Port Commission Special Meeting

Thursday, November 12, 2026 at 9:00 AM

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/87230847082?pwd=m5OAxhhAC0lXbPAYr8Uk01BRIHrSWM.1
Meeting ID: 872 3084 7082
Passcode: 474573

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. **Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.**

6. **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.

7. **Public Testimony.**
   Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item to be addressed per participant and can be completed in person or by videoconference.

8. **Conduct a Planning Workshop for Port Freeport regarding the following:**

   A. Introductory Remarks.

   B. Federal Affairs Update.

   C. Local and Regional Economic Update.

D. Operations Update.

E. Capital Projects Update.

9. 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 551.087 (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.

C. 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 Parcels 1 and 19.
   3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 4, 5, 6, 7, 8, 9, 10, 34, 37 and 38.
   4. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 14, 15, 16, 17, 26, 27, 31, and 35.

D. 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.

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

11. Discuss and Consider Authorizing Staff to Submit Application for FEMA Counter Drone Grant.

12. Set Date & Time for Continuation of Workshop .

13. 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.

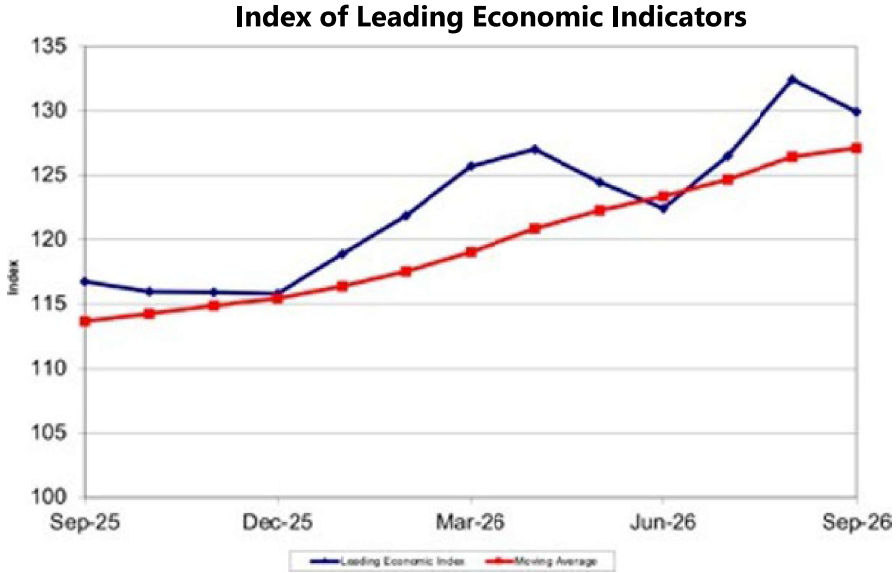
La participación es bienvenida sin distinción de raza, color, religión, sexo, edad, origen nacional, discapacidad o situación familiar. De acuerdo con el Título II de la Ley de Estadounidenses con Discapacidades y la Sección 504 de la Ley de Rehabilitación, las personas con discapacidades que necesiten 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.

Economic Update

November 12, 2026

The information in this presentation contains "forward-looking statements" within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended. Such statements may involve known and unknown risks, uncertainties, and other factors that may cause the actual results, performance and achievements to be different from future results, performance and achievements expressed or implied by such forward-looking statements. Readers are cautioned that the actual results could differ materially from those set forth in the forward-looking statements

Economic Update

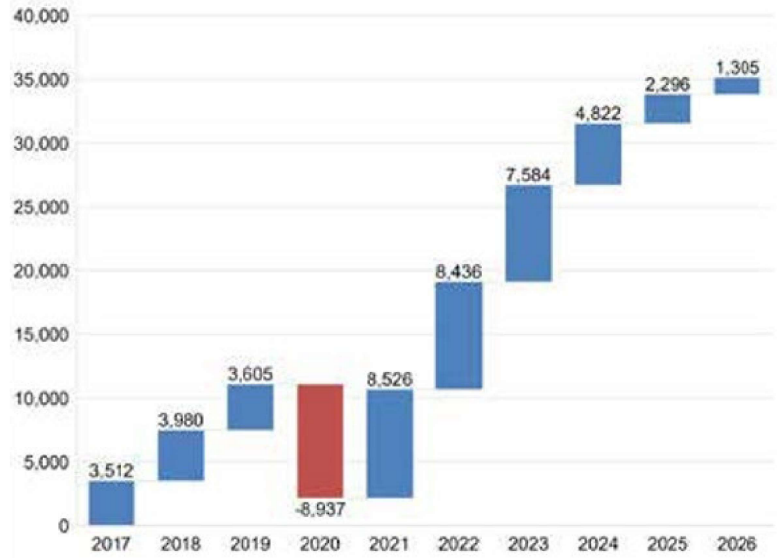


- The Brazoria County Index of Leading Economic Indicators decreased 1.88 percent over the past month, while increasing 11.27 percent over the past year.
- Designed to forecast the county's economic performance over the next three to six months.
- A sustained period in which the leading index consistently exceeds the moving average typically signals that the local economy is growing or is in a period of growth.

Prepared by Brazosport College Economic Forecasting Center October 2026

Economic Update

Brazoria County Job Growth



Total employment in Brazoria County increased from 191,249 to 192,554 over the past year. However, employment growth has been slowing over the last several years.

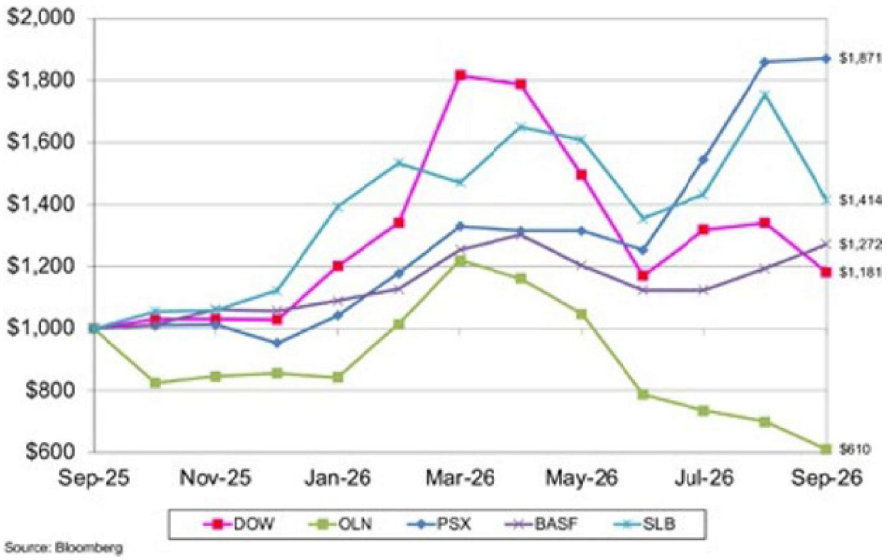
The 1,305 jobs added so far this year represent a slower pace of growth compared to the 2,296 jobs gained during the same period last year.

Although total employment continues to increase, the steady decline in annual job gains suggests that the local labor market is cooling,

Prepared by Brazosport College Economic Forecasting Center October 2026

Economic Update

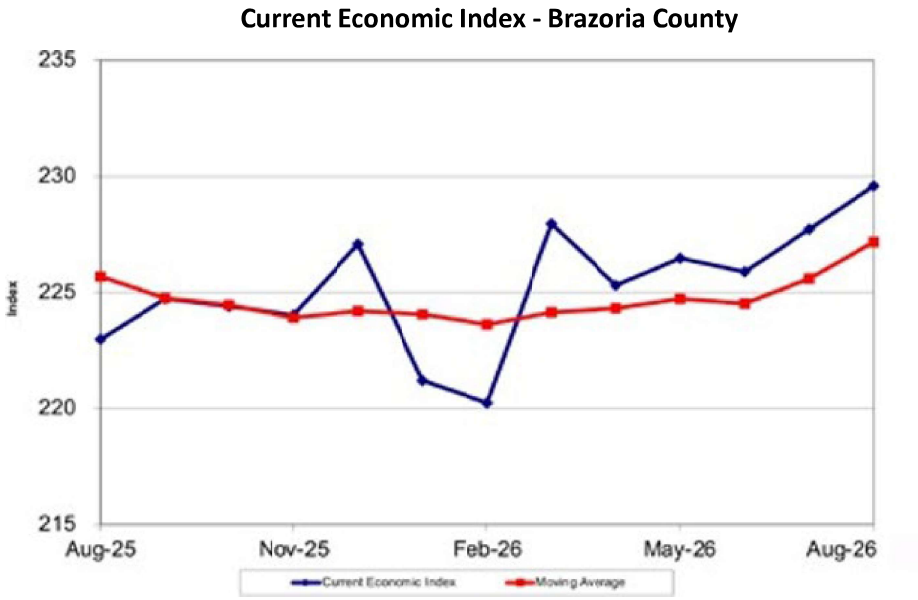
Brazoria County Stock Index



- The BC Stock Index is up 53.26 percent over the last year.
- It suggests renewed investor confidence and growing optimism regarding the future earnings and outlook of the largest locally based manufacturers.
- The best performing stocks were Phillips 66 and Schlumberger, which increased 87.11 and 41.35 percent over the last year

Prepared by Brazosport College Economic Forecasting Center October 2026

Economic Update

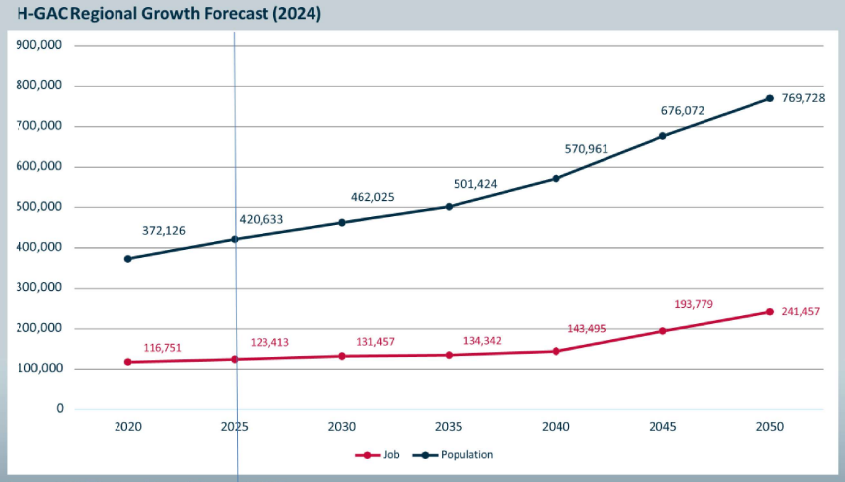


The Brazoria County Index of Current Economic Indicators increased 0.82 percent in August and 2.96 percent over the past year, reflecting an increase in overall economic activity.

Prepared by Brazosport College Economic Forecasting Center October 2026

Economic Update

Growth Forecast



Source: H-GAC Regional Growth Forecast, 2024

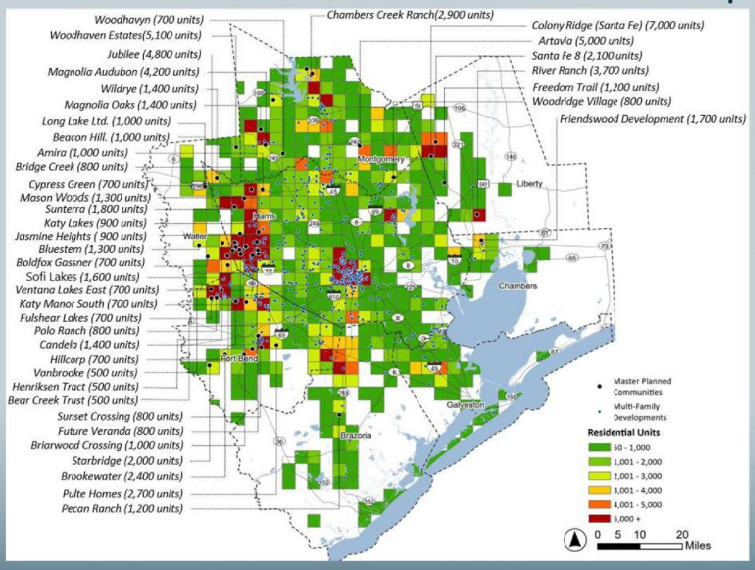
- Between 2020 and 2050, Brazoria County's economy is projected to grow significantly.
- **Employment** increases by more than **124,000 jobs (+107%)**, reflecting regional economic diversification and industrial expansion.
- **Population** rises by nearly **398,000 residents (+107%)**, paralleling employment growth and underscoring sustained housing and infrastructure demand.

The balanced increase in both jobs and residents suggests continued strength in local labor markets and community development.

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Economic Update

Announced Residential Developments (2020-2050)



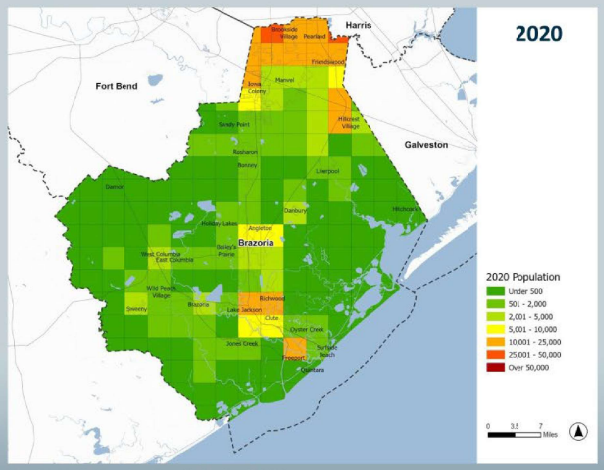
County	Total No. of Residential Units	%	Multi-Family Units	%
Total	809,039	100.0%	161,643	20.0%
Brazoria	47,437	5.9%	1,839	3.9%
Chambers	12,093	1.5%	1,654	13.7%
Fort Bend	139,437	17.2%	28,087	20.1%
Galveston	30,746	3.8%	4,909	16.0%
Harris	331,784	41.0%	109,403	33.0%
Liberty	49,686	6.1%	24	0.0%
Montgomery	153,122	18.9%	14,487	9.5%
Waller	44,734	5.5%	1,240	2.8%

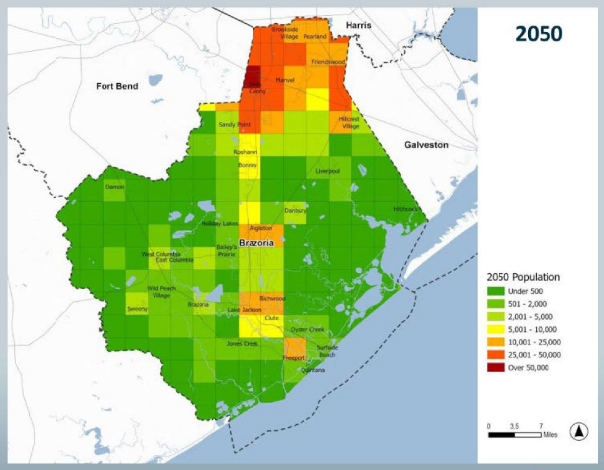
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Houston-Galveston Area Council

Economic Update

Population





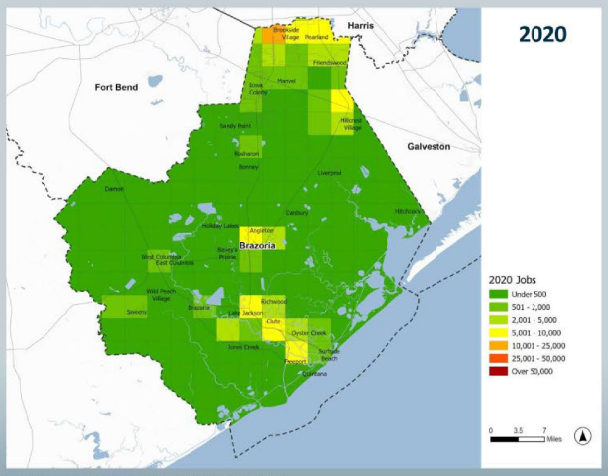
Source: H-GAC Regional Growth Forecast, 2024

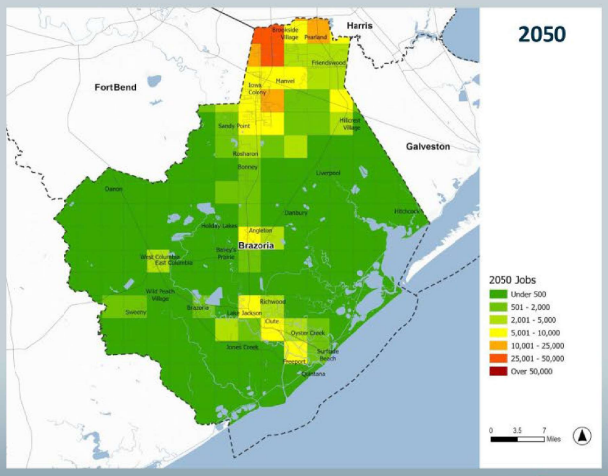
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Houston-Galveston Area Council

Economic Update

Employment





Source: H-GAC Regional Growth Forecast, 2024

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Houston-Galveston Area Council

Operations Update

November 12, 2026

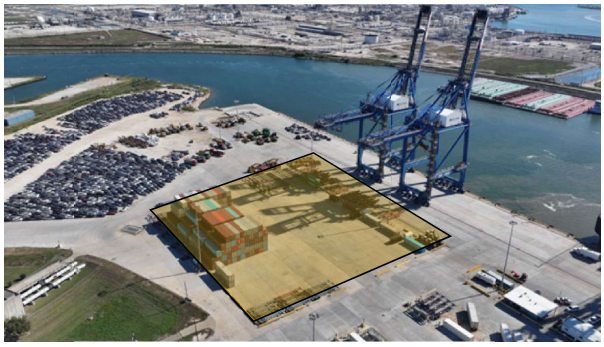
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Container Sector

- 156 Container Vessels Budgeted FY2027 *Does not include Maersk (est. 48 vessels)
- 1,620,000 Tons

Area on Velasco Terminal for New Carrier Maersk:

- Maersk to utilize the 5 acres of concrete behind Berth 8





Roll-On/Roll-Off Sector

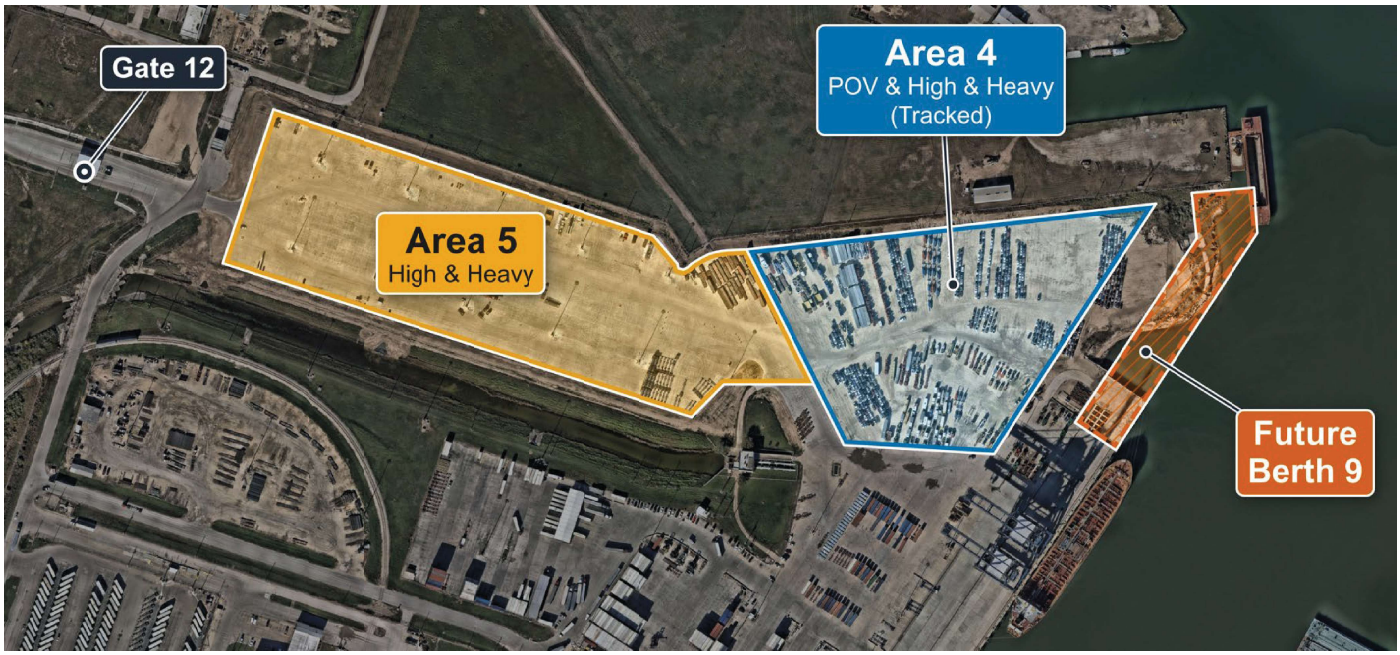
- AMPORTS/Red Hook handling Volkswagen

FY2027 What to Expect?

- **RORO Cargo will be divided between Gate 12 and Gate 4 during check-in process**
- **AMPORTS will have a new truck check-in station at the new truck queuing area off 5th Street**



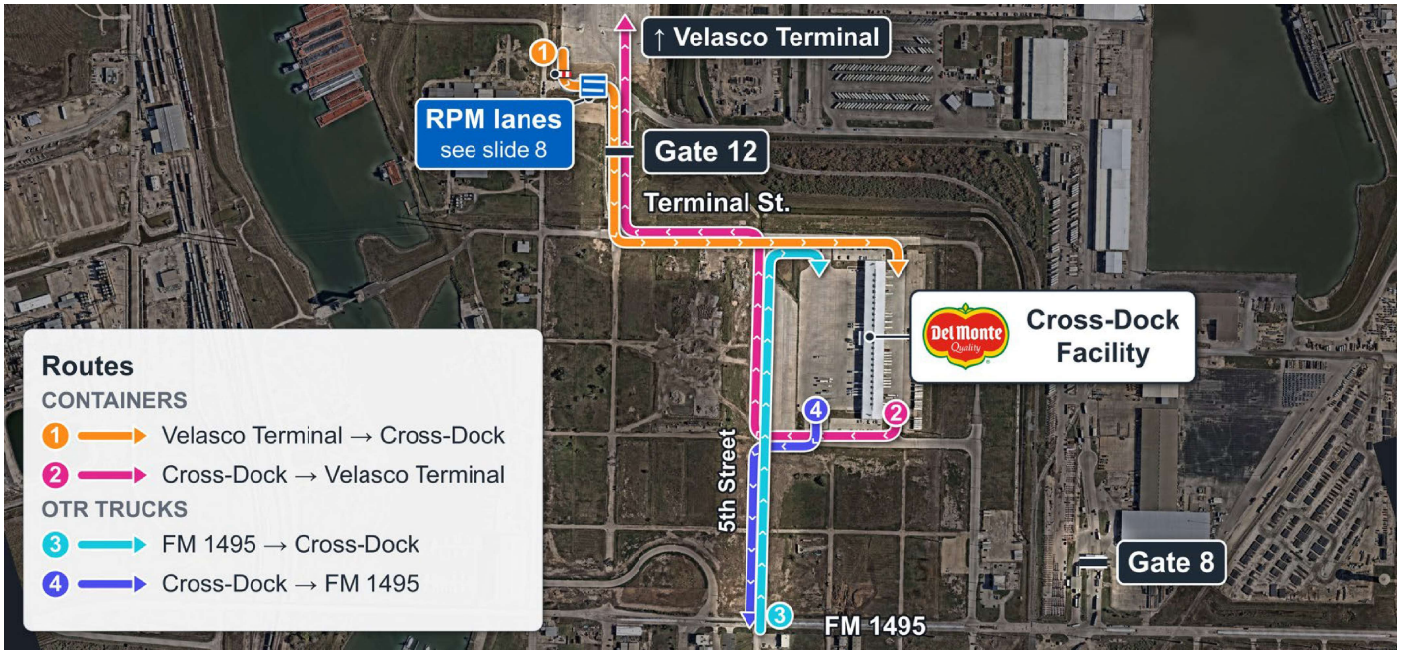
Velasco Terminal – RORO Areas



Carriers, Stevedores & Terminal Operators

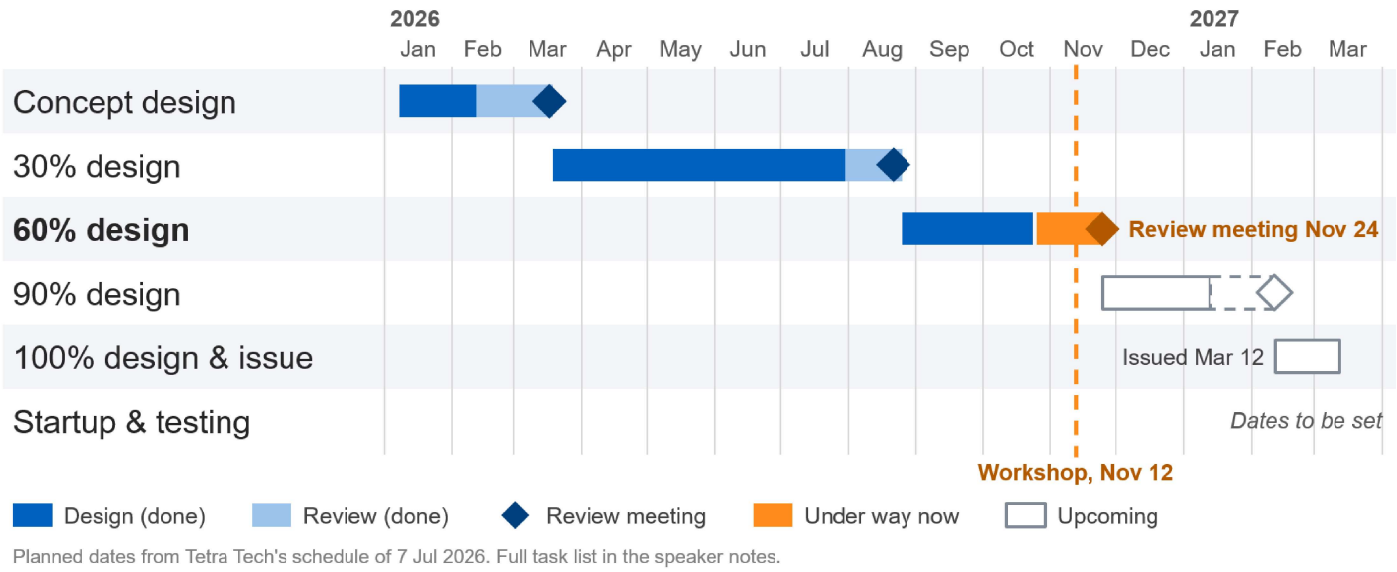
	Carriers	Stevedores	Terminal Operators
RORO	Grimaldi /Atlantic Container Lines	Ports America	AMPORTS
	Liberty Global Logistics	Red Hook (AMPORTS)	AMPORTS
	Glovis/Sallaum	Red Hook (AMPORTS)	AMPORTS
	Sallaum Lines	Red Hook (AMPORTS)	AMPORTS
	NYK	Red Hook (AMPORTS)	AMPORTS
	Hoegh Autoliners	Red Hook (AMPORTS)	AMPORTS
	"K" Line	Ports America	Ports America
	VWGoA (Siem Car Carriers, SFL, Wallenius Marine, KD Elite Transportation, Interlake Steamship)	Red Hook (AMPORTS)	Wallenius Wilhelmsen
Containers	Dole	Ports America	Dole
	Chiquita (Great White Fleet)	Ports America	Chiquita
	Maersk	Ports America	Ports America
	Del Monte	Gulf Stevedoring Services	Del Monte
Steel Bars	Tenaris No specific carrier. Tenaris charters vessels on the open market. (TrampVessels).	Gulf Stream Marine (Enstructure)	Gulf Stream Marine (Enstructure)
Rice	Riviana Foods No specific carrier. Riviana charters vessels on the open market. (Tramp Vessels)	Gulf Stream Marine (Enstructure)	Riviana Foods

Traffic Flow-Gate 12 with Remote Radiation Portal Monitor



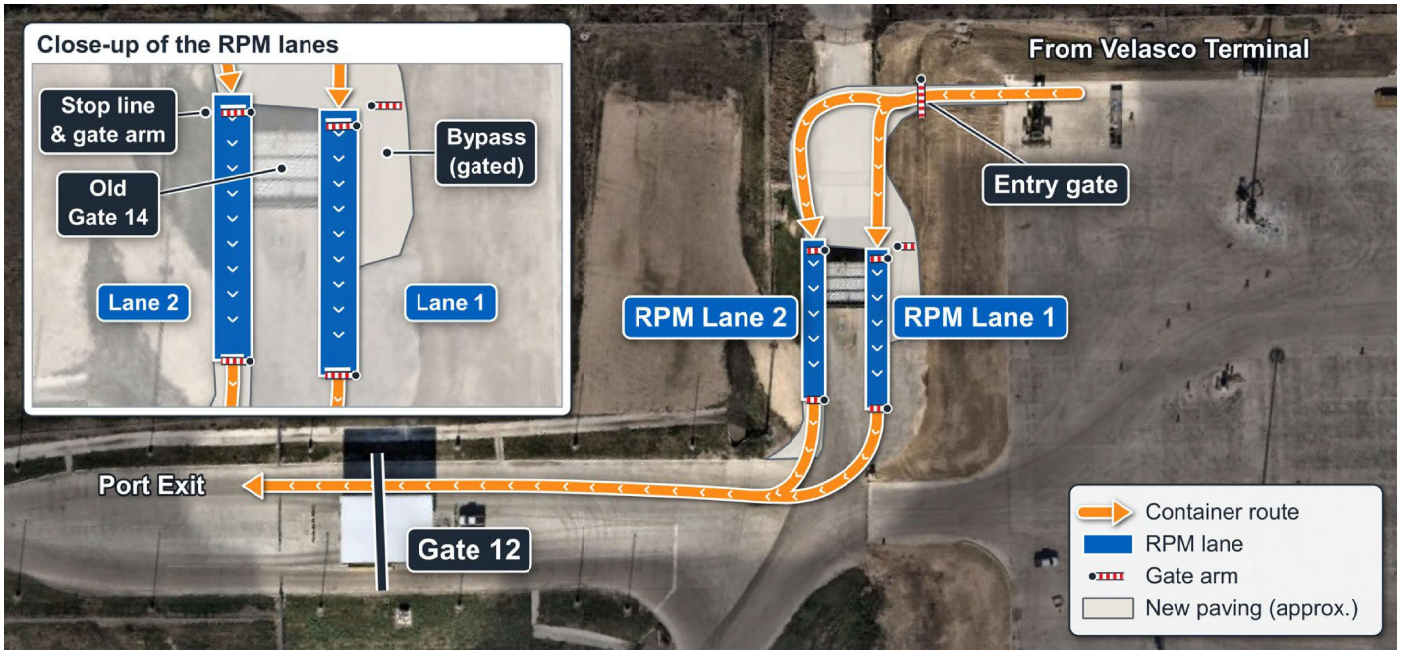
Gate 12 Radiation Portal Monitor Update

Tetra Tech is at 60% design; final design planned for March 2027



Planned dates from Tetra Tech's schedule of 7 Jul 2026. Full task list in the speaker notes.

Radiation Portal Monitor Lane Layout



FY2027 Outlook

- Budgeted 732 vessels *Does not include Maersk (est. 48 vessels)
- Operational Inner Harbor Arrival Efficiencies with Fender Project
- Gate 12 Remote Radiation Portal Monitor and new traffic flows Velasco Terminal
- Area 4 Project and Cargo storage
- New Container Customer Starting November 2026
- Parcel 1 Improvements:
  - Additional Cargo Areas
  - Gate 12 Interchange
  - Facilities/Truck Staging/Chassis Yards
  - Additional Lighting
  - IT and Security Infrastructures

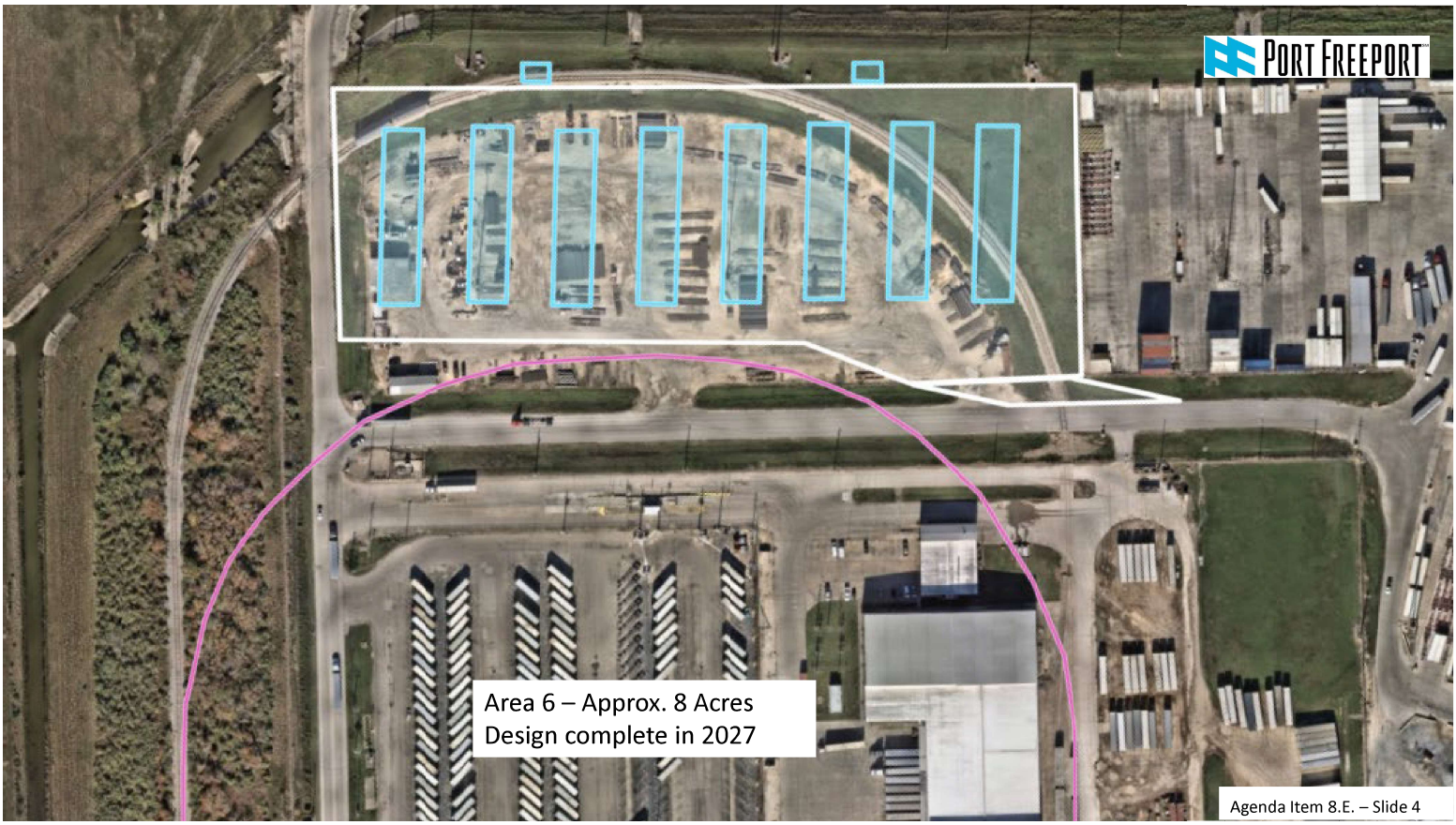
Capital Projects Update

November 12, 2026

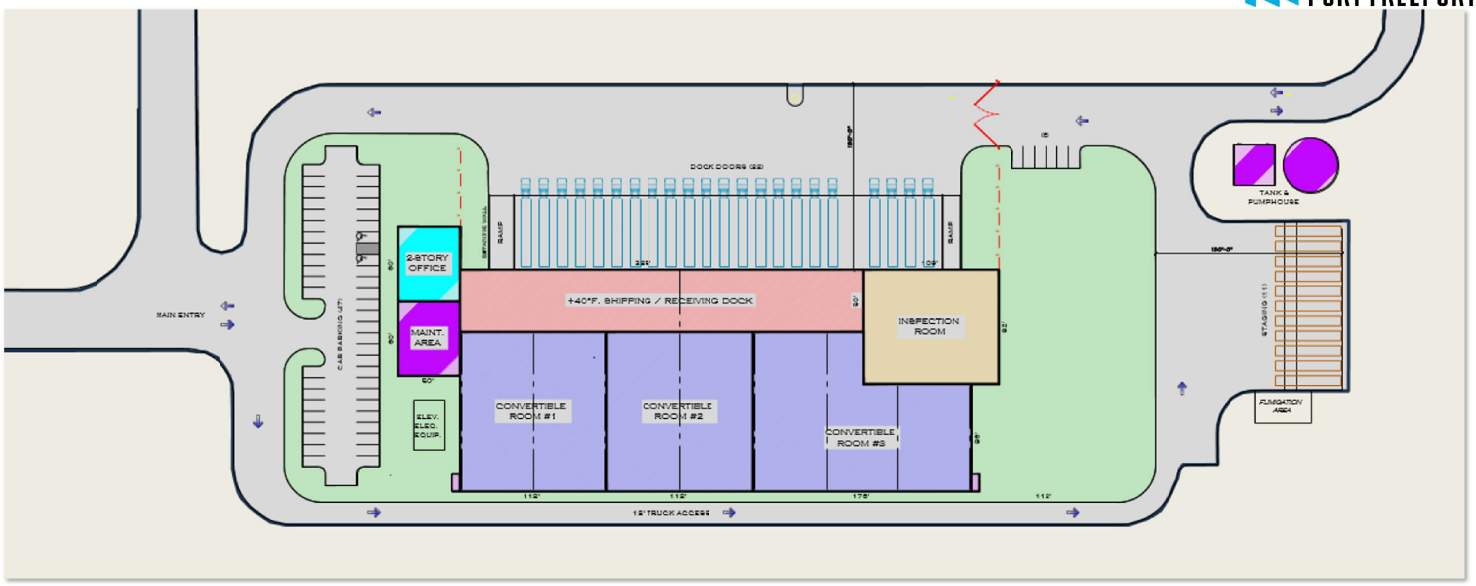
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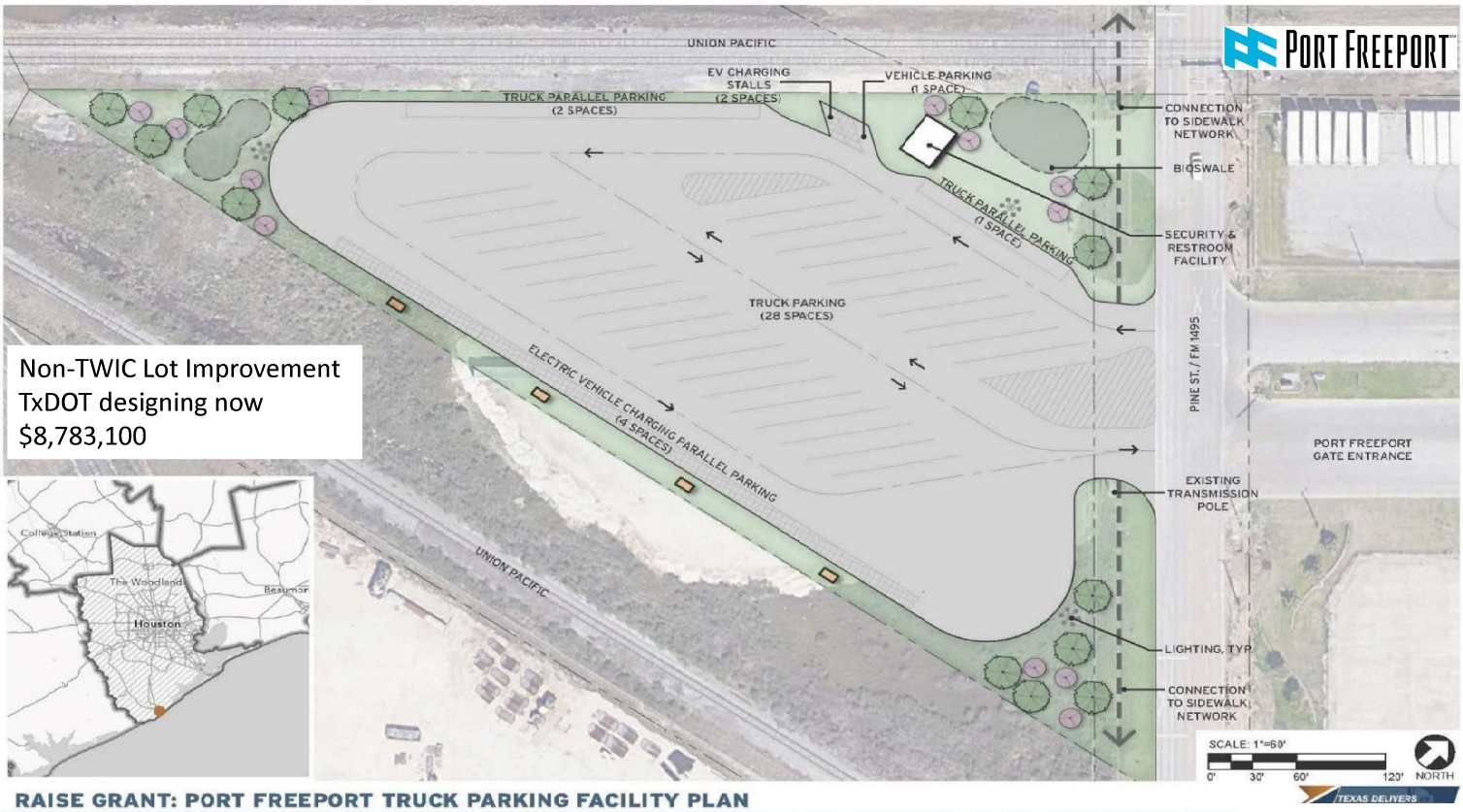

Area 4 – Approx. 10 Acres
Anticipate Bid Q1 2027
Must be complete by 8/31/2029
PORT FREEPORT
Agenda Item 8.E. – Slide 3


PORT FREEPORT
Area 6 – Approx. 8 Acres
Design complete in 2027
Agenda Item 8.E. – Slide 4

Cross Dock 2



- Pranger Group Inc. is the Design Firm
- Tellepsen Builders, L.P. is the Contractor
- $33,000,000
- Complete in Q1 2028

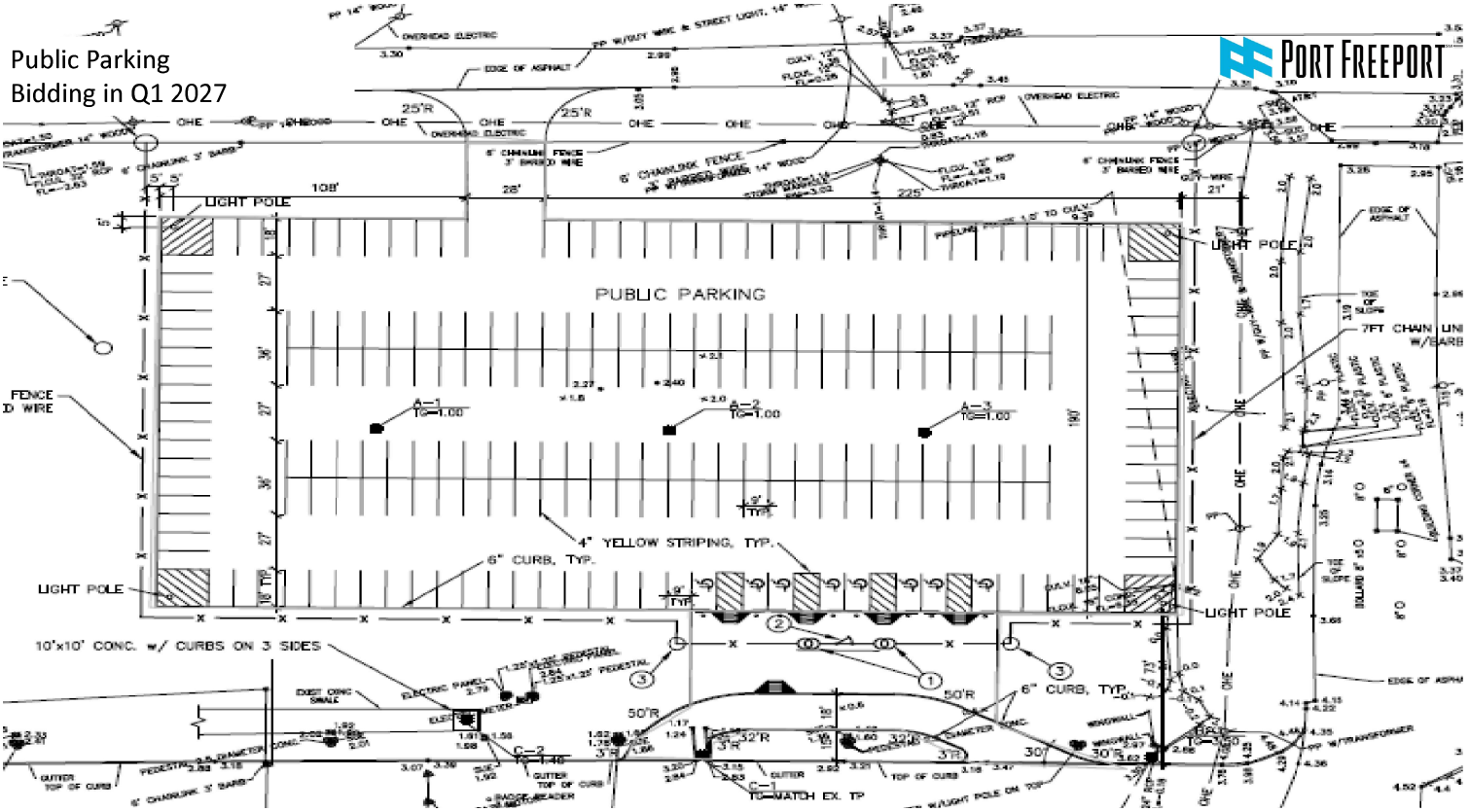


Non-TWIC Lot Improvement
TxDOT designing now
$8,783,100

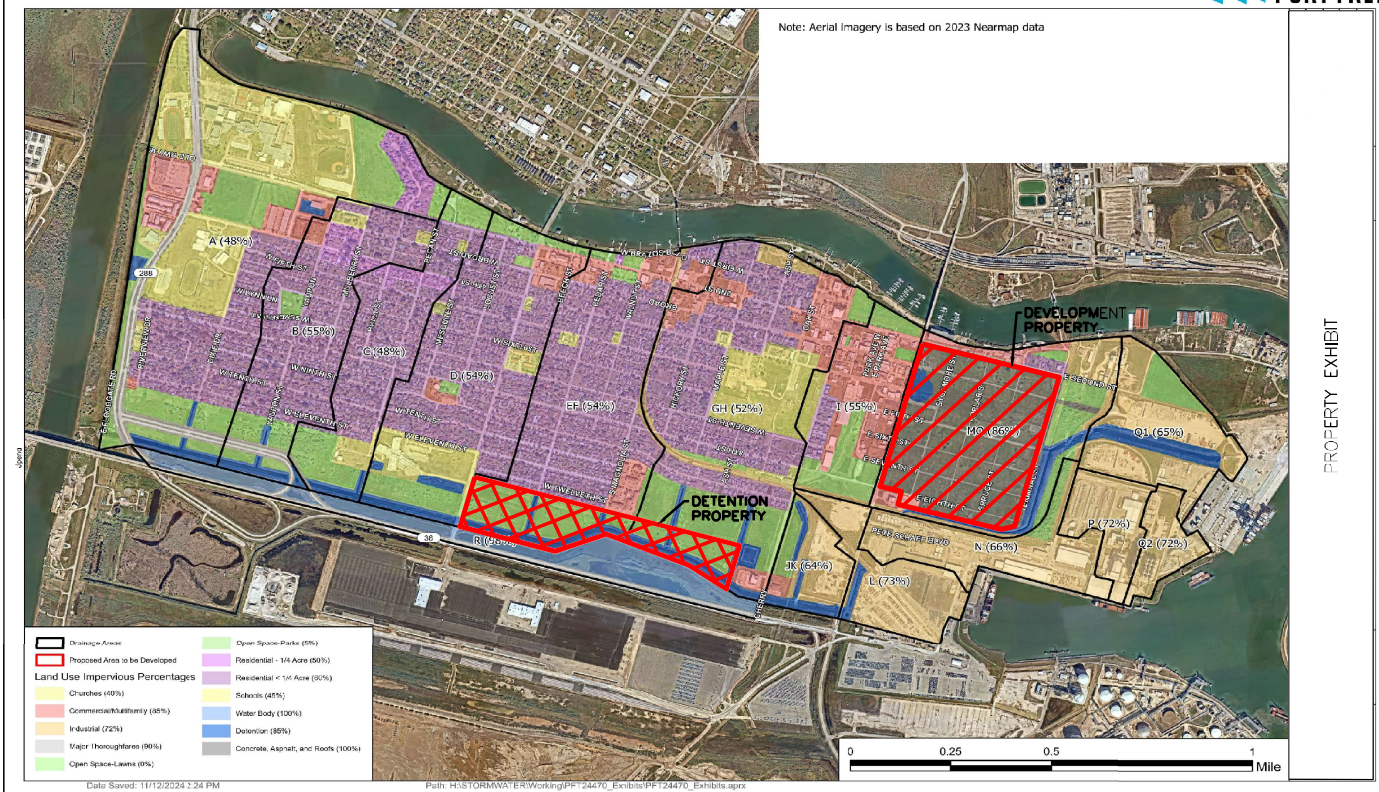
RAISE GRANT: PORT FREEPORT TRUCK PARKING FACILITY PLAN

February 8, 2024

Public Parking
Bidding in Q1 2027



Agenda Item 8.E. – Slide 7

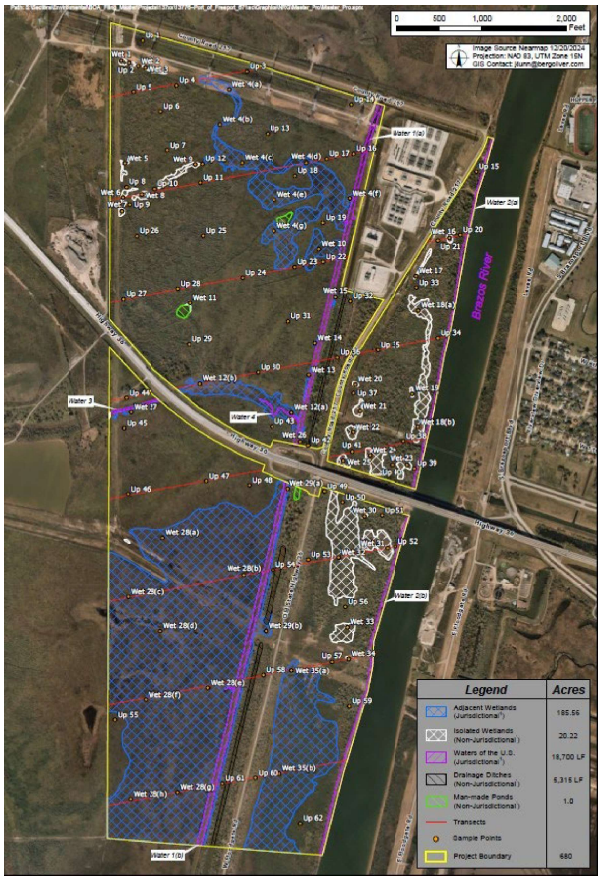


Agenda Item 8.E. – Slide 8

Parcels 27 and 34

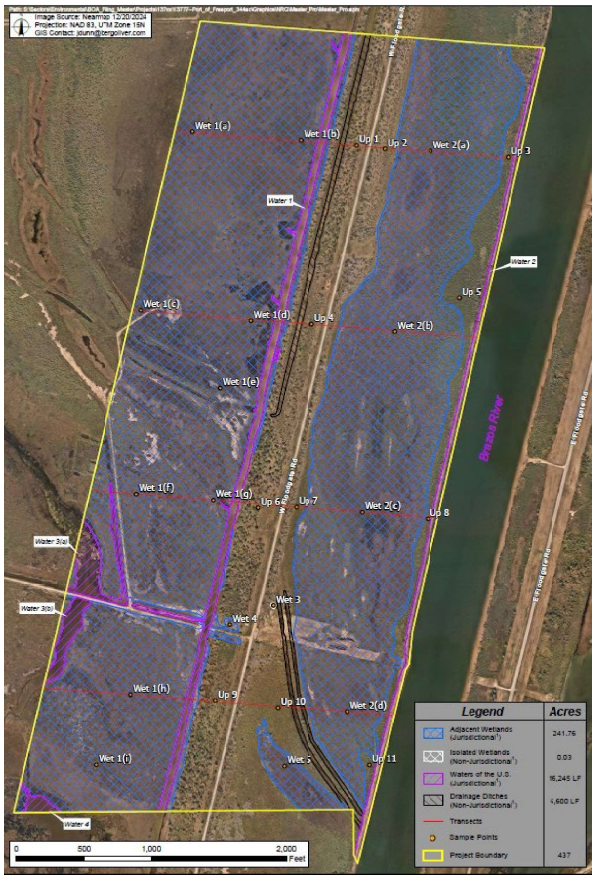


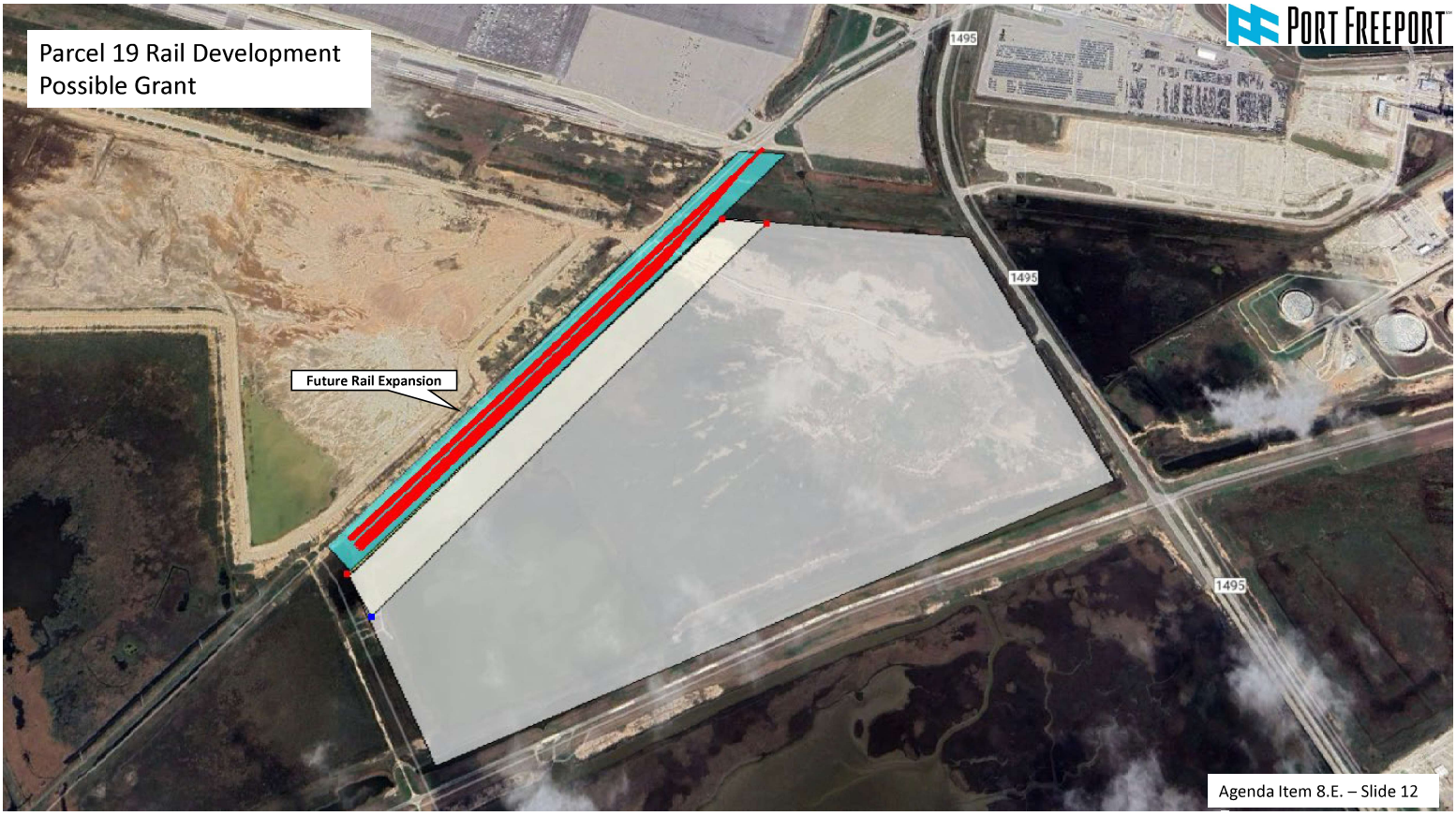
Parcels 7 and 8
Pending final
WOTUS Rules



PORT FREEPORT

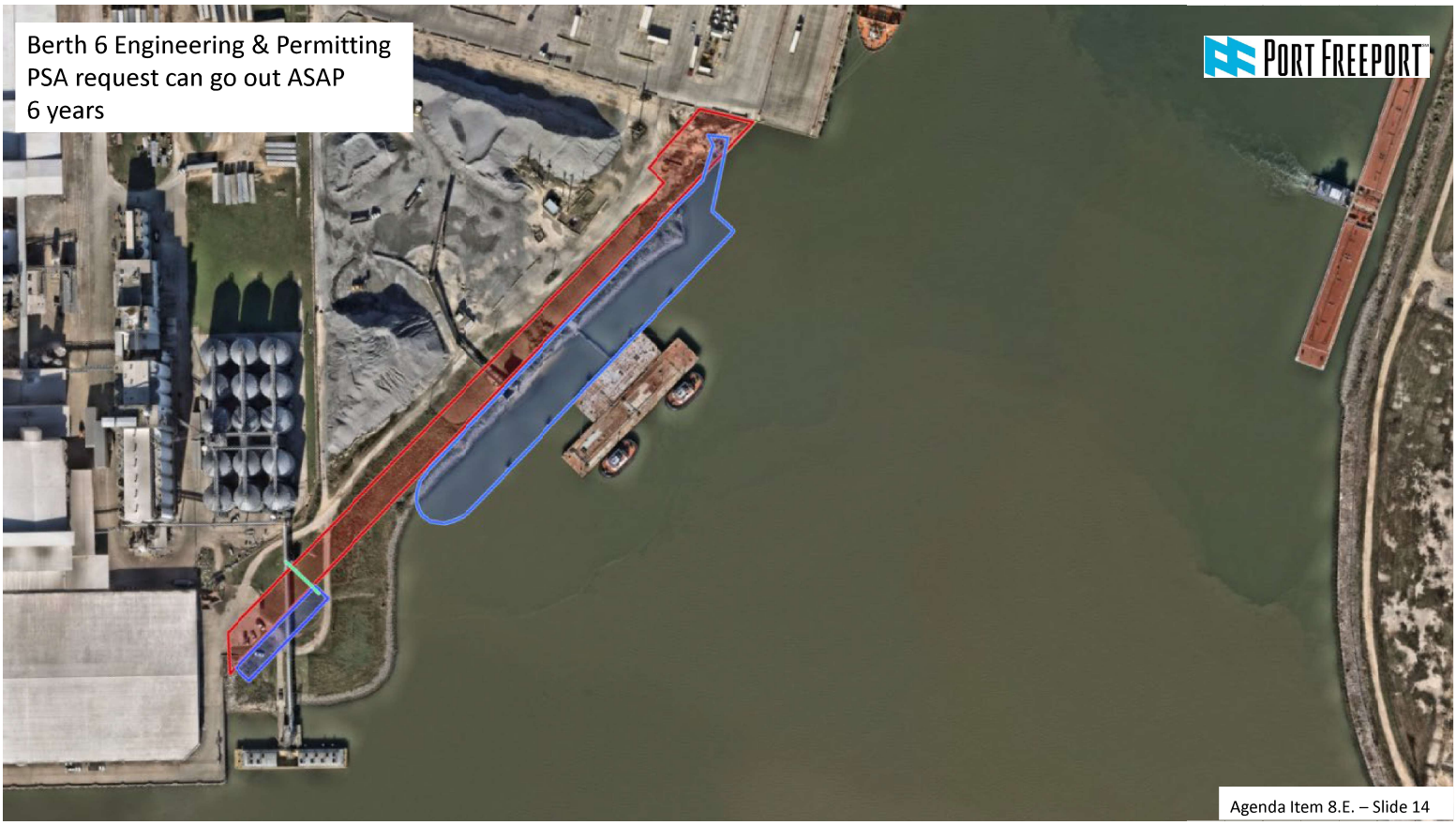
Parcels 5 and 6
Pending Final WOTUS
Rules



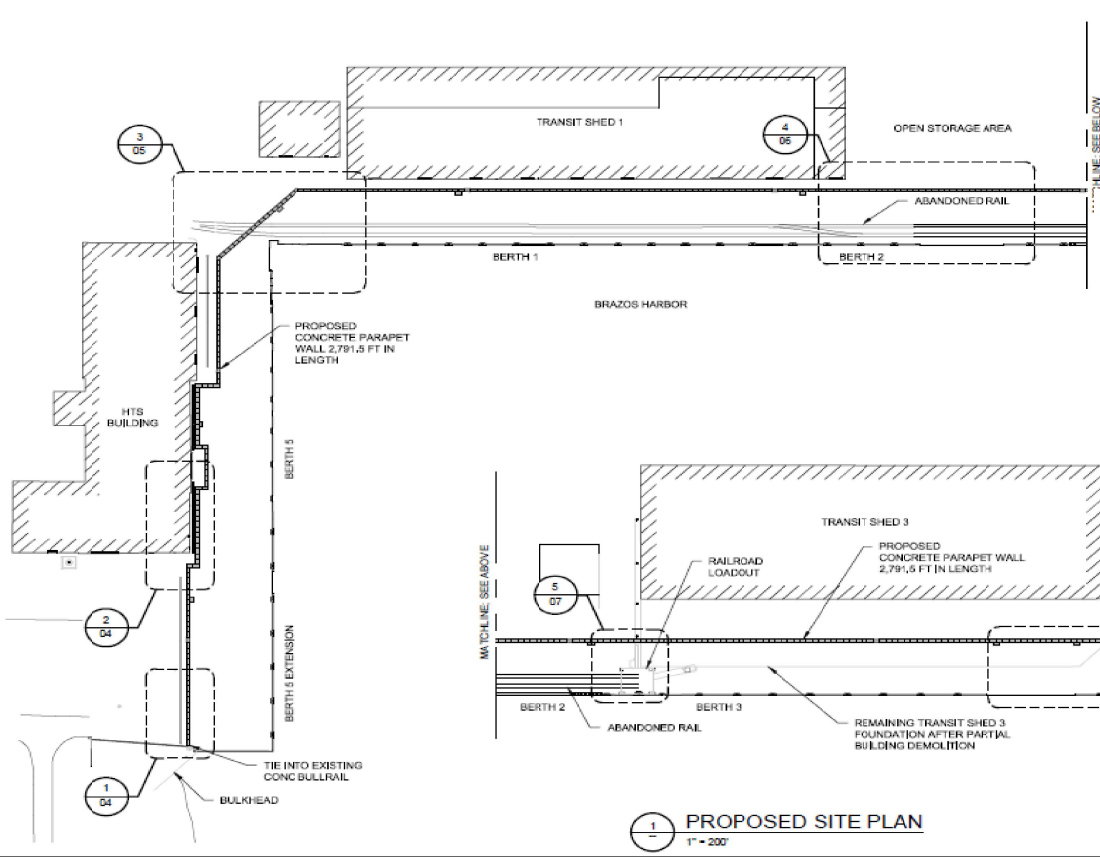




Agenda Item 8.E. – Slide 13



Agenda Item 8.E. – Slide 14



PORT FREEPORT

Floodwall 408 Permit Application submitted USACE 10/2026

Parcel 1



Buffer Zone with "Tribute" "Super Trees" by Houston Wilderness

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