call for any legislative items that may need to be carried forward on behalf of Texas ports in the next legislative session. Prefiling begins in November. Lastly, Ms. Saathoff noted that the next Community Port Tour day will be held October 3. Information can be found on the port's website.

B. Director of Engineering

In addition to his written report, Mr. Hull shared a graphic that shows the depth of the Freeport Harbor, which is now the deepest ship channel east of the Rocky Mountains. He noted that the only other channel that has the port beat is LA at 78 feet. The graphic shows the depths throughout the channel starting at the end of the jetties moving in as you scroll through the slides. It also depicts the existing bottom and the new bottom. He noted the final survey should be processed at the end of next week with a letter following to confirm completion.

C. Director of Operations

Mr. Hibbetts reported on statistics for April stating it was another solid month with 50 vessels noting there was a good increase in lay days due to rice barge activity that increased for the month of April. As previously reported, tonnage is slightly up across all categories, trending about 5% over prior year, handling 110,552 automobiles, 55,862 containers, which equates to a little over 111,000 TEUs. Rail continues to do well and will see more during the months of June and July as the port's newest OEM customer will be increasing volumes. A brief look into May sees total expected vessels back into the 50s continuing to do well across all sectors. Mr. Hibbetts also introduced James Rodriguez, who is the summer intern for operations. Lastly, Ms. Lewis gave a recap of the Ro/Ro Rodeo that was held on May 5 stating it was a great success with 84 total participants. 11 pieces of equipment were available for training purposes including fire buggies, motor grader, a roller, wheeled loaders, excavators and dozers. WGMA also brought in their manual simulator for practicing as well. A lashing experiment was held to show participants how to properly lash vessels as well as unlash equipment coming on and off. A standard car was also available for participants to practice being able to clutch and break since the port has standard vehicles coming in. Suppliers for the Rodeo were John Deere, Cat, APS and Ports America. Ms. Lewis noted that all participants received training pay for the day and were given gift bags with safety items needed for the summer.

D. Director of Business & Economic Development

In addition to his report, Mr. Miura noted some upcoming events. As previously mentioned, a ribbon cutting for Mitsubishi is tentatively scheduled for June 8 for their first Gulf port of call for the arrival of the Hoegh Sunrise. Details and schedules will follow. The Houston Port Bureau Maritime Dinner will be held August 22 in Houston and the Breakbulk America's Conference is scheduled for September 22-23. Mr. Miura noted the schedule for breakbulk will be different than previous years with exhibition being held all

day Tuesday and Wednesday with a welcome reception held Tuesday evening. There will be no exhibition on Thursday. The Port Freeport Customer Reception will still be held on Wednesday. Mr. Miura also reported that guests from various economic development agencies across Fort Bend County visited the port for a tour and were excited to see the tremendous growth and activity going on at Port Freeport. Ms. Saathoff offered congratulations to Mr. Miura who took the lead on the Port Infrastructure Development Grant Program application, in which the port was just awarded \$11 million for concreting Area 4 (adjacent to Berth 8).

E. Chief Financial Officer

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

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

A. May 26 Business Development Committee Meeting – Commission Giesecke stated the committee reviewed the RFP for the Owner’s Cold Storage Industry Representative which is on the agenda for consideration.

B. May 26 Finance Committee Meeting – Commissioner Croft stated the committee reviewed several items which will be addressed in detail later in the meeting under agenda items 16, 17 and 18.

Commissioner Croft reported attending the Lower Brazos River Coalition meeting and the Take-a-Child Fishing Tournament.

Commissioner Fratila reported attending the Friends of the River Breakfast, Lower Brazos River Coalition meeting, the Take-a-Child Fishing Tournament and the Chiquita 30th Anniversary Dinner.

Commissioner Santos also reported attending Captain’s Dinner, Chiquita Dinner and the subsequent port tour the following day as well as the Angleton Chamber Luncheon.

Commissioner Kincannon reported attending an exhibition at the West Columbia Historical Museum, the Captain’s Dinner, Senior Awards Presentation at Columbia High School and BCCA meeting.

Commissioner Singhania reported also attending several of the meetings previously mentioned in addition to the Highway 36 Coalition quarterly luncheon and was a guest of Mr. Durga for Dr. Khatoon’s (Piping Ind Products) presentation last week.

11. Consent Agenda.

A. Approval of Minutes from the Regular Meeting held April 23, 2026 and the Special Meeting held May 7, 2026.

B. Approval of financial reports for the period ending April 30, 2026.

C. Adoption of a Resolution Approving Emergency Purchases and Contract Authority to the Executive Director/CEO and Chief Financial Officer.

D. Adoption of a Resolution approving the acceptance of the Port’s portion of proceeds received from high bidders on delinquent tax property held in trust by Brazoria County, Texas and authorizing the Chairman to join in conveyance to high bidders.

E. Approval of American Association of Port Authorities (AAPA) Annual Membership Dues.

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

12. Approval of a Professional Services Agreement with LJA Engineering, Inc. for the Velasco Terminal Area 4 Container Yard project, for an amount not to exceed \$1,286,700.

Commissioner Giesecke noted that Commissioner Croft would be abstaining from discussion on this item. Mr. Hull stated the professional services agreement with LJA includes surveying, geotechnical, final design of the drainage, utilities, lighting, photometrics, electrical design, construction oversight and materials testing. He stated the grant award for this project is \$11 million and the fee is \$1,286,700. Mr. Hull estimates the project to be \$14 million. The original cost estimate when the grant application was filed was for \$22 million and is a 50% match. Mr. Hull recommends approval.

A motion was made by Commissioner Santos to approve the agreement as recommended by staff. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion and Commissioner Croft abstaining.

13. Approval to purchase Cameras for the Video Enhancements project, for an amount not to exceed \$32,850.00, to be cost-shared through the 2023 Port Security Grant.

Mr. Robertson explained that there are three parts to the grant which includes body cameras AI analytics and now video enhancements. The other two pieces have been completed. He stated that due to the expiration date and the bids that came back, staff was worried the job might not be completed before the grant expires. With this in mind, staff wants to order the cameras and all the equipment (in house) to ensure it's received in time. He also noted that an extension has been filed but with the government shutdown, staff hasn't received an answer yet adding that there's no reason the extension won't be approved. Staff is requesting approval to order 17 cameras which will go up at multiple points throughout the port. The associated network equipment for the project is the next agenda item. The grant is a 75/25 split with the port paying 25% of the total cost.

A motion was made by Commissioner Singhania to approve the purchase of cameras for video enhancement project for an amount not to exceed \$32,850 to be cost-shared through the 2023 Post Security Grant. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

14. Approval to purchase Network Equipment for the Video Enhancements project, for an amount not to exceed \$25,800.00, to be cost-shared through the 2023 Port Security Grant.

Mr. Robertson stated that this is the other component of the video enhancements project, which is the networking and enclosure pieces and was discussed on the previous agenda item. Staff requests approval to purchase equipment in the amount of \$25,800.

A motion was made by Commissioner Singhania to approve the purchase of network equipment for the video enhancements project, for an amount not to exceed \$25,800 to be

cost-shared through the 2023 Port Security Grant. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

15. Approval of an RFP for Owner’s Cold Storage Industry Representative.

Mr. Miura stated that staff reviewed an RFP (Request for Proposals) for Owner’s Cold Storage Representative with the Business Development Committee earlier this week and after further review, staff recommends a modification to the timeline where staff would make a recommendation to the Port Commission on a firm at the July board meeting and also seek legal counsel's review of the conflict of interest clause. Subject to those two changes, staff recommends approval to publish the RFP on May 29.

A motion was made by Commissioner Singhania to approve the RFP subject to the changes noted by staff. The motion was seconded by Commissioner Fratila with all Commissioners present voting in favor of the motion.

16. Approval of an RFP for Grant Writing Services.

Ms. Allen stated that staff met with the Finance Committee on May 26 to discuss an RFP for a grant writer for a three-year term. She explained that the qualified firm would perform the following:

- analyze the capital program and determine potential grant funding sources
- write applications once the NOFOs (Notice of Funding Opportunities) are released
- propose a monthly retainer fee
- propose a lump sum fee for grant application for the BCA (Benefit to Cost Analysis) for five programs that include:
 - PIDP
 - USDOT CRISI
 - US EDA grant programs
 - TCEQ funding opportunities
 - TXDOT seaport connectivity
- propose an hourly rate for grants not specified in the above listing

Ms. Allen further stated that a considerable amount of time is spent in house having to prepare and manage an RFP for grant application adding that with a firm selected, Port Freeport will be better prepared and positioned ahead of the NOFO release. She also stated that the firm selected should provide a demonstration of the understanding of the project needs by supplying 5 examples of relevant experience in the past 5 years. Scoring criteria will be weighted as follows:

Firms’ Team, Background, Resources and Staff	40 points
Financial Proposal	35 points
Examples of relevant experience	10 points
Relevant experience with Port Freeport	10 points
References	5 points
Total	100 points

Staff seeks approval of the proposed RFP which will be published May 29. Proposals will be due June 29, and staff will then make a recommendation to the Port Commission at the July 23 meeting. Commissioner Croft noted that this was reviewed by the committee in detail adding that a lot of times staff hears about opportunities at the last minute and scramble to get

things done which takes away from their daily operations in order to meet the timeline, so it makes a lot of sense to move forward with a grant writer who also may be able to bring forward other opportunities the port may be missing. Commissioner Fratila also commented that grant writing is a specific talent, and if you're used to doing it and know how to do it effectively, it shortens the time and is very efficient.

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

17. Approval of a Resolution Authorizing Submission of a 2026 Port Infrastructure Development Program Grant Application for the Inner Harbor Berth 3 Modernization Project.

Mr. Miura stated that back in March, the Commission approved staff to hire the Goodman Corporation to prepare the port's 2026 Port Infrastructure Development Program grant application for the Inner Harbor Berth 3 Modernization project. He explained that the project includes modification of transit shed 3 (moving the wall back 100 feet), demolition of the bulk rice loader and installation of a new modern loader with a dust collection system, and installation of pallet racks in the warehouse. Total cost for the project is \$12,550,000 with staff requesting federal funding of 75%. Mr. Miura stated that a commitment letter has to be submitted with the application; therefore, staff is requesting approval of the resolution authorizing submission of application and the port's commitment of 25%. Mr. Miura also stated that the port has received significant support for this project and if the project is funded and completed, it would add approximately 80% available utilization to the berth as it's the most underutilized berth in the harbor complex. Support letters received for the project include Riviana, Amports, Volkswagen Group of America (U.S. and German Headquarters), Economic Alliance of Brazoria County, HGAC, TxDOT Maritime, TAG Houston, the Greater Houston Port Bureau, Representative Vasut, Representative Barry, Senator Huffman, Representative Weber and Judge Sebesta. Staff recommends approval.

A motion was made by Commissioner Croft to approve the resolution authorizing submission of a 2026 Port Infrastructure Development Program grant application for Inner Harbor Berth 3 Modernization project. The motion was seconded by Commissioner Fratila with all Commissioners present voting in favor of the motion.

18. Approval of a Resolution Authorizing a Grant Agreement with the U.S. Department of Transportation's Maritime Administration for an FY2025 Port Infrastructure Development Program Grant for the Velasco Terminal Area 4 Improvement Project.

Mr. Miura stated that staff seeks authorization to enter into a grant agreement with MARAD to accept up to \$11 million in funding for the Velasco Terminal Area 4 project that was submitted last year. He explained that Area 4 is currently aggregate, and the funds contributed toward the project will improve the area with concrete drainage utilities, high mast lighting and necessary pertinences. He further noted that when the grant application was filed, the port asked for a 75% cost-share (75% - federal, 25% - port). The port was awarded \$11 million for 50% so the funding commitment needs to be adjusted. The proposed resolution would allow the port to enter a grant agreement with the federal government, authorize the executive director to sign on the port's behalf and adjust the funding commitment of 50% instead of 25%. Staff recommends approval of the resolution.

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

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) for discussion regarding:

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

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

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

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

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

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

1. The potential purchase, exchange, lease, or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.
2. The potential lease or value of real property located at Port Freeport or adjacent to Port Freeport, including but not limited to Parcel 1.
3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 27, 34 and property on Quintana Island.
4. The potential exchange, lease or value of real property including by not limited to lot located at CR434A.

20. RECONVENED OPEN SESSION:

21. Adjourn.

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

Rob Giesecke, Chairman

Rudy Santos, Vice Chairman

Kim Kincannon, Secretary

Dan Croft, Asst. Secretary

Barbara Fratila, Commissioner

Ravi K. Singhania, Commissioner



PORT FREEPORTSM

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

Interim Financial Report

(unaudited)

For the Period ending:

May 31, 2026

PORT COMMISSION

ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;

BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO

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Management Narrative

For the first eight months of fiscal year 2026, the Port remained on a sound financial foundation with operating revenues at planned levels. Further, operating expenses were below planned levels by a factor of 11%. These factors combined have contributed to producing an operating profit of \$19,752,026, and an operating margin of 50%, which is above planned performance levels by 14% or \$2,412,694 and is \$396,884 or 2% below the prior year’s results.

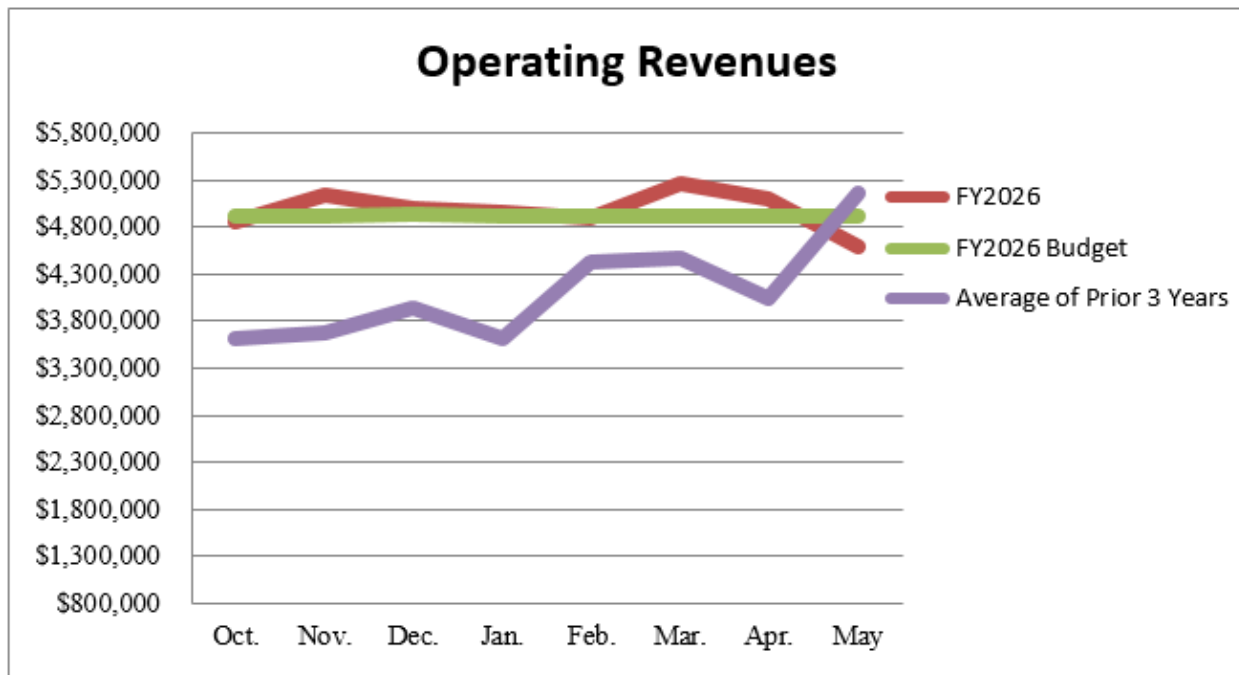
The Port’s overall position remains strong as evidenced in a current ratio (unrestricted) of 8.245 to 1, which reflects a strong position of liquidity, and a debt ratio of 103.9%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance Favorable (Unfavorable)	% Var
	Actuals	Budget		
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 39,811,766	\$ 39,912,086	\$ (100,320)	0%
Operating expense	<u>20,059,740</u>	<u>22,572,754</u>	2,513,014	11%
Operating income (loss)	<u>19,752,026</u>	<u>17,339,332</u>	2,412,694	14%
Operating margin	49.6%	43.4%		
Net non operating revenues (expense)	(5,202,434)	(4,870,047)	(332,387)	7%
Capital contributions	5,701,419	6,947,219	(1,245,800)	-18%
Net extraordinary revenue (expense)	<u>(22,420)</u>	<u>-</u>	(22,420)	0%
Change in net assets	<u>\$ 20,228,592</u>	<u>\$ 19,416,504</u>	\$ 812,088	
Balance Sheet				
Cash and cash equivalents	\$ 86,809,529	Current ratio (unrestricted)		
Lease receivable	180,260,753	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	53,743,109	8.245 to 1		
Total assets	811,127,200			
Current unrestricted liabilities	6,518,196	Debt to Net Assets Ratio		
Total liabilities	333,573,526	103.9%		
Deferred inflow of resources	164,224,887			
Total Net Assets	\$ 313,328,787			

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

OPERATING REVENUES

Total operating revenues for the period ending May 31, 2026, are \$39,811,766. This in line with planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at \$14,103,863 which is 1 % below the budget of \$14,294,637. The following is a brief analysis of wharfage results by cargo category:

	8 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 702,919	\$ 316,218	\$ (386,701)	-55%
Bulk Aggregate	-	203,000	\$ 203,000	
Containerized Cargo	2,141,028	1,903,970	\$ (237,058)	-11%
General Cargo	9,509,667	10,218,626	\$ 708,959	7%
Project Cargo	223,333	42,259	\$ (181,074)	0%
Ro-Ro Cargo	1,717,689	1,419,790	\$ (297,899)	-17%
Total	\$ 14,294,637	\$ 14,103,863	\$ (190,772)	-1%

Dockage revenue stands at \$7,420,288 which is \$361,816 or 5% below budgeted levels. Year-to-date ship calls are 425 compared to a budget of 481.

Equipment use fees stand at \$1,739,486 which is over budget \$12,134 or 1%.

Security fees stand at \$3,067,773 which is \$500,097 or 19% above budget.

Facility use fees are \$2,116,811. This is over budget by \$587,115 or 38%.

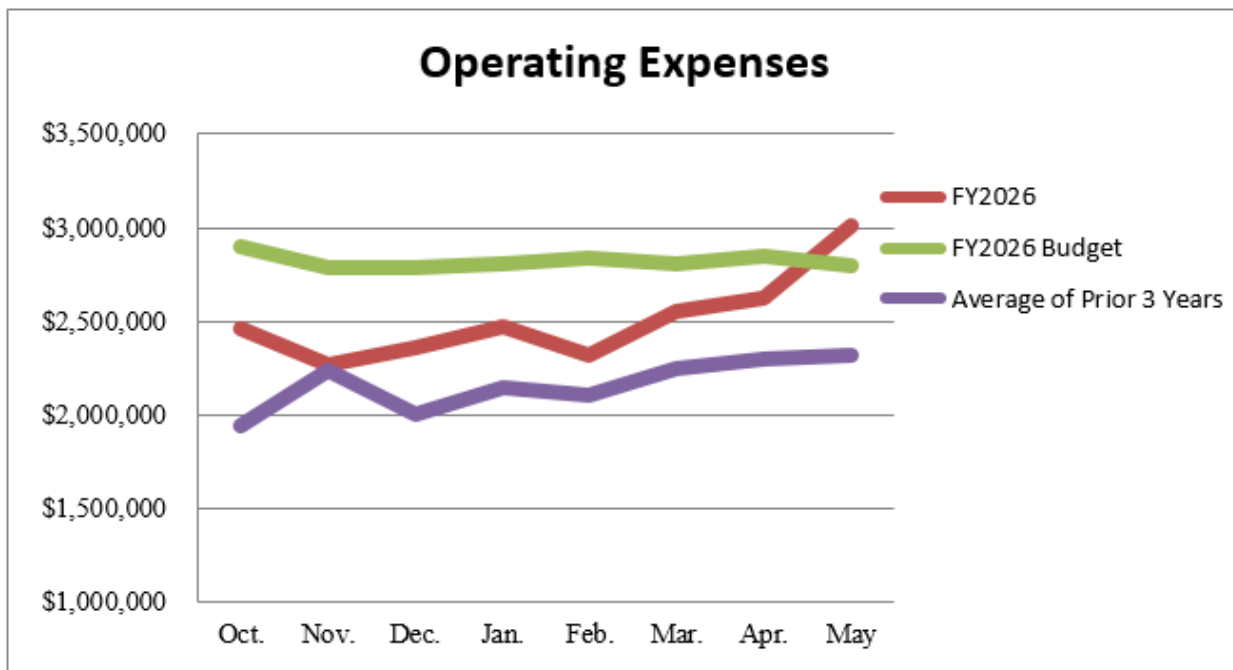
Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,353,236 which is \$106,812 or 7% below budgeted levels.

Ground leases stand at \$9,362,938, which is \$110,229 or 1% below budget.

Other leases are at \$645,608 which is \$60,862 or 10% above budgeted level.

OPERATING EXPENSES

Total operating expenses are \$20,059,740, which is under budget \$2,513,014 or 11% for the first eight months ending May 31, 2026. The following are more specific explanations for variances in operating expenses:



Port salaries/wages and benefits are \$4,039,472. This is \$538,743 or 12% less than the budget. This is due to delays in filling open positions.

Professional services are \$2,503,024 which is under budget 15% or \$457,918.

Training, travel & promotional expenses are \$580,508 which is below budget \$105,124 or 15%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$290,354, which is below budgeted levels by \$81,659 or 22%.
- Sales/promotional travel costs are \$64,959, which is above the budgeted level by \$7,938 or 14%.
- Governmental relations costs are \$3,227 which is below budget by \$19,574 or 86% due to timing of government related travel.
- Community events are \$127,937 which is above budgeted levels \$29,943 or 31%. This is due to the timing of events such as the Centennial Celebration and the Take A Child Fishing Tournament.
- Technical training is \$47,366 which is \$45,554 or 49% under budget due to timing or postponement of training and onboarding personnel.

Supplies are \$124,196 which is below the budget by \$32,392 or 21%.

Utilities are \$951,855, which is \$94,517 or 11% above budget. This is due to the timing of pass-through invoices being issued to customers.

Business insurance is \$1,701,749 which is \$259,953 or 13% below budgeted levels.

Other services and charges at \$440,364 are \$86,973 or 16% below budget.

Maintenance and repair expenses at \$921,168 are \$40,776 or 4% below budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Planned maintenance of the drives on cranes 1 and 2, \$158,680.
- Air processor repair kit ordered in July of 25 and received January 2026 \$10,303.
- Emergency repairs at Transit Shed 1 for a total of \$8,680
- Emergency fire pump repairs of \$56,217
- Planned trolley repairs of \$60,000
- Emergency electrical repairs for a total of \$5,225

Depreciation expense at \$8,797,404 is \$1,085,652 or 11% below budget.

Operating income is \$19,752,026 compared to the May 2026 budget of \$17,339,332. Fourteen percent above budget.

NON-OPERATING REVENUES (EXPENSES)

Ad Valorum 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 May, 2026, the net revenue of ad valorem taxes collected was \$15,800.

Investment income is \$2,671,807, which is below budget by 9% due to changes in fair market values, funds invested in capital projects, and interest rates.

Debt interest and fees are \$7,874,191 which is \$57,198 above budgeted levels.

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

Grant Revenue budgeted through May of fiscal year 2026 is \$6,947,219. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$5,701,419 has been received from partners such as FEMA and TxDot.

Extraordinary Item is emergency recovery efforts from the July 2024 Hurricane Beryl damages. Repair efforts are complete. Total expense in fiscal year 2025 are \$4,385,365 including repairs to the cranes and port buildings. Fiscal year 2026 expenses are \$22,420 for the period ending May, 2026. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT
BALANCE SHEET**

	5/31/2026	9/30/2025
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 43,788,720	\$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	6,510,250	6,665,489
PROPERTY TAXES	12,687	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(110,564)	(235,929)
OTHER GOVERNMENTS	907,752	880,287
ACCRUED INTEREST		0
PREPAIDS	918,529	959,055
INVENTORY	1,715,735	1,693,965
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 234,003,862	\$ 219,379,433
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	43,020,809	50,161,240
INVESTMENTS	36,448,708	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	21,140	32,542
OTHER		(1,783)
ACCRUED INTEREST	59,813	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	3,116
TOTAL RESTRICTED ASSETS	79,553,587	94,701,232
TOTAL CURRENT ASSETS	313,557,449	314,080,666
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	637,094,907	619,832,717
LESS ACCUMULATED DEPRECIATION	(139,525,156)	(130,727,752)
PROPERTY, PLANT, AND EQUIPMENT NET	497,569,751	489,104,965
TOTAL ASSETS	\$ 811,127,200	\$ 803,185,631
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 3,509,795	\$ 5,465,838
EQUIPMENT LEASE PAYABLE		-
ACCRUED COMPENSATED ABSENCES		144,548
UNEARNED LEASE INCOME	3,008,401	4,763,160
TOTAL CURRENT LIABILITIES	\$ 6,518,196	\$ 10,373,546
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	1,501,345	3,491,349
BONDS PAYABLE	1,725,000	7,590,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	3,226,345	11,081,349
NON-CURRENT LIABILITIES		
BONDS PAYABLE	303,775,000	303,775,000
BOND PREMIUMS	20,053,985	20,630,652
TOTAL NON-CURRENT LIABILITIES	323,828,985	324,405,652
TOTAL LIABILITIES	\$ 333,573,526	\$ 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	\$ 300,609,902	\$ 295,802,273
RESTRICTED-DEBT SERVICE	13,845,354	16,746,235
RESTRICTED-CAPITAL PROJECTS (Corps)	12,181	12,242
RESTRICTED CONTRIBUTED TO OTHERS	48,710,312	47,707,974
RESERVE FOR CAPITAL IMPROVEMENTS	13,563,806	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(127,072,959)	(127,218,419)
UNRESTRICTED	63,660,190	46,777,536
TOTAL NET ASSETS	\$ 313,328,787	\$ 293,100,196

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

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	8 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING REVENUES:							
Wharfage	14,103,862	\$ 13,796,257	2%	\$ 14,294,633	\$ (190,771)	-1%	\$ 21,441,953
Dockage & deep water berth	7,420,288	7,772,509	-5%	7,782,104	(361,816)	-5%	11,673,160
Equipment & pallet use fees	1,739,486	1,791,261	-3%	1,727,352	12,134	1%	2,591,025
Facility use fees	2,116,811	1,658,712	28%	1,529,696	587,115	38%	2,294,545
Security Fees	3,067,773	2,946,539	4%	2,567,676	500,097	19%	3,851,515
Other Customer Service Fees	1,353,236	1,367,909	-1%	1,460,048	(106,812)	-7%	2,182,675
Ground leases	9,362,938	9,282,872	1%	9,473,167	(110,229)	-1%	14,209,747
Other leases	645,608	589,598	9%	584,746	60,862	10%	881,373
GASB 87 Lease recognition		-	0%	-	-	0%	-
Other revenue	1,764	32,994	-95%	492,664	(490,900)	-100%	739,000
Business interruption Claim		-	0%	-	-	0%	-
Total Operating Revenues	39,811,766	39,238,650	1%	39,912,086	(100,320)	0%	59,864,993
OPERATING EXPENSES:							
Port salaries/wages	3,084,364	2,959,383	4%	3,538,548	(454,184)	-13%	5,287,826
Port employee benefits	955,108	890,602	7%	1,039,667	(84,559)	-8%	1,791,996
Professional services	2,503,024	2,590,575	-3%	2,960,942	(457,918)	-15%	4,446,506
Training, travel, and promotional	580,508	630,640	-8%	685,632	(105,124)	-15%	973,992
Supplies	124,196	138,970	-11%	156,588	(32,392)	-21%	235,400
Utilities	951,855	693,133	37%	857,338	94,517	11%	1,286,013
Business Insurance	1,701,749	1,888,891	-10%	1,961,702	(259,953)	-13%	2,942,554
Other services & charges	440,364	360,787	22%	527,337	(86,973)	-16%	799,432
Maintenance & repair	921,168	804,184	15%	961,944	(40,776)	-4%	1,388,618
Depreciation	8,797,404	8,132,576	8%	9,883,056	(1,085,652)	-11%	14,824,585
Total Operating Expenses	20,059,740	19,089,741	5%	22,572,754	(2,513,014)	-11%	33,976,922
OPERATING INCOME (LOSS)	19,752,026	20,148,910	-2%	17,339,332	2,412,694	14%	25,888,071
	50%	51%		43%			43%
NON-OPERATING REVENUES (EXPENSES)							
Ad Valorem tax collections	15,800	(32,067)	-149%	-	15,800		-
Investment Income	2,671,807	3,545,856	-25%	2,946,946	(275,139)	-9%	4,420,422
Gain (loss) on sale of assets		33,289	-100%		-	0%	-
Debt interest and fees	(7,874,191)	(8,074,347)	-2%	(7,816,993)	57,198	1%	(11,726,609)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:							
Freeport Harbor Improvement Project		-	0%		-		-
Berth 2 Floodwall Modifications	(15,850)		0%		-		-
Contributed Capital-Other			0%		0	0%	-
OTHER:							
Dredge material placement fees		-	0%		-	0%	-
Total Non-Operating Revenue (Expenses)	(5,202,434)	(4,527,269)	15%	(4,870,047)	(332,387)	7%	(7,306,187)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	14,549,592	15,621,641	-7%	12,469,285	2,080,307	17%	18,581,884
CAPITAL CONTRIBUTIONS:							
Grants:							
Grants Port-Freeport	5,701,419	1,627,735	250%	6,947,219	(1,245,800)	-18%	10,420,831
Total Capital Contributions-Grants	5,701,419	1,627,735	250%	6,947,219	(1,245,800)	-18%	10,420,831
EXTRAORDINARY ITEM							
Emergency Recovery Efforts - Hurricane	(22,420)	(3,488,614)	-99%	-	(22,420)	0%	-
Net Extraordinary Income (Expense)	(22,420)	(3,488,614)	-99%	-	(22,420)	0%	-
CHANGE IN NET POSITION	\$ 20,228,592	\$ 13,760,762	47%	\$ 19,416,504	\$ 812,088	4%	\$ 29,002,715

STATEMENT OF CASH FLOWS

May 31, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 19,752,026	\$ 14,792,648
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	8,797,402	7,906,888
Dredge Material Placement Fees	(15,850)	270,916
Change in Assets and Liabilities:		
Trade receivables	155,239	19,789
Other receivables	(125,365)	172,785
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	(21,770)	(49,501)
Prepaid and Other	11,278	(761,802)
Accounts payable	(1,956,043)	(1,095,864)
Deferred lease income	(1,754,759)	(1,684,370)
Accrued compensated absences	(144,548)	(138,315)
Total Cash Provided from (Used for) Operating Activities	<u>24,697,611</u>	<u>19,433,174</u>
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	35,420	3,206,137
Property tax collection expense	-	(37,112)
Emergency Recovery Efforts - Disaster Related	(22,420)	-
Total Cash Provided from (Used for) Non-capital Financing Activities	<u>13,000</u>	<u>3,169,025</u>
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	(5,865,000)	(5,410,000)
Interest and fees paid under debt obligations	(10,440,862)	(9,540,347)
Proceeds from sale of long-term debt obligations	-	25,655,000
Land, capital improvement, and equipment purchases	(17,754,325)	(11,037,554)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	(45,166)
Grants received	5,701,419	5,107
Proceeds from sale/disposal of capital assets	-	-
Total Cash Provided from (Used for) Capital Financing Activities	<u>(28,358,768)</u>	<u>(372,960)</u>
Cash Flows from Investing Activities:		
Investment earnings	2,671,095	2,989,906
Change in FMV of marketable investment securities	492,135	401,574
Total Cash Provided from (Used for) Investing Activities	<u>3,163,230</u>	<u>3,391,480</u>
Net Increase(Decrease) in Cash and Cash Equivalents	(484,928)	25,620,719
Cash and Cash Equivalents at Beginning of Period	<u>123,743,164</u>	<u>96,561,718</u>
Cash and Cash Equivalents at End of Period	<u>\$ 123,258,236</u>	<u>\$ 122,182,437</u>

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	6,208,604.28	95%
31 - 60 days		156,254	2%
61 - 90 days		49,772	1%
Over 90 days	\$	135,569	2%
Allowance for uncollectibles		(39,949)	-1%
Net Trade A/R	\$	6,510,250	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	1,121,796
Corps of Engineers*		620,518
Employee Payroll Related		43,715
Accounts Payable		1,723,767
Total A/P	\$	3,509,795

45' Project - \$620,518

Note 3 - Debt Service Information

	Original Amount		
	of Issue	Principal Paid	Issue Outstanding
General Obligation Bonds, Series 2019	\$ 31,795,000	\$ 1,875,000	\$ 29,210,000
General Obligation Bonds, Series 2021	37,135,000	-	37,135,000
General Obligation Bonds, Series 2023	55,800,000	-	55,420,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	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	\$ 68,025,000	\$ 305,500,000

Less Current Portion of Long-Term Debt Payable	\$	1,725,000
Long-term Debt Payable	\$	303,775,000

Note 4 - Net Asset Information

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

Fiscal Year 2016 Amount Funded	\$	3,423,398
Fiscal Year 2017 Amount Funded	\$	3,570,000
Fiscal Year 2018 Amount Funded	\$	3,887,346
Fiscal Year 2019 Amount Funded	\$	4,269,552
Fiscal Year 2020 Amount Funded	\$	4,120,672
Fiscal Year 2021 Amount Funded	\$	3,981,963
Fiscal Year 2022 Amount Funded	\$	3,627,381
Fiscal Year 2023 Amount Funded	\$	3,351,718
Fiscal Year 2025 Withdrawn	\$	(6,136,324)

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
May 31, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	8 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
<u>COMMISSIONERS</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 38,400	\$ 38,400	0%	\$ 38,400	-	0%	\$ 57,600
Port employee benefits	4,107	3,824	7%	3,494	613	18%	4,974
Professional services		10,000	-100%	-	-	0%	-
Training, travel & promotional	40,866	63,356	-35%	67,305	(26,439)	-39%	83,211
Supplies	51	91	-44%	400	(349)	-87%	600
Utilities	6,510	5,983	9%	5,932	578	10%	8,900
Total Operating Expenses	\$ 89,934	\$ 121,654	-26%	\$ 115,531	(25,597)	-22%	\$ 155,285
<u>ADMINISTRATION & FOREIGN TRADE ZONE</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 1,065,038	\$ 1,024,750	4%	\$ 1,187,569	(122,531)	-10%	\$ 1,761,351
Port employee benefits	297,837	284,250	5%	315,325	(17,488)	-6%	562,126
Professional services	455,138	341,386	33%	648,893	(193,755)	-30%	980,933
Training, travel & promotional	188,707	192,966	-2%	162,113	26,594	16%	237,274
Supplies	19,234	24,179	-20%	19,328	(94)	0%	27,600
Utilities	54,147	47,084	15%	47,828	6,319	13%	71,740
Business Insurance	1,701,749	1,888,891	-10%	1,961,702	(259,953)	-13%	2,942,554
Other services & charges	305,674	240,250	27%	349,856	(44,182)	-13%	525,385
Maintenance & repair	69,226	82,170	-16%	121,736	(52,510)	-43%	182,350
Depreciation	8,797,404	8,132,576	8%	9,883,056	(1,085,652)	-11%	14,824,585
Total Operating Expenses	\$ 12,954,154	\$ 12,258,502	6%	\$ 14,697,406	(1,743,252)	-12%	\$ 22,115,898
<u>ENGINEERING</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 240,037	\$ 304,475	-21%	\$ 313,451	(73,414)	-23%	\$ 470,179
Port employee benefits	88,915	111,187	-20%	114,115	(25,200)	-22%	192,697
Professional services	91,943	241,442	-62%	577,600	(485,657)	-84%	866,400
Training, travel & promotional	8,295	8,071	3%	21,351	(13,056)	-61%	31,915
Supplies	2,062	2,321	-11%	3,936	(1,874)	-48%	5,900
Utilities	3,455	3,556	-3%	4,546	(1,091)	-24%	6,822
Other services & charges	4,723	4,383	8%	6,566	(1,843)	-28%	9,850
Maintenance & repair	310	962	-68%	336	(26)	-8%	500
Total Operating Expenses	\$ 439,740	\$ 676,397	-35%	\$ 1,041,901	(602,161)	-58%	\$ 1,584,263
<u>OPERATIONS</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 1,334,778	\$ 1,198,978	11%	\$ 1,558,621	(223,843)	-14%	\$ 2,337,933
Port employee benefits	418,645	363,485	15%	462,131	(43,486)	-9%	785,403
Professional services	4,973	12,610	-61%	5,000	(27)	-1%	5,000
Training, travel & promotional	53,252	16,218	228%	23,956	29,296	122%	32,449
Supplies	62,586	69,006	-9%	78,796	(16,210)	-21%	120,100
Utilities	854,618	607,182	41%	764,397	90,221	12%	1,146,593
Other services & charges	75,152	78,061	-4%	93,675	(18,523)	-20%	146,340
Maintenance & repair	805,720	658,631	22%	791,426	14,294	2%	1,133,318
Total Operating Expenses	\$ 3,609,724	\$ 3,004,171	20%	\$ 3,778,002	(168,278)	-4%	\$ 5,707,136

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

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	8 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
<u>BUSINESS DEVELOPMENT</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 257,862	\$ 251,211	3%	\$ 276,228	(18,366)	-7%	\$ 414,344
Port employee benefits	87,324	74,498	17%	83,946	3,378	4%	141,725
Professional services	149,750	400,000	-63%	-	149,750	0%	-
Training, travel & promotional	284,327	344,664	-18%	401,988	(117,661)	-29%	575,868
Supplies	1,704	1,705	0%	3,996	(2,292)	-57%	6,000
Utilities	2,667	2,683	-1%	3,706	(1,039)	-28%	5,562
Other services & charges	14,875	9,918	50%	27,358	(12,483)	-46%	43,032
Maintenance & repair	-	-	0%	-	-	0%	-
Total Operating Expenses	\$ 798,509	\$ 1,084,679	-26%	\$ 797,222	1,287	0%	\$ 1,186,531
<u>PROTECTIVE SERVICES</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 148,248	\$ 141,570	5%	\$ 164,279	(16,031)	-10%	\$ 246,419
Port employee benefits	58,280	53,358	9%	60,656	(2,376)	-4%	105,071
Professional services	1,801,220	1,585,136	14%	1,729,449	71,771	4%	2,594,173
Training, travel & promotional	5,059	5,365	-6%	8,919	(3,860)	-43%	13,275
Supplies	38,559	41,669	-7%	50,132	(11,573)	-23%	75,200
Utilities	30,458	26,645	14%	30,929	(471)	-2%	46,396
Other services & charges	39,938	28,175	42%	49,882	(9,944)	-20%	74,825
Maintenance & repair	45,913	62,420	-26%	48,446	(2,533)	-5%	72,450
Total Operating Expenses	\$ 2,167,675	\$ 1,944,338	11%	\$ 2,142,692	24,983	1%	\$ 3,227,809
<u>CONSOLIDATED - TOTAL</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 3,084,364	2,959,384	4%	3,538,548	(454,184)	-13%	\$ 5,287,826
Port employee benefits	955,108	890,602	7%	1,039,667	(84,559)	-8%	1,791,996
Professional services	2,503,024	2,590,574	-3%	2,960,942	(457,918)	-15%	4,446,506
Training, travel & promotional	580,508	630,640	-8%	685,632	(105,124)	-15%	973,992
Supplies	124,196	138,971	-11%	156,588	(32,392)	-21%	235,400
Utilities	951,855	693,133	37%	857,338	94,517	11%	1,286,013
Business Insurance	1,701,749	1,888,891	-10%	1,961,702	(259,953)	-13%	2,942,554
Other services & charges	440,364	360,787	22%	527,337	(86,973)	-16%	799,432
Maintenance & repair	921,168	804,183	15%	961,944	(40,776)	-4%	1,388,618
Depreciation	8,797,404	8,132,576	8%	9,883,056	(1,085,652)	-11%	14,824,585
Total Operating Expenses	\$ 20,059,740	\$ 19,089,741	5%	\$ 22,572,754	(2,513,014)	-11%	\$ 33,976,922

PORT FREEPORT - VELASCO TERMINAL ONLY

STATEMENT OF REVENUES AND EXPENSES

May 31, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	8 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 1,863,561	\$ 1,849,588	1%	\$ 1,429,464	\$ 434,097	30%	\$ 2,144,196
Dockage & deep water berth	651,856	612,991	6%	778,208	(126,352)	-16%	1,167,316
Equipment & pallet use fees	1,622,090	1,514,918	7%	1,381,880	240,210	17%	2,072,820
Facility use fees	195,402	235,486	-17%	-	195,402	0%	-
Security Fees	303,355	280,010	8%	256,764	46,591	18%	385,148
Other Customer Service Fees	479,517	470,269	2%	708,576	(229,059)	-32%	1,062,867
Ground leases	73,620	296,019	-75%	189,464	(115,844)	-61%	284,196
Total Operating Revenues	5,189,401	5,259,280	-1%	4,744,356	445,045	9%	7,116,543
OPERATING EXPENSES:							
Port salaries/wages	401,894	308,346	30%	320,856	81,038	25%	481,284
Port employee benefits	90,544	67,303	35%	90,858	(314)	0%	162,450
Professional services	-	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	-	-	0%	-
Supplies	1,726	132	1208%	-	-	0%	-
Utilities	171,699	112,204	53%	114,973	56,726	49%	172,457
Business Insurance	340,604	331,224	3%	392,340	(51,736)	-13%	588,511
Maintenance & repair	421,382	296,016	42%	404,668	16,714	4%	607,000
Depreciation	4,433,924	3,932,979	13%	4,743,868	(309,944)	-7%	7,115,801
Total Operating Expenses	5,861,773	5,048,203	16%	6,067,563	(205,790)	-3%	9,127,503
OPERATING INCOME (LOSS)	(672,372)	211,077	419%	(1,323,207)	650,835	49%	(2,010,960)
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(1,662,138)	(1,715,159)	-3%	(2,617,352)	955,214	36%	(3,927,189)
Total Non-Operating Revenue (Expenses)	(1,662,138)	(1,715,159)	-3%	(2,617,352)	955,214	-36%	(3,927,189)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(2,334,510)	(1,504,082)	55%	(3,940,559)	1,606,049	0%	(5,938,149)
CHANGE IN NET POSITION	\$ (2,334,510)	\$ (1,504,082)	55%	\$ (3,940,559)	\$ 1,606,049	-41%	\$ (5,938,149)

PORT FREEPORT
Port Improvement Projects Summary
May 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
Pavement Repairs 2026				500,000.00	15,475.00		15,475.00	0.00
EDSA	15,475.00		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				1,500,000.00	6,460.00		6,460.00	340.00
EDSA	6,800.00		6,800.00		6,460.00		6,460.00	340.00
Construction			0.00		0.00		0.00	0.00
Other not in contract			0.00				0.00	0.00
Velasco Terminal Backlands Area 6				0.00	1,836.00		1,836.00	667,164.00
EDSA	669,000.00		669,000.00		1,836.00		1,836.00	667,164.00
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				85,000.00	787,656.00		787,656.00	2,540,344.00
EDSA			0.00				0.00	0.00
Construction	3,328,000.00		3,328,000.00		787,656.00		787,656.00	2,540,344.00
Other not in contract			0.00				0.00	0.00
2026 M&R Fencing				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				100,000.00	0.00		0.00	10,248.49
EDSA	10,248.49		10,248.49		0.00		0.00	10,248.49
Construction			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	16,811.93	0.00	16,811.93	548,719.07
EDSA	565,531.00	0.00	565,531.00		16,811.93	0.00	16,811.93	548,719.07
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
Dole Yard Sewer line Replacement	128,904.00	0.00	128,904.00	128,904.00	128,904.00	0.00	128,904.00	0.00
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	128,904.00	0.00	128,904.00	128,904.00	128,904.00	0.00	128,904.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Cross Dock 2-Cold Storage	1,258,000.00	0.00	1,258,000.00	1,258,000.00	946,580.00	0.00	946,580.00	311,420.00
EDSA	1,258,000.00	0.00	1,258,000.00	1,258,000.00	946,580.00	0.00	946,580.00	311,420.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
24/25 Port Network Upgrades	150,000.00	0.00	150,000.00	150,000.00	0.00	18,638.71	18,638.71	131,361.29
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	150,000.00	0.00	150,000.00		0.00	18,638.71	18,638.71	131,361.29
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
DSWi Acct Software Upgrade	237,000.00	0.00	237,000.00	237,000.00	108,021.25	111,780.00	219,801.25	17,198.75
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	237,000.00	0.00	237,000.00		108,021.25	111,780.00	219,801.25	17,198.75
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT- North Gate Entrance	760,847.52	0.00	760,847.52	720,847.52	0.00	782,011.66	782,011.66	(21,164.14)
EDSA	356,684.00	0.00	356,684.00		0.00	356,666.41	356,666.41	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	1,188,131.96	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	74,908.38	1,257,991.62
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	8.38	0.00	8.38		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	581,834.00	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	84,828.00	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	0.00
VT-Utility Relocation of Land Acquisition & land	582,805.28	3,525.00	586,330.28	1,800,000.00	0.00	667,081.55	667,081.55	(80,751.27)
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	72,456.13	0.00	72,456.13		0.00	150,113.10	150,113.10	(77,656.97)
Other not in contract	510,349.15	3,525.00	513,874.15		0.00	516,968.45	516,968.45	(3,094.30)
Pumpstation 1400 E Floodgate & P14 Drainage	1,446,405.61	0.00	1,446,405.61	1,440,000.00	0.00	1,446,405.61	1,446,405.61	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
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

PORT FREEPORT
Port Improvement Projects Summary
May 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
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		0.00	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		12,104.50	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	50,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	20,000.00	11,553.00	0.00	11,553.00	(11,553.00)
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		11,553.00	0.00	11,553.00	(11,553.00)
Other not in contract	0.00	0.00	0.00		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 Fence Razor Wire Upgrade	23,350.00	0.00	23,350.00	23,350.00	0.00	0.00	0.00	23,350.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	23,350.00	0.00	23,350.00		0.00	0.00	0.00	23,350.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Inner Harbor Berth Repairs	191,000.00	12,023.80	203,023.80	300,000.00	0.00	168,760.00	168,760.00	34,263.80
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	191,000.00	12,023.80	203,023.80		0.00	168,760.00	168,760.00	34,263.80
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Chiquita Asphalt 2024	250,000.00	0.00	250,000.00	250,000.00	0.00	200,758.62	200,758.62	49,241.38
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	250,000.00	0.00	250,000.00		0.00	200,750.00	200,750.00	49,250.00
Other not in contract	0.00	0.00	0.00		0.00	8.62	8.62	(8.62)
Total				\$ 46,894,570.93	\$ 6,440,927.30	\$ 34,225,266.14	\$ 40,666,193.44	\$ 7,028,221.33

Vendor Expenditure

Period: 05/01/26..05/31/26

Port Freeport

Monday, June 15, 2026

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This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 05/01/26..05/31/26

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
	Invoice No.	PO No.	GL Account Name	Line Description	
99536	05/04/26	V01214	City of Freeport	164.00	
	137647	134393		Community Event-TACFT Captain Dinner 2026	164.00
				Line Amount Total	164.00
99537	05/06/26	V01175	Alsco Uniforms	116.14	
	137675	132657		Maint and Operations Supplies	116.14
	137675	132657		M&R Bldgs-Operations Bldg	
	137675	132657		M&R Bldgs-Admin Bldg 1100 Cherry St	
	137675	132657		M&R Bldgs-Security Bldg	
	137675	132657		Maint and Operations Supplies-New Uniforms	
	137675	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26	
				Line Amount Total	116.14
99538	05/06/26	V01135	Amazon Capital Services	7,915.35	
	137674	134406		Office Supplies	859.94
	137674	134406		Office Supplies	9.88
	137674	134406		Office Supplies	57.70
	137674	134406		Office Supplies	2.51
	137674	134406		Office Supplies	7.43
	137674	134406		Office Supplies	50.94
	137674	134406		Office Supplies	3.73
	137674	134406		Office Supplies	7.44
	137674	134406		Office Supplies	9.88
	137674	134406		Office Supplies	279.02
	137674	134406		Badge Supplies	111.05
	137674	134406		M&R Warehouse-Warehouse 51	543.96
	137674	134406		Furniture and Equipment Purchases <\$5,000	8.39
	137674	134406		Community Event-TACFT	5,603.23
	137674	134406		M&R TOE-General, Terminal Ops Equip & Tools	169.00
	137674	134406		M&R TOE-Utility Mule	104.62
	137674	134406		M&R Bldgs-Gate 12	86.63
				Line Amount Total	7,915.35
99539	05/06/26	V00132	American Journal of Transportation	750.00	
	137626	132992		Industry Advertising	
	137626	132992		1/2 page ad Automotive Logistics March 2026	
	137626	132992		1/2 page ad Gulf Coast Parts & Trade May 2026	
	137626	132992		1/2 page ad Top 100 Container Parts Ports June 2026	
	137626	132992		12 Months Daily Newsletter banner and top spot (180x150) Feb-Dec 2026	750.00
				Line Amount Total	750.00
99540	05/06/26	V00177	Arthur J. Gallagher Risk Management Services, LLC	54,992.10	
	137627	134369		Insurance Expense - Boiler & Machinery	
	137627	134369		Insurance Expense - Commercial Auto	
	137627	134369		Insurance Expense - Excess Liability (Umbrella)	
	137627	134369		Insurance Expense - Fiduciary	
	137627	134369		Insurance Expense - Gen Liability	
	137627	134369		Insurance Expense - Maritime	
	137627	134369		Insurance Expense - Public Officials -Mar	3,708.59
	137627	134369		Insurance Expense - Public Officials -Apr-Feb	40,794.51
	137627	134369		Insurance Expense - Security Boat	

Vendor Expenditure

Period: 05/01/26..05/31/26

Port Freeport

Monday, June 15, 2026

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137627		134369	Insurance Expense - Terrorism (Property) - Mar		874.08
137627		134369	Insurance Expense - Terrorism (Property) Apr-Feb		9,614.92
			Line Amount Total		54,992.10
99541	05/06/26	V00389	Austin Seth	1,402.43	
137686		134407	Sales/Promotion Travel		30.89
137686		134407	Technical Training		1,371.54
			Line Amount Total		1,402.43
99542	05/06/26	V00256	Blueline Shop & Copy Center	58.68	
137661		134409	M&R TOE-Gantry Crane #3		18.18
137661		134409	M&R TOE-Gantry Crane #4		18.18
137662		134408	M&R TOE-Gantry Crane #3		11.16
137662		134408	M&R TOE-Gantry Crane #4		11.16
			Line Amount Total		58.68
99543	05/06/26	V00187	Brazoria County Septic Service	422.00	
137663		134379	Contract Services		422.00
			Line Amount Total		422.00
99544	05/06/26	V00039	Brazosport Tire	754.90	
137664		134373	M&R TOE-Toyota Forklift		424.90
137665		134353	M&R Groundskeeping Equipment-5510 John Deere		330.00
			Line Amount Total		754.90
99545	05/06/26	V00096	CenterPoint Energy	43.50	
137695		134421	Water & Gas		43.50
			Line Amount Total		43.50
99546	05/06/26	V01011	Charles Gryseels III	101.10	
137655		134394	Telephone - April		75.00
137655		134394	Automobile Expense		26.10
			Line Amount Total		101.10
99547	05/06/26	V00880	Christine Lewis	208.83	
137656		134405	Telephone - Apr		75.00
137656		134405	Community Events		42.70
137656		134405	Safety Supplies		91.13
			Line Amount Total		208.83
99548	05/06/26	V00706	Convergint Technologies LLC	900.00	
137694		134423	M&R Bldgs-Security Bldg		900.00
			Line Amount Total		900.00
99549	05/06/26	V00517	Covenant K9 Detection Services	8,250.00	
137648		132480	Security Service Fees		8,250.00
137648		132480	Hourly Rate for K9 Detection Services for 360 Hrs		
			Line Amount Total		8,250.00
99550	05/06/26	V00668	DARE Capital Partners, LLC	1,136.00	
137676		134374	M&R TOE-Gantry Crane #1		568.00
137676		134374	M&R TOE-Gantry Crane #2		568.00
			Line Amount Total		1,136.00
99551	05/06/26	V00070	Darlene Winkler	48.07	
137657		134396	Community Event-TACFT		48.07
			Line Amount Total		48.07
99552	05/06/26	V00104	Donald Mullett	588.39	
137666		134367	Sales/Promotion Travel		101.60

Vendor Expenditure

Period: 05/01/26..05/31/26

Port Freeport

Monday, June 15, 2026

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137666		134367	M&R TOE-Gantry Crane #1		121.67
137666		134367	M&R TOE-Gantry Crane #2		121.72
137666		134367	M&R TOE-Gantry Crane #3		121.69
137666		134367	M&R TOE-Gantry Crane #4		121.71
			Line Amount Total		588.39
99553	05/06/26	V00017	Donnie Joe Evans	329.90	
137667		134360	M&R Leased Facilities-HTS- (Parcel 19 & 25)		329.90
			Line Amount Total		329.90
99554	05/06/26	V00221	Dynamics Southwest, Inc.	16,128.75	
137631		130752	Construction in Progress		9,315.00
137632		130752	Construction in Progress		646.25
137633		130752	Construction in Progress		405.00
137634		130752	Construction in Progress		940.00
137635		130752	Construction in Progress		1,080.00
137636		130752	Construction in Progress		470.00
137637		130752	Construction in Progress		117.50
137638		130752	Construction in Progress		117.50
137639		130752	Construction in Progress		270.00
137640		130752	Construction in Progress		2,767.50
			Line Amount Total		16,128.75
99555	05/06/26	V00362	Equipment Management Services, LLC	11,200.00	
137691		134255	2EA 40' REEFER CONTAINERS FOR CRANE 96 & 97 SPARE PARTS		11,200.00
			Line Amount Total		11,200.00
99556	05/06/26	V00041	Evco Industrial Hardware	83.54	
137668		134371	M&R Leased Facilities-HTS- (Parcel 19 & 25)		83.54
			Line Amount Total		83.54
99557	05/06/26	V00012	FedEx	580.48	
137625		134368	Postage and Freight		156.53
137625		134368	Postage and Freight		9.82
137625		134368	Postage and Freight		13.21
137625		134368	Commercial Events		400.92
			Line Amount Total		580.48
99558	05/06/26	V00834	Feniex Industries Inc.	301.32	
137641		134382	M&R Vehicles-2021 Chevy Tahoe		301.32
			Line Amount Total		301.32
99559	05/06/26	V01017	GFL Plant Services LP	606.82	
137669		134375	Contract Services		606.82
			Line Amount Total		606.82
99560	05/06/26	V00193	Grainger	282.37	
137679		134376	M&R Terminal Facilities-Other		282.37
			Line Amount Total		282.37
99561	05/06/26	V00083	Jason Hull	171.55	
137619		134362	Telephone - Apr		136.75
137619		134362	Technical Training		34.80
			Line Amount Total		171.55
99562	05/06/26	V00045	Leo Martin Chevrolet	224.46	
137670		134380	M&R Vehicles-2020 Chev PU		224.46
			Line Amount Total		224.46

Vendor Expenditure

Period: 05/01/26..05/31/26

Port Freeport

Monday, June 15, 2026

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99563	05/06/26	V00026	Lowe's	624.89	
137658		134399	Office Supplies		142.90
137658		134399	M&R Bldgs-Operations Bldg		380.36
137658		134399	M&R Vehicles-2015 Chevy Truck		17.08
137658		134399	M&R TOE-Gantry Crane #2		84.55
			Line Amount Total		624.89
99564	05/06/26	V00006	Michaela Bevers	91.68	
137698		134425	Telephone - Apr		75.00
137698		134425	Governmental Relations Travel		16.68
			Line Amount Total		91.68
99565	05/06/26	V00248	Promotions Unlimited	1,722.91	
137620		134365	Community Event-TACFT		259.40
137621		134364	Community Event-TACFT		778.15
137622		134363	Community Event-TACFT		153.00
137659		134403	Community Event-TACFT		150.00
137660		134404	Community Event-TACFT		382.36
			Line Amount Total		1,722.91
99566	05/06/26	V01227	Richard Hooper	500.00	
137671		134372	M&R Other-Mowing, Weed Control Etc		500.00
			Line Amount Total		500.00
99567	05/06/26	V00531	Rob Lowe	437.35	
137623		134361	Telephone - Mar		136.75
137623		134361	Telephone - Apr		136.75
137623		134361	Community Events		163.85
			Line Amount Total		437.35
99568	05/06/26	V00271	Schindler Elevator Corporation	5,377.85	
137630		134282	M&R Bldgs-Security Bldg		5,377.85
137630		134282	Annual Maintenance Agreement		
			Line Amount Total		5,377.85
99569	05/06/26	V00118	Second Street Properties, LLC	73.76	
137642		134381	Fuel/Oil		73.76
			Line Amount Total		73.76
99570	05/06/26	V01104	Select Cybersecurity, LLC	1,350.42	
137688		134397	Contract Services		1,350.42
			Line Amount Total		1,350.42
99571	05/06/26	V00054	Summit Electric Supply	762.25	
137672		134378	M&R Other-Mowing, Weed Control Etc		344.29
137673		134377	M&R Warehouse-Warehouse 51		417.96
			Line Amount Total		762.25
99572	05/06/26	V00101	Sunstates Security, LLC	148,979.92	
137643		134383	Security Service Fees		178.75
137644		134386	Security Service Fees		214.50
137645		134387	Security Service Fees		643.50
137646		134390	Security Service Fees		429.00
137649		134384	Security Service Fees		49,074.86
137650		134385	Security Service Fees		1,345.71
137651		134388	Security Service Fees		47,356.99
137652		134389	Security Service Fees		1,194.01
137653		134391	Security Service Fees		47,105.31

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137654		134392	Security Service Fees		1,437.29
			Line Amount Total		148,979.92
99573	05/06/26	V00040	The Brazosport Facts	1,875.43	
137689		134395	Legal Fees		469.90
137689		134395	Community Event-TACFT		1,302.03
137689		134395	Community Advertising		103.50
			Line Amount Total		1,875.43
99574	05/06/26	V00809	Thomson Reuters - West	246.75	
137690		132788	Subscriptions - Oct		
137690		132788	Subscriptions- new rate FY 2026		246.75
137690		132788	CLEAR Govt Investigations Advanced		
137690		132788	CLEAR Criminal Justice Arrest Gateway Pro		
137690		132788	ENCLR Pro Alert Premium Band		
			Line Amount Total		246.75
99575	05/06/26	V00112	Tricia Vela	119.59	
137697		134426	Telephone - Apr		75.00
137697		134426	Community Event-TACFT		22.11
137697		134426	Community Events		22.48
			Line Amount Total		119.59
99576	05/06/26	V00332	United Rentals	5,754.80	
137677		133838	M&R TOE-Caterpillar Fire Pump Engine		4,735.68
137677		133838	600 KVA Generator w/transfer switch and cables		
137677		133838	Board Approval 02/26/2026		
137677		133838	Rental monthly quote \$12,715.00 - PO not to exceed \$40,000.00		
137693		134412	Other-Rebill to Ports America		1,019.12
			Line Amount Total		5,754.80
99577	05/06/26	V00071	Verizon Wireless	493.08	
137624		134366	Telephone		37.99
137624		134366	Telephone		75.19
137624		134366	Telephone		303.92
137624		134366	Telephone		75.98
137624		134366	Telephone		
			Line Amount Total		493.08
99578	05/12/26	V01175	AlSCO Uniforms	110.90	
137705		132657	Maint and Operations Supplies		110.90
137705		132657	M&R Bldgs-Operations Bldg		
137705		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
137705		132657	M&R Bldgs-Security Bldg		
137705		132657	Maint and Operations Supplies-New Uniforms		
137705		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		110.90
99579	05/12/26	V01175	AlSCO Uniforms	196.95	
137726		132657	Maint and Operations Supplies		110.64
137726		132657	M&R Bldgs-Operations Bldg		86.31
137726		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
137726		132657	M&R Bldgs-Security Bldg		
137726		132657	Maint and Operations Supplies-New Uniforms		
137726		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		196.95

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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
99580	05/12/26	V01175	Alsco Uniforms	110.90	
	137728	132657	Maint and Operations Supplies		110.90
	137728	132657	M&R Bldgs-Operations Bldg		
	137728	132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
	137728	132657	M&R Bldgs-Security Bldg		
	137728	132657	Maint and Operations Supplies-New Uniforms		
	137728	132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		110.90
99581	05/12/26	V01175	Alsco Uniforms	106.87	
	137753	132657	Maint and Operations Supplies		106.87
	137753	132657	M&R Bldgs-Operations Bldg		
	137753	132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
	137753	132657	M&R Bldgs-Security Bldg		
	137753	132657	Maint and Operations Supplies-New Uniforms		
	137753	132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		106.87
99582	05/12/26	V00102	ABB, Inc	4,266.06	
	137752	134473	M&R TOE-Gantry Crane #3-Emerg. Repairs		2,133.03
	137752	134473	M&R TOE-Gantry Crane #4-Emerg. Repairs		2,133.03
			Line Amount Total		4,266.06
99583	05/12/26	V00177	Arthur J. Gallagher Risk Management Services, LLC	81.00	
	137716	134433	Insurance Expense - Boiler & Machinery		
	137716	134433	Insurance Expense - Commercial Auto		81.00
	137716	134433	Insurance Expense - Excess Liability (Umbrella)		
	137716	134433	Insurance Expense - Fiduciary		
	137716	134433	Insurance Expense - Gen Liability		
	137716	134433	Insurance Expense - Maritime		
	137716	134433	Insurance Expense - Public Officials		
	137716	134433	Insurance Expense - Security Boat		
	137716	134433	Insurance Expense - Terrorism (Property)		
			Line Amount Total		81.00
99584	05/12/26	V00256	Blueline Shop & Copy Center	30.02	
	137709	134437	Community Event-TACFT		30.02
			Line Amount Total		30.02
99585	05/12/26	V00663	B&K Motor Parts, Inc	4,862.96	
	137755	134459	Maint and Operations Supplies		209.52
	137755	134459	Fuel/Oil		323.17
	137755	134459	M&R TOE-General, Terminal Ops Equip & Tools		890.37
	137755	134459	M&R Groundskeeping Equipment-Holland 105 Tractor		81.45
	137755	134459	M&R TOE-Yale Forklift		387.25
	137755	134459	M&R TOE-Caterpillar Fire Pump Engine		519.38
	137755	134459	M&R TOE-Toyota Forklift		714.14
	137755	134459	M&R TOE-Street Sweeper		473.94
	137755	134459	M&R TOE-2019 John Deere Gator HPX615E		61.49
	137755	134459	M&R TOE- 2021 Hyster H360XD Forklift		191.44
	137755	134459	M&R Vehicles-Ford Pick Up		238.18
	137755	134459	M&R Vehicles-2004 Ford Pick Up		280.23
	137755	134459	M&R Vehicles-2026 Chevy Crew Cab Truck		492.40
			Line Amount Total		4,862.96

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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		
99586	05/12/26	V00187	Brazoria County Septic Service	1,266.00	
137730	134454		Contract Services		1,266.00
			Line Amount Total		1,266.00
99587	05/12/26	V00365	Bill Spitzer & Associates	63.48	
137699	134432		M&R TOE-Gantry Crane #1		15.87
137699	134432		M&R TOE-Gantry Crane #2		15.87
137699	134432		M&R TOE-Gantry Crane #3		15.87
137699	134432		M&R TOE-Gantry Crane #4		15.87
			Line Amount Total		63.48
99588	05/12/26	V00039	Brazosport Tire	760.00	
137729	134455		M&R Vehicles-2021 Chevy Tahoe		760.00
			Line Amount Total		760.00
99589	05/12/26	V00039	Brazosport Tire	661.98	
137734	134466		M&R Vehicles-2020 Chev PU		661.98
			Line Amount Total		661.98
99590	05/12/26	V00039	Brazosport Tire	422.90	
137678	134413		M&R TOE-Toyota Forklift		422.90
			Line Amount Total		422.90
99591	05/12/26	V00039	Brazosport Tire	534.70	
137735	134465		M&R TOE-2021 John Deere Gator HPX615E		534.70
			Line Amount Total		534.70
99592	05/12/26	V00124	Carriage House Partners	5,000.00	
137718	129818		Consultant Fees - Other		5,000.00
137718	129818		Government Liason Service Agreement Jan 2025-		
137718	129818		December 2027		
137718	129818		Board Approval 12/19/2024		
			Line Amount Total		5,000.00
99593	05/12/26	V00201	CDW Government	71,331.20	
137628	133908		Contract Services		71,331.20
137628	133908		VMWare Cloud Foundation		
137628	133908		Texas DIR Contract # DIR-CPO-5303		
137628	133908		Board Approval 02/26/2026		
			Line Amount Total		71,331.20
99594	05/12/26	V00041	Evco Industrial Hardware	12.88	
137737	134461		M&R Warehouse-Warehouse 51		12.88
			Line Amount Total		12.88
99595	05/12/26	V00097	Comcast	1,434.86	
137687	134398		Contract Services		1,434.86
			Line Amount Total		1,434.86
99596	05/12/26	V00012	FedEx	16.30	
137710	134436		Postage and Freight		16.30
			Line Amount Total		16.30
99597	05/12/26	V00264	Conway Data, Inc.	6,500.00	
137719	132993		FTZ Advertising		6,500.00
137719	132993		Full page ad in Texas Economic Guide		
137719	132993		Full page ad in Governor's Cup		

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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		
137719		132993	Change Order - Governor's Cup (original PO amount was incorrect for 2nd insertion order as attached)		
			Line Amount Total		6,500.00
99598	05/12/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	461.18	
137712		134445	Office Supplies		461.18
			Line Amount Total		461.18
99599	05/12/26	V00574	Dan Croft	1,634.98	
137760		134456	Commercial Events		1,634.98
			Line Amount Total		1,634.98
99600	05/12/26	V00119	JH Sanchez Holding Company	6,605.00	
137758		133393	Janitorial Services February 2026-January 2027		
137758		133393	M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
137758		133393	M&R Bldgs-Operations Bldg		889.00
137758		133393	M&R Bldgs-Security Bldg		651.00
137758		133393	M&R Bldgs-Security Bldg-Customs		880.00
137758		133393	M&R Bldgs-Buildings VT Berth 7		890.00
137758		133393	M&R Bldgs-Maintenance Bldg		110.00
137758		133393	M&R Transit Shed-T.S. 3		91.00
137758		133393	M&R Bldgs-Gate 4		20.00
137758		133393	M&R Bldgs-Security Bldg-Customs Shack		351.00
137758		133393	Board Approval on 12/14/2023		
137758		133393	Change Order Approval on 01/23/2025		
			Line Amount Total		6,605.00
99601	05/12/26	V00608	Economic Development Alliance for Brazoria Countv	32.00	
137717		134435	Community Events		32.00
			Line Amount Total		32.00
99602	05/12/26	V01147	Motion Media Co., LLC	900.00	
137713		134439	Community Advertising		900.00
			Line Amount Total		900.00
99603	05/12/26	V00041	Evco Industrial Hardware	242.46	
137736		134467	Other-Rebill to Ports America		242.46
			Line Amount Total		242.46
99604	05/12/26	V00050	Northern Tool Commercial Account	869.98	
137741		134469	M&R TOE-Gantry Crane #3		434.99
137741		134469	M&R TOE-Gantry Crane #4		434.99
			Line Amount Total		869.98
99605	05/12/26	V01017	GFL Plant Services LP	215.87	
137738		134463	Contract Services		215.87
			Line Amount Total		215.87
99606	05/12/26	V01017	GFL Plant Services LP	377.78	
137739		134462	Contract Services		167.24
137739		134462	Contract Services		210.54
			Line Amount Total		377.78
99607	05/12/26	V00248	Promotions Unlimited	230.74	
137759		134451	Community Event-TACFT		230.74
			Line Amount Total		230.74
99608	05/12/26	V00030	Girouard's Ace Hardware	1,010.99	
137706		134427	Maint and Operations Supplies		56.13

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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		
137706		134427	M&R TOE-General, Terminal Ops Equip & Tools		56.58
137706		134427	Office Supplies		24.89
137706		134427	M&R TOE-Caterpillar Fire Pump Engine		25.06
137706		134427	M&R TOE-Gantry Crane #1		27.50
137706		134427	M&R TOE-Gantry Crane #2		27.51
137706		134427	M&R TOE-Street Sweeper		5.99
137706		134427	M&R TOE-Gantry Crane #3		49.05
137706		134427	M&R TOE-Gantry Crane #4		44.27
137706		134427	M & R Terminal Facilities-Other		57.73
137706		134427	M&R Bldgs-Gate 12		99.99
137706		134427	M&R Warehouse-Warehouse 51		77.90
137706		134427	M&R Transit Shed-T.S. 1		256.18
137706		134427	M&R Docks-Dock Berth 2		55.96
137706		134427	M&R Terminal Facilities-FTZ Other		70.22
137706		134427	M&R Terminal Facilities-Other-VT		39.46
137706		134427	M&R Leased Facilities-HTS- (Parcel 19 & 25)		36.57
			Line Amount Total		1,010.99
99609	05/12/26	V00067	Quill LLC	71.89	
137731		134458	Office Supplies		71.89
			Line Amount Total		71.89
99610	05/12/26	V00147	Greater Angleton Chamber of Commerce	70.00	
137708		134434	Community Events		70.00
			Line Amount Total		70.00
99611	05/12/26	V00073	Roger Johnston	234.31	
137747		134483	M&R TOE-General, Terminal Ops Equip & Tools		234.31
			Line Amount Total		234.31
99612	05/12/26	V00258	HubSpot, Inc.	4,650.00	
137761		134450	Contract Services		4,650.00
			Line Amount Total		4,650.00
99613	05/12/26	V00303	Sherwin-Williams	77.68	
137700		134428	M&R TOE-Gantry Crane #1		19.42
137700		134428	M&R TOE-Gantry Crane #2		19.42
137700		134428	M&R TOE-Gantry Crane #3		19.42
137700		134428	M&R TOE-Gantry Crane #4		19.42
			Line Amount Total		77.68
99614	05/12/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	298.29	
137711		134446	Office Supplies		298.29
			Line Amount Total		298.29
99615	05/12/26	V00838	StelAr Consulting Services, LLC	9,290.00	
137721		132326	Survey Fees		9,290.00
137721		132326	For Professional Services for the		
137721		132326	Cathodic Protection System		
			Line Amount Total		9,290.00
99616	05/12/26	V01222	Industrial Electronic Supply, Inc.	954.66	
137740		134468	M&R TOE-Gantry Crane #3		477.33
137740		134468	M&R TOE-Gantry Crane #4		477.33
			Line Amount Total		954.66

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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		
99617	05/12/26	V00054	Summit Electric Supply	46.25	
137682	134417		M&R Other-Mowing, Weed Control Etc		46.25
			Line Amount Total		46.25
99618	05/12/26	V00054	Summit Electric Supply	123.49	
137683	134416		M&R Other-Mowing, Weed Control Etc		123.49
			Line Amount Total		123.49
99619	05/12/26	V00054	Summit Electric Supply	86.64	
137684	134415		M&R Bldgs-Maintenance Bldg		86.64
			Line Amount Total		86.64
99620	05/12/26	V00054	Summit Electric Supply	51.17	
137685	134414		Maint and Operations Supplies		51.17
			Line Amount Total		51.17
99621	05/12/26	V00054	Summit Electric Supply	21.90	
137732	134453		M&R TOE-Gantry Crane #1		21.90
			Line Amount Total		21.90
99622	05/12/26	V00038	Killum Pest Control	329.00	
137754	132990		Yearly Pest Contract Service Jan 2026-Dec 2029		
137754	132990		M&R Bldgs-Admin Bldg 1100 Cherry St		32.90
137754	132990		M&R Transit Shed-T.S. 1		32.90
137754	132990		M&R Bldgs-Operations Bldg		32.90
137754	132990		M&R Bldgs-Scale House		32.90
137754	132990		M&R Bldgs-Maintenance Bldg		32.90
137754	132990		M&R Bldgs-Buildings VT Berth 7		32.90
137754	132990		M&R Bldgs-Gate 8-Guard Bldg		32.90
137754	132990		M&R Bldgs-Gate 4		32.90
137754	132990		M&R Bldgs-Gate 12		32.90
137754	132990		M&R Bldgs-Security Bldg		32.90
			Line Amount Total		329.00
99623	05/12/26	V00515	Talk About Good	6,195.25	
137765	134291		Community Event-TACFT		6,195.25
137765	134291		TACFT Captain's Dinner Catering 05/07/2026		
137765	134291		Fajita Full Dinner - buffet style, beverage and servers		
			Line Amount Total		6,195.25
99624	05/12/26	V00982	King Ranch Ag & Turf	33.48	
137746	134474		M&R Groundskeeping Equipment-5510 John Deere		33.48
			Line Amount Total		33.48
99625	05/12/26	V00270	The Bulletin	1,550.00	
137723	134443		Community Event-TACFT		1,550.00
			Line Amount Total		1,550.00
99626	05/12/26	V00050	Northern Tool Commercial Account	248.00	
137680	134419		M&R TOE-Gantry Crane #3		124.00
137680	134419		M&R TOE-Gantry Crane #4		124.00
			Line Amount Total		248.00
99627	05/12/26	V00050	Northern Tool Commercial Account	354.00	
137681	134418		M&R TOE-Gantry Crane #1		88.50
137681	134418		M&R TOE-Gantry Crane #2		88.50
137681	134418		M&R TOE-Gantry Crane #3		88.50

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Invoice No.	PO No.	GL Account Name	Line Description		
137681		134418	M&R TOE-Gantry Crane #4		88.50
			Line Amount Total		354.00
99628	05/12/26	V00423	Theriot, Inc.	589.68	
137704		134429	M&R TOE-Gantry Crane #3		589.68
			Line Amount Total		589.68
99629	05/12/26	V00423	Theriot, Inc.	507.09	
137742		134460	M&R TOE-Gantry Crane #4		507.09
			Line Amount Total		507.09
99630	05/12/26	V00673	Phoenix Products LLC	1,042.80	
137692		134420	M&R Leased Facilities-HTS- (Parcel 19 & 25)		1,042.80
			Line Amount Total		1,042.80
99631	05/12/26	V00219	Toyota Lift of Houston	177.78	
137751		134475	M&R TOE-Toyota Forklift		177.78
			Line Amount Total		177.78
99632	05/12/26	V00058	Ravi K. Singhania	2,310.07	
137763		134457	Sales/Promotion Travel		217.16
137763		134457	Technical Training		2,092.91
			Line Amount Total		2,310.07
99633	05/12/26	V00342	Rico Elevators, Inc.	3,960.00	
137707		134316	M&R TOE-Gantry Crane #1		1,980.00
137707		134316	M&R TOE-Gantry Crane #2		1,980.00
137707		134316	Annual Elevator Inspections for Crane 1 & 2		
			Line Amount Total		3,960.00
99634	05/12/26	V00353	Safety-Kleen Systems, Inc	302.80	
137701		134424	M&R Bldgs-Maintenance Bldg		302.80
			Line Amount Total		302.80
99635	05/12/26	V00053	Stericycle, Inc	266.83	
137714		134442	Office Supplies		44.95
137714		134442	Office Supplies		22.47
137714		134442	Office Supplies		117.95
137714		134442	Office Supplies		5.60
137714		134442	Office Supplies		16.89
137714		134442	Office Supplies		11.23
137714		134442	Office Supplies		8.41
137714		134442	Office Supplies		16.86
137714		134442	Office Supplies		22.47
			Line Amount Total		266.83
99636	05/12/26	V00053	Stericycle, Inc	249.37	
137715		134441	Office Supplies		41.99
137715		134441	Office Supplies		21.00
137715		134441	Office Supplies		110.23
137715		134441	Office Supplies		5.24
137715		134441	Office Supplies		15.79
137715		134441	Office Supplies		10.50
137715		134441	Office Supplies		7.86
137715		134441	Office Supplies		15.76
137715		134441	Office Supplies		21.00
			Line Amount Total		249.37

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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		
99637	05/12/26	V00054	Summit Electric Supply	79.83	
137733		134452	M&R TOE-Gantry Crane #1		19.96
137733		134452	M&R TOE-Gantry Crane #2		19.95
137733		134452	M&R TOE-Gantry Crane #3		19.96
137733		134452	M&R TOE-Gantry Crane #4		19.96
			Line Amount Total		79.83
99638	05/12/26	V00101	Sunstates Security, LLC	429.00	
137748		134481	Security Service Fees		429.00
			Line Amount Total		429.00
99639	05/12/26	V00101	Sunstates Security, LLC	643.50	
137749		134480	Security Service Fees		643.50
			Line Amount Total		643.50
99640	05/12/26	V00101	Sunstates Security, LLC	1,408.86	
137756		134479	Security Service Fees		1,408.86
			Line Amount Total		1,408.86
99641	05/12/26	V00101	Sunstates Security, LLC	46,242.44	
137757		134482	Security Service Fees		46,242.44
			Line Amount Total		46,242.44
99642	05/12/26	V01090	Taylor Marine Construction	361,000.00	
137722		133870	Construction in Progress - J00580		380,000.00
137722		133870	Furnish labor, materials, equipment & insurance for the		
137722		133870	New Fenders Docks 1, 2, and 3 project		
137722		133870	Board Approval 02/26/2026		
137722		133870	Retainage Payable		-19,000.00
			Line Amount Total		361,000.00
99643	05/12/26	V01190	Tetra Tech Inc.	5,847.94	
137764		133246	Construction in Progress-Professional Services for		5,847.94
137764		133246	Radiation Portal		
137764		133246	Monitor System at Gate 12		
			Board Approval on 12/18/2025		
			Line Amount Total		5,847.94
99644	05/12/26	V00376	The Goodman Corporation	7,216.00	
137724		131840	Consultant Fees - Other - EPA Clean Air Grant		7,216.00
137724		131840	Management		
137724		131840	Board Approval on 05/29/2025		
			Line Amount Total		7,216.00
99645	05/12/26	V00423	Theriot, Inc.	491.16	
137702		134431	M&R TOE-Gantry Crane #4		491.16
			Line Amount Total		491.16
99646	05/12/26	V00423	Theriot, Inc.	629.32	
137703		134430	M&R TOE-Gantry Crane #4		629.32
			Line Amount Total		629.32
99647	05/12/26	V00166	Van Scoyoc Associates	8,502.51	
137766		133839	Consultant Fees - Other		8,500.00
137766		133839	Consultant Fees - Other		2.51
137766		133839	Government Liason Service Agreement		
137766		133839	March 2026 thru February 2027		
137766		133839	Expenses incurred - Not to Exceed \$2,000.00 over the		
			course of 1 yr contract		

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Invoice No.	PO No.	GL Account Name	Line Description		
137766		133839	Board Approval 02/26/2026		
				Line Amount Total	8,502.51
99648	05/12/26	V00071	Verizon Wireless	151.96	
137727		134422	Telephone		75.98
137727		134422	Telephone		
137727		134422	Telephone		37.99
137727		134422	Telephone		
137727		134422	Telephone		37.99
				Line Amount Total	151.96
99649	05/12/26	V00091	Wells Fargo	16,372.57	
137725		134444	Other Accounts Payable (JE)		16,372.57
				Line Amount Total	16,372.57
99650	05/18/26	V01214	City of Freeport	300.00	
137791		134502	Community Event-TACFT		300.00
				Line Amount Total	300.00
99651	05/18/26	V01214	City of Freeport	500.00	
137792		134497	Community Event-TACFT		500.00
				Line Amount Total	500.00
99652	05/18/26	V00004	City of Freeport	53,944.66	
137788		134508	Water & Gas		502.31
137789		134507	Water & Gas		88.72
137790		134509	Water & Gas		200.04
137805		134506	Water & Gas		48,798.63
137806		134505	Other Receivables Rebill to VW		3,096.25
137807		134504	Other Receivables - Rebill to VW		1,258.71
				Line Amount Total	53,944.66
99653	05/19/26	V01175	Alsco Uniforms	300.40	
137771		132657	Maint and Operations Supplies		106.87
137771		132657	M&R Bldgs-Operations Bldg		
137771		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
137771		132657	M&R Bldgs-Security Bldg		
137771		132657	Maint and Operations Supplies-New Uniforms		
137771		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
137802		132657	Maint and Operations Supplies		107.22
137802		132657	M&R Bldgs-Operations Bldg		86.31
137802		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
137802		132657	M&R Bldgs-Security Bldg		
137802		132657	Maint and Operations Supplies-New Uniforms		
137802		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
				Line Amount Total	300.40
99654	05/19/26	V01087	Amanda Veliz	122.40	
137787		134491	Community Event-TACFT		122.40
				Line Amount Total	122.40
99655	05/19/26	V00957	AT&T:831-001-2806-788	343.99	
137829		134521	Telephone		164.49
137829		134521	Telephone		89.76
137829		134521	Telephone		89.74
				Line Amount Total	343.99

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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
99656	05/19/26	V00115	AT&T:979-373-0021 663 4	791.18	
	137768	134485	Telephone		275.19
	137768	134485	Telephone		137.60
	137768	134485	Telephone		34.39
	137768	134485	Telephone		103.20
	137768	134485	Telephone		103.20
	137768	134485	Telephone		137.60
			Line Amount Total		791.18
99657	05/19/26	V00149	Brazoria Chamber of Commerce	200.00	
	137830	134551	Community Events		200.00
			Line Amount Total		200.00
99658	05/19/26	V00039	Brazosport Tire	760.00	
	137744	134472	M&R Vehicles-2021 Chevy Tahoe		760.00
			Line Amount Total		760.00
99659	05/19/26	V00037	Briggs Equipment	351.76	
	137743	134478	M&R TOE-135' JLG Man Lift		351.76
			Line Amount Total		351.76
99660	05/19/26	V00605	BTel - Brazoria Telephone Company	1,094.70	
	137772	134486	Contract Services		1,094.70
			Line Amount Total		1,094.70
99661	05/19/26	V01086	Clinton Woodson	556.55	
	137819	134546	Telephone - Apr		75.00
	137819	134546	Sales/Promotion Travel		195.61
	137819	134546	Commercial Events		227.43
	137819	134546	Industry Advertising		58.51
			Line Amount Total		556.55
99662	05/19/26	V00070	Darlene Winkler	91.38	
	137793	134490	Community Event-TACFT		91.38
			Line Amount Total		91.38
99663	05/19/26	V01228	Douglas Lee Kuchar Jr	910.00	
	137831	134549	Community Events		910.00
			Line Amount Total		910.00
99664	05/19/26	V01041	Emily Henderson	425.29	
	137811	134547	Commercial Events		373.81
	137811	134547	Commercial Events		51.48
			Line Amount Total		425.29
99665	05/19/26	V00863	Enrico Arbolante	75.00	
	137794	134499	Telephone Apr		75.00
			Line Amount Total		75.00
99666	05/19/26	V00041	Evco Industrial Hardware	33.54	
	137745	134476	M&R Vehicles-2015 Chevy Truck		33.54
			Line Amount Total		33.54
99667	05/19/26	V01136	Gridmatic Rosa LLC	101,220.74	
	137720	134438	Electricity		4,391.25
	137720	134438	Electricity		70,741.60
	137720	134438	Electricity		2,889.43
	137720	134438	Electricity		23,198.46
			Line Amount Total		101,220.74

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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		
99668	05/19/26	V00973	ImageNet Consulting LLC	290.52	
137795		134501	Maint & Repair - Office Equipment		139.35
137796		134500	Maint & Repair - Office Equipment		151.17
			Line Amount Total		290.52
99669	05/19/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	1,585.34	
137780		134513	Office Supplies		781.41
137803		134512	Office Supplies		803.93
			Line Amount Total		1,585.34
99670	05/19/26	V00850	Kendra L Conkle	1,338.50	
137797		134495	Industry Advertising		926.50
137798		134494	Industry Advertising		263.50
137799		134493	Office Supplies		148.50
			Line Amount Total		1,338.50
99671	05/19/26	V00038	Killum Pest Control	1,109.00	
137773		132990	Yearly Pest Contract Service Jan 2026-Dec 2029		
137773		132990	M&R Bldgs-Admin Bldg 1100 Cherry St		78.00
137773		132990	M&R Transit Shed-T.S. 1		78.00
137773		132990	M&R Bldgs-Operations Bldg		78.00
137773		132990	M&R Bldgs-Scale House		78.00
137773		132990	M&R Bldgs-Maintenance Bldg		78.00
137773		132990	M&R Bldgs-Buildings VT Berth 7		78.00
137773		132990	M&R Bldgs-Gate 8-Guard Bldg		78.00
137773		132990	M&R Bldgs-Gate 4		78.00
137773		132990	M&R Bldgs-Gate 12		78.00
137773		132990	M&R Bldgs-Security Bldg		78.00
137804		132990	Yearly Pest Contract Service Jan 2026-Dec 2029		
137804		132990	M&R Bldgs-Admin Bldg 1100 Cherry St		32.90
137804		132990	M&R Transit Shed-T.S. 1		32.90
137804		132990	M&R Bldgs-Operations Bldg		32.90
137804		132990	M&R Bldgs-Scale House		32.90
137804		132990	M&R Bldgs-Maintenance Bldg		32.90
137804		132990	M&R Bldgs-Buildings VT Berth 7		32.90
137804		132990	M&R Bldgs-Gate 8-Guard Bldg		32.90
137804		132990	M&R Bldgs-Gate 4		32.90
137804		132990	M&R Bldgs-Gate 12		32.90
137804		132990	M&R Bldgs-Security Bldg		32.90
			Line Amount Total		1,109.00
99672	05/19/26	V00982	King Ranch Ag & Turf	901.81	
137781		134514	M&R TOE- 2026 John Deere HPX615E		901.81
			Line Amount Total		901.81
99673	05/19/26	V00001	Norma Cheline	1,300.00	
137835		132949	Lease Expense		1,300.00
137835		132949	Off site storage in Angleton		
137835		132949	Jan - Dec 2026		
			Line Amount Total		1,300.00
99674	05/19/26	V00673	Phoenix Products LLC	556.29	
137769		134484	M&R Leased Facilities-HTS- (Parcel 19 & 25)		556.29
			Line Amount Total		556.29
99675	05/19/26	V00248	Promotions Unlimited	1,017.50	
137836		134351	Community Events		1,017.50

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137836		134351	Hats for Vendor Workshop		
			Line Amount Total		1,017.50
99676	05/19/26	V00067	Quill LLC	87.98	
137832		134550	Office Supplies		30.60
137832		134550	Office Supplies		15.30
137832		134550	Office Supplies		
137832		134550	Office Supplies		3.83
137832		134550	Office Supplies		11.48
137832		134550	Office Supplies		
137832		134550	Office Supplies		11.47
137832		134550	Office Supplies		15.30
137832		134550	Office Supplies		
137832		134550	Badge Supplies		
			Line Amount Total		87.98
99677	05/19/26	V00303	Sherwin-Williams	330.56	
137750		134477	M&R Terminal Facilities-Other-VT		330.56
			Line Amount Total		330.56
99678	05/19/26	V01120	Sterling Solutions, LLC	8,150.00	
137837		133204	Consultant Fees - Other		8,150.00
137837		133204	Owner's Cold Storage Industry Representative: Monthly fee of \$16,500.00, not to exceed \$100,000.00		
			Line Amount Total		8,150.00
99679	05/19/26	V00098	Suburban Propane	469.58	
137782		134519	Fuel/Oil		469.58
			Line Amount Total		469.58
99680	05/19/26	V00054	Summit Electric Supply	2,587.63	
137496		134237	M&R TOE-Gantry Crane #3		29.28
137496		134237	M&R TOE-Gantry Crane #4		29.29
137497		134236	M&R Bldgs-Operations Bldg		243.47
137784		134517	M&R Transit Shed-T.S. 3		911.90
137785		134516	M&R Warehouse-Warehouse 51		743.76
137786		134515	M&R Warehouse-Warehouse 51		629.93
			Line Amount Total		2,587.63
99681	05/19/26	V00821	Summit Fire & Security, LLC	843.00	
137783		134518	M&R Bldgs-Security Bldg		843.00
			Line Amount Total		843.00
99682	05/19/26	V00391	Texas Department of Licensing and Regulation	20.00	
137834		134522	M&R Bldgs-Admin Bldg 1100 Cherry St		20.00
			Line Amount Total		20.00
99683	05/19/26	V00270	The Bulletin	395.00	
137808		134498	Community Advertising		395.00
			Line Amount Total		395.00
99684	05/19/26	V00376	The Goodman Corporation	4,975.00	
137809		134447	Consultant Fees - Other		4,975.00
137809		134447	Port Infrastructure Development Program Grant Application -		
137809		134447	New Project Construction		
137809		134447	PIDP Grant 26		

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Invoice No.	PO No.	GL Account Name	Line Description		
137809		134447	Board Approval 03/26/2026		
			Line Amount Total		4,975.00
99685	05/19/26	V00263	U.S. Identification Manual	260.00	
137800		134496	Subscriptions		260.00
			Line Amount Total		260.00
99686	05/19/26	V00864	Visual Edge IT, Inc.	190.73	
137801		134510	Maint & Repair - Office Equipment		190.73
			Line Amount Total		190.73
99687	05/19/26	V00178	Waypoint	16,069.31	
137767		134370	Contract Services - Arctic Wolf Management Support & Licensing		15,700.53
137767		134370	Contract Services		
137767		134370	June 2026 - Dec 2027		
137770		134487	Furniture and Equipment Purchases <\$5,000		78.08
137810		134370	Contract Services - Arctic Wolf Management Support & Licensing		
137810		134370	Contract Services		290.70
137810		134370	June 2026 - Dec 2027		
			Line Amount Total		16,069.31
99688	05/27/26	V01175	Alsco Uniforms	166.62	
137824		132657	Maint and Operations Supplies		
137824		132657	M&R Bldgs-Operations Bldg		
137824		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		75.54
137824		132657	M&R Bldgs-Security Bldg		
137824		132657	Maint and Operations Supplies-New Uniforms		
137824		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
137851		132657	Maint and Operations Supplies		
137851		132657	M&R Bldgs-Operations Bldg		
137851		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
137851		132657	M&R Bldgs-Security Bldg		45.54
137851		132657	Maint and Operations Supplies-New Uniforms		
137851		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
137872		132657	Maint and Operations Supplies		
137872		132657	M&R Bldgs-Operations Bldg		
137872		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
137872		132657	M&R Bldgs-Security Bldg		45.54
137872		132657	Maint and Operations Supplies-New Uniforms		
137872		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		166.62
99689	05/27/26	V01049	Amy O'Brien	75.00	
137848		134557	Telephone - Apr		75.00
			Line Amount Total		75.00
99690	05/27/26	V00177	Arthur J. Gallagher Risk Management Services, LLC	311,862.79	
137877		134592	Insurance Expense - Property		233,897.09
137877		134592	Insurance Expense - Commercial Auto		
137877		134592	Insurance Expense - Excess Liability (Umbrella)		
137877		134592	Insurance Expense - Fiduciary		
137877		134592	Insurance Expense - Gen Liability		
137877		134592	Insurance Expense - Maritime		
137877		134592	Insurance Expense - Public Officials		

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Invoice No.	PO No.	GL Account Name	Line Description		
137877		134592	Insurance Expense - Security Boat		
137877		134592	Insurance Expense - Terrorism (Property)		
137877		134592	Insurance Expense - Property VT		77,965.70
			Line Amount Total		311,862.79
99691	05/27/26	V00062	AT&T Mobility	1,562.60	
137878		134590	Telephone		150.84
137878		134590	Telephone		157.43
137878		134590	Telephone		366.70
137878		134590	Telephone		736.79
137878		134590	Telephone		150.84
			Line Amount Total		1,562.60
99692	05/27/26	V00467	Brazoria County Auditor	6,660.00	
137856		134562	Contract Services Jan - May 2026		2,775.00
137856		134562	Contract Services Jun - Dec 2026		3,885.00
137856		134562	Radio Airtime Fee for Motorola APX Radios		
			Line Amount Total		6,660.00
99693	05/27/26	V00039	Brazosport Tire	725.61	
137812		134536	M&R TOE-2022 John Deere Gate HPX615E		725.61
			Line Amount Total		725.61
99694	05/27/26	V00004	City of Freeport	63,501.70	
137774		134527	Water & Gas		58,588.74
137775		134532	City of Fpt-Rebill to VW		3,096.25
137776		134531	Water & Gas		88.72
137777		134530	Water & Gas		208.59
137778		134529	Cty of Fpt-Rebill to VW		1,114.88
137779		134528	Water & Gas		404.52
			Line Amount Total		63,501.70
99695	05/27/26	V01170	Creative Design & Marketing	600.00	
137876		134591	Community Advertising		600.00
			Line Amount Total		600.00
99696	05/27/26	V00031	Culligan Water Systems	147.90	
137813		134537	M&R Bldgs-Operations Bldg		147.90
			Line Amount Total		147.90
99697	05/27/26	V00668	DARE Capital Partners, LLC	2,602.15	
137825		134539	M&R TOE-Gantry Crane #1		733.08
137825		134539	M&R TOE-Gantry Crane #2		733.07
137826		134538	M&R TOE-Gantry Crane #1		568.00
137826		134538	M&R TOE-Gantry Crane #2		568.00
			Line Amount Total		2,602.15
99698	05/27/26	V01207	Dealers Electrical Supply	1,718.96	
137820		134542	M&R TOE-Gantry Crane #1		378.49
137820		134542	M&R TOE-Gantry Crane #2		378.49
137821		134543	M&R TOE-Gantry Crane #1		253.49
137821		134543	M&R TOE-Gantry Crane #2		253.49
137861		134570	M&R TOE-Gantry Crane #1		227.50
137861		134570	M&R TOE-Gantry Crane #2		227.50
			Line Amount Total		1,718.96

Vendor Expenditure

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Port Freeport

Monday, June 15, 2026

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99699	05/27/26	V00853	Empower Annuity Ins Co of America	237.50	
	137849	134556	Contract Services		237.50
			Line Amount Total		237.50
99700	05/27/26	V00041	Evco Industrial Hardware	1,452.62	
	137822	134544	M&R TOE-Gantry Crane #1		136.44
	137822	134544	M&R TOE-Gantry Crane #2		136.44
	137822	134544	M&R TOE-Gantry Crane #3		136.44
	137822	134544	M&R TOE-Gantry Crane #4		136.44
	137823	134545	M&R TOE-Gantry Crane #3		403.22
	137823	134545	M&R TOE-Gantry Crane #4		403.22
	137862	134588	M&R TOE-Gantry Crane #1		25.10
	137862	134588	M&R TOE-Gantry Crane #2		25.10
	137862	134588	M&R TOE-Gantry Crane #3		25.11
	137862	134588	M&R TOE-Gantry Crane #4		25.11
			Line Amount Total		1,452.62
99701	05/27/26	V00322	Extreme Marine	1,842.10	
	137850	134563	M&R Security Equipment-SeaArk Commander Boat		1,842.10
	137850	134563	Annual Maintenance for Patrol Boat (300 Hour Maintenance Check)		
			Line Amount Total		1,842.10
99702	05/27/26	V01017	GFL Plant Services LP	606.82	
	137863	134574	Contract Services		606.82
			Line Amount Total		606.82
99703	05/27/26	V00479	Greater Houston Port Bureau	1,055.00	
	137857	134567	Commercial Events		1,055.00
	137857	134567	Commerce Club Head Table Sponsor		
			Line Amount Total		1,055.00
99704	05/27/26	V00011	Gulftex Vending	165.42	
	137838	134554	Office Supplies		165.42
			Line Amount Total		165.42
99705	05/27/26	V00875	Hannah Thornton	230.30	
	137864	134576	Telephone		150.00
	137864	134576	Community Events		80.30
			Line Amount Total		230.30
99706	05/27/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	65.20	
	137814	134540	Maint and Operations Supplies		65.20
			Line Amount Total		65.20
99707	05/27/26	V00850	Kendra L Conkle	107.19	
	137853	134578	Office Supplies		107.19
			Line Amount Total		107.19
99708	05/27/26	V00038	Killum Pest Control	319.99	
	137827	132990	Yearly Pest Contract Service Jan 2026-Dec 2029		
	137827	132990	M&R Bldgs-Admin Bldg 1100 Cherry St		31.99
	137827	132990	M&R Transit Shed-T.S. 1		32.00
	137827	132990	M&R Bldgs-Operations Bldg		32.00
	137827	132990	M&R Bldgs-Scale House		32.00
	137827	132990	M&R Bldgs-Maintenance Bldg		32.00
	137827	132990	M&R Bldgs-Buildings VT Berth 7		32.00

Vendor Expenditure

Period: 05/01/26..05/31/26

Port Freeport

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137827		132990	M&R Bldgs-Gate 8-Guard Bldg		32.00
137827		132990	M&R Bldgs-Gate 4		32.00
137827		132990	M&R Bldgs-Gate 12		32.00
137827		132990	M&R Bldgs-Security Bldg		32.00
			Line Amount Total		319.99
99709	05/27/26	V00986	Kim T Kincannon	2,631.81	
137885		134603	Technical Training		2,631.81
			Line Amount Total		2,631.81
99710	05/27/26	V00982	King Ranch Ag & Turf	620.19	
137865		134580	M&R TOE- 2026 John Deere HPX615E		490.06
137866		134579	M&R Groundskeeping and Misc. Equipment		130.13
			Line Amount Total		620.19
99711	05/27/26	V00172	Lincoln National Life Insurance Company	1,594.95	
137874		134583	Retirement Expense		405.88
137874		134583	Retirement Expense		149.51
137874		134583	Retirement Expense		386.03
137874		134583	Retirement Expense		13.35
137874		134583	Retirement Expense		137.64
137874		134583	Retirement Expense		106.11
137874		134583	Retirement Expense		16.89
137874		134583	Retirement Expense		133.93
137874		134583	Retirement Expense		134.31
137874		134583	Retirement Expense		111.30
			Line Amount Total		1,594.95
99712	05/27/26	V00250	Lincoln National Life Insurance Company	3,366.59	
137875		134584	Group STD Insurance		384.99
137875		134584	Group LTD Insurance		317.19
137875		134584	Group STD Insurance		133.54
137875		134584	Group LTD Insurance		114.78
137875		134584	Group STD Insurance		599.18
137875		134584	Group LTD Insurance		414.17
137875		134584	Group STD Insurance		21.16
137875		134584	Group LTD Insurance		12.78
137875		134584	Group STD Insurance		145.31
137875		134584	Group LTD Insurance		129.86
137875		134584	Group STD Insurance		102.58
137875		134584	Group LTD Insurance		85.69
137875		134584	Group STD Insurance		51.60
137875		134584	Group LTD Insurance		32.65
137875		134584	Group STD Insurance		139.47
137875		134584	Group LTD Insurance		114.31
137875		134584	Group STD Insurance		143.09
137875		134584	Group LTD Insurance		89.51
137875		134584	Group STD Insurance		192.16
137875		134584	Group LTD Insurance		142.57
			Line Amount Total		3,366.59
99713	05/27/26	V00343	National Waterways Conference	1,525.00	
137762		134449	Dues & Memberships & Licenses		1,525.00
			Line Amount Total		1,525.00

Vendor Expenditure

Period: 05/01/26..05/31/26

Port Freeport

Monday, June 15, 2026

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99714	05/27/26	V00697	Northern Safety Co., Inc.	523.37	
137815	134541		Safety Supplies		523.37
			Line Amount Total		523.37
99715	05/27/26	V00050	Northern Tool Commercial Account	98.80	
137867	134589		M&R TOE-Gantry Crane #3		49.40
137867	134589		M&R TOE-Gantry Crane #4		49.40
			Line Amount Total		98.80
99716	05/27/26	V00673	Phoenix Products LLC	3,897.20	
137839	134565		M&R Terminal Facilities-Other-VT		960.00
137840	134560		M&R Terminal Facilities-Other-VT		960.00
137868	134573		M&R Terminal Facilities-Other-VT		960.00
137873	134572		M&R Terminal Facilities-Other-VT		1,017.20
			Line Amount Total		3,897.20
99717	05/27/26	V00005	Phyllis Saathoff	6,209.18	
137886	134600		Telephone - Mar		136.75
137886	134600		Telephone - Apr		136.75
137886	134600		Commercial Events - Viva Fresh		2,045.07
137886	134600		Sales/Promotion Travel		50.88
137887	134599		Technical Training - NWC		3,839.73
			Line Amount Total		6,209.18
99718	05/27/26	V00248	Promotions Unlimited	200.00	
137859	134581		Community Event-TACFT		200.00
			Line Amount Total		200.00
99719	05/27/26	V00067	Quill LLC	145.33	
137860	134582		Office Supplies		
137860	134582		Office Supplies		
137860	134582		Office Supplies		
137860	134582		Office Supplies		
137860	134582		Office Supplies		
137860	134582		Office Supplies		
137860	134582		Office Supplies		
137860	134582		Office Supplies		
137860	134582		Office Supplies		
137860	134582		Badge Supplies		
137860	134582		M&R Bldgs-Admin Bldg 1100 Cherry St		145.33
			Line Amount Total		145.33
99720	05/27/26	V00217	Rick's Outdoor Power Equipment	739.31	
137841	134566		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"		545.84
137842	134564		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"		193.47
			Line Amount Total		739.31
99721	05/27/26	V01088	Ruby Dunn	85.48	
137854	134571		Community Events		12.33
137854	134571		Community Event-TACFT		57.64
137854	134571		Automobile Expense		12.51
137854	134571		Office Supplies		3.00
			Line Amount Total		85.48

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		
99722	05/27/26	V00285	Shoppa's Farm Supply	639.00	
137843	134559		M&R TOE- 2026 John Deere HPX615E		639.00
			Line Amount Total		639.00
99723	05/27/26	V00010	Specialties Company	109.86	
137844	134558		M&R TOE-JLG 80 HX Manlift		109.86
			Line Amount Total		109.86
99724	05/27/26	V00054	Summit Electric Supply	539.41	
137816	134535		M&R Warehouse-Warehouse 51		16.89
137817	134534		M&R Transit Shed-T.S. 1		140.22
137818	134533		M&R Warehouse-Warehouse 51		32.64
137845	134553		M&R Docks-Dock Berth 5		349.66
			Line Amount Total		539.41
99725	05/27/26	V00821	Summit Fire & Security, LLC	42,930.00	
137852	133836		Horizontal Split-Case Electric Fire Pump 2026		42,930.00
137852	133836		Aurora Model 6-481-20 horizontal split case fire pump		
137852	133836		Board Approval 02/26/2026		
			Line Amount Total		42,930.00
99726	05/27/26	V00048	Superior Fabrication	435.00	
137869	134569		M&R TOE-Gantry Crane #1		217.50
137869	134569		M&R TOE-Gantry Crane #2		217.50
			Line Amount Total		435.00
99727	05/27/26	V00095	Swisher & Swisher	1,750.00	
137828	131593		M&R Other-Mowing, Weed Control Etc		1,750.00
137828	131593		Herbicide application		
			Line Amount Total		1,750.00
99728	05/27/26	V00219	Toyota Lift of Houston	780.74	
137871	134586		M&R TOE-Toyota Forklift		780.74
			Line Amount Total		780.74
99729	05/27/26	V00178	Waypoint	1,382.25	
137855	134575		Consultant Fees - Other		250.00
137858	134511		MS Entra Suite		679.35
137858	134511		MS Intune Plan 1		452.90
137858	134511		May 2026-Apr 2027		
			Line Amount Total		1,382.25
99730	05/27/26	V00009	Williams Diesel, Inc	8.50	
137846	134555		M&R TOE-JLG 80 HX Manlift		8.50
			Line Amount Total		8.50
99731	05/27/26	V00176	Yaklin Ford	200.00	
137847	134561		M&R Vehicles-P2 2024 Ford Maverick		200.00
			Line Amount Total		200.00
		Texas Gulf Bank Accounts Payable		1,540,246.60	



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MEMORANDUM

TO: Port Commissioners
Executive Director/CEO

FROM: Rob Lowe

DATE: June 17, 2026

SUBJECT: Annual Review of Investment Policy

Staff met with the Finance Committee on May 26 to review Policy 9.1, Investment of Surplus Funds. This is an annual review in compliance with the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. There were no legislative changes impacting the policy this year and staff is recommending no changes. Staff recommends approval of a resolution adopting the Investment of Surplus Funds with no changes to the current policy.

[PORT COMMISSION](#)

**RESOLUTION OF COMPLIANCE WITH PUBLIC FUNDS
INVESTMENT ACT, APPROVING AMENDMENT OF
INVESTMENT POLICY AND UPDATE OF
INVESTMENT STRATEGIES**

At a regular meeting of the Port Commission of Port Freeport held in the office of said Port at 1100 Cherry Street, Freeport, Texas, at 1:00 p.m. on the 25th day of June 2026, among other business came on to be considered the following resolution, which upon motion duly made and seconded was adopted by the vote of all Commissioners present.

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. In accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act"), the Commission reviews the investment policy and strategies of the Port at least annually and maintains strict compliance with the requirements of the Act.
3. The Port has heretofore adopted a standing investment policy currently complied with and set forth as Section 9.1 (Investment of Surplus Funds) of *Port Freeport Policy Manual*, subject to review and amendment.
4. The Commission has this date conducted its annual review of the Port's investment policy in accordance with the Act and determines it is in the best interest of the Port to update said policy with amendment as set forth in the document attached hereto, Section 9.1 of the *Port Freeport Policy Manual*, entitled Port Property/Investment of Surplus Funds.
5. The Commission has this date conducted its annual review of the Port's authorized investment brokers in accordance with the Act and determines it is in the best interest of the Port to approve the authorized broker list as set forth in the document attached hereto, Section 9.1, exhibit 9.1-1 of the *Port Freeport Policy Manual*, entitled Port Property/Investment of Surplus Funds
6. The Commission this date has furthermore conducted its annual review of the investment strategies of the Port as presented for fiscal year 2026/2027 and determines that it is in the best interest of the Port to approve the investment strategies as set forth in the documents attached hereto, Section 3.6 of the Port's administrative *Practices and Procedures*, entitled Investment of Funds.
7. Upon certification presented, the Commission also finds that the Port's Treasurer or designated investment officer have attended training sessions and received the requisite hours of instruction for the biennium 2025-2027, and also approves the sources of training used in compliance with said Act.

NOW, THEREFORE, BE IT RESOLVED, that the Port's investment policy set forth at Section 9.1 of the *Port Freeport Policy Manual* be and is hereby amended as presented and attached hereto, that the investment strategies of the Port for fiscal year 2026/2027 be adopted as presented and attached hereto and made a part of Section 3.6 of the Port's *Practices and Procedures*, and that the Port's compliance with the requirements of the Public Funds Investment Act be and is in all things affirmed.



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: June 11, 2026

SUBJECT: **Approval of payment to CenterPoint Energy for relocation of powerlines**

With the upcoming development of Cross Dock 2, a portion of the existing powerline along 8th Street will need to be relocated. CenterPoint is requiring a payment of \$564,633.00 for their labor and materials for this work.

I recommend approval of a payment to CenterPoint Energy for an amount of Not to Exceed \$564,633.00.



PORT COMMISSION

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BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



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MEMORANDUM

TO: Port Freeport Commission
Executive Director/CEO

FROM: Chris Hogan, Director of Protective Services

DATE: June 19, 2026

SUBJECT: Port Alert and Warning System Project

This memorandum requests the Commission's approval of the revised Request for Proposal (RFP) for the Port Alert and Warning System Project, along with the accompanying weighted decision matrix (weighted scoring model) for evaluating the proposals received.

The project is being partially funded through the 2023 Port Security Grant Program, with a grant award of \$185,000. Original cost projections were developed in early 2023. In response to the initial RFP, two proposals were received: Siemens at \$474,135.66 and Johnson Controls at \$259,358.34. Both bids substantially exceeded the available grant funding.

To bring project costs into closer alignment with the approved budget, one outdoor notification speaker array and the warehouse speaker systems have been removed from the project scope. Staff has revised the RFP to reflect these scope reductions.

The revised RFP and the weighted decision matrix are attached for the Commission's review and approval. The weighted scoring model will provide an objective and transparent framework for evaluating the submitted proposals and recommending the most advantageous bid. Staff respectfully request the Commission's approval to proceed with the evaluation process using the revised documents.

PORT COMMISSION

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MEMORANDUM

TO: Finance Committee
Executive Director/CEO

FROM: Rob Lowe

DATE: June 18, 2026

SUBJECT: Port Freeport Business Insurance Broker

The current Broker of Record contract for insurance services with Arthur J Gallagher Risk Management Services will expire on November 30, 2026. Brokerage service is critical to maintaining the most cost competitive coverages for the port. Staff prepared an RFP for a new term effective December 1, 2026 and reviewed it with the Finance Committee on June 17, 2026. The RFP includes a scoring matrix for the RFP and staff is recommending approval of the RFP by the Port Commission.

[PORT COMMISSION](#)

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MEMORANDUM

TO: Port Freeport Commissioners
Executive Director/CEO

FROM: Amanda Veliz, Public Affairs Manager

DATE: June 25, 2026

SUBJECT: 2026 Port Freeport Annual Golf Tournament – Budget and Beneficiary Approval

The 15th Annual Port Freeport Golf Tournament is scheduled for Monday, October 26, 2026, at The Wilderness Golf Course.

As this event takes place within the first month of Fiscal Year 2027, staff is requesting approval of the tournament budget and beneficiary designation in advance of the Fiscal Year 2027 budget adoption process.

Staff is requesting approval for a total tournament budget of \$20,000, including a \$5,000 sponsorship contribution from Port Freeport.

Since 2012, proceeds from the Port Freeport Annual Golf Tournament have supported Texas Port Ministry, a community partner that provides services to international seafarers, truck drivers, and port workers while also assisting with industry-focused port tours and transportation support for Port events.

Staff recommends designating Texas Port Ministry as the beneficiary of the 2026 Port Freeport Annual Golf Tournament.

Staff seeks approval from the Port Commission for Port Freeport's sponsorship contribution, the overall tournament budget, and the designation of Texas Port Ministry as the event beneficiary prior to adoption of the Fiscal Year 2027 budget.

PORT COMMISSION

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MEMORANDUM

TO: Port Freeport Commissioners
Executive Director/CEO

FROM: Amanda Veliz, Public Affairs Manager

DATE: June 25, 2026

SUBJECT: 2026 Port Freeport Community Port Tours – Budget Approval

Port Freeport's Community Port Tours are scheduled to take place on Saturday, October 3, 2026. The tours provide residents within the Port Freeport Navigation District and surrounding communities with an opportunity to experience Port Freeport's operations firsthand and gain a greater understanding of the Port's economic impact, infrastructure investments, maritime commerce, and role in supporting local, state, and national supply chains.

Staff anticipates hosting approximately 200 participants through guided bus tours with support from Port staff and volunteers. The estimated event cost is \$8,000, including charter bus transportation, police officer support, staff meals, videography services, marketing materials, and event supplies.

The Community Port Tours are included in Port Freeport's FY2027 budget planning; however, as the FY2027 budget has not yet been adopted, staff requests approval to incur costs associated with the 2026 Community Port Tours in an amount not to exceed \$8,000.

The Community Port Tours support Port Freeport's commitment to transparency, education, and community engagement while strengthening public awareness of the Port's operations, infrastructure investments, and contributions to the community.

Staff seeks approval from the Port Commission for the 2026 Community Port Tours and associated expenditures in an amount not to exceed \$8,000.

PORT COMMISSION

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TO: Executive Director/CEO
Port Freeport Commissioners
Legal Counsel

FROM: Director of Business & Economic Development

DATE: June 25, 2026

SUBJECT: JOC TPM 2027 – Sponsorship Consideration

JOC’s Transpacific Maritime Conference (“TPM”) will be held February 28 – March 03, 2027 in Long Beach, CA. TPM is a global conference bringing together cargo owners/shippers/beneficial cargo owners (“BCOs”) with international logistics service providers including ocean carriers, ocean and air forwarders, third-party logistics, marine terminals, ports, truckers, railroads, banks and others. The agenda is not available yet. Staff members planning to attend are Phyllis, Clinton and Jason M. Staff recommends a Bronze Sponsorship and sponsoring the TPM Cold Chain sessions, which focus on cold chain logistics.

Bronze Sponsorship + TPM Cold Chain

\$63,950 which includes:

(3) Full conference passes

\$71,450 = 3 staff attendees including estimated travel expenses

Travel expenses are estimated to be \$2,500 per person as follows:

\$850 for flight to LAX

\$1,350 for hotel

\$300 for meals and taxis

Port Freeport will be permitted 3 discounted passes at \$1,885 per person, so additional attendee cost would be approximately \$4,385 per person.

[PORT COMMISSION](#)

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[BARBARA FRÁTILA](#), COMMISSIONER; [RAVI K. SINGHANIA](#), COMMISSIONER; [PHYLLIS SAATHOFF](#), EXECUTIVE DIRECTOR/CEO

Staff seeks the Port Commission’s approval of the sponsorship expenses in advance of the FY2027 budget adoption. When the number of Commissioners that will participate in the event is determined, staff can then include the conference passes for Commissioners and the estimated travel expenses in the FY2027 budget.

- Three – Full conference passes for employees
- Three – Discount conference passes @ \$1,885
- Digital on-site ad signage featuring rotating Partner messages
- Logo placement on TPM25 website Partner Page
- Logo placement on “Thank You to Our Partners” signage
- Logo placement in “Thank you to our Partners” video shown during Welcome Remarks
- Logo placement in General Session
- Company Listing for TPM25 App: Logo and Description (if applicable)
- LBCC Ballroom Entrance 2nd level Branding