



Port Commission Regular Meeting

Thursday, May 28, 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/89055508439?pwd=ILUdEGVFFDSGF7lbhXgD2raDf01iF.1>

Meeting ID: 890 5550 8439

Passcode: 899673

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.

- A. May 26 Business Development Committee Meeting
- B. May 26 Finance Committee Meeting

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

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.

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.

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.

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

16. Approval of an RFP for Grant Writing Services.

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

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.

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

- A. Under authority of Section 551.071 (Consultation with Attorney):
 - 1. Consultation with attorney under Government Code Section 551.071(1) to seek or receive attorney's advice on pending or contemplated litigation.
 - 2. Consultation with attorney under Government Code Section 551.071(2) to seek or receive attorney's advice on legal matters that are not related to litigation.
- B. Under authority of Section 551.076 (Deliberation of Security Matters):
 - 1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.
- C. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 - 1. To discuss or deliberate commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 - i. Business & Economic Development Report including potential offers of financial or other incentives to the business prospect.
 - 2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- D. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
 - 1. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.
 - 2. The potential lease or value of real property located at Port Freeport, including but not limited to Parcel 1.
 - 3. The potential exchange, lease or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 27, 34 and property on Quintana Island.
 - 4. The potential exchange, lease or value of real property including but not limited to lot located at CR 434A.

20. RECONVENE OPEN SESSION:

21. Adjourn.

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

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



Phyllis Saathoff, Executive Director/CEO
PORT FREEPORT

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

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



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MEMORANDUM

TO: Phyllis Saathoff, Executive Director/CEO
Port Commissioners

FROM: Amanda Veliz, Public Affairs Manager

DATE: May 28, 2026

SUBJECT: Public Affairs Departmental Report – May 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 May 12, a press release titled "Port Freeport Hosts 26th Annual Take-a-Child Fishing Tournament for Youth and Families" was issued. This announcement was covered by four media outlets: AMPORTS Inc., BTEL, Toroz Logistics, and WGMA.

On May 18, another press release was titled "Port Freeport Recognizes 30-Year Collaboration with Chiquita and Great White Fleet." This announcement received coverage from eight media outlets: the American Journal of Transportation, AndNowUKnow, Chiquita, the Economic Development Alliance for Brazoria County, Fresh Plaza, Great White Fleet, Newsbreak, and WGMA.

On May 19, a press release titled "Port Freeport Awarded \$11 Million MARAD Grant to Enhance Velasco Terminal Operations" was issued. This announcement was covered by two media outlets: the

American Journal of Transportation and WGMA.

On May 21, another press release was distributed titled "Port Freeport and Partners Report Improved National Rankings, Reach 39.3 Million Tons in 2025." This release did not receive any media coverage at the time of the report.

Looking ahead, there will be a joint press release with AMPORTS and Mitsubishi, as well as the ribbon-cutting ceremony for FHCIP.

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

Late April Posts:

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

May Posts:

- May 1 – Port Event - TACFT – Last Year Video Recap
- May 2 – Port Event - TACFT – Post 1 Week Countdown
- May 4 – Port Event - TACFT – Post 5 Day Countdown
- May 5 – Holidays & Observances – Cinco De Mayo
- May 6 – Port Event - TACFT – Post 3 Day Countdown
- May 6 – Port Commission Special Meeting
- May 7 – Safety & Preparedness: RORO Rodeo
- May 7 – Port Event: TACFT FAQ
- May 8 – Port Event: TACFT Captain's Dinner
- May 8 – Port Event: TACFT Day Before Countdown
- May 8 – Port Event: TACFT Rain or Shine
- May 9 – Port Event: TACFT Tournament Day
- May 9 – Port Event: TACFT Registration Open
- May 9 – Port Event: TACFT Tournament has Begun
- May 9 – Port Event: TACFT Weigh-in & Awards

May 9 – Port Event: TACFT Thank you
May 10 – Holidays & Observances: Mother’s Day
May 11 – Port Event: Procurement Workshop – Post 3
May 12 – Press Release: TACFT
May 15 – Port Event: TACFT Captain’s Dinner Photo Album
May 15 – Port Event: TACFT Photo Album
May 16 – Holidays & Observances: Armed Forces Day
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 Commission: Special Commission Meeting
May 27 – Port Commission: Reminder: Port Commission Meeting
May 28 – Port Facts - Vessels – Breakbulk
May 29 – Port Commission: Recap: Port Commission

Social media efforts in May were heavily focused on promoting and covering the 26th Annual Take-A-Child Fishing Tournament, highlighting major port announcements and milestones, increasing community engagement, and maintaining consistent educational, maritime industry, and public information content across Port Freeport’s digital platforms.

Port/Community Events

Community Advisory Panel (C.A.P.)

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

Upcoming CAP Meeting Dates:

Tuesday, September 1

Tuesday, December 8

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

Port Freeport proudly hosted the 26th Annual Take-A-Child Fishing Tournament, continuing a long-standing tradition focused on youth engagement, family participation, and strengthening community connections throughout the navigation district. Held at Freeport Municipal Park, the event once again brought together local families, volunteers, sponsors, and community partners for a memorable day centered around fishing, outdoor recreation, and community fellowship.

Captain’s Dinner

Tournament activities officially began with the Captain’s Dinner on Thursday, May 7, 2026, at RiverPlace in Freeport. More than 160 attendees gathered for the evening, including Port Commissioners, Port staff, sponsors, volunteers, logo contest winners, and representatives from local community organizations such as the Brazoria County Dream Center. Guests enjoyed a catered meal from Talk About Good Restaurant and event décor from Lucy’s Party Decorations & Clothes Alterations. The evening served as an opportunity to recognize the individuals and organizations whose contributions and volunteer efforts continue to sustain the tournament year after year.



Tournament Day

The 26th Annual Take-A-Child Fishing Tournament took place on Saturday, May 9, 2026, welcoming 395 registered youth anglers and drawing an estimated total attendance of nearly 900 community members, families, and volunteers throughout the morning. Young anglers competed in two divisions: Blue Fins (ages 3–8) and Yellow Fins (ages 9–14).

During the official weigh-in, participants collectively brought in 685 fish. Throughout the event, families enjoyed prize drawings, giveaways, and more than 200 door prizes. Each registered child also received a commemorative tournament T-shirt and a backpack filled with items.

The event continued to showcase strong community participation, with more than 80 volunteers assisting with registration, setup, weigh-ins, activities, and overall event operations. Sponsor and community partner booths remained active throughout the morning, helping create a welcoming and family-oriented atmosphere across the park.

Families enjoyed visits from community mascots representing Dole Fresh Fruit and Chick-fil-A, along with complimentary snow cones from Southern Cool Shaved Ice. The Texas Port Ministry and the First Baptist Church of Freeport facilitated face-painting activities. The United States Coast Guard shared important water safety information, while LJA Surveying distributed kid-friendly items and snacks. The Freeport Historical Museum participated by showcasing educational displays and sharing information about upcoming community activities. DJ Ken kept the energy high throughout the morning, and Norton Lures hosted a "build your own lures" station.

As part of the tournament's continued community outreach efforts, attendees donated approximately 824 pounds of canned food items to support the Brazoria County Dream Center and local families in need.



Sponsorship & Marketing

The success of this year’s tournament was made possible through the support of 69 sponsors who collectively contributed more than \$64,500 through financial donations, door prizes, supplies, and in-kind services. Sponsor support directly funded participant prizes, event materials, giveaways, promotional efforts, and tournament operations.

Promotional efforts included social media outreach through Port Freeport channels, local advertising placements, community event banners, and regional event promotion through community organizations and fishing-related social media pages. Event information, registration forms, and accessibility resources were also available through the Port Freeport website to encourage broad community participation.

Event Operations

Tournament weigh-in activities were coordinated by Kevin Burns (Brazoria County Parks Department) and his weigh-in team, Keith Khoury, and the Varga Family. Weighing Technologies, Inc. of Richwood once again donated the use of the tournament’s official weighing scale in support of the event.



Tournament Winners



Blue Fins Category (Ages 3-8): First Place – Lane Sorrell, Second Place – Melanie Gonzalez, Third Place – Barrett Vaughn



Yellow Fins Category (Ages 9-14): First Place – Gabriel Hlavinka, Second Place – Cortni Price, Third Place – Jesse Soria

Looking Ahead

Port Freeport remains committed to supporting events and programs that encourage youth involvement, strengthen family connections, and foster community engagement across 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.

- Captain’s Dinner: Thursday, May 6, 2026, 5:30 PM – 7:30 PM
- 27th Annual Take-A-Child Fishing Tournament: Saturday, May 8, 2026, at Freeport Municipal Park, 8:00 AM – 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

- May 27 – Port Tour: Fort Bend Regional Partnership
- 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)

- April 24–25 – RiverFest
- May 1 – Brazoria County Hispanic Chamber of Commerce Annual Golf Tournament
- May 5 – Port Event: RoRo Rodeo
- May 6 – The Alliance – LBRC Spring Luncheon
- May 7 – Brazosport Area - National Prayer Day
- May 7 – Port Freeport: TACFT Captain’s Dinner
- May 8 – Junior Achievement Who’s Who Golf Classic
- May 9 – Port Freeport: Take-A-Child Fishing Tournament
- May 13 – Hwy 36A Coalition - Texas House Of Representatives Senator Lois Kolkhorst
- May 20 – Brazoria Chamber of Commerce Breakfast Meet & Mingle
- May 28 – Angleton Chamber of Commerce - Guard Your Business & Home

Upcoming Community Events and Meetings - (Informational purpose only)

- June 3 – Brazosport Chamber First Inaugural Legacy Luncheon
- June 9 – Port Event: C.A.P. Meeting
- June 12–13 – Brazoria Chamber of Commerce No Name Festival



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: May 14, 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 are underway now.



- 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. Once it is received it will be on the Port Commission agenda for approval.

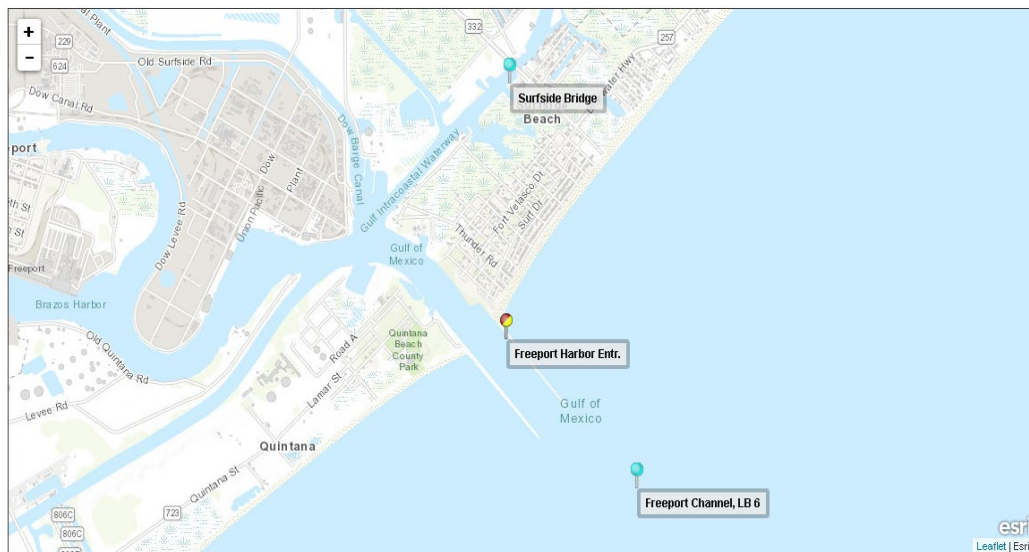


- 3. Gate 4 Access** – This project involves widening the access road to Gate 4 from FM 1495 to Gate 4. TxDOT will fund up to \$950,547, which is 75% of the estimated costs. The Port will pay remainder of the project costs, which is estimated to be \$316,849. Harper Brothers was awarded the contract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



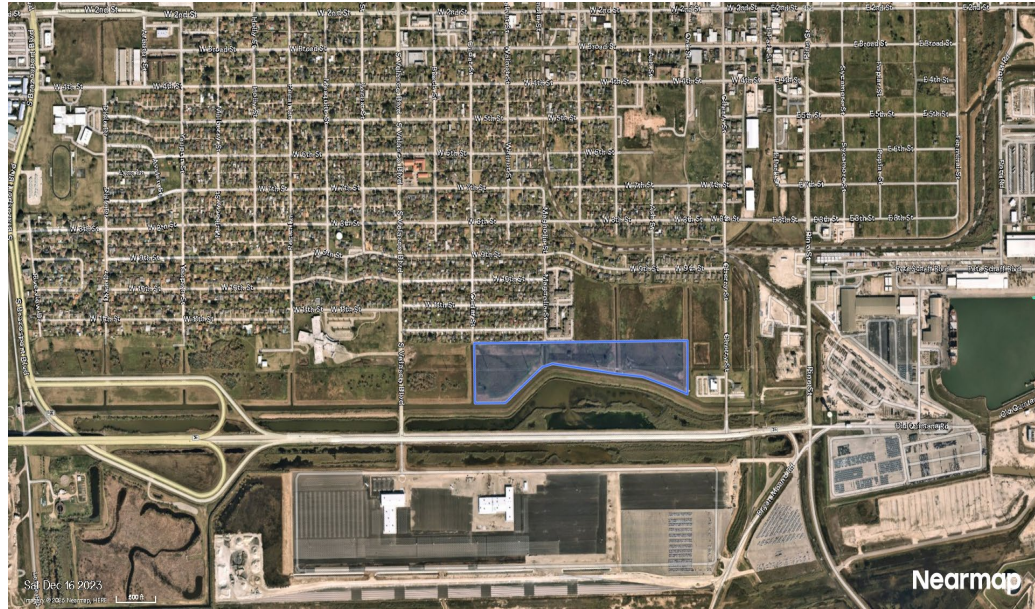
4. **Yearly maintenance of NOAA PORTS sensors by TAMU-CC Texas A&M** Corpus Christi is the Port's contracted service provider of maintenance for the Port's NOAA PORTS sensors in the ship channel. Twice per year the sensors are removed and exchanged with backup sensors, the batteries recharged, and the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



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- 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.



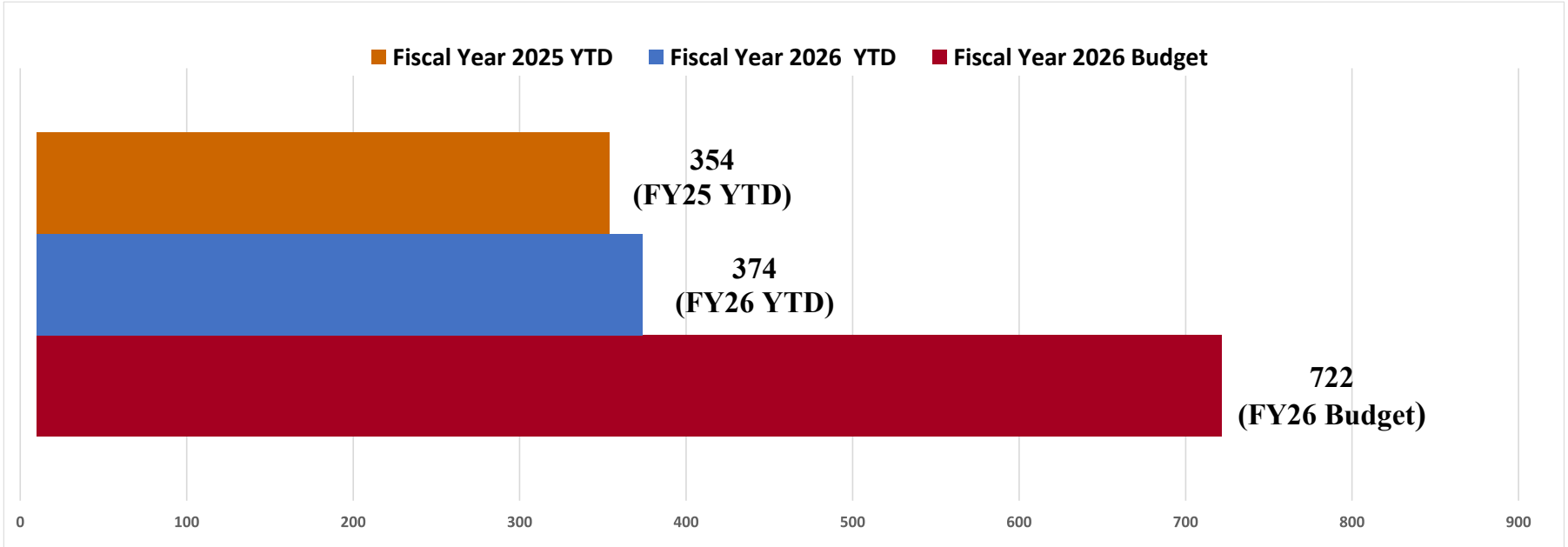
- 6. New Fenders Docks 1, 2, and 3** – This project involves replacing 40 existing arch type fenders with panel type fenders. The project was awarded to Taylor Marine Construction. The project began on March 30 and is currently scheduled to finish at the end of November 30, 2026.





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2026 YTD Vessel Calls

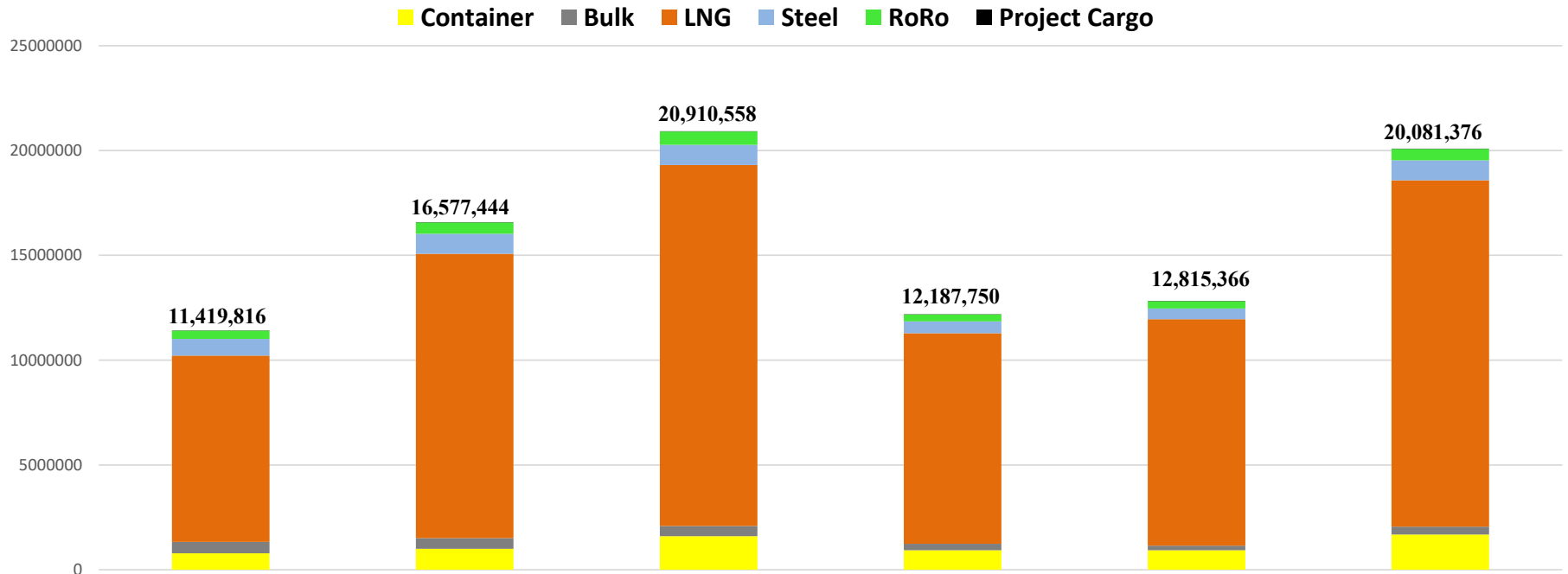


	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2025 YTD	Fiscal Year 2026 Budget	Fiscal Year 2026 YTD	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Vessel Calls	402	526	616	354	722	374	56	52	54	53	52	57	50	-	-	-	-	-
Lay Days	1086	1458	1820	1152	0	932	98	111	110	119	123	141	230	-	-	-	-	-

April 2026: 50 Total Vessel Calls
 There were 116 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	930,273	936,972	1,685,716
■ Bulk	546,017	504,548	484,153	303,023	210,087	369,632
■ LNG	8,879,936	13,565,951	17,218,133	10,044,440	10,801,116	16,524,000
■ Steel	797,447	951,608	971,730	568,153	509,773	950,000
■ RoRo	400,811	546,014	630,853	337,643	356,381	547,528
■ Project Cargo	11,092	4,720	4,374	4,218	1,037	4,500
Total Import/Export	11,419,816	16,577,444	20,910,558	12,187,750	12,815,366	20,081,376

****YTD Tonnage is up 5% from this time last year.****

Total Vehicles Handled YTD (110,552)

Total Containers Handled (55,862), TEU (111,674)

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							-
June							-
July							-
August							-
September							-
Total	-	1,106	2,303	521	2,222	507	6,659

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						24,542
Outgated Vehicles	3,312	2,688	3,740	2,288	3,092	3,718	3,872						22,710

Railcars has increased due to New OEM customer



Operations Insight for May 2026

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
17	1	13	1	13	2	1	48

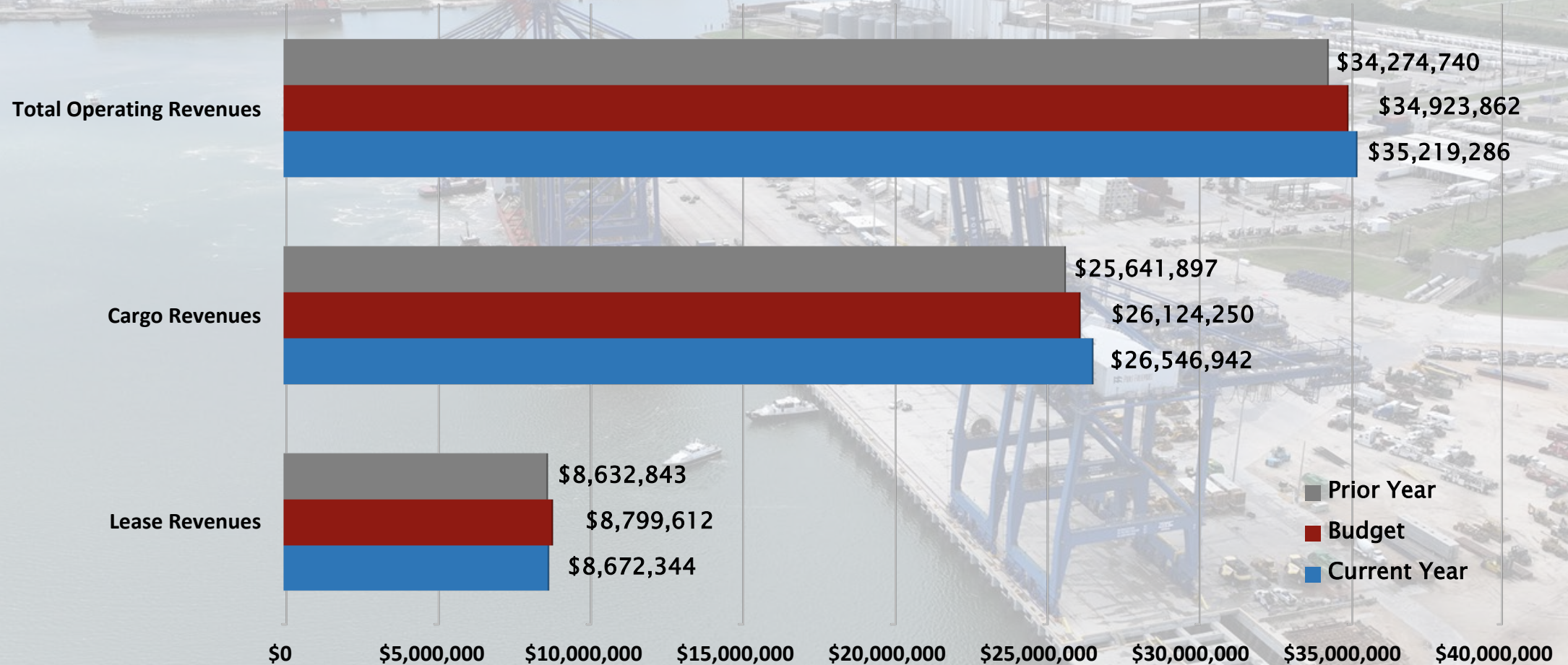
Financial Report for April 2026 (Unaudited)



May 28, 2026

Rob Lowe | Chief Financial Officer

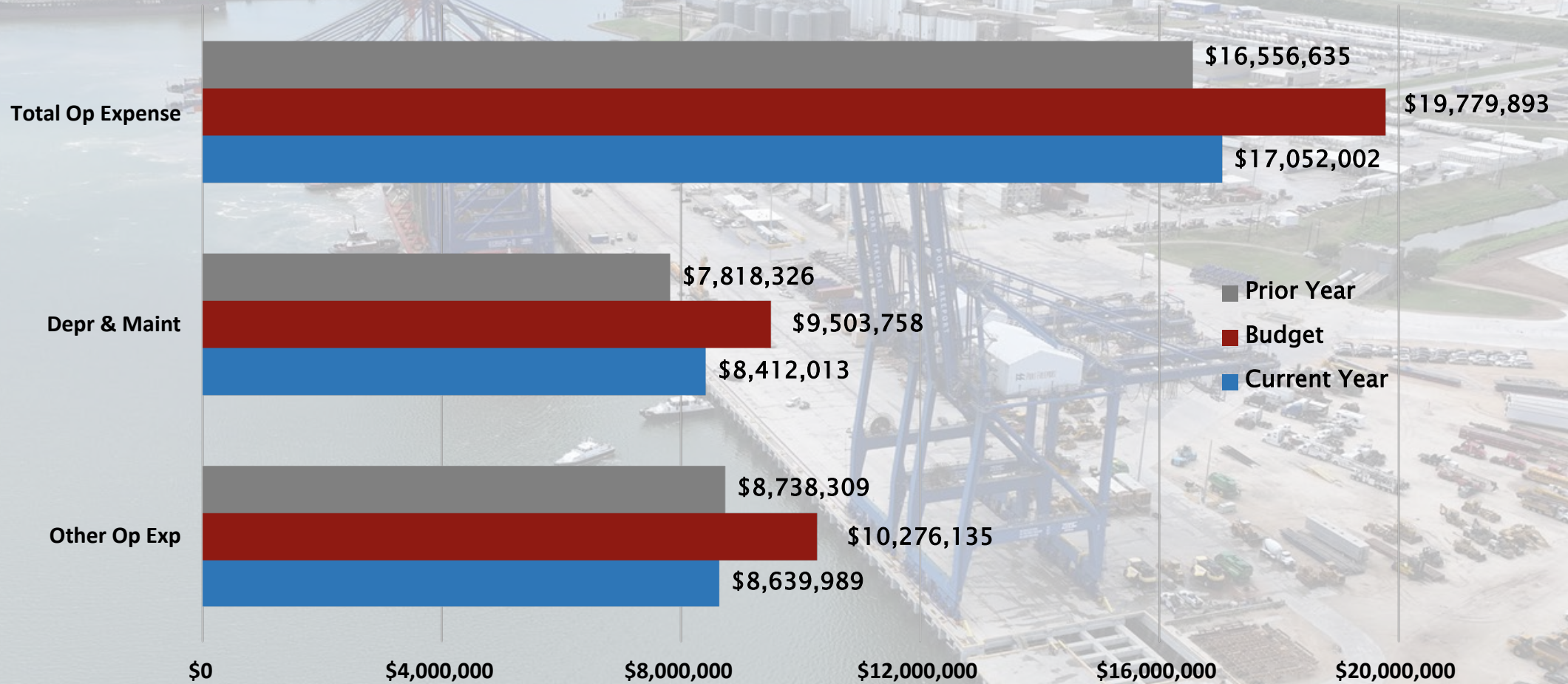
FY 2026 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are up over PY 3% and 1% above budget for fiscal year 2026
- Cargo revenues are above PY by 4% and 2% above budget for fiscal year 2026
- Lease revenues are in line with PY and 1% below budget

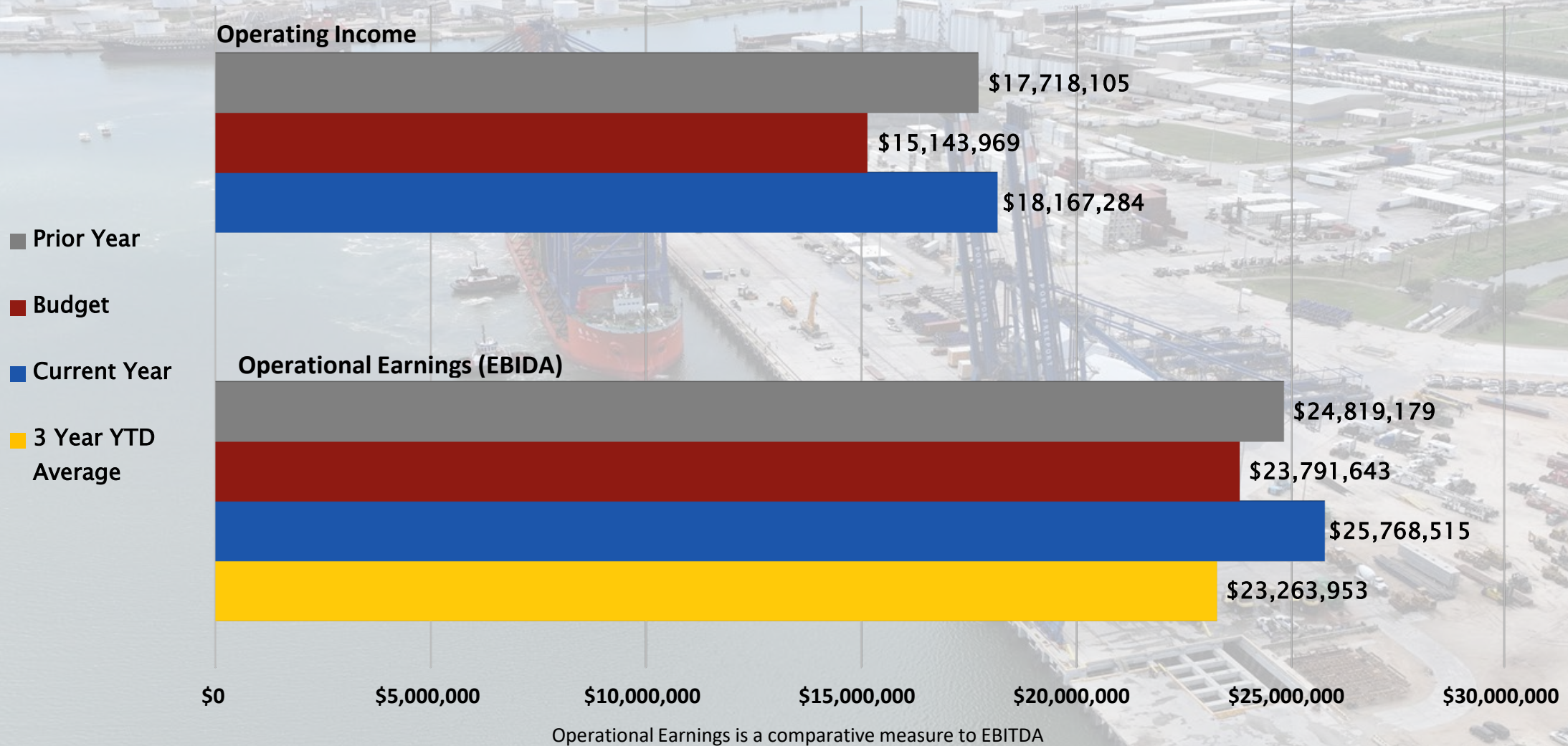
FY 2026 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are 3% above prior year and below budget 14%
- Depr & maint are 8% above the PY and 11% below budget
- Other expenses are 1% below PY and below budget by 16%

FY 2026 YTD OPERATING INCOME



COMPARISON:

- Operating income is 3% above PY and above budget 20%
- Operational earnings are 4% above PY and above 3 Year YTD Average by 11%

FY 2026 YTD CHANGE IN NET POSITION

Change in Net Position

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

Change in Net Position

	Year To Date	YTD Budget	Total 2026 Budget
Operating Income	\$ 18,167,284	\$ 15,143,969	\$ 25,888,071
Non-Operating Revenue (Expenses)	\$ (4,470,997)	\$ (4,261,294)	\$ (7,306,187)
Capital Contributed (To) From Others			
Berth 2 Floodwall Modifications	\$ (15,850)	\$ -	\$ -
Other	\$ (22,420)	\$ -	\$ -
Grants	\$ 4,991,859	\$ 6,078,816	\$ 10,420,831
Change In Net Position	\$ 18,649,876	\$ 16,961,491	\$ 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>	\$ 21,532,379	\$27,412,954
<i>Cash Provided by Non-Cap Financing</i>	9,768	(498,755)
<i>Cash Used by Cap Financing</i>	(18,530,620)	(27,802,323)
<i>Cash Provided by Investing Activities</i>	2,866,353	3,812,136
<i>Net Increase (Decrease) in Cash</i>	5,877,880	2,924,012

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>	52%	52%	43%
<i>Current Ratio (unrestricted)</i>	7.57 to 1	4.57 to 1	n/a
<i>Debt to Net Assets Ratio</i>	1.063 to 1	1.256 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>
April 30, 2026 FY 2026	94% \$6,712,127	3% \$231,209	3% \$235,942	0% \$3,920
April 30, 2025 FY 2025	99% \$7,057,984	1% \$50,458	0% \$ -	0% \$6,920
April 30, 2024 FY 2024	92% \$3,934,131	4% \$191,439	4% \$153,097	0% \$3,920



Questions and Comments?

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

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

A Regular Meeting of the Port Commission of Port Freeport was held April 23, 2026, beginning at 1:03 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

Commissioners present in person:

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

Staff Members Present:

Ms. Heather Cook, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Mr. Brandon Robertson, Director of IT
Mr. Jesse Hibbetts, Director of Operations
Ms. Missy Bevers, Executive Assistant
Ms. Amy O'Brien, Controller
Ms. Christine Lewis, Safety Coordinator
Ms. Amanda Veliz, Public Affairs Manager
Ms. Danielle Allen, Procurement Manager
Ms. Vicki Smith, Accounting Manager
Mr. Chas Gryseels, Project Engineer
Ms. Ruby Dunn, Receptionist (virtual)

Absent:

Mr. Jason Miura, Director of Business & Economic Development

Also, present:

Mr. Chris Moore, Texas Port Ministry
Mr. Chris Motley, Freeport Fire Department
Mr. Will Bohlen, GHD
Mr. Jason Foltyn, GFT
Mr. Santos Aluiso, ILA
Ms. Melanie Oldham (virtual)
Ms. Kelsea Hiebert, BFS (virtual)

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

4. Roll Call – Commissioner Giesecke noted that Commissioner Santos would be arriving late to the meeting. All other Commissioners were present in the board room.
5. Safety Briefing – Ms. Christine Lewis provided tips for staying safe around electricity at home and at work.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.

There were no conflicts identified.

7. Public Comment – There were no public comments.
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 asked Ms. Veliz to give an update on the Take-a-Child Fishing Tournament. Ms. Veliz stated that the tournament will be held at the Freeport Municipal Park on May 9 beginning at 8:00 a.m. She thanked the sponsors and community partners for their continued support of the event noting that approximately \$64,500 has been contributed for the event. Over 200 door prizes will be available for the kids and the entry fee, as always, is two canned goods which will be donated to the Dream Center. Ms. Veliz also noted that registration forms (in English and Spanish) are located on the port's website this year and available to print along with forms for any ADA requests that may be needed. Ms. Saathoff reported that the financial results remain on track or better than budget with operations staff and members of ILA staying busy handling all the cargo moving through the port. Ms. Saathoff also reported that staff is expecting MARAD's announcement of the 2025 Port Infrastructure Development Program grant funds at any time. Staff continues to monitor but feels the delay is with the Office of Management and Budget who will approve the final list before releasing the projects. Staff will continue to monitor and send out details once confirmation is received. In the meantime, the 2026 Port Infrastructure Development Program application period has opened, with submissions due in early June. Staff is working with Goodman who is assisting with the process. The port has also submitted a Berth 3 Modernization project through Congressman Weber's office for Community Project Funding. The project was included in the list that was forwarded to the Appropriations Subcommittee. Ms. Saathoff stated that there is no guarantee the project will stay in, but the port is always grateful to Congressman Weber and his continued support of Port Freeport. Additionally, Ms. Saathoff participated at the Viva Fresh Conference and Expo in San Antonio with the business development team which was a successful event. She also attended the National Waterways Conference with Commissioners Kincannon and Singhania, and they were able to connect with U.S. Army Corps Engineers Headquarters personnel, along with the professional staffers with the Senate and House Appropriations Committees and Transportation and Infrastructure Committees. She also announced that Mr. Sang Yi, who is the deputy administrator for

MARAD has given notice that he will be taking the CEO position at the American Association of Port Authorities which will begin in early May.

Commissioner Giesecke noted that Commissioner Santos joined the meeting at 1:15 p.m.

Commissioner Singhania asked Ms. Saathoff to share with the public how the issues going on in the Middle East are impacting the port. As previously mentioned, Ms. Saathoff stated that vessel and cargo activity portwide continues to be very steady however, noting there are impacts to the carriers and the cargo owners because of the fuel price escalation. The ship lines quickly put their customers on notice of a fuel surcharge. She also stated that with new business prospects, delays can be expected on making any new markets decisions with the uncertainties and continued price increases. She noted there are vessels that are still trapped and being held hostage in the Strait of Hormuz. It was reported today that a couple of cargo vessels have been taken control of and moved into Iranian waters. Likewise, some lines are also adjusting their routes but depending on what markets are connecting with the U.S. or other areas of the world; those adjustments may take longer and do not happen overnight. Port Freeport is still seeing steady cargo movements in and out of the port. The energy sector is in great demand with energy products in the U.S. stable and doing quite well. She noted that Dow Chemical is also doing well because of the need to fill gaps with resin and polyethylene production. Staff will continue to monitor and report any variances or concerns as they assess the ongoing situation. It was also noted by Commissioner Croft that the Panama Canal is at max capacity with ships moving through the canal. Ms. Saathoff stated their water levels have been good, so they have the capability to be at max movements through the canal adding that during the Chinese New Year, there were fewer container vessels needing to move through the Panama Canal with the capacity absorbed by the LNG market. There isn't a deficit for the canal and that is expected to continue. Commissioner Giesecke commented on the 2025 U.S. Census Trade Bureau data included in Ms. Saathoff's report. Ms. Saathoff stated that as of the year 2025, Port Freeport now ranks 9th in the U.S. overall in foreign waterborne export tonnage, and 13th for total foreign waterborne tonnage. She also noted that for fiscal year end, the port moved 40.6 million tons of cargo through Port Freeport and for the calendar year, it dropped down just under 40 million but is consistently staying at or above the 40 million mark, putting the port 4th in the state.

B. Director of Engineering

In addition to his written report, Mr. Hull shared a screenshot of the Ellis Island highlighting the area it's working in and noted that it will leave at the end of the month to work at Sabine Neches while the Dodge Island comes to finish up spots the Corps identifies. He also reminded the Commission that once the contractor is done, checked the surveying work and submitted it to the Corps of Engineers, the Corps will then send their own survey boat out to confirm the work. If all agree, the surveys will be sent to NOAA (National Oceanic and Atmospheric Administration) for publishing in the ENC charts. Commissioner Kincannon inquired about the distance from the dredge location to the spoil deposit. Mr. Hull explained that the spoil deposit is an area and not a single point and is probably a mile or two in nautical distance. He also explained that the contractor uses a specific grid format so they're not piling in one area. They also drag the area to smooth it out from time to time. Ms. Saathoff also mentioned that Reach 1 and 2 were in the final contract and should be completed soon and accepted by the Corps (Reaches 3 and 4 were previously accepted). Later this year the Corps is planning a clean sweep of the entire system under the maintenance contract that is out for bid to address any siltation that may

have occurred and will include the two foot maintenance dredging and two feet of over dredge. Mr. Hull also stated the Corps of Engineers is going to put out a contract for Placement Area 1 Containment Dike Raise this summer with Corps funds and will increase the amount of storage capacity.

C. Director of Operations

Mr. Hibbetts announced that the Ro/Ro Rodeo will be held May 5 from 8:00 a.m.-12:00 p.m. He also reported on statistics for March stating there were 57 vessels for the month, which is the most vessels year-to-date and for the current fiscal year. Tonnage is up and on pace across all sectors the port is handling. Rail is expected to go up in the next couple of months as the port's new OEM customer will be ramping up for a busy June and July. He stated that April is shaping up to be a very busy month noting that the current forecast of 47 expected vessels for has already gone up since publishing his report. He also noted that while the steel sector was light for March because of scheduled maintenance at the plant, it will be picking back up in April.

D. Director of Business & Economic Development

Mr. Miura submitted a written report in his absence.

E. Chief Financial Officer

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

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

Commissioner Singhania reported attending the National Waterways Conference, Angleton Rotary Gala, JA Celebrity Waiter and 100 Club Annual Banquet.

Commissioner Kincannon reported attending the Jeff Barry Port Visit, State of the County Luncheon, Col. Dake Port Visit and also attended the National Waterways Conference.

Commissioner Santos reported also attending the State of the County Luncheon, the Executive Leadership meeting port visit with Col. Dake, Angleton Chamber Luncheon and Fleet Week in Houston.

Commissioner Fratila reported attending the Friends of the River Breakfast, Brazoria Chamber Luncheon, Brazosport Chamber Luncheon and 100 Club Banquet.

Commissioner Croft reported attending the Jeff Barry Port Visit, State of the County, Friends of the River Breakfast and the Economic Development Alliance Meeting.

In addition to attending similar events mentioned, Commissioner Giesecke also had an introductory meeting with Freeport City Manager Danielle Kelly and attended Freeport City Council meetings.

11. Consent Agenda.

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

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

Mr. Hull stated that the flood wall was designed and built by the Corps of Engineers in about 2010 and since that time, staff has come up with a better way to provide protection that's more conducive to operating a port. He noted the Corps' existing design had some problems, but this new design corrects the problems at no cost to them. He went on to explain that the design was submitted to the Velasco Drainage District, which is the non-federal sponsor for the flood protection system, got approval and was sent to the Corps of Engineers at which time they were embarking upon the Sabine-Galveston Project, and the project was paused because of differences in the understanding of what sea level rise meant and didn't mean. Mr. Hull stated that this proposal will take the exact 2019 design, review it against current Corps engineering regulations and engineering manuals to ensure that what was done previously can be modified to comply with current regulations. The design will then be resubmitted to U.S. Army Corps of Engineers in Galveston for approval and once approved (approvals are good for five years), Mr. Hull will notify the Port Commission of said approval. At that time, if the port chooses to move forward with the construction, Mr. Hull will request another fee from HDR to perform the construction oversight, which is not included in this \$215,274. This fee is just to get a permit. The process is anticipated to take approximately 11 months; however, it could take longer, which is why Mr. Hull did not include the construction oversight fee in this proposal. He further noted that \$2.6 million is the estimated amount in the budget for construction of the floodwall. He also explained that the existing floodwall is a fixed wall (3 feet high - 12 inches thick) and has openings that are closed with removable fiberglass panels and will remain in place. The modifications will include a modified concrete traffic barrier (similar to highway concrete barriers) that will be behind the existing wall, closer inland along the wall of the transit sheds. He stated that the barriers will fasten together and sit on the concrete wharf on self-weight, explaining that they will have enough mass to stay in place and will interlock together on the ends, tongue in groove style (4 feet high - 48 inches). Additionally, Mr. Hull stated that most of the barriers will remain in place unless they're needed for port operations. The barriers can be lifted with a forklift, relocated inside the port and then installed in the event of a hurricane. He further explained that the intent of the existing wall was not to demolish it as it would cost more money to do so.

A motion was made by Commissioner Kincannon to approve the professional services agreement with HDR Inc. for submittal of the 408A for the Docks 1, 2, 3 and 5 floodwall modification for an amount not to exceed \$215,274. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion.

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

Mr. Hull stated that this item was in the capital budget at \$100,000 and involves relocating a fairly new existing water meter on Parcel 1 behind the Dole yard. Mr. Hull stated that normally the city would do the work, charge the port a fee to relocate the meter with the port obligated to use the meter because it belongs to the city. He explained that it's a little different

scenario in that the city has a third-party contractor (Veolia) that operates the water system and that operator did not want to do the work. After discussing with the city, the water department instructed the port to use the city's pre-approved contractors. Mr. Hull obtained two bids with Clements Plumbing submitting the lowest bid of \$28,350.89. Clements has also done work for the port previously and is a city approved contractor. Mr. Hull noted that the city will be present when the meter is being relocated to ensure there is no monkey business or tweaking of the meter. The meter's new location will be at 5th Street and Pine Street, which will put all of the port's property behind a city meter so the port can be accurately and properly billed for use. Mr. Hull recommends approval.

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

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

Ms. Saathoff stated that as previously reported, the Texas Department of Transportation applied with U.S. DOT for a grant to improve the non-TWIC truck staging lot directly across from Gate 8. She explained that the project scope consisted of the design and construction of what TxDOT calls a freight intermodal facility that would include a new parking lot, an office building with restrooms and sidewalks on FM 1495 from 8th Street to 4th Street. It will also have designated truck parking spaces and some passenger vehicle spaces. TxDOT is ready to move forward with the project which is just over \$10 million in total estimated cost with the port's local participation at \$878,310. Ms. Saathoff stated that this project partners with TxDOT and helps to support their goal of providing more facilities for truck parking throughout the state. She further explained that in order to initiate the project and the engineering and design for it, the port must enter into an Advanced Funding Agreement. The resolution for approval states that after all changes to the agreement have been agreed to, Ms. Saathoff is authorized to execute the documents.

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

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

Ms. Saathoff stated that April 1 was the 30 year anniversary of Chiquita operating at Port Freeport and staff wanted to acknowledge their partnership and what they've meant to the port and the community with a resolution. She stated that the port will also be hosting a small dinner in May with Chiquita personnel that will be in Freeport and will present the resolution to them and have a photo opportunity to celebrate the milestone. Ms. Saathoff briefly read some highlights from the resolution stating that Chiquita has maintained continuous operations at the port facilitating approximately 1500 vessel calls and supported the movement of an estimated 125,000 containers of bananas and other imported fresh fruit which represents millions and millions of boxes of fruit distributed throughout the United States. Chiquita has also been a strong supporter of exports of resin, petroleum products and other proteins to Central America growing the diversity of products that move through Port Freeport. They have established vessel rotations that have connected the port to key ports in Central America, including Guatemala, Honduras, Costa Rica improving the port's global

connectivity, and also has a very strong and shared commitment to operational excellence, sustainability, economic growth and job creation. Lastly, Ms. Saathoff stated that the resolution recognizes and honors Chiquita's 30 years at Port Freeport and its partnership that has not only strengthened the port, but international trade, economic development and jobs as well, and the port commends them for their consistency, reliability and commitment to excellence. Ms. Saathoff requests approval of the resolution.

A motion was made by Commissioner Singhania to adopt the resolution. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

16. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:
 - A. Under authority of Section 551.071 (Consultation with Attorney) 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, 31, 34, 38 and property on Quintana Island.

17. RECONVENED OPEN SESSION:

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

Mr. Lowe stated that staff is requesting approval of a second amendment to the pipeline right-of-way pipeline easement between Port Freeport and Freeport LNG. He explained that the original easement was executed in 2018 with the requirement that FLNG construct the pipeline within 60 months of execution of the easement. On April 28, 2022, the Port Commission approved an extension to complete construction by June of 2026. Freeport LNG will not be able to meet that deadline and has asked the port to extend the deadline to 2030. Staff recommends approval.

A motion was made by Commissioner Singhania to approve the second amendment to the Pipeline Right-of-Way and Easement between Port Freeport and FLNG Liquefaction 4, LLC. The motion was seconded by Commissioner Santos with all Commissioners present voting in favor of the motion.

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

Mr. Lowe stated that Freeport LNG has requested the lease of a portion of Parcel 31 of approximately 25 acres. Staff recommends approval.

A motion was made by Commissioner Croft to approve the lease agreement between Port Freeport and Freeport LNG Development, L.P. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion.

20. Adjourn.

With no further business before the Commission, the meeting adjourned at 6:43 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 Special Meeting
May 7, 2026
In Person & Videoconference

A Special Meeting of the Port Commission of Port Freeport was held May 7, 2026, beginning at 2:33 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
Ms. Missy Bevers, Executive Assistant

Also, present:

Mr. Charles McFarland, McFarland
Ms. Melanie Oldham (virtual)

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.
 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 551.072 (Deliberation of Property Matters) for discussion regarding:

1. The potential exchange, lease or value of real property including but not limited to lot located at CR 434A.
2. The potential lease or value of real property located at Port Freeport, including but not limited to Parcel 1.

6. RECONVENE OPEN SESSION:

Commissioner Giesecke noted that Commissioner Fratila and Commissioner Singhania left the meeting at the close of executive session.

7. Adjourn.

With no further business before the Commission, the meeting adjourned at 4:59 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:

April 30, 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 seven months of fiscal year 2026, the Port remained on a sound financial foundation with operating revenues 1% above planned levels. Further, operating expenses were below planned levels by a factor of 14%. These factors combined have contributed to producing an operating profit of \$18,167,284, and an operating margin of 52%, which is above planned performance levels by 20% or \$3,023,315 and is \$449,179 or 3% above the prior year’s results.

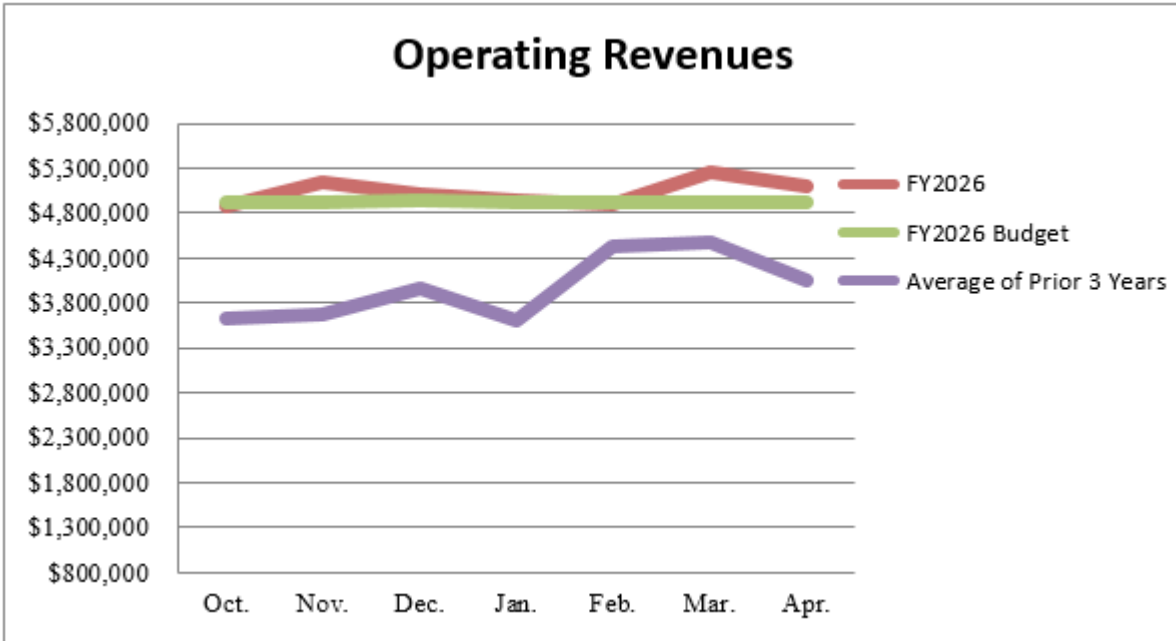
The Port’s overall position remains strong as evidenced in a current ratio (unrestricted) of 7.573 to 1, which reflects a strong position of liquidity, and a debt ratio of 106.3%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance Favorable (Unfavorable)	% Var
	Actuals	Budget		
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 35,219,286	\$ 34,923,862	\$ 295,424	1%
Operating expense	<u>17,052,002</u>	<u>19,779,893</u>	2,727,891	14%
Operating income (loss)	<u>18,167,284</u>	<u>15,143,969</u>	3,023,315	20%
Operating margin	51.6%	43.4%		
Net non operating revenues (expense)	(4,486,847)	(4,261,294)	(225,553)	5%
Capital contributions	4,991,859	6,078,816	(1,086,957)	-18%
Net extraordinary revenue (expense)	<u>(22,420)</u>	<u>-</u>	(22,420)	0%
Change in net assets	<u>\$ 18,649,876</u>	<u>\$ 16,961,491</u>	\$ 1,688,385	
Balance Sheet				
Cash and cash equivalents	\$ 93,172,337	Current ratio (unrestricted)		
Lease receivable	180,260,753	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	53,598,135	7.573 to 1		
Total assets	819,061,935			
Current unrestricted liabilities	7,077,359	Debt to Net Assets Ratio		
Total liabilities	343,086,802	106.3%		
Deferred inflow of resources	164,224,887			
Total Net Assets	\$ 311,750,245			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for first seven months of fiscal year 2026 ending April 30, 2026.

OPERATING REVENUES

Total operating revenues for the period ending April 30, 2026, are \$35,219,286. This in line with planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at \$12,602,907 which is 1 % above the budget of \$12,507,807. The following is a brief analysis of wharfage results by cargo category:

	7 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 615,054	\$ 257,039	\$ (358,015)	-58%
Bulk Aggregate	-	206,500	\$ 206,500	
Containerized Cargo	1,873,399	1,711,909	\$ (161,490)	-9%
General Cargo	8,320,958	9,105,091	\$ 784,133	9%
Project Cargo	195,417	30,014	\$ (165,403)	0%
Ro-Ro Cargo	1,502,978	1,292,354	\$ (210,624)	-14%
Total	\$ 12,507,807	\$ 12,602,907	\$ 95,102	1%

Dockage revenue stands at \$6,625,092 which is \$184,249 or 3% below budgeted levels. Year-to-date ship calls are 374 compared to a budget of 421.

Equipment use fees stand at \$1,534,445 which is over budget \$23,012 or 2%.

Security fees stand at \$2,720,074 which is \$473,358 or 21% above budget.

Facility use fees are \$1,872,314. This is over budget by \$533,830 or 40%.

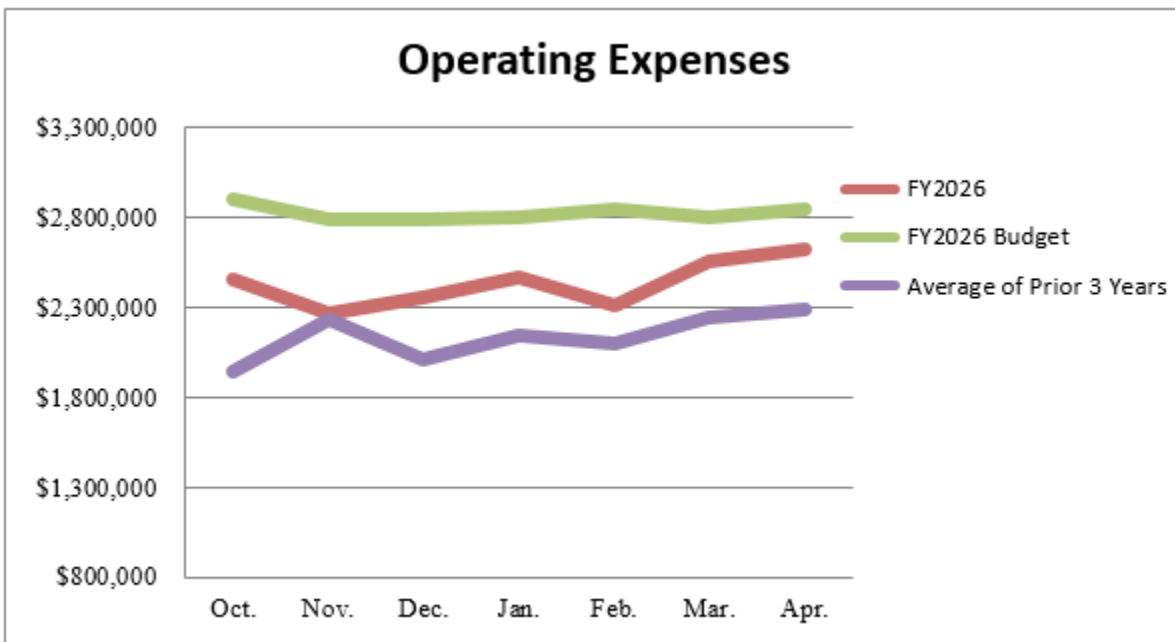
Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,190,652 which is \$88,740 or 7% below budgeted levels.

Ground leases stand at \$8,112,552, which is \$176,470 or 2% below budget.

Other leases are at \$559,792 which is \$49,202 or 10% above budgeted level.

OPERATING EXPENSES

Total operating expenses are \$17,052,002, which is under budget \$2,727,891 or 14% for the first seven months ending April 30, 2026. The following are more specific explanations for variances in operating expenses:



Port salaries/wages and benefits are \$3,521,238. This is \$490,252 or 12% less than the budget. This is due to delays in filling open positions.

Professional services are \$2,109,606 which is under budget 19% or \$484,194.

Training, travel & promotional expenses are \$529,674 which is below budget \$79,381 or 13%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$266,635, which is below budgeted levels by \$65,959 or 20%.

- Sales/promotional travel costs are \$60,864, which is above the budgeted level by \$10,899 or 22%.
- Governmental relations costs are \$3,152 which is below budget by \$17,943 or 85% due to timing of government related travel.
- Community events are \$123,177 which is above budgeted levels \$39,247 or 47%. This is due to the timing of events such as the Centennial Celebration and the Take A Child Fishing Tournament.
- Technical training is \$35,563 which is \$48,385 or 58% under budget due to timing or postponement of training and onboarding personnel.

Supplies are \$115,004 which is below the budget by \$21,410 or 16%.

Utilities are \$846,688, which is \$96,519 or 13% above budget. This is due to the timing of pass-through invoices being issued to customers.

Business insurance is \$1,133,188 which is \$583,302 or 34% below budgeted levels.

Other services and charges at \$384,591 are \$74,126 or 16% below budget.

Maintenance and repair expenses at \$810,782 are \$45,302 or 5% 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 \$51,263
- Planned trolley repairs of \$60,000

Depreciation expense at \$7,601,231 is \$1,046,443 or 12% below budget.

Operating income is \$18,167,284 compared to the April 2026 budget of \$15,143,969. Twenty 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 April, 2026, the net revenue of ad valorem taxes collected was \$8,401.

Investment income is \$2,383,926, which is below budget by 8% due to changes in fair market values, funds invested in capital projects, and interest rates.

Debt interest and fees are \$6,863,324 which is \$23,453 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 April of fiscal year 2026 is \$6,078,816. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$4,991,859 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 April, 2026. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT
BALANCE SHEET**

	4/30/2026	9/30/2025
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 42,699,568	\$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	7,143,249	6,665,489
PROPERTY TAXES	13,385	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(106,387)	(235,929)
OTHER GOVERNMENTS	904,306	880,287
ACCRUED INTEREST	0	0
PREPAIDS	1,228,280	959,055
INVENTORY	1,715,735	1,693,965
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 233,858,888	\$ 219,379,433
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	50,472,769	50,161,240
INVESTMENTS	36,448,708	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	16,275	32,542
OTHER	-	(1,783)
ACCRUED INTEREST	68,809	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	3,116
TOTAL RESTRICTED ASSETS	87,009,678	94,701,232
TOTAL CURRENT ASSETS	320,868,566	314,080,666
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	636,522,352	619,832,717
LESS ACCUMULATED DEPRECIATION	(138,328,983)	(130,727,752)
PROPERTY, PLANT, AND EQUIPMENT NET	498,193,369	489,104,965
TOTAL ASSETS	\$ 819,061,935	\$ 803,185,631
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 3,310,628	\$ 5,465,838
EQUIPMENT LEASE PAYABLE	-	-
ACCRUED COMPENSATED ABSENCES	-	144,548
UNEARNED LEASE INCOME	3,766,731	4,763,160
TOTAL CURRENT LIABILITIES	\$ 7,077,359	\$ 10,373,546
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	4,518,375	3,491,349
BONDS PAYABLE	7,590,000	7,590,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	12,108,375	11,081,349
NON-CURRENT LIABILITIES		
BONDS PAYABLE	303,775,000	303,775,000
BOND PREMIUMS	20,126,068	20,630,652
TOTAL NON-CURRENT LIABILITIES	323,901,068	324,405,652
TOTAL LIABILITIES	\$ 343,086,802	\$ 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	\$ 295,309,961	\$ 295,802,273
RESTRICTED-DEBT SERVICE	18,712,578	16,746,235
RESTRICTED-CAPITAL PROJECTS (Corps)	12,181	12,242
RESTRICTED CONTRIBUTED TO OTHERS	48,632,373	47,707,974
RESERVE FOR CAPITAL IMPROVEMENTS	13,537,440	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(127,091,141)	(127,218,419)
UNRESTRICTED	62,636,855	46,777,536
TOTAL NET ASSETS	\$ 311,750,245	\$ 293,100,196

PORT FREEPORT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
April 30, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	7 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 12,602,907	\$ 12,042,905	5%	\$ 12,507,803	\$ 95,104	1%	\$ 21,441,953
Dockage & deep water berth	6,625,092	6,792,551	-2%	6,809,341	(184,249)	-3%	11,673,160
Equipment & pallet use fees	1,534,445	1,567,241	-2%	1,511,433	23,012	2%	2,591,025
Facility use fees	1,872,314	1,438,632	30%	1,338,484	533,830	40%	2,294,545
Security Fees	2,720,074	2,581,828	5%	2,246,716	473,358	21%	3,851,515
Other Customer Service Fees	1,190,652	1,203,246	-1%	1,279,392	(88,740)	-7%	2,182,675
Ground leases	8,112,552	8,115,903	0%	8,289,022	(176,470)	-2%	14,209,747
Other leases	559,792	516,940	8%	510,590	49,202	10%	881,373
GASB 87 Lease recognition		-	0%	-	-	0%	-
Other revenue	1,458	15,493	-91%	431,081	(429,623)	-100%	739,000
Business interruption Claim		-	0%	-	-	0%	-
Total Operating Revenues	35,219,286	34,274,740	3%	34,923,862	295,424	1%	59,864,993
OPERATING EXPENSES:							
Port salaries/wages	2,689,147	2,405,658	12%	3,101,229	(412,082)	-13%	5,287,826
Port employee benefits	832,091	769,517	8%	910,261	(78,170)	-9%	1,791,996
Professional services	2,109,606	2,302,892	-8%	2,593,800	(484,194)	-19%	4,446,506
Training, travel, and promotional	529,674	566,384	-6%	609,055	(79,381)	-13%	973,992
Supplies	115,004	122,622	-6%	136,414	(21,410)	-16%	235,400
Utilities	846,688	620,373	36%	750,169	96,519	13%	1,286,013
Business Insurance	1,133,188	1,649,826	-31%	1,716,490	(583,302)	-34%	2,942,554
Other services & charges	384,591	301,037	28%	458,717	(74,126)	-16%	799,432
Maintenance & repair	810,782	717,252	13%	856,084	(45,302)	-5%	1,388,618
Depreciation	7,601,231	7,101,074	7%	8,647,674	(1,046,443)	-12%	14,824,585
Total Operating Expenses	17,052,002	16,556,635	3%	19,779,893	(2,727,891)	-14%	33,976,922
OPERATING INCOME (LOSS)	18,167,284	17,718,105	3%	15,143,969	3,023,315	20%	25,888,071
	52%	52%		43%			43%
NON-OPERATING REVENUES (EXPENSES)							
Ad Valorum tax collections	8,401	(27,032)	-131%	-	8,401	-	-
Investment Income	2,383,926	3,253,469	-27%	2,578,577	(194,651)	-8%	4,420,422
Gain (loss) on sale of assets		35,000	-100%		-	0%	-
Debt interest and fees	(6,863,324)	(7,039,901)	-3%	(6,839,871)	23,453	0%	(11,726,609)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:							
Freeport Harbor Improvement Project		-	0%		-	-	-
Berth 2 Floodwall Modifications		-	0%		-	-	-
Contributed Capital-Other		-	0%		0	0%	-
OTHER:							
Dredge material placement fees	(15,850)	-	0%		(15,850)	0%	-
Total Non-Operating Revenue (Expenses)	(4,486,847)	(3,778,464)	19%	(4,261,294)	(225,553)	5%	(7,306,187)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	13,680,436	13,939,641	-2%	10,882,675	2,797,761	26%	18,581,884
CAPITAL CONTRIBUTIONS:							
Grants:							
Grants Port-Freeport	4,991,859	1,627,735	207%	6,078,816	(1,086,957)	-18%	10,420,831
Total Capital Contributions-Grants	4,991,859	1,627,735	207%	6,078,816	(1,086,957)	-18%	10,420,831
EXTRAORDINARY ITEM							
Emergency Recovery Efforts - Hurricane	(22,420)	(2,198,284)	-99%	-	(22,420)	0%	-
Net Extraordinary Income (Expense)	(22,420)	(2,198,284)	-99%	-	(22,420)	0%	-
CHANGE IN NET POSITION	\$ 18,649,876	\$ 13,369,092	39%	\$ 16,961,491	\$ 1,688,385	10%	\$ 29,002,715

STATEMENT OF CASH FLOWS

April 30, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 18,167,284	\$ 18,743,505
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	7,601,230	7,101,074
Dredge Material Placement Fees	(15,850)	-
Change in Assets and Liabilities:		
Trade receivables	(477,760)	(192,534)
Other receivables	(129,542)	166,159
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	(21,770)	(568)
Prepaid and Other	(295,027)	811,408
Accounts payable	(2,155,210)	1,971,289
Deferred lease income	(996,428)	(1,040,551)
Accrued compensated absences	(144,548)	(146,828)
Total Cash Provided from (Used for) Operating Activities	<u>21,532,379</u>	<u>27,412,954</u>
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	32,188	19,862
Property tax collection expense	-	(5,917)
Emergency Recovery Efforts - Disaster Related	(22,420)	(512,700)
Total Cash Provided from (Used for) Non-capital Financing Activities	<u>9,768</u>	<u>(498,755)</u>
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	-	-
Interest and fees paid under debt obligations	(6,340,882)	(6,478,992)
Proceeds from sale of long-term debt obligations	-	-
Land, capital improvement, and equipment purchases	(17,181,597)	(20,612,849)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	-
Grants received	4,991,859	(745,482)
Proceeds from sale/disposal of capital assets	-	35,000
Total Cash Provided from (Used for) Capital Financing Activities	<u>(18,530,620)</u>	<u>(27,802,323)</u>
Cash Flows from Investing Activities:		
Investment earnings	2,374,218	3,261,732
Change in FMV of marketable investment securities	492,135	550,404
Total Cash Provided from (Used for) Investing Activities	<u>2,866,353</u>	<u>3,812,136</u>
Net Increase(Decrease) in Cash and Cash Equivalents	5,877,880	2,924,012
Cash and Cash Equivalents at Beginning of Period	<u>123,743,164</u>	<u>133,026,835</u>
Cash and Cash Equivalents at End of Period	<u>\$ 129,621,045</u>	<u>\$ 135,950,848</u>

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$ 6,712,126.98	94%
31 - 60 days	231,209	3%
61 - 90 days	235,942	3%
Over 90 days	\$ 3,920	0%
Allowance for uncollectibles	(39,949)	-1%
Net Trade A/R	\$ 7,143,249	

Note 2 - Accounts Payable Information

Retainage Withheld	\$ 1,511,863
Corps of Engineers*	620,518
Employee Payroll Related	13,017
Accounts Payable	2,677,093
Total A/P	\$ 3,310,628

45' Project - \$620,518

Note 3 - Debt Service Information

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

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

Note 4 - Net Asset Information

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

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

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
April 30, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	7 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
<u>COMMISSIONERS</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 33,600	\$ 33,600	0%	\$ 33,600	-	0%	\$ 57,600
Port employee benefits	3,556	3,336	7%	3,124	432	14%	4,974
Professional services	-	-	0%	-	-	0%	-
Training, travel & promotional	35,013	60,266	-42%	64,640	(29,627)	-46%	83,211
Supplies	51	91	-44%	350	(299)	-85%	600
Utilities	5,768	5,241	10%	5,190	578	11%	8,900
Total Operating Expenses	\$ 77,988	\$ 102,533	-24%	\$ 106,904	(28,916)	-27%	\$ 155,285
<u>ADMINISTRATION & FOREIGN TRADE ZONE</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 925,902	\$ 836,222	11%	\$ 1,044,124	(118,222)	-11%	\$ 1,761,351
Port employee benefits	258,312	236,994	9%	276,073	(17,761)	-6%	562,126
Professional services	329,158	269,306	22%	570,132	(240,974)	-42%	980,933
Training, travel & promotional	169,623	160,665	6%	137,469	32,154	23%	237,274
Supplies	18,366	22,433	-18%	15,861	2,505	16%	27,600
Utilities	47,477	40,840	16%	41,850	5,627	13%	71,740
Business Insurance	1,133,188	1,649,826	-31%	1,716,490	(583,302)	-34%	2,942,554
Other services & charges	265,670	210,752	26%	305,973	(40,303)	-13%	525,385
Maintenance & repair	60,754	62,760	-3%	106,581	(45,827)	-43%	182,350
Depreciation	7,601,231	7,101,074	7%	8,647,674	(1,046,443)	-12%	14,824,585
Total Operating Expenses	\$ 10,809,681	\$ 10,590,872	2%	\$ 12,862,227	(2,052,546)	-16%	\$ 22,115,898
<u>ENGINEERING</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 210,956	\$ 248,405	-15%	\$ 274,269	(63,313)	-23%	\$ 470,179
Port employee benefits	76,750	95,640	-20%	99,895	(23,145)	-23%	192,697
Professional services	82,653	240,642	-66%	505,400	(422,747)	-84%	866,400
Training, travel & promotional	7,202	7,309	-1%	18,710	(11,508)	-62%	31,915
Supplies	1,978	2,103	-6%	3,445	(1,467)	-43%	5,900
Utilities	3,042	3,150	-3%	3,977	(935)	-24%	6,822
Other services & charges	4,133	3,842	8%	5,745	(1,612)	-28%	9,850
Maintenance & repair	310	951	-67%	294	16	5%	500
Total Operating Expenses	\$ 387,023	\$ 602,042	-36%	\$ 911,735	(524,712)	-58%	\$ 1,584,263
<u>OPERATIONS</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 1,163,666	\$ 968,894	20%	\$ 1,363,793	(200,127)	-15%	\$ 2,337,933
Port employee benefits	365,620	322,519	13%	404,574	(38,954)	-10%	785,403
Professional services	4,973	10,777	-54%	5,000	(27)	-1%	5,000
Training, travel & promotional	51,776	15,528	233%	21,889	29,887	137%	32,449
Supplies	58,094	62,680	-7%	69,396	(11,302)	-16%	120,100
Utilities	760,953	545,318	40%	668,848	92,105	14%	1,146,593
Other services & charges	68,570	52,849	30%	79,915	(11,345)	-14%	146,340
Maintenance & repair	713,705	602,814	18%	706,603	7,102	1%	1,133,318
Total Operating Expenses	\$ 3,187,357	\$ 2,581,379	23%	\$ 3,320,018	(132,661)	-4%	\$ 5,707,136

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
April 30, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	7 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
<u>BUSINESS DEVELOPMENT</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 225,805	\$ 204,435	10%	\$ 241,699	(15,894)	-7%	\$ 414,344
Port employee benefits	76,631	64,318	19%	73,498	3,133	4%	141,725
Professional services	96,825	400,000	-76%	-	96,825	0%	-
Training, travel & promotional	263,412	320,060	-18%	358,518	(95,106)	-27%	575,868
Supplies	1,620	1,342	21%	3,495	(1,875)	-54%	6,000
Utilities	2,516	2,414	4%	3,242	(726)	-22%	5,562
Other services & charges	13,239	8,543	55%	23,438	(10,199)	-44%	43,032
Maintenance & repair	-	-	0%	-	-	0%	-
Total Operating Expenses	\$ 680,048	\$ 1,001,110	-32%	\$ 703,890	(23,842)	-3%	\$ 1,186,531
<u>PROTECTIVE SERVICES</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 129,218	\$ 114,102	13%	\$ 143,744	(14,526)	-10%	\$ 246,419
Port employee benefits	51,221	46,710	10%	53,097	(1,876)	-4%	105,071
Professional services	1,595,997	1,382,167	15%	1,513,268	82,729	5%	2,594,173
Training, travel & promotional	2,649	2,557	4%	7,829	(5,180)	-66%	13,275
Supplies	34,896	33,974	3%	43,867	(8,971)	-20%	75,200
Utilities	26,932	23,409	15%	27,062	(130)	0%	46,396
Other services & charges	32,979	25,051	32%	43,646	(10,667)	-24%	74,825
Maintenance & repair	36,013	50,727	-29%	42,606	(6,593)	-15%	72,450
Total Operating Expenses	\$ 1,909,905	\$ 1,678,697	14%	\$ 1,875,119	34,786	2%	\$ 3,227,809
<u>CONSOLIDATED - TOTAL</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 2,689,147	2,405,658	12%	3,101,229	(412,082)	-13%	\$ 5,287,826
Port employee benefits	832,090	769,517	8%	910,261	(78,171)	-9%	1,791,996
Professional services	2,109,606	2,302,892	-8%	2,593,800	(484,194)	-19%	4,446,506
Training, travel & promotional	529,675	566,385	-6%	609,055	(79,380)	-13%	973,992
Supplies	115,005	122,622	-6%	136,414	(21,409)	-16%	235,400
Utilities	846,688	620,371	36%	750,169	96,519	13%	1,286,013
Business Insurance	1,133,188	1,649,826	-31%	1,716,490	(583,302)	-34%	2,942,554
Other services & charges	384,591	301,037	28%	458,717	(74,126)	-16%	799,432
Maintenance & repair	810,782	717,252	13%	856,084	(45,302)	-5%	1,388,618
Depreciation	7,601,231	7,101,074	7%	8,647,674	(1,046,443)	-12%	14,824,585
Total Operating Expenses	\$ 17,052,002	\$ 16,556,634	3%	\$ 19,779,893	(2,727,891)	-14%	\$ 33,976,922

PORT FREEPORT - VELASCO TERMINAL ONLY

STATEMENT OF REVENUES AND EXPENSES

April 30, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	7 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 1,616,316	\$ 1,598,280	1%	\$ 1,250,781	\$ 365,535	29%	\$ 2,144,196
Dockage & deep water berth	559,984	533,498	5%	680,932	(120,948)	-18%	1,167,316
Equipment & pallet use fees	1,403,301	1,323,715	6%	1,209,145	194,156	16%	2,072,820
Facility use fees	146,868	214,728	-32%	-	146,868	0%	-
Security Fees	263,107	243,955	8%	224,668	38,439	17%	385,148
Other Customer Service Fees	416,540	409,728	2%	620,004	(203,464)	-33%	1,062,867
Ground leases	65,159	263,806	-75%	165,781	(100,622)	-61%	284,196
Total Operating Revenues	4,471,275	4,587,710	-3%	4,151,311	319,964	8%	7,116,543
OPERATING EXPENSES:							
Port salaries/wages	351,963	251,526	40%	280,749	71,214	25%	481,284
Port employee benefits	79,665	58,392	36%	79,533	132	0%	162,450
Professional services	-	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	-	-	0%	-
Supplies	1,726	132	1208%	-	-	0%	-
Utilities	151,012	97,321	55%	100,602	50,410	50%	172,457
Business Insurance	181,214	284,358	-36%	343,298	(162,084)	-47%	588,511
Maintenance & repair	380,349	286,283	33%	354,083	26,266	7%	607,000
Depreciation	3,777,189	3,441,382	10%	4,150,885	(373,696)	-9%	7,115,801
Total Operating Expenses	4,923,118	4,419,394	11%	5,309,150	(386,032)	-7%	9,127,503
OPERATING INCOME (LOSS)	(451,843)	168,316	368%	(1,157,839)	705,996	61%	(2,010,960)
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(1,449,014)	(1,495,569)	-3%	(2,290,184)	841,170	37%	(3,927,189)
Total Non-Operating Revenue (Expenses)	(1,449,014)	(1,495,569)	-3%	(2,290,184)	841,170	-37%	(3,927,189)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(1,900,857)	(1,327,253)	43%	(3,448,023)	1,547,166	0%	(5,938,149)
CHANGE IN NET POSITION	\$ (1,900,857)	\$ (1,327,253)	43%	\$ (3,448,023)	\$ 1,547,166	-45%	\$ (5,938,149)

PORT FREEPORT
Port Improvement Projects Summary
April 30, 2026

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
2026 Fender Replacement	3,328,000.00	0.00	3,328,000.00	0.00	380,000.00	0.00	380,000.00	2,948,000.00
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	3,328,000.00	0.00	3,328,000.00	0.00	380,000.00	0.00	380,000.00	2,948,000.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Gate 12 RPM	0.00	0.00	0.00	0.00	14,450.43	0.00	14,450.43	(14,450.43)
EDSA	0.00	0.00	0.00	0.00	14,450.43	0.00	14,450.43	(14,450.43)
Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
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- Access Project	13,159,432.83	70,000.00	13,229,432.83	13,229,432.83	132,709.35	12,327,089.63	12,459,798.98	769,633.85
EDSA	1,218,718.00	70,000.00	1,288,718.00		0.00	1,184,981.61	1,184,981.61	103,736.39
Construction	11,929,297.00	0.00	11,929,297.00		132,709.35	11,130,690.19	11,263,399.54	665,897.46
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	1,642,903.81	17,685,432.65	19,328,336.46	47,241.89
EDSA	849,800.00	0.00	849,800.00		148,637.13	581,834.00	730,471.13	119,328.87
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
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	24,355.00	0.00	14,320.00	14,320.00	500,405.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Gate 4 Access Road Widening	1,215,124.20	0.00	1,215,124.20	1,215,132.58	951,355.71	27,650.00	979,005.71	236,118.49
EDSA	66,137.00	0.00	66,137.00		0.00	27,650.00	27,650.00	38,487.00
Construction	1,148,987.20	0.00	1,148,987.20		951,355.71	0.00	951,355.71	197,631.49
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

PORT FREEPORT
Port Improvement Projects Summary
April 30, 2026

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
M & R - Railroad Track Renovations	0.00	0.00	75,000.00	75,000.00	0.00	11,320.00	11,320.00	63,680.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	75,000.00	75,000.00	0.00	11,320.00	11,320.00	63,680.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
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
M & R - Roads	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Transformer Yard Replacement	4,078.00	0.00	4,078.00	200,000.00	0.00	4,078.00	4,078.00	0.00
EDSA	4,078.00	0.00	4,078.00		0.00	4,078.00	4,078.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Fence Razor Wire Upgrade	23,350.00	0.00	23,350.00	23,350.00	0.00	0.00	0.00	23,350.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	23,350.00	0.00	23,350.00		0.00	0.00	0.00	23,350.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Inner Harbor Berth Repairs	191,000.00	12,023.80	203,023.80	300,000.00	0.00	168,760.00	168,760.00	34,263.80
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	191,000.00	12,023.80	203,023.80		0.00	168,760.00	168,760.00	34,263.80
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Chiquita Asphalt 2024	250,000.00	0.00	250,000.00	250,000.00	0.00	200,758.62	200,758.62	49,241.38
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	250,000.00	0.00	250,000.00		0.00	200,750.00	200,750.00	49,250.00
Other not in contract	0.00	0.00	0.00		0.00	8.62	8.62	(8.62)
Total				\$ 42,045,117.93	\$ 5,930,377.41	\$ 34,225,266.14	\$ 40,155,643.55	\$ 6,248,344.73

PORT FREEPORT
 QUARTERLY INVESTMENT REPORT
 3/31/2026

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	12/31/2025 Face Value	12/31/2025 Amortized Cost	12/31/2025 Fair Market Value	Purchases	Sales/ Maturities	3/31/2026 Face Value	(Discount) Premium	3/31/2026 Amortized Cost	3/31/2026 Fair Market Value
OPERATING FUNDS:														
MM	HS	-	-	3.033	3.033	5,629.18	5,629.18	5,629.18	0.40		5,629.58	N/A	5,629.58	5,629.58
MM	TP	-	-	3.670	3.670	22,009,695.70	22,009,695.70	22,009,695.70	200,747.27		22,210,442.97	N/A	22,210,442.97	22,210,442.97
MM	TP	-	-	3.670	3.670	2,441,311.26	2,441,311.26	2,441,311.26	1,841,966.38		4,283,277.64	N/A	4,283,277.64	4,283,277.64
TOTAL ENTERPRISE FUND -UNRESTRICTED						24,456,636.14	24,456,636.14	24,456,636.14	2,042,714.05	0.00	26,499,350.19	0.00	26,499,350.19	26,499,350.19

INVESTMENT SUMMARY:

MM	26,499,350.19	100.00%
C.D.	0.00	0.00%
TREASURY	0.00	0.00%
AGENCY	0.00	0.00%
TX MUNICIPAL	0.00	0.00%
	<u>26,499,350.19</u>	

WEIGHTED AVERAGE YIELD 3.670 %

BENCHMARK - 3 MO. TBILL 3.696 %

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	12/31/2025 Face Value	12/31/2025 Amortized Cost	12/31/2025 Fair Market Value	Purchases	Sales/ Maturities	3/31/2026 Face Value	(DISCOUNT) Premium	3/31/2026 Amortized Cost	3/31/2026 Fair Market Value
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RESTRICTED

CAPITAL IMPROVEMENTS:

MM	HS	-	-	0.576	0.576	114,135.75	114,135.75	114,135.75		(109,174.03)	4,961.72	N/A	4,961.72	4,961.72
MM	TP	-	-	3.670	3.670	3,494,047.24	3,494,047.24	3,494,047.24	5,046,451.25		8,540,498.49	N/A	8,540,498.49	8,540,498.49
TNOTE	HS	3/17/2025	2/28/2026	0.500	4.092	9,835,000.00	9,510,029.68	9,785,751.43		(9,835,000.00)	0.00	0.00	0.00	0.00
TBILL	HS	3/3/2026	2/18/2027	3.532	3.532	0.00	0.00	0.00	5,140,000.00		5,140,000.00	(170,191.69)	4,969,808.31	4,966,297.76
TOTAL CAPITAL IMPROVEMENTS						13,443,182.99	13,118,212.67	13,393,934.42	10,186,451.25	(9,944,174.03)	13,685,460.21	(170,191.69)	13,515,268.52	13,511,757.97

45 FOOT PROJECT FUNDS RESTRICTED:

MM	TGB	-	-	0.000	0.000	10,075.41	10,075.41	10,075.41		(35.83)	10,039.58	N/A	10,039.58	10,039.58
TOTAL 45 FOOT PROJECT FUNDS -RESTRICTED						10,075.41	10,075.41	10,075.41	0.00	(35.83)	10,039.58	0.00	10,039.58	10,039.58

FREEPORT HARBOR NAVIGATION PROJECT FEASIBILITY STUDY FUND RESTRICTED:

MM	FNB	-	-	0.010	0.010	1,098.91	1,098.91	1,098.91		(0.07)	1,098.84	N/A	1,098.84	1,098.84
TOTAL FREEPORT HARBOR NAVIGATION PROJECT FEASIBILITY STUDY FUND						1,098.91	1,098.91	1,098.91	0.00	(0.07)	1,098.84	0.00	1,098.84	1,098.84

FREEPORT HARBOR ASSUMPTION OF OPERATIONS AND MAINTENANCE FUND RESTRICTED:

MM	FNB	-	-	0.010	0.010	1,042.18	1,042.18	1,042.18	0.03		1,042.21	N/A	1,042.21	1,042.21
TOTAL FREEPORT HARBOR ASSUMPTION OF OPS & MAINTENANCE FUND						1,042.18	1,042.18	1,042.18	0.03	0.00	1,042.21	0.00	1,042.21	1,042.21

INTEREST & SINKING:

MM	TP2013A Debt Service	-	-	3.670	3.670	1,955,357.19	1,955,357.19	1,955,357.19	716,165.99		2,671,523.18		2,671,523.18	2,671,523.18
MM	TP2024 Rev Debt Service	-	-	3.670	3.670	112,353.40	112,353.40	112,353.40	302,847.63		415,201.03		415,201.03	415,201.03
MM	TP-G.O. Bond I & S	-	-	3.670	3.670	6,550,882.97	6,550,882.97	6,550,882.97		(2,196,764.66)	4,354,118.31	N/A	4,354,118.31	4,354,118.31
MM	TP-18 I & S	-	-	3.670	3.670	1,541,643.86	1,541,643.86	1,541,643.86	512,553.97		2,054,197.83	N/A	2,054,197.83	2,054,197.83
MM	TP-15 I & S	-	-	3.670	3.670	1,909,701.91	1,909,701.91	1,909,701.91	630,344.16		2,540,046.07	N/A	2,540,046.07	2,540,046.07
MM	TP-21 Rev Bond I & S	-	-	3.670	3.670	124,142.37	124,142.37	124,142.37	334,184.78		458,327.15		458,327.15	458,327.15
MM	TP-19A Rev Bond I & S	-	-	3.670	3.670	721,062.70	721,062.70	721,062.70	702,715.44		1,423,778.14		1,423,778.14	1,423,778.14
MM	TP-19B Rev Bond I & S	-	-	3.670	3.670	479,635.71	479,635.71	479,635.71	393,515.79		873,151.50		873,151.50	873,151.50
TOTAL INTEREST & SINKING						13,394,780.11	13,394,780.11	13,394,780.11	3,592,327.76	(2,196,764.66)	14,790,343.21	0.00	6,408,316.14	14,790,343.21

2013A SENIOR LIEN REFUNDING BOND RESERVE FUND - RESTRICTED:

MM	HS	-	-	0.476	0.476	1,508.30	1,508.30	1,508.30	2,651.12		4,159.42	N/A	4,159.42	4,159.42
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BROKER CODE:
 HS = HILLTOP SECURITIES
 FNB = FIRST NATIONAL BANK
 TGB = TEXAS GULF BANK
 TP = TEXPOOL

LIQUIDITY SUMMARY:

0-1 MONTH	26,499,350.19	100.00%
1-6 MONTHS	0.00	0.00%
6-12 MONTHS	0.00	0.00%
OVER 12 MONTH	0.00	0.00%
	<u>26,499,350.19</u>	

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	12/31/2025 Face Value	12/31/2025 Amortized Cost	12/31/2025 Fair Market Value	Purchases	Sales/ Maturities	3/31/2026 Face Value	(Discount) Premium	3/31/2026 Amortized Cost	3/31/2026 Fair Market Value
TNOTE	HS	04/01/21	02/28/26	0.500	0.877	247,000.00	245,684.70	245,763.15		(247,000.00)	0.00	0.00	0.00	0.00
TNOTE	HS	03/12/26	03/31/29	2.375	3.708	0.00	0.00	0.00	255,000.00		255,000.00	(9,891.21)	245,108.79	244,329.24
TNOTE	HS	11/03/23	10/31/28	1.375	4.669	505,000.00	444,691.68	475,342.30			505,000.00	(60,308.32)	444,691.68	474,415.20
TNOTE	HS	12/31/25	12/31/30	3.625	3.686	540,000.00	538,628.46	538,628.46			540,000.00	(1,371.54)	538,628.46	532,223.34
<i>2015A SENIOR LIEN REVENUE & REFUNDING BONDS - RESTRICTED:</i>														
MM	HS	-	-	0.476	0.476	377.95	377.95	377.95	0.70		378.65	N/A	378.65	378.65
TNOTE	HS	11/03/23	11/30/27	0.625	4.683	1,012,000.00	885,013.20	957,996.20			1,012,000.00	(126,986.80)	885,013.20	960,186.73
TNOTE	HS	12/31/25	12/31/30	3.625	3.686	238,000.00	237,416.73	237,416.73			238,000.00	(583.27)	237,416.73	234,572.51
<i>2018 SENIOR LIEN REVENUE REFUNDING BONDS - RESTRICTED:</i>														
MM	HS	-	-	0.468	0.468	6,201.10	6,201.10	6,201.10		(6,106.96)	94.14	N/A	94.14	94.14
TBILL	HS	03/24/26	03/18/27	3.757	4.256	0.00	0.00	0.00	1,085,000.00		1,085,000.00	(39,112.74)	1,045,887.26	1,045,119.11
TBILL	HS	11/14/25	03/12/26	3.672	3.672	1,040,000.00	1,027,502.40	1,032,617.16		(1,040,000.00)	0.00	0.00	0.00	0.00
TNOTE	HS	11/03/23	11/30/27	0.625	4.683	97,000.00	84,580.62	91,823.75			97,000.00	(12,419.38)	84,580.62	92,033.71
<i>2019A SENIOR LIEN REVENUE BONDS - RESTRICTED:</i>														
MM	HS	-	-	0.577	0.577	963.54	963.54	963.54	60.72		1,024.26	N/A	1,024.26	1,024.26
TNOTE	HS	12/31/25	12/31/30	3.625	3.686	1,530,000.00	1,526,036.11	1,526,036.11			1,530,000.00	(3,963.89)	1,526,036.11	1,507,966.12

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	12/31/2025 Face Value	12/31/2025 Amortized Cost	12/31/2025 Fair Market Value	Purchases	Sales/ Maturities	3/31/2026 Face Value	(Discount) Premium	3/31/2026 Amortized Cost	3/31/2026 Fair Market Value	
<i>2019B SENIOR LIEN REVENUE BONDS - RESTRICTED:</i>															
MM	HS	-	-	0.475	0.475	37,701.50	37,701.50	37,701.50	8,159.25		45,860.75	N/A	45,860.75	45,860.75	
TNOTE	HS	1/3/2024	2/28/2027	1.875	4.041	870,000.00	822,877.36	853,762.29			870,000.00	(47,122.64)	822,877.36	855,389.74	
<i>2021 SENIOR LIEN REVENUE BONDS - RESTRICTED:</i>															
MM	HS	-	-	0.476	0.476	43,156.33	43,156.33	43,156.33	3.20		43,159.53	N/A	43,159.53	43,159.53	
TNOTE	HS	6/25/2025	12/31/30	3.750	3.899	1,075,000.00	1,067,119.53	1,075,656.31			1,075,000.00	(7,880.47)	1,067,119.53	1,065,285.35	
<i>2024 SENIOR LIEN REVENUE BONDS - RESTRICTED:</i>															
MM	HS	-	-	0.576	0.576	110,195.88	110,195.88	110,195.88	13.59		110,209.47	N/A	110,209.47	110,209.47	
AG	HS	2/15/2024	11/17/26	4.625	4.421	1,165,000.00	1,169,843.51	1,175,285.79			1,165,000.00	4,843.51	1,169,843.51	1,170,836.65	
TOTAL BOND RESERVE FUNDS						8,519,104.60	8,249,498.90	8,410,432.85	1,350,888.58	(1,293,106.96)	8,576,886.22	(304,796.75)	8,272,089.47	8,387,243.92	
<i>BOND PROJECT FUNDS- RESTRICTED FOR CAPITAL IMPROVEMENTS:</i>															
MM	HS- 2023 G.O. BOND FUNDS			-	0.574	71,471.50	71,471.50	71,471.50		(60,717.54)	10,753.96	N/A	10,753.96	10,753.96	
MM	TP-2023 G.O. BOND FUNDS			-	3.670	21,042,063.12	21,042,063.12	21,042,063.12	4,203,587.64		25,245,650.76	N/A	25,245,650.76	25,245,650.76	
MM	TP-2024 REV BOND FUNDS			-	3.670	2,743,555.73	2,743,555.73	2,743,555.73		(1,234,689.76)	1,508,865.97	N/A	1,508,865.97	1,508,865.97	
TNOTE	HS-23 GO B	2/28/2025	2/28/2026	0.500	4.216	26,810,000.00	25,848,424.09	26,675,749.46		(26,810,000.00)	0.00	0.00	0.00	0.00	
TNOTE	HS-23 GO B	3/19/2025	2/28/2026	0.500	4.099	370,000.00	357,870.77	368,147.23		(370,000.00)	0.00	0.00	0.00	0.00	
TBILL	HS-23 GO B	3/3/2026	2/18/2027	3.411	3.548	0.00	0.00	0.00	24,115,000.00		24,115,000.00	(801,953.95)	23,313,046.05	23,300,052.63	
TOTAL BOND PROJECT FUNDS						51,037,090.35	50,063,385.21	50,900,987.04	28,318,587.64	(28,475,407.30)	50,880,270.69	(801,953.95)	50,078,316.74	50,065,323.32	
TOTAL ENTERPRISE FUND RESTRICTED						86,406,374.55	84,838,093.39	86,112,350.92	43,448,255.26	(41,909,488.85)	87,945,140.96	(1,276,942.39)	78,286,171.50	86,766,849.05	
						110,863,010.69	109,294,729.53	110,568,987.06	45,490,969.31	(41,909,488.85)	114,444,491.15	(1,276,942.39)	104,785,521.69	113,266,199.24	
INVESTMENT SUMMARY:															
M MARKET		50,318,140.96	57.22%												0.987
C.D.		0.00	0.00%												

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This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 04/01/26..04/30/26

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99313	04/01/26	V01175	Alsco Uniforms	106.87	
137311		132657	Maint and Operations Supplies		106.87
137311		132657	M&R Bldgs-Operations Bldg		
137311		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
137311		132657	M&R Bldgs-Security Bldg		
137311		132657	Maint and Operations Supplies-New Uniforms		
			Line Amount Total		106.87
99314	04/01/26	V00062	AT&T Mobility	826.60	
137341		134123	Telephone		151.06
137341		134123	Telephone		157.67
137341		134123	Telephone		366.81
137341		134123	Telephone		151.06
			Line Amount Total		826.60
99315	04/01/26	V00114	AT&T:171-799-3737 001	756.42	
137340		134121	Telephone		127.38
137340		134121	Telephone		63.69
137340		134121	Telephone		334.41
137340		134121	Telephone		15.88
137340		134121	Telephone		47.88
137340		134121	Telephone		31.85
137340		134121	Telephone		23.83
137340		134121	Telephone		47.81
137340		134121	Telephone		63.69
			Line Amount Total		756.42
99316	04/01/26	V00389	Austin Seth	240.72	
137321		134084	Sales/Promotion Travel		90.54
137321		134084	Community Events		150.18
			Line Amount Total		240.72
99317	04/01/26	V00709	Barbara J Fratila	2,735.59	
137357		134126	Technical Training		2,735.59
			Line Amount Total		2,735.59
99318	04/01/26	V00365	Bill Spitzer & Associates	516.85	
137298		134076	M&R TOE-Gantry Crane #1		5.47
137298		134076	M&R TOE-Gantry Crane #2		5.48
137298		134076	M&R TOE-Gantry Crane #3		5.48
137298		134076	M&R TOE-Gantry Crane #4		5.48
137299		134075	M&R TOE-Gantry Crane #1		123.74
137299		134075	M&R TOE-Gantry Crane #2		123.73
137299		134075	M&R TOE-Gantry Crane #3		123.73
137299		134075	M&R TOE-Gantry Crane #4		123.74
			Line Amount Total		516.85
99319	04/01/26	V00256	Blueline Shop & Copy Center	174.42	
137295		134062	M&R Security Equipment-Security Sign		174.42
			Line Amount Total		174.42

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99320	04/01/26	V00445	BP Equipment	740.00	
137286	134052		M&R Leased Facilities-Dole		740.00
			Line Amount Total		740.00
99321	04/01/26	V00187	Brazoria County Septic Service	1,688.00	
137312	134067		Contract Services		1,688.00
			Line Amount Total		1,688.00
99322	04/01/26	V00039	Brazosport Tire	769.60	
137300	134072		M&R TOE-Toyota Forklift		249.90
137301	134071		M&R TOE-John Deere HPX615E		519.70
			Line Amount Total		769.60
99323	04/01/26	V00201	CDW Government	113.94	
137139	133912		Maint & Repair - Office Equipment		113.94
			Line Amount Total		113.94
99324	04/01/26	V00345	Certified Laboratories	448.72	
137302	134077		M&R TOE-Gantry Crane #1		112.18
137302	134077		M&R TOE-Gantry Crane #2		112.18
137302	134077		M&R TOE-Gantry Crane #3		112.18
137302	134077		M&R TOE-Gantry Crane #4		112.18
			Line Amount Total		448.72
99325	04/01/26	V01011	Charles Gryseels III	106.61	
137352	134128		Telephone - Mar		75.00
137352	134128		Automobile Expense		31.61
			Line Amount Total		106.61
99326	04/01/26	V00421	Choctaw Construction Services, LLC	6,005.25	
137313	132387		M&R Parcel 14 Rail		4,696.25
137313	132387		Track Inspection & Switch Maintenance		
137313	132387		October 2025 - Sept 2026		
137313	132387		Surcharges		18.75
137314	134068		M&R Parcel 14 Rail-Emergency Repairs		1,290.25
			Line Amount Total		6,005.25
99327	04/01/26	V00880	Christine Lewis	168.49	
137361	134131		Telephone - Mar		75.00
137361	134131		M&R Vehicles-2018 Nissan Rogue		47.00
137361	134131		Safety Supplies		46.49
			Line Amount Total		168.49
99328	04/01/26	V00264	Conway Data, Inc.	6,750.00	
137220	132993		FTZ Advertising		
137220	132993		Full page ad in Texas Economic Guide		
137220	132993		Full page ad in Governor's Cup		6,500.00
137220	132993		Change Order - Governor's Cup (original PO amount was incorrect for 2nd insertion order as attached)		250.00
			Line Amount Total		6,750.00
99329	04/01/26	V01207	Dealers Electrical Supply	5,902.43	
137315	133760		M&R TOE-Gantry Crane #3 - ATV Drive		2,951.21
137315	133760		M&R TOE-Gantry Crane #4 - ATV Drive		2,951.22
			Line Amount Total		5,902.43
99330	04/01/26	V00027	Dun & Bradstreet	5,304.76	
137330	134091		Subscriptions		2,652.38

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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		
137331		134090	Subscriptions Mar		663.10
137331		134090	Subscriptions Apr-Jun		1,989.28
			Line Amount Total		5,304.76
99331	04/01/26	V00608	Economic Development Alliance for Brazoria Countv	500.00	
137322		134083	Community Events		500.00
			Line Amount Total		500.00
99332	04/01/26	V00189	Energia Resources, Inc.	143.00	
137303		134061	M&R Transit Shed-T.S. 1		19.00
137304		134060	M&R Groundskeeping Equipment-5510 John Deere		124.00
			Line Amount Total		143.00
99333	04/01/26	V00012	FedEx	19.75	
137323		134081	Postage and Freight		9.82
137324		134082	Postage and Freight		9.93
			Line Amount Total		19.75
99334	04/01/26	V01017	GFL Plant Services LP	606.82	
137306		134069	Contract Services		606.82
			Line Amount Total		606.82
99335	04/01/26	V00193	Grainger	947.62	
137305		134070	M&R TOE-Gantry Crane #3		86.76
137305		134070	M&R TOE-Gantry Crane #4		86.76
137325		134085	Furniture and Equipment Purchases <\$5,000		774.10
			Line Amount Total		947.62
99336	04/01/26	V00147	Greater Angleton Chamber of Commerce	450.00	
137342		134120	Dues & Memberships & Licenses		450.00
			Line Amount Total		450.00
99337	04/01/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	1,867.53	
137307		134066	Office Supplies		439.53
137308		134065	Office Supplies		959.81
137332		134093	Office Supplies		120.42
137333		134092	Office Supplies		120.96
137333		134092	Office Supplies		60.48
137333		134092	Office Supplies		15.13
137333		134092	Office Supplies		45.36
137333		134092	Office Supplies		45.36
137333		134092	Office Supplies		60.48
			Line Amount Total		1,867.53
99338	04/01/26	V01159	Ironyun Inc, USA	119,000.00	
137320		132182	VAIDIO VIDEO AI SOFTWARE FOR 100 CAMERAS		
137320		132182	AI Engine per Camera		
137320		132182	Core Platform Server		119,000.00
137320		132182	Annual Hardware Warranty Maint Svc Agreement		
137320		132182	Milestone Integration		
137320		132182	Installation and Setup		
137320		132182	User Trainer		
			Line Amount Total		119,000.00
99339	04/01/26	V00038	Killum Pest Control	1,304.00	
137309		134074	M&R Bldgs-Operations Bldg		920.00
137310		134073	M&R Bldgs-Operations Bldg		384.00
			Line Amount Total		1,304.00

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99340	04/01/26	V00214	McFarland PLLC	2,234.90	
	137327	134086	Legal Fees		2,181.25
	137327	134086	Legal Fees		53.65
			Line Amount Total		2,234.90
99341	04/01/26	V01216	Michael Thomas Winstanley	456.00	
	137360	134129	Community Advertising		456.00
			Line Amount Total		456.00
99342	04/01/26	V00005	Phyllis Saathoff	351.89	
	137353	134125	Telephone expense Jan		136.75
	137353	134125	Sales/Promotion Travel		215.14
			Line Amount Total		351.89
99343	04/01/26	V00248	Promotions Unlimited	911.25	
	137296	134063	Community Events		321.25
	137343	134080	Community Event-TACFT		590.00
	137343	134080	TACFT 2026-Event bag item		
	137343	134080	17 oz. clear Sports Bottle (blank)		
			Line Amount Total		911.25
99344	04/01/26	V00909	Randle Law Office Ltd.	6,185.50	
	137326	134089	Legal Fees		157.50
	137328	134088	Legal Fees		2,028.00
	137329	134087	Legal Fees		4,000.00
			Line Amount Total		6,185.50
99345	04/01/26	V00058	Ravi K. Singhania	3,533.71	
	137358	134127	Community Events		132.19
	137358	134127	Commercial Events		1,641.45
	137358	134127	Technical Training		1,760.07
			Line Amount Total		3,533.71
99346	04/01/26	V00405	SLS Rigging LLC	4,425.00	
	137318	133394	M&R TOE-Gantry Crane #3 - 49.5" Oval Spreader Beam-20,000lb Capacity		2,212.50
	137318	133394	M&R TOE-Gantry Crane #4 - 49.5" Oval Spreader Beam-20,000lb Capacity		2,212.50
			Line Amount Total		4,425.00
99347	04/01/26	V00010	Specialties Company	31.50	
	137239	133998	M&R TOE-Toyota Forklift		31.50
			Line Amount Total		31.50
99348	04/01/26	V00838	StelAr Consulting Services, LLC	8,550.00	
	137259	132326	Survey Fees		8,550.00
	137259	132326	For Professional Services for the		
	137259	132326	Cathodic Protection System		
			Line Amount Total		8,550.00
99349	04/01/26	V00053	Stericycle, Inc	249.37	
	137149	133916	Office Supplies		41.99
	137149	133916	Office Supplies		21.00
	137149	133916	Office Supplies		110.23
	137149	133916	Office Supplies		5.24
	137149	133916	Office Supplies		15.79
	137149	133916	Office Supplies		10.50
	137149	133916	Office Supplies		7.86

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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		
137149		133916	Office Supplies		15.76
137149		133916	Office Supplies		21.00
			Line Amount Total		249.37
99350	04/01/26	V00054	Summit Electric Supply	482.51	
137354		134119	M&R Bldgs-Maintenance Bldg		87.60
137355		134118	M&R Warehouse-Warehouse 51		62.09
137356		134117	M&R Transit Shed-T.S. 1		332.82
			Line Amount Total		482.51
99351	04/01/26	V00101	Payment vendor ledger entry is not found check# 99351.	0.00	
			Line Amount Total		
99352	04/01/26	V00101	Sunstates Security, LLC	149,768.27	
137334		134094	Security Service Fees		983.13
137335		134095	Security Service Fees		214.50
137336		134098	Security Service Fees		429.00
137337		134101	Security Service Fees		178.75
137338		134102	Security Service Fees		321.75
137344		134096	Security Service Fees		49,270.42
137345		134097	Security Service Fees		1,175.07
137346		134099	Security Service Fees		46,342.64
137347		134100	Security Service Fees		1,156.10
137348		134104	Security Service Fees		47,722.53
137349		134105	Security Service Fees		1,295.13
137351		134103	Security Service Fees		679.25
			Line Amount Total		149,768.27
99353	04/01/26	V00456	Superior Fence Services	23,372.00	
137317		133837	Construction in Progress		23,372.00
137317		133837	Gate Repairs to 12 and 14		
			Line Amount Total		23,372.00
99354	04/01/26	V00095	Swisher & Swisher	1,750.00	
137316		131593	M&R Other-Mowing, Weed Control Etc		1,750.00
137316		131593	Herbicide application		
			Line Amount Total		1,750.00
99355	04/01/26	V00376	The Goodman Corporation	4,781.00	
137350		131840	Consultant Fees - Other - EPA Clean Air Grant		4,781.00
137350		131840	Management		
137350		131840	Board Approval on 05/29/2025		
			Line Amount Total		4,781.00
99356	04/01/26	V00332	United Rentals	12,816.35	
137319		133838	M&R TOE-Caterpillar Fire Pump Engine		12,816.35
137319		133838	600 KVA Generator w/transfer switch and cables		
137319		133838	Board Approval 02/26/2026		
137319		133838	Rental monthly quote \$12,715.00 - PO not to exceed \$40,000.00		
			Line Amount Total		12,816.35
99357	04/01/26	V00071	Verizon Wireless	493.09	
137339		134124	Telephone		37.99
137339		134124	Telephone		75.20
137339		134124	Telephone		303.92
137339		134124	Telephone		75.98

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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		
137339		134124	Telephone		
				Line Amount Total	493.09
99358	04/01/26	V00864	Visual Edge IT, Inc.	305.81	
137297		134064	Maint & Repair - Office Equipment		305.81
				Line Amount Total	305.81
99359	04/01/26	V00178	Waypoint	516.16	
137287		134054	Furniture and Equipment Purchases <\$5,000		516.16
137287		134054	Confirmed for IT by Rico via phone		
				Line Amount Total	516.16
99360	04/01/26	V01210	Worldwide Power Products	125,000.00	
137359		133964	PORTABLE GENERATOR ON TRAILER		125,000.00
137359		133964	200KW Generator on Trailer		
137359		133964	HIPOWER HRJW-240 T4F Portable Generator Set		
137359		133964	Quote #00021945		
137359		133964	BOARD APPROVAL 03/26/2026		
137359		133964	2021 HAZMIT Grant-Copy of Invoices & Check		
				Line Amount Total	125,000.00
99361	04/07/26	V00169	100 Club of Brazoria County	500.00	
137392		134193	Community Events		500.00
				Line Amount Total	500.00
99362	04/07/26	V01087	Amanda Veliz	11.89	
137393		134178	Community Event-TACFT		11.89
				Line Amount Total	11.89
99363	04/07/26	V01135	Amazon Capital Services	1,762.90	
137399		134133	Office Supplies		52.76
137399		134133	Office Supplies		36.68
137399		134133	Office Supplies		1.30
137399		134133	Office Supplies		3.91
137399		134133	Office Supplies		61.07
137399		134133	Office Supplies		3.91
137399		134133	Office Supplies		5.22
137399		134133	Office Supplies		547.96
137399		134133	Community Event-TACFT		1,238.07
137399		134133	Community Events		-187.98
				Line Amount Total	1,762.90
99364	04/07/26	V00177	Arthur J. Gallagher Risk Management Services, LLC	777,930.01	
137386		134136	Insurance Expense - Boiler & Machinery		8,452.00
137386		134136	Insurance Expense - Commercial Auto		54,101.00
137386		134136	Insurance Expense - Excess Liability (Umbrella)		64,804.00
137386		134136	Insurance Expense - Fiduciary		5,062.00
137386		134136	Insurance Expense - Gen Liability		637,561.00
137386		134136	Insurance Expense - Maritime		3,000.00
137386		134136	Insurance Expense - Public Officials		
137386		134136	Insurance Expense - Security Boat		4,950.01
				Line Amount Total	777,930.01
99365	04/07/26	V00187	Brazoria County Septic Service	1,184.00	
137362		134145	Contract Services		422.00
137363		134146	M&R Docks-Dock Berth 3		762.00
				Line Amount Total	1,184.00

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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
99366	04/07/26	V00049	Brazos Fasteners, Inc	64.04	
	137401	134190	Maint and Operations Supplies		5.00
	137402	134184	M&R TOE-Gantry Crane #1		14.76
	137402	134184	M&R TOE-Gantry Crane #2		14.76
	137402	134184	M&R TOE-Gantry Crane #3		14.76
	137402	134184	M&R TOE-Gantry Crane #4		14.76
			Line Amount Total		64.04
99367	04/07/26	V00039	Brazosport Tire	1,453.08	
	137400	134191	M&R TOE-Toyota Forklift		354.35
	137403	134174	M&R TOE-Toyota Forklift		267.91
	137403	134174	M&R TOE-Toyota Forklift		267.91
	137403	134174	M&R TOE-Toyota Forklift		267.91
	137404	134173	M&R Bldgs-Maintenance Bldg		295.00
			Line Amount Total		1,453.08
99368	04/07/26	V00605	BTel - Brazoria Telephone Company	1,094.70	
	137387	134142	Contract Services		1,094.70
			Line Amount Total		1,094.70
99369	04/07/26	V00096	CenterPoint Energy	46.56	
	137433	134201	Water & Gas		46.56
			Line Amount Total		46.56
99370	04/07/26	V00539	Cintas	492.64	
	137364	134153	M&R Bldgs-Security Bldg		276.88
	137364	134153	M&R Bldgs-Admin Bldg 1100 Cherry St		79.21
	137364	134153	M&R Bldgs-Operations Bldg		81.72
	137364	134153	M&R Bldgs-Maintenance Bldg		54.83
			Line Amount Total		492.64
99371	04/07/26	V00706	Convergint Technologies LLC	1,997.28	
	137435	133858	M&R Security Equipment-Other		1,997.28
	137435	133858	Customs & Border Protection/ Port Freeport NVR Hard Drive Repair		
			Line Amount Total		1,997.28
99372	04/07/26	V00517	Covenant K9 Detection Services	8,250.00	
	137429	132480	Security Service Fees		8,250.00
	137429	132480	Hourly Rate for K9 Detection Services for 360 Hrs		
			Line Amount Total		8,250.00
99373	04/07/26	V00668	DARE Capital Partners, LLC	4,281.30	
	137405	134144	M&R TOE-Gantry Crane #1		568.00
	137405	134144	M&R TOE-Gantry Crane #2		568.00
	137405	134144	M&R Other-Mowing, Weed Control Etc		1,136.00
	137406	134143	M&R TOE-Gantry Crane #1		568.00
	137406	134143	M&R TOE-Gantry Crane #2		568.00
	137406	134143	M&R Other-Mowing, Weed Control Etc		873.30
			Line Amount Total		4,281.30
99374	04/07/26	V00070	Darlene Winkler	431.82	
	137375	134162	Community Event-TACFT		431.82
			Line Amount Total		431.82
99375	04/07/26	V00041	Evco Industrial Hardware	263.39	
	137407	134185	M&R Vehicles-2015 Chevy Truck		89.61
	137408	134165	Maint and Operations Supplies		102.50

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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		
137409		134164	M&R TOE-Caterpillar Fire Pump Engine		71.28
			Line Amount Total		263.39
99376	04/07/26	V01017	GFL Plant Services LP	593.65	
137365		134148	Contract Services		215.87
137366		134147	Contract Services		377.78
			Line Amount Total		593.65
99377	04/07/26	V00193	Grainger	80.84	
137410		134186	M&R TOE-Gantry Crane #3		20.13
137410		134186	M&R TOE-Gantry Crane #4		20.13
137411		134175	M&R TOE-Gantry Crane #1		10.15
137411		134175	M&R TOE-Gantry Crane #2		10.14
137411		134175	M&R TOE-Gantry Crane #3		10.14
137411		134175	M&R TOE-Gantry Crane #4		10.15
			Line Amount Total		80.84
99378	04/07/26	V00147	Greater Angleton Chamber of Commerce	70.00	
137376		134137	Community Events		70.00
			Line Amount Total		70.00
99379	04/07/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	120.42	
137367		134159	Office Supplies		120.42
			Line Amount Total		120.42
99380	04/07/26	V00083	Jason Hull	136.75	
137394		134179	Telephone - Mar		136.75
			Line Amount Total		136.75
99381	04/07/26	V00194	Johnson Supply	41.14	
137412		134176	M&R Bldgs-Security Bldg		28.11
137413		134166	M&R Docks-Dock Berth 7-VT		13.03
			Line Amount Total		41.14
99382	04/07/26	V00038	Killum Pest Control	169.99	
137368		134149	M&R Leased Facilities-HTS- (Parcel 19 & 25)		169.99
			Line Amount Total		169.99
99383	04/07/26	V00982	King Ranch Ag & Turf	1,859.37	
137369		134135	M&R Groundskeeping and Misc. Equipment		128.00
137370		134134	M&R Groundskeeping and Misc. Equipment		132.30
137414		134168	M&R Security Equipment-John Deere Gator		708.70
137415		134169	M&R TOE-John Deere Gator		387.24
137416		134167	M&R TOE-John Deere HPX615E		503.13
			Line Amount Total		1,859.37
99384	04/07/26	V00100	LJA Engineering Inc.	7,740.44	
137388		126888	Construction in Progress Project 24-01		1,387.43
137388		126888	Professional Services for the		
137388		126888	Velasco Terminal Area 5 Concrete Container Yard		
137388		126888	MIP 88 Grant		
137388		126888	Board Approval 01/25/2024		
137425		126888	Construction in Progress Project 24-01		3,030.63
137425		126888	Professional Services for the		
137425		126888	Velasco Terminal Area 5 Concrete Container Yard		
137425		126888	MIP 88 Grant		
137425		126888	Board Approval 01/25/2024		

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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		
137436		126888	Construction in Progress Project 24-01		3,322.38
137436		126888	Professional Services for the		
137436		126888	Velasco Terminal Area 5 Concrete Container Yard		
137436		126888	MIP 88 Grant		
137436		126888	Board Approval 01/25/2024		
			Line Amount Total		7,740.44
99385	04/07/26	V01024	LJA Environmental Services, LLC (fka Berg Oliver)	2,250.00	
137426		129820	Consultant Fees - Other		2,250.00
137426		129820	Professional Services for		
137426		129820	Environmental Planning/Jurisdictional Determination		
137426		129820	for Parcels 27 and 34		
			Line Amount Total		2,250.00
99386	04/07/26	V00026	Lowe's	394.67	
137384		134141	M&R TOE-Gantry Crane #1		63.05
137384		134141	M&R TOE-Gantry Crane #2		63.05
137384		134141	M&R TOE-Gantry Crane #3		134.28
137384		134141	M&R TOE-Gantry Crane #4		134.29
			Line Amount Total		394.67
99387	04/07/26	V00023	Patrick's Enterprises, Inc.	261.00	
137377		134163	Maint and Operations Supplies		195.00
137378		134170	Maint and Operations Supplies		66.00
			Line Amount Total		261.00
99388	04/07/26	V00673	Phoenix Products LLC	1,726.17	
137417		134189	M&R Terminal Facilities-Other-VT		689.05
137418		134188	M&R Terminal Facilities-Other-VT		349.57
137419		134187	M&R Terminal Facilities-Other-VT		687.55
			Line Amount Total		1,726.17
99389	04/07/26	V00244	Pitney Bowes Bank Inc Purchase Power	502.25	
137432		134198	Postage and Freight		84.58
137432		134198	Postage and Freight		42.29
137432		134198	Postage and Freight		222.05
137432		134198	Postage and Freight		10.55
137432		134198	Postage and Freight		31.79
137432		134198	Postage and Freight		21.14
137432		134198	Postage and Freight		15.82
137432		134198	Postage and Freight		31.74
137432		134198	Postage and Freight		42.29
			Line Amount Total		502.25
99390	04/07/26	V00266	Pitney Bowes Global Financial Services LLC	230.64	
137395		134196	Postage and Freight		38.84
137395		134196	Postage and Freight		19.42
137395		134196	Postage and Freight		101.97
137395		134196	Postage and Freight		4.84
137395		134196	Postage and Freight		14.60
137395		134196	Postage and Freight		9.71
137395		134196	Postage and Freight		7.27
137395		134196	Postage and Freight		14.58
137395		134196	Postage and Freight		19.41
			Line Amount Total		230.64

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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		
99391	04/07/26	V00248	Promotions Unlimited	1,791.86	
137396		134192	Promotional Items - Commercial		462.00
137397		134182	Community Event-TACFT		382.36
137431		134200	Promotional Items - Commercial		375.00
137438		134205	Community Event-TACFT		200.00
137439		134204	Community Event-TACFT		152.50
137440		134203	Community Event-TACFT		76.00
137441		134202	Community Event-TACFT		144.00
			Line Amount Total		1,791.86
99392	04/07/26	V00067	Quill LLC	206.32	
137196		133978	Office Supplies		19.97
137371		134132	Office Supplies		98.37
137385		134139	Office Supplies		30.60
137385		134139	Office Supplies		15.30
137385		134139	Office Supplies		3.82
137385		134139	Office Supplies		11.48
137385		134139	Office Supplies		11.48
137385		134139	Office Supplies		15.30
			Line Amount Total		206.32
99393	04/07/26	V01051	Rail Link, Inc.	56,225.00	
137389		134138	Other Receivables - VW		56,225.00
			Line Amount Total		56,225.00
99394	04/07/26	V01088	Ruby Dunn	46.18	
137379		134152	Community Events		16.46
137379		134152	Community Event-TACFT		29.72
			Line Amount Total		46.18
99395	04/07/26	V00118	Second Street Properties, LLC	38.76	
137398		134181	Fuel/Oil		38.76
			Line Amount Total		38.76
99396	04/07/26	V01104	Select Cybersecurity, LLC	1,350.42	
137390		134140	Contract Services 03/31-04/30		1,350.42
			Line Amount Total		1,350.42
99397	04/07/26	V00010	Specialties Company	219.98	
137420		134183	M&R TOE-135' JLG Man Lift		219.98
			Line Amount Total		219.98
99398	04/07/26	V00098	Suburban Propane	1,103.98	
137372		134158	Fuel/Oil		88.02
137421		134157	Fuel/Oil - Emergency Order		1,015.96
			Line Amount Total		1,103.98
99399	04/07/26	V00956	Texas A&M University-Corpus Christi	16,966.50	
137427		132197	Contract Services		16,966.50
137427		132197	Professional Services for annual		
137427		132197	maintenance of the NOAA Port Sensors		
			Line Amount Total		16,966.50
99400	04/07/26	V00974	Texas Association of Foreign Trade Zones	500.00	
137380		134171	Dues & Memberships & Licenses Jan - Mar		125.00
137380		134171	Dues & Memberships & Licenses Apr - Dec		375.00
			Line Amount Total		500.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99401	04/07/26	V00040	The Brazosport Facts	1,211.91	
	137428	134180	Legal Fees		549.51
	137428	134180	Community Advertising		662.40
			Line Amount Total		1,211.91
99402	04/07/26	V00270	The Bulletin	135.00	
	137381	134150	Community Advertising		135.00
			Line Amount Total		135.00
99403	04/07/26	V00112	Tricia Vela	86.31	
	137382	134151	Telephone - Mar		75.00
	137382	134151	Community Event-TACFT		11.31
			Line Amount Total		86.31
99404	04/07/26	V00071	Verizon Wireless	151.98	
	137383	134154	Telephone		76.00
	137383	134154	Telephone		
	137383	134154	Telephone		37.99
	137383	134154	Telephone		
	137383	134154	Telephone		37.99
			Line Amount Total		151.98
99405	04/07/26	V00141	Vernor Material & Equipment Co., Inc.	820.92	
	137422	134172	M&R Groundskeeping and Misc. Equipment		820.92
			Line Amount Total		820.92
99406	04/07/26	V00075	Vicki L. Smith	75.00	
	137430	134199	Telephone - Apr		75.00
			Line Amount Total		75.00
99407	04/07/26	V00176	Yaklin Ford	37.00	
	137373	134156	M&R Vehicles-2020 Chev PU		18.50
	137374	134155	M&R Vehicles-2014 Chevy Tahoe		18.50
			Line Amount Total		37.00
99408	04/14/26	V01175	AlSCO Uniforms	182.41	
	137443	132657	Maint and Operations Supplies		106.87
	137443	132657	M&R Bldgs-Operations Bldg		
	137443	132657	M&R Bldgs-Admin Bldg 1100 Cherry St		
	137443	132657	M&R Bldgs-Security Bldg		
	137443	132657	Maint and Operations Supplies-New Uniforms		
	137443	132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
	137480	132657	Maint and Operations Supplies		
	137480	132657	M&R Bldgs-Operations Bldg		
	137480	132657	M&R Bldgs-Admin Bldg 1100 Cherry St		75.54
	137480	132657	M&R Bldgs-Security Bldg		
	137480	132657	Maint and Operations Supplies-New Uniforms		
	137480	132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		182.41
99409	04/14/26	V00132	American Journal of Transportation	2,450.00	
	137434	132992	Industry Advertising		1,700.00
	137434	132992	1/2 page ad Automotive Logistics March 2026		
	137434	132992	1/2 page ad Gulf Coast Parts & Trade May 2026		
	137434	132992	1/2 page ad Top 100 Container Parts Ports June 2026		
	137434	132992	12 Months Daily Newsletter banner and top spot (180x150) Feb-Dec 2026		750.00
			Line Amount Total		2,450.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99410	04/14/26	V00115	AT&T:979-373-0021 663 4	789.41	
	137465	134228	Telephone		274.57
	137465	134228	Telephone		137.29
	137465	134228	Telephone		34.32
	137465	134228	Telephone		102.97
	137465	134228	Telephone		102.97
	137465	134228	Telephone		137.29
			Line Amount Total		789.41
99411	04/14/26	V00925	Brazoria County Parks Department	1,530.00	
	137481	134230	Community Events - CAP Sept Meeting		1,000.00
	137481	134230	Reservation Fee		
	137481	134230	Clean up Fee (Refundable)		500.00
	137481	134230	Podium Rental		15.00
	137481	134230	Microphone Rental		15.00
			Line Amount Total		1,530.00
99412	04/14/26	V01218	Capital Biz Group, LLC	6,000.00	
	137442	134194	Industry Advertising		6,000.00
	137442	134194	Advertisement Package: Half-page placement in Invest: Houston and digital with hyperlink,		
	137442	134194	dedicated branded landing page with unlimited complimentary access to read Invest,		
	137442	134194	dedicated branded e-blast to all subscribers (company banners + hyperlink)		
	137442	134194	5 copies of Invest (retail value \$159.99 ea), a panelist speaking position at the Leadership Summit		
	137442	134194	5 tickets to Leadership Summit		
			Line Amount Total		6,000.00
99413	04/14/26	V01086	Clinton Woodson	248.86	
	137473	134232	Telephone - Mar		75.00
	137473	134232	Sales/Promotion Travel		88.23
	137473	134232	Commercial Events		85.63
			Line Amount Total		248.86
99414	04/14/26	V00863	Enrico Arbolante	105.00	
	137466	134218	Telephone - Mar		75.00
	137466	134218	Subscriptions		30.00
			Line Amount Total		105.00
99415	04/14/26	V00030	Girouard's Ace Hardware	2,004.36	
	137423	134195	Maint and Operations Supplies		144.49
	137423	134195	M&R Groundskeeping and Misc. Equipment		67.75
	137423	134195	M&R Groundskeeping Equipment-Holland 105 Tractor		316.93
	137423	134195	M&R TOE-Caterpillar Fire Pump Engine		93.31
	137423	134195	M&R TOE-Gantry Crane #1		30.97
	137423	134195	M&R TOE-Gantry Crane #2		30.95
	137423	134195	M&R TOE-135' JLG Man Lift		9.98
	137423	134195	M&R TOE-Gantry Crane #3		12.47
	137423	134195	M&R TOE-Gantry Crane #4		12.48
	137423	134195	M&R Vehicles-2015 Chevy Truck		81.92
	137423	134195	M&R Bldgs-Security Bldg		7.86
	137423	134195	M&R Bldgs-Operations Bldg		3.99
	137423	134195	M&R Bldgs-Gate 4		22.18
	137423	134195	M&R Bldgs-Gate 8-Guard Bldg		13.98

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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		
137423		134195	M&R Warehouse-Warehouse 51		1,155.10
			Line Amount Total		2,004.36
99416	04/14/26	V00193	Grainger	145.56	
137456		134213	M&R Warehouse-Warehouse 51		145.56
			Line Amount Total		145.56
99417	04/14/26	V01136	Gridmatic Rosa LLC	94,989.19	
137424		134161	Electricity		3,934.64
137424		134161	Electricity		65,758.99
137424		134161	Electricity		2,759.08
137424		134161	Electricity		22,536.48
			Line Amount Total		94,989.19
99418	04/14/26	V00457	Gulf Ports Association	400.00	
137467		134221	Technical Training - Hibbetts		400.00
			Line Amount Total		400.00
99419	04/14/26	V01037	Harper Brothers Construction, LLC	646,632.93	
137451		131394	Construction in Progress		680,666.24
137451		131394	Furnish labor, materials, equipment and insurance		
137451		131394	for the Gate 4 Access project CSJ 9400-00-012		
137451		131394	Board Approval 05/29/2025		
137451		131394	Retainage Payable		
137451		131394	Retainage Payable		
137451		131394	Retainage Payable		
137451		131394	Retainage Payable		-34,033.31
			Line Amount Total		646,632.93
99420	04/14/26	V00110	Jason Miura	26.40	
137468		134219	Office Supplies		26.40
			Line Amount Total		26.40
99421	04/14/26	V00119	JH Sanchez Holding Company	6,605.00	
137459		133393	Janitorial Services February 2026-January 2027		
137459		133393	M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
137459		133393	M&R Bldgs-Operations Bldg		889.00
137459		133393	M&R Bldgs-Security Bldg		651.00
137459		133393	M&R Bldgs-Security Bldg-Customs		880.00
137459		133393	M&R Bldgs-Buildings VT Berth 7		890.00
137459		133393	M&R Bldgs-Maintenance Bldg		110.00
137459		133393	M&R Transit Shed-T.S. 3		91.00
137459		133393	M&R Bldgs-Gate 4		20.00
137459		133393	M&R Bldgs-Security Bldg-Customs Shack		351.00
137459		133393	Board Approval on 12/14/2023		
137459		133393	Change Order Approval on 01/23/2025		
			Line Amount Total		6,605.00
99422	04/14/26	V00194	Johnson Supply	358.66	
137457		134209	M&R Bldgs-Buildings VT Berth 7		135.70
137458		134208	M&R Bldgs-Buildings VT Berth 7		222.96
			Line Amount Total		358.66
99423	04/14/26	V00593	McAllen Signal and Boring , LLC	525.00	
137444		132318	M&R Rail-Other		525.00
137444		132318	Hwy 36 Crossing Inspection		

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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		
137444		132318	October 2025 - Sept 2026		
				Line Amount Total	525.00
99424	04/14/26	V01105	MetLife	3,942.65	
137484		134240	Group Dental Insurance		295.47
137484		134240	Group Vision Insurance		82.59
137484		134240	Group Life Insurance		367.07
137484		134240	Group Dental Insurance		212.90
137484		134240	Group Vision Insurance		44.67
137484		134240	Group Life Insurance		129.61
137484		134240	Group Dental Insurance		594.60
137484		134240	Group Vision Insurance		126.34
137484		134240	Group Life Insurance		355.84
137484		134240	Group Life Insurance		13.03
137484		134240	Group Dental Insurance		182.20
137484		134240	Group Vision Insurance		37.84
137484		134240	Group Life Insurance		142.99
137484		134240	Group Dental Insurance		129.75
137484		134240	Group Vision Insurance		25.98
137484		134240	Group Life Insurance		85.07
137484		134240	Group Dental Insurance		57.43
137484		134240	Group Vision Insurance		11.86
137484		134240	Group Life Insurance		31.13
137484		134240	Group Dental Insurance		188.93
137484		134240	Group Vision Insurance		38.76
137484		134240	Group Life Insurance		112.21
137484		134240	Group Dental Insurance		221.25
137484		134240	Group Vision Insurance		44.29
137484		134240	Group Life Insurance		89.78
137484		134240	Group Dental Insurance		170.97
137484		134240	Group Vision Insurance		30.63
137484		134240	Group Life Insurance		119.46
				Line Amount Total	3,942.65
99425	04/14/26	V00006	Michaela Bevers	89.14	
137472		134229	Telephone - Mar		75.00
137472		134229	Governmental Relations Travel		14.14
				Line Amount Total	89.14
99426	04/14/26	V00697	Northern Safety Co., Inc.	137.40	
137445		134197	Safety Supplies		137.40
				Line Amount Total	137.40
99427	04/14/26	V00248	Promotions Unlimited	7,231.42	
137474		134217	Community Event-TACFT		232.94
137482		134233	Community Event-TACFT		350.00
137485		133991	Community Event-TACFT		2,105.00
137485		133991	TACFT 2026 - Goodie Item		
137485		133991	400 Insulated cooler backpack, gray with PF logo black imprint		
137485		133991	Includes unit price, set up (\$50) imprint and shipping fee		
137485		133991	1/2 deposit required / Balance due at delivery (\$2,105.00)		
137486		134216	Community Event-TACFT		3,673.48
137486		134216	746 Heather Orchid /Whhite T shirts various sizes		

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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		
137486		134216	Front full colors & back 1 color graphics		
137486		134216	Freight/Delivery/Printing/Artwork provided		
137487		133785	Community Events		
137487		133785	Community Event-TACFT		870.00
137487		133785	First Aid Kits - Red zipper pouch		
137487		133785	Hurricane Expo & TACFT 2026		
			Line Amount Total		7,231.42
99428	04/14/26	V01039	Pump Solutions Inc.	24,980.00	
137446		133878	M&R Leased Facilities-Other		24,980.00
137446		133878	Furnish labor, materials, equipment and insurance for a new vaccum assist unit		
137446		133878	This is "Captive Replacement Parts" P5R Texas Government code 262.024 9.7.D		
137446		133878	PARCEL 14		
			Line Amount Total		24,980.00
99429	04/14/26	V00977	Randi Northup	296.05	
137471		134231	Telephone - Jan, Feb, Mar		225.00
137471		134231	Community Events		71.05
			Line Amount Total		296.05
99430	04/14/26	V00116	Randy Thompson	46.99	
137475		134220	Technical Training		16.99
137475		134220	Dues & Memberships & Licenses		30.00
			Line Amount Total		46.99
99431	04/14/26	V00405	SLS Rigging LLC	6,196.00	
137455		133834	M&R TOE-Gantry Crane #1		6,196.00
137455		133834	2 Technicians @ 4,191.00		
137455		133834	Installation @ 225.00		
137455		133834	String up charge @ 300.00		
137455		133834	Per Diem hotel and meals per day @ 1,180.00		
137455		133834	Trip charge @ 300.00		
			Line Amount Total		6,196.00
99432	04/14/26	V00942	Sudden Service, Inc	590.00	
137447		132302	M&R Bldgs-Security Bldg		
137447		132302	basic annual service -Sept		
137447		132302	41-Point inspection-Dec, Mar, June		590.00
			Line Amount Total		590.00
99433	04/14/26	V00054	Summit Electric Supply	202.16	
137460		134211	M&R Warehouse-Warehouse 51		71.79
137461		134210	M&R Warehouse-Warehouse 51		130.37
			Line Amount Total		202.16
99434	04/14/26	V00101	Sunstates Security, LLC	96,656.51	
137469		134227	Security Service Fees		286.00
137470		134222	Security Service Fees		143.00
137477		134226	Security Service Fees		1,588.93
137478		134225	Security Service Fees		47,002.23
137479		134223	Security Service Fees		46,208.54
137483		134224	Security Service Fees		1,427.81
			Line Amount Total		96,656.51
99435	04/14/26	V00449	Tennant Sales and Service Company	829.20	
137463		134214	M&R TOE-255 Sweeper		532.20

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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		
137464		134212	M&R TOE-355 Sweeper		297.00
			Line Amount Total		829.20
99436	04/14/26	V00406	Texas A&M Transportation Institute	43,500.00	
137391		133787	Consultant Fees - Other		43,500.00
137391		133787	2026 Economic Impact Study		
137391		133787	Board Approval 01/22/2026		
			Line Amount Total		43,500.00
99437	04/14/26	V00809	Thomson Reuters - West	246.75	
137452		132788	Subscriptions - Oct		
137452		132788	Subscriptions- new rate FY 2026		246.75
137452		132788	CLEAR Govt Investigations Advanced		
137452		132788	CLEAR Criminal Justice Arrest Gateway Pro		
137452		132788	ENCLR Pro Alert Premium Band		
			Line Amount Total		246.75
99438	04/14/26	V00332	United Rentals	13,466.35	
137449		133838	M&R TOE-Caterpillar Fire Pump Engine		13,466.35
137449		133838	600 KVA Generator w/transfer switch and cables		
137449		133838	Board Approval 02/26/2026		
137449		133838	Rental monthly quote \$12,715.00 - PO not to exceed \$40,000.00		
			Line Amount Total		13,466.35
99439	04/14/26	V01204	Universal Plant Services	2,550.00	
137448		133633	M&R Misc. Equipment-Pump House-Diesel Pump Repair		2,550.00
137448		133633	Fire Pump Repair - Includes Labor & Material		
			Line Amount Total		2,550.00
99440	04/14/26	V00166	Van Scoyoc Associates	8,502.46	
137453		133839	Consultant Fees - Other		8,500.00
137453		133839	Consultant Fees - Other		2.46
137453		133839	Government Liason Service Agreement		
137453		133839	March 2026 thru February 2027		
137453		133839	Expenses incurred - Not to Exceed \$2,000.00 over the course of 1 yr contract		
137453		133839	Board Approval 02/26/2026		
			Line Amount Total		8,502.46
99441	04/14/26	V00091	Wells Fargo	38,903.89	
137437		134177	Other Accounts Payable (JE)-WF		38,903.89
			Line Amount Total		38,903.89
99442	04/14/26	V00203	ZPMC USA Inc.	1,316.00	
137454		131990	Inventory- Spare Parts New Berth 8 Cranes		226.00
137454		131990	Receptacle Hours 3W-4P		
137454		131990	Angle ADPT 15D		226.00
137454		131990	Back Box 20-30A		274.00
137454		131990	Plug 3W-4P		340.00
137454		131990	Shipping		250.00
			Line Amount Total		1,316.00
99443	04/21/26	V01175	Alsco Uniforms	283.39	
137504		132657	Maint and Operations Supplies		207.85
137504		132657	M&R Bldgs-Operations Bldg		
137504		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		

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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		
137504		132657	M&R Bldgs-Security Bldg		
137504		132657	Maint and Operations Supplies-New Uniforms		
137504		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
137512		132657	Maint and Operations Supplies		
137512		132657	M&R Bldgs-Operations Bldg		
137512		132657	M&R Bldgs-Admin Bldg 1100 Cherry St		75.54
137512		132657	M&R Bldgs-Security Bldg		
137512		132657	Maint and Operations Supplies-New Uniforms		
137512		132657	PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		283.39
99444	04/21/26	V00663	B&K Motor Parts, Inc	3,465.36	
137450		134206	Maint and Operations Supplies		1,274.47
137450		134206	M&R Groundskeeping Equipment-Holland 105 Tractor		76.12
137450		134206	M&R TOE-Yale Forklift		187.98
137450		134206	M&R TOE-John Deere Gator		-27.00
137450		134206	M&R Groundskeeping Equipment-X-Mark Zero Turn 60"		71.42
137450		134206	M&R Groundskeeping Equip Zero Turn 61" Mower		290.10
137450		134206	M&R Vehicles-1998 Chevy S-10		118.13
137450		134206	M&R Vehicles-1999 Chevy Van		182.99
137450		134206	M&R Vehicles-2017 Ford Truck		219.88
137450		134206	M&R Vehicles-2020 Chev PU		544.94
137450		134206	M&R Vehicles-P6 2024 Ford Maverick		63.23
137450		134206	M&R Vehicles-2026 Chevy Crew Cab Truck		194.61
137450		134206	M&R Rail-Other		184.55
137450		134206	M&R Transit Shed-T.S. Sprinkler System		83.94
			Line Amount Total		3,465.36
99445	04/21/26	V01124	Billy's Donuts	467.00	
137537		134271	Community Event-TACFT		467.00
			Line Amount Total		467.00
99446	04/21/26	V00256	Blueline Shop & Copy Center	244.24	
137529		134299	Community Event-TACFT		244.24
			Line Amount Total		244.24
99447	04/21/26	V00187	Brazoria County Septic Service	2,954.00	
137505		134234	Contract Services		1,266.00
137513		134265	Contract Services		1,688.00
			Line Amount Total		2,954.00
99448	04/21/26	V00049	Brazos Fasteners, Inc	530.52	
137488		134238	M&R Leased Facilities-HTS- (Parcel 19 & 25)		530.52
			Line Amount Total		530.52
99449	04/21/26	V00124	Carriage House Partners	5,000.00	
137516		129818	Consultant Fees - Other		5,000.00
137516		129818	Government Liason Service Agreement Jan 2025-		
137516		129818	December 2027		
137516		129818	Board Approval 12/19/2024		
			Line Amount Total		5,000.00
99450	04/21/26	V01214	City of Freeport	53,944.66	
137498		134249	Water & Gas		200.04
137499		134250	Water & Gas		502.31
137500		134251	Water & Gas		88.72
137501		134252	Water & Gas		48,798.63

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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		
137502		134253	Other Receivables-Rebill to VW		3,096.25
137503		134254	Other Receivables-Rebill to VW		1,258.71
			Line Amount Total		53,944.66
99451	04/21/26	V00869	City of Lake Jackson	20.00	
137538		134272	Community Events		20.00
			Line Amount Total		20.00
99452	04/21/26	V00260	CMT Technical Services	5,304.00	
137548		128252	Construction in Progress		5,304.00
137548		128252	Professional Services for the		
137548		128252	Gate 4 Entrance Geotechnical and Materials Testing		
			Line Amount Total		5,304.00
99453	04/21/26	V00097	Comcast	1,434.86	
137549		134273	Contract Services		1,434.86
			Line Amount Total		1,434.86
99454	04/21/26	V00668	DARE Capital Partners, LLC	1,817.60	
137506		134260	M&R TOE-Gantry Crane #1		454.40
137506		134260	M&R TOE-Gantry Crane #2		454.40
137514		134259	M&R TOE-Gantry Crane #1		454.40
137514		134259	M&R TOE-Gantry Crane #2		454.40
			Line Amount Total		1,817.60
99455	04/21/26	V00070	Darlene Winkler	121.38	
137530		134293	Community Event-TACFT		121.38
			Line Amount Total		121.38
99456	04/21/26	V00228	Department of Information Resources	316.71	
137531		134294	Telephone		53.32
137531		134294	Telephone		26.67
137531		134294	Telephone		140.02
137531		134294	Telephone		6.65
137531		134294	Telephone		20.05
137531		134294	Telephone		13.33
137531		134294	Telephone		9.98
137531		134294	Telephone		20.02
137531		134294	Telephone		26.67
			Line Amount Total		316.71
99457	04/21/26	V00041	Evco Industrial Hardware	1,206.71	
137489		134244	M&R TOE-General, Terminal Ops Equip & Tools		388.70
137490		134243	Maint and Operations Supplies		96.80
137491		134242	M&R TOE-Gantry Crane #3		360.60
137491		134242	M&R TOE-Gantry Crane #4		360.61
			Line Amount Total		1,206.71
99458	04/21/26	V00012	FedEx	10.90	
137539		134274	Postage and Freight		10.90
			Line Amount Total		10.90
99459	04/21/26	V01017	GFL Plant Services LP	606.82	
137492		134241	Contract Services		606.82
			Line Amount Total		606.82
99460	04/21/26	V00233	Gulf Coast Engraving	525.00	
137540		134275	Community Event-TACFT		525.00
			Line Amount Total		525.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99461	04/21/26	V00272	Highway 36A Coalition	1,500.00	
137550	134276		Dues & Memberships & Licenses Jan - Apr		500.00
137550	134276		Dues & Memberships & Licenses May - Dec		1,000.00
			Line Amount Total		1,500.00
99462	04/21/26	V00973	ImageNet Consulting LLC	247.91	
137541	134277		Maint & Repair - Office Equipment		90.07
137542	134278		Maint & Repair - Office Equipment		157.84
			Line Amount Total		247.91
99463	04/21/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	827.29	
137507	134264		Office Supplies		827.29
			Line Amount Total		827.29
99464	04/21/26	V00249	JOC Group Inc.	4,965.00	
137551	132995		Industry Advertising		
137551	132995		Annual Review & Outlook Full Page January 2026		
137551	132995		Gulf Trade & Logistics +350 wc 1/2 page February 2026		
137551	132995		Gulf Top Ports Full Page April 2026		4,965.00
137551	132995		Top North American Ports Full Page June 2026		
137551	132995		FTZ Advertising		
137551	132995		Foreign Trade Zone Full Page August 2026		
			Line Amount Total		4,965.00
99465	04/21/26	V00850	Kendra L Conkle	190.64	
137532	134297		Office Supplies		92.19
137543	134280		Office Supplies		98.45
			Line Amount Total		190.64
99466	04/21/26	V01208	LCD Concepts, Inc.	12,040.40	
137552	133869		Newline Interactive - Emergency Displays & Mounts 2026		
137552	133869		43" DSX Display		648.00
137552	133869		55" DSX Display		6,528.00
137552	133869		65" DSX Display		3,177.00
137552	133869		43"/55" DSX Display Mounts (EPR8ADSXWM-435)		712.80
137552	133869		43"/55" DSX Display Mounts (EPR8ADSXWM-650)		237.60
137552	133869		Newline Signage Pro 1-Year Site License (NLSPROSL-01)		612.00
137552	133869		Shipping & Handling		125.00
137552	133869		PSGP 2023 IJ #4 Grant		
			Line Amount Total		12,040.40
99467	04/21/26	V00295	LOCUS, LLC	24,000.00	
137553	133244		Consultant Fees-Professional Services for Freeport Harbor		24,000.00
137553	133244		K-Sim Database Update		
137553	133244		Board Approval on 12/18/2025		
			Line Amount Total		24,000.00
99468	04/21/26	V00001	Norma Cheline	1,300.00	
137554	132949		Lease Expense		1,300.00
137554	132949		Off site storage in Angleton		
137554	132949		Jan - Dec 2026		
			Line Amount Total		1,300.00
99469	04/21/26	V00050	Northern Tool Commercial Account	382.00	
137493	134235		M&R TOE-Gantry Crane #3		191.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
137493		134235	M&R TOE-Gantry Crane #4		191.00
			Line Amount Total		382.00
99470	04/21/26	V00499	Occupational Health Centers	285.00	
137544		134281	Employment Related		285.00
			Line Amount Total		285.00
99471	04/21/26	V00289	Pearland Chamber of Commerce	400.00	
137533		134292	Dues & Memberships & Licenses		400.00
			Line Amount Total		400.00
99472	04/21/26	V00673	Phoenix Products LLC	994.90	
137509		134258	M&R Terminal Facilities-Other-VT		994.90
			Line Amount Total		994.90
99473	04/21/26	V00044	Primo Brands	594.03	
137508		134261	Office Supplies		66.20
137508		134261	Office Supplies		33.11
137508		134261	Office Supplies		8.28
137508		134261	Office Supplies		24.83
137508		134261	Office Supplies		403.67
137508		134261	Office Supplies		24.83
137508		134261	Office Supplies		33.11
			Line Amount Total		594.03
99474	04/21/26	V00248	Promotions Unlimited	820.74	
137555		134080	Community Event-TACFT		590.00
137555		134080	TACFT 2026-Event bag item		
137555		134080	17 oz. clear Sports Bottle (blank)		
137559		134300	Community Event-TACFT		230.74
			Line Amount Total		820.74
99475	04/21/26	V00067	Quill LLC	403.27	
137534		134295	Office Supplies		76.47
137546		134288	Office Supplies		238.82
137545		134283	Office Supplies		30.60
137545		134283	Office Supplies		15.30
137545		134283	Office Supplies		3.83
137545		134283	Office Supplies		11.48
137545		134283	Office Supplies		11.48
137545		134283	Office Supplies		15.29
			Line Amount Total		403.27
99476	04/21/26	V00073	Roger Johnston	116.00	
137494		134248	Employment Related-TWIC Renewal		116.00
			Line Amount Total		116.00
99477	04/21/26	V00353	Safety-Kleen Systems, Inc	362.72	
137495		134239	M&R Bldgs-Maintenance Bldg		362.72
			Line Amount Total		362.72
99478	04/21/26	V01120	Sterling Solutions, LLC	16,500.00	
137556		133204	Consultant Fees - Other		16,500.00
137556		133204	Owner's Cold Storage Industry Representative: Monthly fee of \$16,500.00, not to exceed \$100,000.00		
			Line Amount Total		16,500.00

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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		
99479	04/21/26	V00098	Suburban Propane	96.61	
137510	134263		Fuel/Oil		31.61
137511	134262		Contract Services-Annual Tank Rental		65.00
			Line Amount Total		96.61
99480	04/21/26	V00048	Superior Fabrication	6,912.00	
137515	133782		M&R Groundskeeping and Misc. Equipment		6,912.00
137515	133782		Fire Pump Skid Fabrication		
137515	133782		Includes Labor & Material		
			Line Amount Total		6,912.00
99481	04/21/26	V01190	Tetra Tech Inc.	6,616.49	
137557	133246		Construction in Progress-Professional Services for Radiation Portal		6,616.49
137557	133246		Monitor System at Gate 12		
137557	133246		Board Approval on 12/18/2025		
			Line Amount Total		6,616.49
99482	04/21/26	V00270	The Bulletin	495.00	
137535	134296		Community Advertising		495.00
			Line Amount Total		495.00
99483	04/21/26	V00200	The Chamber Brazosport Area	160.00	
137560	134289		Community Events		120.00
137560	134289		Community Events		40.00
			Line Amount Total		160.00
99484	04/21/26	V00470	Village of Jones Creek	20.00	
137536	134298		Community Events		20.00
			Line Amount Total		20.00
99485	04/21/26	V00864	Visual Edge IT, Inc.	128.11	
137547	134290		Maint & Repair - Office Equipment		128.11
			Line Amount Total		128.11
99486	04/28/26	V00207	ABC Texas Gulf Coast	40.00	
137603	134345		Community Events		40.00
			Line Amount Total		40.00
99487	04/28/26	V01175	Alsco Uniforms	318.87	
137524	132657		Maint and Operations Supplies		116.49
137524	132657		M&R Bldgs-Operations Bldg		
137524	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
137524	132657		M&R Bldgs-Security Bldg		
137524	132657		Maint and Operations Supplies-New Uniforms		
137524	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
137588	132657		Maint and Operations Supplies		116.07
137588	132657		M&R Bldgs-Operations Bldg		86.31
137588	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
137588	132657		M&R Bldgs-Security Bldg		
137588	132657		Maint and Operations Supplies-New Uniforms		
137588	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		318.87
99488	04/28/26	V00646	Angela Cantrell	250.00	
137561	134311		Community Event-TACFT		250.00
			Line Amount Total		250.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
99489	04/28/26	V00062	AT&T Mobility	875.81	
	137609	134349	Telephone		150.84
	137609	134349	Telephone		157.43
	137609	134349	Telephone		416.70
	137609	134349	Telephone		150.84
			Line Amount Total		875.81
99490	04/28/26	V00114	AT&T:171-799-3737 001	755.52	
	137608	134347	Telephone		127.23
	137608	134347	Telephone		63.61
	137608	134347	Telephone		334.02
	137608	134347	Telephone		15.87
	137608	134347	Telephone		47.82
	137608	134347	Telephone		31.81
	137608	134347	Telephone		23.80
	137608	134347	Telephone		47.75
	137608	134347	Telephone		63.61
			Line Amount Total		755.52
99491	04/28/26	V00957	AT&T:831-001-2806-788	343.99	
	137573	134318	Telephone		164.49
	137573	134318	Telephone		89.76
	137573	134318	Telephone		89.74
			Line Amount Total		343.99
99492	04/28/26	V00354	Bracewell LLP	29,292.50	
	137590	134333	Legal Fees		15,292.50
	137618	134334	Legal Fees		14,000.00
			Line Amount Total		29,292.50
99493	04/28/26	V00208	Brandon Robertson	273.50	
	137610	134356	Telephone - Mar		136.75
	137610	134356	Telephone - Apr		136.75
			Line Amount Total		273.50
99494	04/28/26	V00049	Brazos Fasteners, Inc	129.50	
	137577	134303	M&R TOE-3640E Tennant Sweeper		129.50
			Line Amount Total		129.50
99495	04/28/26	V00039	Brazosport Tire	965.00	
	137576	134325	M&R Groundskeeping Equipment-5510 John Deere		965.00
			Line Amount Total		965.00
99496	04/28/26	V01226	Capt Mark's Bastrop Marina LLC	1,000.00	
	137597	134257	Community Event-TACFT May 09, 2026		
	137597	134257	Community Event-TACFT		1,000.00
	137597	134257	Will hold in freezer until the event; Port must pick up 5/8/26		
			Line Amount Total		1,000.00
99497	04/28/26	V00084	Crain, Caton & James	9,821.00	
	137591	134335	Legal Fees		9,821.00
			Line Amount Total		9,821.00
99498	04/28/26	V00031	Culligan Water Systems	174.52	
	137517	134266	M&R Bldgs-Operations Bldg		174.52
			Line Amount Total		174.52

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Invoice No.	PO No.	GL Account Name	Line Description		
99499	04/28/26	V01205	Danielle Allen	150.00	
137574	134320		Telephone Mar & Apr		150.00
			Line Amount Total		150.00
99500	04/28/26	V00668	DARE Capital Partners, LLC	1,136.00	
137525	134270		M&R TOE-Gantry Crane #1		568.00
137525	134270		M&R TOE-Gantry Crane #2		568.00
			Line Amount Total		1,136.00
99501	04/28/26	V01207	Dealers Electrical Supply	533.70	
137578	134328		M&R TOE-Gantry Crane #3		168.35
137578	134328		M&R TOE-Gantry Crane #4		168.35
137579	134327		M&R TOE-Gantry Crane #3		98.50
137579	134327		M&R TOE-Gantry Crane #4		98.50
			Line Amount Total		533.70
99502	04/28/26	V00027	Dun & Bradstreet	2,652.39	
137598	134319		Subscriptions		2,652.39
			Line Amount Total		2,652.39
99503	04/28/26	V00221	Dynamics Southwest, Inc.	13,416.00	
137572	134305		Contract Services		480.00
137607	134306		Contract Services		12,936.00
			Line Amount Total		13,416.00
99504	04/28/26	V00921	Edge Engineering & Science LLC	950.50	
137599	130005		Consultant Fees - Other		950.50
137599	130005		Professional Services for		
137599	130005		2025 Environmental Regulatory Compliance Svcs		
			Line Amount Total		950.50
99505	04/28/26	V01224	Ernesto Rodriguez	250.00	
137562	134312		Community Event-TACFT		250.00
			Line Amount Total		250.00
99506	04/28/26	V00041	Evco Industrial Hardware	177.15	
137518	134287		M&R Vehicles-2015 Chevy Truck		71.08
137519	134286		Maint and Operations Supplies		106.07
			Line Amount Total		177.15
99507	04/28/26	V00012	FedEx	366.61	
137617	134352		Other Receivables-AO personal		9.22
137617	134352		Postage and Freight		357.39
			Line Amount Total		366.61
99508	04/28/26	V00106	Freese & Nichols	3,150.35	
137600	123685		Construction in Progress		0.74
137600	123685		Change Order CA 07/20/23		3,149.61
			Line Amount Total		3,150.35
99509	04/28/26	V01017	GFL Plant Services LP	606.82	
137520	134268		Contract Services		606.82
			Line Amount Total		606.82
99510	04/28/26	V00193	Grainger	143.70	
137580	134330		M&R TOE-Gantry Crane #1		1.67
137580	134330		M&R TOE-Gantry Crane #2		1.66
137580	134330		M&R TOE-Gantry Crane #3		1.67

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Invoice No.	PO No.	GL Account Name	Line Description		
137580		134330	M&R TOE-Gantry Crane #4		1.67
137581		134329	M&R TOE-Gantry Crane #3		20.13
137581		134329	M&R TOE-Gantry Crane #4		20.13
137582		134326	M&R TOE-Gantry Crane #1		24.19
137582		134326	M&R TOE-Gantry Crane #2		24.20
137582		134326	M&R TOE-Gantry Crane #3		24.19
137582		134326	M&R TOE-Gantry Crane #4		24.19
			Line Amount Total		143.70
99511	04/28/26	V00011	Gulftex Vending	525.98	
137583		134304	Office Supplies		80.65
137584		134302	Office Supplies		62.90
137584		134302	Office Supplies		31.44
137584		134302	Office Supplies		7.86
137584		134302	Office Supplies		23.58
137584		134302	Office Supplies		23.58
137584		134302	Office Supplies		31.44
137611		134354	Office Supplies		264.53
			Line Amount Total		525.98
99512	04/28/26	V00307	Joyce Hudman, County Clerk	1,915.00	
137613		134355	Legal Fees		1,915.00
			Line Amount Total		1,915.00
99513	04/28/26	V00524	Juanita Cardozo	250.00	
137563		134315	Community Event-TACFT		250.00
			Line Amount Total		250.00
99514	04/28/26	V01046	K&L Gates LLP	21,541.32	
137592		134336	Legal Fees		19,485.50
137592		134336	Legal Fees		2,055.82
			Line Amount Total		21,541.32
99515	04/28/26	V00850	Kendra L Conkle	918.00	
137564		134309	Community Event-TACFT		643.00
137565		134308	Community Event-TACFT		275.00
			Line Amount Total		918.00
99516	04/28/26	V01129	Kenneth Turner	325.00	
137566		134310	Community Event-TACFT		325.00
			Line Amount Total		325.00
99517	04/28/26	V00230	Kristy Mercado	250.00	
137567		134314	Community Event-TACFT		250.00
			Line Amount Total		250.00
99518	04/28/26	V00172	Lincoln National Life Insurance Company	1,594.95	
137593		134331	Retirement Expense		405.88
137593		134331	Retirement Expense		149.51
137593		134331	Retirement Expense		386.03
137593		134331	Retirement Expense		13.35
137593		134331	Retirement Expense		137.64
137593		134331	Retirement Expense		106.11
137593		134331	Retirement Expense		16.89
137593		134331	Retirement Expense		133.93
137593		134331	Retirement Expense		134.31
137593		134331	Retirement Expense		111.30
			Line Amount Total		1,594.95

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Invoice No.	PO No.	GL Account Name	Line Description		
99519	04/28/26	V00250	Lincoln National Life Insurance Company	3,605.96	
137594		134332	Group STD Insurance		384.99
137594		134332	Group LTD Insurance		317.19
137594		134332	Group STD Insurance		133.54
137594		134332	Group LTD Insurance		114.78
137594		134332	Group STD Insurance		599.18
137594		134332	Group LTD Insurance		414.17
137594		134332	Group STD Insurance		21.16
137594		134332	Group LTD Insurance		12.78
137594		134332	Group STD Insurance		145.31
137594		134332	Group LTD Insurance		129.86
137594		134332	Group STD Insurance		102.58
137594		134332	Group LTD Insurance		85.69
137594		134332	Group STD Insurance		51.60
137594		134332	Group LTD Insurance		32.65
137594		134332	Group STD Insurance		139.47
137594		134332	Group LTD Insurance		114.31
137594		134332	Group STD Insurance		143.09
137594		134332	Group LTD Insurance		89.51
137594		134332	Group STD Insurance		192.16
137594		134332	Group LTD Insurance		142.58
137594		134332	Group STD Insurance - Allen Adj		103.20
137594		134332	Group LTD Insurance - Allen Adj		72.00
137594		134332	Group STD Insurance - Sacramento Adj		39.99
137594		134332	Group LTD Insurance - Sacramento Adj		24.17
			Line Amount Total		3,605.96
99520	04/28/26	V00100	LJA Engineering Inc.	938.06	
137601		126888	Construction in Progress Project 24-01		938.06
137601		126888	Professional Services for the		
137601		126888	Velasco Terminal Area 5 Concrete Container Yard		
137601		126888	MIP 88 Grant		
137601		126888	Board Approval 01/25/2024		
			Line Amount Total		938.06
99521	04/28/26	V00622	Network Cabling Services, Inc.	1,157.48	
137571		132946	Crane Network Upgrade Installation		1,157.48
137571		132946	P&P Bond		
			Line Amount Total		1,157.48
99522	04/28/26	V00005	Phyllis Saathoff	5,722.90	
137605		134342	Telephone - Feb		136.75
137605		134342	Commercial Events		1,791.21
137605		134342	Technical Training		1,012.07
137605		134342	Community Events		85.55
137605		134342	Sales/Promotion Travel		290.90
137606		134343	Commercial Events		2,341.70
137606		134343	Governmental Relations Travel		25.00
137606		134343	Office Supplies		39.72
			Line Amount Total		5,722.90
99523	04/28/26	V00248	Promotions Unlimited	6,734.94	
137568		134307	Community Event-TACFT		259.41
137575		134321	Community Events		280.00
137602		134030	Community Event-TACFT	400 @ 6.05	1,058.53
			=2,420.00 + 30.00 setup		

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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		
137602		134030	Promotional Items - Community 200 @ 6.05 =1,210.00 + 15.00 setup		446.03
137602		134030	Rechargeable Power Bank with fan & flashlight / PF black logo		
137602		134030	50% down payment \$1,837.50 / 50% at delivery \$1,837.50		
137614		134351	Community Events		1,017.50
137614		134351	Hats for Vendor Workshop		
137615		134216	Community Event-TACFT		3,612.47
137615		134216	Community Event-TACFT-Add'l shirts		61.00
137615		134216	746 Heather Orchid /Whhite T shirts various sizes		
137615		134216	Front full colors & back 1 color graphics		
137615		134216	Freight/Delivery/Printing/Artwork provided		
			Line Amount Total		6,734.94
99524	04/28/26	V00909	Randle Law Office Ltd.	5,372.50	
137595		134337	Legal Fees		1,372.50
137596		134338	Legal Fees		4,000.00
			Line Amount Total		5,372.50
99525	04/28/26	V00754	Southern Cool Shaved Ice	1,000.00	
137570		134079	Community Event-TACFT		1,000.00
137570		134079	TACFT-May 9,2026		
137570		134079	up to 700 qty cup snow cones		
137570		134079	Beverages for all Volunteers		
			Line Amount Total		1,000.00
99526	04/28/26	V00054	Summit Electric Supply	2,763.16	
137521		134285	Maint and Operations Supplies		504.80
137522		134284	M&R Bldgs-Buildings VT Berth 7		678.48
137523		134267	M&R Other-Mowing, Weed Control Etc		860.69
137558		134269	M&R Other-Mowing, Weed Control Etc		922.51
137589		134340	M&R Other-Mowing, Weed Control Etc		609.04
			Line Amount Total		3,575.52
99527	04/28/26	V00048	Superior Fabrication	490.00	
137585		134322	M&R TOE-Gantry Crane #1		490.00
			Line Amount Total		490.00
99528	04/28/26	V00095	Swisher & Swisher	1,750.00	
137526		131593	M&R Other-Mowing, Weed Control Etc		1,750.00
137526		131593	Herbicide application		
			Line Amount Total		1,750.00
99529	04/28/26	V00277	Z-DNU-The Economic Development Alliance of	64.00	
137604		134344	Community Events		64.00
			Line Amount Total		64.00
99530	04/28/26	V01186	Ulisses Treto	250.00	
137569		134313	Community Event-TACFT		250.00
			Line Amount Total		250.00
99531	04/28/26	V00332	United Rentals	837.00	
137527		133838	M&R TOE-Caterpillar Fire Pump Engine		837.00
137527		133838	600 KVA Generator w/transfer switch and cables		
137527		133838	Board Approval 02/26/2026		
137527		133838	Rental monthly quote \$12,715.00 - PO not to exceed \$40,000.00		
			Line Amount Total		837.00

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Invoice No.	PO No.	GL Account Name	Line Description		
99532	04/28/26	V00075	Vicki L. Smith	75.00	
	137616	134359	Telephone - May		75.00
			Line Amount Total		75.00
99533	04/28/26	V00864	Visual Edge IT, Inc.	178.31	
	137612	134350	Maint & Repair - Office Equipment		178.31
			Line Amount Total		178.31
99534	04/28/26	V00808	Whitener Enterprises Inc.	2,533.30	
	137528	134247	Fuel/Oil - Unleaded Fuel		2,389.87
	137528	134247	Surcharges		143.43
			Line Amount Total		2,533.30
99535	04/28/26	V01225	XPO	989.88	
	137586	134324	M&R TOE-Gantry Crane #1		247.47
	137586	134324	M&R TOE-Gantry Crane #2		247.47
	137587	134323	M&R TOE-Gantry Crane #1		247.47
	137587	134323	M&R TOE-Gantry Crane #2		247.47
			Line Amount Total		989.88
			Texas Gulf Bank Accounts Payable	2,702,159.54	

**RESOLUTION APPROVING EMERGENCY PURCHASES AND CONTRACT
AUTHORITY TO THE EXECUTIVE DIRECTOR/CEO AND CHIEF FINANCIAL
OFFICER**

At a regular meeting of the Port Commission of Port Freeport (“Port”) held at the office of the Administration Building at 1100 Cherry Street, Freeport, Texas, on the 28th day of May, 2026 among other business, on motion duly made and seconded, the following resolution was passed and adopted:

FINDINGS

1. Due and proper notice of the date, time, place and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. **WHEREAS**, the Atlantic Hurricane Season begins June 1st and ends November 30th of each year; and
3. **WHEREAS**, the Port is located along the Gulf of America and is at risk to damage caused by a hurricane; and
4. **WHEREAS**, the Port has in place a Hurricane Readiness and Recovery Plan that outlines the necessary pre-readiness actions to be taken in preparation for a hurricane impacting the Port, as well as post-storm recovery actions to be taken after the hurricane has passed; and
5. **WHEREAS**, the security of Ports in the United States are a high priority and Port Freeport must respond to security directives issued by certain governmental authorities; and
6. **WHEREAS**, these actions may require the emergency purchase or contract of unbudgeted items that exceed \$25,000.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to Section 60.4035, Texas Water Code, the Executive Director/CEO of the Port and the Chief Financial Officer (which has been authorized in writing to do so), hereby are authorized to make emergency purchases or contracts in amounts that exceed \$25,000:

- (1) to preserve or protect the public health and safety of the residents of the Port Freeport area;
- (2) to preserve the property of the Port in the case of a public calamity;
- (3) to repair unforeseen damage to the property of the Port; or
- (4) to respond to security directives issued by:
 - (A) the federal Department of Homeland Security, including the Transportation Security Administration;
 - (B) the United States Coast Guard;
 - (C) the federal Department of Transportation, including the Maritime Administration; or
 - (D) another federal or state agency responsible for domestic security.

BE IT FURTHER RESOLVED THAT, the Executive Director/CEO and Chief Financial Officer shall notify the Port Commission of any purchases made pursuant to this Resolution no later than 48 hours after the purchase is made.

RESOLUTION APPROVING SALE OF PROPERTY HELD IN TRUST

At a regular meeting of the Port Commission of Port Freeport held at the office of Port Freeport at 1100 Cherry Street, Freeport, Texas, on the 28th day of May, 2026, among other business came on to be considered the following resolution, which, upon motion duly made and seconded, was adopted by vote of all Commissioners present:

FINDINGS

1. Due and proper notice of the date, time, place and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.

2. The County of Brazoria, State of Texas, has heretofore instituted tax suits and has been awarded tax judgments relative to the hereinafter described tracts and parcels of land, where, in each instance, as a result of delinquent tax sales, the high bid was less than the amount of taxes owing on each respective parcel. Each such parcel was bid off to Brazoria County for the amount of judgment against each respective parcel and each such parcel of property is held in trust due to delinquent tax foreclosure.

3. The Property Resale Committee of Brazoria County has advertised for, received, and opened sealed bids on each said parcel of property held in trust and determined that in each instance, the high bid is less than the amount of taxes owing on each respective parcel. The account number, legal description, entity holding in trust, appraised value, opening bid and amount bid for each respective parcel, are described in Exhibit "A" attached hereto.

4. The Property Resale Committee of Brazoria County has requested that Port Freeport approve the sale amount of each respective item of property as described in Exhibit "A" attached hereto, in accordance with Section 34.05 of the Property Tax Code of the State of Texas, and that Port Freeport join in the conveyances to respective high bidders to evidence Port Freeport's consent to each such sale.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that Port Freeport hereby consents to the acceptance of the high bid as to each respective parcel as described in Exhibit "A" attached hereto and the conveyance of each respective parcel to each respective high bidder; and that Port Freeport accept its pro rata share of the proceeds; and

BE IT FURTHER RESOLVED, that the Chairman of the Port Commission be, and he is hereby authorized to join in the conveyance to each respective high bidder of each respective parcel to evidence Port Freeport's consent to each respective sale for less than the amount of taxes owing.

May 28, 2026 Resolution
 Exhibit A - Resale Offers

Account Number	Legal Description	In Trust To	Adjudged Value	Required Opening Bid	Amount Bid
5600-0004-000	KIBER (A0139 S WILLIAMS) LOT 3 (UND INT) ACRES 1.00	BRAZORIA COUNTY	\$16,700.00	\$3,891.99	\$2,000.00
0118-0288-000	A0118 ZENO PHILLIPS TRACT22W ACRES 2.5	Columbia- Brazoria ISD	\$42,190.00	\$4,283.22	\$4,500.00

Totals \$58,890.00 \$8,175.21 \$6,500.00



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M E M O R A N D U M

TO: Commissioners
FROM: Phyllis Saathoff, Executive Director/CEO
DATE: May 15, 2026
SUBJECT: AAPA U.S. Port Dues

In December preceding the new fiscal year, AAPA headquarters staff will distribute a gross receipts worksheet for the most recent year available for each U.S. corporate member.

When submitting gross receipts to AAPA, ports attach either their most recent audited financial statement or draft audited financial statement as supporting information, indicating which portions of the attachment confirm the gross receipts amount indicated on the gross receipt’s worksheet.

The Association uses a tiered rate structure for U.S. dues. Members are placed in one of fifteen separate brackets based on their gross receipts for the fiscal year (July 1 – June 30).

Gross receipts bracket - MINIMUM	Gross receipts bracket - MAXIMUM	FY 2025-26 Flat Dues Amount	FY 2026-27 Flat Dues Amount
\$350,000,000 and above		\$141,887	\$148,261
\$250,000,000	\$349,999,999	\$112,233	\$117,283
\$174,000,000	\$249,999,999	\$ 86,358	\$ 90,244
\$144,000,000	\$173,999,999	\$ 76,180	\$ 77,634
\$105,000,000	\$143,999,999	\$ 62,223	\$ 65,033
\$ 75,000,000	\$104,999,999	\$ 48,268	\$ 50,440
\$ 60,000,000	\$ 74,999,999	\$ 37,801	\$ 39,501
\$ 42,500,000	\$ 59,999,999	\$ 30,822	\$ 32,209
\$ 32,000,000	\$ 42,499,999	\$ 26,170	\$ 27,348
\$ 20,000,000	\$ 31,999,999	\$ 21,808	\$ 22,789
\$ 12,000,000	\$ 19,999,999	\$ 18,319	\$ 19,143
\$ 5,500,000	\$ 11,999,999	\$ 15,124	\$ 15,805
\$ 3,000,000	\$ 5,499,999	\$ 13,377	\$ 13,979
\$ 2,400,000	\$ 2,999,999	\$ 11,630	\$ 11,892
Less than \$2,400,000			\$ 5,946

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

Below are the dues that have been assessed since 2022:

AAPA Fiscal Year	PF Operating Revenues	Dues Amount	AAPA % Increase
FY 2022	\$39.5M	\$ 21,299	0%
FY 2023	\$47.2M	\$ 26,500	24%
FY2024	\$46.1M FYE23	\$ 28,225	7%
FY2025	\$54.1M FYE24	\$ 29,495	4.5%
FY2026	\$61.6M FYE25 (estimate was below \$60 when renewed)	\$ 30,822	4.5%
FY2027	> \$62.0M estimated FYE26 (new bracket level)	\$ 39,501	4.5% (PF overall increase 28.15%)

AAPA holds an annual legislative seminar, annual convention, and other seminars focused on security, administration, etc. providing timely and insightful training programs for port employees and members of port governing bodies. They bring in ranking officials from the U.S. Army Corps of Engineers, U.S. Coast Guard, Federal Maritime Commission, the Administration, and ranking staff members from key committees for the Senate and House. Staff recommends payment of FY2027 AAPA membership dues of \$39,501.



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: May 21, 2026

SUBJECT: **PSA with LJA Engineering for Velasco Terminal Area 4 Container Yard**

I selected LJA Engineering, based on demonstrated qualifications, as the most qualified firm to submit a fee proposal for the Velasco Terminal Area 4 Container Yard funded through a PIDP 25 grant. The scope of work includes:

1. Surveying and geotechnical
2. Final Design of drainage, fire lines, grading, lighting photometrics, electrical design lighting
3. Prepare project specifications
4. Construction Materials Testing
5. Construction Oversight

It is anticipated to take 120 days after the PSA is signed before this is ready to bid. Construction will occur in one phase, and it is expected to take 11 months to complete.

The grant award is for \$11,000,000, and I currently estimate the construction to cost \$14,000,000.

I have reviewed the scope and fee, and I recommend approval of a PSA with LJA Engineering for an amount of **not to exceeded \$1,286,700.**

PORT COMMISSION





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MEMORANDUM

TO: Port Commissioners
Phyllis Saathoff, Executive Director/CEO

FROM: Brandon Robertson, Director of IT

DATE: May 28, 2026

SUBJECT: Request to purchase Cameras for 2023 Port Security Grant – \$32,580

Purpose:

This memo requests approval to purchase cameras for the 2023 Port Security Grant Video Enhancements project.

Background:

The 2023 Port Security Grant Video Enhancements project was originally planned to be completed through a formal RFQ process that would include both equipment procurement and installation services. However, due to the upcoming grant expiration date in August, staff is recommending the purchase of the camera equipment directly to ensure the Port is able to obligate and preserve the grant funds before the deadline.

The Port has submitted a grant extension request. If the extension is approved, staff intends to use the remaining grant funds toward the labor and installation costs associated with the camera deployment. Purchasing the equipment at this time allows the project to continue moving forward while reducing the risk of losing available grant funding.

Recommendation:

Staff recommends 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.

PORT COMMISSION

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



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MEMORANDUM

TO: Port Commissioners
Phyllis Saathoff, Executive Director/CEO

FROM: Brandon Robertson, Director of IT

DATE: May 28, 2026

SUBJECT: Request to purchase Network Equipment for 2023 Port Security Grant – \$25,800

Purpose:

This memo requests approval to purchase Networking Equipment for the 2023 Port Security Grant Video Enhancements project.

Background:

The 2023 Port Security Grant Video Enhancements project was originally planned to be completed through a formal RFQ process that would include both equipment procurement and installation services. However, due to the upcoming grant expiration date in August, staff is recommending the purchase of the networking equipment directly to ensure the Port is able to obligate and preserve the grant funds before the deadline.

The Port has submitted a grant extension request. If the extension is approved, staff intends to use the remaining grant funds toward the labor and installation costs associated with the camera and networking equipment deployment. Purchasing the equipment at this time allows the project to continue moving forward while reducing the risk of losing available grant funding.

Recommendation:

Staff recommends 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.

PORT COMMISSION



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TO: Executive Director/CEO
Port Freeport Commissioners
Legal Counsel

FROM: Director of Business & Economic Development

DATE: May 26, 2026

SUBJECT: RFP for Owner's Cold Storage Industry Representative

Port Freeport's agreement with Sterling Solutions concluded on May 15, 2026. Staff recommends continuing engagement with a firm that is a Subject Matter Expert experienced with Cold Storage Development and Operations to act as Port Freeport's Cold Storage Industry Representative for the following Scope of Work.

- 1) Identification of potential users for CD2 including importers, exporters and domestic users
- 2) Identification of qualified potential Public Refrigerated Warehouse ("PRW") Operators for CD2
 - a. Includes meetings and discussions with the PRWs to determine interest and potential fit.
- 3) Assist with drafting/development of the RFP for a Public Refrigerated Warehouse Operator for Port Freeport's Cross-Dock #2
- 4) Assistance with management of the RFP response process as needed.
 - a. Includes contacting previously identified interested PRWs to ensure their awareness of the RFP
- 5) Facilitation of and attendance at PRW and user site visits to Port Freeport including CD2 groundbreaking event.
- 6) Review and evaluation of RFP responses including scoring matrix analysis
- 7) Facilitation of negotiation of contract with the awarded PRW.
- 8) Facilitation and support of the PRW on-boarding planning
- 9) Implementation of Marketing and Development plan.

A draft RFP has been prepared, and staff seeks the Port Commission's support to release the RFP on May 29, 2026.

[PORT COMMISSION](#)

**RESOLUTION APPROVING AND AUTHORIZING THE SUBMISSION OF A
2026 PORT INFRASTRUCTURE DEVELOPMENT PROGRAM
GRANT APPLICATION**

At a regular meeting of the Port Commission of Port Freeport of Brazoria County, Texas (“Port”) held at the office of the Port at 1100 Cherry Street, Freeport, Texas, on the 28th day of May 2026, among other business, on motion duly made and seconded, the following Resolution was passed and adopted:

FINDINGS

1. Due and proper notice of the date, time, place, and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. The Port is currently planning capital projects and infrastructure on real property owned by Port Freeport.
3. The Port seeks to pass a resolution to approve and authorize the submission of Port Infrastructure Development Program (“PIDP”) grant application with a Non-Federal Port contribution of up to Twenty-Five percent (25%) of the project cost for the Inner Harbor Berth 3 Modernization Project

NOW THEREFORE, BE IT RESOLVED the Port Commission of the Port, hereby approves and authorizes the Executive Director & CEO of Port Freeport to submit a PIDP grant application with a Non-Federal Port contribution of up to Twenty-Five percent (25%) of the project cost for the Inner Harbor Berth 3 Modernization Project.

Approved this 28th day of May 2026.

Kim Kincannon
Port Commission Secretary

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this 28th day of May 2026, by Kim Kincannon, Port Commission Secretary, of Port Freeport, a political subdivision of the State of Texas, on behalf of said political subdivisions.

NOTARY PUBLIC, STATE OF TEXAS

**RESOLUTION AUTHORIZING EXECUTION OF A GRANT AGREEMENT
UNDER THE FISCAL YEAR 2025
PORT INFRASTRUCTURE DEVELOPMENT PROGRAM
WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S
MARITIME ADMINISTRATION
FOR THE VELASCO TERMINAL AREA 4 IMPROVEMENT PROJECT**

At a regular meeting of the Port Commission of Port Freeport of Brazoria County, Texas (“Port”) held at the office of the Port at 1100 Cherry Street, Freeport, Texas, on the 28th day of May 2026, among other business, on motion duly made and seconded, the following Resolution was passed and adopted:

FINDINGS

1. Due and proper notice of the date, time, place, and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. The Port submitted a Port Infrastructure Development Program (“PIDP”) grant application in 2025 with a Port contribution of up to Twenty-Five percent (25%) for the Velasco Terminal Area 4 Improvement Project.
3. On April 28, 2026, the U.S. Department of Transportation’s Maritime Administration (MARAD) announced an investment of \$774 million into American ports to strengthen supply chains and restore U.S. maritime dominance; and Port Freeport was awarded funding for the Velasco Terminal Area 4 Improvement Project requiring a Non-Federal Match of Fifty percent (50%).
4. The Port seeks to pass a resolution to increase its Non-Federal Match from Twenty-Five percent (25%) to Fifty percent (50%) and authorize the Executive Director and CEO to execute all documents necessary to complete the transaction with MARAD.

NOW THEREFORE, BE IT RESOLVED the Port Commission of the Port, hereby approves and authorizes a Non-Federal match of 50% and the Executive Director & CEO of Port Freeport is authorized to execute all documents necessary to complete this transaction with MARAD for the Velasco Terminal Area 4 Improvement Project.

Approved this 28th day of May 2026.

Kim Kincannon
Port Commission Secretary

