Port Commission Regular Meeting

Thursday, November 19, 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/82932711414?pwd=xwC8AnmekCfHayneVLmvDnSOk19b0j.1
Meeting ID: 829 3271 1414
Passcode: 368475

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. **Presentation of check to Texas Port Ministry from proceeds of Port Freeport Golf Tournament.**

10. **Acceptance of Port Freeport Economic Impact Study final report submitted by Texas A&M Transportation Institute.**

11. 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

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

13. Consent Agenda.

A. Approval of Minutes from the Regular Meeting held October 22, 2026.

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

C. Approval of legal bills submitted for the month of October.

D. Adoption of a Resolution Authorizing a Contribution to the Port Freeport Retirement Plan.

E. Approval of an Agreement with NOAA for Quality Control and Dissemination of Data for NOAA's Freeport PORTS System.

14. Approval of a renewal for Port Freeport Medical, Dental and Vision Insurance.

15. Approval of a Construction Contract with M and M Roofing Texas, LLC for the Roof Repairs 2026 project, for an amount not to exceed $218,123.

16. Approval of a Professional Services Agreement with Moffatt & Nichol for the Underwater Inspection of Berths 1, 2, 3, 5, 7 and 8, for an amount not to exceed $129,700.

17. Approval of award to Current Power Technologies for the EOC Generator Replacement, for an amount not to exceed $166,559.

18. Approval of Stevedore License Renewals submitted by the following...

APS Stevedoring

Cooper/Ports America LLC

Enstructure Richardson

Gulf Stevedoring Services, LLC

Gulf Stream Marine, Inc.

Ports America Texas, Inc.

Red Hook ConRo Terminals LLC

Riviana Foods

SSA Marine

Suderman Contracting Services, Inc.

19. Approval of an RFP for UHF Radio Repeaters.

20. Adoption of a Resolution authorizing the Renewal of the Lease Agreement between Port Freeport and Freeport LNG Development, L.P. dated May 01, 2026.

21. 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.

22. RECONVENE OPEN SESSION:

23. 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 Impacts of Port Freeport

2026 Study

Texas A&M Transportation Institute (TTI)

Study approach and data sources

IMPLAN, an input-output model

TTI researchers used IMPLAN (Impact Analysis for Planning), a tool government agencies, universities, and private corporations have relied on for decades.

What is an input-output model? It maps how industries buy from and sell to one another, then traces how spending by port businesses ripples through the economy:

Direct: port businesses

Indirect: their suppliers

Induced: workers' spending

Model inputs

Employer data Maintained by the Economic Development Alliance for Brazoria County

Survey Port tenants, terminal operators, and service providers

Interviews Follow-up interviews with company representatives

How the geographies relate

Texas (statewide total)

Brazoria County

One multi-regional analysis: county results are a component of the state total

United States

A separate analysis of the U.S. economy. National results are not additive with the county and state figures.

What changed since the 2022 study

Industry contribution framework

Jobs are measured against the employment that exists in each industry category in the region.

546 → 528

Industry categories

The model's industry scheme went from 546 categories in 2022 to 528 in 2026.

Freeport LNG: custom event

Modeled as a custom event, because an LNG facility is not modeled well within IMPLAN's other industry categories.

Jobs: slightly lower

Total jobs vs. 2022, across all geographies

Output: comparable or higher

Total output vs. 2022, in Brazoria County and statewide

Apples to apples: the 2022 analysis was rerun using the 2026 methodology. The port's direct economic base has grown since 2022, reflected in the productivity of the Brazoria County facilities themselves.

How an industry contribution analysis counts jobs

1

Start with the jobs in each industry

The model knows how many jobs exist in each industry category in the region.

2

Assign direct jobs first

Jobs at port-dependent firms are placed in their industry category as direct jobs.

3

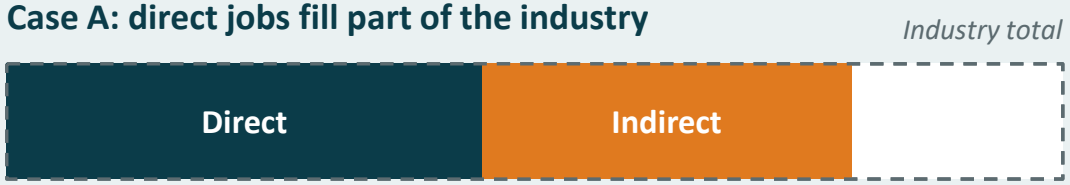
Indirect jobs fill only what's left

Supplier (indirect) jobs can't push an industry past its total. If direct jobs already account for the entire industry, no indirect jobs are added there.

Illustration: jobs in one industry category

Direct jobs Indirect jobs

Case A: direct jobs fill part of the industry



Indirect jobs can be added only up to the industry's total employment (dashed outline).

Case B: direct jobs fill the entire industry



Indirect jobs in this category = 0, because all of the industry’s jobs are already counted as direct.

2022 analysis as originally published

Original 2022 methodology

Impact Measure	Brazoria County	Texas	United States
Jobs	37,200	109,800	266,300
Output ($B)	$64.6	$84.3	$157.3
Labor Income ($B)	$3.4	$8.8	$22.5
State and Local Tax ($B)	$1.0	$1.8	$5.3
Federal Revenue ($B)	$1.0	$2.2	$5.4

Reading this table

- Shown for reference only; not comparable to 2026.
- See the rerun on the next slide for a like-for-like comparison.
- These numbers included construction jobs

2022 vs. 2026 on the same methodology

2022 (rerun, 2026 methodology)

Impact Measure	Brazoria County	Texas	United States
Jobs	27,858	83,397	167,156
Output ($B)	$58.3	$88.2	$128.9
Labor Income ($B)	$3.0	$9.1	$17.7
Tax Revenue ($B)	$2.5	$5.4	$10.1

2026

Impact Measure	Brazoria County	Texas	United States
Jobs	30,202	92,738	189,464
Output ($B)	$66.6	$100.8	$148.2
Labor Income ($B)	$3.2	$10.1	$20.1
Tax Revenue ($B)	$2.9	$6.5	$11.6

Brazoria County results are a component of the Texas total. U.S. results come from a separate analysis and are not additive with county and state figures.

Both analyses include construction jobs.

Growth from 2022 to 2026

% change, 2022 rerun to 2026

Impact Measure	Brazoria County	Texas	United States
Jobs	8.4%	11.2%	13.3%
Economic Output ($B)	14.3%	14.3%	14.9%
Labor Income ($B)	8.1%	10.4%	13.5%
Tax Revenue ($B)	16.0%	19.4%	14.6%

How growth is calculated

(2026 – 2022 rerun) ÷ 2022 rerun

Both years use the 2026 methodology, so growth reflects real change rather than a shift in definitions.

Port Freeport: a strong economic engine

Port Freeport has a considerable impact on the economies of Brazoria County, Texas, and the nation. The 2026 study applies an updated methodology, and the results show a strong economic engine. With public and private investment along the channel, the region is well positioned for continued growth.

PORT FREEPORT

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

M E M O R A N D U M

TO: Executive Director/CEO
Port Freeport Commissioners

FROM: Amanda Veliz, Public Affairs Manager

DATE: November 19, 2026

SUBJECT: Public Affairs Departmental Report – November 2026

PUBLIC AFFAIRS

Communications and Media

Public Affairs continues to support Port Freeport's communication efforts through media relations, digital platforms, public information, and community outreach. These efforts focus on keeping stakeholders informed, increasing awareness of Port activities and accomplishments, and strengthening engagement with the surrounding community.

Freeport Harbor Channel Improvement Project

Following the completion of dredging on April 30, 2026, the Freeport Harbor Channel Improvement Project (FHCIP) remains in the closeout phase with the U.S. Army Corps of Engineers. Public Affairs continues to maintain project information on the Port's website, including relevant marine traffic updates, and respond to public inquiries as needed.

Print and Social Media Monitoring

Staff continues to monitor local and industry publications, news coverage, meeting agendas, and social media platforms for developments related to Port Freeport, its partners, and the harbor community. These efforts help maintain awareness of issues, industry developments, and matters of public interest that may impact the Port.

Press Releases and News Postings

Public Affairs has prepared a press release announcing Port Freeport's award of a $9.4 million federal grant through the U.S. Department of Transportation's Maritime Administration (MARAD) to modernize the Port's bulk rice-handling operations. The funding will support critical infrastructure improvements designed to enhance operational efficiency, strengthen cargo-handling capabilities, and support agricultural exports.

The release is scheduled for distribution after this report is prepared. Media coverage and engagement results will be monitored, with an update on the announcement's reach and industry exposure to be provided in the next departmental report.

Additional media outreach is planned to highlight the success of the 15th Annual Port Freeport Golf Tournament, including sponsor contributions and the tournament's fundraising support for Texas Port Ministry.

Social Media Postings

Public Affairs continues to utilize Port Freeport's Facebook and LinkedIn platforms to share timely information on Port activities, infrastructure developments, community initiatives, industry leadership, public notices, and safety awareness.

The following content was published or scheduled for publication in late October and throughout November. Additional posts will be incorporated as Port activities and communications needs arise.

Late October Posts:
October 15 – Port Event: Golf Tournament - Logistics Sponsors Thank you
October 15 – Port Event: Golf Tournament - Hole Sign Sponsors Thank you
October 16 – Port Facts: Infrastructure Spotlight - Area 5
October 18 – Port Event: Golf Tournament - Raffle Sponsors Thank you
October 19 – Port Event: Golf Tournament - One Week Out
October 19 – Port Commission: OSS Committee Meeting Reminder
October 20 – Port Event: Golf Tournament - Platinum Sponsors
October 20 – Port Event: Golf Tournament - Gold Sponsors
October 21 – Port Commission Meeting – Reminder
October 22 – Port Event: Golf Tournament - Silver Sponsors
*October 22 – Community Engagement: Port Freeport Supports Brazosport's High School Bonfire
*October 23 – Public Notice: RFP – Grating Repairs for Cranes 1 and 2
October 23 – Port Commission: Meeting Recap
October 23 – Port Event: Golf Tournament – Bronze Sponsors
October 24 – Port Event: Golf Tournament - TOP Sponsors
October 25 – Port Event: Golf Tournament - Day Before ALL Sponsors
October 26 – Port Event: Golf Tournament - 15th Annual Golf Tournament
October 27 – Port Event: Golf Tournament - Winner Announcement
*October 28 – Infrastructure & Growth: Freeport Harbor Channel Improvement Project – Ribbon-Cutting Ceremony Video
October 29 – Port Employment Opportunity: Now Hiring-Physical Security Systems Specialist
October 29 – Port Event: Golf Tournament – Album
October 30 – Safety & Preparedness: Halloween
October 31 – Holidays & Observances: Halloween
October 31 – Holidays & Observances: Daylight Saving Time – Fall Back Reminder

November Posts:
November 2 – Port Facts: Cargo Spotlight – Automotive Imports & Exports
November 3 – Port Event: Golf Tournament - 15th Annual Golf Tournament – Recap Video & Sponsor Appreciation
November 6 – Industry Leadership & Recognition: CEO Phyllis Saathoff Speaks at WEDA Conference
November 10 – Holidays & Observances: Veteran's Day Reminder
November 11 – Holidays & Observances: Veteran's Day
November 11 – Port Commission: Strategic Workshop Reminder
November 12 – Port Facts: What Moves Through Port Freeport?
November 13 – Behind the Port: Protective Services & Safety
November 17 – Industry Leadership & Recognition: CEO Phyllis Saathoff Speaks at Highway 36A Coalition Luncheon
November 18 – Port Commission Meeting - Reminder
November 19 – Employee Service Awards
November 20 – Port Commission: Meeting Recap
November 24 – Safety & Security: Thanksgiving Safety Tips – Safety Starts at Home

November 25 – Holidays & Observances: Thanksgiving Reminder
November 26 – Holidays & Observances: Thanksgiving
November 27 – Port Facts: The Maritime Connection to Black Friday

Social media activity during the reporting period highlighted the successful 15th Annual Port Freeport Golf Tournament through sponsor recognition, event coverage, photo galleries, and recap video content. Additional posts featured the Freeport Harbor Channel Improvement Project ribbon-cutting video, Port infrastructure and cargo operations, community partnerships, and employment opportunities.

November content also includes CEO Phyllis Saathoff's participation in industry and transportation forums, Port Commission updates, employee recognition, and seasonal safety and preparedness messaging. Educational posts continue to highlight the Port's role in maritime commerce and its connection to everyday life.

Through consistent and diverse content, Public Affairs continues to strengthen Port Freeport's digital presence, recognize partners and accomplishments, and keep stakeholders informed and engaged.

Administration Building Lobby TV Screen Postings
Public Affairs continues to manage content displayed on the digital screens throughout the Port Freeport Administration Building, providing employees, visitors, and community stakeholders with timely information on Port activities, public meetings, safety awareness, and important announcements.

Staff maintains a centralized content schedule to coordinate postings, monitor display periods, and ensure information remains current and relevant. During November, featured content included Port Commission and committee meeting notices, weekly safety messages, employment opportunities, procurement notices, Golf Tournament sponsor appreciation, and holiday closure information.

The November content summary below provides an overview of information scheduled for display throughout the month.

Administration Building Digital Displays – November 2026		
Content	**Start Date**	**End Date**
Daylight Savings	10/26/2026	11/1/2026
Notice to Bidders-Roof	10/26/2026	11/3/2026
RFP- EOC Generator	10/26/2026	11/3/2026
Finance Committee Meeting	11/2/2026	11/10/2026
OSS Committee Meeting	11/2/2026	11/10/2026
Personnel Committee	11/2/2026	11/10/2026
Veterans Day Closure	11/2/2026	11/11/2026
Board Meeting	11/2/2026	11/19/2026
Golf Thank you	10/26/2026	11/19/2026
Thanksgiving Holiday	11/16/2026	11/27/2026
Commissioners	11/11/2026	11/30/2026
RFP- Grating	10/23/2026	12/1/2026
Hiring	11/2/2026	12/1/2026
Weekly Safety Messages	9/1/2026	12/31/2027

Port/Community Events

Community Advisory Panel (C.A.P.)
Port Freeport continues to engage with Community Advisory Panel (C.A.P.) members to share information on Port activities, initiatives, and developments impacting the surrounding community. Quarterly meetings provide opportunities for open dialogue, information sharing, and strengthening relationships with community representatives.

Information regarding future C.A.P. meetings will be communicated directly to members. For membership appointments, updates to existing representation, or other C.A.P.- related inquiries, please contact Public Affairs at PublicAffairs@PortFreeport.com.

Port Freeport Community Port Tours
Building on the success of the 2026 Community Port Tours, Public Affairs is preparing to host the third annual event in October 2027. Planning efforts will focus on providing residents and surrounding communities with opportunities to experience Port operations firsthand and learn about Port Freeport's role in regional commerce and economic development. The official date and additional event details will be announced in 2027 as plans are finalized.

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

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

Port Freeport Golf Tournament
The 15th Annual Port Freeport Golf Tournament, benefiting Texas Port Ministry (TPM), was successfully held on Monday, October 26, 2026, at The Wilderness Golf Course in Lake Jackson. The tournament received strong participation, with 38 teams, 142 players, and 83 sponsors supporting this annual fundraising event.

This year's tournament generated $93,500 in net proceeds, an increase from the $93,000 raised in 2025. A ceremonial check will be presented to Texas Port Ministry during the November Port Commission meeting. With this year's contribution, the tournament has raised a cumulative $877,700 over the past 15 years to support TPM and its services to the maritime community.

Public Affairs coordinated tournament planning, sponsorship outreach and recognition, promotional campaigns, volunteer support, and event logistics. The department also introduced an online sponsorship registration process this year to streamline the process and improve sponsor experience. Port Freeport extends its appreciation to the sponsors, participants, volunteers, and community partners whose continued generosity contributes to the success of this annual fundraising initiative.

The 16th Annual Port Freeport Golf Tournament is tentatively scheduled for Monday, October 25, 2027, at The Wilderness Golf Course.

Cross-Dock 2 Groundbreaking Ceremony
Planning is underway for the Cross-Dock 2 Groundbreaking Ceremony, scheduled for Thursday, December 3, 2026, at 10:00 a.m. The event will commemorate another milestone in Port Freeport's continued investment in infrastructure development and the expansion of cargo-handling capabilities.

Public Affairs is leading event planning and coordination in collaboration with Business Development and other Port departments. Responsibilities include event logistics, invitations, program development, ceremony materials, guest and stakeholder coordination, transportation arrangements, promotional materials, and communications support.

The ceremony will bring together Port leadership, project partners, and invited stakeholders to recognize the project's significance and its role in supporting future growth and operational efficiency at Port Freeport. Final preparations and coordination will continue leading up to the December event.

Employee United Way of Brazoria County Campaign (UWBC)
Port Freeport is preparing to launch its annual Employee United Way of Brazoria County Campaign in mid-November. The initiative provides employees with an opportunity to support local programs and services through voluntary contributions, with all pledged funds benefiting United Way of Brazoria County.

Public Affairs will coordinate campaign communications and employee engagement efforts, with additional details and participation opportunities to be shared as plans are finalized.

First Responder Agencies Appreciation
Public Affairs is coordinating Port Freeport's annual First Responder Appreciation initiative to recognize the dedication and service of local emergency response agencies throughout the Navigation District.

Staff will assemble and deliver cookie platters to participating agencies during the first two weeks of December as a gesture of appreciation for their continued service, partnership, and commitment to protecting the community

Port Presentations, Tours, and Meetings
November 5 – Gulf Coast WEDA Conference, Speaker, Phyllis Saathoff
November 5 – Invest: Houston 3rd Edition Leadership Summit, Panelist, Jason Miura
November 16 – Highway 36A Coalition November Luncheon, Speaker, Phyllis Saathoff

Community Events and Meetings - (Informational purpose only)
October 26 – Port Freeport 15th Annual Golf Tournament, benefiting Texas Port Ministry
October 28 – The Alliance Campus Forward
October 30 – Boys & Girls Club Celebrity Golf Tournament
November 12 – Angleton Chamber of Commerce Fa La La Ladies Night Out
November 12 – ABC State of the Industry Joint Luncheon
November 16 – Highway 36A Coalition Luncheon
November 19 – Angleton Chamber of Commerce State of the Community

Upcoming Community Events and Meetings - (Informational purpose only)
November 21 – City of Freeport Main Street - Día de los Muertos
December 2 – ABC - Christmas Open House
December 5 – West Columbia Chamber of Commerce Light Up the First Capitol
December 6 – Brazosport Chamber of Commerce - Holiday Tour of Homes
December 12 – Brazoria Chamber of Commerce Christmas in Brazoria

PORT FREEPORT℠

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

MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

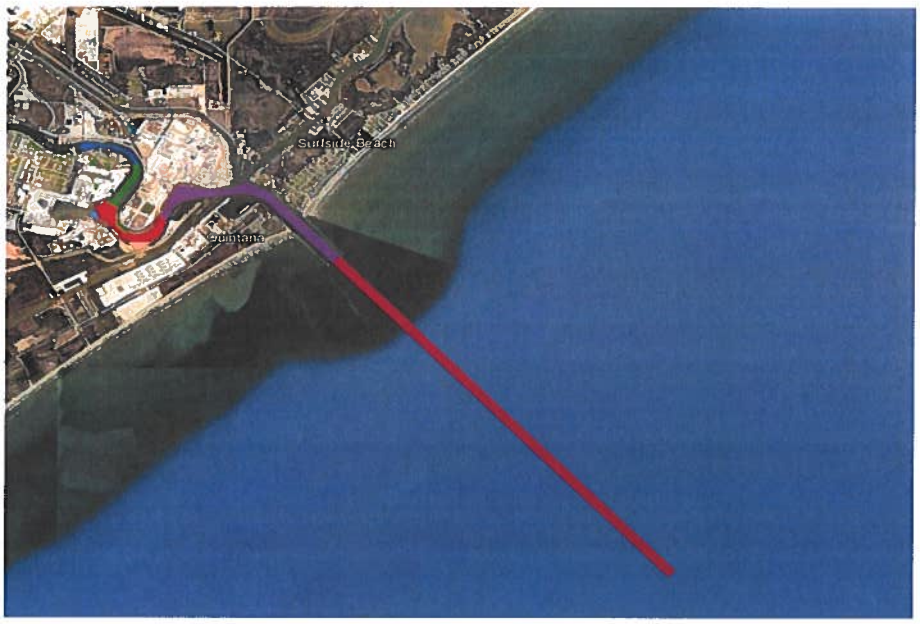
FROM: Jason Hull, P.E.
Director of Engineering

DATE: November 6, 2026

SUBJECT: Departmental Report

PROJECTS

1. **FHCIP Reaches 1, 2, and 4** – Manson Dredging is actively working on the clean sweep of the channel. The Corps operations department has now sent the requisite channel dimensions to NOAA for them to update the ENC chart. Both rounds of ship simulations occurred on August 24th to 25th and on October 5th to 6th. In August, a 300M (984ft) container vessel was simulated with an emulated 51 ft deep Berth 6 extending from Dock 7 to Dock 3. In October, a 347M (1,138ft) container vessel was simulated with the same emulated Berth 6. The Brazos Pilots have provided the preferred locations of the new Aids to Navigation (ATONS) to me, and I will pass those requested locations along to the US Coast Guard. The USCG will then install/relocate the ATONS as needed. Once the USCG installs them, they will record the positions and forward the information to the National Oceanic and Atmospheric Administration (NOAA) for their use in updating the navigation charts that are used by professional mariners for navigation.



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



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

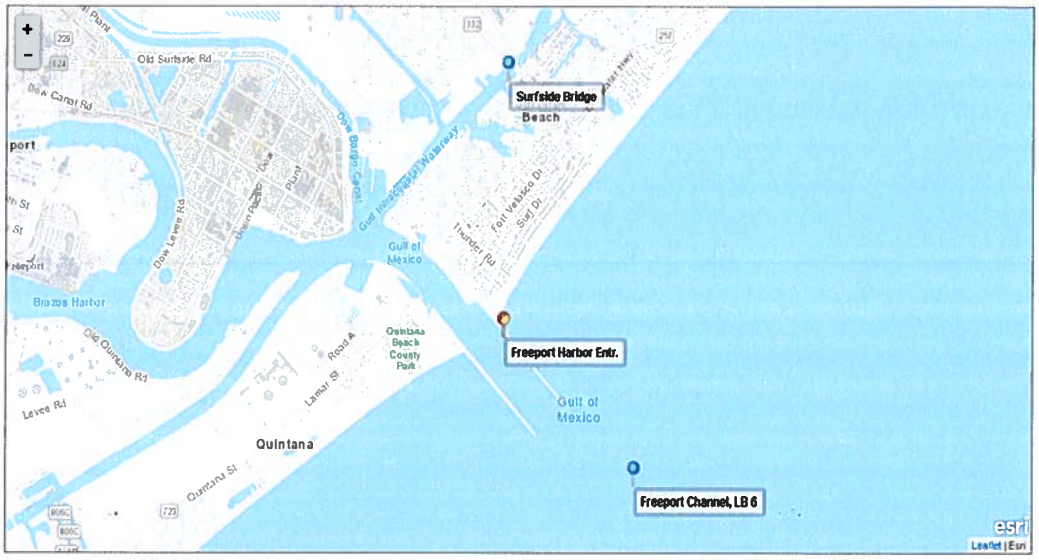


4. **Radiation Portal Monitor System at Gate 12 -** This project involves building another RPM near Gate 12. This is budgeted at $2,000,000. Design is approximately 60% at this time.

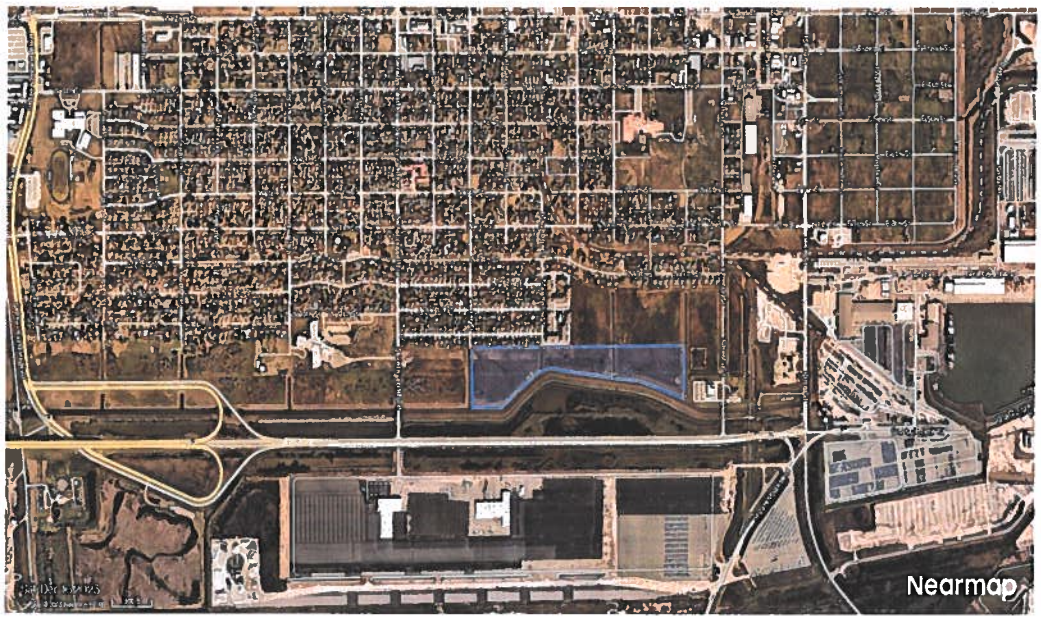


5. **Yearly maintenance of NOAA PORTS sensors by TAMU-CC** Texas A&M Corpus Christi is the Port's contracted service provider of maintenance for the Port's NOAA PORTS sensors in the ship channel. Twice per year the sensors are removed and exchanged with backup sensors, the batteries recharged, and the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

Description	Date	Cost
Surfside marina sensor inspection	1/13/26	$ 6,170.50
LB6	1/13/26	$10,796.00
LB6	7/21/26	$10,796.00



6. **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.



7. **New Fenders Docks 1, 2, and 3** – This project involves replacing 40 existing arch type fenders with panel type fenders. The project was awarded to Taylor Marine Construction. To date half of the fender components have arrived, and are onsite. The other half was shipped separately, and is delayed until December 1st. Therefore, the anticipated completion date will be extended to December 30, 2026.

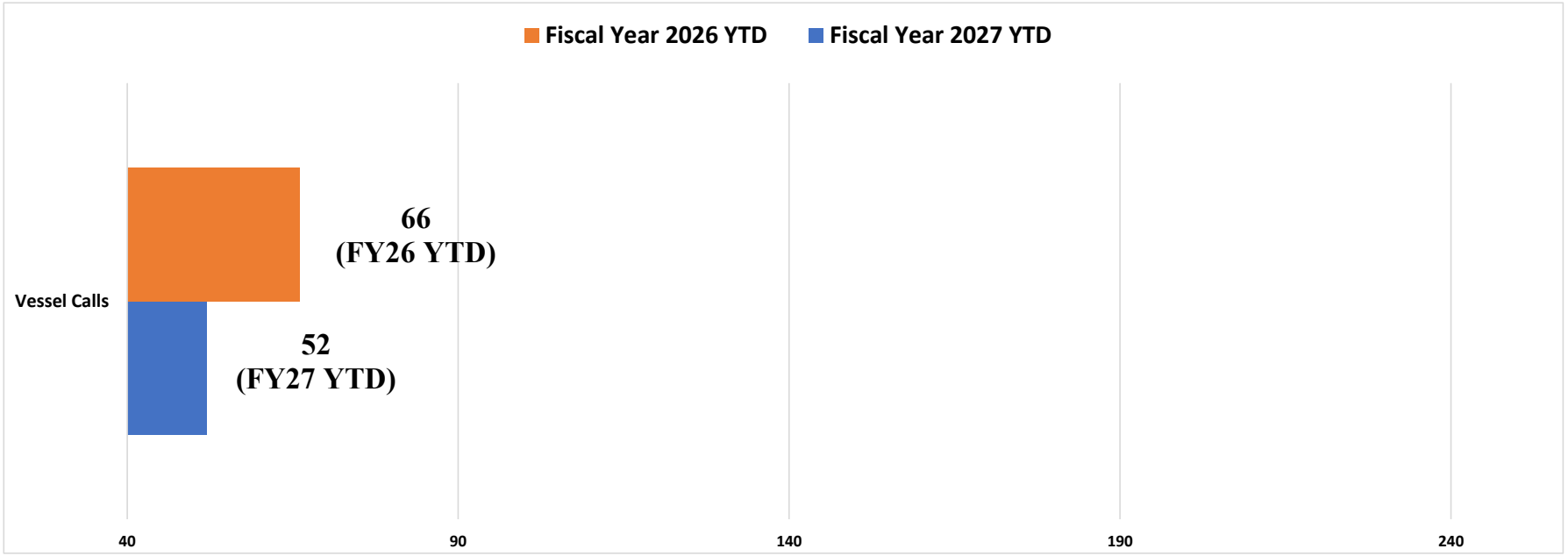


8. **Cross Dock 2** – This project involves building a 85,000 SF chilled Cross Dock Building. The Project is partially funded through the PIDP 2023 funding. The total estimated costs is $31 million and the grant reimbursement amount is approximately $22.5 million. A contract was approved with Tellepsen for $33,035,325. The contractor will install a temporary construction trailer onsite the first week of December.



PORT FREEPORT℠

2027 YTD Vessel Calls



	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2026 YTD	Fiscal Year 2027 Budget	Fiscal Year 2027 YTD	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
Vessel Calls	526	616	744	66	732	52	52											
Lay Days	1458	1820	2011	98	0	183	183											

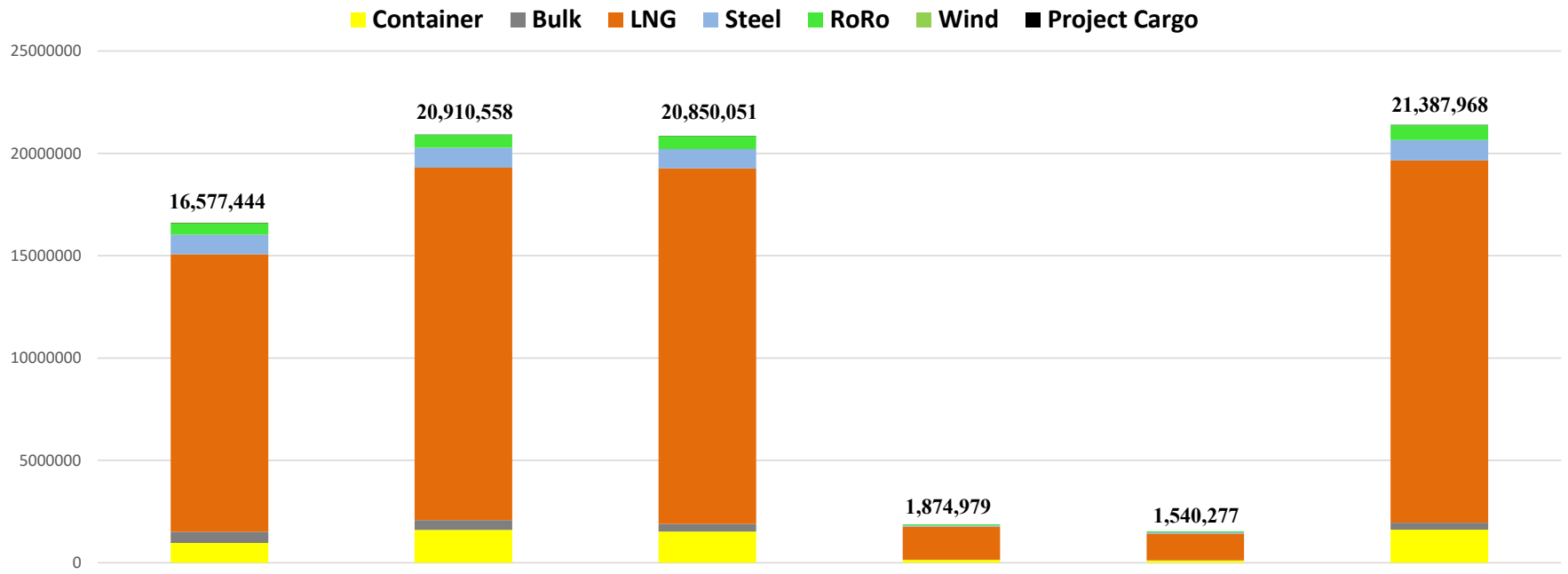
October 2026: 52 Total Vessel Calls

There were 102 Total Vessel Calls Portwide.

*Seaway vessel calls are included beginning in FY2026 and for all subsequent fiscal years.

PORT FREEPORT℠

Total Tonnage by Fiscal Year



	Fiscal Year 2024 Total	Fiscal Year 2025 Total	Fiscal Year 2026 Total	Fiscal 2026 YTD	Fiscal 2027 YTD	Fiscal 2027 Budget
Container	1,004,603	1,601,315	1,522,314	135,897	107,637	1,620,000
Bulk	504,548	484,153	379,143	15,623	23,906	334,590
LNG	13,565,951	17,218,133	17,369,892	1,612,949	1,292,946	17,700,000
Steel	951,608	971,730	942,100	60,512	63,508	995,000
RoRo	546,014	630,853	634,258	49,998	52,280	733,378
Project Cargo	4,720	4,374	2,344	-	-	5,000
Total Import/Export	16,577,444	20,910,558	20,850,051	1,874,979	1,540,277	21,387,968

****YTD Tonnage is down 18% from this time last year.****
Total Vehicles Handled YTD (16,557)
Total Containers Handled (6,274), TEU (12,545)

Rail Car Count FY 27

	Steel	Bulk	RoRo Arrivals		RoRo Departure		Total
			Loaded	Empty	Loaded	Empty	
October	4	32	439	42	264	187	968
November							
December							
January							
February							
March							
April							
May							
June							
July							
August							
September							
Total	4	32	439	42	264	187	968

Volkswagen	October	November	December	January	February	March	April	May	June	July	August	September	Total
Unloaded Vehicles	4,186												4,186
Outgated Vehicles	2,897												2,897

Railcars has increased due to New OEM customer

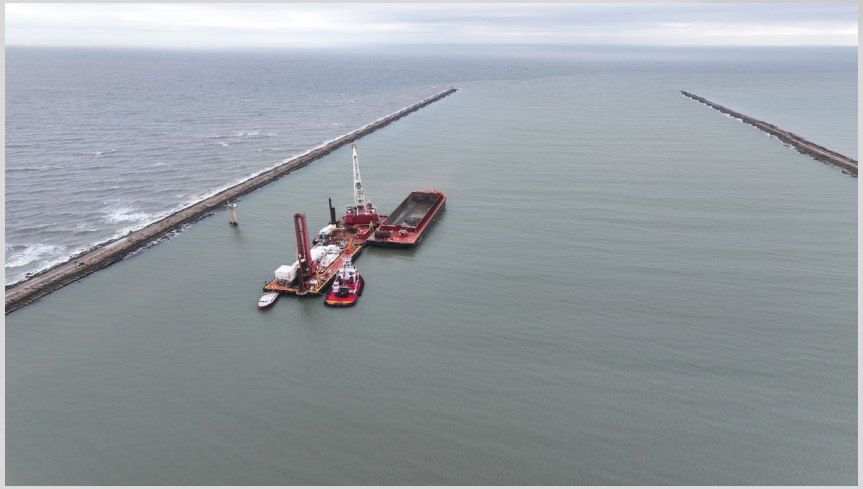
PORT FREEPORT℠

Operations Insight for November 2027

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
17	1	16	2	18	2	1	57

Financial Report for September 2026
(Unaudited)

PORT FREEPORT℠



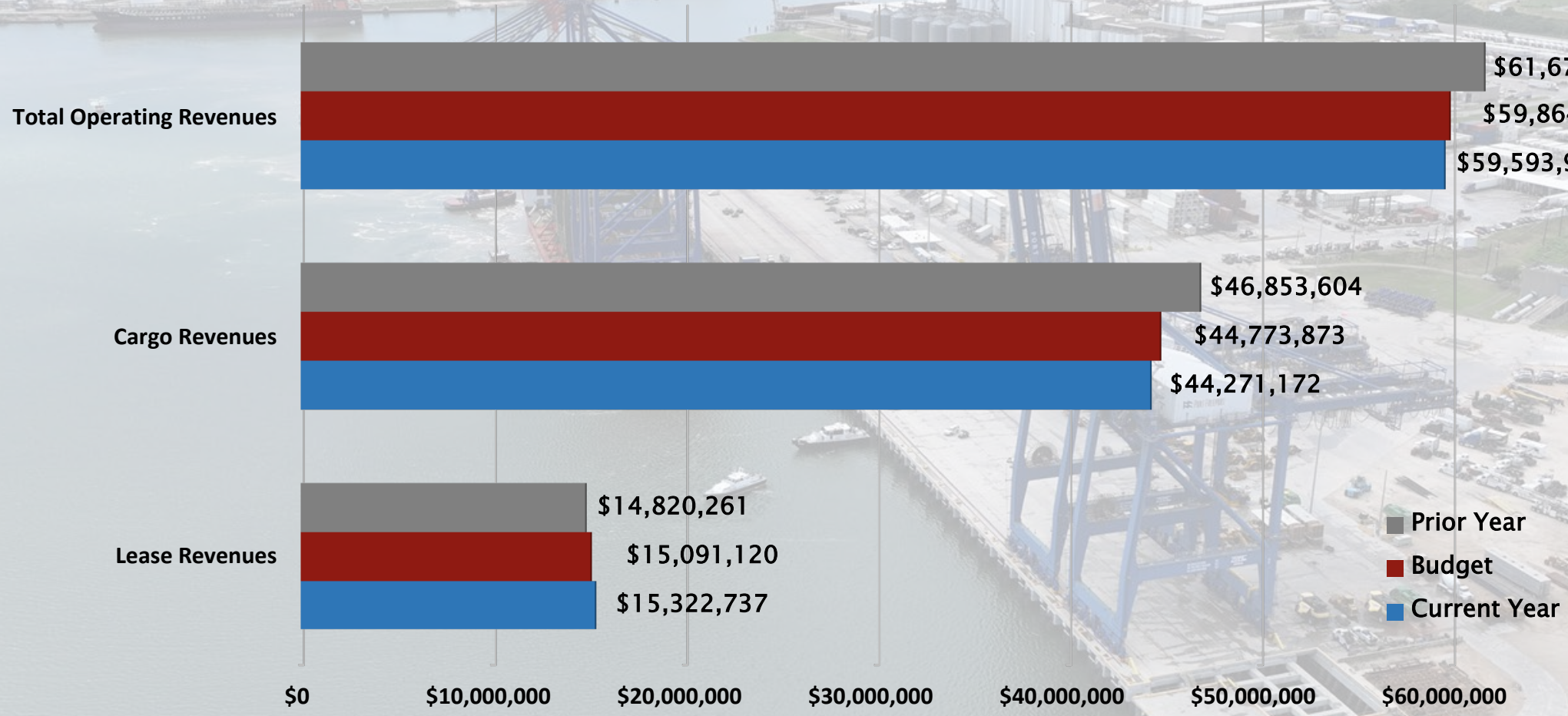




November 19, 2026

Rob Lowe | Chief Financial Officer

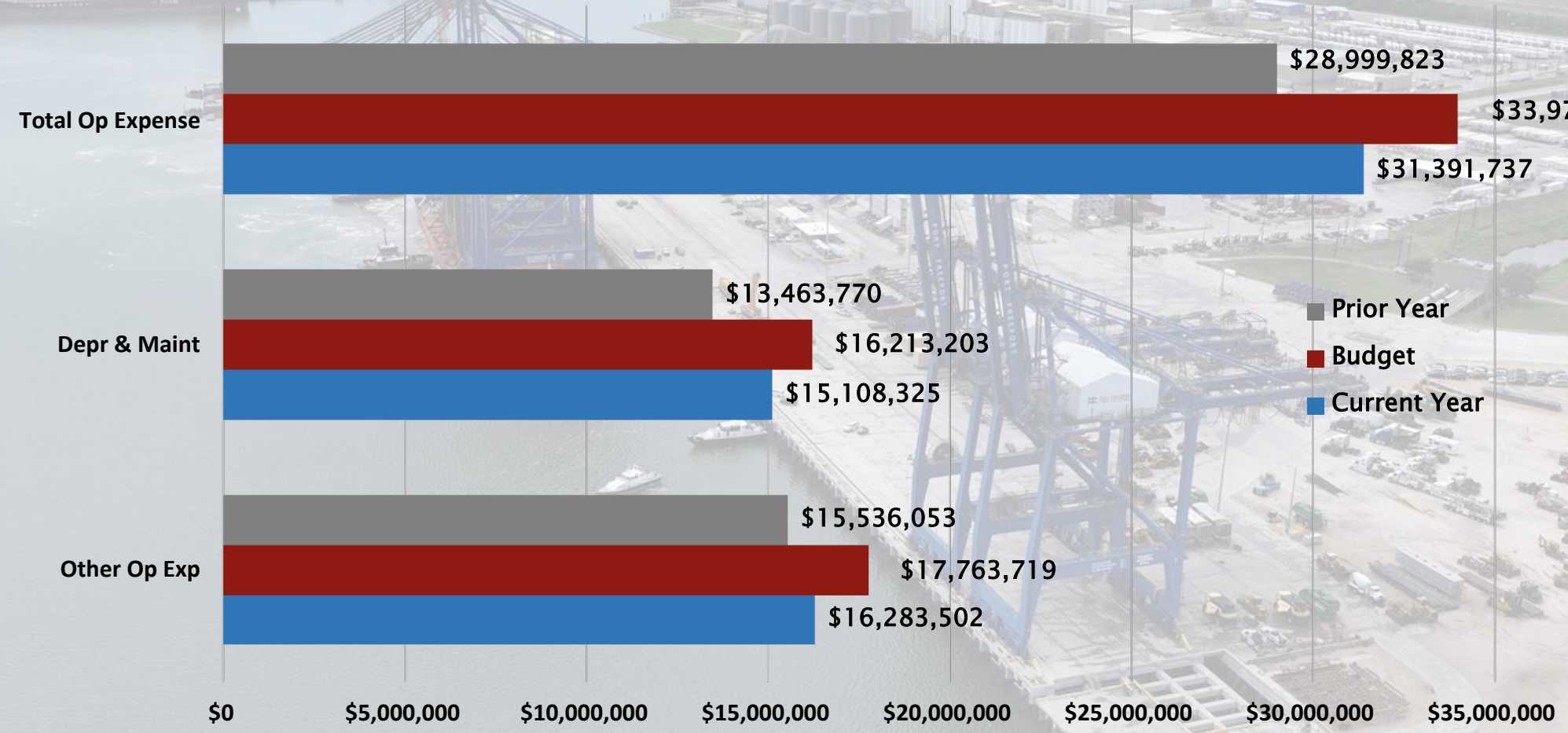
FY 2026 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are 3% below PY and at budgeted levels for fiscal year 2026
- Cargo revenues are below PY by 6% and 1% below budget for fiscal year 2026
- Lease revenues are above PY by 3% and 2% above budget or fiscal year 2026

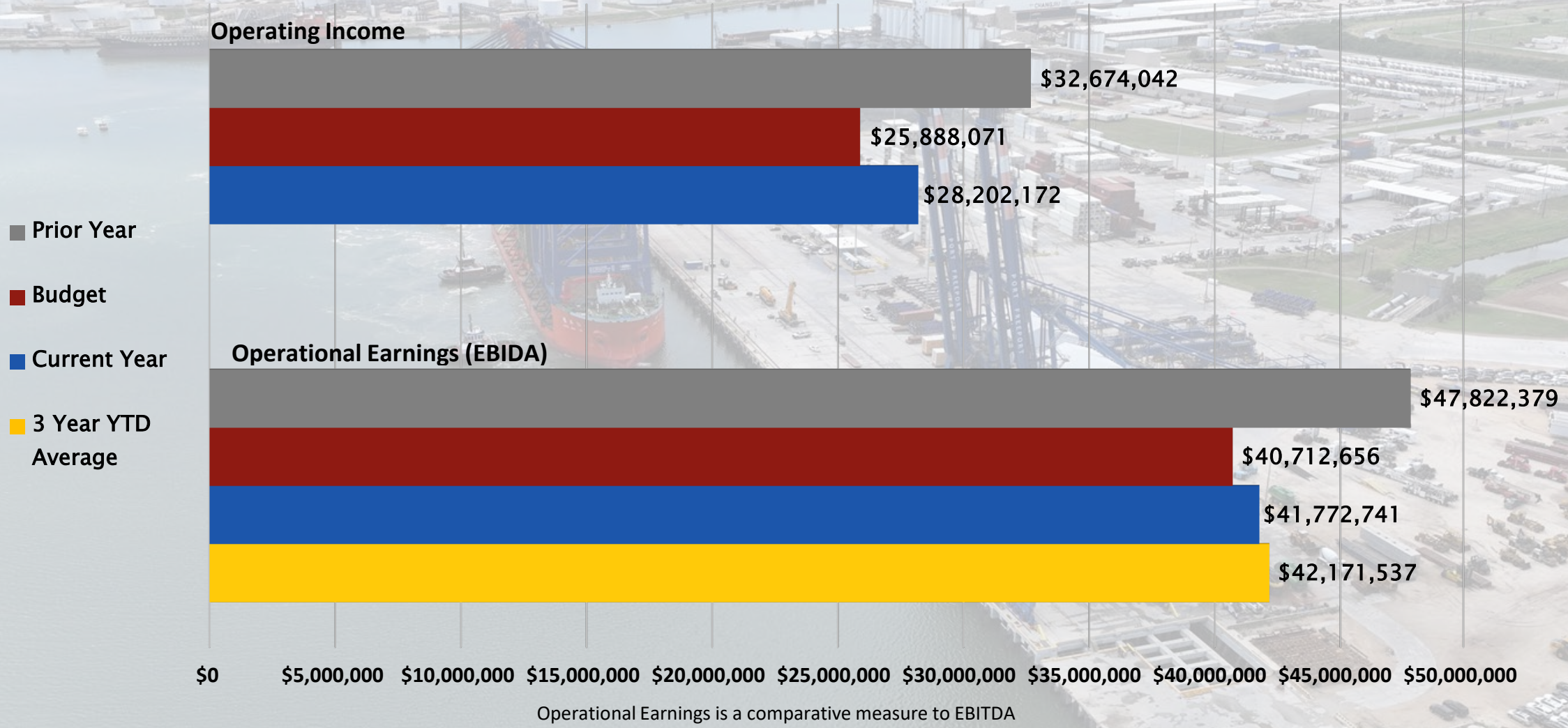
FY 2026 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are 8% above prior year and below budget 8%
- Depr & maint are 12% above the PY and 7 % below budget
- Other expenses are 5% above PY and below budget by 8%

FY 2026 YTD OPERATING INCOME



Operational Earnings is a comparative measure to EBITDA

COMPARISON:

- **Operating income is 14% below PY and above budget 9%**
- **Operational earnings are 13% below PY and 1% below the 3 Year YTD Average**

FY 2026 YTD CHANGE IN NET POSITION

Change in Net Position

- **Non-Operating Revenue (Expense) includes Ad Valorum Taxes, Investment Income, Debt Service and Gain (Loss) on Sale of Assets**
- **Other consists of expenses related to hurricane Beryl, interest earned on crane tariff reimbursement, and settlement of prior period class action medical insurance claim.**
- **Drivers for comparison to budget are primarily timing of grant revenue reimbursements.**

	Year To Date	YTD Budget	Total 2026 Budget
Operating Income	$ 28,202,172	$ 25,888,071	$ 25,888,071
Non-Operating Revenue (Expenses)	$ (7,409,555)	$ (7,306,187)	$ (7,306,187)
Capital Contributed (To) From Others	$ 8,211		
Berth Floodwall Modifications	$ (15,850)	$ -	$ -
Other	$ 237,090	$ -	$ -
Grants	$ 6,405,462	$ 10,420,831	$ 10,420,831
Change In Net Position	$ 27,427,532	$ 29,002,715	$ 29,002,715

FY 2026 YTD CASH FLOWS

Cash Flow Measure	*Current Year*	*Prior Year*
Cash Provided by Operations	*$ 37,947,322*	*$ 45,195,181*
Cash Provided by Non-Cap Financing	*17,507*	*(4,361,543)*
Cash Used by Cap Financing	*(29,950,365)*	*(57,125,662)*
Cash Provided by Investing Activities	*5,198,719*	*7,008,352*
Net Increase (Decrease) in Cash	*13,213,183*	*(9,283,672)*

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

Measure	*Current Year*	*Prior Year*	*Budget*
Operating Margin	*47%*	*53%*	*43%*
Current Ratio (unrestricted)	*7.571 to 1*	*3.77 to 1*	*n/a*
Debt to Net Assets Ratio	*1.009 to 1*	*1.133 to 1*	*n/a*

ACCOUNTS RECEIVABLE AGING

Year	0-30 days	31-60 days	61-90 days	Over 90 days
September 30, 2026 FY 2026	96% $6,527,473	3% $232,970	0% $27,233	1% $60,145
September 30, 2025 FY 2025	90% $6,029,472	8% $522,184	2% $149,862	0% $3,920
September 30, 2024 FY 2024	96% $6,696,645	2% $149,163	0% $ 75	2% $ 116,894



Questions and Comments?

Minutes of Port Commission Meeting
October 22, 2026
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held October 22, 2026, beginning at 1:02 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

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

Staff Members Present:
Mr. Grady Randle, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Mr. Jason Miura, Director of Business & Economic Development
Mr. Brandon Robertson, Director of IT
Mr. Jesse Hibbetts, Director of Operations
Ms. Amy O'Brien, Controller
Ms. Missy Bevers, Executive Assistant
Ms. Christine Lewis, Safety Coordinator
Mr. Chas Gryseels, Project Engineer
Mr. Clinton Woodson, Sales Manager
Mr. Dale Nixon, Accounting Specialist
Ms. Vicki Smith, Accounting Manager
Ms. Amanda Veliz, Public Affairs Manager
Ms. Danielle Allen, Procurement Manager
Ms. Chelsea Foster, Receptionist (virtual)
Ms. Laura Clark, Accounting Specialist (virtual)
Ms. Emily Henderson, Sales and Marketing Specialist (virtual)

Also, present:
Mr. Chris Moore, Texas Port Ministry
Mr. Will Bohlen, GHD
Mr. Andrew Cole – Taylor Marine
Mr. Ahmad Alaswad, A2 Strategies
Mr. Mike Dodson, HDR
Mr. Warren Thames, Bay-Houston Towing
Mr. Michael Miller (virtual)
Ms. Cyndi Valdes (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.

Mr. Moore also announced that Dara Groguhe, Texas Port Ministry's administrative assistant will be retiring at the end of the year. TPM will host a celebration for her on December 14 at 5:30 p.m.

3. Pledge of Allegiance – U.S. Flag and Texas Flag

4. Roll Call – Commissioner Giesecke noted that all Commissioners were present in the board room.

5. Safety Briefing – Ms. Christine Lewis provided safety reminders for the fall season.

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 noted.

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 began by recognizing the recent passing of Alfred Wise who was a former port commissioner and served on the board for 18 years. Ms. Saathoff stated that the Port finished out the fiscal year with a good number of vessels for the month of September along with tonnage, steel and autos coming in just under or at budgeted revenues. She stated that October has been a busy month and is off to a good start. The Port will host its annual golf tournament benefiting Texas Port Ministry on October 26 and will then hold its Strategic Workshop November 12 with a start time of 9:00 a.m. Ms. Saathoff reported that she attended the Port Authority Advisory Committee meeting in Austin where the Port Mission Plan was approved and will be available for distribution the first week of November. Ms. Veliz reported on the recent Community Port Tour day, which was a great success with a 77% increase in attendance from the first year. She also shared a recap video from the day. She also gave an update on the upcoming golf tournament stating that the tournament has received strong community industry support with 83 sponsors committed in approximately $106,000 in gross sponsorships.

   B. Director of Engineering
   Mr. Hull reported that Warehouse 51 had a little damage caused by a forklift. Staff has made temporary support additions and are in the process of fixing a temporary gutter to prevent water infiltration if there is rain between now and the permanent repairs. Mr. Hull has engaged an engineering firm to design the permanent repairs and provide the windstorm inspection on the repairs which includes the roof repairs, gutter and structural framing. He also stated that because these are emergency repairs, he proposes to engage Tellepsen, the Port's general contractor for Cross Dock 2 for the work since they will be mobilized and on-site. He also gave an update on the fenders project stating that due to an error in transit of the fender components, the project is now expected to be done by New Year's Day, as long as the weather holds up. He stated that some of the components are

here and shared a photo of one of the containers being unloaded with fender components. The second shipment isn't expected to arrive until December 1. Additionally, Houston Wilderness, who is doing the tree planting on Parcel 1, has postponed the planting due to lack of volunteers. A new date has not been determined at this time.

C. Director of Operations
Mr. Hibbetts reported on statistics stating that September tied the numbers of vessels for the month with March at 57. Tonnage was above budget, slightly missing previous year numbers. Total vehicles handled was 197,528 while total containers handled was 91,331. He stated that the Port's newest OEM customer almost hit 12,000 rail cars port wide with 11,977. They unloaded 45,357 cars off of rail and they loaded back a little over 43,000. Insight into October anticipates 54 ships with that number expected to grow. Lastly, Mr. Hibbetts recapped statistics for the fiscal year with it ending with 197,528 vehicles, 91,331 containers, 11,977 rail cars, 308 barges, 744 vessels (includes Seaway vessels) and just over 20,850,000 tons.

D. Director of Business & Economic Development

Mr. Miura first thanked to the team that traveled to Orlando for the International Fresh Produce Association's Global Produce and Floral Show stating that not only was the team able to connect with current customers, but he's also confident Port Freeport received valuable attention from beneficial cargo owners and shippers interested in using the port. He also reported the Port will have a Groundbreaking Ceremony in December for Cross Dock 2 (date to be determined) as well as a Lunch and Learn for Cross Dock 2 on December 8. The venue is yet to be determined but staff will invite potential public warehouse operators to visit the port, learn more about the port, learn the capabilities of the facility, and meet potential users who will also be invited.

E. Chief Financial Officer
Mr. Lowe stated that staff is still working to close out the year-end financials but expects to present to the Commission at the November meeting. He also stated that a legal bill was recently added to the original submission. Mr. Lowe requested it be pulled from the consent agenda for consideration as a separate item so he can give the new number for approval. Lastly, he introduced Dale Nixon, who joined the accounting department as an accounting specialist.

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

October 15 Finance Committee Meeting – Commissioner Croft stated the committee reviewed bids from insurance brokers, received a grant writer update, and also reviewed the budget for the 2027 Breakbulk Conference and the International Fresh Produce Association's Global Produce and Floral Show.

October 20 OSS Committee Meeting – Commissioner Santos stated the committee reviewed the RFP and scoring matrix for Cranes 1 and 2 grating replacement as well as the RFP and scoring matrix for the UHF radio repeaters. The committee also received a brief update on the Warehouse 51 issues.

Commissioner Singhania reported attending the AAPA Annual Convention, the Tenaris Reception and the Transportation and Infrastructure Summit. He also recognized Austin Seth

and Emily Henderson who were recognized at the Breakbulk Conference as emerging professionals. Lastly, Commissioner Singhania also attending the Rotary meeting where Commissioner Giesecke gave a port update.

Commissioner Kincannon reported attending Brazoria County Business Hall of Fame Banquet, the AAPA Annual Convention, Community Port Tours and the BCCA Meeting.

Commissioner Santos reported also attending the AAPA Annual Convention as well as the Transportation & Infrastructure Summit, Community Port Tours and Tenaris Reception.

Commissioner Fratila attended similar events with the Business Hall of Fame Banquet, AAPA Annual Convention, Community Port Tours as well as the Brazosport Chamber Luncheon.

Commissioner Croft reported attending the Transportation & Infrastructure Summit, Texas Gulf Link update, Community Port Tours, Friends of the River Breakfast and the Fundraiser, 36A Coalition meeting, Alliance Executive Board Meeting, Jones Creek City Council meeting and Phillips 66 CAP meeting.

Commissioner Giesecke acknowledged Commissioner Singhania's mention of his presentation at the Rotary Club.

11. Consent Agenda.

    A. Approval of Minutes from the Regular Meeting September 24, 2026.
    B. Approval of legal bills submitted for the month of September.

    Commissioner Giesecke stated that since there are only two items and one is being pulled to handle separately, they will take each item individually. He then asked for a motion to approve the minutes from the regular meeting held September 24.

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

    As previously mentioned, Mr. Lowe stated a legal bill that was missing in the processing from Bracewell in regard to the bond audits that staff spoke to last month. The invoice had not been taken care of previously and staff did not want to delay it another month, so it was added to the legal bills for approval. He stated that the previous total invoice represented was $14,421.80. With the additional $5,405, the total now is $19,826.80. Staff recommends approval.

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

12. Approval of an Award of Contract for Port Freeport Broker of Record for business insurance.

    Mr. Lowe stated the Port's contract with Arthur J. Gallagher is set to expire on November 30, 2026. Staff went to market for bids and received two qualified bids. The bids were reviewed with the finance committee on October 15 and recommends awarding Arthur J. Gallagher the contract for a term of three years with two one-year renewals for a total of five years.

A motion was made by Commissioner Kincannon to award the broker of record services to Arthur J. Gallagher Risk Management Services for a term of three years with up to two one-year renewal options effective December 1, 2026. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

13. Approval of an RFP for Cranes 1 & 2 Grating Replacement.

Mr. Hibbetts stated that the project entails repairing some corrosion on Cranes 1 and 2 that includes the supports for the grating around the mechanical house and the stairwell. Staff put together an RFP timetable and sourced Paul Bridges and Associates to help put together a scope of work for the project. The RFP timetable is as follows…

RFP Issued	October 23, 2026
RFP Submission Deadline	December 1, 2026 @ 10AM CST
Proposal Award	December 17, 2026

Mr. Hibbetts explained that the deadline was pushed out to December 1 to allow vendors time to come view/walk the cranes and look them over before submitting a package for the project. Once the submissions are in, staff will score the proposals using a scoring matrix that will be approved with the RFP. The OSS committee will then review the scoring before bringing it to the full board in December. Mr. Hibbetts then shared the proposed scoring matrix included in the RFP...

- Cost Effectiveness (40%)
- Technical Capability and Solution Quality (50%)
- Contractor Reputation / Past Performance (5%)
- Schedule (5%)

He also shared drawings that depict the areas on the cranes that need to be repaired explaining that support brackets are what the grading sits on top of and the grating is the walking access points of anyone getting on the cranes. He also explained there are support arms that be cut off, bases welded back with new arms then bolted on. This will allow easier changes and/or repairs to be made down the road. A 6-7 foot catwalk section on the boom also needs to be repaired as well as grating around the mechanical house on both cranes. Additionally, there is there is some rot corrosion on all four corners of the mechanical house that will be sealed to keep any inclement weather from getting inside the mechanical room. Mr. Hibbetts noted that the cranes were built in 2009. They were never used and sat in China for 5 years before the Port acquired them in 2014. He also noted the cranes are very structurally sound; there are just some areas of grating support that need attention. Staff recommends approval.

A motion was made by Commissioner Kincannon to approve the request for proposal for Cranes 1 and 2 grating replacement as presented. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

14. Approval of budget for the Breakbulk Americas Conference to be held October 19-20, 2027.

Mr. Miura stated that last month a successful Breakbulk Americas 2026 event was held with the Port hosting a customer reception where staff was able to connect with a lot of industry colleagues. He explained that next year's event in 2027 will fall in the FY28 budget which has

not been approved. Staff is requesting to incur up to $74,500 of expenses in advance of the adoption of the FY28 budget to apply to expenses for Breakbulk Americas 2027. This will also include a customer reception. Staff needs to begin making arrangements for the event and requests Port Commission approval to move forward.

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

15. Approval of budget for the International Fresh Produce Association's Global Produce and Floral Show to be held October 20-22, 2027.

    Mr. Miura stated that as in 2025, Walmart, Target, Kroger, HEB, Del Monte, etc. all participated in this year's recent event as well. All the carriers and all the BCOs are at the event and in early 2028, the port will be opening Cross Dock 2 and will need to continue promoting the port and the new facility with its capability to handle fresh fruit imports and attending the International Fresh Produce Sation, Global Produce and Floral Show is a great way to do that. This event will also fall in the FY28 budget, which has not been approved; therefore, Mr. Miura is requesting approval for staff to begin incurring up to $45,000 in expenses in advance of the adoption of the FY28 budget. Commissioner Croft asked what the companies are looking for when they attend these events. Mr. Miura explained that they are sending their buyers to the show to visit with the exhibitors, look at the offerings and make commitments for their fruit. The exhibitors are hopeful to come back with contracts with the retailers.

    A motion was made by Commissioner Fratila to approve the budget. The motion was seconded by Commissioner Singhania 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, 25, 27, 34 and property on Quintana Island.

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

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

17. RECONVENED OPEN SESSION:

18. Adjourn.

With no further business before the Commission, the meeting adjourned at 3:42 PM.

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

PORT FREEPORT℠

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:

September 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

CONTENTS

Page No

Section I – Financial Report

Management Narrative 1

Balance Sheet 6

Statement of Revenues, Expenses and Changes in Fund Net Assets 7

Statement of Cash Flows 8

Notes to Financial Statements 9

Section II – Management Reports

Operating Expenses by Department 10

Velasco Terminal Statement of Revenues and Expenses 12

Port Improvement Projects Summary 13

Section III – Other Reports

Quarterly Investment Report 15

Check Register Report 18

Management Narrative

For fiscal year 2026, the Port remained on a sound financial foundation with operating revenues at planned levels. Further, operating expenses were below planned levels by a factor of 8%. These factors combined have contributed to producing an operating profit of $28,202,172, and an operating margin of 47%, which is above planned performance levels by 9% or $2,314,101 and is $4,471,870 or 14% below the prior year's results.

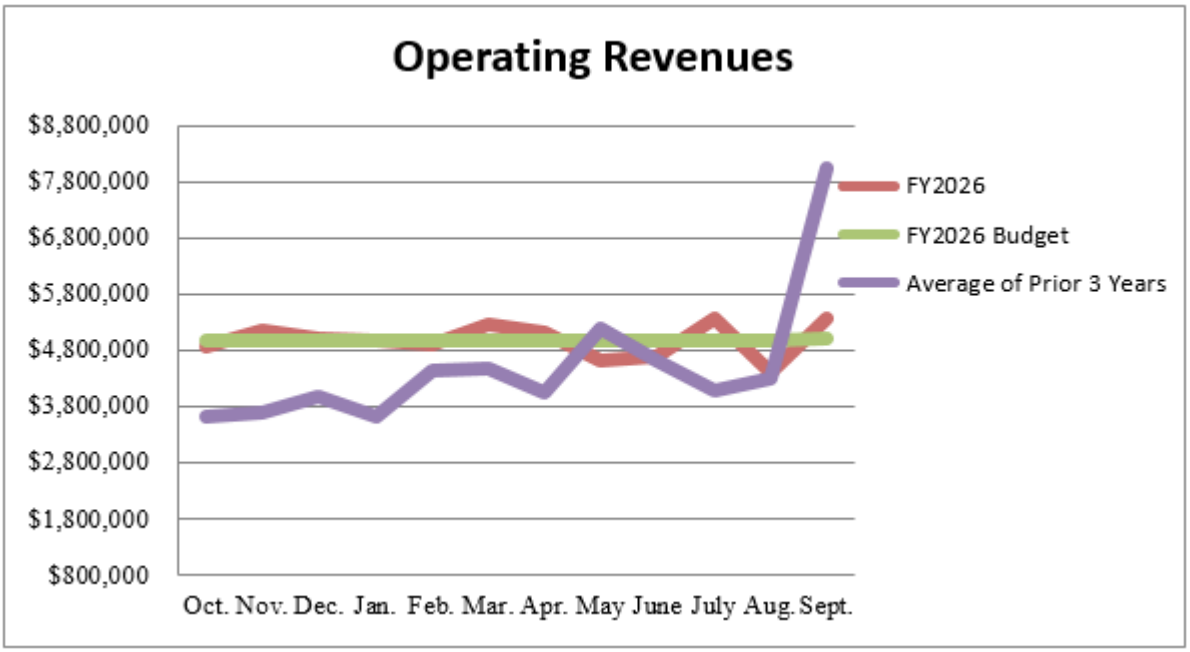
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 7.571 to 1, which reflects a strong position of liquidity, and a debt ratio of 101%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date			
	Actuals	Budget	Variance Favorable (Unfavorable)	% Var
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	$ 59,593,909	$ 59,864,993	$ (271,084)	0%
Operating expense	31,391,737	33,976,922	2,585,185	8%
Operating income (loss)	28,202,172	25,888,071	2,314,101	9%
Operating margin	47.3%	43.2%		
Net non operating revenues (expense)	(7,157,682)	(7,306,187)	148,505	-2%
Capital contributions	6,405,462	10,420,831	(4,015,369)	-39%
Net extraordinary revenue (expense)	(22,420)	-	(22,420)	0%
Change in net assets	$ 27,427,533	$ 29,002,715	$ (1,575,183)	
Balance Sheet				
Cash and cash equivalents	$ 72,143,544	Current ratio (unrestricted)		
Lease receivable	180,260,753	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	53,481,361	7.571 to 1		
Total assets	818,752,298			
Current unrestricted liabilities	7,064,297	Debt to Net Assets Ratio		
Total liabilities	333,999,682	101.0%		
Deferred inflow of resources	164,224,887			
Total Net Assets	$ 320,527,729			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for the fiscal year ended September 30, 2026.

OPERATING REVENUES

Total operating revenues for the fiscal year ending September 30, 2026, are $59,593,909. This is $271,084 below planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at $20,660,651 which is below budget by $781,302. The following is a brief analysis of wharfage results by cargo category:

	12 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	$ 1,054,378	$ 458,460	$ (595,918)	-57%
Bulk Aggregate	-	203,000	$ 203,000	0%
Containerized Cargo	3,211,541	2,770,853	$ (440,687)	-14%
General Cargo	14,264,500	14,904,889	$ 640,389	4%
Project Cargo	335,000	58,543	$ (276,457)	-83%
Ro-Ro Cargo	2,576,534	2,264,906	$ (311,628)	-12%
Total	$ 21,441,953	$ 20,660,651	$ (781,302)	-4%

Dockage revenue stands at $10,911,810 which is $761,350 or 7% below budgeted levels. Year-to-date ship calls are 633 compared to a budget of 608.

Equipment use fees stand at $2,546,827 which is under budget by $44,198 or 2%.

Security fees stand at $4,566,263 which is $714,748 or 19% above budget.

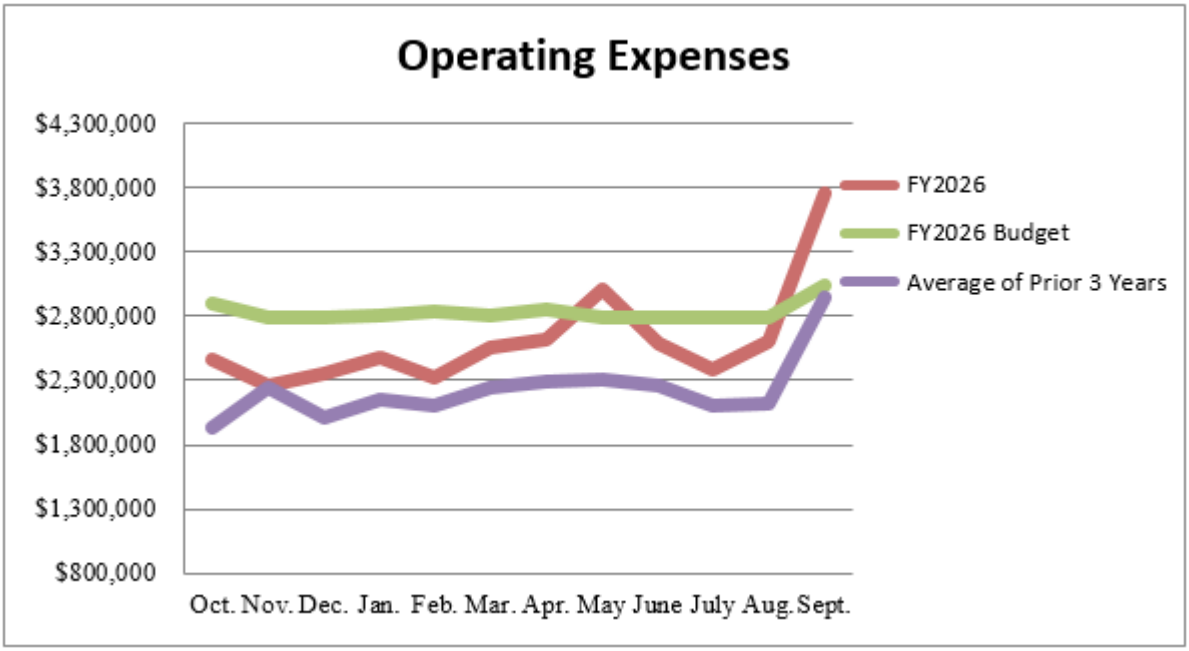
Facility use fees are $3,527,686. This is above budget by $1,233,141 or 54% due to customers using short term storage more than projected.

Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are $2,054,435 which is $128,240 or 6% below budgeted levels.

Ground leases stand at $14,333,867, which is $124,120 or 1% above budget.

Other leases are at $988,870 or 12% above the budget of $881,373.

OPERATING EXPENSES



Total operating expenses are $31,391,737, which is under budget $2,585,185 or 8% for the fiscal year ended September 30, 2026. The following are more specific explanations for variances in operating expenses:

Port salaries/wages and benefits are $6,683,204. This is $396,618 or 6% less than the budget. This is due to the difference in budgeting full participation in all benefit programs.

Professional services are $4,066,681 which is under budget 9% or $379,825.

Training, travel & promotional expenses are $861,050 which is below budget $112,942 or 12%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is $458,806, which is below budgeted levels by $70,883 or 13%.
- Sales/promotional travel costs are $73,244 which is under budgeted levels by $12,176 or 14%.
- Governmental relations costs are $6,156 which is below budget by $23,672 or 79% due to timing of government related travel.
- Community events are $188,740 which is above budgeted levels $48,445 or 35% due to approved community events such as the Ribbon Cutting Ceremony for the Freeport Harbor Channel Improvement Project and Vendor Workshops.
- Technical training is $62,765 which is $61,675 or 50% under budget due to timing or postponement of training and onboarding personnel.

Supplies are $219,683 which is $15,717 or 7% below budget.

Utilities are $1,321,714, which is $35,701 or 3% above budget.

Business insurance is $2,342,037 which is $600,517 or 20% below budgeted levels. This is due to negotiating a multi-year contract with continuity credit.

Other services and charges at $789,134 are $10,298 or 1% below budget.

Maintenance and repair expenses at $1,537,666 are $149,048 or 11% below budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Planned maintenance of the gantry cranes, $25,862.
- Planned maintenance of transit shed sprinkler system $9,463.
- Planned maintenance of Parcel 14 rail, $6,015
- 2024 Trolley rail, completed in 2025 $40,119
- Planned maintenance of crane cables $77,640
- Emergency repairs to air conditioning at Administration building $20,417
- Emergency electrical repairs at transit shed 1 and the badge building of $9,238

Depreciation expense at $13,570,569 is $1,254,017 or 8% below budget due to the timing of capital projects finishing.

Operating income is $28,202,172 compared to the 2026 fiscal year budget of $25,888,071. Nine 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 reported here are appraisal district, assessor, and collector fees. For the period through September 30, 2026, ad valorem tax collections, net of expenses, are $15,328.

Investment income is $4,296,427, which is below budget by 3% due to changes in fair market values, changes in funds invested, and interest rates.

Debt interest and fees are $11,721,309 which is $5,300 or in line with budgeted levels.

Capital Contributions to Others There are no planned capital contributions to others in the fiscal year 2026 budget. $15,850 has been spent year to date on Berth floodwall modifications and the 45' project expense escrow account was closed for a total of $9,979. A total of $18,190 was contributed to tenant improvements.

Grant Revenue budgeted for the Fiscal Year 2026 is $10,420,831. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported. $6,405,462 has been received from partners such as FEMA and TxDot.

Extraordinary Item is emergency recovery efforts from the July 2024 Hurricane Beryl damages. Repair efforts are complete. Total expenses are $4,407,785 including repairs to the cranes and port buildings. Fiscal year 2026 expenses are $22,420.

PORT FREEPORT
BALANCE SHEET

	9/30/2026	9/30/2025
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	$ 43,008,636	$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	6,807,873	6,665,489
PROPERTY TAXES	11,323	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(223,144)	(235,929)
OTHER GOVERNMENTS	641,051	880,287
ACCRUED INTEREST		0
PREPAIDS	916,380	959,055
INVENTORY	2,319,243	1,693,965
TOTAL UNRESTRICTED CURRENT ASSETS	**$ 233,742,114**	**$ 219,379,433**
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	57,093,460	50,161,240
INVESTMENTS	36,854,252	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	17,525	32,543
OTHER		(1,783)
ACCRUED INTEREST	54,487	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	1,953	3,116
TOTAL RESTRICTED ASSETS	**94,021,677**	**94,701,233**
TOTAL CURRENT ASSETS	**327,763,791**	**314,080,666**
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	635,286,827	619,832,717
LESS ACCUMULATED DEPRECIATION	(144,298,320)	(130,727,752)
PROPERTY, PLANT, AND EQUIPMENT NET	490,988,507	489,104,965
TOTAL ASSETS	**$ 818,752,298**	**$ 803,185,631**
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	$ 2,050,121	$ 5,465,838
EQUIPMENT LEASE PAYABLE		-
ACCRUED COMPENSATED ABSENCES	123,827	144,548
UNEARNED LEASE INCOME	4,890,350	4,763,160
TOTAL CURRENT LIABILITIES	**$ 7,064,297**	**$ 10,373,546**
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	3,394,734	3,491,349
BONDS PAYABLE	8,975,000	7,590,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	**12,369,734**	**11,081,349**
NON-CURRENT LIABILITIES		
BONDS PAYABLE	294,800,000	303,775,000
BOND PREMIUMS	19,765,651	20,630,652
TOTAL NON-CURRENT LIABILITIES	**314,565,651**	**324,405,652**
TOTAL LIABILITIES	**$ 333,999,682**	**$ 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	$ 294,261,871	$ 295,802,273
RESTRICTED-DEBT SERVICE	19,116,110	18,386,841
RESTRICTED-CAPITAL PROJECTS (Corps)	2,141	12,242
RESTRICTED CONTRIBUTED TO OTHERS	49,434,624	47,707,974
RESERVE FOR CAPITAL IMPROVEMENTS	20,164,128	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(125,275,229)	(127,218,419)
UNRESTRICTED	62,824,082	45,136,931
TOTAL NET ASSETS	**$ 320,527,728**	**$ 293,100,196**

PORT FREEPORT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
9/30/2026 - UNAUDITED

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	12 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING REVENUES:							
Wharfage	$ 20,660,651	$ 20,680,192	0%	$ 21,441,953	$ (781,302)	-4%	$ 21,441,953
Dockage & deep water berth	10,911,810	11,398,344	-4%	11,673,160	(761,350)	-7%	11,673,160
Equipment & pallet use fees	2,546,827	2,515,525	1%	2,591,025	(44,198)	-2%	2,591,025
Facility use fees	3,527,686	2,743,951	29%	2,294,545	1,233,141	54%	2,294,545
Security Fees	4,566,263	4,441,227	3%	3,851,515	714,748	19%	3,851,515
Other Customer Service Fees	2,054,435	2,078,450	-1%	2,182,675	(128,240)	-6%	2,182,675
Ground leases	14,333,867	13,939,790	3%	14,209,747	124,120	1%	14,209,747
Other leases	988,870	880,471	12%	881,373	107,497	12%	881,373
GASB 87 Lease recognition		2,965,889	-100%	-	-	0%	-
Other revenue	3,499	30,026	-88%	739,000	(735,501)	-100%	739,000
Business interruption Claim	-		0%	-	-	0%	-
Total Operating Revenues	**59,593,909**	**61,673,865**	**-3%**	**59,864,993**	**(271,084)**	**0%**	**59,864,993**
OPERATING EXPENSES:							
Port salaries/wages	5,011,562	4,754,026	5%	5,287,826	(276,264)	-5%	5,287,826
Port employee benefits	1,671,642	1,517,532	10%	1,791,996	(120,354)	-7%	1,791,996
Professional services	4,066,681	4,049,587	0%	4,446,506	(379,825)	-9%	4,446,506
Training, travel, and promotional	861,050	808,648	6%	973,992	(112,942)	-12%	973,992
Supplies	219,683	220,388	0%	235,400	(15,717)	-7%	235,400
Utilities	1,321,714	886,181	49%	1,286,013	35,701	3%	1,286,013
Business Insurance	2,342,037	2,730,725	-14%	2,942,554	(600,517)	-20%	2,942,554
Other services & charges	789,134	568,965	39%	799,432	(10,298)	-1%	799,432
Maintenance & repair	1,537,666	1,281,322	20%	1,388,618	149,048	11%	1,388,618
Depreciation	13,570,569	12,182,448	11%	14,824,585	(1,254,017)	-8%	14,824,585
Total Operating Expenses	**31,391,737**	**28,999,823**	**8%**	**33,976,922**	**(2,585,185)**	**-8%**	**33,976,922**
OPERATING INCOME (LOSS)	**28,202,172**	**32,674,042**	**-14%**	**25,888,071**	**2,314,101**	**9%**	**25,888,071**
	47%	53%		43%			43%
NON-OPERATING REVENUES (EXPENSES)							
Ad Valorum tax collections	15,328	(33,185)	-146%	-	15,328	0%	-
Investment Income	4,296,427	5,605,531	-23%	4,420,422	(123,995)	-3%	4,420,422
Gain (loss) on sale of assets		33,289	-100%	-	-	0%	-
Debt interest and fees	(11,721,309)	(12,025,193)	-3%	(11,726,609)	(5,300)	0%	(11,726,609)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:							
Freeport Harbor Improvement Project		(4,000)	-100%	-	-	0%	-
Berth Floodwall Modifications	(15,850)	-	0%	-	-	0%	-
Contributed Capital-Other	8,211	-	0%	-	-	0%	-
OTHER:							
Dredge material placement fees		-	0%	-	-	0%	-
Other Revenue	259,510	-		-	-	0%	-
Total Non-Operating Revenue (Expenses)	(7,157,682)	(6,423,558)	11%	(7,306,187)	148,505	-2%	(7,306,187)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	**21,044,489**	**26,250,484**	**-20%**	**18,581,884**	**2,462,605**	**13%**	**18,581,884**
CAPITAL CONTRIBUTIONS:							
Grants:							
Grants Port-Freeport	6,405,462	14,729,626	-57%	10,420,831	(4,015,369)	-39%	10,420,831
Total Capital Contributions-Grants	6,405,462	14,729,626	-57%	10,420,831	(4,015,369)	-39%	10,420,831
EXTRAORDINARY ITEM							
Emergency Recovery Efforts - Hurricane	(22,420)	(4,385,365)	-99%	-	(22,420)	0%	-
Net Extraordinary Income (Expense)	(22,420)	(4,385,365)	-99%	-	(22,420)	0%	-
CHANGE IN NET POSITION	**$ 27,427,532**	**$ 36,594,745**	**-25%**	**$ 29,002,715**	**$ (1,575,183)**	-5%	**$ 29,002,715**

STATEMENT OF CASH FLOWS

September 30, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	$ 28,202,172	$ 32,674,042
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows		
from Operating Activities:		
Depreciation	13,570,567	12,182,448
Dredge Material Placement Fees	(15,850)	-
Change in Assets and Liabilities:		
Trade receivables	(142,384)	257,339
Other receivables	(12,785)	240,865
Lease Receivable	-	5,845,234
Deferred inflow of resources	-	(8,811,124)
Inventories	(625,278)	(285,738)
Prepaid and Other	280,128	573,864
Accounts payable	(3,415,717)	2,456,236
Deferred lease income	127,190	64,295
Accrued compensated absences	(20,721)	(2,280)
Total Cash Provided from (Used for) Operating Activities	**37,947,321**	**45,195,181**
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	39,927	29,739
Property tax collection expense	-	(5,917)
Emergency Recovery Efforts - Disaster Related	(22,420)	(4,385,365)
Total Cash Provided from (Used for) Non-capital Financing Activities	**17,507**	**(4,361,543)**
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	(7,590,000)	(6,725,000)
Interest and fees paid under debt obligations	(12,681,762)	(12,958,185)
Proceeds from sale of long-term debt obligations	-	-
Land, capital improvement, and equipment purchases	(16,076,427)	(51,512,372)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	(7,639)	-
Grants received	6,405,462	14,036,606
Proceeds from sale/disposal of capital assets	-	33,289
Total Cash Provided from (Used for) Capital Financing Activities	**(29,950,365)**	**(57,125,662)**
Cash Flows from Investing Activities:		
Investment earnings	4,301,041	5,655,910
Change in FMV of marketable investment securities	897,678	1,352,442
Total Cash Provided from (Used for) Investing Activities	**5,198,719**	**7,008,352**
Net Increase(Decrease) in Cash and Cash Equivalents	**13,213,183**	**(9,283,672)**
Cash and Cash Equivalents at Beginning of Period	**123,743,164**	**133,026,835**
Cash and Cash Equivalents at End of Period	**$ 136,956,348**	**$ 123,743,164**

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	$	6,527,473	96%
31 - 60 days		232,970	3%
61 - 90 days		27,233	0%
Over 90 days	$	60,145	1%
Allowance for uncollectibles		(39,949)	-1%
Net Trade A/R	**$**	**6,807,873**	

Note 2 - Accounts Payable Information

Retainage Withheld	$	92,625
Corps of Engineers*		620,518
Employee Payroll Related		457,802
Accounts Payable		879,175
Total A/P	**$**	**2,050,121**

45' Project - $620,518

Note 3 - Debt Service Information

	Original Amount of Issue	Principal Paid	Issue Outstanding
General Obligation Bonds, Series 2019	$ 31,795,000	$ 3,315,000	$ 28,480,000
General Obligation Bonds, Series 2021	37,135,000	-	$ 37,135,000
General Obligation Bonds, Series 2023	55,800,000	1,375,000	$ 54,425,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	27,745,000	$ 5,320,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	9,195,000	$ 30,440,000
Senior Lien Revenue Refunding Bonds, Series 2018	32,865,000	4,830,000	$ 28,035,000
Senior Lien Revenue Bonds, Series 2019A	45,200,000	6,050,000	$ 39,150,000
Senior Lien Revenue Bonds, Series 2019B	29,480,000	4,230,000	$ 25,250,000
Senior Lien Revenue Bonds, Series 2021	29,885,000	-	$ 29,885,000
Senior Lien Revenue Bonds, Series 2024	25,655,000	-	$ 25,655,000
2014 Equipment Lease Payable	14,100,000	14,100,000	$ -
Total Bonds	$ 374,615,000	$ 70,840,000	$ 303,775,000

Less Current Portion of Long-Term Debt Payable	$ 8,975,000
Long-term Debt Payable	$ 294,800,000

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)
Fiscal Year 2026 Amount Replaced from 2025	$	6,136,324

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
September 30, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	12 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
COMMISSIONERS							
OPERATING EXPENSES:							
Port salaries/wages	$ 57,600	$ 57,600	0%	$ 57,600	-	0%	$ 57,600
Port employee benefits	6,305	5,778	9%	4,974	1,331	27%	4,974
Professional services		27,133	-100%	-	-	0%	-
Training, travel & promotional	56,933	78,988	-28%	83,211	(26,278)	-32%	83,211
Supplies	109	91	20%	600	(491)	-82%	600
Utilities	9,478	8,960	6%	8,900	578	6%	8,900
Total Operating Expenses	**$ 130,425**	**$ 178,551**	**-27%**	**$ 155,285**	**(24,860)**	**-16%**	**$ 155,285**
ADMINISTRATION & FOREIGN TRADE ZONE							
OPERATING EXPENSES:							
Port salaries/wages	$ 1,739,477	$ 1,642,080	6%	$ 1,761,351	(21,874)	-1%	$ 1,761,351
Port employee benefits	539,023	473,030	14%	562,126	(23,103)	-4%	562,126
Professional services	1,044,357	639,636	63%	980,933	63,424	6%	980,933
Training, travel & promotional	269,363	185,683	45%	237,274	32,089	14%	237,274
Supplies	26,783	36,977	-28%	27,600	(817)	-3%	27,600
Utilities	83,335	71,960	16%	71,740	11,595	16%	71,740
Business Insurance	2,342,037	2,730,725	-14%	2,942,554	(600,517)	-20%	2,942,554
Other services & charges	574,024	365,831	57%	525,385	48,639	9%	525,385
Maintenance & repair	145,365	156,603	-7%	182,350	(36,985)	-20%	182,350
Depreciation	13,570,569	12,182,448	11%	14,824,585	(1,254,016)	-8%	14,824,585
Total Operating Expenses	**$ 20,334,333**	**$ 18,484,973**	**10%**	**$ 22,115,898**	**(1,781,565)**	**-8%**	**$ 22,115,898**
ENGINEERING							
OPERATING EXPENSES:							
Port salaries/wages	$ 387,385	$ 456,541	-15%	$ 470,179	(82,794)	-18%	$ 470,179
Port employee benefits	157,834	187,766	-16%	192,697	(34,863)	-18%	192,697
Professional services	186,895	463,983	-60%	866,400	(679,505)	-78%	866,400
Training, travel & promotional	12,754	13,927	-8%	31,915	(19,161)	-60%	31,915
Supplies	3,206	4,162	-23%	5,900	(2,694)	-46%	5,900
Utilities	5,394	5,325	1%	6,822	(1,428)	-21%	6,822
Other services & charges	7,244	6,696	8%	9,850	(2,606)	-26%	9,850
Maintenance & repair	539	962	-44%	500	39	8%	500
Total Operating Expenses	**$ 761,251**	**$ 1,139,363**	**-33%**	**$ 1,584,263**	**(823,012)**	**-52%**	**$ 1,584,263**
OPERATIONS							
OPERATING EXPENSES:							
Port salaries/wages	$ 2,157,584	$ 1,953,541	10%	$ 2,337,933	(180,349)	-8%	$ 2,337,933
Port employee benefits	716,324	627,782	14%	785,403	(69,079)	-9%	785,403
Professional services	6,509	13,172	-51%	5,000	1,509	30%	5,000
Training, travel & promotional	57,520	20,064	187%	32,449	25,071	77%	32,449
Supplies	118,709	105,931	12%	120,100	(1,391)	-1%	120,100
Utilities	1,170,021	754,329	55%	1,146,593	23,428	2%	1,146,593
Other services & charges	125,469	135,504	-7%	146,340	(20,871)	-14%	146,340
Maintenance & repair	1,309,671	1,002,405	31%	1,132,668	177,003	16%	1,132,668
Total Operating Expenses	**$ 5,661,807**	**$ 4,612,726**	**23%**	**$ 5,706,486**	**(44,679)**	**-1%**	**$ 5,706,486**

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
September 30, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	12 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
BUSINESS DEVELOPMENT							
OPERATING EXPENSES:							
Port salaries/wages	$ 424,099	$ 403,812	5%	$ 414,344	9,755	2%	$ 414,344
Port employee benefits	152,673	128,415	19%	141,725	10,948	8%	141,725
Professional services	150,922	490,328	-69%	-	150,922	0%	-
Training, travel & promotional	457,644	502,243	-9%	575,868	(118,224)	-21%	575,868
Supplies	3,162	3,692	-14%	6,000	(2,838)	-47%	6,000
Utilities	4,683	4,439	5%	5,562	(879)	-16%	5,562
Other services & charges	23,669	15,568	52%	43,032	(19,363)	-45%	43,032
Maintenance & repair	-		0%	-	-	0%	-
Total Operating Expenses	**$ 1,216,852**	**$ 1,548,495**	**-21%**	**$ 1,186,531**	**30,321**	**3%**	**$ 1,186,531**
PROTECTIVE SERVICES							
OPERATING EXPENSES:							
Port salaries/wages	$ 245,417	$ 240,453	2%	$ 246,419	(1,002)	0%	$ 246,419
Port employee benefits	99,484	94,761	5%	105,071	(5,587)	-5%	105,071
Professional services	2,677,997	2,415,335	11%	2,594,173	83,824	3%	2,594,173
Training, travel & promotional	6,835	7,743	-12%	13,275	(6,440)	-49%	13,275
Supplies	67,715	69,536	-3%	75,200	(7,485)	-10%	75,200
Utilities	48,804	41,167	19%	46,396	2,408	5%	46,396
Other services & charges	58,726	45,367	29%	74,825	(16,099)	-22%	74,825
Maintenance & repair	82,091	121,352	-32%	73,100	8,991	12%	73,100
Total Operating Expenses	**$ 3,287,069**	**$ 3,035,715**	**8%**	**$ 3,228,459**	**58,610**	**2%**	**$ 3,228,459**
CONSOLIDATED - TOTAL							
OPERATING EXPENSES:							
Port salaries/wages	$ 5,011,561	4,754,027	5%	5,287,826	(276,265)	-5%	$ 5,287,826
Port employee benefits	1,671,643	1,517,532	10%	1,791,996	(120,353)	-7%	1,791,996
Professional services	4,066,681	4,049,587	0%	4,446,506	(379,825)	-9%	4,446,506
Training, travel & promotional	861,050	808,648	6%	973,992	(112,942)	-12%	973,992
Supplies	219,683	220,388	0%	235,400	(15,717)	-7%	235,400
Utilities	1,321,715	886,179	49%	1,286,013	35,702	3%	1,286,013
Business Insurance	2,342,037	2,730,725	-14%	2,942,554	(600,517)	-20%	2,942,554
Other services & charges	789,132	568,965	39%	799,432	(10,300)	-1%	799,432
Maintenance & repair	1,537,666	1,281,322	20%	1,388,618	149,048	11%	1,388,618
Depreciation	13,570,569	12,182,448	11%	14,824,585	(1,254,016)	-8%	14,824,585
Total Operating Expenses	**$ 31,391,737**	**$ 28,999,823**	**8%**	**$ 33,976,922**	**(2,585,185)**	**-8%**	**$ 33,976,922**

PORT FREEPORT - VELASCO TERMINAL ONLY

STATEMENT OF REVENUES AND EXPENSES

September 30, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	12 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
OPERATING REVENUES:							
Wharfage	$ 2,723,227	$ 2,861,127	-5%	$ 2,144,196	$ 579,031	27%	$ 2,144,196
Dockage & deep water berth	1,009,952	911,447	11%	1,167,316	(157,364)	-13%	1,167,316
Equipment & pallet use fees	2,360,610	2,260,640	4%	2,072,820	287,790	14%	2,072,820
Facility use fees	352,146	345,934	2%	-	352,146	0%	-
Security Fees	449,321	426,251	5%	385,148	64,173	17%	385,148
Other Customer Service Fees	697,533	717,514	-3%	1,062,867	(365,334)	-34%	1,062,867
Ground leases	110,739	409,445	-73%	284,196	(173,457)	-61%	284,196
Total Operating Revenues	**7,703,529**	**7,932,358**	**-3%**	**7,116,543**	**586,986**	**8%**	**7,116,543**
OPERATING EXPENSES:							
Port salaries/wages	644,160	517,337	25%	481,284	162,876	34%	481,284
Port employee benefits	151,368	122,585	23%	162,450	(11,082)	-7%	162,450
Professional services	850	-	0%	-		0%	-
Training, travel, and promotional	-	-	0%	-	-	0%	-
Supplies	2,090	1,005	108%	-		0%	-
Utilities	257,919	170,500	51%	172,457	85,462	50%	172,457
Business Insurance	481,612	476,195	1%	588,511	(106,899)	-18%	588,511
Maintenance & repair	758,899	485,913	56%	607,000	151,899	25%	607,000
Depreciation	7,109,833	5,896,922	21%	7,115,801	(5,968)	0%	7,115,801
Total Operating Expenses	**9,406,731**	**7,670,457**	23%	**9,127,503**	**279,228**	**3%**	**9,127,503**
OPERATING INCOME (LOSS)	**(1,703,202)**	**261,901**	**750%**	**(2,010,960)**	**307,758**	**15%**	**(2,010,960)**
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(2,467,917)	(2,547,016)	-3%	(3,927,189)	1,459,272	37%	(3,927,189)
Total Non-Operating Revenue (Expenses)	(2,467,917)	(2,547,016)	-3%	(3,927,189)	1,459,272	-37%	(3,927,189)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	**(4,171,119)**	**(2,285,115)**	**83%**	**(5,938,149)**	**1,767,030**	**0%**	**(5,938,149)**
CHANGE IN NET POSITION	**$ (4,171,119)**	**$ (2,285,115)**	**83%**	**$ (5,938,149)**	**$ 1,767,030**	**-30%**	**$ (5,938,149)**

PORT FREEPORT

Port Improvement Projects Summary

September 30, 2026

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2026	CIP Prior Years	Incurred to Date Total	Balance to Finish
2026 Operations A/V Updgrade	**15,000.00**	**0.00**	**15,000.00**	**15,000.00**	**4,164.65**		**4,164.65**	**10,835.35**
EDSA			0.00				0.00	0.00
Construction	15,000.00		15,000.00	15,000.00	4,164.65		4,164.65	10,835.35
Other not in contract			0.00				0.00	0.00
2026 Dole Aphalt Repairs	**36,380.63**	**0.00**	**36,380.63**	**36,380.63**	**36,380.63**		**36,380.63**	**0.00**
EDSA	36,380.63		36,380.63	36,380.63	36,380.63		36,380.63	0.00
Construction							0.00	0.00
Other not in contract			0.00				0.00	0.00
Velasco Terminal Backlands Area 4	**1,286,700.00**	**0.00**	**1,286,700.00**	**15,286,700.00**	**23,560.00**		**23,560.00**	**1,263,140.00**
EDSA	1,286,700.00		1,286,700.00	1,286,700.00	23,560.00		23,560.00	1,263,140.00
Construction				14,000,000.00			0.00	0.00
Other not in contract			0.00				0.00	0.00
RADIO INTEROPERABILITY PSPG 25 IJ#1	**220,000.00**	**0.00**	**220,000.00**	**220,000.00**	**2,160.50**		**2,160.50**	**217,839.50**
EDSA			0.00				0.00	0.00
Construction	220,000.00		220,000.00		2,160.50		2,160.50	217,839.50
Other not in contract			0.00				0.00	0.00
FLOODWALL MODIFICATION DOCKS 1,2,3 AND 5	**215,274.00**	**0.00**	**215,274.00**	**215,274.00**	**155,633.00**		**155,633.00**	**59,641.00**
EDSA			0.00				0.00	0.00
Construction	215,274.00		215,274.00		155,633.00		155,633.00	59,641.00
Other not in contract			0.00				0.00	0.00
Pavement Repairs 2026	**15,475.00**	**0.00**	**15,475.00**	**500,000.00**	**15,475.00**		**15,475.00**	**0.00**
EDSA	15,475.00		15,475.00		15,475.00		15,475.00	0.00
Construction			0.00		0.00		0.00	0.00
Other not in contract			0.00				0.00	0.00
Public Parking Facility 2026	**25,295.00**	**0.00**	**25,295.00**	**1,500,000.00**	**17,300.00**		**17,300.00**	**7,995.00**
EDSA	25,295.00		25,295.00		17,300.00		17,300.00	7,995.00
Construction			0.00		0.00		0.00	0.00
Other not in contract			0.00				0.00	0.00
Velasco Terminal Backlands Area 6	**669,000.00**	**0.00**	**669,000.00**	**0.00**	**343,069.00**		**343,069.00**	**325,931.00**
EDSA	669,000.00		669,000.00		343,069.00		343,069.00	325,931.00
Construction			0.00		0.00		0.00	0.00
Other not in contract			0.00				0.00	0.00
2026 Fender Replacement Docks 1,2,3 & 5	**3,328,000.00**	**0.00**	**3,328,000.00**	**85,000.00**	**1,708,100.00**		**1,708,100.00**	**1,619,900.00**
EDSA			0.00				0.00	0.00
Construction	3,328,000.00		3,328,000.00		1,708,100.00		1,708,100.00	1,619,900.00
Other not in contract			0.00				0.00	0.00
2026 M&R Fencing	**47,572.00**	**0.00**	**47,572.00**	**85,000.00**	**47,572.00**		**47,572.00**	**0.00**
EDSA			0.00				0.00	0.00
Construction	47,572.00		47,572.00		47,572.00		47,572.00	0.00
Other not in contract			0.00				0.00	0.00
2026 Crane 3 & 4 Networking	**10,248.49**	**0.00**	**10,248.49**	**100,000.00**	**9,998.53**		**9,998.53**	**249.96**
EDSA	10,248.49		10,248.49		9,998.53		9,998.53	249.96
Construction			0.00				0.00	0.00
Other not in contract			0.00				0.00	0.00
Gate 12 RPM	**565,531.00**	**0.00**	**565,531.00**	**2,000,000.00**	**181,259.68**	**0.00**	**181,259.68**	**384,271.32**
EDSA	565,531.00	0.00	565,531.00		181,259.68	0.00	181,259.68	384,271.32
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Dole Yard Sewer line Replacement	**128,904.00**	**0.00**	**128,904.00**	**128,904.00**	**128,904.00**	**0.00**	**128,904.00**	**0.00**
EDSA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction	128,904.00	0.00	128,904.00	128,904.00	128,904.00	0.00	128,904.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Cross Dock 2-Cold Storage	**1,258,000.00**	**0.00**	**1,258,000.00**	**1,258,000.00**	**1,021,290.00**	**0.00**	**1,021,290.00**	**236,710.00**
EDSA	1,258,000.00	0.00	1,258,000.00	1,258,000.00	1,021,290.00	0.00	1,021,290.00	236,710.00
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**	**100,465.00**	**111,780.00**	**212,245.00**	**24,755.00**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	237,000.00	0.00	237,000.00		100,465.00	111,780.00	212,245.00	24,755.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT- North Gate Entrance	**760,847.52**	**0.00**	**760,847.52**	**720,847.52**	**0.00**	**782,011.66**	**782,011.66**	**(21,164.14)**
EDSA	356,684.00	0.00	356,684.00		0.00	356,666.41	356,666.41	17.59
Construction	363,469.00	0.00	363,469.00		0.00	395,090.75	395,090.75	(31,621.75)
Other not in contract	40,694.52	0.00	40,694.52		0.00	30,254.50	30,254.50	10,440.02
VT- Access Project	**13,159,432.83**	**70,000.00**	**13,229,432.83**	**13,229,432.83**	**162,033.98**	**12,327,089.63**	**12,489,123.61**	**740,309.22**
EDSA	1,218,718.00	70,000.00	1,288,718.00		3,150.35	1,184,981.61	1,188,131.96	100,586.04
Construction	11,929,297.00	0.00	11,929,297.00		158,883.63	11,130,690.19	11,289,573.82	639,723.18
Other not in contract	11,417.83	0.00	11,417.83		0.00	11,417.83	11,417.83	0.00
VT- Refrigerated Cross Dock	**1,332,908.38**	**0.00**	**1,332,908.38**	**500,000.00**	**0.00**	**74,916.76**	**74,916.76**	**1,257,991.62**
EDSA	1,332,900.00	0.00	1,332,900.00		0.00	74,908.38	74,908.38	1,257,991.62
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	8.38	0.00	8.38		0.00	8.38	8.38	0.00
VT Backlands Area V Phase II	**19,375,578.35**	**0.00**	**19,375,578.35**	**20,500,000.00**	**1,645,615.60**	**17,685,432.65**	**19,331,048.25**	**44,530.10**
EDSA	849,800.00	0.00	849,800.00		151,348.92	581,834.00	733,182.92	116,617.08
Construction	18,508,603.35	0.00	18,508,603.35		1,494,266.68	17,086,423.65	18,580,690.33	(72,086.98)
Other not in contract	17,175.00	0.00	17,175.00		0.00	17,175.00	17,175.00	0.00

PORT FREEPORT

Port Improvement Projects Summary

September 30, 2026

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2026	CIP Prior Years	Incurred to Date Total	Balance to Finish
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	**1,185,853.52**	**3,525.00**	**1,189,378.52**	**1,800,000.00**	**631,399.14**	**667,081.55**	**1,298,480.69**	**(109,102.17)**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	675,504.37	0.00	675,504.37		631,399.14	150,113.10	781,512.24	(106,007.87)
Other not in contract	510,349.15	3,525.00	513,874.15		0.00	516,968.45	516,968.45	(3,094.30)
Pumpstation 1400 E Floodgate & P14 Drainage	**1,446,405.61**	**0.00**	**1,446,405.61**	**1,440,000.00**	**0.00**	**1,446,405.61**	**1,446,405.61**	**0.00**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	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		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 Acess Road Widening	**1,215,124.20**	**0.00**	**1,215,124.20**	**1,215,132.58**	**972,708.68**	**27,650.00**	**1,000,358.68**	**214,765.52**
EDSA	66,137.00	0.00	66,137.00		12,104.50	27,650.00	39,754.50	26,382.50
Construction	1,148,987.20	0.00	1,148,987.20		960,604.18	0.00	960,604.18	188,383.02
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Greenbelt with Port Expansion Area Tribute	**0.00**	**0.00**	**0.00**	**250,000.00**	**0.00**	**0.00**	**0.00**	**0.00**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Joint Repairs	**11,553.00**	**0.00**	**11,553.00**	**20,000.00**	**11,553.00**	**0.00**	**11,553.00**	**0.00**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	11,553.00	0.00	11,553.00		11,553.00	0.00	11,553.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Railroad Track Renovations	**0.00**	**0.00**	**75,000.00**	**75,000.00**	**0.00**	**11,320.00**	**11,320.00**	**63,680.00**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	75,000.00	75,000.00	0.00	11,320.00	11,320.00	63,680.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Roads	**0.00**	**0.00**	**0.00**	**200,000.00**	**0.00**	**0.00**	**0.00**	**0.00**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Transformer Yard Replacement	**4,078.00**	**0.00**	**4,078.00**	**200,000.00**	**0.00**	**4,078.00**	**4,078.00**	**0.00**
EDSA	4,078.00	0.00	4,078.00		0.00	4,078.00	4,078.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Inner Harbor Berth Repairs	**191,000.00**	**12,023.80**	**203,023.80**	**300,000.00**	**0.00**	**168,760.00**	**168,760.00**	**34,263.80**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	191,000.00	12,023.80	203,023.80		0.00	168,760.00	168,760.00	34,263.80
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Chiquita Asphalt 2024	**250,000.00**	**0.00**	**250,000.00**	**250,000.00**	**0.00**	**200,758.62**	**200,758.62**	**49,241.38**
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	250,000.00	0.00	250,000.00		0.00	200,750.00	200,750.00	49,250.00
Other not in contract	0.00	0.00	0.00		0.00	8.62	8.62	(8.62)
Total				**$ 49,676,494.93**	**$ 8,832,542.25**	**$ 34,225,266.14**	**$ 43,057,808.39**	**$ 7,043,907.25**

PORT FREEPORT
QUARTERLY INVESTMENT REPORT
9/30/2026

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	6/30/2026 Face Value	6/30/2026 Amortized Cost	6/30/2026 Fair Market Value	Purchases	Sales/ Maturities	9/30/0226 Face Value	(Discount) Premium	9/30/0226 Amortized Cost	9/30/0226 Fair Market Value
OPERATING FUNDS:														
MM	HS	-	-	0.030	0.030	5,630.00	5,630.00	5,630.00	0.57		5,630.57	N/A	5,630.57	5,630.57
MM	TP	-	-	3.695	3.695	30,463,073.68	30,463,073.68	30,463,073.68	4,304,989.04		34,768,062.72	N/A	34,768,062.72	34,768,062.72
MM	TP	-	-	3.695	3.695	6,141,488.26	6,141,488.26	6,141,488.26		(5,394,073.15)	747,415.11	N/A	747,415.11	747,415.11
TOTAL ENTERPRISE FUND -UNRESTRICTED						36,610,191.94	36,610,191.94	36,610,191.94	4,304,989.61	(5,394,073.15)	35,521,108.40	0.00	35,521,108.40	35,521,108.40

INVESTMENT SUMMARY:

MM	35,521,108.40	100.00%
C.D.	0.00	0.00%
TREASURY	0.00	0.00%
AGENCY	0.00	0.00%
TX MUNICIPAL	0.00	0.00%
	35,521,108.40	

WEIGHTED AVERAGE YIELD 3.694 %

BENCHMARK - 3 MO. TBILL 4.100 %

BROKER CODE:
HS = HILLTOP SECURITIES
FNB =FIRST NATIONAL BANK
TGB = TEXAS GULF BANK
TP = TEXPOOL

LIQUIDITY SUMMARY:

0-1 MONTH	35,521,108.40	100.00%
1-6 MONTHS	0.00	0.00%
6-12 MONTHS	0.00	0.00%
OVER 12 MONTH	0.00	0.00%
	35,521,108.40	

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	6/30/2026 Face Value	6/30/2026 Amortized Cost	6/30/2026 Fair Market Value	Purchases	Sales/ Maturities	9/30/0226 Face Value	(Discount) Premium	9/30/0226 Amortized Cost	9/30/0226 Fair Market Value
Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	6/30/2026 Face Value	6/30/2026 Amortized Cost	6/30/2026 Fair Market Value	Purchases	Sales/ Maturities	9/30/0226 Face Value	(DISCOUNT) Premium	9/30/0226 Amortized Cost	9/30/0226 Fair Market Value
RESTRICTED														
CAPITAL IMPROVEMENTS:														
MM	HS		-	0.029	0.029	4,962.09	4,962.09	4,962.09	0.51		4,962.60	N/A	4,962.60	4,962.60
MM	TP	-	-	3.695	3.695	14,965,644.40	14,965,644.40	14,965,644.40	139,786.79		15,105,431.19	N/A	15,105,431.19	15,105,431.19
TBILL	HS	3/3/2026	2/18/2027	3.532	3.532	5,140,000.00	4,969,808.31	5,010,472.00	0.00		5,140,000.00	(170,191.69)	4,969,808.31	5,053,734.40
TOTAL CAPITAL IMPROVEMENTS						20,110,606.49	19,940,414.80	19,981,078.49	139,787.30	0.00	20,250,393.79	(170,191.69)	20,080,202.10	20,164,128.19
45 FOOT PROJECT FUNDS RESTRICTED:														
MM	TGB	-	-	0.000	0.000	10,003.43	10,003.43	10,003.43		(10,003.43)	0.00	N/A	0.00	0.00
TOTAL 45 FOOT PROJECT FUNDS -RESTRICTED						10,003.43	10,003.43	10,003.43	0.00	(10,003.43)	0.00	0.00	0.00	0.00
FREEPORT HARBOR NAVIGATION PROJECT FEASIBILITY STUDY FUND RESTRICTED:														
MM	FNB	-	-	0.010	0.010	1,098.87	1,098.87	1,098.87	0.03		1,098.90	N/A	1,098.90	1,098.90
TOTAL FREEPORT HARBOR NAVIGATION PROJECT FEASIBILITY STUDY FUND						1,098.87	1,098.87	1,098.87	0.03	0.00	1,098.90	0.00	1,098.90	1,098.90
FREEPORT HARBOR ASSUMPTION OF OPERATIONS AND MAINTENANCE FUND RESTRICTED:														
MM	FNB	-	-	0.010	0.010	1,042.24	1,042.24	1,042.24	0.03		1,042.27	N/A	1,042.27	1,042.27
TOTAL FREEPORT HARBOR ASSUMPTION OF OPS & MAINTENANCE FUND						1,042.24	1,042.24	1,042.24	0.03	0.00	1,042.27	0.00	1,042.27	1,042.27
INTEREST & SINKING:														
MM	TP2013A Debt Service		-	3.695	3.695	680,404.16	680,404.16	680,404.16		584,698.03	1,265,102.19	N/A	1,265,102.19	1,265,102.19
MM	TP2024 Rev Debt Service		-	3.695	3.695	116,485.32	116,485.32	116,485.32		303,202.87	419,688.19	N/A	419,688.19	419,688.19
MM	TP-G.O. Bond I & S		-	3.695	3.695	4,393,784.50	4,393,784.50	4,393,784.50	3,319,107.82		7,712,892.32	N/A	7,712,892.32	7,712,892.32
MM	TP-'18 I & S		-	3.695	3.695	1,130,108.50	1,130,108.50	1,130,108.50		248,550.09	1,378,658.59	N/A	1,378,658.59	1,378,658.59
MM	TP-'15 I & S		-	3.695	3.695	1,348,061.81	1,348,061.81	1,348,061.81		313,786.87	1,661,848.68	N/A	1,661,848.68	1,661,848.68
MM	TP-'21 Rev Bond I & S		-	3.695	3.695	128,752.51	128,752.51	128,752.51		334,577.25	463,329.76	N/A	463,329.76	463,329.76
MM	TP-'19A Rev Bond I & S		-	3.695	3.695	264,860.36	264,860.36	264,860.36		699,976.53	964,836.89	N/A	964,836.89	964,836.89
MM	TP-'19B Rev Bond I & S		-	3.695	3.695	149,670.54	149,670.54	149,670.54		391,165.67	540,836.21	N/A	540,836.21	540,836.21
TOTAL INTEREST & SINKING						8,212,127.70	8,212,127.70	8,212,127.70	3,319,107.82	2,875,957.31	14,407,192.83	0.00	14,407,192.83	14,407,192.83
2013A SENIOR LIEN REFUNDING BOND RESERVE FUND - RESTRICTED:														
MM	HS	-	-	0.029	0.029	17,419.28	17,419.28	17,419.28	3,029.91		20,449.19	N/A	20,449.19	20,449.19
TNOTE	HS	03/12/26	03/31/29	2.375	3.708	255,000.00	245,108.79	242,558.79			255,000.00	(9,891.21)	245,108.79	240,447.07
TNOTE	HS	11/03/23	10/31/28	1.375	4.669	505,000.00	444,691.68	472,608.98			505,000.00	(60,308.32)	444,691.68	470,951.95
TNOTE	HS	12/31/25	12/31/30	3.625	3.686	540,000.00	538,628.46	525,318.75			540,000.00	(1,371.54)	538,628.46	514,877.34
2015A SENIOR LIEN REVENUE & REFUNDING BONDS - RESTRICTED:														
MM	HS	-	-	0.030	0.030	7,854.65	7,854.65	7,854.65	0.81		7,855.46	N/A	7,855.46	7,855.46
TNOTE	HS	11/03/23	11/30/27	0.625	4.683	1,012,000.00	885,013.20	961,676.72			1,012,000.00	(126,986.80)	885,013.20	965,787.97
TNOTE	HS	12/31/25	12/31/30	3.625	3.686	238,000.00	237,416.73	231,529.38			238,000.00	(583.27)	237,416.73	226,927.42
2018 SENIOR LIEN REVENUE REFUNDING BONDS - RESTRICTED:														
MM	HS	-	-	0.026	0.026	937.69	937.69	937.69	0.09		937.78	N/A	937.78	937.78
TBILL	HS	03/24/26	03/18/27	3.757	4.256	1,085,000.00	1,045,887.26	1,054,346.94			1,085,000.00	(39,112.74)	1,045,887.26	1,062,914.83
TNOTE	HS	11/03/23	11/30/27	0.625	4.683	97,000.00	84,580.62	92,176.52			97,000.00	(12,419.38)	84,580.62	92,570.59
2019A SENIOR LIEN REVENUE BONDS - RESTRICTED:														
MM	HS	-	-	0.031	0.031	28,755.60	28,755.60	28,755.60	2.93		28,758.53	N/A	28,758.53	28,758.53
TNOTE	HS	12/31/25	12/31/30	3.625	3.686	1,530,000.00	1,526,036.11	1,488,403.13			1,530,000.00	(3,963.89)	1,526,036.11	1,458,819.14

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	6/30/2026 Face Value	6/30/2026 Amortized Cost	6/30/2026 Fair Market Value	Purchases	Sales/ Maturities	9/30/0226 Face Value	(Discount) Premium	9/30/0226 Amortized Cost	9/30/0226 Fair Market Value
2019B SENIOR LIEN REVENUE BONDS - RESTRICTED:														
MM	HS	-	-	0.030	0.030	45,864.19	45,864.19	45,864.19	8,163.21		54,027.40	N/A	54,027.40	54,027.40
TNOTE	HS	1/3/2024	2/28/2027	1.875	4.041	870,000.00	822,877.36	857,357.81			870,000.00	(47,122.64)	822,877.36	861,198.04
2021 SENIOR LIEN REVENUE BONDS - RESTRICTED:														
MM	HS	-	-	0.031	0.031	63,319.05	63,319.05	63,319.05	10.76		63,329.81	N/A	63,329.81	63,329.81
TNOTE	HS	6/25/2025	12/31/30	3.750	3.899	1,075,000.00	1,067,119.53	1,051,148.44			1,075,000.00	(7,880.47)	1,067,119.53	1,030,026.36
2024 SENIOR LIEN REVENUE BONDS - RESTRICTED:														
MM	HS	-	-	0.050	0.050	137,165.45	137,165.45	137,165.45	23.29		137,188.74	N/A	137,188.74	137,188.74
AG	HS	2/15/2024	11/17/26	4.625	4.421	1,165,000.00	1,169,843.51	1,167,148.26			1,165,000.00	4,843.51	1,169,843.51	1,165,723.47
TOTAL BOND RESERVE FUNDS						8,673,315.91	8,368,519.16	8,445,589.63	11,231.00	0.00	8,684,546.91	(304,796.75)	8,379,750.16	8,402,791.09
BOND PROJECT FUNDS- RESTRICTED FOR CAPITAL IMPROVEMENTS:														
MM	HS- 2023 G.O. BOND FUNDS		-	0.031	0.031	10,754.76	10,754.76	10,754.76	1.10		10,755.86	N/A	10,755.86	10,755.86
MM	TP-2023 G.O.BOND FUNDS		-	3.695	3.695	25,475,639.66	25,475,639.66	25,475,639.66	237,955.50		25,713,595.16	N/A	25,713,595.16	25,713,595.16
MM	TP-2024 REV BOND FUNDS		-	3.695	3.695	1,522,611.82	1,522,611.82	1,522,611.82	14,221.99		1,536,833.81	N/A	1,536,833.81	1,536,833.81
TBILL	HS-23 GO B	3/3/2026	2/18/2027	3.411	3.548	24,115,000.00	23,313,046.05	23,507,302.00	0.00		24,115,000.00	(801,953.95)	23,313,046.05	23,710,273.37
TOTAL BOND PROJECT FUNDS						51,124,006.24	50,322,052.29	50,516,308.24	252,178.59	0.00	51,376,184.83	(801,953.95)	50,574,230.88	50,971,458.20
TOTAL ENTERPRISE FUND RESTRICTED						88,132,200.88	86,855,258.49	87,167,248.60	3,722,304.77	2,865,953.88	94,720,459.53	(1,276,942.39)	93,443,517.14	93,947,711.48
						124,742,392.82	123,465,450.43	123,777,440.54	8,027,294.38	(2,528,119.27)	130,241,567.93	(1,276,942.39)	128,964,625.54	129,468,819.88

INVESTMENT SUMMARY:

M MARKET	57,093,459.53	60.28%	0.992
C.D.	0.00	0.00%	
TREASURY	36,462,000.00	38.49%	
AGENCY	1,165,000.00	1.23%	
TX MUNICIPAL	0.00	0.00%	
	94,720,459.53		

WEIGHTED AVERAGE YIELD 3.673 %

BENCHMARK - 3 MO. TBILL 4.100 %

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 09/01/26..09/30/26

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100322	**09/01/26**	**V00207**	**ABC Texas Gulf Coast**		**75.00**
138772	135433		Community Events - ABC 50th Anniversary		75.00
138772	135433		Attendee: Singhania		
				Line Amount Total	75.00
100323	**09/01/26**	**V00062**	**AT&T Mobility**		**725.50**
138798	135455		Telephone		75.66
138798	135455		Telephone		55.92
138798	135455		Telephone		366.94
138798	135455		Telephone		75.66
138798	135455		Telephone		151.32
				Line Amount Total	725.50
100324	**09/01/26**	**V00185**	**BMP Rackmount Solutions, LLC**		**1,088.00**
138795	135405		Badge Supplies		1,088.00
				Line Amount Total	1,088.00
100325	**09/01/26**	**V00354**	**Bracewell LLP**		**3,290.00**
138769	135440		Legal Fees		587.50
138775	135439		Legal Fees		2,702.50
				Line Amount Total	3,290.00
100326	**09/01/26**	**V00187**	**Brazoria County Septic Service**		**1,778.00**
138810	135475		Contract Services - 8/27 - 9/23		1,778.00
				Line Amount Total	1,778.00
100327	**09/01/26**	**V00402**	**Brazos Elevator Company LLC**		**275.00**
138799	135454		M&R Bldgs-Security Bldg		275.00
				Line Amount Total	275.00
100328	**09/01/26**	**V00039**	**Brazosport Tire**		**438.27**
138781	135426		M&R TOE-Toyota Forklift		438.27
				Line Amount Total	438.27
100329	**09/01/26**	**V00201**	**CDW Government**		**4,164.65**
138815	135452		Construction in Progress J00591		4,164.65
138815	135452		Logitech Rally Bar Huddle + TAP IP		
				Line Amount Total	4,164.65
100330	**09/01/26**	**V00084**	**Crain, Caton & James**		**20,557.00**
138776	135438		Legal Fees		18,788.00
138777	135437		Legal Fees		1,769.00
				Line Amount Total	20,557.00
100331	**09/01/26**	**V00668**	**DARE Capital Partners, LLC**		**2,282.65**
138793	135424		M&R TOE-Gantry Crane #1		568.00
138793	135424		M&R TOE-Gantry Crane #2		568.00
138811	135469		M&R TOE-Gantry Crane #1		573.33
138811	135469		M&R TOE-Gantry Crane #2		573.32
				Line Amount Total	2,282.65
100332	**09/01/26**	**V00070**	**Darlene Winkler**		**14.65**
138774	135434		Community Events-Ribbon Cutting		14.65
				Line Amount Total	14.65

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100333	**09/01/26**	**V00608**	**Economic Development Alliance for Brazoria Countv**		**600.00**
138806		135419		Community Events	600.00
				Line Amount Total	600.00
100334	**09/01/26**	**V01223**	**Equipt Resources, LLC**		**2,300.00**
138792		134470		M&R TOE-Gantry Crane #3	1,068.50
138792		134470		M&R TOE-Gantry Crane #4	1,068.50
138792		134470		Duty Motor	
138792		134470		M&R TOE-Gantry Crane #3 - Additional Freight	81.50
138792		134470		M&R TOE-Gantry Crane #4 - additional Freight	81.50
				Line Amount Total	2,300.00
100335	**09/01/26**	**V01178**	**Galveston Limousine & Transportation**		**2,635.20**
138816		135274		Community Events	1,903.20
138816		135274		Mini Coach Bus including fuel and tip	
138816		135274		ADA bus including fuel and tip	732.00
				Line Amount Total	2,635.20
100336	**09/01/26**	**V01017**	**GFL Plant Services LP**		**723.59**
138801		135473		Contract Services - 8/1 - 8/31	469.32
138802		135472		Contract Services 8/1 - 8/31	254.27
				Line Amount Total	723.59
100337	**09/01/26**	**V00193**	**Grainger**		**313.12**
138782		135425		M&R TOE-2017 John Deere Gator HPX	156.56
138782		135425		M&R TOE-2025 John Deere Gator HPX615E	156.56
				Line Amount Total	313.12
100338	**09/01/26**	**V00600**	**Gulf Coast Ford**		**30,925.00**
138817		135453		2026 FORD MAVERICK HYBRID XLT (VIN#3FTTW8H39TRB02278)	30,925.00
				Line Amount Total	30,925.00
100339	**09/01/26**	**V00011**	**Gulftex Vending**		**208.36**
138783		135413		Office Supplies - EOC	208.36
				Line Amount Total	208.36
100340	**09/01/26**	**V01249**	**Herc Rentals Inc**		**1,260.00**
138794		135150		Community Events - FHCIP Ribbon Cutting	600.00
138794		135150		Evaporator Cooler Fans	
138794		135150		Freight delivery and pickup	500.00
138794		135150		Service surcharge	145.00
138794		135150		Emissions and environmental charge	15.00
				Line Amount Total	1,260.00
100341	**09/01/26**	**V01257**	**Honore's Cajun Cafe**		**1,269.29**
138821		135432		Community Events-CAP Mtg	979.30
138821		135432		Frisky Chicken Dinners w/ Jambalaya, Green Beans	
138821		135432		pan salad with balsamic dressing	39.99
138821		135432		Individually wrapped chocolate chip cookies	105.00
138821		135432		plates, napkins, cutlery and serving utensils	70.00
138821		135432		Delivery Fee	75.00
				Line Amount Total	1,269.29
100342	**09/01/26**	**V00973**	**ImageNet Consulting LLC**		**187.88**
138784		135422		Maint & Repair - Office Equipment	146.57

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
138785		135421		Maint & Repair - Office Equipment	41.31
				Line Amount Total	187.88
100343	**09/01/26**	**V01010**	**Imperial Bag & Paper Co LLC dba Imperial Brady**	**491.34**	
138803		135431		Office Supplies - EOC	491.34
				Line Amount Total	491.34
100344	**09/01/26**	**V01046**	**K&L Gates LLP**	**5,359.00**	
138778		135436		Legal Fees	5,359.00
				Line Amount Total	5,359.00
100345	**09/01/26**	**V00214**	**McFarland PLLC**	**130,996.99**	
138779		135445		Legal Fees	130,996.99
				Line Amount Total	130,996.99
100346	**09/01/26**	**V00050**	**Northern Tool Commercial Account**	**219.00**	
138767		135406		M&R TOE-Gantry Crane #1	109.50
138767		135406		M&R TOE-Gantry Crane #2	109.50
				Line Amount Total	219.00
100347	**09/01/26**	**V00499**	**Occupational Health Centers**	**285.00**	
138800		135456		Employment Related	285.00
				Line Amount Total	285.00
100348	**09/01/26**	**V00289**	**Pearland Chamber of Commerce**	**135.00**	
138788		135418		Community Events	90.00
138788		135418		Community Events	45.00
				Line Amount Total	135.00
100349	**09/01/26**	**V00248**	**Promotions Unlimited**	**191.88**	
138773		135447		Community Events - Ribbon Cutting Award	191.88
				Line Amount Total	191.88
100350	**09/01/26**	**V00067**	**Quill LLC**	**188.05**	
138786		135435		Office Supplies	56.08
138787		135417		Office Supplies	45.91
138787		135417		Office Supplies	22.95
138787		135417		Office Supplies	5.74
138787		135417		Office Supplies	17.21
138787		135417		Office Supplies	17.21
138787		135417		Office Supplies	22.95
				Line Amount Total	188.05
100351	**09/01/26**	**V00909**	**Randle Law Office Ltd.**	**4,945.00**	
138770		135444		Legal Fees	495.00
138771		135443		Legal Fees	450.00
138780		135442		Legal Fees	4,000.00
				Line Amount Total	4,945.00
100352	**09/01/26**	**V01088**	**Ruby Dunn**	**34.15**	
138797		135451		Governmental Relations Travel	16.31
138797		135451		Automobile Expense	17.84
				Line Amount Total	34.15
100353	**09/01/26**	**V01217**	**Senergy Petroleum, LLC**	**1,801.74**	
138812		135381		Fuel/Oil - 450 Gallons of Unleaded Fuel & fees	1,750.09
138812		135381		Surcharges	51.65
				Line Amount Total	1,801.74

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100354	**09/01/26**	**V00098**	**Suburban Propane**		**315.82**
138804		135474		Fuel/Oil	315.82
				Line Amount Total	315.82
100355	**09/01/26**	**V00054**	**Summit Electric Supply**		**830.00**
138768		135407		M&R TOE-Gantry Crane #1	830.00
				Line Amount Total	830.00
100356	**09/01/26**	**V00821**	**Summit Fire & Security, LLC**		**4,689.64**
138805		135428		M&R Transit Shed-T.S. Sprinkler System	710.00
138814		135427		M&R Warehouse-WH51 Sprinkler System	3,979.64
				Line Amount Total	4,689.64
100357	**09/01/26**	**V00456**	**Superior Fence Services**		**24,200.00**
138813		135020		Construction in Progress	24,200.00
138813		135020		Atkore Maze Barbed Tape Installed	
				Line Amount Total	24,200.00
100358	**09/01/26**	**V01187**	**Texas International Produce Association**		**1,800.00**
138796		135429		Dues & Memberships & Licenses	1,800.00
				Line Amount Total	1,800.00
100359	**09/01/26**	**V01238**	**Texas Local Media**		**910.00**
138790		135423		Community Advertising	910.00
				Line Amount Total	910.00
100360	**09/01/26**	**V00458**	**Texas Social Security Program**		**35.00**
138789		135420		Subscriptions	35.00
				Line Amount Total	35.00
100361	**09/01/26**	**V00864**	**Visual Edge IT, Inc.**		**205.97**
138791		135409		Maint & Repair - Office Equipment	205.97
				Line Amount Total	205.97
100362	**09/01/26**	**V00178**	**Waypoint**		**776.48**
138809		135476		Contract Services	776.48
				Line Amount Total	776.48
100363	**09/01/26**	**V00009**	**Williams Diesel, Inc**		**118.56**
138807		135471		M&R TOE-Street Sweeper	36.28
138808		135470		M&R TOE-Street Sweeper	82.28
				Line Amount Total	118.56
100364	**09/01/26**	**V00203**	**ZPMC USA Inc.**		**260,086.48**
138818		135457		Inventory- Spare Parts New Berth 8 Cranes	26,730.02
138819		130647		Inventory- Spare Parts New Berth 8 Cranes	142,335.85
138819		130647		Multiple Spare Electrical Parts	
138820		130645		Inventory- Spare Parts New Berth 8 Cranes	91,020.61
138820		130645		Multiple Spare Electrical Parts	
				Line Amount Total	260,086.48
100365	**09/08/26**	**V01175**	**Alsco Uniforms**		**338.35**
138834		132657		Maint and Operations Supplies	126.02
138834		132657		M&R Bldgs-Operations Bldg	86.31
138834		132657		M&R Bldgs-Admin Bldg 1100 Cherry St	
138834		132657		M&R Bldgs-Security Bldg	
138834		132657		Maint and Operations Supplies-New Uniforms	
138834		132657		PO Updated to 5430 = $4,631.12 on 1/21/26	

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138834	132657		Change Order Approved 8/19/2026		
138845	132657		Maint and Operations Supplies		126.02
138845	132657		M&R Bldgs-Operations Bldg		
138845	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138845	132657		M&R Bldgs-Security Bldg		
138845	132657		Maint and Operations Supplies-New Uniforms		
138845	132657		PO Updated to 5430 = $4,631.12 on 1/21/26		
138845	132657		Change Order Approved 8/19/2026		
				Line Amount Total	338.35
100366	**09/08/26**	**V00249**	**JOC Group Inc.**	**3,750.00**	
138835	135226		Industry Advertising		3,750.00
138835	135226		Webcast Co-Sponsor, global Trade 08/20/2026		
				Line Amount Total	3,750.00
100367	**09/08/26**	**V01135**	**Amazon Capital Services**	**5,223.89**	
138861	135497		Office Supplies		164.55
138861	135497		Office Supplies		23.97
138861	135497		Community Events-VNDR WRKSP		291.48
138861	135497		Badge Supplies		107.28
138861	135497		Safety Supplies		92.10
138861	135497		M&R Bldgs-Admin Bldg 1100 Cherry St		1,287.85
138861	135497		Furniture and Equipment Purchases <$5,000		125.97
138861	135497		M&R Vehicles-2014 Chevy Tahoe		194.27
138861	135497		M&R Groundskeeping Equipment-Holland 105 Tractor		139.00
138861	135497		Maint and Operations Supplies		2,595.19
138861	135497		M&R Groundskeeping Equip Zero Turn 61" Mower		41.98
138861	135497		Community Events - Donnie's Retirement		110.28
138861	135497		Commercial Events - Breakbulk		49.97
				Line Amount Total	5,223.89
100368	**09/08/26**	**V00005**	**Phyllis Saathoff**	**611.16**	
138828	135441		Telephone		136.75
138828	135441		Automobile Expense		40.00
138828	135441		Commercial Events - ILA Conference		434.41
				Line Amount Total	611.16
100369	**09/08/26**	**V00132**	**American Journal of Transportation**	**3,750.00**	
138847	132992		Industry Advertising		
138847	132992		1/2 page ad Automotive Logistics March 2026		
138847	132992		1/2 page ad Gulf Coast Parts & Trade May 2026		
138847	132992		1/2 page ad Top 100 Container Parts Ports June 2026		
138847	132992		12 Months Daily Newsletter banner and top spot (180x150) Feb-Dec 2026		3,750.00
				Line Amount Total	3,750.00
100370	**09/08/26**	**V00248**	**Promotions Unlimited**	**75.46**	
138822	135448		Community Event-Port Golf Tournament		75.46
138822	135448		Golf Awards - FY2027 50% Down		
				Line Amount Total	75.46
100371	**09/08/26**	**V00114**	**AT&T:171-799-3737 001**	**761.46**	
138854	135491		Telephone		128.24
138854	135491		Telephone		64.11
138854	135491		Telephone		336.64
138854	135491		Telephone		15.99
138854	135491		Telephone		48.20

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description			Line Amount
138854	135491		Telephone			32.06
138854	135491		Telephone			23.99
138854	135491		Telephone			48.12
138854	135491		Telephone			64.11
				Line Amount Total		761.46
100372	**09/08/26**	**V00101**	**Sunstates Security, LLC**		**3,217.50**	
138823	135458		Security Service Fees			143.00
138824	135461		Security Service Fees			464.75
138825	135462		Security Service Fees			858.00
138826	135465		Security Service Fees			893.75
138827	135466		Security Service Fees			858.00
				Line Amount Total		3,217.50
100373	**09/08/26**	**V00445**	**BP Equipment**		**614.00**	
138886	135502		M&R Rail-Other			614.00
				Line Amount Total		614.00
100374	**09/08/26**	**V00234**	**Wharton Tractor Company**		**159.96**	
138880	135501		M&R Groundskeeping Equipment-Holland 105 Tractor			159.96
				Line Amount Total		159.96
100375	**09/08/26**	**V00187**	**Brazoria County Septic Service**		**3,051.00**	
138885	135499		Contract Services			3,051.00
				Line Amount Total		3,051.00
100376	**09/08/26**	**V00124**	**Carriage House Partners**		**5,000.00**	
138850	129818		Consultant Fees - Other			5,000.00
138850	129818		Government Liason Service Agreement Jan 2025-			
138850	129818		December 2027			
138850	129818		Board Approval 12/19/2024			
				Line Amount Total		5,000.00
100377	**09/08/26**	**V00201**	**CDW Government**		**4,162.24**	
138848	135186		Contract Services			4,162.24
138848	135186		AutoCAD including specialized toosets - 1 year renewal			
				Line Amount Total		4,162.24
100378	**09/08/26**	**V00096**	**CenterPoint Energy**		**50.03**	
138868	135510		Water & Gas			50.03
				Line Amount Total		50.03
100379	**09/08/26**	**V01011**	**Charles Gryseels III**		**100.38**	
138877	135495		Telephone			75.00
138877	135495		Automobile Expense			25.38
				Line Amount Total		100.38
100380	**09/08/26**	**V01263**	**Chelsea Foster**		**156.27**	
138856	135492		Community Events			32.27
138856	135492		Employment Related			124.00
				Line Amount Total		156.27
100381	**09/08/26**	**V00421**	**Choctaw Construction Services, LLC**		**4,696.25**	
138851	132387		M&R Parcel 14 Rail			4,696.25
138851	132387		Track Inspection & Switch Maintenance			
138851	132387		October 2025 - Sept 2026			
138851	132387		Surcharges			
				Line Amount Total		4,696.25

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description		Line Amount
100382	**09/08/26**	**V00880**	**Christine Lewis**		**157.26**	
138855		135490		Telephone- August		75.00
138855		135490		Safety Supplies		82.26
					Line Amount Total	157.26
100383	**09/08/26**	**V00097**	**Comcast**		**1,434.86**	
138884		135503		Contract Services		1,434.86
					Line Amount Total	1,434.86
100384	**09/08/26**	**V00517**	**Covenant K9 Detection Services**		**8,250.00**	
138833		132480		Security Service Fees		8,250.00
138833		132480		Hourly Rate for K9 Detection Services for 360 Hrs		
					Line Amount Total	8,250.00
100385	**09/08/26**	**V01205**	**Danielle Allen**		**150.00**	
138829		135482		Telephone Jul Aug		150.00
					Line Amount Total	150.00
100386	**09/08/26**	**V00863**	**Enrico Arbolante**		**150.00**	
138830		135487		Telephone Jul Aug		150.00
					Line Amount Total	150.00
100387	**09/08/26**	**V01017**	**GFL Plant Services LP**		**667.62**	
138878		135500		Contract Services		667.62
					Line Amount Total	667.62
100388	**09/08/26**	**V01160**	**GHD Services, Inc**		**46,415.36**	
138876		133262		Consultant Fees - Other		46,415.36
138876		133262		Professional Services for the EPA Clean Port Program Grant		
138876		133262		Board Approval 12/18/2025		
					Line Amount Total	46,415.36
100389	**09/08/26**	**V00147**	**Greater Angleton Chamber of Commerce**		**195.00**	
138862		135498		Sales/Promotion Travel - Amanda, Darlene		130.00
138862		135498		Sales/Promotion Travel - Danielle A.		65.00
					Line Amount Total	195.00
100390	**09/08/26**	**V01136**	**Gridmatic Rosa LLC**		**110,154.21**	
138859		135504		Electricity		4,042.65
138859		135504		Electricity		81,126.69
138859		135504		Electricity		3,298.42
138859		135504		Electricity		21,686.45
					Line Amount Total	110,154.21
100391	**09/08/26**	**V00107**	**HDR, Inc**		**84,056.58**	
138883		134358		Construction in Progress J00583		84,056.58
138883		134358		Professional Services for the		
138883		134358		Docks 1, 2, 3 and 5 Floodwall Modifications		
138883		134358		Submittal of 408A		
138883		134358		Board Approval 04/23/2026		
					Line Amount Total	84,056.58
100392	**09/08/26**	**V00083**	**Jason Hull**		**254.75**	
138857		135505		Telephone		136.75
138857		135505		Technical Training		118.00
					Line Amount Total	254.75

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100393	**09/08/26**	**V00119**	**JH Sanchez Holding Company**	**6,605.00**	
138882		133393		Janitorial Services February 2026-January 2027	
138882		133393		M&R Bldgs-Admin Bldg 1100 Cherry St	2,723.00
138882		133393		M&R Bldgs-Operations Bldg	889.00
138882		133393		M&R Bldgs-Security Bldg	651.00
138882		133393		M&R Bldgs-Security Bldg-Customs	880.00
138882		133393		M&R Bldgs-Buildings VT Berth 7	890.00
138882		133393		M&R Bldgs-Maintenance Bldg	110.00
138882		133393		M&R Transit Shed-T.S. 3	91.00
138882		133393		M&R Bldgs-Gate 4	20.00
138882		133393		M&R Bldgs-Security Bldg-Customs Shack	351.00
138882		133393		Board Approval on 12/14/2023	
138882		133393		Change Order Approval on 01/23/2025	
				Line Amount Total	6,605.00
100394	**09/08/26**	**V00295**	**LOCUS, LLC**	**61,000.00**	
138869		133244		Consultant Fees-Professional Services for Freeport Harbor	61,000.00
138869		133244		K-Sim Database Update	
138869		133244		Board Approval on 12/18/2025	
				Line Amount Total	61,000.00
100395	**09/08/26**	**V00026**	**Lowe's**	**272.57**	
138842		135478		M&R Bldgs-Admin Bldg 1100 Cherry St	157.68
138842		135478		M&R TOE-Gantry Crane #1	57.44
138842		135478		M&R TOE-Gantry Crane #2	57.45
				Line Amount Total	272.57
100396	**09/08/26**	**V00050**	**Northern Tool Commercial Account**	**1,476.83**	
138881		135345		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	1,266.84
138881		135345		Replacement Engine for X Mark Mower	
138881		135345		Shipping	209.99
				Line Amount Total	1,476.83
100397	**09/08/26**	**V00023**	**Patrick's Enterprises, Inc.**	**18.00**	
138843		135479		Maint and Operations Supplies	18.00
				Line Amount Total	18.00
100398	**09/08/26**	**V00248**	**Promotions Unlimited**	**2,713.68**	
138852		135306		Commerical Event-JOC Breakbulk-Business Developmen	828.50
138852		135306		Custom Size 6 inflatable American Footballs PVC Leather - $45 Set Up,	
138852		135306		shipping included in the total (went with Promotions Unlimited due to other	
138852		135306		supplier not able to provide same siz or style)	
138864		135355		Commerical Event-JOC Breakbulk-Business Developmen	1,478.47
138864		135355		Wanderer 2.0 International Travel GaN Adapter	
138864		135355		Unit price-$24.90, 2nd color Run Charge 100-$0.67, Setup 2 color logo-$60 Print 1 color logo on	
138864		135355		black zipper case 100-$0.67, Setup for logo on zipper case 1-$60.00	
138864		135355		Shipping $152.95	
138864		135355		Sept 30-Oct 1	
138870		135516		Community Event-Port Golf Tournament	75.46
138879		135494		Office Supplies	331.25
				Line Amount Total	2,713.68

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100399	**09/08/26**	**V01067**	**Sabre Technologies, LP**	**942.54**	
138863		135508		Sales/Promotion Travel-New Halo Counter Graphic	942.54
138863		135508		Halo/Rally Counter Replacement Graphic	
138863		135508		Design Time, Proof and Prepare, and Freight	
				Line Amount Total	942.54
100400	**09/08/26**	**V00118**	**Second Street Properties, LLC**	**285.87**	
138871		135515		Fuel/Oil	55.33
138872		135514		Fuel/Oil	45.61
138873		135513		Fuel/Oil	64.91
138874		135512		Fuel/Oil	120.02
				Line Amount Total	285.87
100401	**09/08/26**	**V01104**	**Select Cybersecurity, LLC**	**1,350.42**	
138853		135486		Contract Services 8/30 - 9/30	1,350.42
				Line Amount Total	1,350.42
100402	**09/08/26**	**V00856**	**Southern Gulf Solutions**	**36,380.63**	
138860		135151		Construction in Progress	36,380.63
138860		135151		Furnish labor, materials, equipment and insurance for the Dole Yard Asphalt Repairs 2026	
138860		135151		Board Approval 07.23.2026	
				Line Amount Total	36,380.63
100403	**09/08/26**	**V00054**	**Summit Electric Supply**	**92.45**	
138831		135483		M&R Leased Facilities-24A (Chiquita)	23.08
138832		135484		M&R TOE-Gantry Crane #1	17.34
138832		135484		M&R TOE-Gantry Crane #2	17.34
138832		135484		M&R TOE-Gantry Crane #3	17.34
138832		135484		M&R TOE-Gantry Crane #4	17.35
				Line Amount Total	92.45
100404	**09/08/26**	**V00101**	**Sunstates Security, LLC**	**143,422.70**	
138836		135459		Security Service Fees	45,471.39
138837		135460		Security Service Fees	1,257.22
138838		135463		Security Service Fees	47,125.48
138839		135464		Security Service Fees	1,080.29
138840		135467		Security Service Fees	47,316.40
138841		135468		Security Service Fees	1,171.92
				Line Amount Total	143,422.70
100405	**09/08/26**	**V01187**	**Texas International Produce Association**	**3,200.00**	
138865		135507		Commercial Events-TIPA/HFFVA Golf Tournament Diamond Sponsor	2,000.00
138865		135507		Golf Team Registration	1,200.00
				Line Amount Total	3,200.00
100406	**09/08/26**	**V00270**	**The Bulletin**	**150.00**	
138844		135480		Community Advertising	150.00
				Line Amount Total	150.00
100407	**09/08/26**	**V00376**	**The Goodman Corporation**	**11,956.00**	
138866		131840		Consultant Fees - Other - EPA Clean Air Grant	11,956.00
138866		131840		Management	
138866		131840		Board Approval on 05/29/2025	
				Line Amount Total	11,956.00

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100408	**09/08/26**	**V00166**	**Van Scoyoc Associates**	**8,502.63**	
138846		133839		Consultant Fees - Other	8,500.00
138846		133839		Consultant Fees - Other	2.63
138846		133839		Government Liason Service Agreement	
138846		133839		March 2026 thru February 2027	
138846		133839		Expenses incurred - Not to Exceed $2,000.00 over the course of 1 yr contract	
138846		133839		Board Approval 02/26/2026	
				Line Amount Total	8,502.63
100409	**09/08/26**	**V00071**	**Verizon Wireless**	**645.12**	
138858		135493		Telephone	37.99
138858		135493		Telephone	75.21
138858		135493		Telephone	303.98
138858		135493		Telephone	75.98
138858		135493		Telephone	
138875		135511		Telephone	75.98
138875		135511		Telephone	
138875		135511		Telephone	37.99
138875		135511		Telephone	
138875		135511		Telephone	37.99
				Line Amount Total	645.12
100410	**09/08/26**	**V00178**	**Waypoint**	**145.58**	
138849		135488		Furniture and Equipment Purchases <$5,000	145.58
				Line Amount Total	145.58
100411	**09/08/26**	**V00203**	**ZPMC USA Inc.**	**14,515.10**	
138867		135140		M&R TOE-Gantry Crane #1	7,257.55
138867		135140		M&R TOE-Gantry Crane #2	7,257.55
138867		135140		Structural repairs to Cranes 1 & 2	
				Line Amount Total	14,515.10
100412	**09/09/26**	**V01147**	**Motion Media Co., LLC**	**6,100.00**	
138887		135509		Ad Development Services - 6 Loops, Drone Pilot,	6,100.00
138887		135509		Photographer, Videographer, RORO, Container	
138887		135509		and Port Overview Videos (with interviews), 1 Short Loop	
				Line Amount Total	6,100.00
100413	**09/10/26**	**V00400**	**Four Seasons Hotel**	**11,691.25**	
138901		133257		Commerical Event-JOC Breakbulk-Business Developmen	11,691.25
138901		133257		Breakbulk Reception: Four Seasons Toro Toro Room Sept 23,2026	
138901		133257		Board Approval 11/20/2025	
				Line Amount Total	11,691.25
100414	**09/16/26**	**V01175**	**Alsco Uniforms**	**442.03**	
138897		132657		Maint and Operations Supplies	114.45
138897		132657		M&R Bldgs-Operations Bldg	
138897		132657		M&R Bldgs-Admin Bldg 1100 Cherry St	
138897		132657		M&R Bldgs-Security Bldg	
138897		132657		Maint and Operations Supplies-New Uniforms	
138897		132657		PO Updated to 5430 = $4,631.12 on 1/21/26	
138897		132657		Change Order Approved 8/19/2026	
138898		132657		Maint and Operations Supplies	126.02
138898		132657		M&R Bldgs-Operations Bldg	

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138898	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138898	132657		M&R Bldgs-Security Bldg		
138898	132657		Maint and Operations Supplies-New Uniforms		
138898	132657		PO Updated to 5430 = $4,631.12 on 1/21/26		
138898	132657		Change Order Approved 8/19/2026		
138900	132657		Maint and Operations Supplies		126.02
138900	132657		M&R Bldgs-Operations Bldg		
138900	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138900	132657		M&R Bldgs-Security Bldg		
138900	132657		Maint and Operations Supplies-New Uniforms		
138900	132657		PO Updated to 5430 = $4,631.12 on 1/21/26		
138900	132657		Change Order Approved 8/19/2026		
138902	132657		Maint and Operations Supplies		
138902	132657		M&R Bldgs-Operations Bldg		
138902	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		73.39
138902	132657		M&R Bldgs-Security Bldg		
138902	132657		Maint and Operations Supplies-New Uniforms		2.15
138902	132657		PO Updated to 5430 = $4,631.12 on 1/21/26		
138902	132657		Change Order Approved 8/19/2026		
				Line Amount Total	442.03
100415 09/16/26	**V00262**	**American Association of Port Authorities**		**3,000.00**	
138946	135566		Industry Advertising-2026 AAPA Annual Convention: Coffee Break Sponsor		3,000.00
138946	135566		Sponsor's Logo on signage around coffee break area, sponsor recognition page of event website,		
138946	135566		shared event signage, and opportunity to supply promotional item for attendees during coffee break		
				Line Amount Total	3,000.00
100416 09/16/26	**V01049**	**Amy O'Brien**		**75.00**	
138888	135528		Telephone		75.00
				Line Amount Total	75.00
100417 09/16/26	**V00663**	**B&K Motor Parts, Inc**		**6,017.50**	
138920	135559		Maint and Operations Supplies		1,325.28
138920	135559		Fuel/Oil		550.26
138920	135559		M&R TOE-General, Terminal Ops Equip & Tools		1,036.66
138920	135559		M&R TOE-JLG 80 HX Manlift		266.19
138920	135559		M&R TOE-2008 John Deere Gator 4X2		119.90
138920	135559		M&R TOE-2009 John Deere Gator 4X2		38.94
138920	135559		M&R TOE-Toyota Forklift		200.99
138920	135559		M&R Security Equipment-Security Sign		184.32
138920	135559		M&R Groundskeeping Equip Zero Turn 61" Mower		211.54
138920	135559		M&R Vehicles-2004 Ford Pick Up		243.18
138920	135559		M&R Vehicles-2014 Chevy Tahoe		875.67
138920	135559		M&R Vehicles-2018 Nissan Rogue		90.06
138920	135559		M&R Vehicles-2020 Chev PU		771.62
138920	135559		M&R Rail-Other P19		102.89
				Line Amount Total	6,017.50
100418 09/16/26	**V00445**	**BP Equipment**		**796.32**	
138925	135544		M&R Bldgs-Gate 8-Guard Bldg		796.32
				Line Amount Total	796.32
100419 09/16/26	**V00039**	**Brazosport Tire**		**1,154.42**	
138889	135525		M&R TOE-Toyota Forklift		452.16

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.		**PO No.**	GL Account Name	**Line Description**	**Line Amount**
138938		135563		M&R TOE-Street Sweeper	702.26
				Line Amount Total	1,154.42
100420	**09/16/26**	**V01144**	**Carrier Corporation**	**7,820.00**	
138924		135154		M&R Bldgs-Admin Bldg 1100 Cherry St	7,820.00
138924		135154		Perform Annual Inspection and Maintenance on Daikin Chiller	
				Line Amount Total	7,820.00
100421	**09/16/26**	**V00421**	**Choctaw Construction Services, LLC**	**990.00**	
138910		135549		M&R Rail-Other	990.00
				Line Amount Total	990.00
100422	**09/16/26**	**V00690**	**Delta Fire & Safety of Texas**	**2,535.00**	
138940		135450		Furniture and Equipment Purchases <$5,000	2,470.00
138940		135450		Seek, RQ-9AAX, Reveal 300 Thermal Imager	
138940		135450		Freight Charge	65.00
				Line Amount Total	2,535.00
100423	**09/16/26**	**V01028**	**Equipment Depot Texas, Inc.**	**305.24**	
138926		135553		M&R Groundskeeping Equipment-Holland 105 Tractor	305.24
				Line Amount Total	305.24
100424	**09/16/26**	**V00041**	**Evco Industrial Hardware**	**540.51**	
138911		135546		M&R TOE-Gantry Crane #1	232.22
138927		135551		M&R TOE-Gantry Crane #1	96.36
138928		135548		M&R TOE-135' JLG Man Lift	171.55
138929		135543		M&R TOE-Gantry Crane #1	40.38
				Line Amount Total	540.51
100425	**09/16/26**	**V01171**	**Fort Bend Chamber of Commerce**	**3,750.00**	
138637		135298		Dues & Memberships & Licenses	3,750.00
				Line Amount Total	3,750.00
100426	**09/16/26**	**V00030**	**Girouard's Ace Hardware**	**773.06**	
138919		135558		Maint and Operations Supplies	120.55
138919		135558		M&R TOE-General, Terminal Ops Equip & Tools	86.94
138919		135558		M&R IT Equipment	11.39
138919		135558		M&R Groundskeeping Equipment-Holland 105 Tractor	4.17
138919		135558		M&R TOE-2009 John Deere Gator 4X2	12.90
138919		135558		M&R TOE-Gantry Crane #1	50.53
138919		135558		M&R TOE-Gantry Crane #2	50.52
138919		135558		M&R TOE-Street Sweeper	7.98
138919		135558		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	11.08
138919		135558		M&R Bldgs-Admin Bldg 1100 Cherry St	13.99
138919		135558		M&R Bldgs-Scale House	44.56
138919		135558		M&R Bldgs-Maintenance Bldg	36.17
138919		135558		M&R Bldgs-Gate 4	63.57
138919		135558		M&R Bldgs-Gate 8-Guard Bldg	153.77
138919		135558		M&R Warehouse-Warehouse 51	33.60
138919		135558		M&R Transit Shed-T.S. 1	27.64
138919		135558		M&R Rail-Other P19	43.70
				Line Amount Total	773.06
100427	**09/16/26**	**V00193**	**Grainger**	**53.30**	
138913		135540		M&R TOE-Gantry Crane #1	26.65

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description		Line Amount
138913		135540		M&R TOE-Gantry Crane #2		26.65
					Line Amount Total	53.30
100428	**09/16/26**	**V00011**	**Gulftex Vending**		**198.10**	
138890		135530		Office Supplies		173.77
138891		135529		Office Supplies		24.33
					Line Amount Total	198.10
100429	**09/16/26**	**V01010**	**Imperial Bag & Paper Co LLC dba Imperial Brady**		**1,885.10**	
138892		135526		Office Supplies		519.27
138893		135523		Office Supplies		726.56
138894		135517		Office Supplies		170.22
138903		135520		Office Supplies		163.15
138903		135520		Office Supplies		81.57
138903		135520		Office Supplies		20.40
138903		135520		Office Supplies		61.18
138903		135520		Office Supplies		61.18
138903		135520		Office Supplies		81.57
					Line Amount Total	1,885.10
100430	**09/16/26**	**V00267**	**IWS Gas and Supply of Texas**		**546.13**	
138914		135550		Maint and Operations Supplies		252.38
138930		135552		M&R TOE-Gantry Crane #1		146.88
138930		135552		M&R TOE-Gantry Crane #2		146.87
					Line Amount Total	546.13
100431	**09/16/26**	**V00982**	**King Ranch Ag & Turf**		**1,459.25**	
138923		135414		M&R Groundskeeping Equipment-5510 John Deere		1,459.25
138923		135414		Clutch		
					Line Amount Total	1,459.25
100432	**09/16/26**	**V00052**	**KM&L,LLC**		**8,100.00**	
138947		135570		Contract Services		8,100.00
					Line Amount Total	8,100.00
100433	**09/16/26**	**V00006**	**Michaela Bevers**		**75.00**	
138936		135564		Telephone		75.00
					Line Amount Total	75.00
100434	**09/16/26**	**V00001**	**Norma Cheline**		**1,300.00**	
138918		132949		Lease Expense		1,300.00
138918		132949		Off site storage in Angleton		
138918		132949		Jan - Dec 2026		
					Line Amount Total	1,300.00
100435	**09/16/26**	**V00023**	**Patrick's Enterprises, Inc.**		**418.00**	
138916		135538		M&R Warehouse-WH51 Sprinkler System		18.00
138917		135537		M&R Warehouse-WH51 Sprinkler System		400.00
					Line Amount Total	418.00
100436	**09/16/26**	**V00139**	**Pfeiffer & Son, LTD**		**960.00**	
138915		135328		M&R IT Equipment		960.00
138915		135328		Troubleshoot Crane Cab Camera		
					Line Amount Total	960.00
100437	**09/16/26**	**V00248**	**Promotions Unlimited**		**472.50**	
138937		135565		Community Events - Port Hosted Volunteer Shirts		472.50
					Line Amount Total	472.50

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100438	**09/16/26**	**V00217**	**Rick's Outdoor Power Equipment**	**693.99**	
138921		135561		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	641.00
138922		135560		M&R Groundskeeping Equipment-X-Mark Zero Turn 60"	52.99
				Line Amount Total	693.99
100439	**09/16/26**	**V00405**	**SLS Rigging LLC**	**985.60**	
138933		135539		M&R TOE-Gantry Crane #3	492.80
138933		135539		M&R TOE-Gantry Crane #4	492.80
				Line Amount Total	985.60
100440	**09/16/26**	**V00053**	**Stericycle, Inc**	**1,575.54**	
138904		135518		Office Supplies	44.95
138904		135518		Office Supplies	22.47
138904		135518		Office Supplies	117.95
138904		135518		Office Supplies	5.60
138904		135518		Office Supplies	16.89
138904		135518		Office Supplies	11.23
138904		135518		Office Supplies	8.41
138904		135518		Office Supplies	16.86
138904		135518		Office Supplies	22.47
138905		135519		Office Supplies	220.41
138905		135519		Office Supplies	110.20
138905		135519		Office Supplies	578.56
138905		135519		Office Supplies	27.48
138905		135519		Office Supplies	82.84
138905		135519		Office Supplies	55.10
138905		135519		Office Supplies	41.22
138905		135519		Office Supplies	82.71
138905		135519		Office Supplies	110.19
				Line Amount Total	1,575.54
100441	**09/16/26**	**V00098**	**Suburban Propane**	**210.86**	
138939		135562		Fuel/Oil	210.86
				Line Amount Total	210.86
100442	**09/16/26**	**V00054**	**Summit Electric Supply**	**169.00**	
138912		135545		M&R Warehouse-Warehouse 51	2.53
138931		135554		M&R TOE-Gantry Crane #1	14.65
138931		135554		M&R TOE-Gantry Crane #2	14.65
138932		135542		M&R Bldgs-Maintenance Bldg	137.17
				Line Amount Total	169.00
100443	**09/16/26**	**V01190**	**Tetra Tech Inc.**	**32,338.00**	
138906		133246		Construction in Progress-Professional Services for Radiation Portal	32,338.00
138906		133246		Monitor System at Gate 12	
138906		133246		Board Approval on 12/18/2025	
				Line Amount Total	32,338.00
100444	**09/16/26**	**V00040**	**The Brazosport Facts**	**1,070.88**	
138899		135496		Community Advertising	207.00
138899		135496		Legal Fees	863.88
				Line Amount Total	1,070.88
100445	**09/16/26**	**V00423**	**Theriot, Inc.**	**788.78**	
138934		135547		M&R Bldgs-Security Bldg	330.00

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138935	135541		M&R Bldgs-Operations Bldg		458.78
				Line Amount Total	788.78
100446	**09/16/26**	**V00809**	**Thomson Reuters - West**	**246.75**	
138907	132788		Subscriptions - Oct		
138907	132788		Subscriptions- new rate FY 2026		246.75
138907	132788		CLEAR Govt Investigations Advanced		
138907	132788		CLEAR Criminal Justice Arrest Gateway Pro		
138907	132788		ENCLR Pro Alert Premium Band		
				Line Amount Total	246.75
100447	**09/16/26**	**V00219**	**Toyota Lift of Houston**	**707.86**	
138909	135555		M&R TOE-Toyota Forklift		707.86
				Line Amount Total	707.86
100448	**09/16/26**	**V00075**	**Vicki L. Smith**	**75.00**	
138945	135572		Telephone		75.00
				Line Amount Total	75.00
100449	**09/16/26**	**V00091**	**Wells Fargo**	**21,055.09**	
138908	135522		Other Accounts Payable (JE)-Wells Fargo		21,055.09
				Line Amount Total	21,055.09
100450	**09/22/26**	**V00240**	**A-1 Comfort Systems**	**6,129.82**	
138965	135294		M&R TOE-Gantry Crane #2		5,329.82
138965	135294		1 Ton Mini Split System		
138965	135294		Protective Coating of Outside Unit		800.00
				Line Amount Total	6,129.82
100451	**09/22/26**	**V00957**	**AT&T:831-001-2806-788**	**350.61**	
138948	135576		Telephone		167.80
138948	135576		Telephone		91.42
138948	135576		Telephone		91.39
				Line Amount Total	350.61
100452	**09/22/26**	**V00389**	**Austin Seth**	**275.34**	
138973	135601		Sales/Promotion Travel		275.34
				Line Amount Total	275.34
100453	**09/22/26**	**V00355**	**Boys & Girls Club of Brazoria County**	**500.00**	
138983	135607		Community Events - Boys & Girls Club FY2026 Golf Tournament		250.00
138984	135608		Community Events - Boys & Girls Club FY2027 Golf Tournament		250.00
				Line Amount Total	500.00
100454	**09/22/26**	**V00473**	**Brian Knapp**	**45.00**	
138959	135583		Telephone		45.00
				Line Amount Total	45.00
100455	**09/22/26**	**V00004**	**City of Freeport**	**34,357.94**	
138974	135599		Water & Gas		88.72
138975	135598		Water & Gas		310.83
138976	135596		Water & Gas		225.60
138980	135597		Water & Gas		30,060.57
138981	135595		Other Receivables - VW		2,429.54
138982	135594		Other Receivables - VW		1,242.68
				Line Amount Total	34,357.94

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100456	**09/22/26**	**V01258**	**Craig Green**		**45.00**
138953		135580		Telephone	45.00
				Line Amount Total	45.00
100457	**09/22/26**	**V00668**	**DARE Capital Partners, LLC**		**2,272.00**
138966		135574		M&R TOE-Gantry Crane #1	568.00
138966		135574		M&R TOE-Gantry Crane #2	568.00
138967		135573		M&R TOE-Gantry Crane #1	568.00
138967		135573		M&R TOE-Gantry Crane #2	568.00
				Line Amount Total	2,272.00
100458	**09/22/26**	**V00228**	**Department of Information Resources**		**345.26**
139004		135625		Telephone	58.14
139004		135625		Telephone	29.07
139004		135625		Telephone	152.64
139004		135625		Telephone	7.25
139004		135625		Telephone	21.85
139004		135625		Telephone	14.54
139004		135625		Telephone	10.88
139004		135625		Telephone	21.82
139004		135625		Telephone	29.07
				Line Amount Total	345.26
100459	**09/22/26**	**V00104**	**Donald Mullett**		**335.35**
138961		135581		Telephone	75.00
138977		135600		Sales/Promotion Travel	211.71
138977		135600		M&R TOE-Gantry Crane #1	2.97
138977		135600		M&R TOE-Gantry Crane #2	2.98
138977		135600		M&R TOE-Gantry Crane #3	33.78
138977		135600		M&R TOE-Gantry Crane #4	8.91
				Line Amount Total	335.35
100460	**09/22/26**	**V00017**	**Donnie Joe Evans**		**75.00**
138951		135587		Telephone	75.00
				Line Amount Total	75.00
100461	**09/22/26**	**V01017**	**GFL Plant Services LP**		**667.62**
138952		135590		Contract Services	667.62
				Line Amount Total	667.62
100462	**09/22/26**	**V00390**	**Government Finance Officers Association of Texas**		**100.00**
138978		135605		Dues & Memberships & Licenses	100.00
				Line Amount Total	100.00
100463	**09/22/26**	**V00272**	**Highway 36A Coalition**		**75.00**
138957		135577		Community Events	75.00
				Line Amount Total	75.00
100464	**09/22/26**	**V01010**	**Imperial Bag & Paper Co LLC dba Imperial Brady**		**22.54**
138971		135593		Office Supplies	22.54
				Line Amount Total	22.54
100465	**09/22/26**	**V00582**	**Jimmy Johns**		**2,120.00**
138994		135610		Community Event-Port Golf Tournament	2,120.00
138994		135610		Boxed lunches including: sandwich, chips, cookie and pickle - 200 boxes	
138994		135610		Price includes delivery fee & gratuity	

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138994	135610		Lunch - GOLF tournament Oct 26, 2026		
				Line Amount Total	2,120.00
100466	**09/22/26**	**V01085**	**Judell Davis**	**45.00**	
138950	135586		Telephone		45.00
				Line Amount Total	45.00
100467	**09/22/26**	**V00850**	**Kendra L Conkle**	**901.00**	
138960	135575		Industry Advertising - Brochures		901.00
				Line Amount Total	901.00
100468	**09/22/26**	**V00890**	**Kerkton Security Technologies LLC**	**5,400.00**	
138941	135557		Contract Services - Orna Computer Aided Dispatch		5,400.00
138941	135557		and Report Management System (45 Users)		
				Line Amount Total	5,400.00
100469	**09/22/26**	**V00729**	**Kevin R. Hartney**	**45.00**	
138954	135582		Telephone		45.00
				Line Amount Total	45.00
100470	**09/22/26**	**V00982**	**King Ranch Ag & Turf**	**403.76**	
138958	135589		M&R Groundskeeping Equipment-5510 John Deere		403.76
				Line Amount Total	403.76
100471	**09/22/26**	**V00172**	**Lincoln National Life Insurance Company**	**2,892.34**	
138996	135611		Retirement Expense		292.98
138996	135611		Retirement Expense		132.14
138996	135611		Retirement Expense		411.70
138996	135611		Retirement Expense		-8.65
138996	135611		Retirement Expense		120.27
138996	135611		Retirement Expense		88.75
138996	135611		Retirement Expense		-0.47
138996	135611		Retirement Expense		116.57
138996	135611		Retirement Expense		81.70
138996	135611		Retirement Expense		124.36
139010	135623		Retirement Expense		310.34
139010	135623		Retirement Expense		149.51
139010	135623		Retirement Expense		429.07
139010	135623		Retirement Expense		8.72
139010	135623		Retirement Expense		137.64
139010	135623		Retirement Expense		106.11
139010	135623		Retirement Expense		16.89
139010	135623		Retirement Expense		133.93
139010	135623		Retirement Expense		99.06
139010	135623		Retirement Expense		141.72
				Line Amount Total	2,892.34
100472	**09/22/26**	**V00250**	**Lincoln National Life Insurance Company**	**6,809.71**	
138995	135612		Group STD Insurance		298.51
138995	135612		Group LTD Insurance		260.11
138995	135612		Group STD Insurance		133.54
138995	135612		Group LTD Insurance		114.78
138995	135612		Group STD Insurance		601.65
138995	135612		Group LTD Insurance		415.66
138995	135612		Group STD Insurance		13.72
138995	135612		Group LTD Insurance		8.29

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount	
	Invoice No.	**PO No.**	GL Account Name	**Line Description**		**Line Amount**
	138995	135612		Group STD Insurance		145.31
	138995	135612		Group LTD Insurance		129.86
	138995	135612		Group STD Insurance		102.58
	138995	135612		Group LTD Insurance		85.69
	138995	135612		Group STD Insurance		51.60
	138995	135612		Group LTD Insurance		32.65
	138995	135612		Group STD Insurance		139.47
	138995	135612		Group LTD Insurance		114.31
	138995	135612		Group STD Insurance		114.81
	138995	135612		Group LTD Insurance		72.42
	138995	135612		Group STD Insurance		51.60
	138995	135612		Group LTD Insurance		36.00
	138995	135612		Group STD Insurance		200.83
	138995	135612		Group LTD Insurance		147.83
	139009	135624		Group STD Insurance		332.57
	139009	135624		Group LTD Insurance		280.70
	139009	135624		Group STD Insurance		133.54
	139009	135624		Group LTD Insurance		114.78
	139009	135624		Group STD Insurance		641.90
	139009	135624		Group LTD Insurance		439.99
	139009	135624		Group STD Insurance		13.72
	139009	135624		Group LTD Insurance		8.29
	139009	135624		Group STD Insurance		145.31
	139009	135624		Group LTD Insurance		129.86
	139009	135624		Group STD Insurance		102.58
	139009	135624		Group LTD Insurance		85.69
	139009	135624		Group STD Insurance		51.60
	139009	135624		Group LTD Insurance		32.65
	139009	135624		Group STD Insurance		139.47
	139009	135624		Group LTD Insurance		114.31
	139009	135624		Group STD Insurance		140.82
	139009	135624		Group LTD Insurance		88.14
	139009	135624		Group STD Insurance		51.60
	139009	135624		Group LTD Insurance		36.00
	139009	135624		Group STD Insurance		200.83
	139009	135624		Group LTD Insurance		147.83
	139009	135624		Group STD Insurance		40.25
	139009	135624		Group LTD Insurance		24.33
	139009	135624		Group STD Insurance		26.01
	139009	135624		Group LTD Insurance		15.72
					Line Amount Total	6,809.71
100473	**09/22/26**	**V00100**	**LJA Engineering Inc.**		**39,075.00**	
	139011	133872		Construction in Progress - J00579		29,651.00
	139011	133872		Professional Services for the		
	139011	133872		Velasco Terminal Container Yard 6 project		
	139011	133872		Board Approval 02/26/2026		
	139012	134651		Construction in Progress		9,424.00
	139012	134651		Professional Services for the		
	139012	134651		Terminal Area 4 Container Yard project		
	139012	134651		Board Approval 05/28/2026		
					Line Amount Total	39,075.00

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description		Line Amount
100474	**09/22/26**	**V00926**	**Mark Vaughn**		**45.00**	
138964		135585		Telephone		45.00
					Line Amount Total	45.00
100475	**09/22/26**	**V01105**	**MetLife**		**8,638.80**	
139013		135628		Group Dental Insurance		273.84
139013		135628		Group Vision Insurance		59.59
139013		135628		Group Life Insurance		309.51
139013		135628		Group Dental Insurance		253.36
139013		135628		Group Vision Insurance		52.84
139013		135628		Group Life Insurance		129.61
139013		135628		Group Dental Insurance		734.77
139013		135628		Group Vision Insurance		156.93
139013		135628		Group Life Insurance		435.83
139013		135628		Group Dental Insurance		14.24
139013		135628		Group Vision Insurance		2.97
139013		135628		Group Life Insurance		8.32
139013		135628		Group Dental Insurance		189.64
139013		135628		Group Vision Insurance		37.84
139013		135628		Group Life Insurance		142.99
139013		135628		Group Dental Insurance		129.75
139013		135628		Group Vision Insurance		25.98
139013		135628		Group Life Insurance		85.07
139013		135628		Group Dental Insurance		57.43
139013		135628		Group Vision Insurance		11.86
139013		135628		Group Life Insurance		31.13
139013		135628		Group Dental Insurance		188.93
139013		135628		Group Vision Insurance		38.76
139013		135628		Group Life Insurance		112.21
139013		135628		Group Dental Insurance		262.77
139013		135628		Group Vision Insurance		51.12
139013		135628		Group Life Insurance		87.61
139013		135628		Group Dental Insurance		103.73
139013		135628		Group Vision Insurance		20.03
139013		135628		Group Life Insurance		36.20
139013		135628		Group Dental Insurance		147.41
139013		135628		Group Vision Insurance		31.93
139013		135628		Group Life Insurance		95.20
139014		135629		Group Dental Insurance		273.84
139014		135629		Group Vision Insurance		59.59
139014		135629		Group Life Insurance		309.51
139014		135629		Group Dental Insurance		253.36
139014		135629		Group Vision Insurance		52.84
139014		135629		Group Life Insurance		129.61
139014		135629		Group Dental Insurance		734.77
139014		135629		Group Vision Insurance		156.93
139014		135629		Group Life Insurance		435.83
139014		135629		Group Dental Insurance		14.24
139014		135629		Group Vision Insurance		2.97
139014		135629		Group Life Insurance		8.32
139014		135629		Group Dental Insurance		189.64
139014		135629		Group Vision Insurance		37.84
139014		135629		Group Life Insurance		142.99

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
139014	135629		Group Dental Insurance		129.75
139014	135629		Group Vision Insurance		25.98
139014	135629		Group Life Insurance		85.07
139014	135629		Group Dental Insurance		57.43
139014	135629		Group Vision Insurance		11.86
139014	135629		Group Life Insurance		31.13
139014	135629		Group Dental Insurance		188.93
139014	135629		Group Vision Insurance		38.76
139014	135629		Group Life Insurance		112.21
139014	135629		Group Dental Insurance		262.77
139014	135629		Group Vision Insurance		51.12
139014	135629		Group Life Insurance		87.61
139014	135629		Group Dental Insurance		103.73
139014	135629		Group Vision Insurance		20.03
139014	135629		Group Life Insurance		36.20
139014	135629		Group Dental Insurance		147.41
139014	135629		Group Vision Insurance		31.93
139014	135629		Group Life Insurance		95.20
				Line Amount Total	8,638.80
100476 09/22/26	**V00557**		**Metro Fire**	**605.00**	
139005	135626		Furniture and Equipment Purchases <$5,000		605.00
				Line Amount Total	605.00
100477 09/22/26	**V01147**		**Motion Media Co., LLC**	**800.00**	
139006	135621		Community Advertising		800.00
				Line Amount Total	800.00
100478 09/22/26	**V00700**		**National Sheriffs' Association**	**86.00**	
138988	135613		Dues & Memberships & Licenses		86.00
				Line Amount Total	86.00
100479 09/22/26	**V00144**		**Naylor, LLC**	**3,343.53**	
138972	132996		Industry Advertising		3,343.53
138972	132996		AAPA Seaports Magazine 2026 Annual Edition, Full page, Full Color		
				Line Amount Total	3,343.53
100480 09/22/26	**V00653**		**Paul Bridges & Associates, LLC**	**11,722.50**	
138986	135288		M&R TOE-Gantry Crane #1		4,642.50
138986	135288		M&R TOE-Gantry Crane #2		4,642.50
138986	135288		Professional Services Pre-Award for Grating Support Project Cranes 1 & 2		
138997	135288		M&R TOE-Gantry Crane #1		1,218.75
138997	135288		M&R TOE-Gantry Crane #2		1,218.75
138997	135288		Professional Services Pre-Award for Grating Support Project Cranes 1 & 2		
				Line Amount Total	11,722.50
100481 09/22/26	**V00512**		**PMG Americas LLC**	**4,300.00**	
139015	133255		Industry Advertising		4,300.00
139015	133255		Sept/Oct 2026 Ports and Terminals Supplement, Full Page		
				Line Amount Total	4,300.00
100482 09/22/26	**V00067**		**Quill LLC**	**242.98**	
138943	135568		Office Supplies		84.51
138943	135568		Office Supplies		42.27
138943	135568		Office Supplies		10.56

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description			Line Amount
138943	135568		Office Supplies			31.69
138943	135568		Office Supplies			31.69
138943	135568		Office Supplies			42.26
				Line Amount Total		242.98
100483	**09/22/26**	**V00977**	**Randi Northup**		**605.00**	
139008	135627		Telephone			75.00
139008	135627		Technical Training			530.00
				Line Amount Total		605.00
100484	**09/22/26**	**V00068**	**Randy Aparicio**		**45.00**	
138949	135584		Telephone			45.00
				Line Amount Total		45.00
100485	**09/22/26**	**V00116**	**Randy Thompson**		**45.00**	
138963	135578		Telephone			45.00
				Line Amount Total		45.00
100486	**09/22/26**	**V00016**	**Rodney Blackstock**		**26.23**	
139007	135622		M&R TOE-Miller Gas Welding Machine			26.23
				Line Amount Total		26.23
100487	**09/22/26**	**V01267**	**Ruben Dominguez**		**30.00**	
138985	135609		Telephone			30.00
				Line Amount Total		30.00
100488	**09/22/26**	**V01248**	**Sacramento Herrera**		**45.00**	
138956	135579		Telephone			45.00
				Line Amount Total		45.00
100489	**09/22/26**	**V00838**	**SteLar Consulting Services, LLC**		**5,653.00**	
138987	132326		Survey Fees			5,653.00
138987	132326		For Professional Services for the			
138987	132326		Cathodic Protection System			
				Line Amount Total		5,653.00
100490	**09/22/26**	**V00054**	**Summit Electric Supply**		**76.28**	
138962	135588		M&R Leased Facilities-Dole			76.28
				Line Amount Total		76.28
100491	**09/22/26**	**V00101**	**Payment vendor ledger entry is not found check# 100491.**		**0.00**	
				Line Amount Total		
100492	**09/22/26**	**V00101**	**Sunstates Security, LLC**		**150,113.89**	
138989	135620		Security Service Fees			897.09
138990	135618		Security Service Fees			607.75
138991	135617		Security Service Fees			697.13
138992	135614		Security Service Fees			464.75
138993	135533		Security Service Fees			715.00
138998	135619		Security Service Fees			49,790.33
138999	135616		Security Service Fees			1,190.87
139000	135615		Security Service Fees			46,111.09
139001	135535		Security Service Fees			1,061.34
139002	135534		Security Service Fees			47,309.41
139003	135532		Security Service Fees			1,269.13
				Line Amount Total		150,113.89

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100493	**09/22/26**	**V00200**	**The Chamber Brazosport Area**		**100.00**
138944		135571		Community Advertising	100.00
				Line Amount Total	100.00
100494	**09/22/26**	**V01266**	**USIQ Inc.**		**535.44**
138979		135602		Furniture and Equipment Purchases <$5,000	535.44
				Line Amount Total	535.44
100495	**09/22/26**	**V00864**	**Visual Edge IT, Inc.**		**334.27**
138955		135592		Maint & Repair - Office Equipment	334.27
				Line Amount Total	334.27
100496	**09/22/26**	**V00178**	**Waypoint**		**2,500.00**
138969		135591		Consultant Fees - Other - VMware Updates	2,500.00
				Line Amount Total	2,500.00
100497	**09/22/26**	**V00808**	**Whitener Enterprises Inc.**		**5,085.51**
138970		135536		Fuel/Oil - Unleaded Fuel	2,172.42
138970		135536		Fuel/Oil - Dyed Diesel	2,787.50
138970		135536		Fuel/Oil - Additional Charges	125.59
				Line Amount Total	5,085.51
100498	**09/29/26**	**V00400**	**Four Seasons Hotel**		**3,723.75**
139045		135664		Commerical Event-JOC Breakbulk-Business Development	3,723.75
139045		135664		Breakbulk Reception: Four Seasons Toro Toro Room	
139045		135664		September 23, 2026 4-7 p.m.	
139045		135664		Board Approval on 11/20/2025	
				Line Amount Total	3,723.75
100499	**09/29/26**	**V00207**	**ABC Texas Gulf Coast**		**1,545.00**
139039		135650		Dues & Memberships & Licenses	1,545.00
				Line Amount Total	1,545.00
100500	**09/29/26**	**V01164**	**AlertMedia**		**17,803.92**
139018		135506		Contract Services-Annual Emergency Alert & Threat Intelligence Bundle	11,638.44
139018		135506		Incident Response	6,165.48
				Line Amount Total	17,803.92
100501	**09/29/26**	**V00177**	**Arthur J. Gallagher Risk Management Services, LLC**		**58,192.80**
139040		135656		Insurance Expense - Property Ins/Gen Liability	43,644.60
139040		135656		Insurance Expense - VT	14,548.20
				Line Amount Total	58,192.80
100502	**09/29/26**	**V00062**	**AT&T Mobility**		**750.86**
139043		135663		Telephone	75.66
139043		135663		Telephone	81.29
139043		135663		Telephone	366.94
139043		135663		Telephone	75.66
139043		135663		Telephone	151.31
				Line Amount Total	750.86
100503	**09/29/26**	**V00402**	**Brazos Elevator Company LLC**		**288.00**
139049		135680		M&R Bldgs-Security Bldg	288.00
				Line Amount Total	288.00

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100504	**09/29/26**	**V00039**	**Brazosport Tire**		**914.30**
139019		135635		M&R TOE-Toyota Forklift	914.30
				Line Amount Total	914.30
100505	**09/29/26**	**V00201**	**CDW Government**		**333.94**
139027		135642		Office Supplies	333.94
				Line Amount Total	333.94
100506	**09/29/26**	**V00539**	**Cintas**		**786.51**
139020		135634		M&R Bldgs-Security Bldg	395.69
139020		135634		M&R Bldgs-Admin Bldg 1100 Cherry St	291.84
139020		135634		M&R Bldgs-Maintenance Bldg	98.98
				Line Amount Total	786.51
100507	**09/29/26**	**V00260**	**CMT Technical Services**		**10,500.00**
139033		134246		Construction in Progress	10,500.00
139033		134246		Professional Services fo the	
139033		134246		Public Parking Facility (SCP89) project	
139033		134246		SCP89 Grant	
				Line Amount Total	10,500.00
100508	**09/29/26**	**V00031**	**Culligan Water Systems**		**147.90**
139021		135633		M&R Bldgs-Operations Bldg	147.90
				Line Amount Total	147.90
100509	**09/29/26**	**V00668**	**DARE Capital Partners, LLC**		**908.80**
139022		135636		M&R TOE-Gantry Crane #1	454.40
139022		135636		M&R TOE-Gantry Crane #2	454.40
				Line Amount Total	908.80
100510	**09/29/26**	**V00041**	**Evco Industrial Hardware**		**326.97**
139047		135681		M&R TOE-Gantry Crane #1	637.25
				Line Amount Total	637.25
100511	**09/29/26**	**V01160**	**GHD Services, Inc**		**41,162.43**
139042		133262		Consultant Fees - Other	41,162.43
139042		133262		Professional Services for the EPA Clean Port Program Grant	
139042		133262		Board Approval 12/18/2025	
				Line Amount Total	41,162.43
100512	**09/29/26**	**V00011**	**Gulftex Vending**		**202.23**
139030		135641		Office Supplies	70.34
139030		135641		Office Supplies	35.17
139030		135641		Office Supplies	8.79
139030		135641		Office Supplies	26.38
139030		135641		Office Supplies	26.38
139030		135641		Office Supplies	35.17
				Line Amount Total	202.23
100513	**09/29/26**	**V00875**	**Hannah Thornton**		**150.00**
139050		135688		Telephone	150.00
				Line Amount Total	150.00
100514	**09/29/26**	**V00973**	**ImageNet Consulting LLC**		**378.62**
139023		135639		Maint & Repair - Office Equipment	335.72
139024		135638		Maint & Repair - Office Equipment	42.90
				Line Amount Total	378.62

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100515	**09/29/26**	**V01010**	**Imperial Bag & Paper Co LLC dba Imperial Brady**		**185.72**
139029		135647		Office Supplies	64.60
139029		135647		Office Supplies	32.30
139029		135647		Office Supplies	8.08
139029		135647		Office Supplies	24.22
139029		135647		Office Supplies	24.22
139029		135647		Office Supplies	32.30
				Line Amount Total	185.72
100516	**09/29/26**	**V00038**	**Killum Pest Control**		**1,304.00**
139028		132990		Yearly Pest Contract Service Jan 2026-Dec 2029	
139028		132990		M&R Bldgs-Admin Bldg 1100 Cherry St	92.00
139028		132990		M&R Transit Shed-T.S. 1	92.00
139028		132990		M&R Bldgs-Operations Bldg	92.00
139028		132990		M&R Bldgs-Scale House	92.00
139028		132990		M&R Bldgs-Maintenance Bldg	92.00
139028		132990		M&R Bldgs-Buildings VT Berth 7	92.00
139028		132990		M&R Bldgs-Gate 8-Guard Bldg	92.00
139028		132990		M&R Bldgs-Gate 4	92.00
139028		132990		M&R Bldgs-Gate 12	92.00
139028		132990		M&R Bldgs-Security Bldg	92.00
139034		132990		Yearly Pest Contract Service Jan 2026-Dec 2029	
139034		132990		M&R Bldgs-Admin Bldg 1100 Cherry St	38.40
139034		132990		M&R Transit Shed-T.S. 1	38.40
139034		132990		M&R Bldgs-Operations Bldg	38.40
139034		132990		M&R Bldgs-Scale House	38.40
139034		132990		M&R Bldgs-Maintenance Bldg	38.40
139034		132990		M&R Bldgs-Buildings VT Berth 7	38.40
139034		132990		M&R Bldgs-Gate 8-Guard Bldg	38.40
139034		132990		M&R Bldgs-Gate 4	38.40
139034		132990		M&R Bldgs-Gate 12	38.40
139034		132990		M&R Bldgs-Security Bldg	38.40
				Line Amount Total	1,304.00
100517	**09/29/26**	**V01262**	**Land & Marine Publications Ltd**		**3,295.00**
139041		135481		Industry Advertising	3,295.00
139041		135481		Caribbean Maritime - Full Page Inside Back Cover	
				Line Amount Total	3,295.00
100518	**09/29/26**	**V00593**	**McAllen Signal and Boring , LLC**		**525.00**
139035		135643		M&R Rail-Other	525.00
				Line Amount Total	525.00
100519	**09/29/26**	**V00005**	**Phyllis Saathoff**		**2,117.40**
139053		135666		Telephone	136.75
139053		135666		Sales/Promotion Travel	41.72
139053		135666		Commercial Events	572.76
139053		135666		Community Events	274.62
139053		135666		Governmental Relations Travel	1,091.55
				Line Amount Total	2,117.40
100520	**09/29/26**	**V00008**	**Port Freeport - Petty Cash**		**92.83**
139051		135685		Community Events	72.83
139051		135685		Office Supplies	20.00
				Line Amount Total	92.83

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100521	**09/29/26**	**V00044**	**Primo Brands**	**1,035.68**	
139025	135637		Office Supplies		72.65
139025	135637		Office Supplies		36.32
139025	135637		Office Supplies		9.08
139025	135637		Office Supplies		27.24
139025	135637		Office Supplies		826.83
139025	135637		Office Supplies		27.24
139025	135637		Office Supplies		36.32
				Line Amount Total	1,035.68
100522	**09/29/26**	**V00248**	**Promotions Unlimited**	**1,141.75**	
139037	135652		Office Supplies		331.25
139038	135651		Community Advertising		285.00
139038	135651		50% Downpayment of $570.00		
139044	135660		Community Events		525.50
				Line Amount Total	1,141.75
100523	**09/29/26**	**V00531**	**Rob Lowe**	**330.86**	
139046	135665		Telephone		136.75
139046	135665		Commercial Events		86.28
139046	135665		Commerical Event-Breakbulk-Administration		107.83
				Line Amount Total	330.86
100524	**09/29/26**	**V01088**	**Ruby Dunn**	**99.40**	
139052	135679		Community Events		33.64
139052	135679		Automobile Expense		65.76
				Line Amount Total	99.40
100525	**09/29/26**	**V01090**	**Taylor Marine Construction**	**585,295.00**	
139036	133870		Construction in Progress - J00580		616,100.00
139036	133870		Furnish labor, materials, equipment & insurance for the		
139036	133870		New Fenders Docks 1, 2, and 3 project		
139036	133870		Board Approval 02/26/2026		
139036	133870		Retainage Payable		
139036	133870		Retainage Payable		
139036	133870		Retainage Payable		
139036	133870		Retainage Payable		
139036	133870		Retainage Payable		-30,805.00
				Line Amount Total	585,295.00
100526	**09/29/26**	**V00864**	**Visual Edge IT, Inc.**	**393.11**	
139026	135640		Maint & Repair - Office Equipment		181.15
139031	135646		Maint & Repair - Office Equipment		211.96
				Line Amount Total	393.11
100527	**09/29/26**	**V00178**	**Waypoint**	**146.45**	
139032	135645		Contract Services		146.45
				Line Amount Total	146.45
100528	**09/29/26**	**V01268**	**ZPMC North America Inc**	**78,952.68**	
139016	135631		Inventory- Spare Parts New Berth 8 Cranes		71,275.10
139016	135631		Original PO 132434 used with wrong vendor name		
139017	135632		Inventory- Spare Parts New Berth 8 Cranes		7,677.58
139017	135632		Original PO 132434 used with wrong vendor name		
				Line Amount Total	78,952.68

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
100711	**09/30/26**	**V00354**	**Bracewell LLP**	**5,405.00**	
139315		135890		Legal Fees	5,405.00
				Line Amount Total	5,405.00
100712	**09/30/26**	**V00084**	**Crain, Caton & James**	**366.00**	
139310		135893		Legal Fees	366.00
				Line Amount Total	366.00
100713	**09/30/26**	**V00110**	**Jason Miura**	**919.07**	
139353		135964		Telephone	136.75
139353		135964		Telephone	136.75
139353		135964		Commercial Events	277.24
139353		135964		Commercial Events	275.83
139353		135964		Sales/Promotion Travel	17.40
139353		135964		Commerical Event-JOC Breakbulk-Business Developmen	20.00
139353		135964		Community Events	55.10
				Line Amount Total	919.07
100714	**09/30/26**	**V01046**	**K&L Gates LLP**	**576.00**	
139307		135891		Legal Fees	576.00
				Line Amount Total	576.00
100715	**09/30/26**	**V00100**	**LJA Engineering Inc.**	**37,529.00**	
139330		134651		Construction in Progress	11,780.00
139330		134651		Professional Services for the	
139330		134651		Terminal Area 4 Container Yard project	
139330		134651		Board Approval 05/28/2026	
139331		133872		Construction in Progress - J00579	25,749.00
139331		133872		Professional Services for the	
139331		133872		Velasco Terminal Container Yard 6 project	
139331		133872		Board Approval 02/26/2026	
				Line Amount Total	37,529.00
100716	**09/30/26**	**V00214**	**McFarland PLLC**	**7,559.80**	
139318		135892		Legal Fees	7,559.80
				Line Amount Total	7,559.80
100717	**09/30/26**	**V00909**	**Randle Law Office Ltd.**	**5,852.50**	
139319		135895		Legal Fees	4,000.00
139320		135896		Legal Fees	1,852.50
				Line Amount Total	5,852.50
100718	**09/30/26**	**V01283**	**Sanel, LLC**	**708.80**	
139314		135953		Promotional Items - Commercial	708.80
				Line Amount Total	708.80
100719	**09/30/26**	**V00423**	**Theriot, Inc.**	**491.16**	
139339		135974		M&R TOE-Gantry Crane #3	245.58
139339		135974		M&R TOE-Gantry Crane #4	245.58
				Line Amount Total	491.16
100720	**09/30/26**	**V00219**	**Toyota Lift of Houston**	**233.48**	
139334		135977		M&R TOE-Toyota Forklift	233.48
				Line Amount Total	233.48

Check No.	Check Date	Vendor No.	Vendor Name		Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description		Line Amount
100721	**09/30/26**	**V00043**	**Union Pacific Railroad Company**		**79,414.88**	
139332		135959		Property Lease Expense		79,414.88
					Line Amount Total	79,414.88
100722	**09/30/26**	**V00071**	**Verizon Wireless**		**493.29**	
139323		135958		Sep 21- Oct 20 / 2026		
139323		135958		Telephone		37.99
139323		135958		Telephone		75.22
139323		135958		Telephone		303.96
139323		135958		Telephone		76.12
139323		135958		Telephone		
					Line Amount Total	493.29
			Texas Gulf Bank Accounts Payable		**2,467,226.64**	

RESOLUTION AUTHORIZING A CONTRIBUTION TO THE PORT FREEPORT RETIREMENT PLAN

At a regular meeting of the Port Commission of Port Freeport at the office of said District at 1100 Cherry Street, Freeport, Texas, on the 19th day of November 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:

F I N D I N G S

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. Port Freeport ("Port" or "Employer") has heretofore adopted a "Flexible Nonstandardized Safe Harbor Profit Sharing Plan Agreement" establishing the "Port Freeport Retirement Plan" (the "Plan") effective January 1, 2000.

3. Employer has heretofore adopted a Group Annuity Contract with the Empower Retirement, Contract No. 743378-02, effective January 1, 2001.

4. Per agreement with Empower Retirement, Employer serves as Plan Administrator of the Plan.

5. Upon recommendation of Management, it is found to be in the best interest of the Port for Employer to make a contribution of 6.0 percent (0.060) of Plan eligible wages to the "Port Freeport Retirement Plan" for the plan year ending December 31, 2026.

Now, therefore, BE IT RESOLVED, that the Port, as Employer, hereby authorizes a contribution of 6.0 percent (0.060) of Plan eligible wages to the Port Freeport Retirement Plan for the plan year ending December 31, 2026.

PORT FREEPORT℠

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

MEMORANDUM

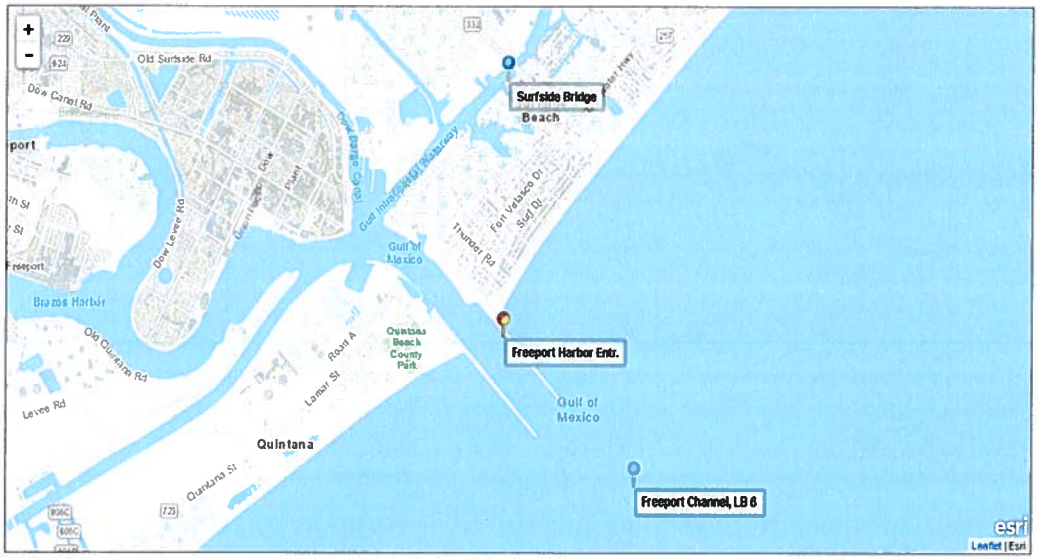
TO: Commissioners
Directors
Legal Counsel

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

DATE: November 4, 2026

SUBJECT: **Agreement with NOAA for Quality Control and Dissemination of Data for NOAA's Freeport PORTS System**

The previous agreement with the National Oceanic and Atmospheric Administration was signed in December of 2021. That agreement expires on December 31, 2026. Attached is a new agreement with substantially the same terms and will terminate on December 31, 2031. Legal counsel has reviewed it and I recommend approval in order to maintain this service.



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

PORT FREEPORT℠

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

TO: Port Commission
Chief Executive Officer

FROM: Rob Lowe
Amy O'Brien

DATE: November 19, 2026

SUBJECT: Group Health Insurance

Attached are the spreadsheets with the results for the employee health and dental/vision insurance renewal quotes.

The current medical plan is a level funded plan through Cigna and expires December 31, 2026. Cigna has offered renewal with a premium increase of 8% over current premium rates. The budget was calculated using a 10% increase in current premiums under Cigna level funded plan. Fully funded plans with BCBS and United Healthcare, having subtle differences such as co-pays, deductibles and maximum out of pocket were also considered. The Cigna renewal offered a minimum of 10.6% savings over the fully funded plan alternatives. Texicare also provided a quote for a level funded plan that was 24.7% higher than current premiums.

Management recommendation is to renew the Cigna plan as proposed while maintaining the existing cost share, as budgeted:

	Port %	Employee %
Employee Coverage	95%	5%
Dependent Coverage	82.5%	17.5%

The current dental/vision plan is through MetLife and will also expire December 31, 2026. We currently offer two plans, one being the standard dental plan with a $1,750 annual maximum and another with a $2,250 annual maximum. The alternate plan is treated as a buy-up plan, the Port's cost will remain the same. MetLife has offered renewal with a premium increase of 18.2%. Guardian also quoted at an average of 24% increase and Blue Cross Blue Shield quoted an average premium 35% higher that current rates. The budget was calculated with a 10% increase.

Management recommendation is to continue with the MetLife dental/vision plan, with the existing cost share as budgeted and offering the alternate plan as a buy up option.

Existing $1,500 plan	Port %	Employee %
Employee Coverage	100%	0%
Dependent Coverage	70%	30%

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

Port Freeport Health Insurance Renewal 1-1-2027

	Level Funded						Fully Funded			
	Cigna Current	**Cigna Renewal**		**Texicare**		**United Healthcare**		**BCBS Texas**	
Plan Name	OAP 35404097	OAP 35404097		TotalCare PPO		Gold FB22		G653CHC	
Benefits	In-Network	In-Network		In-Network		In-Network		In-Network	
Office Co-pay	PCP $45, SPC $90	PCP $45, SPC $90		First 4 visits $0; then 20% after		$30		$50	
ER				First 4 visits $0; then 20% after		Designated Spec $60, Network $100		$100	
Urgent Care	$500 co-pay + ded &/or 20%	$500 co-pay + ded &/or 20%		20% after deductible		$500 co-pay + ded &/or 20%		$500 co-pay + ded &/or 20%	
Deductible	$100 co-pay	$100 co-pay		First 4 visits $0; then 20% after		$50 co-pay		$100 co-pay	
Coinsurance	$1,500/$4,500 Single/Family	$1,500/$4,500 Single/Family		$1,500/$4,500 Single/Family		$1,500/$4,500 Single/Family		$1,600/$4,800 Single/Family	
Out-of-Pocket	80% Cigna/20% Employee	80% Cigna/20% Employee		80% UHC/20% Employee		80% UHC/20% Employee		80% BCBS/20% Employee	
Pharmacy	$5,250/$10,500 Single/Family	$5,250/$10,500 Single/Family		$5,000/$10,000 Single/Family		$6,500/$13,000 Single/Family		$5,350/$10,705 Single/Family	
In-Patient Co-pay	$5/25/50/100/250	$5/25/50/100/250		$10/20/70/120/150/250		$10/40/125/300		$5/15/50/100/150/250	
Out-Patient Co-pay	N/A	N/A		N/A		N/A		N/A	
	N/A	N/A		N/A		N/A		N/A	
Deductible	Out Network	Out Network		Out Network		Out Network		Out Network	
Coinsurance	$3,000/$9,000 Single/Family	$3,000/$9,000 Single/Family		$10,000/$20,000 Single/Family		$10,000/$20,000 Single/Family		$3,200/$9,600 Single/Family	
Out of Pocket	60%/40%	60%/40%		50%/50%		50%/50%		60%/40%	
	Unlimited	Unlimited		Unlimited		Unlimited		Unlimited	
Total Monthly Premium (Including Dependents)									
	$84,811.60	**$91,599.23**	**8.0%**	**$105,732.94**	**24.7%**	**$100,572.21**	**18.6%**	**$113,913.11**	**34.3%**
Monthly Rate:									
Employee	$ 1,194.39	$ 1,289.98	**8.0%**	$ 1,421.14	**19.0%**	$ 1,416.51	**18.6%**	$ 1,604.41	**34.3%**
Employee & Spouse	$ 2,388.85	$ 2,580.03	**8.0%**	$ 3,126.51	**30.9%**	$ 2,833.02	**18.6%**	$ 3,208.82	**34.3%**
Employee & Child	$ 2,390.03	$ 2,581.30	**8.0%**	$ 2,700.17	**13.0%**	$ 2,833.02	**18.5%**	$ 3,208.82	**34.3%**
Employee & Family	$ 3,583.25	$ 3,870.03	**8.0%**	$ 4,689.77	**30.9%**	$ 4,249.53	**18.6%**	$ 4,813.23	**34.3%**

Current Allocation:

Employee:												
Port 95%	$	1,134.67	$	1,225.48		$	1,350.08		$	1,345.68	$	1,524.19	
Employee 5%	$	59.72	$	64.50	8.0%	$	71.06	19.0%	$	70.83	18.6%	$	80.22	34.3%
Dependent:														
Employee & Spouse **(Premium portion only)**		1,194.46		1,289.98			1,421.14			1,416.51			1,604.41	
Port 82.5%	$	985.43	$	1,064.23		$	1,172.44		$	1,168.62		$	1,323.64	
Employee 17.5%	$	209.03	$	225.75	8.0%	$	248.70	19.0%	$	247.89	18.6%	$	280.77	34.3%
Employee & Child(ren) **(Premium portion only)**	$	1,195.64	$	1,291.32		$	1,279.03		$	1,416.51		$	1,604.41	
Port 82.5%	$	986.40	$	1,065.34		$	1,055.20		$	1,168.62		$	1,323.64	
Employee 17.5%	$	209.24	$	225.98	8.0%	$	223.83	9.6%	$	247.89	18.5%	$	280.77	34.2%
Employee & Family **(Premium portion only)**	$	2,388.86	$	2,580.05		$	3,268.63		$	2,833.02		$	3,208.82	
Port 82.5%	$	1,970.81	$	2,128.54		$	2,696.62		$	2,337.24		$	2,647.28	
Employee 17.5%	$	418.05	$	451.51	8.0%	$	572.01	34.6%	$	495.78	18.6%	$	561.54	34.3%



Port Freeport Dental and Vision Renewal 1-1-2027

	Met Life			Met Life Buy-Up			Guardian		Guardian Buy-Up		BCBS TX		BCBS TX Buy-Up	
Dental	In-Network	Out-Network		In-Network	Out-Network		In-Network	Out-Network	In-Network	Out-Network	In-Network	Out-Network	In-Network	Out-Network
Type A - Preventive	100%	100%		100%	100%		100%	100%	100%	100%	100%	100%	100%	100%
Type B - Basic Resorative	80%	80%		80%	80%		80%	80%	80%	80%	80%	80%	80%	80%
Type C - Major Restorative	50%	50%		50%	50%		50%	50%	50%	50%	50%	50%	50%	50%
Type D - Orthodontia	50%	50%		50%	50%		50%	50%	50%	50%	50%	50%	50%	50%
Deductible														
Individual	$50	$50		$50	$50		$50	$50	$50	$50	$50	$50	$50	$50
Family	$150	$150		$150	$150		$150	$150	$150	$150	$150	$150	$150	$150
Annual Maximum Benefits														
Per Person	$1,750	$1,750		$2,250	$2,250		$1,500	$1,500	$2,000	$2,000	$1,500	$1,500	$2,000	$2,000
Child Orthodontia	$1,000	$1,000		$1,500	$1,500		$1,000	$1,000	$1,500	$1,500	$1,000	$1,000	$1,000	$1,000
Principal Vision														
Coverage Type	In-Network	Out-of-Network					In-Network	Out-of-Network			In-Network	Out-of-Network		
Vision Exam- every 12 months	$10 co-pay	Up to $45					$10 co-pay	Up to $45			$10 co-pay	Up to $45		
Lenses - every 12 months	$25 co-pay						$25 co-pay				$25 co-pay			
Single		Up to $30						Up to $30				Up to $30		
Lined Bifocal		Up to $60						Up to $50				Up to $50		
Lined Trifocal		Up to $55						Up to $65				Up to $65		
Lenticular		Up to $100						Up to $100				Up to $100		
Frames- every 24 months	$150 allowance	Up to $70					$150 allowance	Up to $70			$150 allowance	Up to $70		
**Elective Contact Lenses - every 12 months	$150 allowance	Up to $105					$150 allowance	Up to $105			$150 allowance	Up to $105		
Additional Glasses	20% discount						30% discount, same day as exam				30% discount, same day as exam			
Sunglasses Discount	20% discount						20% discount, within 12 months of exam				20% discount, within 12 months of exam			
	Expiring:	Renewal:		Expiring:	Renewal:									
Monthly Rate:														
Employee	$ 31.97	$ 37.77	18.14%	$ 34.43	$ 40.76	18.39%	$ 36.78	15.05%	$ 39.46	14.61%	$ 45.89	33.28%	$ 51.00	48.13%
Employee & Spouse	$ 64.31	$ 75.99	18.16%	$ 69.29	$ 82.06	18.43%	$ 73.78	14.73%	$ 79.21	14.32%	$ 91.14	31.53%	$ 101.36	46.28%
Employee & Child	$ 72.93	$ 86.31	18.35%	$ 80.32	$ 95.33	18.69%	$ 100.97	38.45%	$ 112.70	40.31%	$ 109.54	36.38%	$ 128.09	59.47%
Employee & Family	$ 112.94	$ 133.63	18.32%	$ 123.76	$ 146.82	18.63%	$ 148.43	31.42%	$ 164.31	32.77%	$ 174.78	41.22%	$ 194.96	57.53%
Average % Increase			18.24%			18.53%		24.91%		25.50%		35.61%		52.85%

Current Allocation:

Employee:	Expiring:	Renewal:	Increase	Expiring:	Renewal:	Increase	Renewal:	Increase	Renewal:	Increase	Renewal:	Increase	Renewal:	Increase
Port 100%	$ 31.97	$ 37.77	18.14%	$ 34.43	$ 40.76	$ 6.33	$ 36.78	15.05%	$ 39.46	23.43%	$ 45.89	43.54%	$ 51.00	59.52%
Employee	$ -	$ -		$ -	$ -		$ -		$ -		$ -		$ -	
Dependent:														
Employee & Spouse (Premium portion only)	$ 32.34	$ 38.22		$ 34.86	$ 41.30	$ 6.44	$ 37.00		$ 39.75		$ 45.25		$ 50.36	
Port 70%	$ 22.64	$ 26.75		$ 24.40	$ 28.91	$ 4.51	$ 25.90		$ 27.83		$ 31.68		$ 35.25	
Employee 30%	$ 9.70	$ 11.47	18.18%	$ 10.46	$ 12.39	$ 1.93	$ 11.10	14.41%	$ 11.93	22.91%	$ 13.58	39.92%	$ 15.11	55.72%
Employee & Children (Premium portion only)	$ 40.96	$ 48.54		$ 45.89	$ 54.57	$ 8.68	$ 64.19		$ 73.24		$ 63.65		$ 77.09	
Port 70%	$ 28.67	$ 33.98		$ 32.12	$ 38.20	$ 6.08	$ 44.93		$ 51.27		$ 44.56		$ 53.96	
Employee 30%	$ 12.29	$ 14.56	18.51%	$ 13.77	$ 16.37	$ 2.60	$ 19.26	56.71%	$ 21.97	78.81%	$ 19.10	55.40%	$ 23.13	88.21%
Employee & Family (Premium portion only)	$ 80.97	$ 95.86		$ 89.33	$ 106.06	$ 16.73	$ 111.65		$ 124.85		$ 128.89		$ 143.96	
Port 70%	$ 56.68	$ 67.10		$ 62.53	$ 74.24	$ 11.71	$ 78.16		$ 87.40		$ 90.22		$ 100.77	
Employee 30%	$ 24.29	$ 28.76	18.39%	$ 26.80	$ 31.82	$ 5.02	$ 33.50	37.89%	$ 37.46	54.19%	$ 38.67	59.18%	$ 43.19	77.79%



PORT FREEPORT℠
1100 CHERRY ST. • FREEPORT, TX 77541
(979) 233-2667 • 1 (800) 362-5743 • FAX: (979) 373-0023
WWW.PORTFREEPORT.COM

MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: November 19, 2026

SUBJECT: **Roof Repairs 2026**

Bids were received and opened for the Roof Repairs 2026 project on November 3, 2026, at 2:00 P.M.

Eleven contractors submitted a bid as shown in the attached bid tabulation sheet. The contractor that submitted the lowest bid in addition to meeting all requirements of the specifications was M and M Roofing Texas, LLC.

M and M Roofing Texas, LLC is a reputable contractor based in Lufkin, Texas.

I recommend the Port move forward with this important project and award the contract to M and M Roofing Texas, LLC for an amount **not to exceed $218,123.00.**

attachment

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

PORT FREEPORT℠

BID TABULATION SHEET
ROOF REPAIRS 2026
PROJECT NO. 26-08
BID OPENING: NOVEMBER 3, 2026, 2:00 P.M.

Name	Amount	Bond/CC	Qualification Statement	Insurance Certificate	Days
TMPS	$627,067.67	Y	N	N	12 weeks
EOM Roofing	$726,780.00	Y	Y	Y	3/12/26
Accurite Roofing & Construction Services	$224,000.00	Y	Y	Y	45
Core Four Roofing	$431,312.96	Y	Y	Y	3/1/27
Stone Castle Roofing	$361,023.00	N	Y	Y	1/15/27
M&M Roofing Texas	$218,123.00	Y	Y	Y	45
Jaco	$500,000.00	Y	Y	Y	61
Strategic Roofing Solutions	$390,005.00	Y	N	Y	60
R&R Restoration	$434,100.00	N	N	N	

PORT FREEPORT℠

BID TABULATION SHEET
ROOF REPAIRS 2026
PROJECT NO. 25-07
BID OPENING: NOVEMBER 3, 2026, 2:00 P.M.

Name	Amount	Bond/CC	Qualification Statement	Insurance Certificate	Days
Frost Construction	$573,287.69	Y	N	N	60
Stealth Construction	$594,900.00	Y	Y	Y	90

Signatures:

PORT FREEPORT℠

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

MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: November 10, 2026

SUBJECT: **Underwater Inspection of Berths 1, 2, 3, 5, 7 and 8**

It is time again for underwater inspections of Docks 1, 2, 3, 5 and 7. Dock 8, which has not been inspected since completion, has been added to the inspections this cycle. I have again selected Moffatt and Nichol as the most qualified firm to perform this inspection based on their demonstrated qualifications.

I have reviewed the scope and fee and find both to be acceptable. I therefore recommend approval of a Professional Services Agreement in the amount of not to exceed **$129,700.00.**

PORT COMMISSION

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

PORT FREEPORT℠

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

M E M O R A N D U M

TO: Port Commission
Executive Director/CEO

FROM: Jesse Hibbetts

DATE: November 3, 2026

SUBJECT: RFP for EOC Generator Replacement

Staff met with the scoring committee on November 3, 2026, to score and recommend the enclosed supplier for RFP for a EOC Generator Replacement.

The qualified awarded supplier would be scored by the following:

Commercial Cost (60%)
Total installed cost, Generator, labor, and platform extension must be itemized for fair evaluation.

Technical Compliance (20%)
Meets generator specifications, load calculations, fuel system requirements, and platform extension due diligence.

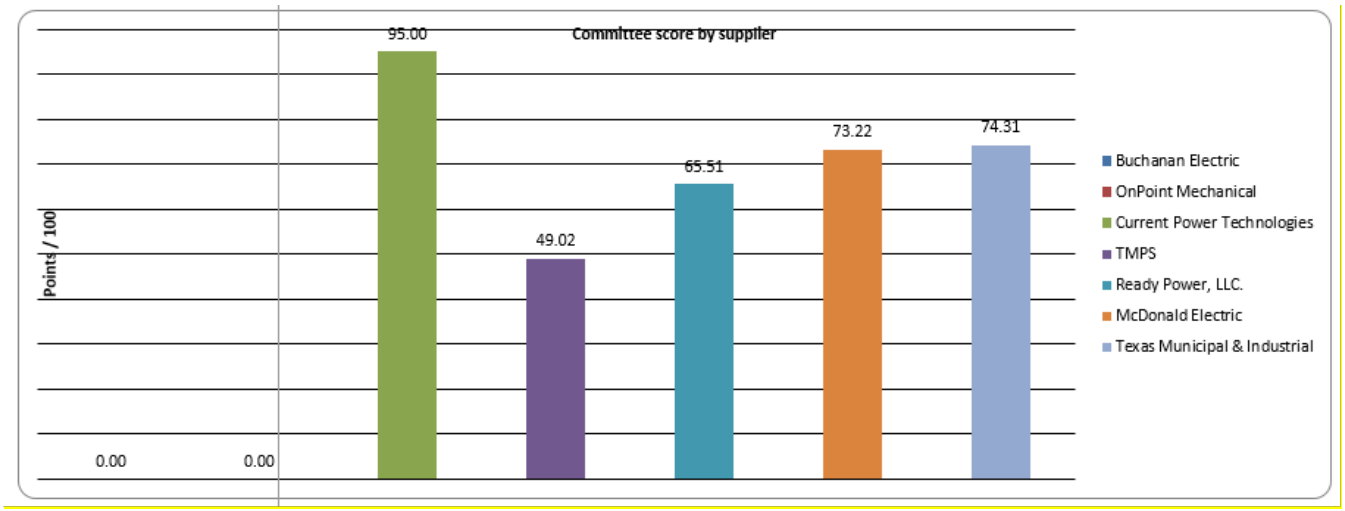
Project Execution Plan (15%)
Schedule, milestones, outage management, commissioning approach

Experience & Qualifications (5%)
Provide (5) specific install examples dealing with Emergency Centers, Maritime Industry, Port Authorities, Governmental Centers, or Data Centers. If install examples are not provided, additional consideration will be given to demonstrated quality compliance documentation outlined.

The following suppliers were scored and evaluated with Current Power Technologies being the recommended supplier to be awarded.

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



GENERATOR PROCUREMENT | Committee dashboard

Lowest compliant cost: $166,559.00 | Active voters: 4

Enter supplier details and itemized costs in each tab. Final ranks appear only when compliance, cost inputs, and all active committee scores are complete.

Rank	Supplier	Compliance	Evaluated cost	Cost / 60	Technical / 20	Plan / 15	Experience / 5	Total / 100	Evaluation status
	Buchanan Electric	No	$302,000.00		17.00	0.00	0.00		Excluded
	OnPoint Mechanical	No							Excluded
1	Current Power Technologies	Yes	$166,559.00	60.00	17.00	15.00	3.00	95.00	Complete
5	TMPS	Yes	$499,200.00	20.02	20.00	9.00	0.00	49.02	Complete
4	Ready Power, LLC.	Yes	$350,500.00	28.51	17.00	15.00	5.00	65.51	Complete
3	McDonald Electric	Yes	$268,468.00	37.22	20.00	11.00	5.00	73.22	Complete
2	Texas Municipal & Industrial	Yes	$244,883.10	40.81	17.50	11.00	5.00	74.31	Complete

Staff recommends awarding Current Power Technologies with the RFP for EOC Generator Replacement in accordance with the port's standard practices for a New Rehlko/Kohler KG180/180 kW dual-fuel generator for $166,599.00.

Stevedore 2027 Renewals

Stevedore Company	Renewal Application	$1,404.71	Safety Contact Info	General Liability 1,000,000 per occ / 2,000,000 agg. Limit / ded 25,000 or less Additional Insured and Sub. Waiver	Auto Liability owned, non-owned and hired 1,000,000 Additional Insured and Sub. Waiver	Employers Liability no less 1,000,000 Sub. Waiver	Stevedore's Legal Liability no less 1,000,000 Additional Insured and Sub. Waiver	Umbrella or Excess Liability 5,000,000 per occ. Additional Insured and Sub. Waiver	USL & H Sub. Waiver	Drug and Alcohol Program	Safety Plan or Policy	CorporateTRIR	Texas TRIR	OSHA 300 Log	Lost time Injuries Port Freeport	Lost time Injuries Corporate	Cancelation Notice
APS Stevedoring LLC mike.mavrinac@apsstevedoring.com Mike Mavrinac	✓	Invoice 123105	✓	✓	✓	✓	✓	✓	✓	✓	✓	4.80	6.20	✓	2	12	✓
Cooper/Ports America LLC penny.burney@c-pa.com Penny Burney	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	2.32	0.00	✓	0	5	✓
Gulf Stevedoring Services, LLC mike@gulfsteve.com Mike Lynch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	4.51	4.51	✓	1	3	✓
Gulf Stream Marine, Inc. marcusc@gulfstreammarine.com Marcus Christensen cc:julieg@richardsoncompanies.com	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	2.10	1.31	✓	1	13	✓
Ports America Texas, Inc tiffany.buchanan@portsamerica.com Tiffany Buchanan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		1.72	✓	3	7	✓
Red Hook ConRo Terminals LLC robin.cook@amports.com JakeBrown@amports.com Robin Cook/Jacob Brown	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	0.00	0.00	✓	0	0	✓
Riviana Foods mhendricks@riviana.com Matthew Hendricks	✓	Invoice 123109	✓	✓	✓	✓	✓	✓	✓	✓	✓	1.90	3.50	✓	1	27	✓
Enstructure Richardson Stevedoring & Logistics JulieG@richardsoncompanies.com Julie Goudeau cc:marcusc@gulfstreammarine.com	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	4.02	4.02	✓	0	23	✓
Suderman Contracting Stevedores joni.clark@metroports.com Joni Clark	✓	Invoice 123110	✓	✓	✓	✓	✓	✓	✓	✓	✓	3.23	3.23	✓	0	2	✓
SSA Marine DBA Ceres Gulf galfafara@ceresglobal.com Gena Alfafara																	