



Port Commission Regular Meeting

Thursday, September 24, 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/85162259811?pwd=nPGnO9NH2iz7q9I9y6KliZ6ux9ZiiY.1>

Meeting ID: 851 6225 9811

Passcode: 455949

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

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

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

11. Consent Agenda.

- A. Approval of Minutes from the Regular Meeting held August 27, 2026 and the Special Meeting held September 15, 2026.
- B. Approval of financial reports for the period ending August 31, 2026.

12. Approval of a Construction Contract with Tellepsen Builders, L.P. for the Cross Dock 2 project, for an amount not to exceed \$33,035,235.00.

13. Approval of proposed adjustments to Port Freeport Tariff No. 005.

14. Approval of award to Sterling Solutions LLC for Owner's Cold Storage Industry Representative.

15. Discuss and consider bids received for monthly rental of three (3) 500 KW Intermodal Powerpacks.

16. Discuss and consider bids received for purchase of approximately 15,000 gallons of Red Dye Diesel and 1,000 gallons of Diesel Exhaust Fluid.

17. Discuss and consider bids received for purchase of (50) – Y-Splitter Cord Assemblies and (50) - 60' Extension Cords.

18. Approval to purchase Spare Parts for the new STS Gantry Cranes, for an amount not to exceed \$900,000.

19. Approval of purchase two (2) sets of ABB Drives for Cranes 1 and 2, for an amount not to exceed \$219,163.10.

20. Approval of Drive Module Refurbishment for Crane 2, for an amount not to exceed \$194,252.78.

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.
- 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.

22. RECONVENE OPEN SESSION:

23. Affirm pay adjustment for Director of Protective Services.

24. Adjourn.

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

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


Phyllis Saathoff, Executive Director/CEO
PORT FREEPORT

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

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



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MEMORANDUM

TO: Executive Director/CEO
Port Freeport Commissioners

FROM: Amanda Veliz, Public Affairs Manager

DATE: September 24, 2026

SUBJECT: Public Affairs Departmental Report – September 2026

PUBLIC AFFAIRS

Communications and Media

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

Freeport Harbor Channel Marine Traffic

The Port Freeport website continues to provide updates on marine traffic and the Freeport Harbor Channel Improvement Project (FHCIP), keeping the local community informed.

Dredging for the FHCIP was completed on April 30, 2026, and the project remains in the closeout phase with the U.S. Army Corps of Engineers.

Freeport Harbor Channel Improvement Project

Staff continues to respond to public inquiries regarding Port Freeport and the Freeport Harbor Channel Improvement Project and maintains updated project information on the Port's website.

Print and Social Media Monitoring

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

Press Releases and News Postings

The Facts featured Port Freeport in its September 11 anniversary coverage, highlighting the Port's security operations and the evolution of maritime security following 9/11.

Since the August departmental report, one press release has been distributed. On September 15, Port Freeport announced the adoption of its FY 2026/2027 budget and the continuation of a zero tax rate for the third consecutive year. The announcement has been shared by the American Journal of Transportation (AJOT), Container News, Port Technology International, and the West Gulf Maritime Association (WGMA). Additional media coverage and engagement will be included in next month's report as results are finalized.

Staff continues to identify opportunities to communicate significant Port initiatives, milestones, partnerships, and other developments through strategic media outreach and press releases.

Social Media Postings

Staff continues to maintain an active presence across Port Freeport's social media platforms, sharing timely information about Port operations, events, milestones, public notices, safety and preparedness, employment opportunities, community engagement, and industry activities.

The following content was published on Facebook and LinkedIn in late August and throughout September. Additional posts may be shared as needed to provide timely updates on Port activities and events.

Late August Posts:

August 17 – Port Event: Golf Sponsorship POST 2 Video
August 18 – Port Event: Procurement Vendor Connections - Post 5
August 18 – Port Event: Golf Tournament Gold Sponsors Thank you
August 19 – Port Event: Community Port Tour – Post 2
August 20 – Port Event: Golf Tournament Silver Sponsors Thank you
August 20 – Community Engagement: Pearland Chamber Luncheon Phyllis Guest Speaker
August 21 – Safety & Preparedness: Prevent Heat Illness at Work
August 24 – Port Event: Procurement Vendor Connections - Post 6
August 25 – Port Event: Golf Tournament Bronze Sponsors Thank you
August 26 – Port Event: Procurement Vendor Connections – Recap Video
August 26 – Port Commission: Reminder: Port Commission Meeting
August 27 – Port Event: Golf Tournament Lunch Sponsors Thank you
*August 27 – Port Event: Port Award to Brazos Pilots
August 28 – Public Notice: Request for Proposal: EOC Generator Replacement
August 28 – Port Commission: Recap: Port Commission
August 31 – Port Event: Golf Tournament – Sponsorship – Post 3

September Posts:

September 1 – Port Event: Community Port Tour – Post 3
September 2 – Community Engagement: Community Advisory Panel Meeting Recap
September 3 – Port Event: Golf Tournament Tent & Hole Sponsors Thank you
September 4 – Holidays & Observances: Labor Day Reminder
September 7 – Holidays & Observances: Labor Day
September 8 – Port Event: Golf Tournament Breakfast Sponsors Thank you
September 9 – Port Event: Community Port Tour – Post 4
September 10 – Port Event: Golf Tournament Award Sponsor Thank you
September 10 – Community Engagement: BayTran's 5th Annual State of the Ports, Phyllis Guest Speaker
September 11 – Holidays & Observances: Patriot Day/Operation Boat Lift
September 12 – Port Event: Golf Tournament Putting Green Sponsors Thank you
September 14 – Port Event: Golf Tournament – Sponsorship – Post 3
September 14 – Port Commission: Multiple Committee Meetings Reminder
September 14 – Port Commission: Special Meeting Reminder
September 15 – Port Event: Golf Tournament Logistics Sponsors Thank you
September 15 – Press Release: Port Freeport Adopts FY26/27 Budget, Maintains Zero Tax Rate for Third Consecutive Year
September 16 – Port Event: Community Port Tour – Post 5
September 16 – Holidays & Observances: National Truck Driver Appreciation Week
September 17 – Port Event: Golf Tournament Putting Hole Sponsors Thank you
September 18 – Safety & Preparedness: National Preparedness Month
September 19 – Port Event: Golf Tournament – Raffle Sponsors Thank you
September 19 – Port Facts: Texian Navy Day – Port Freeport's Maritime Roots
September 21 – Port Event: Golf Tournament – Platinum Sponsors Thank you

September 22 – Port Event: Crane Anniversary Post
September 23 – Employee Recognition: Breakbulk Americas - NextWave 30 Winners
September 23 – Port Commission: Port Commission Meeting Reminder
September 24 – Port Event: Golf Tournament – Gold Sponsors Thank you
September 25 – Holidays & Observances: World Maritime Day
September 25 – Port Commission: Commission Meeting Recap
September 26 – Port Event: Community Port Tour – Post 6
September 28 – Port Event: Golf Tournament – 1 Month Out
September 29 – Port Facts: Ports Connect Our Everyday Lives
September 30 – Port Event: Golf Tournament – Silver Sponsors Thank you

Social media activity during the reporting period supported several key Public Affairs priorities, including promotion of Community Port Tours, Procurement Vendor Connections, and the Port Freeport Golf Tournament. Content also recognized sponsors and industry partners, highlighted Port leadership and employee accomplishments, and provided timely information related to Port Commission activities, public notices, safety, preparedness, and maritime industry observances.

September content also reinforced awareness of Port Freeport's broader role in the community and maritime industry through posts recognizing National Truck Driver Appreciation Week, Texian Navy Day, World Maritime Day, the one-year anniversary of the Port's Super Post-Panamax crane arrivals, and Port Freeport employees recognized among Breakbulk Americas' NextWave 30.

Through a consistent mix of informational, educational, promotional, and recognition-focused content, staff continues to use Port Freeport's social media platforms to strengthen community awareness, highlight Port activities and accomplishments, recognize partners and employees, and provide timely information to stakeholders.

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

Administration Building Lobby TV Screen Postings

With the installation of new Newline digital display screens in the Port Freeport Administration Building, Public Affairs staff has expanded their communication efforts to provide employees, visitors, and community stakeholders with timely and relevant Port information. The screens provide an additional communication channel to increase awareness of Port activities, upcoming events, safety messaging, public meetings, community engagement opportunities, and other important announcements.

Public Affairs staff develop and schedule content for the displays and maintain a monthly calendar to ensure information remains timely and relevant. During September, screen content included promotion of the Port Freeport Golf Tournament and Community Port Tours, weekly safety messages, holiday and office closure information, and notices regarding Port Commission and committee meetings.

The September content calendar below provides an overview of information displayed throughout the month.

ADMIN LOBBY TV MONTHLY CALENDAR						
Month: September		Year: 2026		At-a-glance view of what should be playing.		
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1	2	3	4	5
		*Golf Tournament *Labor Day Closure *Weekly Safety Message *Special Board Meeting *Port Tours	*Golf Tournament *Labor Day Closure *Weekly Safety Message *Special Board Meeting *Port Tours	*Golf Tournament *Labor Day Closure *Weekly Safety Message *Special Board Meeting *Port Tours	*Golf Tournament *Labor Day Closure *Weekly Safety Message *Special Board Meeting *Port Tours	*Golf Tournament *Labor Day Closure *Weekly Safety Message *Special Board Meeting *Port Tours
6	7	8	9	10	11	12
*Golf Tournament *Labor Day Closure *Weekly Safety Message *Special Board Meeting *Port Tours	*Golf Tournament *Labor Day Closure *Weekly Safety Message *Special Board Meeting *Port Tours	*Golf Tournament *Weekly Safety Message *Special Board Meeting *Port Tours	*Golf Tournament *Weekly Safety Message *Special Board Meeting *Port Tours *Committee Meetings	*Golf Tournament *Weekly Safety Message *Special Board Meeting *Port Tours *Committee Meetings	*Golf Tournament *Weekly Safety Message *Special Board Meeting *Port Tours *Committee Meetings	*Golf Tournament *Weekly Safety Message *Special Board Meeting *Port Tours *Committee Meetings
13	14	15	16	17	18	19
*Golf Tournament *Weekly Safety Message *Special Board Meeting *Port Tours *Committee Meetings	*Golf Tournament *Weekly Safety Message *Special Board Meeting *Port Tours *Committee Meetings	*Golf Tournament *Weekly Safety Message *Special Board Meeting *Port Tours *Committee Meetings	*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting	*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting	*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting	*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting
20	21	22	23	24	25	26
*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting	*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting	*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting	*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting	*Golf Tournament *Weekly Safety Message *Port Tours *Board Meeting	*Golf Tournament *Weekly Safety Message *Port Tours	*Golf Tournament *Weekly Safety Message *Port Tours
27	28	29	30	1	2	3
*Golf Tournament *Weekly Safety Message *Port Tours	*Golf Tournament *Weekly Safety Message *Port Tours	*Golf Tournament *Weekly Safety Message *Port Tours	*Golf Tournament *Weekly Safety Message *Port Tours			

Port/Community Events

Community Advisory Panel (C.A.P.)

The most recent quarterly Community Advisory Panel (C.A.P.) meeting was held on Tuesday, September 1, 2026, at the Dude Payne Event Center in Angleton. C.A.P. meetings provide an opportunity for Port Freeport to engage with community representatives, share updates on Port activities and initiatives, and facilitate dialogue on topics relevant to the Port and surrounding communities.

A representative from the Texas Department of Transportation (TxDOT) served as the guest speaker, providing attendees with insight into transportation and infrastructure initiatives impacting Port Freeport and the surrounding region. Port staff also provided updates on current activities and initiatives and engaged with members throughout the meeting.

Information regarding future C.A.P. meetings will be communicated directly to staff and members as details are finalized. For membership appointments, changes to existing representation, or other C.A.P. related inquiries, please contact Public Affairs at PublicAffairs@PortFreeport.com

Port Freeport Community Port Tours

Port Freeport will host its annual Community Port Tours on Saturday, October 3, 2026. This public outreach initiative provides residents of the Port Freeport Navigation District and surrounding communities an opportunity to experience Port operations firsthand while learning about the Port's economic impact, infrastructure investments, maritime commerce, and role in supporting local, state, and national supply chains.

Registration and promotional efforts are well underway, with 222 participants registered as of September 17, 2026. Public Affairs has developed a multi-channel outreach effort to increase community awareness and participation, including social media promotion, website content, direct outreach through local chambers of commerce and community partners, and the creation and distribution of promotional flyers and

business cards. Five social media posts have been published to date, with additional promotion planned leading up to the event.

Staff continues to coordinate event logistics in collaboration with Operations and Protective Services, including transportation, tour routes, safety and security preparations, facility readiness, volunteer and tour guide coordination, and participant communications. These efforts are focused on providing an organized and informative experience while giving community members a firsthand look at Port Freeport and its operations.

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

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

Save the following dates:

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

Port Freeport Golf Tournament

Planning and promotional efforts continue for the 15th Annual Port Freeport Golf Tournament, scheduled for Monday, October 26, 2026, at The Wilderness Golf Course. The annual tournament serves as a fundraising initiative benefiting Texas Port Ministry.

Sponsorship efforts have received strong support, with 69 sponsors committed and approximately \$97,800 in gross sponsorship funds raised to date. This amount represents total funds prior to event-related expenses. Following payment of tournament expenses, all net proceeds will benefit Texas Port Ministry.

Public Affairs has actively promoted the tournament and sponsorship opportunities over the past several months through social media, direct outreach, and other marketing efforts. The final sponsorship deadline reminder was distributed on September 14, advising sponsors of the September 15 cutoff for guaranteed inclusion in tournament marketing materials. Sponsorships received after the deadline may still be accepted; however, inclusion in certain printed or promotional materials cannot be guaranteed.

Public Affairs also continues to recognize participating sponsors through dedicated social media posts while coordinating event logistics, sponsor fulfillment, communications, and other preparations leading up to the October tournament.

Port Presentations, Tours, and Meetings

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

September 30 – The Alliance Transportation & Infrastructure Summit, Speaker, Phyllis Saathoff

October 29 – WGMA Member Conference, Speaker, Phyllis Saathoff

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

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

Community Events and Meetings - (Informational purpose only)

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

August 29 – West Columbia Chamber of Commerce - Annual Banquet

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

September 10 – BayTran & Greater Houston Port Bureau State of the Ports

September 18 – Fort Bend Infrastructure Conference - Transportation & Mobility

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

September 23 – Angleton Chamber of Commerce - Blossoming Reverie

September 23 – ABC - BSC MSTI Joint Membership Luncheon

September 24 – JA Business Hall of Fame

September 24 – The Alliance - Retirement Party for Debbie Pennington

Upcoming Community Events and Meetings - (Informational purpose only)

September 30 – The Alliance Transportation & Infrastructure Summit

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

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

October 3 – Port Freeport's 2nd Annual Community Port Tour

October 3 – Columbia Heritage Foundation

October 4 – Brazosport Rotary Annual Shrimp Boil

October 9 – ABC - 40th Annual Golf Tournament

October 26 – Port Freeport 15th Annual Golf Tournament, benefiting Texas Port Ministry

October 30 – Boys & Girls Club Celebrity Golf Tournament



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

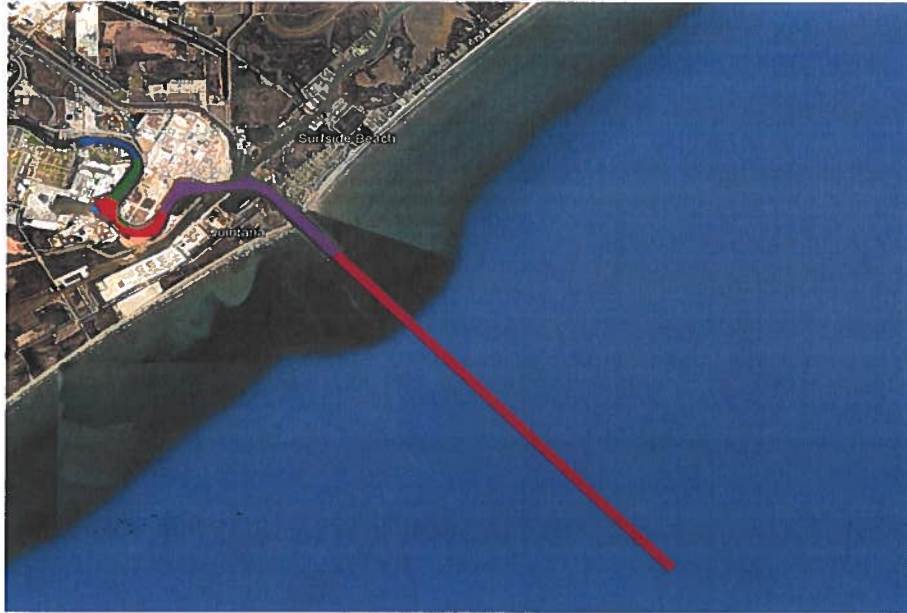
FROM: Jason Hull, P.E.
Director of Engineering

DATE: September 14, 2026

SUBJECT: Departmental Report

PROJECTS

1. **FHCIP Reaches 1, 2, and 4** – Manson Dredging will begin the clean sweep of the entire channel in October. The Corps operations have now sent the requisite channel dimensions to NOAA for them to update the ENC chart. The first round of ship simulations occurred on August 24th and 25th. Additional ship simulations have been scheduled by the BPA and San Jacinto Maritime College for October 5th and 6th. The Brazos Pilots have provided the preferred locations of the new Aids to Navigation (ATONS) to me, and I will pass those requested locations along 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 30% at this time.



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

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



6. **Parcel 17 Offsite Detention** – 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. The project began on March 30 and is currently scheduled to finish at the end of November 30, 2026.



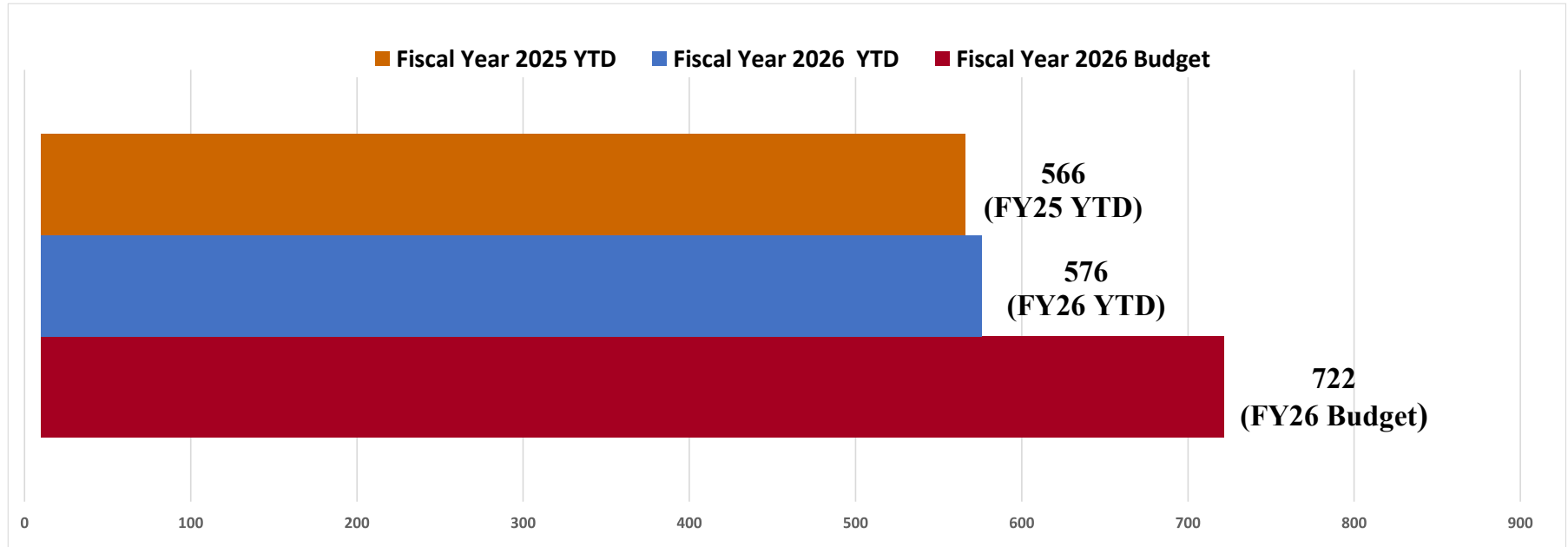
8. **Cross Dock 2** – This project involves building a 85,000 SF chilled Cross Dock Building. The Project is partially funded through the PIDP 2023 funding. The total estimated costs is \$31 million and the grant reimbursement amount is approximately \$22.5 million. Bids will be opened on 9/16/26 and a recommendation for award will be on the 9/24 Commission agenda.





PORT FREEPORTSM

2026 YTD Vessel Calls

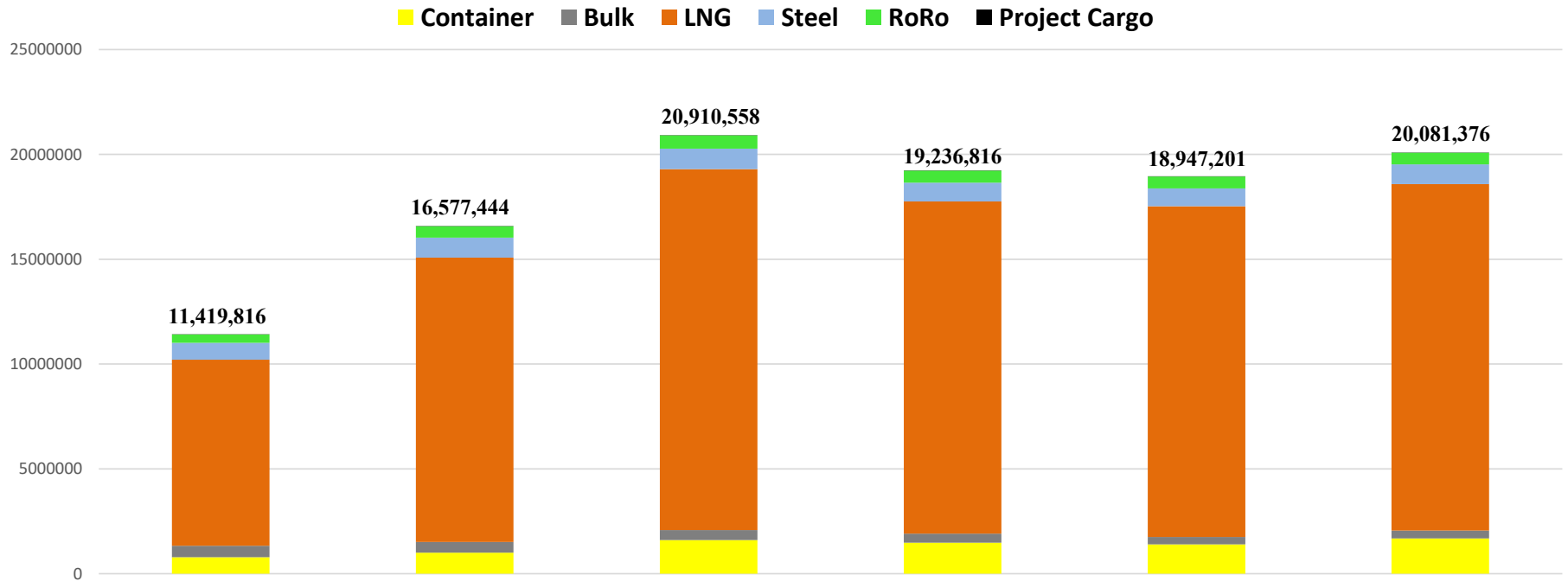


	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2025 YTD	Fiscal Year 2026 Budget	Fiscal Year 2026 YTD	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Vessel Calls	402	526	616	566	722	576	56	52	54	53	52	57	50	51	50	56	45	-
Lay Days	1086	1458	1820	1684	0	1776	98	111	110	119	123	141	230	255	135	217	237	-

August 2026: 45 Total Vessel Calls
There were 109 Total Vessel Calls Portwide.



Total Tonnage by Fiscal Year



	Fiscal Year 2023 Total	Fiscal Year 2024 Total	Fiscal Year 2025 Total	Fiscal 2025 YTD	Fiscal 2026 YTD	Fiscal 2026 Budget
Container	784,513	1,004,603	1,601,315	1,481,488	1,403,367	1,685,716
Bulk	546,017	504,548	484,153	429,096	344,525	369,632
LNG	8,879,936	13,565,951	17,218,133	15,847,402	15,778,639	16,524,000
Steel	797,447	951,608	971,730	896,073	848,061	950,000
RoRo	400,811	546,014	630,853	578,195	570,544	547,528
Project Cargo	11,092	4,720	4,374	4,562	2,065	4,500
Total Import/Export	11,419,816	16,577,444	20,910,558	19,236,816	18,947,201	20,081,376

****YTD Tonnage is down 1.5% from this time last year.****

Total Vehicles Handled YTD (178,583)

Total Containers Handled (84,176), TEU (168,283)

Rail Car Count FY 26

	Steel	Bulk	RoRo Arrivals		RoRo Departure		Total
			Loaded	Empty	Loaded	Empty	
October	-	182	309	2	326	41	860
November		247	333	118	261	40	999
December		130	349	-	370	88	937
January		49	202	129	216	107	703
February		162	281	98	262	57	860
March		196	363	62	370	84	1,075
April		140	466	112	417	90	1,225
May	16	201	310	-	322	59	908
June	18	134	483	1	449	56	1,141
July	29	30	333	252	531	54	1,229
August	6	13	448	38	315	107	927
September							-
Total	69	1,484	3,877	812	3,839	783	10,864

Volkswagen	October	November	December	January	February	March	April	May	June	July	August	September	Total
Unloaded Vehicles	3,090	2,777	5,127	2,124	3,481	3,640	4,303	4,089	4,706	4,012	3,727		41,076
Outgated Vehicles	3,312	2,688	3,740	2,288	3,092	3,718	3,872	3,226	4,260	5,768	3,217		39,181

Railcars has increased due to New OEM customer



Operations Insight for September 2026

LNG	Bulk	RoRo	Steel	Container	Layberth	Project Cargo	Total Vessels Expected
16	1	18	2	12	1	2	52

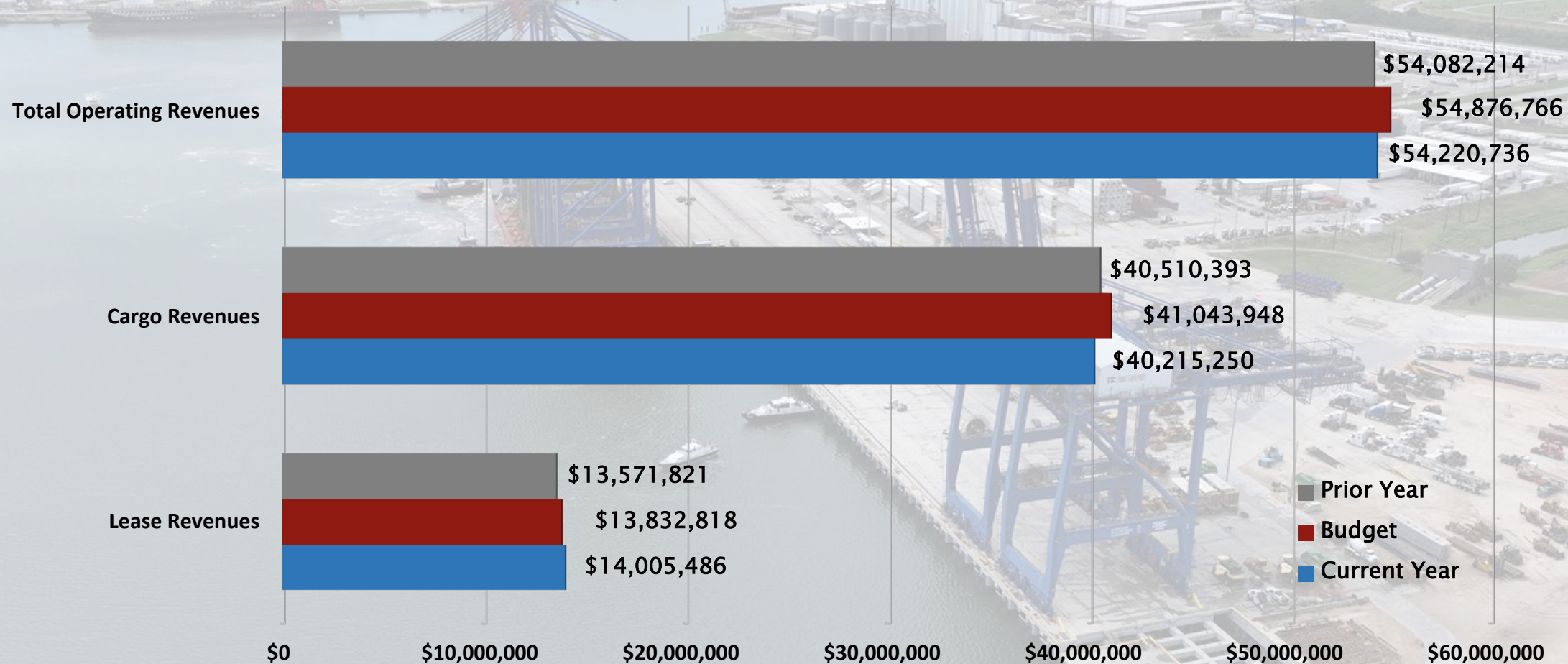
Financial Report for August 2026 (Unaudited)



September 24, 2026

Rob Lowe | Chief Financial Officer

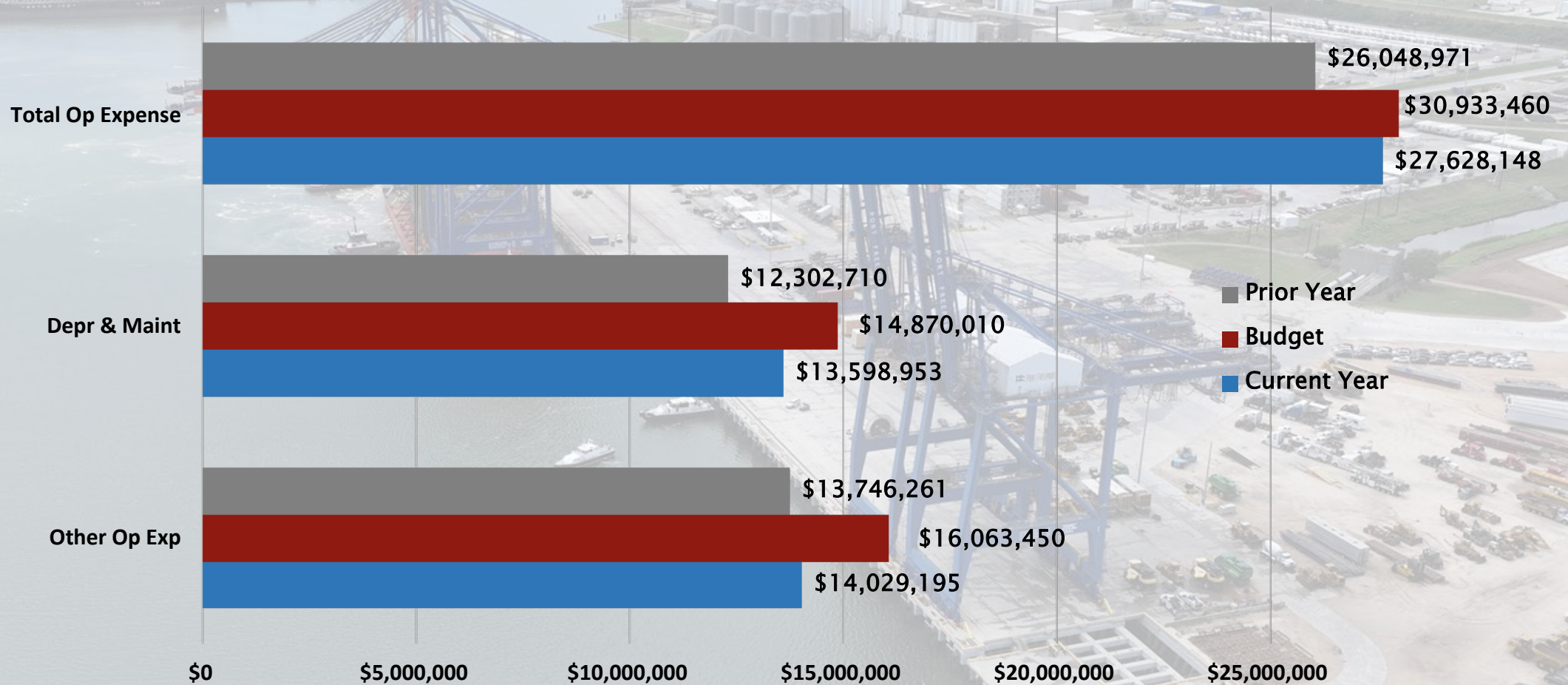
FY 2026 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are level with PY and 1% below budget for fiscal year 2026
- Cargo revenues are below PY by 1% and 2% below budget for fiscal year 2026
- Lease revenues are above PY by 3% and 1% above budget or fiscal year 2026

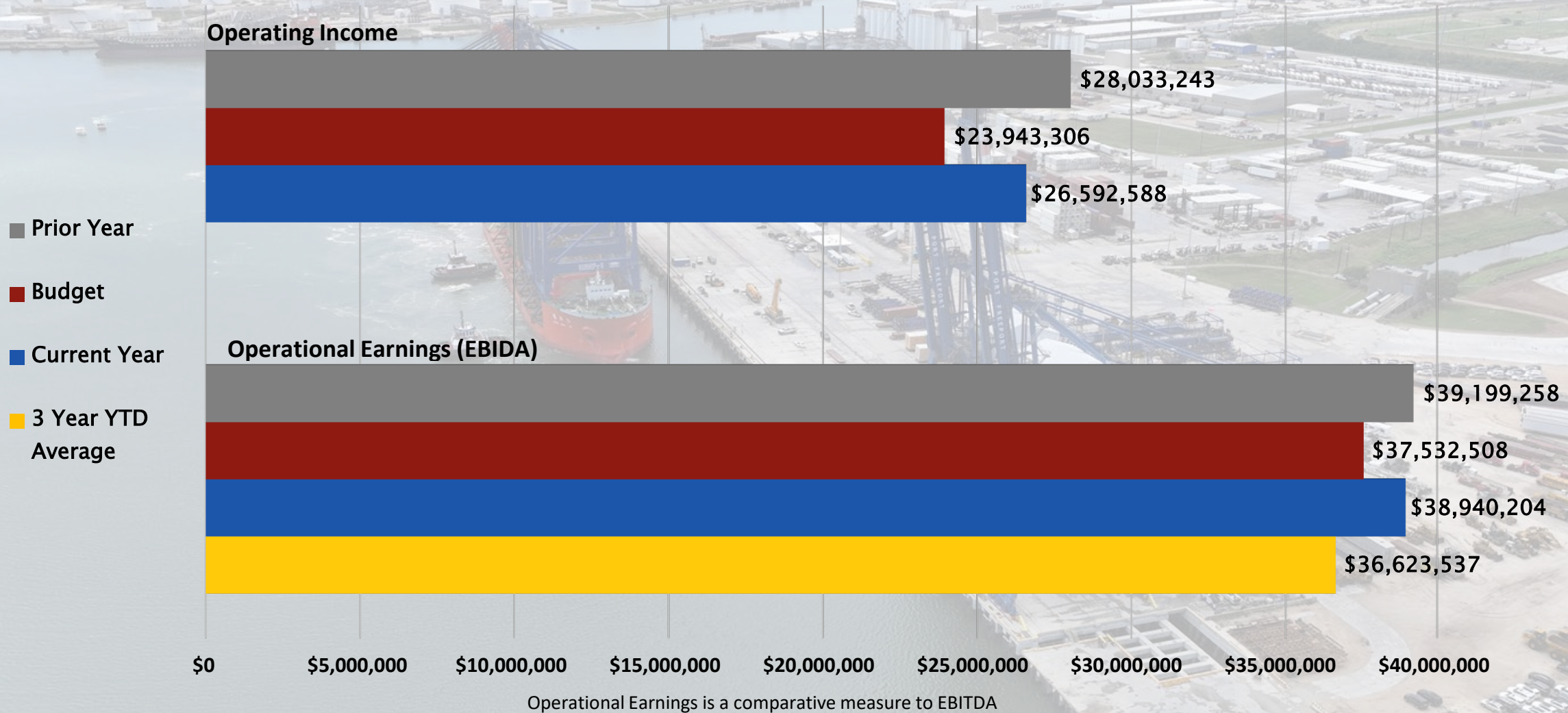
FY 2026 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are 6% above prior year and below budget 11%
- Depr & maint are 11% above the PY and 9% below budget
- Other expenses are 2% above PY and below budget by 13%

FY 2026 YTD OPERATING INCOME



COMPARISON:

- Operating income is 5% below PY and above budget 11%
- Operational earnings are 1% below PY and above 3 Year YTD Average by 6%

FY 2026 YTD CHANGE IN NET POSITION

Change in Net Position

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

	Year To Date	YTD Budget	Total 2026 Budget
Operating Income	\$ 26,592,588	\$ 23,943,306	\$ 25,888,071
Non-Operating Revenue (Expenses)	\$ (6,957,956)	\$ (6,696,304)	\$ (7,306,187)
Capital Contributed (To) From Others	\$ (9,979)		
Berth Floodwall Modifications	\$ (15,850)	\$ -	\$ -
Other	\$ 237,090	\$ -	\$ -
Grants	\$ 6,405,462	\$ 9,552,428	\$ 10,420,831
Change In Net Position	\$ 26,251,357	\$ 26,799,430	\$ 29,002,715

FY 2026 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	\$ 32,036,899	\$ 36,010,660
<i>Cash Provided by Non-Cap Financing</i>	14,668	(4,353,447)
<i>Cash Used by Cap Financing</i>	(28,953,358)	(54,133,894)
<i>Cash Provided by Investing Activities</i>	4,512,942	5,678,304
<i>Net Increase (Decrease) in Cash</i>	7,611,152	(16,798,377)

COMPARISON:

- Operating cash flow is positive due to increase in operating revenues
- Cash provided from non cap financing are tax levy collections and hurricane recovery efforts
- Capital Financing funds are used for capital improvements.

FY 2026 STATISTICS

<i>Measure</i>	<i>Current Year</i>	<i>Prior Year</i>	<i>Budget</i>
<i>Operating Margin</i>	<i>49%</i>	<i>52%</i>	<i>44%</i>
<i>Current Ratio (unrestricted)</i>	<i>7.397 to 1</i>	<i>3.91 to 1</i>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<i>1.013 to 1</i>	<i>1.184 to 1</i>	<i>n/a</i>

ACCOUNTS RECEIVABLE AGING

<i>Year</i>	<i>0-30 days</i>	<i>31-60 days</i>	<i>61-90 days</i>	<i>Over 90 days</i>
<i>August 31, 2026 FY 2026</i>	98% \$9,334,484	1% \$84,933	0% \$29,273	1% \$65,728
<i>August 31, 2025 FY 2025</i>	97% \$10,700,195	2% \$223,558	1% \$97,541	0% \$33,834
<i>August 31, 2024 FY 2024</i>	97% \$8,990,556	2% \$175,539	1% \$ 91,298	0% \$ 5,930



Questions and Comments?

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

A Regular Meeting of the Port Commission of Port Freeport was held August 27, 2026, beginning at 1:35 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

Staff Members Present:

Ms. Heather Cook, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Mr. 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. Clinton Woodson, Sales Manager
Mr. Garrett Cook, Intern
Ms. Amanda Veliz, Public Affairs Manager
Ms. Danielle Allen, Procurement Manager
Ms. Chelsea Foster, Receptionist
Mr. Chas Gryseels, Project Engineer (virtual)
Ms. Danielle Simonds, Accounting Analyst (virtual)
Ms. Ruby Dunn, Public Affairs Assistant (virtual)

Absent:

Mr. Ravi Singhania, Commissioner

Also, present:

Mr. Chris Moore, Texas Port Ministry
Capt. Noah Niday, Brazos Pilots Association
Capt. Todd Tullis, Brazos Pilots Association
Mr. Aron Hitchcock, Brazos Pilots Association
Mr. Will Bohlen, GHD
Setareh Daneshgar (virtual)
Michael Miller (virtual)

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

3. Pledge of Allegiance – U.S. Flag and Texas Flag
4. Roll Call – Commissioner Giesecke noted that Commissioner Singhania was absent while all other Commissioners were present.
5. Safety Briefing – Ms. Christine Lewis spoke about Back to School and Storm Season Awareness.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.

There were no conflicts of interest noted.

7. Public Comment – There was no public comment.
8. Public Testimony – There was no public testimony.
9. Recognition of Brazos Pilot crewmembers, Captain Todd Tullis and Aron Hitchcock.

Commissioners Giesecke stated that the Port is recognizing Brazos Pilot crewmembers, Captain Todd Tullis and Aron Hitchcock for a rescue made in the channel a few weeks ago. Ms. Saathoff stated that they were being presented with the PORT Award which recognizes qualities that reflects excellence and a willingness to step forward when it matters most. Those qualities include being **Proactive**, **Observant**, **Resourceful** and **Tenacious**. Ms. Saathoff then explained how each quality is reflected in the PORT Award.

Proactive is to recognize what needs to be done and take action before being asked. While returning from a routine pilot assignment, Capt. Tullis noticed a shrimp boat approaching the Freeport Harbor Channel on a dangerous course toward an incoming commercial vessel. Rather than waiting for the situation to develop, he maneuvered the pilot boat alongside the shrimp vessel and directed its captain away from the shipping lane, helping prevent what could have become a serious maritime accident. Capt. Tullis's willingness to act demonstrates what it means to be proactive.

Observant is to remain alert and aware of what is happening around you and recognize when something isn't right. What began with Capt. Tullis observing a navigational danger quickly became something much more serious. The crew soon learned that a crewmember aboard the same shrimp boat was experiencing a medical emergency. Because Todd and Aron were attentive to the rapidly changing situation, they were prepared to assist when they were needed most.

Resourceful is to adapt, solve problems, and make effective use of the resources available. Getting help to the crewmember was not simple. When the shrimp boat could not immediately be brought to shore, Todd and Aron worked alongside the U.S. Coast Guard and Surfside EMS to find another way. They transported paramedics to the vessel, Aron boarded the shrimp boat to assist, and as the man's condition deteriorated, an AED was sent aboard. Todd and Aron then worked with the paramedics to transfer the patient between the vessels and transport him to shore for emergency medical care. Their ability to adapt as circumstances changed demonstrates true resourcefulness.

Tenacious is to remain determined and persistent, especially when circumstances become difficult. Todd and Aron stayed with the situation as it progressed from a potential navigational accident to a life-threatening medical emergency. They continued working alongside emergency responders until the patient was safely transferred to shore and into the care of a waiting ambulance. Their determination to see the response through exemplifies what it means to be tenacious.

Capt. Todd Tullis and Aron Hitchcock demonstrated what the PORT Award represents through their **Proactive, Observant, Resourceful and Tenacious** actions. Their professionalism, quick thinking, and willingness to act when someone needed help reflect the important role the Brazos Pilots Association plays in the safety of the Freeport Ship Channel and our maritime community. Ms. Saathoff and the Port Commission then presented Todd and Aron with the PORT Award.

10. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, safety matters, security matters, tenant updates, USCOE, and other related port affairs.

A. Executive Director/CEO

Ms. Saathoff stated that the Port celebrated the completion of the Freeport Harbor Channel Improvement Project on July 28 with a ribbon cutting ceremony adding that it couldn't have been done without support from every level at the U.S. Army Corps of Engineers, legislative delegations and local community participation, especially with the bond election. She also thanked the Port's Director of Engineering, Jason Hull, for shepherding the project for so many years. She also shared a recap video from the ribbon cutting event. She reported that the financial results for the month of July are very positive and continue to be on track with revenues while expenditures remain under budget, which means the Port's net operating income is above budget. The Port saw 56 vessel arrivals in July with cargo results tracking ahead of prior year. She also reported that the City of Freeport has completed the sewer lift station relocation in the expansion area, and the Port delivered the final \$1.8 million of the agreed upon \$8.9 million in the mediated settlement agreement that was executed in 2023. She noted there is still one other potential financial obligation stating that if the installation of the new sewer lift station cost exceeded \$1.2 million, the overage would be cost-shared 50/50. Staff is working to get this appropriately documented and agreed upon. Port Freeport also has the responsibility to put in the buffer zone along FM 1495 and Second Street which will occur in October when Houston Wilderness is on site to do the work. She noted the tribute that will be incorporated into the buffer zone to the East End area of Freeport. Staff is finalizing committee members and will be scheduling the initial meeting to get things moving along. Ms. Veliz reported on upcoming community events stating the community port tours will be held October 3 and to date, 154 people have reserved their spots. Additionally, the Port's annual golf tournament benefiting Texas Port Ministry will be held on October 26 and currently has 51 sponsors, 32 teams filled and \$86,000 committed in sponsorships. Ms. Veliz also reported that Ms. Saathoff was honored as one of the Top 30 Influential Women of Texas and shared pictures from the event. Lastly, Ms. Veliz introduced Chelsea Foster who recently joined the Port as the new receptionist. Ms. Saathoff also reported that the pilots have filed an application for a rate increase. She explained that the Transportation Code governs the way the process is handled by the Pilot Commission and has very strict timelines that have to be followed. She further explained that from the day the application is filed with the Port, legitimate interested parties have 20 days to file an objection. Although no objections are expected, staff has identified potential dates for the Pilot Board to hold a hearing if

needed. In the event there are no objections, the Pilot Board will still meet to consider the rate request. The next CAP meeting will be held September 1 at the Dude Payne Event Center. Lastly, Ms. Saathoff reported that she testified before the House Transportation Committee regarding certain interim charges related to seaports, the Ship Channel Improvement Revolving Loan Fund, the Maritime Infrastructure Program and Seaport Connectivity. Larry Kelly testified for the Texas Ports Association and Ms. Saathoff followed to explain how Port Freeport has taken funds available and put them to work in accelerating projects that helped overall to realize more benefit, more quickly on the Port's investments in wharves and docks as well as investments in the Freeport Harbor Channel, improved access and expanded storage capability and how investing in your seaports and that connectivity is critical in a state that's growing at the rate it is growing. She stated that there has been \$30 billion in new manufacturing facilities in the State of Texas announced since the last legislative session and still have roadway projects that haven't been completed with others needing attention. Now, there are communities in areas that will need improved access, transportation needs and port needs so investing in the state's transportation network can't stop if we want to stay competitive. Currently, the TxDOT legislative appropriation request does not have funding in it for the Maritime Infrastructure Program or increases for the Ship Channel Improvement Revolving Loan Fund. The Governor called for 10% reductions for agencies across the state, and that was their explanation as to why they had to cut their budget almost \$4 billion. Ms. Saathoff also noted she was reappointed to the Port Authority Advisory Committee for another term.

B. Director of Engineering

In addition to his written report, Mr. Hull shared pictures of the reinforced concrete pipe acquired by Velasco Drainage District for a drainage improvement project to the west of the Administration Building.

C. Director of Operations

Mr. Hibbetts reported on statistics for the July stating it was another good month and the second highest month of the year in vessels with the Ro/Ro sector seeing 19 vessels and leading the way in tonnage which is slightly ahead of this time last year. Steel is expected to continue to rise over the next three months and the Port's newest OEM rail cars are still solid. A snapshot for August shows 19 LNG vessels with 50 total vessels overall expected. Mr. Hibbetts also reported that the City of Freeport changed out a water meter in Riviana which caused a short water outage from 8:00 am to 11:30 am in the morning. Staff brought in extra hand wash stations and porta cans to accommodate what was originally supposed to be a 6-8 hour outage. Lastly, Mr. Hibbetts announced that Donnie Evans, the Port's foreman, will be retiring September 11 after 29 years of service

D. Director of Business & Economic Development

In addition to the written report Mr. Miura submitted, he invited the department's intern, Garrett Cook to the podium to talk about his experience and some of things he learned during this time at the Port. Mr. Cook will be completing his internship and returning to school for his senior year at Texas A&M Galveston. He shared some photos captured during this time and thanked everyone for the experience and opportunity at the Port.

E. Chief Financial Officer

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

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

- A. August 13 Finance Committee Meeting – Commissioner Croft stated the committee reviewed the expense budget for FY 2026/2027.

August 13 Business Development Committee Meeting – Commissioner Giesecke reported the committee discussed the budget for the RILA (Retail Industry Leaders Association) Conference which is on the consent agenda for approval. The committee also discussed some of the planned expenditures on the business development side which will be covered as part of the budget.

August 13 Personnel Committee Meeting – Commissioner Kincannon stated the committee discussed budget and personnel plans for FY 2026/2027.

August 13 Capital Planning Committee Meeting – Commissioner Santos stated that the committee discussed the capital projects budget for FY 2026/2027.

August 13 OSS Committee Meeting – Commissioner Santos stated the committee the RFP for the EOC Generator and the crane spare parts, both of which are on the agenda for consideration.

Commissioner Croft reported attending FHCIP Ribbon Cutting, Alliance Industry Update and Lower Brazos River Coalition Luncheon. He also met with the Pilots to discuss proposed changes, attended the Top 30 Influential Women Gala and Brazosport Chamber Luncheon.

Commissioner Fratila reported also attending the Lower Brazos River Coalition Luncheon and had a meeting with the Pilots to discuss proposed changes.

Commissioner Santos reported attending events previously mentioned as well as the Chamber Luncheon held earlier in the day and the Greater Houston Ports Bureau Maritime event.

Commissioner Kincannon reported also attending the FHCIP Ribbon Cutting and Alliance Industry Update. In addition, he attend Chevron Phillips/Phillp 66 CAP Meeting, Highway 36 Board Meeting, BCCA Meeting and meeting with pilots to discuss proposed changes.

Commissioner Giesecke reported that he attended the Freeport City Council meeting and the Tenant and Vendor Workshop held earlier in the week.

12. Consent Agenda.

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

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

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

Mr. Hibbetts stated that the Port was awarded \$216,000 from the Port Security Grant in 2025 and with those funds, will purchase a generator that will supply the Emergency Operations Center (EOC). It will also supply backup power to Gate 8 infrastructure. The generator will be dual fuel which will use natural gas with propane as backup. Mr. Hibbetts shared the following scoring matrix that is included in the RFP and has been reviewed by the OSS Committee receiving full support.

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

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

Mr. Hibbetts stated that upon approval, the RFP would be released on Friday with bids due on October 8 followed by full board approval at the October board meeting.

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

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

Mr. Lowe stated that the Port Commission previously approved the purchase of \$800,000 of spare parts for the new ship to shore gantry cranes which was discussed with the OSS Committee. The spare parts had a very long lead time which followed the ordering of the cranes. Staff began receiving parts in 2026 and recently began receiving the last few orders; however, staff realized the spare parts invoice included various tariffs that were not known at the time of the original approval. He explained that they are not the IEEPA tariffs that were overturned but tariffs that are applicable and are different amounts based on the components of the parts and where the components come from noting that it is also very difficult for staff to get advanced information on what the tariffs are. Mr. Lowe stated that while the Port Commission previously approved the purchases, staff wants formal approval for the last \$100,000 for associated cost and freight. He went over the following reconciliation of the parts ordered...

Inventory - Spare Parts New Berth 8 Cranes Purchasing Detail

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

He also stated that the tariffs have ranged anywhere from 58% down into the low teens, depending on the products themselves. He further explained that the contingency amount (shown above) was for an item that was not included in the original shipments. Staff was concerned there might be a holdover tariff on that particular item so \$8000 was included to cover the fees associated with it. Staff is requesting an additional \$100,000 for the \$800,000 of parts that were approved. This was discussed with the OSS Committee, and staff will continue doing this for the next two years to get the full allotment of spare parts that was previously discussed with the board.

A motion was made by Commissioner Santos to approve the purchase of crane spare parts for an amount not to exceed \$100,000. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

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

Mr. Hogan stated that he is requesting approval to surplus a 2014 Chevy Tahoe that has been in fleet at Protective Services since 2014, has 141,000 miles and approximately 11,000 engine hours. Upon approval, staff will trade this vehicle in for the item to be discussed on the following agenda item.

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

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

Mr. Hogan stated that staff currently has \$40,000 in the budget for a new vehicle for Protective Services. He stated that staff has had a lot of success with the last three vehicles, which have been Ford Maverick Hybrids. The challenge they are facing is wanting the safety package on the vehicle which includes items like the backup beeping sensor or cross traffic sensors. Staff has been searching over the last few months and found one at Gulf Coast Ford who has offered a price of \$32,925 with \$2000 towards trade in on the 2014. Staff followed up with Yaklin who had units in stock but did not include the safety features. Auto Nation in Houston provided a quote that was over \$35,000 but did not submit a trade in value. Staff

recommends purchasing a 2026 Hybrid Ford Maverick from Gulf Coast Ford for an amount not to exceed \$30,925, which includes the \$2000 trade in.

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

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

Mr. Lowe stated that staff meet with the respective committees to discuss the budget and appreciates everyone's time and feedback during the meetings. He also thanked Ms. O'Brien for her significant time spent pulling it all together. Mr. Lowe began the workshop by stating that staff is proposing a budget of \$63.3 million in operating revenues, \$36.1 million in operating expenses, which produces an operating profit of \$27.2 million for an operating margin of 43%. Mr. Lowe noted that current budget would have been \$25.9 million and forecasting right now is \$28.6 million. This would produce an increase in net assets of \$31.7 million. Planned capital expenditures of \$104 million which will be addressed later in the budget, and the debt service interest expense is \$11.4 million with the total debt payments \$21.3 million. Total revenues amount to \$102 million with harbor revenues of \$48.2 million, lease revenues of \$15 million, \$0 ad valorem taxes, grant revenue at \$34.3 million and then other revenue of \$4.5 million. He noted that the \$104 million capital plan includes a lot of grant funded projects where the Port is making a partial match and is reported through the accounting system as revenues. Mr. Lowe stated that total operating revenues amount to \$63.2 million with harbor revenues increasing \$4 million or 9%. Tonnage is currently budgeted at \$21,387,968, which is slightly above the current forecast of \$21,285 million. A slight increase in ship calls of 742 with current forecast at 731. Volumes are forecasting to be level. Lease revenues of \$15 million which is a small decrease over 2026 forecast due to short term lease terminations. Operating expenses amount to \$36,106,761 with personnel, the security contract within professional services business insurance and depreciation making up the largest portion of expenses equating to \$28 million, which is 78% of the budget. To further break down each category, Mr. Lowe started with port salaries, wages and benefits, which has a budget of \$7.6 million and is an increase over the 2026 forecast of \$1.1 million or 18%. It includes a 3% increase in CPI / merit raises as well as filling three approved positions that are vacant plus two new positions. \$25,000 in available market adjustments and a 10% increase forecasted in group health, dental and vision versus current year rates. This would get group health to total wages and benefits of 16% and percent benefits to salaries and wages overall of 37%. It also assumes full participation. With regard to the group health, staff met with the Port's benefits broker recently and felt this was a reasonable number to what the market is seeing. Mr. Lowe reminded the board that this will come back to them later in the year when it's time for renewal and will be given the opportunity to hear what's available in the market and what staff is recommending for those costs. Professional services has a budget of \$4.7 million, which is an increase over 2026 of \$770,000 or 20% and includes a variety of areas with security fees making up the largest portion of this category at 65%. He noted that the majority of the increases have been presented by Mr. Hogan over the last couple of years to committee and full board sharing the struggles and challenges had with regard to the market with security pay so some of those items have been moved forward. The Finance Committee discussed a market study for Parcels 27 and 34, as well as Cold Storage, Phase III. He stated that the biggest driver in the delta versus the forecast is the EPA Grant Management and the engineering for the EPA Grant Management. He explained that it's in the current budget, however, most of the expenses about (\$500,000) have not been incurred yet and staff does not anticipate to hit in the 2026 fiscal year so it will roll forward to 2027. Also in this category is the underwater

inspections which includes the inspection of the inner harbor (every two years), Berth 7 (every four years) and the first inspection of Berth 8. Vessel simulation, underwater sonar, grant application (RIDER), election fees and legal services are also included in this category. Training, travel and promotion has a budget of \$1 million, which is an increase over current forecast of \$142,000 or 16% and is primarily driven by commercial events as staff focuses on growing the Port's container business. Trans-Pacific Maritime Conference, International Fresh Produce, RILA (approved today) and Texas International Produce are a few of the commercial events staff plans to attend in addition to support for the Port's ongoing businesses such as the Finished Vehicle Conference and Breakbulk which includes the Customer Reception event. Sales travel includes targeted carriers as well as visiting existing customers with seven domestic and one European trip which is the same as this year's budget. Mr. Lowe noted the European trip did not take place and is always evaluated for potential opportunities. Rounding out the category is Brazoria County Day, AAPA events, CAP meetings and traditional types of training needed by staff. Utilities of \$1.4 million, which is an increase over FY 26 of \$37,000. He stated that this is an area where staff uses the ongoing averages and adds a slight increase as they anticipate a 5% or more increase in water rates. Business insurance has a budget of \$2.4 million, which is a decrease of \$31,000 or 1% and is approved annually. Mr. Lowe noted that back in February, the Commission approved a 2 year property renewal which helped lower the rate and staff will likely see that again in FY 28 if all things stay the same. Staff budgeted a 5% increase in liability, which is now lined up with the property renewal and generally little movement. Other services and charges is budgeted at \$1.4 million, which is an increase of \$634,000 or 85% over 2026 forecast. Mr. Lowe stated that earlier in the week, he sent a reconciliation of items that were added to the budget since the committee meetings, noting that some of the items are commercially contracted services and can be discussed further in executive session but explains why the figure moved significantly both from the committee meetings and versus the current forecasts, as staff anticipates some new operating expenses. This category also includes dues through AAPA, TPA and PIERS membership as well as the Union Pacific property leases, NOAA PORTS System and cybersecurity subscriptions. Maintenance and repair budget of \$1.4 million, which is an increase of \$66,000 or 5% over 2026 with the grating repairs on cranes 1 and 2 being the most significant item in the category. Also included is security equipment, cleaning and maintenance of the office buildings, dust control and potholes (road repairs) that were previously mentioned as well as a change for a Gate 8 sewer line repair that was submitted after the first expense budget was presented in committee. Depreciation expense is projected to be \$15.1 million which is an increase of 1.6 or 12% over 2026. Mr. Lowe noted that this is one increase that brings joy because it means the Port is completing reinvestments back into its infrastructure and projects are being completed. He also noted this is a non-cash item with the Commission previously approving the cash. Commissioner Kincannon asked for clarification on depreciation and how its budgeted. Mr. Lowe explained that one of the first lessons accountants learn is matching principle which is matching revenues and expenses. There are accounting principles around this but from a practical standpoint if you buy an asset and that asset has a 20 year life, it's going to contribute to the revenue for the next 20 years. Rather than recognizing all the cash outflow of the asset in the year it was purchased, its broken up into 20 increments and try to match up. An example would be if you spent \$20 million on an asset and recognize \$1 million a year because it's generating revenue. He added that it's the best way to evenly spread the expenses of capital in regard to what you're generating on the revenue side. Another example is the Port's ribbon cutting recently held for Area 5. It went on the books at \$20 million. Staff will depreciate it over 30 years so every year that asset value is going to come down on the balance sheet and staff will recognize 1/30th of that expense in the expense budget. It's not cashflow. Ms. Saathoff noted that staff stills records the reduction in cash when the Port paid for and built the asset. It's recorded as an

asset but now moving it to expense ratably over the life of the asset to the expense statement. Mr. Lowe stated that the delta between the forecast and the budget was minimal when staff met with the committees, however, the operating changes he spoke to has moved the needle. He noted the budget versus forecast is about a \$5.1 million increase over current forecast and walked through what has been introduced which includes \$1.6 million in depreciation, \$1.1 million of personnel which always assumes fully staffed personnel. Grant Management will hit this year's budget as well as new operating expenses. He stated that the combination of the four items is about \$4.5 million with the total delta of \$5.1 plus another \$600,000 which is why he tried to provide a reconciliation for as much of it as he could. Moving on to Debt, Interest and Fees, Mr. Lowe showed a list of all the Port's outstanding bonds with the first three being the General Obligation Bonds equating to \$7,249,000. He explained that number reflects what the Port is covering in regard to the operating income going back into covering the general obligation debt, such that the tax rate can be zero. The remaining revenue bonds represent the additional \$14.1 million. He further explained that from the cash flow side, staff would take the operating income, add back in the depreciation which would get to the \$30 - \$40 million range, pay the debt and be left with \$20 - \$25 million to reinvest back into the capital plan. The proposed capital plan is \$104 million and includes \$30,750,000 for the Freeport Harbor Channel. He stated that the Port is responsible for a final 10% payment for the final overall project cost which is why the figure is still included for ongoing potential obligations. This does not impact any of the operating income spoken to earlier but would come strictly from the GO Bond fund. The buildout of the container handling facilities includes Area 4 or the future Berth 9. Cross Dock 2 is also included under this item as it's a component of the overall container business. Both items are heavily funded through grants. Development of warehousing and OEM facilities includes the non-TWIC yard, Parcel 19 rail development, public parking lot and Gate 12 RPM. Port infrastructure support includes safety, security and IT projects like crane spare parts, Cross Dock 2 inspection area, vehicles, EOC generator and a small amount remaining on the fender project. Also included here is the Greenbelt with tribute on Parcel 1 that has also been mentioned as well as the capitalized maintenance item. Finally, Mr. Lowe shared a graphic that depicts how the capital projects are funded. He explained that grant funding is broken into two sections with one showing that over half of the port's projects are grant funded with smaller piece being the portion that the port would contribute as a local sponsor on the grants. The other portions of the graph include traditional cash flow of \$11 million and GO debt spoken to earlier. Mr. Lowe noted that staff will take any feedback from today's presentation and incorporate it for September 15 meeting to approve the budget. The next agenda item will be to approve the proposed tax rate that will also be presented for final approval on September 15. Ms. Saathoff noted that staff will be making adjustments to include an increased membership with The Greater Houston Port Bureau which includes a position on the board. She added that the organization is speaking very heavily on representing the region at the state and federal levels and the Port does not want to left out of the conversation. Bay Area Transportation Group is another organization that not only represents Galveston and Harris County, but Brazoria County as well. Staff will make the adjustments and voice over it at our next meeting as a delta.

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

Mr. Lowe stated that although the Commission's direction is clear with regard to having a zero tax rate, the Port must go through the process every year to formally propose a tax rate as long as the GO bonds are outstanding. The roll call vote is recorded in a resolution and sent to the County which will dictate the language used for the advertisement in The Facts and what goes on the Port's website. Additionally, he explained that it will take a few more years before nothing shows under the no new revenue rate. He also noted that for the accounts that would

have been negligent or past due in the past, there's an ongoing process for it adding that the Port is not assessing a tax rate and has not assessed a tax for the last couple of years, but there is occasional tax revenue that comes in from outstanding debt accounts in the past. Staff asks the Commission to formally propose a tax rate of zero, take a roll call vote to be recorded in the resolution and sent to the County which will then lead to a newspaper ad telling the public when you will vote on the proposed rate.

A motion was made by Commissioner Giesecke to propose a zero tax rate. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

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

A. Under authority of Section 551.071 (Consultation with Attorney) for discussion regarding:

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

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

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

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

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

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

1. The potential purchase, exchange, lease, or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 3, 5, 7 and 8.
2. The potential lease or value of real property located at Port Freeport or adjacent to Port Freeport, including but not limited to Parcel 1.
3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 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: Executive Director/CEO, Chief Financial Officer, Director of Engineering, Director of Protective Services, Director of Business & Economic Development, Director of Information Technology and Director of Operations.

20. RECONVENED OPEN SESSION:

21. Adjourn.

With no further business before the Commission, the meeting adjourned at 5:12 PM.

Rob Giesecke, Chairman

Rudy Santos, Vice Chairman

Kim Kincannon, Secretary

Dan Croft, Asst. Secretary

Barbara Fratila, Commissioner

Absent
Ravi K. Singhania, Commissioner

Port Commission Special Meeting
September 15, 2026
In Person & Videoconference

A Special Meeting of the Port Commission of Port Freeport was held September 15, 2026, beginning at 1:03 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

Commissioners present in person:

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

Commissioners present via Videoconference:

Mr. Ravi Singhania, Commissioner

Staff Members Present:

Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Miura, Director of Business & Economic Development
Mr. Jesse Hibbetts, Director of Operations
Mr. Brandon Robertson, Director of IT
Ms. Amy O'Brien, Controller
Ms. Missy Bevers, Executive Assistant
Ms. Amanda Veliz, Public Affairs Manager

Staff Members Present via Videoconference:

Ms. Heather Cook, Randle Law Firm
Mr. Chris Hogan, Director of Protective Services

Also, Present Online:

Mr. Alan Jones

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Roll Call – Commissioner Giesecke noted that Commissioner Singhania was online while all other Commissioners were present in the Board Room.
3. Public Comment – There was no public comment.
4. Public Testimony – There was no public testimony.
5. Conduct Workshop regarding Fiscal Year 2026/2027 Budget for Port Freeport.

Mr. Lowe stated that the budget process began with staff back in June and subsequently, meetings were held with the respective committees to discuss the expense budget. He thanked the Commission for their time in assisting and giving feedback through the committee efforts. When staff presented the first budget workshop on August 27th, it was recommended that two items related to the expense side of the budget be added, participation with the Greater

Houston Port Bureau and the BayTran Association. Both items were incorporated into the budget that resulted in a \$7,000 change to what was presented in the workshop. Otherwise, no changes have been made to the financial statement. Beginning with the budget summary, Mr. Lowe stated the budget incorporates \$63.3 million in operating revenues, \$36.1 million in operating expenses that would produce an operating profit of \$27.2 million with an operating margin of 43%. This results in an increase in net assets of \$31.7 million. The 26-27 plan includes \$104.2 million for capital expenditures and the debt service interest expense on existing debt amounts to \$11.4 million. Revenues has a budget of \$102 million with 47% of the revenues generated through harbor revenues, another \$15 million through lease revenues, zero through ad valorem taxes, grant revenues of \$34.3 million, and other revenues of \$4.5 million. He stated that total operating revenues is \$63.3 million and by contrast, the current budget is \$59.9 million. Likewise, the forecast of about \$59.6 million. Harbor revenues increased from 2026 forecasts, \$4 million or 9%. Staff is budgeting \$21.4 million in tonnage and 742 ship calls and by contrast, current forecast is about 731 for current fiscal year. Overall, volumes are level with the 2026 forecast based on full operations of the port's existing customers. Lease revenues of \$15 million is a decrease over 2026 forecasted by \$298,000 or 2% due to short-term lease terminations. Mr. Lowe stated that operating expenses amount to \$36,113,761 of which 78% is comprised of personnel, security contract, business insurance, and depreciation. He also noted that all of those items are vetted with staff, committees and the full board for approvals. New operating supplies adds another \$1.3 million for new commercial activities anticipated in the upcoming fiscal year, which would take it up to 81%, noting that discretionary spending represents about 20% of the overall budget. Salary, wages, and benefits has a budget of \$7.6 million, which is an increase over 2026 forecasts of \$1.1 million or 18%. Fiscal year 2027 includes 3% increase in CPI and merit increases and includes filling three approved positions that are vacant plus two new positions as well as \$25,000 in available market adjustments and 10% increase in forecasts of group health, dental, vision versus current rates. The percent of group health to total wages and benefits is 16%, assumes full participation in retirement plan and the overall percent of benefits to salary and wages is 37%. Professional services is budgeted at \$4.7 million, which is an increase over 2026 forecasts of \$770,000 or 20%. Mr. Lowe stated that this category includes the port's security contract personnel, which makes up about 63% of the category and noted several items that are included such as the Parcel 27/34 market study, the port's federal and state government liaisons, port planning services for Phase 3 of Cold Storage, EPA grant management and engineering for the EPA grant are included and are offset in revenue. He noted that they are reimbursable grants, but staff accounts for it by showing it as an expense and then shows the reimbursement in other income. He stated those amounts were budgeted in the current fiscal year however timing has pushed it into next year and is a driver to the variance in the budget. An additional variance from the new budget versus the forecast is that staff is missing fairly significant EPA charges for a combined amount of about \$1.1 million. Also included under professional services is legal fees, vessel simulations, underwater sonar surveys, grant application writing and election fees for this fiscal budget. Training, travel, and promotion has a budget of \$1 million, which is an increase from 2026 forecast of \$142,000 or 16%. Commercial events are included where staff continues to promote the port's containerized cargo capabilities, roll-on roll-off and breakbulk cargo capabilities. The upcoming fiscal year will see participation at the Trans-Pacific Maritime Conference, the RILA Conference, International Fresh Produce, Texas International Produce and Finished Vehicle Logistics. In addition to general advertising and sales travel, Mr. Lowe stated that this budget includes 7 domestic trips plus one European trip, which is the same as the current budget. He noted that the Europe trip did not take place and staff always evaluates to determine when it's needed. The port's CAP meetings and staff training is also in this

category. Utilities has a budget of \$1.4 million, which is an increase over 2026 forecasts of \$37,000 or 3% and includes a projected 5% increase in water and sewer rates. Business insurance, \$2.4 million, which is a decrease of \$31,000 or 1% under 2026 forecasts. Mr. Lowe stated that staff presents this category annually, potentially twice/year depending on policy, but is working toward making it an annual presentation which was done in February (for March 1 start) with the property insurance for a two-year commitment with favorable rates. He noted that rates should be close to what staff anticipates, not knowing what the liability portion will be for some of the coverages, when they present next March. Other services and charges, budget of \$1.4 million, which is an increase of \$641,000 or 86% over our 2026 forecast, which is driven primarily by costs associated with new commercial activities that have been discussed extensively with the Port Commission. Other major items include IT contractor services, AAPA membership dues as well as the previously mentioned Greater Houston Port Bureau and BayTran Association. Also included are Port-a-can and hand wash stations, property lease from the railroad, NOAA Port System, cybersecurity subscriptions, aerial map subscription as well as TPA, PIERS, IFPA and WGMA. Mr. Lowe noted that over \$500,000 represents new terminal equipment for new tenants in this category. Maintenance and repair has a budget of \$1.4 million, which is an increase of \$66,000 or 5% over 2026 with the bulk of the category going to the cranes (terminal operations equipment). Grating repairs on Cranes 1 and 2 are included for this year's budget along with security equipment, cleaning and maintenance for office buildings, dust control, road repairs, ongoing maintenance and the Gate 8 sewer line repair. Depreciation expense of \$15.1 million, which is an increase of \$1.6 million or 12% for over the 2026 forecast which is due to the completion of ongoing capital projects. Mr. Lowe stated that overall, the expense category is a \$5.1 million increase (combining all the expenses just mentioned) or 17% versus the current forecast noting the following categories: New operations - \$1.3 million, Depreciation - \$1.6 million, Personnel - \$1.1 and Grant Management - \$500,000 over current. He stated that personnel is a category that runs a little favorable and is budgeted based on assumptions of full staff and hiring adding that anytime we have a turnover in staff, there's a gap which also contributes to a gap in associated personnel costs for medical. He noted that the port has great retention in staff overall, but there are certain times and positions that there has been some turnover which leads to a little favorability and when that's combined with the new positions, it shows a greater variance. He added that there's nothing else going on other than timing plus the two new positions. An overview of the debt, interest and fees shows the general obligation bonds representing about \$7.2 million in annual principal and interest payments while the last eight revenue bonds represent \$14.1 million in annual payments for a combined \$21.3 million. Mr. Lowe stated that call dates and interest have been added to the graphic for reference noting that the first three bonds listed are channel related and also noting that the port borrowed at an exceptional time, highlighting the 2021 GO Bond at 1.84%. He reminded the Commission that if there's ever an opportunity to improve the port's position in regard to rates, staff will bring that to the board. Mr. Lowe stays plugged in to the market rates and communicates with Masterson who is also watching and knows the port would be open to refinancing if it were financially advantageous to the port. Mr. Lowe also commented that this will be the next to last time the 2013A bond will be seen on the budget with 2028 the final payment. The proposed capital expansion plan for 26-27 is \$104,174,290. The first item of the strategic initiatives is the Freeport Harbor Channel of \$30,750,000. Mr. Lowe stated the port has funds available to take care of it so it would not have any impact on the port's ongoing operations. The funds were planned in advance in 2018 when Phyllis and the team went to the community and then to the market with the bond offerings. Staff is now waiting on the final accounting of the Freeport Harbor Channel Improvement Project from the Corps of Engineers. Once the final accounting has been completed, the Corps will let us know what the final accounting

payment that the port owes and staff will then reconcile that and make arrangements for payment. Anything beyond that (funding-wise), staff will bring back to the board. Moving on with continuing the build out of the port's container handling facilities and associated infrastructure at \$43.7 million. Projects to note are the 10 acres referred to as Area 4 as well as Cross Dock 2, which is a partially grant funded project. Development of warehousing and OEM distribution facilities amount to \$20 million and includes the non-TWIC parking area, Parcel 19 rail development, public parking project and the Gate 12 RPM project. Finally, port infrastructure includes the safety, security and IT projects that are often grant related as well as the crane spare parts program, Cross Dock 2 inspection, vehicles, EOC generator, fenders project, Parcel 1 Greenbelt with Tribute as well as the capitalized maintenance program, which is about \$1.5 million. Finally, Mr. Lowe shared a graphic that depicts the funding with grant projects representing 60% (20% port match, 40% grant), general cash flow or reserves 11% and the GO debt fund account at \$30 million or 29%. With regard to the Freeport Harbor Channel and the final pavement to the Corps of Engineers, Commissioner Giesecke asked what the parameters or restriction are for the \$30 million should there be funds left from the GO bonds after the final payment. Mr. Lowe stated there are definitely restrictions on what the funds can be used for adding that they would have to be projects related to the Harbor Channel. He added that he recently met with bond council and financial advisors to discuss this topic because staff is anticipating there would be an opportunity based on the favorability of being below budget on the project. He explained that any leftover funds would offset the 23 bond payments and go into a trust that automatically makes payments over the remaining life of the bond. That portion, or if it were the entirety, the entirety would be removed from the balance sheet. Ms. Saathoff stated that staff will not only be bringing the closeout of the current Freeport Harbor Channel Improvement Project, but also the final closeout of the 46-foot project adding that there are some considerations in how all the payments are handled and staff wants to see the final accounting on the Freeport Harbor Channel Improvement Project before any commitments or recommendations are made on how to proceed. She also noted that staff received notification earlier that the port's \$3.4 million work in kind request has been reviewed and approved. Staff knows from a contractual side what things look like but isn't sure if there's any additional costs to come from the Galveston District. The port also has the 10% of the overall project. Staff does not have a timeline, but they are very motivated to release the federal funds that have not been spent for other projects but in order to do that, they need to have this one closed out. Mr. Lowe thanked the Commission for the support and acknowledged Ms. O'Brien for her effort in taking the lead on compiling the budget as well as the directors and managers who contribute to the process.

6. Adoption of the FY 2026/2027 Budget for Port Freeport.

Staff recommends adoption of the FY 2026/2027 budget as presented.

A motion was made by Commissioner Kincannon to adopt the Fiscal Year 2026/2027 budget for Port Freeport as presented. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

7. Adoption of a Resolution setting the 2026 Tax Rate for Port Freeport.

Following process now that a budget is in place and includes a zero tax rate impact, Mr. Lowe stated a resolution is still needed to adopt the tax rate of zero. With that, staff recommends a motion to adopt the tax rate of zero and asks that the Commission make an individual roll call vote.

A motion was made by Commissioner Giesecke to adopt a tax rate of \$0.00 for the year 2026. The motion was seconded by Commissioner Singhania with all Commissioners present voting in favor of the motion.

8. Adjourn.

With no further business before the Commission, the meeting adjourned at 1:44 PM.

Rob Giesecke, Chairman

Rudy Santos, Vice Chairman

Kim Kincannon, Secretary

Dan Croft, Asst. Secretary

Barbara Fratila, Commissioner

Ravi K. Singhania, Commissioner



PORT FREEPORTSM

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

Interim Financial Report

(unaudited)

For the Period ending:

August 31, 2026

PORT COMMISSION

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

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

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Management Narrative

As of August 31, 2026, the Port remained on a sound financial foundation with operating revenues 1% below budget. Further, operating expenses were below planned levels by a factor of 11%. These factors combined have contributed to producing an operating profit of \$26,592,588, and an operating margin of 49%, which is above planned performance levels by 11% or \$2,649,282 and is \$1,440,655 or 5% below the prior year's results.

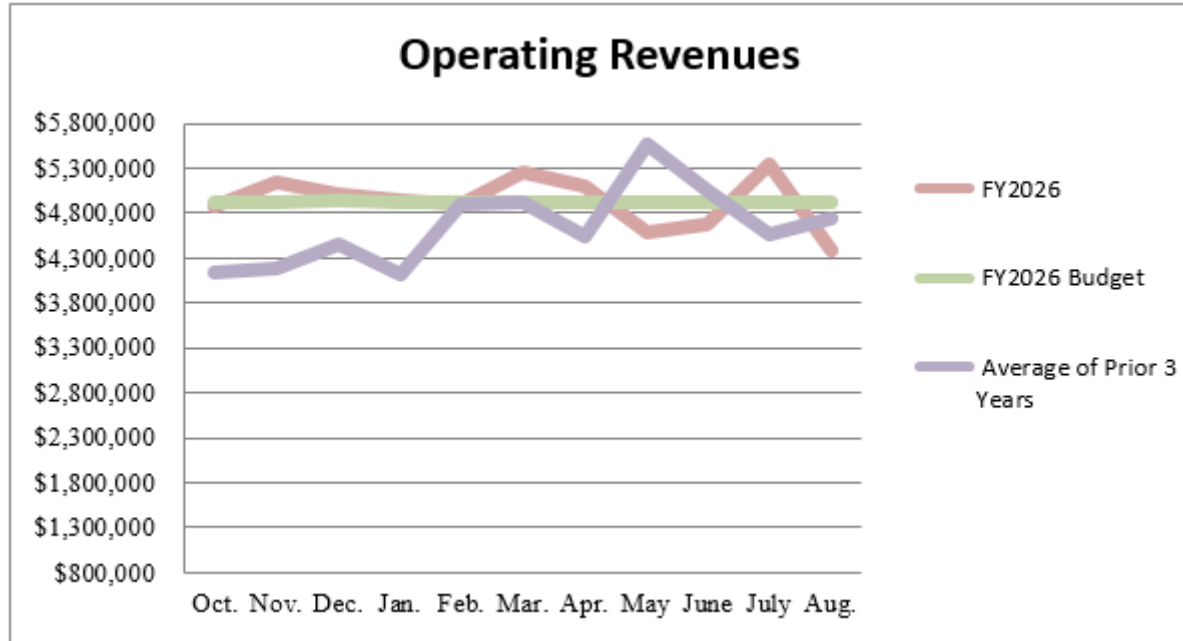
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 7.397 to 1, which reflects a strong position of liquidity, and a debt ratio of 101.3%, which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance	% Var
	Actuals	Budget	Favorable (Unfavorable)	
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 54,220,736	\$ 54,876,766	\$ (656,030)	-1%
Operating expense	<u>27,628,148</u>	<u>30,933,460</u>	3,305,312	11%
Operating income (loss)	<u>26,592,588</u>	<u>23,943,306</u>	2,649,282	11%
Operating margin	49.0%	43.6%		
Net non operating revenues (expense)	(6,724,274)	(6,696,304)	(27,970)	0%
Capital contributions	6,405,462	9,552,428	(3,146,966)	-33%
Net extraordinary revenue (expense)	<u>(22,420)</u>	<u>-</u>	(22,420)	0%
Change in net assets	<u>\$ 26,251,357</u>	<u>\$ 26,799,430</u>	\$ (548,074)	
Balance Sheet				
Cash and cash equivalents	\$ 94,712,268	Current ratio (unrestricted) (Exclusive of GASB 87)		
Lease receivable	180,260,753			
Current unrestricted assets (less lease receivable)	52,271,441	7.397 to 1		
Total assets	816,641,059	Debt to Net Assets Ratio		
Current unrestricted liabilities	7,066,903			
Total liabilities	333,064,618	101.3%		
Deferred inflow of resources	164,224,887			
Total Net Assets	\$ 319,351,554			

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

OPERATING REVENUES

Total operating revenues for the period ending August 31, 2026, are \$54,220,736. This is 1% below planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at \$18,763,601 which is below the budget of \$19,655,122 by 5%. The following is a brief analysis of wharfage results by cargo category:

	11 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 966,513	\$ 404,958	\$ (561,555)	-58%
Bulk Aggregate	-	203,000	\$ 203,000	0%
Containerized Cargo	2,943,912	2,550,679	\$ (393,233)	-13%
General Cargo	13,075,792	13,520,838	\$ 445,046	3%
Project Cargo	307,083	55,233	\$ (251,850)	-82%
Ro-Ro Cargo	2,361,823	2,028,893	\$ (332,930)	-14%
Total	\$ 19,655,122	\$ 18,763,601	\$ (891,521)	-5%

Dockage revenue stands at \$9,911,175 which is \$789,221 or 7% below budgeted levels. In reference to wharfage and dockage revenue, year-to-date ship calls are 577 compared to a budget of 557.

Equipment use fees stand at \$2,296,844 which is under budget \$78,263 or 3%.

Security fees stand at \$4,151,430 which is \$620,874 or 18% above budget.

Facility use fees are \$3,223,048. This is over budget by \$1,119,716 or 53%.

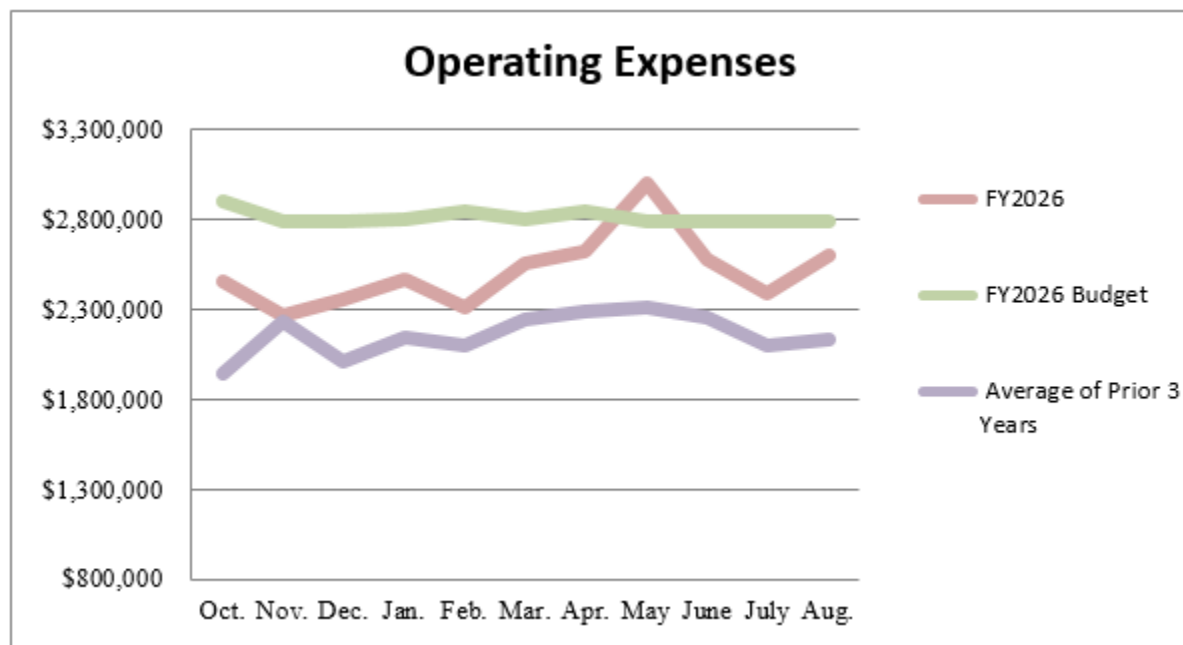
Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,865,960 which is \$136,058 or 7% below budgeted levels.

Ground leases stand at \$13,102,431, which is 1% above budget.

Other leases are at \$903,055 which is \$95,839 or 12% above budgeted level.

OPERATING EXPENSES

Total operating expenses are \$27,628,148, which is under budget \$3,305,312 or 11% for the first eleven months ending August 31, 2026. The following are more specific explanations for variances in operating expenses:



Port salaries/wages and benefits are \$5,583,688. This is \$694,703 or 11% less than the budget. This is due to delays in filling open positions.

Professional services are \$3,596,713 which is under budget 11% or \$465,652.

Training, travel & promotional expenses are \$725,717 which is below budget \$172,171 or 19%. The following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$354,790, which is below budgeted levels by \$135,480 or 28%.

- Sales/promotional travel costs are \$70,072, which is below the budgeted level by \$8,292 or 11%.
- Governmental relations costs are \$4,585 which is below budget by \$23,334 or 84% due to timing of government related travel.
- Community events are \$179,105 which is above budgeted levels \$49,369 or 38%. This is due to the timing of events such as the Centennial Celebration and the Take A Child Fishing Tournament.
- Technical training is \$52,018 which is \$60,620 or 54% under budget due to timing or postponement of training and onboarding personnel.

Supplies are \$192,346 which is below the budget by \$23,076 or 11%.

Utilities are \$1,226,740, which is \$47,894 or 4% above budget. This is due to the timing of pass-through invoices being issued to customers.

Business insurance is \$2,070,999 which is \$626,641 or 23% below budgeted levels.

Other services and charges at \$632,992 are \$100,207 or 14% below budget.

Maintenance and repair expenses at \$1,251,337 are \$29,471 or 2% below budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Planned maintenance of the drives on cranes 1 and 2, \$282,313.
- Air processor repair kit ordered in July of 25 and received January 2026 \$10,303.
- Emergency repairs at Transit Shed 1 for a total of \$8,680
- Emergency fire pump repairs of \$56,217
- Planned trolley repairs of \$60,000
- Emergency electrical repairs for a total of \$5,225
- Repairs to A/C at the administration building of \$11,860

Depreciation expense at \$12,347,616 is \$1,241,586 or 9% below budget.

Operating income is \$26,592,588 compared to the August 2026 budget of \$23,943,306. Eleven percent above budget.

NON-OPERATING REVENUES (EXPENSES)

Ad Valorem tax collections are budgeted at zero for FY2026 due to the resolution taking the debt service tax rate to zero. The expenses budgeted here are appraisal district, assessor, and collector fees. For the period through August 2026, the net revenue of ad valorem taxes collected was \$14,771.

Investment income is \$3,809,800, which is below budget by 6% due to changes in fair market values, funds invested in capital projects, and interest rates.

Debt interest and fees are \$10,782,476 which is at budgeted levels.

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

Grant Revenue budgeted through August of fiscal year 2026 is \$9,552,428. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$6,405,462 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 \$4,385,365 including repairs to the cranes and port buildings. Fiscal year 2026 expenses are \$22,420 for the period ending August, 2026. FEMA has committed to reimburse an additional \$2,307,116.

**PORT FREEPORT
BALANCE SHEET**

	<u>8/31/2026</u>	<u>9/30/2025</u>
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 38,717,887	\$ 29,134,908
INVESTMENTS		
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	9,474,468	6,665,489
PROPERTY TAXES	11,657	20,905
LEASE RECEIVABLE	180,260,753	180,260,753
OTHER	(226,996)	(235,929)
OTHER GOVERNMENTS	709,972	880,287
ACCRUED INTEREST		0
PREPAIDS	1,082,529	959,055
INVENTORY	2,501,924	1,693,965
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 232,532,194	\$ 219,379,433
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	55,974,381	50,161,240
INVESTMENTS	36,662,048	44,447,016
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	19,472	32,542
OTHER		(1,783)
ACCRUED INTEREST	61,433	59,101
BOND DISCOUNTS AND ISSUANCE COSTS	3,116	3,116
TOTAL RESTRICTED ASSETS	92,720,450	94,701,232
TOTAL CURRENT ASSETS	325,252,644	314,080,666
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	634,463,782	619,832,717
LESS ACCUMULATED DEPRECIATION	(143,075,367)	(130,727,752)
PROPERTY, PLANT, AND EQUIPMENT NET	491,388,415	489,104,965
TOTAL ASSETS	\$ 816,641,059	\$ 803,185,631
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 2,089,125	\$ 5,465,838
EQUIPMENT LEASE PAYABLE		-
ACCRUED COMPENSATED ABSENCES		144,548
UNEARNED LEASE INCOME	4,977,778	4,763,160
TOTAL CURRENT LIABILITIES	\$ 7,066,903	\$ 10,373,546
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	2,384,980	3,491,349
BONDS PAYABLE	-	7,590,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	2,384,980	11,081,349
NON-CURRENT LIABILITIES		
BONDS PAYABLE	303,775,000	303,775,000
BOND PREMIUMS	19,837,735	20,630,652
TOTAL NON-CURRENT LIABILITIES	323,612,735	324,405,652
TOTAL LIABILITIES	\$ 333,064,618	\$ 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	\$ 294,604,308	\$ 295,802,273
RESTRICTED-DEBT SERVICE	18,888,833	16,746,235
RESTRICTED-CAPITAL PROJECTS (Corps)	2,141	12,242
RESTRICTED CONTRIBUTED TO OTHERS	49,152,453	47,707,974
RESERVE FOR CAPITAL IMPROVEMENTS	20,074,340	13,272,355
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(125,293,412)	(127,218,419)
UNRESTRICTED	61,922,890	46,777,536
TOTAL NET ASSETS	\$ 319,351,554	\$ 293,100,196

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

	REPORTING PERIOD	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	11 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025/2026 BUDGET
OPERATING REVENUES:								
Wharfage	1,393,145	18,763,601	\$ 19,054,811	-2%	\$ 19,655,123	\$ (891,522)	-5%	\$ 21,441,953
Dockage & deep water berth	722,699	9,911,175	10,550,554	-6%	10,700,396	(789,221)	-7%	11,673,160
Equipment & pallet use fees	179,483	2,296,844	2,350,758	-2%	2,375,107	(78,263)	-3%	2,591,025
Facility use fees	281,066	3,223,048	2,511,242	28%	2,103,332	1,119,716	53%	2,294,545
Security Fees	318,561	4,151,430	4,102,355	1%	3,530,556	620,874	18%	3,851,515
Other Customer Service Fees	164,558	1,865,960	1,906,257	-2%	2,002,018	(136,058)	-7%	2,182,675
Ground leases	1,235,073	13,102,431	12,764,090	3%	13,025,602	76,829	1%	14,209,747
Other leases	85,816	903,055	807,731	12%	807,216	95,839	12%	881,373
GASB 87 Lease recognition	-	-	-	0%	-	-	0%	-
Other revenue	308	3,191	34,415	-91%	677,416	(674,225)	-100%	739,000
Business interruption Claim	-	-	-	0%	-	-	0%	-
Total Operating Revenues	4,380,708	54,220,736	54,082,214	0%	54,876,766	(656,030)	-1%	59,864,993
OPERATING EXPENSES:								
Port salaries/wages	387,554	4,251,412	4,042,931	5%	4,850,506	(599,094)	-12%	5,287,826
Port employee benefits	122,012	1,332,276	1,216,018	10%	1,427,885	(95,609)	-7%	1,791,996
Professional services	454,870	3,596,713	3,622,904	-1%	4,062,365	(465,652)	-11%	4,446,506
Training, travel, and promotional	58,759	725,717	710,083	2%	897,888	(172,171)	-19%	973,992
Supplies	24,009	192,346	202,184	-5%	215,422	(23,076)	-11%	235,400
Utilities	59,787	1,226,740	950,453	29%	1,178,845	47,895	4%	1,286,013
Business Insurance	123,543	2,070,999	2,524,518	-18%	2,697,340	(626,341)	-23%	2,942,554
Other services & charges	62,730	632,992	477,169	33%	733,199	(100,207)	-14%	799,432
Maintenance & repair	117,192	1,251,337	1,136,694	10%	1,280,808	(29,471)	-2%	1,388,618
Depreciation	1,189,829	12,347,616	11,166,015	11%	13,589,202	(1,241,586)	-9%	14,824,585
Total Operating Expenses	2,600,284	27,628,148	26,048,971	6%	30,933,460	(3,305,312)	-11%	33,976,922
OPERATING INCOME (LOSS)	1,780,424	26,592,588	28,033,243	-5%	23,943,306	2,649,282	11%	25,888,071
		49%	52%		44%			43%
NON-OPERATING REVENUES (EXPENSES)								
Ad Valorem tax collections	973	14,771	(37,487)	-139%	-	14,771	0%	-
Investment Income	331,667	3,809,750	4,795,557	-21%	4,052,053	(242,303)	-6%	4,420,422
Gain (loss) on sale of assets	-	-	33,289	-100%	-	-	0%	-
Debt interest and fees	(971,329)	(10,782,476)	(11,058,883)	-2%	(10,748,357)	34,119	0%	(11,726,609)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:								
Freeport Harbor Improvement Project	-	-	-	0%	-	-	0%	-
Berth Floodwall Modifications	-	(15,850)	(4,000)	296%	-	-	0%	-
Contributed Capital-Other	(9,979)	(9,979)	-	0%	-	-	0%	-
OTHER:								
Dredge material placement fees	-	-	-	0%	-	-	0%	-
Other Revenue	-	259,510	-	-	-	-	0%	-
Total Non-Operating Revenue (Expenses)	(648,667)	(6,724,274)	(6,271,525)	7%	(6,696,304)	(27,970)	0%	(7,306,187)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	1,131,757	19,868,314	21,761,719	-9%	17,247,002	2,621,312	15%	18,581,884
CAPITAL CONTRIBUTIONS:								
Grants:								
Grants Port-Freeport	(208,118)	6,405,462	6,648,495	-4%	9,552,428	(3,146,966)	-33%	10,420,831
Total Capital Contributions-Grants	(208,118)	6,405,462	6,648,495	-4%	9,552,428	(3,146,966)	-33%	10,420,831
EXTRAORDINARY ITEM								
Emergency Recovery Efforts - Hurricane	-	(22,420)	(4,380,057)	-99%	-	(22,420)	0%	-
Net Extraordinary Income (Expense)	-	(22,420)	(4,380,057)	-99%	-	(22,420)	0%	-
CHANGE IN NET POSITION	\$ 923,640	\$ 26,251,357	\$ 24,030,157	9%	\$ 26,799,430	\$ (548,073)	-2%	\$ 29,002,715

STATEMENT OF CASH FLOWS

August 31, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 26,592,588	\$ 28,033,243
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	12,347,616	11,166,015
Dredge Material Placement Fees	(15,850)	-
Change in Assets and Liabilities:		
Trade receivables	(2,808,979)	(4,092,351)
Other receivables	(8,933)	172,610
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	(807,959)	(250,323)
Prepaid and Other	45,058	424,052
Accounts payable	(3,376,713)	559,183
Deferred lease income	214,618	145,059
Accrued compensated absences	(144,548)	(146,828)
Total Cash Provided from (Used for) Operating Activities	32,036,899	36,010,660
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	37,088	32,527
Property tax collection expense	-	(5,917)
Emergency Recovery Efforts - Disaster Related	(22,420)	(4,380,057)
Total Cash Provided from (Used for) Non-capital Financing Activities	14,668	(4,353,447)
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)	(12,958,184)
Proceeds from sale of long-term debt obligations	-	-
Land, capital improvement, and equipment purchases	(15,097,037)	(41,097,196)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	9,979	-
Grants received	6,405,462	6,613,197
Proceeds from sale/disposal of capital assets	-	33,289
Total Cash Provided from (Used for) Capital Financing Activities	(28,953,358)	(54,133,894)
Cash Flows from Investing Activities:		
Investment earnings	3,807,468	4,772,621
Change in FMV of marketable investment securities	705,474	905,683
Total Cash Provided from (Used for) Investing Activities	4,512,942	5,678,304
Net Increase(Decrease) in Cash and Cash Equivalents	7,611,152	(16,798,377)
Cash and Cash Equivalents at Beginning of Period	123,743,164	133,026,835
Cash and Cash Equivalents at End of Period	\$ 131,354,316	\$ 116,228,459

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	9,334,484	98%
31 - 60 days		84,933	1%
61 - 90 days		29,273	0%
Over 90 days	\$	65,728	1%
Allowance for uncollectibles		(39,949)	0%
Net Trade A/R	\$	9,474,468	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	61,820
Corps of Engineers*		620,518
Employee Payroll Related		15,167
Accounts Payable		1,391,620
Total A/P	\$	2,089,125

45' Project - \$620,518

Note 3 - Debt Service Information

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

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

Note 4 - Net Asset Information

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

Fiscal Year 2016 Amount Funded	\$	3,423,398
Fiscal Year 2017 Amount Funded	\$	3,570,000
Fiscal Year 2018 Amount Funded	\$	3,887,346
Fiscal Year 2019 Amount Funded	\$	4,269,552
Fiscal Year 2020 Amount Funded	\$	4,120,672
Fiscal Year 2021 Amount Funded	\$	3,981,963
Fiscal Year 2022 Amount Funded	\$	3,627,381
Fiscal Year 2023 Amount Funded	\$	3,351,718
Fiscal Year 2025 Withdrawn	\$	(6,136,324)
Fiscal Year 2026 Amount Replaced from 2025	\$	6,136,324

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
August 31, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	11 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
COMMISSIONERS							
OPERATING EXPENSES:							
Port salaries/wages	\$ 52,800	\$ 52,800	0%	\$ 52,800	-	0%	\$ 57,600
Port employee benefits	5,760	5,290	9%	4,604	1,156	25%	4,974
Professional services	-	27,133	-100%	-	-	0%	-
Training, travel & promotional	48,068	69,898	-31%	75,299	(27,231)	-36%	83,211
Supplies	69	91	-24%	550	(481)	-87%	600
Utilities	8,736	7,841	11%	8,158	578	7%	8,900
Total Operating Expenses	\$ 115,433	\$ 163,053	-29%	\$ 141,411	(25,978)	-18%	\$ 155,285

ADMINISTRATION & FOREIGN TRADE ZONE

OPERATING EXPENSES:							
Port salaries/wages	\$ 1,470,949	\$ 1,389,412	6%	\$ 1,617,905	(146,956)	-9%	\$ 1,761,351
Port employee benefits	417,797	372,326	12%	433,081	(15,284)	-4%	562,126
Professional services	838,766	537,313	56%	885,173	(46,407)	-5%	980,933
Training, travel & promotional	247,419	158,525	56%	218,346	29,073	13%	237,274
Supplies	24,764	35,536	-30%	25,532	(768)	-3%	27,600
Utilities	74,871	66,635	12%	65,762	9,109	14%	71,740
Business Insurance	2,070,999	2,524,518	-18%	2,697,340	(626,341)	-23%	2,942,554
Other services & charges	442,167	306,788	44%	481,505	(39,338)	-8%	525,385
Maintenance & repair	136,189	141,040	-3%	167,201	(31,012)	-19%	182,350
Depreciation	12,347,616	11,166,015	11%	13,589,202	(1,241,586)	-9%	14,824,585
Total Operating Expenses	\$ 18,071,537	\$ 16,698,109	8%	\$ 20,181,047	(2,109,510)	-10%	\$ 22,115,898

ENGINEERING

OPERATING EXPENSES:							
Port salaries/wages	\$ 327,281	\$ 406,898	-20%	\$ 430,997	(103,716)	-24%	\$ 470,179
Port employee benefits	126,332	153,677	-18%	156,775	(30,443)	-19%	192,697
Professional services	181,242	453,134	-60%	794,200	(612,958)	-77%	866,400
Training, travel & promotional	12,062	12,565	-4%	29,274	(17,212)	-59%	31,915
Supplies	2,754	3,889	-29%	5,409	(2,655)	-49%	5,900
Utilities	4,820	4,839	0%	6,253	(1,433)	-23%	6,822
Other services & charges	6,601	6,106	8%	9,029	(2,428)	-27%	9,850
Maintenance & repair	539	962	-44%	462	77	17%	500
Total Operating Expenses	\$ 661,631	\$ 1,042,071	-37%	\$ 1,432,399	(770,768)	-54%	\$ 1,584,263

OPERATIONS

OPERATING EXPENSES:							
Port salaries/wages	\$ 1,837,362	\$ 1,653,656	11%	\$ 2,143,105	(305,743)	-14%	\$ 2,337,933
Port employee benefits	582,694	505,735	15%	634,802	(52,108)	-8%	785,403
Professional services	6,224	13,172	-53%	5,000	1,224	24%	5,000
Training, travel & promotional	56,082	18,949	196%	30,382	25,700	85%	32,449
Supplies	108,547	98,774	10%	109,499	(952)	-1%	120,100
Utilities	1,090,786	830,188	31%	1,051,044	39,742	4%	1,146,593
Other services & charges	108,192	108,854	-1%	134,955	(26,763)	-20%	146,340
Maintenance & repair	1,043,175	900,094	16%	1,045,879	(2,704)	0%	1,132,668
Total Operating Expenses	\$ 4,833,063	\$ 4,129,422	17%	\$ 5,154,666	(321,603)	-6%	\$ 5,706,486

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
August 31, 2026

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	11 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2025/2026 BUDGET
<u>BUSINESS DEVELOPMENT</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 357,681	\$ 343,661	4%	\$ 379,815	(22,134)	-6%	\$ 414,344
Port employee benefits	120,280	103,886	16%	115,290	4,990	4%	141,725
Professional services	150,922	400,000	-62%	-	150,922	0%	-
Training, travel & promotional	356,058	442,837	-20%	532,398	(176,340)	-33%	575,868
Supplies	2,199	3,169	-31%	5,499	(3,300)	-60%	6,000
Utilities	4,124	3,878	6%	5,098	(974)	-19%	5,562
Other services & charges	22,003	13,856	59%	39,118	(17,115)	-44%	43,032
Maintenance & repair	-	-	0%	-	-	0%	-
Total Operating Expenses	\$ 1,013,269	\$ 1,311,287	-23%	\$ 1,077,218	(63,949)	-6%	\$ 1,186,531

PROTECTIVE SERVICES

OPERATING EXPENSES:							
Port salaries/wages	\$ 205,340	\$ 196,504	4%	\$ 225,884	(20,544)	-9%	\$ 246,419
Port employee benefits	79,413	75,104	6%	83,333	(3,920)	-5%	105,071
Professional services	2,419,558	2,192,152	10%	2,377,992	41,566	2%	2,594,173
Training, travel & promotional	6,027	7,308	-18%	12,189	(6,162)	-51%	13,275
Supplies	54,012	60,725	-11%	68,933	(14,921)	-22%	75,200
Utilities	43,403	37,072	17%	42,530	873	2%	46,396
Other services & charges	54,029	41,566	30%	68,592	(14,563)	-21%	74,825
Maintenance & repair	71,434	94,598	-24%	67,266	4,168	6%	73,100
Total Operating Expenses	\$ 2,933,216	\$ 2,705,029	8%	\$ 2,946,719	(13,503)	0%	\$ 3,228,459

CONSOLIDATED - TOTAL

OPERATING EXPENSES:							
Port salaries/wages	\$ 4,251,412	4,042,931	5%	4,850,506	(599,094)	-12%	\$ 5,287,826
Port employee benefits	1,332,276	1,216,018	10%	1,427,885	(95,609)	-7%	1,791,996
Professional services	3,596,713	3,622,904	-1%	4,062,365	(465,652)	-11%	4,446,506
Training, travel & promotional	725,717	710,082	2%	897,888	(172,171)	-19%	973,992
Supplies	192,344	202,184	-5%	215,422	(23,078)	-11%	235,400
Utilities	1,226,740	950,453	29%	1,178,845	47,895	4%	1,286,013
Business Insurance	2,070,999	2,524,518	-18%	2,697,340	(626,341)	-23%	2,942,554
Other services & charges	632,993	477,170	33%	733,199	(100,206)	-14%	799,432
Maintenance & repair	1,251,337	1,136,694	10%	1,280,808	(29,471)	-2%	1,388,618
Depreciation	12,347,616	11,166,016	11%	13,589,202	(1,241,586)	-9%	14,824,585
Total Operating Expenses	\$ 27,628,148	\$ 26,048,971	6%	\$ 30,933,460	(3,305,312)	-11%	\$ 33,976,922

PORT FREEPORT - VELASCO TERMINAL ONLY

STATEMENT OF REVENUES AND EXPENSES

August 31, 2026

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	11 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2026 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 2,499,317	\$ 2,648,428	-6%	\$ 1,965,513	\$ 533,804	27%	\$ 2,144,196
Dockage & deep water berth	919,607	850,656	8%	1,070,039	(150,432)	-14%	1,167,316
Equipment & pallet use fees	2,168,336	2,105,445	3%	1,900,085	268,251	14%	2,072,820
Facility use fees	302,518	318,220	-5%	-	302,518	0%	-
Security Fees	411,551	395,753	4%	353,052	58,499	17%	385,148
Other Customer Service Fees	640,217	665,588	-4%	974,294	(334,077)	-34%	1,062,867
Ground leases	101,459	369,520	-73%	260,513	(159,054)	-61%	284,196
Total Operating Revenues	7,043,007	7,353,609	-4%	6,523,496	519,511	8%	7,116,543
OPERATING EXPENSES:							
Port salaries/wages	555,339	436,102	27%	441,177	114,162	26%	481,284
Port employee benefits	122,620	95,315	29%	124,833	(2,213)	-2%	162,450
Professional services	850	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	-	-	0%	-
Supplies	2,090	280	646%	-	-	0%	-
Utilities	236,377	155,904	52%	158,086	78,291	50%	172,457
Business Insurance	418,570	439,952	-5%	539,468	(120,898)	-22%	588,511
Maintenance & repair	514,304	431,780	19%	556,417	(42,113)	-8%	607,000
Depreciation	6,409,654	5,401,020	19%	6,522,817	(113,163)	-2%	7,115,801
Total Operating Expenses	8,259,804	6,960,352	19%	8,342,798	(82,994)	-1%	9,127,503
OPERATING INCOME (LOSS)	(1,216,797)	393,257	409%	(1,819,302)	602,505	33%	(2,010,960)
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(2,269,280)	(2,341,965)	-3%	(3,598,856)	1,329,576	37%	(3,927,189)
Total Non-Operating Revenue (Expenses)	(2,269,280)	(2,341,965)	-3%	(3,598,856)	1,329,576	-37%	(3,927,189)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(3,486,077)	(1,948,708)	79%	(5,418,158)	1,932,081	0%	(5,938,149)
CHANGE IN NET POSITION	\$ (3,486,077)	\$ (1,948,708)	79%	\$ (5,418,158)	\$ 1,932,081	-36%	\$ (5,938,149)

PORT FREEPORT
Port Improvement Projects Summary
July 31, 2026

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2026	CIP Prior Years	Incurred to Date Total	Balance to Finish
2026 Operations A/V Upgrade	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 Asphalt 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	2,356.00		2,356.00	1,284,344.00
EDSA	1,286,700.00		1,286,700.00	1,286,700.00	2,356.00		2,356.00	1,284,344.00
Construction				14,000,000.00			0.00	0.00
Other not in contract			0.00				0.00	0.00
RADIO INTEROPERABILITY PSPG 25 U#1	220,000.00	0.00	220,000.00	220,000.00	2,160.50		2,160.50	217,839.50
EDSA			0.00				0.00	0.00
Construction	220,000.00		220,000.00		2,160.50		2,160.50	217,839.50
Other not in contract			0.00				0.00	0.00
FLOODWALL MODIFICATION DOCKS 1,2,3 AND 5	215,274.00	0.00	215,274.00	215,274.00	115,175.72		115,175.72	100,098.28
EDSA			0.00				0.00	0.00
Construction	215,274.00		215,274.00		115,175.72		115,175.72	100,098.28
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	6,800.00	0.00	6,800.00	1,500,000.00	6,800.00		6,800.00	0.00
EDSA	6,800.00		6,800.00		6,800.00		6,800.00	0.00
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	287,669.00		287,669.00	381,331.00
EDSA	669,000.00		669,000.00		287,669.00		287,669.00	381,331.00
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	1,092,000.00		1,092,000.00	2,236,000.00
EDSA			0.00				0.00	0.00
Construction	3,328,000.00		3,328,000.00		1,092,000.00		1,092,000.00	2,236,000.00
Other not in contract			0.00				0.00	0.00
2026 M&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	150,876.18	0.00	150,876.18	414,654.82
EDSA	565,531.00	0.00	565,531.00		150,876.18	0.00	150,876.18	414,654.82
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	972,290.00	0.00	972,290.00	285,710.00
EDSA	1,258,000.00	0.00	1,258,000.00	1,258,000.00	972,290.00	0.00	972,290.00	285,710.00
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		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
July 31, 2026

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2026	CIP Prior Years	Incurred to Date Total	Balance to Finish
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 Access Road Widening	1,215,124.20	0.00	1,215,124.20	1,215,132.58	972,708.68	27,650.00	1,000,358.68	214,765.52
EDSA	66,137.00	0.00	66,137.00		12,104.50	27,650.00	39,754.50	26,382.50
Construction	1,148,987.20	0.00	1,148,987.20		960,604.18	0.00	960,604.18	188,383.02
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Greenbelt with Port Expansion Area Tribute	0.00	0.00	0.00	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	\$ 8,009,497.47	\$ 34,225,266.14	\$ 42,234,763.61	\$ 7,848,457.03

Vendor Expenditure

Tuesday, September 15, 2026

Period: 08/01/26..08/31/26

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Port Freeport

FREEPORT\OBRIEN

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 08/01/26..08/31/26

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100126	08/04/26	V01070	Alliance Terminal Equipment Services, LLC	2,800.00	
138539	134785		Inventory- Spare Parts ZPMC Cranes		2,800.00
138539	134785		Brake Assembly		
			Line Amount Total		2,800.00
100127	08/04/26	V00132	American Journal of Transportation	750.00	
138528	132992		Industry Advertising		
138528	132992		1/2 page ad Automotive Logistics March 2026		
138528	132992		1/2 page ad Gulf Coast Parts & Trade May 2026		
138528	132992		1/2 page ad Top 100 Container Parts Ports June 2026		
138528	132992		12 Months Daily Newsletter banner and top spot (180x150) Feb-Dec 2026		750.00
			Line Amount Total		750.00
100128	08/04/26	V00490	Applied Industrial Technologies	2,235.57	
138529	134850		Inventory- Spare Parts New Berth 8 Cranes		2,235.57
138529	134850		Bearing Assembly		
138529	134850		Bearing Quotes:		
138529	134850		#1 515745187		
138529	134850		#2 515728860		
138529	134850		#3 515745057		
138529	134850		#4 515745045		
138529	134850		Seal Quote:		
138529	134850		#5 515745085		
			Line Amount Total		2,235.57
100129	08/04/26	V00114	AT&T:171-799-3737 001	761.46	
138523	135183		Telephone		128.24
138523	135183		Telephone		64.11
138523	135183		Telephone		336.64
138523	135183		Telephone		15.99
138523	135183		Telephone		48.20
138523	135183		Telephone		32.06
138523	135183		Telephone		23.99
138523	135183		Telephone		48.12
138523	135183		Telephone		64.11
			Line Amount Total		761.46
100130	08/04/26	V00115	AT&T:979-373-0021 663 4	788.30	
138561	135229		Telephone		274.19
138561	135229		Telephone		137.10
138561	135229		Telephone		34.27
138561	135229		Telephone		102.82
138561	135229		Telephone		102.82
138561	135229		Telephone		137.10
			Line Amount Total		788.30
100131	08/04/26	V00187	Brazoria County Septic Service	2,820.00	
138502	135174		M&R Bldgs-Scale House		325.00
138504	135169		Contract Services		882.00
138511	135193		Community Events - Freeport Harbor Channel Improvement Project		347.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.		PO No.	GL Account Name	Line Description	Line Amount
138519		135191		Contract Services	1,266.00
				Line Amount Total	2,820.00
100132	08/04/26	V00049	Brazos Fasteners, Inc	116.40	
138422		135115		M&R TOE-Gantry Crane #1	53.50
138422		135115		M&R TOE-Gantry Crane #2	53.50
138501		135178		M&R TOE-Gantry Crane #3	4.70
138501		135178		M&R TOE-Gantry Crane #4	4.70
				Line Amount Total	116.40
100133	08/04/26	V00039	Brazosport Tire	1,222.20	
138478		135156		M&R Vehicles-P6 2024 Ford Maverick	191.95
138503		135170		M&R TOE-2007 John Deere Gator	887.10
138512		135189		M&R TOE-Toyota Forklift	143.15
				Line Amount Total	1,222.20
100134	08/04/26	V00037	Briggs Equipment	2,166.71	
138482		134871		M&R TOE-JLG 80 HX Manlift	
138482		134871		Switch: Moment, Cont	
138482		134871		Fan ASM, CLNG	1,026.50
138482		134871		Pulley 2 Groove	498.89
138482		134871		Vibration Damper	551.34
138482		134871		Front Seal	46.98
138482		134871		Parts Freight In	43.00
				Line Amount Total	2,166.71
100135	08/04/26	V01144	Carrier Corporation	11,860.00	
138530		134875		M&R Bldgs-Admin Bldg 1100 Cherry St	11,860.00
138530		134875		Condenser Coil Replacement	
				Line Amount Total	11,860.00
100136	08/04/26	V00096	CenterPoint Energy	50.22	
138562		135230		Water & Gas	50.22
				Line Amount Total	50.22
100137	08/04/26	V01244	Certified Crane and Rigging Services, LLC	3,988.00	
138520		135080		M&R TOE-Gantry Crane #1	1,994.00
138520		135080		M&R TOE-Gantry Crane #2	1,994.00
138520		135080		150 Ton Crane Rental	
				Line Amount Total	3,988.00
100138	08/04/26	V00539	Cintas	951.88	
138479		135158		Office Supplies	283.57
138479		135158		Office Supplies	281.80
138479		135158		Office Supplies	150.17
138479		135158		Office Supplies	165.89
138480		135130		Office Supplies	70.45
				Line Amount Total	951.88
100139	08/04/26	V00097	Comcast	2,869.72	
138551		135222		Contract Services	1,434.86
138552		135223		Contract Services	1,434.86
				Line Amount Total	2,869.72
100140	08/04/26	V00668	DARE Capital Partners, LLC	1,650.04	
138522		135188		M&R TOE-Gantry Crane #1	461.50
138522		135188		M&R TOE-Gantry Crane #2	461.50

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138522	135188		Contract Labor Expense		727.04
			Line Amount Total		1,650.04
100141	08/04/26	V00228	Department of Information Resources	315.27	
138414	135102		Telephone		53.08
138414	135102		Telephone		26.55
138414	135102		Telephone		139.38
138414	135102		Telephone		6.62
138414	135102		Telephone		19.96
138414	135102		Telephone		13.27
138414	135102		Telephone		9.93
138414	135102		Telephone		19.93
138414	135102		Telephone		26.55
			Line Amount Total		315.27
100142	08/04/26	V00041	Evco Industrial Hardware	378.48	
138505	135173		Safety Supplies		143.52
138506	135172		Maint and Operations Supplies		45.20
138507	135171		Maint and Operations Supplies		45.20
138513	135196		M&R TOE-Miller Gas Welding Machine		144.56
			Line Amount Total		378.48
100143	08/04/26	V01017	GFL Plant Services LP	606.82	
138495	135166		Contract Services		606.82
			Line Amount Total		606.82
100144	08/04/26	V00011	Gulftex Vending	181.04	
138535	135204		Office Supplies		
138535	135204		Office Supplies		
138535	135204		Office Supplies		
138535	135204		Office Supplies		
138535	135204		Office Supplies		
138535	135204		Office Supplies		
138535	135204		Office Supplies		181.04
			Line Amount Total		181.04
100145	08/04/26	V00107	HDR, Inc	31,119.14	
138531	134358		Construction in Progress J00583		31,119.14
138531	134358		Professional Services for the		
138531	134358		Docks 1, 2, 3 and 5 Floodwall Modifications		
138531	134358		Submittal of 408A		
138531	134358		Board Approval 04/23/2026		
			Line Amount Total		31,119.14
100146	08/04/26	V00258	HubSpot, Inc.	4,800.00	
138532	135185		Contract Services		4,800.00
			Line Amount Total		4,800.00
100147	08/04/26	V00152	IFM Efactor, Inc.	944.32	
138524	135180		M&R TOE-Gantry Crane #3		472.16
138524	135180		M&R TOE-Gantry Crane #4		472.16
			Line Amount Total		944.32
100148	08/04/26	V00267	IWS Gas and Supply of Texas	587.22	
138514	135198		M&R TOE-General, Terminal Ops Equip & Tools		66.55
138515	135197		M&R TOE-Miller Gas Welding Machine		86.88
138541	135200		M&R TOE-Gantry Crane #1		81.22

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138541	135200		M&R TOE-Gantry Crane #2		81.21
138542	135199		M&R TOE-Gantry Crane #1		135.68
138542	135199		M&R TOE-Gantry Crane #2		135.68
			Line Amount Total		587.22
100149	08/04/26	V00358	J.R. Merritt Controls, Inc.	1,226.39	
138521	134736		M&R TOE-Gantry Crane #3		595.00
138521	134736		M&R TOE-Gantry Crane #4		595.00
138521	134736		Brake Rotator		
138521	134736		M&R TOE-Gantry Crane #3		18.19
138521	134736		M&R TOE-Gantry Crane #4		18.20
			Line Amount Total		1,226.39
100150	08/04/26	V00194	Johnson Supply	26.84	
138429	135118		M&R Bldgs-Scale House		26.84
			Line Amount Total		26.84
100151	08/04/26	V00982	King Ranch Ag & Turf	85.39	
138516	135194		M&R TOE-2008 John Deere Gator 4X2		85.39
			Line Amount Total		85.39
100152	08/04/26	V00026	Lowe's	34.16	
138565	135187		M&R TOE-2017 John Deere Gator HPX		34.16
			Line Amount Total		34.16
100153	08/04/26	V01105	MetLife	4,171.50	
138533	135179		Group Dental Insurance		288.08
138533	135179		Group Vision Insurance		62.56
138533	135179		Group Life Insurance		317.83
138533	135179		Group Dental Insurance		253.36
138533	135179		Group Vision Insurance		52.84
138533	135179		Group Life Insurance		129.61
138533	135179		Group Dental Insurance		706.29
138533	135179		Group Vision Insurance		150.98
138533	135179		Group Life Insurance		411.22
138533	135179		Group Life Insurance		
138533	135179		Group Dental Insurance		189.64
138533	135179		Group Vision Insurance		37.84
138533	135179		Group Life Insurance		142.99
138533	135179		Group Dental Insurance		129.75
138533	135179		Group Vision Insurance		25.98
138533	135179		Group Life Insurance		85.07
138533	135179		Group Dental Insurance		57.43
138533	135179		Group Vision Insurance		11.86
138533	135179		Group Life Insurance		31.13
138533	135179		Group Dental Insurance		188.93
138533	135179		Group Vision Insurance		38.76
138533	135179		Group Life Insurance		112.21
138533	135179		Group Dental Insurance		202.62
138533	135179		Group Vision Insurance		38.34
138533	135179		Group Life Insurance		71.68
138533	135179		Group Dental Insurance		103.73
138533	135179		Group Vision Insurance		20.03
138533	135179		Group Life Insurance		36.20
138533	135179		Group Dental Insurance		147.41
138533	135179		Group Vision Insurance		31.93

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
138533	135179		Group Life Insurance	95.20	
			Line Amount Total	4,171.50	
100154	08/04/26	V00697	Northern Safety Co., Inc.	330.19	
138431	135107		Safety Supplies	330.19	
			Line Amount Total	330.19	
100155	08/04/26	V00499	Occupational Health Centers	570.00	
138525	135181		Employment Related	285.00	
138525	135181		Employment Related	285.00	
			Line Amount Total	570.00	
100156	08/04/26	V00673	Phoenix Products LLC	1,336.86	
138484	135031		M&R Roads-Parcel 14 Road	1,300.00	
138484	135031		LED Modules for high mast lighting		
138484	135031		M&R Roads-Parcel 14 Road	36.86	
			Line Amount Total	1,336.86	
100157	08/04/26	V00244	Pitney Bowes Bank Inc Purchase Power	12.42	
138563	135228		Office Supplies-Finance charge	12.42	
138563	135228		Office Supplies		
138563	135228		Office Supplies		
138563	135228		Office Supplies		
138563	135228		Office Supplies		
138563	135228		Office Supplies		
138563	135228		Office Supplies		
138563	135228		Office Supplies		
138563	135228		Office Supplies		
			Line Amount Total	12.42	
100158	08/04/26	V00248	Promotions Unlimited	1,169.06	
138526	135184		Community Event-Port Golf Tournament	400.94	
138554	135033		Community Events	261.72	
138554	135033		Mini Watering Can Blossom Kit w/seeds + shipping		
138554	135033		Community Events		
138554	135033		Rope Knot Keychain + freight		
138567	135033		Community Events		
138567	135033		Mini Watering Can Blossom Kit w/seeds + shipping		
138567	135033		Community Events	506.40	
138567	135033		Rope Knot Keychain + freight		
			Line Amount Total	1,169.06	
100159	08/04/26	V00067	Quill LLC	232.46	
138536	135203		Office Supplies		
138536	135203		Office Supplies		
138536	135203		Office Supplies	144.48	
138536	135203		Office Supplies		
138536	135203		Office Supplies		
138536	135203		Office Supplies		
138536	135203		Office Supplies		
138536	135203		Office Supplies		
138536	135203		Office Supplies		
138536	135203		Badge Supplies		
138537	135202		Office Supplies	30.59	
138537	135202		Office Supplies	15.30	
138537	135202		Office Supplies		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
138537	135202		Office Supplies	3.83	
138537	135202		Office Supplies	11.48	
138537	135202		Office Supplies		
138537	135202		Office Supplies	11.48	
138537	135202		Office Supplies	15.30	
138537	135202		Office Supplies		
138537	135202		Badge Supplies		
			Line Amount Total	232.46	
100160	08/04/26	V01088	Ruby Dunn	76.56	
138543	135207		Community Events	75.69	
138543	135207		Automobile Expense	0.87	
			Line Amount Total	76.56	
100161	08/04/26	V01104	Select Cybersecurity, LLC	1,350.42	
138555	135221		Contract Services	1,350.42	
			Line Amount Total	1,350.42	
100162	08/04/26	V01217	Senergy Petroleum, LLC	5,010.64	
138498	135148		Fuel/Oil - 550 Gallons of Unleaded Fuel / Fees	2,132.82	
138498	135148		Fuel/Oil - 600 Gallons of Dyed Diesel / Fees	2,826.17	
138498	135148		Surcharges	51.65	
			Line Amount Total	5,010.64	
100163	08/04/26	V00303	Sherwin-Williams	576.64	
138508	135177		M&R TOE-Gantry Crane #1	26.47	
138508	135177		M&R TOE-Gantry Crane #2	26.48	
138509	135176		M&R TOE-Gantry Crane #1	156.92	
138509	135176		M&R TOE-Gantry Crane #2	156.92	
138510	135175		M&R TOE-Gantry Crane #1	104.93	
138510	135175		M&R TOE-Gantry Crane #2	104.92	
			Line Amount Total	576.64	
100164	08/04/26	V00285	Shoppa's Farm Supply, Inc.	339.14	
138517	135195		M&R Groundskeeping Equipment-5510 John Deere	339.14	
			Line Amount Total	339.14	
100165	08/04/26	V00010	Specialties Company	940.72	
138437	135119		M&R TOE-Gantry Crane #3	143.36	
138437	135119		M&R TOE-Gantry Crane #4	143.36	
138438	135116		M&R TOE-Gantry Crane #3	87.68	
138438	135116		M&R TOE-Gantry Crane #4	87.68	
138439	135112		M&R TOE-Gantry Crane #3	239.32	
138439	135112		M&R TOE-Gantry Crane #4	239.32	
			Line Amount Total	940.72	
100166	08/04/26	V00098	Suburban Propane	1,112.63	
138497	135164		Fuel/Oil	1,112.63	
			Line Amount Total	1,112.63	
100167	08/04/26	V00054	Summit Electric Supply	1,000.54	
138433	135121		M&R Leased Facilities-24A (Chiquita)	920.75	
138481	135155		M&R TOE-HiPower Portable Generator	79.79	
			Line Amount Total	1,000.54	
100168	08/04/26	V00101	Payment vendor ledger entry is not found check# 100168.	0.00	
			Line Amount Total		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
100169	08/04/26	V00101	Sunstates Security, LLC	149,833.50	
138544		135209	Security Service Fees	348.56	
138545		135211	Security Service Fees	972.90	
138546		135212	Security Service Fees	286.00	
138547		135213	Security Service Fees	840.13	
138548		135214	Security Service Fees	929.50	
138549		135217	Security Service Fees	286.00	
138550		135218	Security Service Fees	947.38	
138556		135210	Security Service Fees	47,909.50	
138557		135215	Security Service Fees	47,026.36	
138558		135216	Security Service Fees	1,200.33	
138559		135219	Security Service Fees	47,801.19	
138560		135220	Security Service Fees	1,285.65	
			Line Amount Total	149,833.50	
100170	08/04/26	V01090	Taylor Marine Construction	137,180.00	
138566		133870	Construction in Progress - J00580	144,400.00	
138566		133870	Furnish labor, materials, equipment & insurance for the		
138566		133870	New Fenders Docks 1, 2, and 3 project		
138566		133870	Board Approval 02/26/2026		
138566		133870	Retainage Payable		
138566		133870	Retainage Payable		
138566		133870	Retainage Payable		
138566		133870	Retainage Payable	-7,220.00	
			Line Amount Total	137,180.00	
100171	08/04/26	V00376	The Goodman Corporation	7,506.00	
138534		131840	Consultant Fees - Other - EPA Clean Air Grant	7,506.00	
138534		131840	Management		
138534		131840	Board Approval on 05/29/2025		
			Line Amount Total	7,506.00	
100172	08/04/26	V00071	Verizon Wireless	962.09	
138527		135201	Telephone	37.99	
138527		135201	Telephone	392.18	
138527		135201	Telephone	303.98	
138527		135201	Telephone	75.98	
138527		135201	Telephone		
138564		135231	Telephone	75.98	
138564		135231	Telephone		
138564		135231	Telephone	37.99	
138564		135231	Telephone		
138564		135231	Telephone	37.99	
			Line Amount Total	962.09	
100173	08/04/26	V00178	Waypoint	750.00	
138538		135205	Consultant Fees - Other	750.00	
			Line Amount Total	750.00	
100174	08/04/26	V00234	Wharton Tractor Company	613.84	
138518		135192	M&R Groundskeeping Equipment-Holland 105 Tractor	613.84	
			Line Amount Total	613.84	
100175	08/07/26	V00176	Yaklin Ford	5,323.84	
138590		135096	M&R Vehicles-P6 2024 Ford Maverick	3,940.34	
138590		135096	Change Order	1,383.50	

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
138590	135096		Repairs to P6 - Insurance Claim		
			Line Amount Total	5,323.84	
100176	08/11/26	V00102	ABB, Inc	22,208.55	
138607	133240		M&R TOE-Gantry Crane #1 - Reclass to 1721		
138607	133240		M&R TOE-Gantry Crane #2 - Reclass to 1721		
138607	133240		Inventory- Spare Parts ZPMC Cranes	22,208.55	
138607	133240		Board Approval on 12/18/2025		
			Line Amount Total	22,208.55	
100177	08/11/26	V01175	Alsco Uniforms	45.54	
138643	132657		Maint and Operations Supplies		
138643	132657		M&R Bldgs-Operations Bldg		
138643	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		
138643	132657		M&R Bldgs-Security Bldg	45.54	
138643	132657		Maint and Operations Supplies-New Uniforms		
138643	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total	45.54	
100178	08/11/26	V01135	Amazon Capital Services	1,938.40	
138644	135208		Office Supplies	198.14	
138644	135208		Office Supplies	60.31	
138644	135208		Office Supplies	33.95	
138644	135208		Office Supplies	158.12	
138644	135208		Commercial Events - VNDR WRKSHP	38.88	
138644	135208		Badge Supplies	123.42	
138644	135208		Safety Supplies	59.99	
138644	135208		Furniture and Equipment Purchases <\$5,000	35.70	
138644	135208		Furniture and Equipment Purchases <\$5,000	211.82	
138644	135208		M&R Docks-Dock Berth 2	238.00	
138644	135208		M&R TOE-Miller Gas Welding Machine	141.78	
138644	135208		M&R TOE-General, Terminal Ops Equip & Tools	59.90	
138644	135208		M&R Warehouse-Warehouse 51	399.34	
138644	135208		Community Events - Ribbon Cutting	179.05	
			Line Amount Total	1,938.40	
100179	08/11/26	V00177	Arthur J. Gallagher Risk Management Services, LLC	581,928.57	
138654	135302		Insurance Expense - Boiler & Machinery		
138654	135302		Insurance Expense - Commercial Auto		
138654	135302		Insurance Expense - Excess Liability (Umbrella)		
138654	135302		Insurance Expense - Fiduciary		
138654	135302		Insurance Expense - Property Ins/Gen Liability	436,446.43	
138654	135302		Insurance Expense - Maritime		
138654	135302		Insurance Expense - Public Officials		
138654	135302		Insurance Expense - Security Boat		
138654	135302		Insurance Expense - Terrorism (Property)		
138654	135302		Insurance Expense - VT	145,482.14	
			Line Amount Total	581,928.57	
100180	08/11/26	V00047	Art's Sign Service, Inc.	109.20	
138591	135279		M&R Vehicles-2026 Chevy Crew Cab Truck	109.20	
			Line Amount Total	109.20	
100181	08/11/26	V00279	Avalon Risk PFTA New York	720.00	
138635	135293		Insurance Expense-Warehouse bond	720.00	
			Line Amount Total	720.00	

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100182	08/11/26	V00256	Blueline Shop & Copy Center	636.46	
138578	135256		Community Events		636.46
			Line Amount Total		636.46
100183	08/11/26	V00208	Brandon Robertson	273.50	
138648	135309		Telephone - July		136.75
138648	135309		Telephone - Aug		136.75
			Line Amount Total		273.50
100184	08/11/26	V00187	Brazoria County Septic Service	2,465.12	
138570	135233		M&R Bldgs-Scale House		325.00
138645	135283		Contract Services		2,140.12
			Line Amount Total		2,465.12
100185	08/11/26	V00286	Brazoria Heritage Foundation	100.00	
138598	135275		Community Events		100.00
			Line Amount Total		100.00
100186	08/11/26	V00049	Brazos Fasteners, Inc	5.00	
138423	135111		M&R TOE-Gantry Crane #1		2.50
138423	135111		M&R TOE-Gantry Crane #2		2.50
			Line Amount Total		5.00
100187	08/11/26	V00039	Brazosport Tire	1,784.26	
138424	135109		M&R TOE-Toyota Forklift		248.10
138569	135241		M&R Vehicles-2018 Nissan Rogue		662.16
138628	135292		M&R Groundskeeping Equipment-5510 John Deere		874.00
			Line Amount Total		1,784.26
100188	08/11/26	V00605	BTel - Brazoria Telephone Company	1,132.00	
138582	135257		Contract Services		1,132.00
			Line Amount Total		1,132.00
100189	08/11/26	V00201	CDW Government	4,168.00	
138602	135206		Contract Services		4,168.00
138602	135206		Fortinet Firewall Renewal - 1 Year		
138602	135206		10/01/2026-09/01/2027		
			Line Amount Total		4,168.00
100190	08/11/26	V01086	Clinton Woodson	389.93	
138649	135307		Telephone - July		75.00
138649	135307		Sales/Promotion Travel		289.70
138649	135307		Commercial Events		25.23
			Line Amount Total		389.93
100191	08/11/26	V00517	Covenant K9 Detection Services	8,250.00	
138636	132480		Security Service Fees		8,250.00
138636	132480		Hourly Rate for K9 Detection Services for 360 Hrs		
			Line Amount Total		8,250.00
100192	08/11/26	V00070	Darlene Winkler	29.36	
138579	135243		Community Events		11.38
138579	135243		Ribbon Cutting		8.70
138579	135243		Automobile Expense		4.64
138579	135243		Automobile Expense		4.64
			Line Amount Total		29.36

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100193	08/11/26	V00189	Energia Resources, Inc.	48.00	
138470	135133		M&R Leased Facilities-HTS- (Parcel 19 & 25)		48.00
			Line Amount Total		48.00
100194	08/11/26	V00041	Evco Industrial Hardware	386.85	
138426	135117		M&R TOE-General, Terminal Ops Equip & Tools		53.55
138608	135260		M&R TOE-Gantry Crane #1		166.65
138608	135260		M&R TOE-Gantry Crane #2		166.65
			Line Amount Total		386.85
100195	08/11/26	V01017	GFL Plant Services LP	1,828.08	
138428	135114		Contract Services		606.82
138571	135236		Contract Services		398.57
138572	135235		Contract Services		215.87
138609	135262		Contract Services		606.82
			Line Amount Total		1,828.08
100196	08/11/26	V01037	Harper Brothers Construction, LLC	925,430.17	
138585	135273		Retainage Payable		925,430.17
			Line Amount Total		925,430.17
100197	08/11/26	V00258	HubSpot, Inc.	16.48	
138632	135290		Contract Services		16.48
			Line Amount Total		16.48
100198	08/11/26	V01010	Imperial Bag & Paper Co LLC dba Imperial Brady	2,615.29	
138599	135277		Office Supplies		
138599	135277		Office Supplies		
138599	135277		Office Supplies		
138599	135277		Office Supplies		
138599	135277		Office Supplies		
138599	135277		Office Supplies		
138599	135277		Office Supplies		550.94
138613	135255		Office Supplies		732.42
138614	135254		Office Supplies		817.64
138633	135296		Office Supplies		
138633	135296		Office Supplies		
138633	135296		Office Supplies		
138633	135296		Office Supplies		
138633	135296		Office Supplies		
138633	135296		Office Supplies		
138633	135296		Office Supplies		514.29
			Line Amount Total		2,615.29
100199	08/11/26	V01239	Integrity Customs Brokerage LLC	3,259.66	
138638	135289		Inventory- Spare Parts New Berth 8 Cranes		3,259.66
138638	135289		Brokerage services and customs fees for delivery of gantry crane spare parts		
138638	135289		Port Commission approved \$800,000.00 purchase of spare parts on 02/2/2026		
138638	135289		These fees are associated with PO #132434 associated with that approval		
			Line Amount Total		3,259.66
100200	08/11/26	V00267	IWS Gas and Supply of Texas	94.97	
138610	135261		M&R TOE-Gantry Crane #1		20.35
138610	135261		M&R TOE-Gantry Crane #2		20.35

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
138611	135251		M&R TOE-Gantry Crane #1	27.13	
138611	135251		M&R TOE-Gantry Crane #2	27.14	
			Line Amount Total	94.97	
100201	08/11/26	V00358	J.R. Merritt Controls, Inc.	28.55	
138612	135271		M&R TOE-Gantry Crane #3	14.27	
138612	135271		M&R TOE-Gantry Crane #4	14.28	
			Line Amount Total	28.55	
100202	08/11/26	V00083	Jason Hull	136.75	
138580	135244		Telephone-July	136.75	
			Line Amount Total	136.75	
100203	08/11/26	V00110	Jason Miura	391.50	
138650	135308		Telephone - July	136.75	
138650	135308		Telephone - Aug	136.75	
138650	135308		Sales/Promotion Travel	118.00	
			Line Amount Total	391.50	
100204	08/11/26	V00119	JH Sanchez Holding Company	6,605.00	
138646	133393		Janitorial Services February 2026-January 2027		
138646	133393		M&R Bldgs-Admin Bldg 1100 Cherry St	2,723.00	
138646	133393		M&R Bldgs-Operations Bldg	889.00	
138646	133393		M&R Bldgs-Security Bldg	651.00	
138646	133393		M&R Bldgs-Security Bldg-Customs	880.00	
138646	133393		M&R Bldgs-Buildings VT Berth 7	890.00	
138646	133393		M&R Bldgs-Maintenance Bldg	110.00	
138646	133393		M&R Transit Shed-T.S. 3	91.00	
138646	133393		M&R Bldgs-Gate 4	20.00	
138646	133393		M&R Bldgs-Security Bldg-Customs Shack	351.00	
138646	133393		Board Approval on 12/14/2023		
138646	133393		Change Order Approval on 01/23/2025		
			Line Amount Total	6,605.00	
100205	08/11/26	V01250	Kevin Hoehne	950.00	
138653	135311		Community Events-FHCIP Ribbon cutting	950.00	
			Line Amount Total	950.00	
100206	08/11/26	V00038	Killum Pest Control	319.99	
138592	135190		M&R Bldgs-Gate 8-Guard Bldg	319.99	
			Line Amount Total	319.99	
100207	08/11/26	V00982	King Ranch Ag & Turf	379.99	
138615	135247		M&R Groundskeeping and Misc. Equipment	379.99	
			Line Amount Total	379.99	
100208	08/11/26	V01024	LJA Environmental Services, LLC (fka Berg Oliver)	2,250.00	
138639	130845		Consultant Fees - Other	1,125.00	
138639	130845		Parcels 8A, 8C, 7, and 6		
138655	130845		Consultant Fees - Other	1,125.00	
138655	130845		Parcels 8A, 8C, 7, and 6		
			Line Amount Total	2,250.00	
100209	08/11/26	V00006	Michaela Bevers	75.00	
138651	135310		Telephone - July	75.00	
			Line Amount Total	75.00	

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100210	08/11/26	V00500	Mike's Machine Works	120.00	
138616	135248		M&R Bldgs-Scale House		120.00
			Line Amount Total		120.00
100211	08/11/26	V01016	Mobile Communications America, Inc.	10,428.48	
138642	134301		M&R IT Equipment - Mar - Jul		4,345.20
138642	134301		M&R IT Equipment Aug - Feb		6,083.28
			Line Amount Total		10,428.48
100212	08/11/26	V00291	Moore Supply	1,720.85	
138573	135240		M&R Bldgs-Admin Bldg 1100 Cherry St		73.74
138574	135239		M&R Docks-Dock Berth 5		964.09
138575	135238		M&R Bldgs-Scale House		326.73
138576	135237		M&R Transit Shed-T.S. 1		75.41
138629	135270		M&R Docks-Dock Berth 5		280.88
			Line Amount Total		1,720.85
100213	08/11/26	V01147	Motion Media Co., LLC	3,025.00	
138586	135249		Community Advertising		3,025.00
			Line Amount Total		3,025.00
100214	08/11/26	V00697	Northern Safety Co., Inc.	660.38	
138430	135108		Safety Supplies		471.70
138618	135263		Safety Supplies		188.68
			Line Amount Total		660.38
100215	08/11/26	V00050	Northern Tool Commercial Account	685.94	
138593	135282		Safety Supplies		319.98
138594	135281		Safety Supplies		85.98
138617	135269		M&R Warehouse-Warehouse 51		279.98
			Line Amount Total		685.94
100216	08/11/26	V01211	Paragon ISG	24,500.00	
138641	133977		Survey Fees		24,500.00
138641	133977		Professional Services for a Hydrographic Survey		
			Line Amount Total		24,500.00
100217	08/11/26	V00673	Phoenix Products LLC	960.00	
138595	135285		M&R Parcel 14 Rail		960.00
			Line Amount Total		960.00
100218	08/11/26	V00248	Promotions Unlimited	1,229.44	
138652	135301		Community Event-Port Golf Tournament		400.94
138657	135306		Commerical Event-JOC Breakbulk-Business Developmen		828.50
138657	135306		Custom Size 6 inflatable American Footballs PVC Leather - \$45 Set Up,		
138657	135306		shipping included in the total (went with Promotions Unlimited due to other		
138657	135306		supplier not able to provide same siz or style)		
			Line Amount Total		1,229.44
100219	08/11/26	V00067	Quill LLC	26.48	
138416	135103		Office Supplies		
138416	135103		Office Supplies		
138416	135103		Office Supplies		
138416	135103		Office Supplies		
138416	135103		Office Supplies		

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138416	135103		Office Supplies		26.48
138416	135103		Office Supplies		
138416	135103		Office Supplies		
138416	135103		Office Supplies		
138416	135103		Badge Supplies		
			Line Amount Total		26.48
100220	08/11/26	V01031	RG Shipping International	8,968.79	
138568	135227		Other Receivables-Refund for Double Pymnt of 121405		8,968.79
			Line Amount Total		8,968.79
100221	08/11/26	V00303	Sherwin-Williams	77.68	
138601	135287		M&R TOE-Gantry Crane #1		38.84
138601	135287		M&R TOE-Gantry Crane #2		38.84
			Line Amount Total		77.68
100222	08/11/26	V00285	Shoppa's Farm Supply, Inc.	459.00	
138475	135134		M&R TOE-2021 John Deere Gator HPX615E		105.00
138597	135286		M&R TOE-2019 John Deere Gator HPX615E		354.00
			Line Amount Total		459.00
100223	08/11/26	V00010	Specialties Company	169.03	
138476	135131		M&R TOE-Yale Forklift		169.03
			Line Amount Total		169.03
100224	08/11/26	V00053	Stericycle, Inc	266.83	
138600	135276		Office Supplies		44.95
138600	135276		Office Supplies		22.47
138600	135276		Office Supplies		117.95
138600	135276		Office Supplies		5.60
138600	135276		Office Supplies		16.89
138600	135276		Office Supplies		11.23
138600	135276		Office Supplies		8.41
138600	135276		Office Supplies		16.86
138600	135276		Office Supplies		22.47
			Line Amount Total		266.83
100225	08/11/26	V00098	Suburban Propane	155.58	
138577	135234		Fuel/Oil		114.54
138630	135291		Fuel/Oil		41.04
			Line Amount Total		155.58
100226	08/11/26	V00054	Summit Electric Supply	1,050.95	
138436	135120		M&R TOE-Gantry Crane #1		14.04
138436	135120		M&R TOE-Gantry Crane #2		14.04
138436	135120		M&R TOE-Gantry Crane #3		14.04
138436	135120		M&R TOE-Gantry Crane #4		14.04
138619	135268		M&R Transit Shed-T.S. 1		154.00
138620	135267		M&R Leased Facilities-24A (Chiquita)		14.28
138621	135266		M&R Leased Facilities-24A (Chiquita)		14.28
138622	135265		M&R TOE-General, Terminal Ops Equip & Tools		55.25
138623	135264		M&R Transit Shed-T.S. 1		20.54
138624	135253		M&R Transit Shed-T.S. 1		42.58
138625	135252		M&R Parcel 14 Rail		693.86
			Line Amount Total		1,050.95

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100227	08/11/26	V00821	Summit Fire & Security, LLC	693.00	
138634	135295		M&R Transit Shed-T.S. 1		693.00
			Line Amount Total		693.00
100228	08/11/26	V01236	TAP Industrial Services, Inc.	4,340.56	
138445	134984		M&R TOE-Gantry Crane #1		4,218.00
138445	134984		Install 14 x 14 x 10 hanging scaffold		
138647	134984		M&R TOE-Gantry Crane #1		122.56
138647	134984		Install 14 x 14 x 10 hanging scaffold		
			Line Amount Total		4,340.56
100229	08/11/26	V00040	The Brazosport Facts	2,168.81	
138604	135278		Community Advertising		646.88
138604	135278		Legal Fees		660.78
138604	135278		Legal Fees		861.15
			Line Amount Total		2,168.81
100230	08/11/26	V00270	The Bulletin	375.00	
138581	135245		Community Advertising		375.00
			Line Amount Total		375.00
100231	08/11/26	V00809	Thomson Reuters - West	246.75	
138587	132788		Subscriptions - Oct		
138587	132788		Subscriptions- new rate FY 2026		246.75
138587	132788		CLEAR Govt Investigations Advanced		
138587	132788		CLEAR Criminal Justice Arrest Gateway Pro		
138587	132788		ENCLR Pro Alert Premium Band		
			Line Amount Total		246.75
100232	08/11/26	V00219	Toyota Lift of Houston	1,592.72	
138626	135258		M&R TOE-Toyota Forklift		543.93
138631	135259		M&R TOE-Toyota Forklift		1,048.79
			Line Amount Total		1,592.72
100233	08/11/26	V00166	Van Scoyoc Associates	8,502.52	
138588	133839		Consultant Fees - Other		8,500.00
138588	133839		Consultant Fees - Other		2.52
138588	133839		Government Liason Service Agreement		
138588	133839		March 2026 thru February 2027		
138588	133839		Expenses incurred - Not to Exceed \$2,000.00 over the course of 1 yr contract		
138588	133839		Board Approval 02/26/2026		
			Line Amount Total		8,502.52
100234	08/11/26	V00075	Vicki L. Smith	75.00	
138656	135312		Telephone - Aug		75.00
			Line Amount Total		75.00
100235	08/11/26	V00091	Wells Fargo	10,819.04	
138605	135284		Other Accounts Payable (JE)		10,819.04
			Line Amount Total		10,819.04
100236	08/11/26	V00009	Williams Diesel, Inc	269.71	
138627	135250		M&R TOE-JLG 80 HX Manlift		269.71
			Line Amount Total		269.71
100237	08/11/26	V00203	ZPMC USA Inc.	78,952.68	
138589	132434		Inventory- Spare Parts New Berth 8 Cranes		71,275.10

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138589	132434		Shipping & Customs Duty		
138606	132434		Inventory- Spare Parts New Berth 8 Cranes		
138606	132434		Shipping & Customs Duty		7,677.58
			Line Amount Total		78,952.68
100238	08/18/26	V01175	Alsco Uniforms	75.54	
138668	132657		Maint and Operations Supplies		
138668	132657		M&R Bldgs-Operations Bldg		
138668	132657		M&R Bldgs-Admin Bldg 1100 Cherry St		75.54
138668	132657		M&R Bldgs-Security Bldg		
138668	132657		Maint and Operations Supplies-New Uniforms		
138668	132657		PO Updated to 5430 = \$4,631.12 on 1/21/26		
			Line Amount Total		75.54
100239	08/18/26	V00957	AT&T:831-001-2806-788	350.61	
138690	135333		Telephone		167.80
138690	135333		Telephone		91.42
138690	135333		Telephone		91.39
			Line Amount Total		350.61
100240	08/18/26	V00389	Austin Seth	147.58	
138674	135329		Sales/Promotion Travel		127.71
138674	135329		Community Events		19.87
			Line Amount Total		147.58
100241	08/18/26	V00124	Carriage House Partners	5,000.00	
138583	129818		Consultant Fees - Other		5,000.00
138583	129818		Government Liason Service Agreement Jan 2025-		
138583	129818		December 2027		
138583	129818		Board Approval 12/19/2024		
			Line Amount Total		5,000.00
100242	08/18/26	V01258	Craig Green	47.95	
138696	135349		Dues & Memberships & Licenses		30.00
138696	135349		Technical Training		17.95
			Line Amount Total		47.95
100243	08/18/26	V00668	DARE Capital Partners, LLC	3,981.68	
138658	135305		M&R TOE-Gantry Crane #1		738.40
138658	135305		M&R TOE-Gantry Crane #2		738.40
138658	135305		Contract Labor Expense		727.04
138659	135304		M&R TOE-Gantry Crane #1		568.00
138659	135304		M&R TOE-Gantry Crane #2		568.00
138659	135304		Contract Labor Expense		641.84
			Line Amount Total		3,981.68
100244	08/18/26	V00104	Donald Mullett	773.99	
138695	135347		Inventory- Spare Parts ZPMC Cranes		773.99
			Line Amount Total		773.99
100245	08/18/26	V00608	Economic Development Alliance for Brazoria Countv	96.00	
138675	135327		Community Events		96.00
			Line Amount Total		96.00
100246	08/18/26	V00012	FedEx	219.25	
138684	135338		Postage and Freight		205.86
138684	135338		Other Receivables - Bowers		13.39
			Line Amount Total		219.25

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100247	08/18/26	V00400	Four Seasons Hotel	3,750.00	
138540	133257		Commerical Event-JOC Breakbulk-Business Developmen		3,750.00
138540	133257		Breakbulk Reception: Four Seasons Toro Toro Room Sept 23,2026		
138540	133257		Board Approval 11/20/2025		
			Line Amount Total		3,750.00
100248	08/18/26	V01240	Garrett Cook	94.25	
138680	135346		Commercial Events		94.25
			Line Amount Total		94.25
100249	08/18/26	V00479	Greater Houston Port Bureau	1,000.00	
138689	135016		Community Events		1,000.00
138689	135016		Joint Event - Greater Houston Port Bureau & BayTran - State of the Ports		
138689	135016		Platinum Table Sponsor \$2,000.00 (8 seats)		
138689	135016		Co-Sponsors with Port of Texas City, splitting the table		
138689	135016		September 10,2026		
			Line Amount Total		1,000.00
100250	08/18/26	V01136	Gridmatic Rosa LLC	101,720.31	
138584	135272		Electricity		4,033.76
138584	135272		Electricity		72,476.54
138584	135272		Electricity		3,343.86
138584	135272		Electricity		21,866.15
			Line Amount Total		101,720.31
100251	08/18/26	V00011	Gulftex Vending	272.34	
138670	135313		Office Supplies		94.74
138670	135313		Office Supplies		47.36
138670	135313		Office Supplies		11.84
138670	135313		Office Supplies		35.52
138670	135313		Office Supplies		35.52
138670	135313		Office Supplies		47.36
			Line Amount Total		272.34
100252	08/18/26	V01037	Harper Brothers Construction, LLC	48,030.21	
138694	131394		Construction in Progress		
138694	131394		Furnish labor, materials, equipment and insurance		
138694	131394		for the Gate 4 Access project CSJ 9400-00-012		
138694	131394		Board Approval 05/29/2025		
138694	131394		Retainage Payable		
138694	131394		Retainage Payable		
138694	131394		Retainage Payable		
138694	131394		Retainage Payable		
138694	131394		Retainage Payable		
138694	131394		Retainage Payable		48,030.21
			Line Amount Total		48,030.21
100253	08/18/26	V00290	Houston Truck Parts Inc.	1,024.52	
138660	135303		M&R TOE-Street Sweeper		1,024.52
			Line Amount Total		1,024.52
100254	08/18/26	V00973	ImageNet Consulting LLC	187.75	
138676	135330		Maint & Repair - Office Equipment		187.75
			Line Amount Total		187.75

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
100255	08/18/26	V01007	IQ Total Source LLC	84.17	
138677	135324		Office Supplies		84.17
			Line Amount Total		84.17
100256	08/18/26	V00850	Kendra L Conkle	310.00	
138685	135337		Industry Advertising		135.00
138686	135336		Industry Advertising		175.00
			Line Amount Total		310.00
100257	08/18/26	V00593	McAllen Signal and Boring , LLC	525.00	
138483	132318		M&R Rail-Other		525.00
138483	132318		Hwy 36 Crossing Inspection		
138483	132318		October 2025 - Sept 2026		
			Line Amount Total		525.00
100258	08/18/26	V00001	Norma Cheline	1,300.00	
138640	132949		Lease Expense		1,300.00
138640	132949		Off site storage in Angleton		
138640	132949		Jan - Dec 2026		
			Line Amount Total		1,300.00
100259	08/18/26	V00139	Pfeiffer & Son, LTD	32,850.00	
138603	134614		AXIS CAMERAS & ACCESSORIES 17 EACH 2026		32,850.00
138603	134614		Axis Cameras and accessories		
138603	134614		Board Approval 05/28/2026		
138603	134614		2023 PSGPIJ #2 Grant		
			Line Amount Total		32,850.00
100260	08/18/26	V00044	Primo Brands	1,452.46	
138671	135318		Office Supplies		122.20
138671	135318		Office Supplies		61.10
138671	135318		Office Supplies		15.28
138671	135318		Office Supplies		45.83
138671	135318		Office Supplies		387.18
138671	135318		Office Supplies		45.83
138671	135318		Office Supplies		61.10
138687	135334		Office Supplies		64.12
138687	135334		Office Supplies		32.06
138687	135334		Office Supplies		8.01
138687	135334		Office Supplies		24.04
138687	135334		Office Supplies		529.61
138687	135334		Office Supplies		24.04
138687	135334		Office Supplies		32.06
			Line Amount Total		1,452.46
100261	08/18/26	V00248	Promotions Unlimited	633.58	
138678	135332		Promotional Items - Community		441.71
138679	135331		Community Events-FHCIP		191.87
			Line Amount Total		633.58
100262	08/18/26	V00067	Quill LLC	87.98	
138688	135335		Office Supplies		30.59
138688	135335		Office Supplies		15.30
138688	135335		Office Supplies		
138688	135335		Office Supplies		3.83
138688	135335		Office Supplies		11.48

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138688		135335	Office Supplies		
138688		135335	Office Supplies		11.48
138688		135335	Office Supplies		15.30
138688		135335	Office Supplies		
138688		135335	Badge Supplies		
			Line Amount Total		87.98
100263	08/18/26	V01217	Senergy Petroleum, LLC	3,209.37	
138661		135280	Fuel/Oil- 600 gallons of unleaded fuel & surcharges		2,925.00
138661		135280	Tx Load Fee		1.70
138661		135280	Regulatory Compliance Fee		19.95
138661		135280	Fuel Surcharge		30.00
138661		135280	Additional Fees		232.72
			Line Amount Total		3,209.37
100264	08/18/26	V00101	Sunstates Security, LLC	51,064.23	
138663		135320	Security Service Fees		393.25
138664		135319	Security Service Fees		893.75
138665		135322	Security Service Fees		1,134.01
138666		135321	Security Service Fees		48,643.22
			Line Amount Total		51,064.23
100265	08/18/26	V01256	Vaskey Media Group, Inc	6,000.00	
138673		135300	Industry Advertising		6,000.00
138673		135300	The Top 30 Influential Women of Texas Awards 08/21/2026		
138673		135300	Table - 10 seats, plus full page ad		
			Line Amount Total		6,000.00
100266	08/18/26	V00864	Visual Edge IT, Inc.	239.42	
138672		135316	Maint & Repair - Office Equipment		239.42
			Line Amount Total		239.42
100267	08/18/26	V00808	Whitener Enterprises Inc.	1,704.60	
138662		135225	Fuel/Oil		1,704.60
138662		135225	2 Drums of Hydraulic Oil AW68		
			Line Amount Total		1,704.60
100268	08/25/26	V00047	Art's Sign Service, Inc.	642.00	
138711		135362	M&R Other-Mowing, Weed Control Etc		642.00
			Line Amount Total		642.00
100269	08/25/26	V00663	B&K Motor Parts, Inc	6,577.45	
138712		135376	Maint and Operations Supplies		743.23
138712		135376	Fuel/Oil		453.74
138712		135376	M&R TOE-General, Terminal Ops Equip & Tools		923.87
138712		135376	M&R TOE-Miller Gas Welding Machine		182.99
138712		135376	M&R TOE-Yard Truck-PF29		452.71
138712		135376	M&R TOE-135' JLG Man Lift		156.23
138712		135376	M&R TOE-2021 John Deere Gator HPX615E		114.96
138712		135376	M&R TOE- 2026 John Deere Gator HPX615E		56.88
138712		135376	M&R Vehicles-2004 Ford Pick Up		182.99
138712		135376	M&R Vehicles-2014 Chevy Tahoe		419.34
138712		135376	M&R Vehicles-2016 Chevy Truck		192.58
138712		135376	M&R Vehicles-2020 Chev PU		2,476.37
138712		135376	M&R Vehicles-2026 Chevy Crew Cab Truck		221.56
			Line Amount Total		6,577.45

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100270	08/25/26	V00445	BP Equipment	594.00	
138494	135165		M&R Parcel 14 Rail		594.00
			Line Amount Total		594.00
100271	08/25/26	V00039	Brazosport Tire	1,922.29	
138717	135371		M&R TOE-Street Sweeper		747.26
138718	135370		M&R TOE-Yale Forklift		327.43
138719	135369		M&R Groundskeeping Equipment-5510 John Deere		847.60
			Line Amount Total		1,922.29
100272	08/25/26	V00037	Briggs Equipment	365.96	
138742	135384		M&R TOE-JLG 80 HX Manlift		365.96
			Line Amount Total		365.96
100273	08/25/26	V01144	Carrier Corporation	1,274.00	
138698	135357		M&R Bldgs-Admin Bldg 1100 Cherry St		1,274.00
			Line Amount Total		1,274.00
100274	08/25/26	V01011	Charles Gryseels III	142.06	
138697	135356		Telephone - July		75.00
138697	135356		Automobile Expense		67.06
			Line Amount Total		142.06
100275	08/25/26	V00421	Choctaw Construction Services, LLC	3,834.69	
138727	135372		M&R Parcel 14 Rail-Emergency Repair		3,834.69
			Line Amount Total		3,834.69
100276	08/25/26	V00880	Christine Lewis	127.79	
138741	135404		Telephone - July		75.00
138741	135404		Community Events		52.79
			Line Amount Total		127.79
100277	08/25/26	V00004	City of Freeport	53,862.43	
138681	135342		Water & Gas		88.72
138682	135341		Water & Gas		336.39
138683	135339		Water & Gas		251.16
138691	135343		Other Receivables - VW		1,319.36
138692	135340		Other Receivables - VW		2,359.36
138693	135344		Water & Gas		49,507.44
			Line Amount Total		53,862.43
100278	08/25/26	V00031	Culligan Water Systems	147.90	
138703	135351		M&R Bldgs-Operations Bldg		147.90
			Line Amount Total		147.90
100279	08/25/26	V00668	DARE Capital Partners, LLC	2,044.80	
138713	135350		M&R TOE-Gantry Crane #1		568.00
138713	135350		M&R TOE-Gantry Crane #2		568.00
138713	135350		Contract Labor Expense		908.80
			Line Amount Total		2,044.80
100280	08/25/26	V00228	Department of Information Resources	436.09	
138729	135363		Telephone		73.43
138729	135363		Telephone		36.72
138729	135363		Telephone		192.80
138729	135363		Telephone		9.16
138729	135363		Telephone		27.60

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138729	135363		Telephone		18.36
138729	135363		Telephone		13.74
138729	135363		Telephone		27.56
138729	135363		Telephone		36.72
			Line Amount Total		436.09
100281	08/25/26	V00921	Edge Engineering & Science LLC	685.00	
138757	135009		Consultant Fees - Other		685.00
138757	135009		2026 Environmental Regulatory Compliance Services		
			Line Amount Total		685.00
100282	08/25/26	V00041	Evco Industrial Hardware	44.57	
138427	135113		M&R TOE-General, Terminal Ops Equip & Tools		44.57
			Line Amount Total		44.57
100283	08/25/26	V00012	FedEx	9.82	
138710	135358		Postage and Freight		9.82
			Line Amount Total		9.82
100284	08/25/26	V01240	Garrett Cook	86.28	
138740	135403		Community Events		86.28
			Line Amount Total		86.28
100285	08/25/26	V01017	GFL Plant Services LP	1,213.64	
138720	135368		Contract Services		606.82
138744	135386		Contract Services		606.82
			Line Amount Total		1,213.64
100286	08/25/26	V00030	Girouard's Ace Hardware	827.44	
138714	135360		Maint and Operations Supplies		75.52
138714	135360		Other-Rebill to Gulf Stevedoring		32.97
138714	135360		Safety Supplies		53.95
138714	135360		M&R TOE-Gantry Crane #1		63.30
138714	135360		M&R TOE-Gantry Crane #2		59.30
138714	135360		M&R TOE-2017 John Deere Gator HPX		11.98
138714	135360		M&R TOE-Gantry Crane #4		9.88
138714	135360		M&R TOE-HiPower Portable Generator		69.76
138714	135360		M&R Vehicles-2020 Chev PU		1.70
138714	135360		M&R Bldgs-Admin Bldg 1100 Cherry St		276.73
138714	135360		M&R Bldgs-Operations Bldg		12.99
138714	135360		M&R Bldgs-Scale House		92.98
138714	135360		M&R Warehouse-Warehouse 51		1.84
138714	135360		M&R Warehouse-WH51 Sprinkler System		19.57
138714	135360		M&R Transit Shed-T.S. 1		44.97
			Line Amount Total		827.44
100287	08/25/26	V00011	Gulftex Vending	189.99	
138704	135353		Office Supplies		
138704	135353		Office Supplies		
138704	135353		Office Supplies		
138704	135353		Office Supplies		
138704	135353		Office Supplies		
138704	135353		Office Supplies		
138704	135353		Office Supplies		189.99
			Line Amount Total		189.99
100288	08/25/26	V00196	Hydradyne, LLC	4,060.02	
138754	134622		M&R TOE-Gantry Crane #1		1,910.77

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138754	134622		M&R TOE-Gantry Crane #2		1,910.77
138754	134622		2-Way Slip-in Cartridge Valve		
138754	134622		Series CE, CP CE063S07U00N		
138754	134622		M&R TOE-Gantry Crane #1 - Additional Freight Charges		119.24
138754	134622		M&R TOE-Gantry Crane #2 - Additional Freight Charges		119.24
			Line Amount Total		4,060.02
100289	08/25/26	V01209	iAD Architecture & Design, LLC	13,600.00	
138700	133873		Construction in Progress - J00573		13,600.00
138700	133873		Professional Services for the		
138700	133873		Cross Dock 2 - Code Review		
138700	133873		Board Approval 02/26/2026		
			Line Amount Total		13,600.00
100290	08/25/26	V00973	ImageNet Consulting LLC	134.38	
138730	135379		Maint & Repair - Office Equipment		134.38
			Line Amount Total		134.38
100291	08/25/26	V00249	JOC Group Inc.	12,790.00	
138725	134956		Commercial Events		12,790.00
138725	134956		JOC TPM Long Beach, CA Feb 28-March 3, 2027		
138725	134956		Participation, Bronze Sponsor & Branding		
138725	134956		Board Approval 06/25/2026		
			Line Amount Total		12,790.00
100292	08/25/26	V00982	King Ranch Ag & Turf	195.52	
138705	135352		M&R TOE-2017 John Deere Gator HPX		195.52
			Line Amount Total		195.52
100293	08/25/26	V00045	Leo Martin Chevrolet	880.49	
138706	135375		M&R Vehicles-2020 Chev PU		880.49
			Line Amount Total		880.49
100294	08/25/26	V00100	LJA Engineering Inc.	87,381.30	
138758	134651		Construction in Progress		2,356.00
138758	134651		Professional Services for the		
138758	134651		Terminal Area 4 Container Yard project		
138758	134651		Board Approval 05/28/2026		
138759	133872		Construction in Progress - J00579		85,025.30
138759	133872		Professional Services for the		
138759	133872		Velasco Terminal Container Yard 6 project		
138759	133872		Board Approval 02/26/2026		
			Line Amount Total		87,381.30
100295	08/25/26	V00375	Maritime Workers Emergency Medical Fund	1,800.00	
138701	135028		Industry Advertising		1,800.00
138701	135028		Golf Cart Sponsor; Logo presence on each golf cart for the tournament		
138701	135028		Sept 21,2026		
			Line Amount Total		1,800.00
100296	08/25/26	V00593	McAllen Signal and Boring , LLC	2,047.00	
138496	134787		M&R Rail-Other		1,522.00
138496	134787		Charger for backup power in rail crossing building		
138496	134787		**Emergency PO - Rail Arm battery backup failure		
138728	132318		M&R Rail-Other		525.00
138728	132318		Hwy 36 Crossing Inspection		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
138728		132318	October 2025 - Sept 2026		
			Line Amount Total		2,047.00
100297	08/25/26	V01241	Mr Nicedays Trailer Rentals	1,400.00	
138553		134794	Community Events - FHCIP Ribbon Cutting july 28, 2026		1,400.00
138553		134794	6 stall luxury trailer bathroom. Includes AC, heat, touchless sinks, private stalls, delivery fee		
			Line Amount Total		1,400.00
100298	08/25/26	V00697	Northern Safety Co., Inc.	1,420.55	
138721		135367	Safety Supplies		754.72
138722		135366	Safety Supplies		524.32
138723		135365	Safety Supplies		141.51
			Line Amount Total		1,420.55
100299	08/25/26	V00023	Patrick's Enterprises, Inc.	114.00	
138707		135361	M&R TOE-2025 John Deere Gator HPX615E		114.00
			Line Amount Total		114.00
100300	08/25/26	V01260	Paul Pennington	220.00	
138731		135401	Community Events		220.00
			Line Amount Total		220.00
100301	08/25/26	V00248	Promotions Unlimited	4,154.21	
138726		135355	Commerical Event-JOC Breakbulk-Business Developmen		1,478.47
138726		135355	Wanderer 2.0 International Travel GaN Adapter		
138726		135355	Unit price-\$24.90, 2nd color Run Charge 100-\$0.67, Setup 2 color logo-\$60 Print 1 color logo on		
138726		135355	black zipper case 100-\$0.67, Setup for logo on zipper case 1-\$60.00		
138726		135355	Shipping \$152.95		
138726		135355	Sept 30-Oct 1		
138732		135359	Commercial Events		397.50
138760		134936	Community Event-TACFT		1,605.74
138760		134936	(3 qty) Street Banners to replace damaged inventory from 2021		
138760		134936	4' x 36" 50 characters - 2 blank vinyl patches with text added		
138760		134936	Set up & estimated shipping included		
138761		135053	Promotional Items - Community		672.50
138761		135053	Rechargeable power bank with fan & flashlight		
138761		135053	200 qty. White, Port Freeport etched logo - PROMO 5352-12		
138761		135053	(includes reprint and shipping)		
			Line Amount Total		4,154.21
100302	08/25/26	V00067	Quill LLC	167.14	
138596		135232	Office Supplies		35.69
138596		135232	Office Supplies		
138596		135232	Office Supplies		
138596		135232	Office Supplies		
138596		135232	Office Supplies		
138596		135232	Office Supplies		
138596		135232	Office Supplies		
138596		135232	Office Supplies		
138596		135232	Office Supplies		
138596		135232	Office Supplies		
138596		135232	Badge Supplies		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
	Invoice No.	PO No.	GL Account Name	Line Description	Line Amount
	138733	135400		Office Supplies-chair mat Analyst office.	73.91
	138733	135400		Office Supplies	
	138733	135400		Office Supplies	
	138733	135400		Office Supplies	
	138733	135400		Office Supplies	
	138733	135400		Office Supplies	
	138734	135399		Office Supplies	
	138734	135399		Office Supplies	
	138734	135399		Office Supplies	
	138734	135399		Office Supplies	
	138734	135399		Office Supplies	
	138734	135399		Office Supplies	
	138734	135399		Office Supplies	
	138734	135399		Office Supplies	45.55
	138735	135398		Office Supplies	11.99
	138735	135398		Office Supplies	
	138735	135398		Office Supplies	
	138735	135398		Office Supplies	
	138735	135398		Office Supplies	
	138735	135398		Office Supplies	
				Line Amount Total	167.14
100303	08/25/26	V00977	Randi Northup	434.68	
	138736	135383		Telephone - June	75.00
	138736	135383		Governmental Relations Travel	92.08
	138737	135382		Telephone July Aug	150.00
	138737	135382		Community Events	31.03
	138737	135382		Governmental Relations Travel	86.57
				Line Amount Total	434.68
100304	08/25/26	V00285	Shoppa's Farm Supply, Inc.	319.93	
	138745	135396		M&R Groundskeeping Equipment-5510 John Deere	319.93
				Line Amount Total	319.93
100305	08/25/26	V00405	SLS Rigging LLC	18,560.00	
	138756	135299		M&R TOE-Gantry Crane #1	18,560.00
	138756	135299		Labor to install Main Hoist Cable with pressure lube Crane 1	
				Line Amount Total	18,560.00
100306	08/25/26	V00054	Payment vendor ledger entry is not found check# 100306.	0.00	
				Line Amount Total	
100307	08/25/26	V00054	Summit Electric Supply	4,176.15	
	138432	135124		M&R Leased Facilities-24A (Chiquita)	920.75
	138434	135123		M&R Transit Shed-T.S. 1	28.49
	138724	135364		M&R Bldgs-Admin Bldg 1100 Cherry St	734.47
	138746	135395		M&R Leased Facilities-24A (Chiquita)	920.75
	138747	135394		M&R Leased Facilities-24A (Chiquita)	920.75
	138748	135393		M&R Bldgs-Scale House	93.99
	138749	135392		Maint and Operations Supplies	402.49
	138750	135391		Maint and Operations Supplies	11.13
	138751	135390		M&R TOE-General, Terminal Ops Equip & Tools	114.51
	138752	135389		Maint and Operations Supplies	5.74
	138753	135388		M&R Leased Facilities-24A (Chiquita)	23.08
				Line Amount Total	4,176.15

Vendor Expenditure

Period: 08/01/26..08/31/26

Port Freeport

Tuesday, September 15, 2026

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FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
100308	08/25/26	V00821	Summit Fire & Security, LLC	1,390.00	
138755	135397		M&R Transit Shed-T.S. Sprinkler System-ER repairs		1,390.00
			Line Amount Total		1,390.00
100309	08/25/26	V00095	Swisher & Swisher	750.00	
138708	135354		Other-Rebill to Gulf Stream Marine		750.00
			Line Amount Total		750.00
100310	08/25/26	V01236	TAP Industrial Services, Inc.	5,258.55	
138715	135374		M&R TOE-Gantry Crane #1		1,040.55
138715	135374		Scaffold Inspections not included in original PO		
138716	134984		M&R TOE-Gantry Crane #1		4,095.44
138716	134984		Install 14 x 14 x 10 hanging scaffold		
138716	134984		Excess labor, material, and equipment		122.56
			Line Amount Total		5,258.55
100311	08/25/26	V01190	Tetra Tech Inc.	45,437.00	
138702	133246		Construction in Progress-Professional Services for Radiation Portal		45,437.00
138702	133246		Monitor System at Gate 12		
138702	133246		Board Approval on 12/18/2025		
			Line Amount Total		45,437.00
100312	08/25/26	V01238	Texas Local Media	225.00	
138738	135377		Community Advertising		225.00
			Line Amount Total		225.00
100313	08/25/26	V00040	The Brazosport Facts	500.00	
138739	135402		Community Advertising		500.00
			Line Amount Total		500.00
100314	08/25/26	V00219	Toyota Lift of Houston	663.47	
138743	135387		M&R TOE-Toyota Forklift		663.47
			Line Amount Total		663.47
100315	08/25/26	V00141	Vernor Material & Equipment Co., Inc.	906.61	
138709	135348		M&R Leased Facilities-Dole		453.31
138709	135348		Other - Rebill to Dole		453.30
			Line Amount Total		906.61
100316	08/26/26	V00579	CenterPoint Energy	12,110.00	
138765	135410		Construction in Progress		12,110.00
			Line Amount Total		12,110.00
100317	08/26/26	V00004	City of Freeport	1,000.00	
138699	135326		Community Events - Kidfest 09/12/2026		1,000.00
138699	135326		Community Partner Level		
			Line Amount Total		1,000.00
100318	08/26/26	V00004	City of Freeport	1,800,000.00	
138764	135415		VT-Utility Relocation of Land Acquisition		1,800,000.00
			Line Amount Total		1,800,000.00
100319	08/26/26	V00110	Jason Miura	791.87	
138762	135412		Telephone - Apr May		273.50
138762	135412		Commercial Events		477.33
138762	135412		Community Events		41.04
			Line Amount Total		791.87

Vendor Expenditure

Period: 08/01/26..08/31/26

Port Freeport

Tuesday, September 15, 2026

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FREEPORT\OBRIEN

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
100320	08/26/26	V00531	Rob Lowe	518.55	
138763		135411	Telephone - July Aug		273.50
138763		135411	Community Events		245.05
			Line Amount Total		518.55
100321	08/26/26	V01259	Steven Early	220.00	
138766		135416	Community Events		220.00
			Line Amount Total		220.00
			Texas Gulf Bank Accounts Payable	4,494,162.42	



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: September 16, 2026

SUBJECT: Cross Dock 2

Bids were opened for the Cross Dock 2 project 25-07 on September 16, 2026 at 2:00 P.M. This project has a budget of \$31,200,000.

Three contractors submitted a bid as shown in the attached bid tabulation sheet.

The contractor that submitted the lowest bid in addition to meeting all the requirements of the specifications was Tellepsen Builders, L.P.

Tellepsen Builders, L.P. is a reputable contractor based in Houston, Texas.

I recommend the Port move forward with this important project and award the contract to Tellepsen Builders, L.P. for an amount **not to exceed \$33,035,235.00.**

attachment

PORT COMMISSION

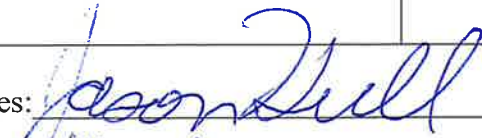
ROB GIESECKE, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; KIM KINCANNON, SECRETARY; DAN CROFT, ASST. SECRETARY;
BARBARA FRATILA, COMMISSIONER; RAVI K. SINGHANIA, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO



**BID TABULATION SHEET
CROSS DOCK 2
PROJECT NO. 25-07
BID OPENING: SEPTEMBER 16, 2026, 2:00 P.M.**

Name	Amount	Bond/CC	Qualification Statement	Insurance Certificate	Days
Alston Construction	\$35,034,315.00	Yes	Yes	Yes	2/22/28
Tippmann Design Build LLC	\$34,271,033.09	Yes	Yes	Yes	12/17/27
Tellepsen Builders, L.P.	\$33,035,235.00	Yes	Yes	Yes	2/29/28

Signatures:







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TO: Executive Director/CEO
Port Freeport Commissioners
Legal Counsel

FROM: Director of Business & Economic Development

DATE: September 24, 2026

SUBJECT: General Rate Adjustment to Port Freeport Tariff No. 005

Staff recommends a General Rate Adjustment to Port Freeport Tariff No. 005 that includes a 5% increase to security related rates, and a 3% increase to other rates with some other rates being adjusted on case by case basis and recommends the adjustment to be effective October 01, 2026.

Staff has met internally and with the Finance Committee on multiple occasions to discuss the proposed adjustment. Staff also presented the proposed adjustment to Port Freeport's partners, tenants and users.

Staff has received the committee's support of the proposed adjustment.

The table of events below is shared for reference and the memos shared with the Finance Committee are enclosed for additional supporting information.

May 26	Meeting with Finance Committee
June 23	Internal Kick-off meeting
July 07	Internal Review Meeting
July 21	Meeting with Finance Committee
July 31	Distribute Redline Tariff to Port Partners, Tenants and Users
August 12	Meeting with Port Partners, Tenants and Users to discuss General Rate Adjustments
September 15	Present to Finance Committee
September 24	Recommendation to Port Commission
October 01	Effective Date of General Rate Adjustment Subject to Port Commission's Approval

Enclosed please find a redline version of Port Freeport Tariff No. 005, showing the proposed adjustments. Staff seeks the Port Commission's approval of the General Rate Adjustment as presented with any non-material changes required for grammar, typos or formatting accepted.

PORT COMMISSION

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



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TO: Executive Director/CEO
Port Freeport Commissioners
Legal Counsel

FROM: Director of Business & Economic Development

DATE: September 15, 2026

SUBJECT: General Rate Adjustment to Port Freeport Tariff No. 005

On Wednesday, August 12, 2026, at 10:00 am, Port Freeport held an in-person meeting (with virtual option) with Port Tenants, Partners and Users at the port's administration office to discuss proposed changes to the tariff, and to address any of their questions or concerns prior to final changes being recommended to the Finance Committee and eventually to the Port Commission.

Staff has not received any opposition to the proposed changes, on which basis staff recommends a 5% adjustment to security fees, and a 3% adjustment to other fees with some fees adjusted more or less than the 3% on a case-by-case basis and the General Rate Adjustment to be effective on October 01, 2026.

Enclosed is a redline version of the tariff showing the recommended changes.

[PORT COMMISSION](#)

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



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TO: Executive Director/CEO
Port Freeport Commissioners
Legal Counsel

FROM: Director of Business & Economic Development

DATE: July 21, 2026

SUBJECT: General Rate Adjustment to Port Freeport Tariff No. 005

Enclosed see proposed amendments to Port Freeport Tariff No. 005 pursuant to the discussion with the Finance Committee held on May 26, 2026. Staff looks forward to reviewing with the Committee.

Please note the proposed schedule:

May 26	Meeting with Finance Committee
June 23	Internal Kick-off meeting
July 07	Internal Review Meeting
July 21	Meeting with Finance Committee
July 22	Distribute Redline Tariff to Port Partners, Tenants and Users
August 05	Meeting with Port Partners, Tenants and Users to discuss General Rate Adjustments
September TBD	Present to Finance Committee
September 24	Recommendation to Port Commission
October 01	Effective Date of General Rate Adjustment

[PORT COMMISSION](#)

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



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TO: Executive Director/CEO
Port Freeport Commissioners
Legal Counsel

FROM: Director of Business & Economic Development

DATE: May 26, 2026

SUBJECT: General Rate Adjustment to Port Freeport Tariff No. 005

Please note the CPI Tables from the U.S. Census Bureau of Labor Statistics on Page 2. For the period April 2025 to April 2026, CPI Increased 2.84% for the Houston, Woodlands, Sugar Land metro. Nationally, CPI increased 3.81% during the same period.

Port Freeport is a member of the Gulf Seaports Marine Terminal Conference (“GSMTC”). GSMTC meets annually and recommends rate adjustments for Security and Dockage and most recently recommended a 5% increase to Security rates and 3% increase to Dockage rates.

Staff recommends adopting the GSMTC recommendation for Security and Dockage and adjusting remaining rates by 3%. Some rates may be adjusted differently based on actual costs (i.e. water, trash disposal, etc.), and staff will advise on those details at a subsequent Finance Committee meeting.

Below is a preliminary schedule for adoption of the General Rate Adjustment

May 26	Meeting with Finance Committee
June	(1) Internal Kick-off meeting, (1) Internal Review Meeting
July	(1) Final Review, (1) Revisit with Finance Committee
August	(1) Meeting with Port Partners, Tenants & Users
September	(1) Meeting with Finance Committee, (1) Recommendation to Port Commission
October 01	Effective Date of General Rate Adjustment

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

Consumer Price Index for All Urban Consumers (CPI-U)												
Original Data Value												
Series Id:	CUURS37BSA0											
Not Seasonally Adjusted												
Series Title:	All items in Houston-The Woodlands-Sugar Land, TX,											
Area:	Houston-The Woodlands-Sugar Land, TX											
Item:	All items											
Base Period:	1982-84=100											
Years:	1914 to 2026											
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024		272.772		274.834		274.100		275.644		276.116		272.952
2025		275.619		278.069		279.067		278.771				277.453
2026		279.235		285.974								
DELTA APR 25 - APR 26				2.84%								
Consumer Price Index for All Urban Consumers (CPI-U)												
Original Data Value												
Series Id:	CUUR0000SA0											
Not Seasonally Adjusted												
Series Title:	All items in U.S. city average, all urban consumers,											
Area:	U.S. city average											
Item:	All items											
Base Period:	1982-84=100											
Years:	2016 to 2026											
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	308.417	310.326	312.332	313.548	314.069	314.175	314.540	314.796	315.301	315.664	315.493	315.605
2025	317.671	319.082	319.799	320.795	321.465	322.561	323.048	323.976	324.800		324.122	324.054
2026	325.252	326.785	330.213	333.020								
DELTA APR 25 - APR 26				3.81%								

		FY 2026		FY 2027				
TARIFF ITEM	DESCRIPTION	PROPOSED RATE		PROPOSED RATE	UNIT OF MEASURE	MINIMUM	MINIMUM	DELTA
305	Disposal of oily residue and waste	\$ 0.25	\$	0.25	Per barrel	\$ 124.00	\$ 127.72	3%
330	Berth Applications and arrangements	\$ 991.85	\$	1,021.61	vacate penalty per hr			3%
335	Bunkers	\$ 0.23	\$	0.24	Per barrel	\$ 36.38	\$ 37.47	3%
340	Cleanliness of Premises	\$ 162.42	\$	167.29	Per 1k cargo tons	\$ 236.16	\$ 243.24	3%
385	Port Security- Unarmed Security	\$ -		-	Per Hour ST			#VALUE!
385	Port Security- Armed Security	\$ -		-	Per Hour OT			#VALUE!
385	Port Security- Waterside Patrol	\$ 304.06	\$	319.26	Per Hour			5%
390	Port Security Fees Vessels	11.49%		12.07%	of Dockage			5%
390	Port Security Fees Break-Bulk	\$ 0.26	\$	0.27	Per Ton			5%
390	Port Security Fees Bulk Cargo	\$ 0.10	\$	0.10	Per Ton			5%
390	Port Security Fees Containers	\$ 5.11	\$	5.36	Per Container			5%
390	Port Security Fees Vehicles	\$ 1.65	\$	1.74	Per Unit			5%
390	Port Security Fees Railcars	\$ 29.52	\$	31.00	Per Car			5%
405	Stevedore Contractor License	\$ 3,347.50		3,447.93	Application			3%
405	Stevedore Contractor License Renewal	\$ 1,363.80	\$	1,404.71	Per Year			3%
405	Port Service Charge	\$ 0.45	\$	0.46	Per Ton			3%
410	Permits - Hot Work	\$ 114.54	\$	117.97	each			3%
410	Permits - Over Dimensional/Overweight	\$ 662.92	\$	682.81	each			3%
415	Dockage 0 to 199'	\$ 3.70	\$	3.81	Per foot			3%
415	Dockage 200 to 399	\$ 4.70	\$	4.84	Per foot			3%
415	Dockage 400 to 499	\$ 6.49	\$	6.68	Per foot			3%
415	Dockage 500 to 599	\$ 8.82	\$	9.09	Per foot			3%
415	Dockage 600 to 699	\$ 10.32	\$	10.63	Per foot			3%
415	Dockage 700 to 799	\$ 13.01	\$	13.40	Per foot			3%
415	Dockage 800 to 899	\$ 15.95	\$	16.43	Per foot			3%
415	Dockage 900 and Over	\$ 18.86	\$	19.43	Per foot			3%
415	Barges @ Dock 4 Only	\$ 227.72	\$	234.55	Per Barge			3%
415	Barges, Intercoastal or river (minimum)	\$ 227.72	\$	234.55	Per 24-hour period			3%
415	Supply boats	\$ 1,138.67		1,172.83	Per day			3%
420	Shed Hire Up to 500 Net tons	\$ 532.63	\$	548.60	each			3%
420	Shed Hire 501 to 1000 Net tons	\$ 745.95	\$	768.33	each			3%
420	Shed Hire 1001 to 5000 Net tons	\$ 987.44	\$	1,017.06	each			3%
420	Shed Hire 5001 Net tons and over	\$ 1,436.89	\$	1,479.99	each			3%
445	Equipment - Forklift 5000 to 6000	\$ 32.20	\$	33.16	Per Hour	2 Hours	2 Hours	3%
445	Equipment - Forklift 15000	No Longer Available		No Longer Available	Per Hour	2 Hours	2 Hours	#VALUE!
445	Equipment - Forklift Hyster	No Longer Available		No Longer Available	Per Hour	2 Hours	2 Hours	#VALUE!
445	Equipment - Forklift 8000	No Longer Available		No Longer Available	Per Hour	2 Hours	2 Hours	#VALUE!
445	Equipment - Container Handler/Top Loader	No Longer Available		No Longer Available	Per Hour	2 Hours	2 Hours	#VALUE!
445	Equipment - Yard Truck	\$ 49.64		51.13	Per Hour	2 Hours	2 Hours	3%
445	Equipment - Power Sweeper	\$ 49.64	\$	51.13	Per Hour	2 Hours	2 Hours	3%
445	Equipment - Street Sweeper	\$ 191.55	\$	197.30	Per Hour	2 Hours	2 Hours	3%
445	Equipment - 80' Manlift	\$ 121.32	\$	124.96	Per Hour	2 Hours	2 Hours	3%
445	Equipment - 135' Manlift	\$ 204.32	\$	210.45	Per Hour	2 Hours	2 Hours	3%
445	Equipment - Scissor Lift	\$ 63.85		65.77	Per Hour	2 Hours	2 Hours	3%
445	Pallets	\$ 1.66	\$	1.71	Per Ton			3%
445	Equipment - Gantry Crane	\$ 991.85	\$	1,021.61	Per Hour	4 Hours	4 Hours	3%
445	Equipment- Gantry Crane Overtime	\$ 1,018.41		1,048.97	Per Hour	4 Hours	4 Hours	3%
445	Equipment - Gantry Crane Gang Detention Credit	\$ 157.44	\$	162.16	Per 5 minutes			3%
475	Water - Fresh water	\$ 21.54	\$	22.18	Per 1000 Gallons	\$ 150.00	\$ 154.50	3%
475	Water - Connection	\$ 66.42	\$	68.41	each			3%
475	Water - Connection at Overtime	\$ 121.62	\$	125.27	each			3%
475	Water - Hoses	\$ 98.00	\$	100.94	for all hoses			3%
480	Patrol Services	\$ 131.07	\$	135.00	Per Day			3%
485	Information Technology Fees- Dedicated Talk Group	\$ 250.00		257.50	Annually			3%
485	Information Technology Fees- Radio Usage	\$ 10.00	\$	10.30	Per Radio Per Month			3%
485	Information Technology Fees- EOC IDF Device			NO LONGER PROVIDING THIS SERVICE				
485	Information Technology Fees- EOC Rack Space	\$ 150.00	\$	154.50	Per Month			3%
485	Information Technology Fees- Fiber	\$ 150.00	\$	154.50	Per Month			3%
500	Incidental Services - Labor	\$ 72.75	\$	74.93	Per Hour			3%
505	Truck Scale Fee	\$ 15.00	\$	15.45	per truck			3%
540	Minimum Invoice	\$ 61.85	\$	63.71	per invoice	Not on the tariff		3%
575	Wharfage - Bulk	\$ 0.96	\$	0.98	Per ton			3%
575	Wharfage - Rice by Truck / Rail	\$ 0.93	\$	0.96	Per Ton			3%
575	Wharfage - Crude / Petroleum by Truck	\$ 26.31	\$	27.10	per truck			3%
586	(A) Terminal Use Charges- Containers	\$ 62.00	\$	63.86	per container unit	7 days free time and \$6.25/TEU/Day thereafter	7 days free time and \$6.43/TEU/Day thereafter	3%
586	(B) Terminal Use Charges- Rail Cars	\$ 248.00		255.44	Per loaded rail car	7 days free time and \$16.85/railcar/day thereafter	7 days free time and \$17.35/railcar/day thereafter	3%
586	(C) Terminal Use Charges - Motor Truck to Shed	\$ 1.05	\$	1.08	Per Ton			3%
586	(D) Terminal Use Charges- Outside Storage	\$ 4,293.21	\$	4,422.01	Per Acre			3%
586	(E) Terminal Use Charges- Warehouse Storage	\$ 0.60	\$	0.61	Per Sq. Ft.			3%
586	(F) Terminal Use Charges- Office Space	\$ 5.37	\$	5.53	Per Sq. Ft.			3%

TARIFF ITEM	DESCRIPTION	PROPOSED RATE	PROPOSED RATE	UNIT OF MEASURE	MINIMUM	MINIMUM	DELTA
586	(G) Terminal Use Charges- Transloading, Ag Inspections, Swing	\$ 2.68	\$ 2.76	Per Ton			3%
625	Wharfage - Containers	\$ 3.89	\$ 4.01	Per Ton (Gross Weight)			3%
635	Wharfage - Not Otherwise Specified (N.O.S.)	\$ 3.25	\$ 3.35	Per Ton			3%
640	Wharfage - New and Used Passenger Vehicles	\$ 9.05	\$ 9.32	Per Unit			3%
640	Wharfage - All other RORO Cargo	\$ 5.11	\$ 5.26	Per Ton			3%
640	Wharfage - Passenger Vehicles not on ship	\$ 18.10	\$ 18.64	Per Unit			3%
640	Security Fee - Passenger Vehicles not on Ship	\$ 3.40	\$ 3.50	Per Auto			3%
640	Wharfage - All other RORO cargo not on ship	\$ 10.22	\$ 10.52	Per Ton			3%
640	Security Fee- All other Roro cargo not on ship	\$ 10.83	\$ 11.15	Per Unit			3%
710	Wharfage - Rice	\$ 3.00	\$ 3.09	per ton			3%
720	Wharfage - Project Cargo	\$ 3.25	\$ 3.35	Per ton or CBM			3%
724	Licenses: For Temporary Dredge PipelinesApplication fee	\$ 608.45	\$ 626.70				3%
724	Deposit	\$ 5,462.10	\$ 5,625.96				3%
724	Pipeline not over 8" diameter	\$ 3.38	\$ 3.48				3%
724	Over 8" but not over 16" diameter	\$ 4.67	\$ 4.81				3%
724	Over 16" but not over 32" diameter	\$ 8.95	\$ 9.21				3%

PORT FREEPORT

TARIFF NO. 005

**RATES, CHARGES, RULES,
REGULATIONS
AND
SERVICES AVAILABLE
AT PUBLIC WHARVES**

**ISSUED BY
PORT FREEPORT
1100 CHERRY ST.
FREEPORT, TX 77541
TELEPHONE (979) 233-2667**

| ISSUED: SEPTEMBER 25, 202~~6~~⁵

EFFECTIVE: OCTOBER 01, 202~~6~~⁵

PORT FREEPORT TARIFF NO. 005
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GULF SEAPORTS MARINE TERMINAL CONFERENCE

Federal Maritime Commission Agreement 224-200163

Approved December 2, 1988

Participating Members

1. Board of Commissioners of the Port of New Orleans
2. Board of Commissioners of Lake Charles Harbor and Terminal District
3. Greater Baton Rouge Port Commission
4. Orange County Navigation and Port District of Orange, Texas
5. Mississippi State Port Authority at Gulfport
6. Port of Beaumont Navigation District of Jefferson County, Texas
7. Port of Houston Authority of Harris County, Texas
8. Board of Trustees of the Galveston Wharves
9. Alabama State Port Authority, Mobile, Alabama
10. South Louisiana Port Commission, LaPlace, Louisiana
11. Brownsville Navigation District of Cameron County, Texas
12. Port of Port Arthur Navigation District of Jefferson County, Texas
13. Tampa Port Authority of Hillsborough County, Florida
14. Port of Corpus Christi Authority
15. Panama City Port Authority
16. Port of Pensacola
17. Port Freeport of Brazoria County, Texas
18. Board of Commissioners of the Jackson County Port Authority (Port of Pascagoula)
19. Manatee County Port Authority of Palmetto, Florida
20. St. Bernard Port, Harbor and Terminal District, Chalmette, LA
21. Port of West St. Mary, Franklin, LA
22. Port Fourchon, LA

NOTICE: The Gulf Seaports Marine Terminal Conference agreement permits the participating members to discuss and agree upon port terminal rates, charges, rules, and regulations. Any such rates, charges, rules, and regulations adopted pursuant to said agreement, shall be published in the respective tariffs of said members and so identified by proper symbol and explanation.

SHIPPERS' REQUESTS AND COMPLAINTS: Shippers, or other users of the facilities and services of the members of said Conference, desiring to present requests or complaints with respect to any such rates, charges, rules, and regulations adopted pursuant to said Conference agreement, should submit the same, in writing to the Chairman of the Conference, at the address below, giving full particulars, including all relevant facts, conditions, and circumstances pertaining to the request or complaint. Should further information be required by the Conference for full consideration of the request or complaint, the Conference Chairman will so advise by mail. The said Chairman will notify such shipper or complainant of the docketing of the matter and of the date and time of the proposed meeting and if said shipper and complainant desires to be heard, he shall make request upon the Chairman in advance of the meeting.

[Larry Kelley](#)[Alex King](#)
Conference Chairman
c/o [Port of Port Arthur](#)[Alabama Port Authority](#)
[250 N. Water Street](#)
[Mobile, AL 36602](#)[221 Houston Ave,](#)
[Port Arthur, TX 77640](#)

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ISSUED: SEPTEMBER 254, 20256

EFFECTIVE: OCTOBER 01, 20256

SUBJECT: RULES AND JURISDICTION**JURISDICTION OF PORT FREEPORT**

- A. The Port Commission of Port Freeport, of Brazoria County, Texas, has jurisdiction over and control of navigable waters of Port Freeport.
- B. The Commissioners constitute the Pilot Commission for the appointment of and operations of Port Freeport Pilots. The Pilots, operating as the Brazos Pilots, are appointed by the Governor of Texas upon recommendation of the Pilot and Canal Commissioners (Port Freeport Commissioners). The Commissioners have designated the Chief Executive Officer as Chief Inspector of Pilots. Pilotage rates are uniform. The Pilots are under the supervision of the Commissioners.
- C. The Commissioners have jurisdiction over and control of the use of all facilities owned by Port Freeport and over any facilities operated by Port Freeport. All port property and port leases are subject to the terms, rates and conditions of Tariff No. 5, unless otherwise specified under separate contract.
- D. The Commissioners have the authority to regulate and fix charges for the use of such waterways and facilities.

GENERAL AUTHORITY

- A. Port Freeport, publisher of this tariff, is the official contractor for the loading and unloading of all cargo received at its terminals unless authorized by the Chief Executive Officer.
- B. The docks are for the handling of intracoastal, coastwise, intercoastal, import and export cargoes exclusively. Port Freeport reserves the right to control the loading and unloading of all freight handled on these facilities, and the rates to be charged. Port Freeport will perform themselves or through their authorized agents the loading and unloading of all freight at the rates named in this tariff. Subsequent handling of freight from a point of rest constitutes an additional handling subject to handling charges provided in this tariff for loading or unloading.
- C. All users of these facilities must comply with this tariff and no user of these facilities will be permitted to deviate from the rates, rules and regulations herein prescribed unless specifically authorized by the Chief Executive Officer.

CARGO STATEMENTS

All vessels, their owners and agents shall, within five days after date of sailing of any such vessel, report to Port Freeport all cargo loaded and unloaded at all locations within Port Freeport. Such reports to show units, dimensions of units, packages, commodities, tonnage, cubic meters, and origin and destination. Any other data required for proper statistical information may be requested by the Chief Executive Officer.

Failure to file certified copies of manifests within the time specified shall constitute, in opinion of Port Freeport, cause for suspension of credit or other privileges of the vessel, until such failure is remedied.

RECORDS ACCESS

Upon request by Port Freeport, vessels, their owners, agents, masters, stevedores, and all other users of the Port facilities shall produce manifests of cargo, delivery orders, dock receipts, interchanges, reports and/or other documents as required. The purpose of said requests shall be for the purpose of ascertaining the accuracy of the manifests in order to verify the proper charges are paid under this tariff or other written agreement between the parties. Said documentation shall be provided to Port Freeport following forty-eight (48) hours after request. Failure to provide accurate records (i.e., dimensions, weights, manifest, etc.),

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particularly those used for billing purposes by Port Freeport, may be a violation of Chapter 37 of the Texas Penal Code and federal law and may be reported to the proper authorities by Port Freeport.

DELINQUENT LIST

Port Freeport reserves the right at any time or times and without notice to deny the use of its facilities to any user who or which is delinquent in payment of its accounts for more than thirty (30) days; such denial may be continued until such accounts are fully paid up and in current status.

APPLICATION

- A. The Rates, Rules and Regulations contained in this Tariff shall apply equally to all users of the waterways and facilities of Port Freeport and shall apply on all traffic on the waterways and facilities from the effective date shown in this Tariff and on all amendments thereto.
- B. Amendments shall be issued to cover needed changes in this Tariff. However, this Tariff is subject to change at the discretion of the Port Commission.
- C. The use of the waterways and facilities under the jurisdiction of Port Freeport shall constitute consent to the terms and conditions of this Tariff and evidences an agreement on the part of all vessels, owners.
- D. This tariff is made available to the public and is accessible on the Port Freeport website, at www.portfreeport.com, pursuant to the Shipping Act of 1984, as amended, and 46 C.F.R. Section 525.2, and by hard copy upon request to Port Freeport.

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SUBJECT: ABBREVIATIONS

¢	Cents
\$	Dollar
%	Percent
(A)	Addition
(C)	Change in wording which results in neither an increase nor reduction in rates
(I)	Increase
(N)	New item
(R)	Reduction
Cu. Ft	Cubic feet
cwt	Hundred-pound weight
FMC	Federal Maritime Commission
FTZ	Foreign Trade Zone
GRT	Gross registered ton
ISO	International Standardization Organization
KG	Kilogram
Lbs.	Pounds
LF	Linear foot
LOA	Length-over-all
MBF	Thousand board feet
MT	Metric ton
NOS	Not otherwise specified
O/T	Other than
(*)	The rate, rule, or regulation bearing this reference mark is published pursuant to agreement of Gulf Port Members of the Gulf Seaports Marine Terminal Conference

SUBJECT: DEFINITIONS**AGENT OR VESSEL AGENT (*)**

Any party who acts on behalf of another party, including but not limited to the party or entity, who submits the application for a vessel's berth.

ARRIVAL AT BERTH

The time at which an incoming vessel moors to her berth calculated from the time the last line is secured.

BERTH (*)

The water area at the edge of a wharf, including mooring facilities, used by a vessel while docked.

BERTH SPACE (*)

The area within Port Freeport's facilities designated or allotted by Port Freeport for use for the receipt and accommodation of freight for export pending arrival of the vessel to which such freight is consigned and

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for the receipt and accommodation of import freight pending delivery or tender of delivery by the steamship company to the owner or consignor thereof.

BONDED STORAGE (*)

Storage accomplished under bond payable to the United States Treasury Department until cleared for entry by the United States Customs

BUNKERS

Any marine fuel, i.e., IFO, MDO, MGO, or LNG to be delivered to an oceangoing vessel by means of bunker barge, tanker, or tank truck.

CAPTAIN OF THE PORT (COTP)

Captain of the Port (COTP) means the officer of the Coast Guard, under the command of a District Commander, so designated by the Commandant for the purpose of giving immediate direction to Coast Guard law enforcement activities within an assigned area.

CARGO

Any commodity (dry bulk, liquid bulk, breakbulk, autos, machinery, equipment, baled, palletized, bagged, containerized, crated, etc.) imported, exported, domestic or stored at the Port facilities carried by vessel, truck, rail, or barge.

CBP

Assigned by the United States Customs and border Protection to manage customs bonded facilities. Port Code – 5311

CHASSIS

A wheel assembly constructed to accept mounting of containers and equipment with a device for coupling to a self-powered tractor for movement.

CHECKING (*)

The service of counting and checking cargo against appropriate documents for the account of the cargo or the vessel, or other person requesting the same.

CONTAINER (*)

A standard ISO seagoing container 20 feet in length or over.

COST PLUS

Any operation not covered by Port Freeport Tariff is usually performed on a cost plus 20% supervision basis.

DAY (*)

A consecutive 24-hour period or fraction thereof.

DOCKAGE (*)

The charge assessed against a vessel for berthing at a wharf, pier, bulkhead structure, or bank or for mooring to a vessel also berthed.

FEDERAL MARITIME COMMISSION (FMC)

Agency, which administers various federal statutes regarding ocean shipping, ports and marine terminals.

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FEU

(Forty-foot Equivalent Unit) is an inexact unit of cargo capacity often used to describe the capacity of container ships and container terminals.

FOREIGN TRADE ZONE (FTZ)

Designated areas, approved by the Federal government, considered outside the Customs territory of the United States. An isolated policed area adjacent to a port of entry (as a seaport or airport) where foreign goods may be unloaded for immediate transshipment or stored, repacked, sorted, mixed, or otherwise manipulated without being subject to import duties.

FREE TIME (*)

The specified period during which cargo may occupy space as directed by the Chief Executive Officer or their designee on terminal property free of terminal storage charges.

HANDLING (*)

The service of physically moving cargo between point of rest and any place on the terminal facility, other than the end of ship's tackle.

HAZARDOUS MATERIAL (HAZMAT)

Any of a list of materials, compiled by the Federal government and considered to be health/safety hazards.

HOLIDAYS

New Year's Day	January 1
Martin Luther King Jr.'s Birthday	3rd Monday in January
President's Day	3rd Monday in February
Good Friday	Friday before Easter Sunday
Memorial Day	Last Monday in May
Independence Day	July 4
Labor Day	1st Monday in September
Columbus Day	2nd Monday in October
Veteran's Day	November 11
Thanksgiving Holidays	4th Thursday in November and 4th Friday in November
Christmas	December 25th & 26th

- A. On holidays observed by ILA, all Loading/Unloading will be performed at overtime rates.
- B. No work shall be performed on Labor Day or Christmas Day unless agreed otherwise.
- C. When scheduled holidays fall on Saturdays, the previous Friday will be recognized as the holiday and when the scheduled holiday falls on Sunday, Monday will be recognized as the holiday.

LINER SERVICE (*)

Vessels making regularly scheduled calls for the receipt and delivery of cargo and/or passengers.

LEASE

A contractual agreement wherein Port Freeport is referred as landlord, and Port user is referred to as tenant. Terms of agreement may supersede some terms of the prevailing tariff.

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LOADING OR UNLOADING (*)

The service, whether provided by the Port or 3rd party, of loading or unloading cargo between any place on the terminal and railroad cars, trucks, or any other means of land conveyance to or from the terminal facility.

LO/LO

This abbreviation stands for Lift-on/Lift-off. Cargo or containers are lifted onto or off a vessel by crane.

MANIFEST (*)

An itemized list of all cargo loaded or unloaded from a vessel.

MARGINAL TRACKS

Railroad tracks on the wharf apron within reach of ship's tackle.

OVER DIMENSIONAL, OVERWEIGHT CARGO

Cargo that measures over sixty-feet in length, or over twenty-feet in width, or over twenty-feet in height or weighs in excess of seventy thousand pounds.

OVERTIME

Work performed on Port Freeport Holidays and during any hours other than Straight Time hours of: 8:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM on Monday through Friday.

PALLETS

The term "pallet" when applicable in this tariff in connection with unit loads, means expendable pallets constructed in such a manner to permit normal handling with forklift trucks and without damage to the cargo.

PASSENGER VEHICLE

A motor vehicle used to transport persons and designed to accommodate 10 or fewer passengers, including the operator.

POINT OF REST (*)

The area of the terminal facility which is assigned for the receipt of inbound cargo from the ship and from which inbound cargo may be delivered to the consignee and that area of the terminal facility which is assigned for the receipt of outbound cargo from shipper for loading of vessel.

PORT FIRMS CODE

Identifiers assigned by U.S. Customs and Border Protection (CBP).

Port FIRMS Code – T096

Velasco FIRMS Code – T099

PROJECT CARGO

A project, consisting of separate and differing items, various lengths, widths, and weights, or not otherwise specified (NOS); to be stored, loaded, discharged over various time periods.

RORO

The abbreviation stands for roll-on roll off. Self-propelled or non-self-propelled cargo that is rolled onto a vessel as opposed to being lifted onboard using cranes.

SHED HIRE

A charge assessed against a vessel for providing a wharf shed for assembling and distributing cargo.

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SHIP SIDE (*)

The location of cargo within reach of ship's tackle or in berth space, in accordance with the customs and practices of this port.

STEVEDORES

Companies which employ labor and contract with vessels for handling of cargo on vessels and at waterside.

STRAIGHT TIME

Work performed during the hours of 8:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM

Except: Saturdays, Sundays, and Port Freeport Holidays.

STRIPPING CONTAINERS

Unloading cargo from containers.

STUFFING CONTAINERS

Loading cargo into containers.

TARIFF

A publication issued by Port Freeport and filed with the Federal Maritime Commission, which sets up the definitions, rates, rules, and regulations for the Port in general or for a particular function of the Port.

TERMINAL

Use of the word "terminal" in this tariff means the facilities of Port Freeport.

TERMINAL STORAGE

Port may, at its sole discretion, allow port Users to use areas in the port for the storage of cargo at a specified storage rate. Terminal storage may include providing warehouse, terminal, or off-site facilities for the storage of inbound or outbound cargo, including wharf storage, shipside storage, closed or covered storage, opened or ground storage, and bonded storage, after storage arrangements have been made.

TERMINAL USE FEE

A fee assessed for the use of any Port owned property and facilities for the movement within or loading or unloading of cargo to or from any means of conveyance.

TEU

(Twenty-foot Equivalent Unit) is an inexact unit of cargo capacity often used to describe the capacity of container ships and container terminals.

TON

Subject to a specific exception, the term "ton" as used in the tariff, refers to a U.S. Short Ton of a unit weight of 2,000 lbs.

TRAFFIC (Explanation of Terms)

- A. INTRACOASTAL TRAFFIC: All traffic between interior points served by canals and rivers within the state of Texas. (Including intra-ports)
- B. COASTWISE TRAFFIC: All traffic between any two ports of the United States.
- C. INTERCOASTAL TRAFFIC: All traffic between Atlantic and Gulf ports of the United States and the West Coast of the United States.
- D. IMPORT TRAFFIC: All traffic moving from any foreign ports to the continental United States.
- E. EXPORT TRAFFIC: All traffic moving from the continental United States to foreign ports.

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ISSUED: SEPTEMBER 25⁴, 2025⁶

EFFECTIVE: OCTOBER 01, 2025⁶

TRANSIT SHED

A covered area designated for short term use in cargo operations – to/from vessel, and/or truck, and/or railroad car.

TRANSSHIPPED CARGO

Cargo landed from a vessel and reloaded on a second vessel without being removed from the wharves. Transshipped cargo may move into warehouses and/or open storage areas provided it remains in-bond. Tariff rates will be used for storage or handling where applicable.

TWIC

A TWIC® (Transportation Worker Identification Credential) is a federal identification card issued by the Transportation Security Administration (TSA). It is required for workers who need unescorted access to secure areas of the nation's maritime facilities, ports, and vessels, as well as all U.S. Coast Guard-licensed mariners.

TWIC ESCORT

TWIC Escort - An approved individual or company who has been formally certified through the Port Freeport TWIC (Transportation Worker Identification Credential) Escort Program. This certification authorizes the individual or company to escort non-TWIC holders into restricted or secure maritime areas within Port Freeport, provided the escorted individual has a legitimate business purpose or other authorized reason for entry.

UNITIZED

The term "unitized" when applicable in this tariff in connection with loading and unloading, means shipments of commodities, either pre-palletized, skidded, crated, boxed, or packaged to permit free access of forklift trucks.

USER (*)

A user of the facilities owned, leased, and/or controlled by Port Freeport shall include any vessel or person using any Port of Freeport properties, facilities, or equipment, or to whom or for whom, any service, work, or labor is furnished, performed, done, or made available by Port Freeport, or any person owning or having custody of cargo moving over such facilities.

VESSEL

Every description of watercraft or other artificial conveyance, whether self-propelled or non-self-propelled, used, or capable of being used, as a means of transportation on water, and shall include in its meaning the owner, despondent owner, and/or charterer thereof.

WHARF (*)

Any wharf, pier, quay, landing, or other stationary structure to which a vessel may make fast, or which may be utilized in the transit or handling of cargo or passengers and shall include other port terminal facility areas alongside of which vessels may lie or which are suitable for and are used in the loading, unloading, assembling, distribution, or handling of cargo.

WHARFAGE

A charge assessed against the cargo or vessel on all cargo passing or conveyed over, onto, or under wharves or between vessels (to or from barge, lighter, or water) when berthed at wharfs or when moored in slip adjacent to wharf. Wharfage is solely the charge for use of wharf and does not include charges for any other service.

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SUBJECT: WATERWAY REGULATIONS**ITEM 305** (t) (e)**DISPOSAL OF OILY RESIDUE AND WASTE OIL**

Issued: September 1, 2015
Effective: October 1, ~~2025~~2026

Annex V of the International Convention for the Prevention of Pollution from Ships (MARPOL) and the United States Coast Guard's Implementing Regulations (33 CFR parts 151-158) require that reception facilities be available for those vessels which have indicated to Port Freeport in advance, the need to dispose of ship generated refuse.

Vessel owner, deponent owner or their agent will obtain a company acceptable to the United States Coast Guard to provide these services and shall contact Port Freeport's operations department for an approved list of vendors.

It is the responsibility of the vessel to provide ships agent(s) a minimum of seventy-two (72) hours advance notice, the amount of refuse that will be discharged upon vessel arrival. \$0.2~~65~~ per barrel with ~~\$127.72~~~~\$124.00~~ minimum fee per vessel shall apply.

ITEM 310 (e)**BALLAST, REFUSE, TRASH**

Issued: December 18, 2003
Effective: ~~November 1, 2017~~October 01, 2025

It is strictly prohibited to throw or discharge ballast, rubbish, gray water, sludge, dunnage, ashes, or anything into the waterways. Applicant will comply at all times with applicable federal, state, and local laws and regulations and international treaties and conventions related to safety and environmental protection of the marine environment, including, but not limited to, federal, state and local regulations regarding the discharge of ballast water. Any tools, materials, equipment, dropped over the side, are to be reported.

Vessels requiring ballast disposal service shall make necessary arrangements with the Director of Operations. Priority of berth space for such operations shall be solely at the discretion of the Director of Operations. Should any vessel, its owners or agents, stevedore, or other user of the facilities abandon any drums, boxes or other containers of cargo upon Port Freeport property and not remove same therefrom within 48 hours after notification by Port Freeport of the location of such items, same will be removed by Port Freeport, its employees or contractors, and the cost of such removal plus twenty percent shall be billed to the vessel, its owners or agents, stevedore or freight handler or other user of the facilities which shall be deemed by its failure to remove same to have agreed to the payment for same.

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ISSUED: SEPTEMBER 2~~5~~4, 2025~~6~~

EFFECTIVE: OCTOBER 01, 2025~~6~~

ITEM 315

SIGNS

Issued: December 30, 1993
Effective: November 1, 2017

Painting or erecting signs on Port Freeport structures is prohibited. Signs may be erected on Port Freeport structures or property only after submission to the Chief Executive Officer or their designee of design, materials, fastenings, and method of erection, and upon written permission from the Chief Executive Officer or their designee.

ITEM 320

SPEED LIMIT

Issued: December 30, 1993
Effective: May 1, 2019

In combination with the authority bestowed by the State of Texas; whereby the control and operation of all types of vessels using the harbors, turning basins, navigable channels and waterways within this district, and regulations promulgated by the Secretary of the Army, this tariff adopts these operational rules governing vessel speeds.

- A. Every vessel shall, at all times, proceed at a safe speed so to avoid collision and be stopped within a distance appropriate to the prevailing circumstances and conditions.
- B. Every vessel shall reduce its speed sufficiently to prevent any damage when approaching another vessel in motion or tied up to a wharf or other structure, or any other manner of structures or improvements likely to be damaged by collision, suction, or wave action.
- C. Vessels may not exceed a safe maneuvering and steering speed and will not create any unusual wake.
- D. Vessels and their operators shall be liable for damage or injuries caused by excessive operating speeds or wakes.

ITEM 325

COLLISIONS

Issued: December 30, 1993
Effective: May 1, 2019

In the event of collision between any craft or vessel with another craft or vessel, or between a craft or vessel and any wharf, dock, pier, bridge system, a written report shall be submitted to the Chief Executive Officer, Port of Freeport, by the pilot and the master, owner, agent, or operator of said dock facility, and such report shall be filed within 24 hours of the time of the collision.

Any vessel or craft, proceeding to sea after a collision or accident, shall mail, through its master, from its next port of call, a report on such occurrence. The pilots are to report details of grounding, collisions, accidents, and incidents of interest to the Chief Executive Officer.

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ITEM 330(1)(C)**BERTH APPLICATIONS AND ARRANGEMENTS (*)**

Issued: September 1, 2015
Effective: October 1, ~~2024~~2026

All vessels, or their agents, charterers, or owners, desiring a berth at the wharves of Port Freeport shall make application for such berth on prescribed forms, such to show date of arrival, departure, and type and quantity of cargo to be handled and other information needed. All such applications to be filed with the Director of Operations, at least (72) hours prior to vessel arrival.

As a part of its application for berth, the vessel, its owners, or agents, shall advise Port Freeport of the protection and indemnity association (P & I Club) which affords the vessel indemnity coverage as well as the name and telephone number of the local legal representative thereof knowledgeable with regard to such coverage.

Any damage caused by the vessel to the wharf or any installation or equipment which is the property of Port Freeport, whether it be through incompetence or carelessness on the part of the pilot or officer of the ship carrying out operations or for any other reason, shall be the responsibility of the master and of the owners of the ship causing the damage. Port Freeport shall be able to detain the ship until it has received a satisfactory guarantee for the amount of the damage caused or a reasonable estimate thereof.

The signed application and berth assignment form shall constitute a contract, subject to the rates, rules, and regulations, and provisions contained in this tariff between Port Freeport and the vessel, her agents, charterers, and owners. Berth availability shall be at the sole discretion of the Director of Operations or their designee and is subject to change.

Whenever other vessels are waiting to load or unload cargo and there is the need for the vessel already in berth to work overtime to minimize further delay, such vessels, their agents, charterers, and owners will work overtime at their own expense when requested to do so by the Director of Operations.

Any vessel, her agents, charterers, and owners refusing to work overtime at her agents, charterers and owners' expense shall at their expense vacate the berth on order of the Director of Operations. The berth shall then be assigned to the next waiting vessel in turn whose agents, charterers, and owners are agreeable and willing to work cargo on overtime. The vessel ordered to vacate a berth for refusing to work cargo on overtime, will be reassigned to the berth ahead of other waiting vessels when willing to work on overtime or when there is no further need for overtime work.

Any vessel having completed loading and unloading cargo shall on request of the Director of Operations vacate the berth immediately.

Any vessel, her agents, charterers, and owners failing to timely vacate its berth when so ordered, shall be subject to payment of additional dockage charges at the rate of ~~\$1,021.61~~\$991.85 per hour or fraction thereof.

Assessment of the additional dockage charge shall not affect the right of Port Freeport to remove such vessel at cost, risk, and expense of her agent, charterer, and owner.

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ISSUED: SEPTEMBER 254, 20256

EFFECTIVE: OCTOBER 01, 20256

Port Freeport at its sole discretion may deny the right to moor a vessel and may order a vessel to vacate its berth at Port Freeport docks when Port Freeport deems it necessary for reasons of safety, security and/or other operational considerations.

SOVEREIGN IMMUNITY

To the extent Owner or Operator of vessel ("LINE") has or hereafter may acquire any immunity from jurisdiction of any court or from any legal process, LINE hereby waives such immunity and agrees not to assert, by way of motion, defense or otherwise, in any suit, action or proceeding, the defense or claim of sovereign immunity or any claim that LINE, its vessel or cargo is not personally subject to the jurisdiction of the applicable Courts by reason of sovereign immunity or otherwise, or that LINE, vessel or cargo is immune from any legal process (whether through service of notice, attachment or arrest prior to judgment, attachment in aid of execution, or otherwise) with respect to itself or its property, or that the suit, action or proceeding is brought in an inconvenient forum, or that the venue of the suit, action or proceeding is improper, or that this Tariff may not be enforced in or by such courts.

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ISSUED: SEPTEMBER 25~~4~~, 2025~~6~~

EFFECTIVE: OCTOBER 01, 2025~~6~~

SUBJECT: REGULATIONS ON USE OF FACILITIES**ITEM 335⁽¹⁾****BUNKERS AND BUNKERING**

Issued: September 1, 2015
Effective: October 1, ~~2024~~[2026](#)

- A. When bunkers are pumped from barge or tank truck to vessel, a charge of ~~\$0.024~~~~\$0.23~~ per barrel will be assessed. Dockage will not be charged on the bunker barge. A minimum charge of ~~\$37.47~~~~\$37.40~~ per truck will be assessed on tank trucks.
- B. To comply with U.S. Coast Guard Regulations, advance notification of vessel-to-vessel transfers (for vessels with a capacity of 250 barrels or more) including transfers between vessels at a dock or pier, are to be reported by the lightering or bunkering vessel, and such vessel must submit a four hour advance notification to the Coast Guard, Marine Safety Office by telephone at (979) 766-766-3689 or by radio over VHF-FM Channel 83.

ITEM 340⁽¹⁾**CLEANLINESS OF PREMISES**

Issued: September 1, 2015
Effective: October 1, ~~2024~~[2026](#)

- A. Steamship agents and operators and other users of the wharves, sheds and other property of Port Freeport shall be held responsible for cleaning of the property which they have been allowed to use or assigned or leased to them, including adjacent aprons, within 24 hours of completion of vessel operations, as directed by the Director of Operations.
- B. If such user does not properly clean the wharf or property he has been using, the Director of the Operations Department shall order the property cleaned and bill the user responsible:
1. An assessment of ~~\$167.29~~~~\$162.42~~ per each 1,000 cargo tons, or
 2. Cleanup cost-plus twenty percent (20%) whichever is greater, or ~~\$243.24~~~~\$236.16~~ minimum.

ITEM 345**SAFETY**

Issued: July 27, 2006
Effective: October 1, 2022

GENERAL SAFETY

- A. Users shall comply with all safety standards and accident prevention regulations promulgated by federal, state, or local authorities having jurisdiction, including Port Freeport, and shall at all times conduct all operations in a manner to avoid the risk of bodily harm to any persons and the risk of damage to any property, equipment or material. Users shall continuously inspect all work, materials, and equipment to discover and determine any conditions, which might involve such risks and shall be

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ISSUED: SEPTEMBER ~~25~~[4](#), 202~~5~~[6](#)

EFFECTIVE: OCTOBER 01, 202~~5~~[6](#)

solely responsible for discovery, determination and correction of any such conditions and shall continue to be responsible until all work is completed.

- B. Users are responsible for actions of omissions or commission by its representatives, personnel, agents, contractors and vendors and their respective employees and shall be liable and shall promptly remedy damage or loss to property as a result of such acts. Users shall be fully responsible for the safety and health protection of its representatives, employees, agents, contractors, vendors and their respective employees and visitors it brings on site.
- C. Users shall conduct a site safety orientation for new hires and a regular periodic training meeting for employees or personnel working on or using Port Freeport's facilities. Port Freeport has the right to monitor such meetings. Further, Users shall provide suitable training about, but not be limited to, safe work practices, safety policies and rules, personal protective equipment requirements and hazardous materials. Contractors and vendors shall provide specialized training to personnel engaged in risky and non-routine tasks.
- D. Users' employees, agents, contractors, and visitors are required to wear appropriate personal protective equipment per safety rules and regulations.
- E. Users shall designate a "Safety Representative" on-site that is responsible for the administration of its safety program. The Safety Representative shall have the necessary ability, knowledge, and training in safety practices to maintain a safe work environment. The name and contact information for the Safety Representative shall be provided to Port Freeport Safety Department (979) 373-5913.
- F. Safety Representatives shall successfully complete the Port Safety Officer orientation program provided by Port Freeport.
- G. The Safety Representative shall attend all Tenant Safety Meetings.
- H. Users shall upon request provide Port Freeport with a copy of its Safety Plan (i.e., safety policy and safety procedures).
- I. All accidents or damage on Port Freeport's property are to be reported to Port Freeport Security (979) 373-5900 immediately upon occurrence.
- J. Port Freeport Safety is to be provided with a written accident investigation report about all a) accidents resulting in fatality, lost time, when personnel are hospitalized as a result of a single incident or b) any damage to Port Freeport equipment or property; or c) any damage greater than \$1,000.00 to non-Port Freeport equipment or property damage occurs within ten (10) days.
- K. User shall submit a written update to Port Freeport each Friday by noon until the accident investigation is completed. Port Freeport reserves the right to conduct an independent investigation. If the incident occurred on Port Freeport property, Port Freeport Protective Services shall be granted access to the area, to the extent permitted by law.
- L. The Safety requirements set out herein are only minimum requirements and the User should take all precautions necessary to prevent bodily injury or property damage. In the event Port Freeport observes any unsafe practices, it may stop the User's work. Port Freeport does not assume User's responsibility for the safety and health of its personnel and the discovery and/or elimination of hazards, which could possibly cause accidents or damage. Users agree to indemnify and hold harmless Port Freeport from

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and against all losses, claims, demands and suits for damages including court costs and attorney fees resulting from or relating to that User's compliance or failure to comply with this Item 345.

- M. Users are obligated to contractually bind its Contractors, representatives, vendors, suppliers, agents, and their respective employees to the provisions set forth in this Item 345 as well as all applicable provisions set forth in this Subcontract. In addition, all persons seeking access to Port Freeport will follow operational safety guidance as per the Port safety guidelines.
- N. Port Freeports reserves the right to conduct safety inspections of Port Freeport tenants to assure the tenants are following the safety requirements within this Tariff.
- O. Port Freeport reserves the right to inform the United States Coast Guard or appropriate agency of any health or safety risk or other nonconformity regarding any vessel docked at Port Authority Facilities pursuant to Title 33 of the Code of Federal Regulations Part 96.
- P. All safety training, safety inspections, and safety meetings shall be documented and maintained per applicable laws and regulations.
- Q. Any User of Port facilities or property may be required to appear before the Port Commission regarding any safety incident or safety record as a condition to maintain a Port Freeport issued license or permit or to continue use of Port Freeport facilities and property.

CORRECTIVE ACTIONS

Port Freeport may issue a Notice of Safety Violation for any violation to the safety requirements within this document. Additionally, Port Freeport may impose corrective actions, including but not limited to suspension of port entry rights, stop work, and/or revoke Port Freeport issued licenses/permits. In the event of revocation of license or permit, the User will be permitted an opportunity to present to the Port Commissioners on why such license or permit should not be revoked.

If a Notice of Safety Violation is issued, a copy of the Notice of Safety Violation shall be given to the individual and their employer. Any Notice of Safety Violation may be appealed to the Director of Protective Services, within 30 days of the date it is given to the individual. In such appeal, the individual shall have the right to present any materials or statements pertinent to the matter at hand.

VEHICLE SAFETY

- A. All persons shall comply with all posted speed limits and traffic signs while operating any motorized vehicle on Port Freeport property.
- B. Any person operating a commercial vehicle on Port Freeport property, which has had prior or shall have a subsequent operation on public roads, shall maintain a valid commercial driver's license at all times during the operation of such vehicle. Any person operating a motorized vehicle on Port Freeport property shall maintain a valid state driver's license at all times during the operation of such vehicle.
- C. Handheld smart devices for any purpose other than navigational aids or use by emergency personnel operating in their official capacities is prohibited while operating a motorized vehicle on Port Freeport property.

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TRAFFIC VIOLATIONS

A written warning may be issued at the discretion of the security officer for any traffic violation (ex. speeding; failure to stop; striking a fixed object). For traffic offenses that have an increased safety risk, Port Freeport may also exercise its right to revoke the offender's Port Freeport access rights for a short period of time, but for more serious offenses, Port Freeport may also exercise its right to revoke the offender's Port Freeport access rights for a longer period of time.

For repeat offenders, Port Freeport may also exercise its right to revoke the offender's Port Freeport access right up to one (1) year or longer.

Licensed law enforcement officials may issue citation(s) and may detain and/or arrest traffic offenders to the limit allowed by local, state, or federal law.

PARKING VIOLATIONS

A written warning may be issued at the discretion of the security officer for any parking violation. For offenses with an increased risk to safety and/or security (ex. blocking traffic; illegal parking on the dock), vehicles may be towed at the owner's expense.

For repeat offenders, Port Freeport may also exercise its right to revoke the offender's Port Freeport access right up to one (1) year.

Licensed law enforcement officials may issue citation(s) and may detain and/or arrest parking offenders to the limit allowed by local, state, or federal law.

ITEM 350**DAMAGE TO PROPERTY OF PORT FREEPORT**

Issued: December 1, 1994

Effective: ~~May 1, 2019~~ October 01, 2026

A. Users of the facilities of Port Freeport shall be held responsible for all damage to the property of Port Freeport occasioned by them. With respect to damages or injury to berths, wharves, transit sheds, mechanical equipment, or other assigned facilities, occurring during the tenancy, occupation, and/or use thereof by any User to which such facilities were (temporarily or permanently) assigned, such User shall be responsible and liable to Port Freeport for all such damages or injury, without regard to who shall have caused the damage or injury, except to the extent that damage or injury is caused by the negligence of Port Freeport. The cost to repair or replace Port Freeport property will be billed to the responsible User at cost plus twenty percent (20%) for overhead.

B. Users shall immediately report any damage to Port Freeport property to Port Freeport Security and/or Operations.

~~Users of the facilities of Port Freeport shall be held responsible for all damage to the property of Port Freeport occasioned by them, and any such damage shall be responsible for such damage billed against the user responsible for such damage at cost plus twenty percent (20%).~~

~~For limits of liability, see, ITEM 495. Any damage to Port Freeport property shall be immediately reported to Port Freeport Security and/or Operations.~~

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ISSUED: SEPTEMBER 25, 2025

EFFECTIVE: OCTOBER 01, 2025

ITEM 355^(C)

DAMAGE OR LOSS AND LIABILITY (*)

Issued: April 26, 2007
Effective: ~~October 01, 2026~~ November 1, 2017

A. Except as may be caused by its own negligence, but without waiving any of Port Freeport's legal rights to immunity, Port Freeport shall neither be responsible for injury to, or loss of, any cargo being loaded or unloaded at its public wharves; nor any delays, injury to, or loss of, cargo on its wharves or in its sheds, by fire, leakage, or fire protection devices; acts of terrorism, storms or hurricanes; nor collapse of building, wharves, floors, or foundations; nor breakage of pipes; nor loss or injury caused by rats, mice, weevils, moths, animals, birds, insects; neither frost nor the elements; nor any delay, loss or damage arising from combination of strikes, tumult, insurrections, or acts of God, or force majeure.

B. Liability for loss or damage as a result of switching operations on the leased tracks of Port Freeport is set forth in contract between Port Freeport and Union Pacific Railroad.

C. Any loss or damage which may be caused by the acts of Port Freeport employees or equipment, shall be agreed upon in writing at the place and time of the loss or damage, and in no event will any claim whatsoever be accepted for such damage unless the claim is made within 30 days of the occurrence. Except as may be caused by the acts of Port Freeport's own negligence, but without waiving any of Port Freeport's legal right to immunity, users agree to indemnify and save harmless Port Freeport from and against all losses, claims, demands, and suits for damages, including death and personal injury, and including court costs and attorney's fees, incident to, or resulting from their operations on the property of Port Freeport and the use of its facilities.

D. In the event suit should be brought by or against Port Freeport in a court of competent jurisdiction to collect any monies due, enforce any provision or remedy any default under this tariff by User or Users of the public facilities of Port Freeport, which suit results in a final judgment, then the prevailing party shall be entitled to recover of and from the non-prevailing party, in addition to the usual court costs, reasonable attorney's fees.

E. Nothing contained herein will be deemed a waiver of any immunities to which Port Freeport may be entitled under applicable laws, nor shall anything contained herein be deemed to subject Port Freeport to liabilities for the actions of any persons other than the agents and employees of Port Freeport. For limits of liability on Port Freeport, see ITEM 495.

Except as may be caused by its own negligence, but without waiving any of Port Freeport's legal rights to immunity, Port Freeport shall neither be responsible for injury to, or loss of, any cargo being loaded or unloaded at its public wharves; nor any delays, injury to, or loss of, cargo on its wharves or in its sheds, by fire, leakage, or fire protection devices; acts of terrorism, storms or hurricanes; nor collapse of building, wharves, floors, or foundations; nor breakage of pipes; nor loss or injury caused by rats, mice, weevils, moths, animals, birds, insects; neither frost nor the elements; nor any delay, loss or damage arising from combination of strikes, tumult, insurrections, or acts of God, or force majeure

Liability for loss or damage as a result of switching operations on the leased tracks of Port Freeport is set forth in contract between Port Freeport and Union Pacific Railroad.

Any loss or damage which may be caused by the acts of Port Freeport employees or equipment, shall be agreed upon in writing at the place and time of the loss or damage, and in no event will any claim whatsoever

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ISSUED: SEPTEMBER 25⁴, 2025⁶

EFFECTIVE: OCTOBER 01, 2025⁶

~~be accepted for such damage unless the claim is made within 30 days of the occurrence. Except as may be caused by the acts of Port Freeport's own negligence, but without waiving any of Port Freeport's legal right to immunity, users agree to indemnify and save harmless Port Freeport from and against all losses, claims, demands, and suits for damages, including death and personal injury, and including court costs and attorney's fees, incident to, or resulting from their operations on the property of Port Freeport and the use of its facilities.~~

~~In the event suit should be brought by or against Port Freeport in a court of competent jurisdiction to collect any monies due, enforce any provision or remedy any default under this tariff by User or Users of the public facilities of Port Freeport, which suit results in a final judgment, then the prevailing party shall be entitled to recover of and from the non-prevailing party, in addition to the usual court costs, reasonable attorney's fees. For limits of liability on Port Freeport, see [ITEM 495](#).~~

ITEM 365

FIRE PREVENTION

Issued: December 30, 1993
Effective: October 1, 2022

- A. Smoking and open flames: It is unlawful to smoke, weld or have open flames in the sheds or within 50' of the piers. Refer to [ITEM 410](#) – Permits.
- B. Vehicle Parking: Automobiles, trucks, trailers, or other motor vehicles shall not park on the waterfront facilities, or in sheds except while waiting to load or discharge cargo, ship supplies, or passengers when attended by a driver, or when handled or stored as cargo, or when parked in a designated area. No idle running vehicles shall be left unattended.
- C. Refueling on docks or piers: It is unlawful to refuel vehicles, automobiles, or vehicular cargo within 50' of sheds or pier. Exception: Mobile cranes working cargo are allowed to be refueled alongside the wharves by tank fueling vehicle in compliance with 2017 NFPA 385 and 2015 International Fire Code 5706.6. Additionally, the fuel vehicle must comply with all Department of Transportation and City of Freeport standards.

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ISSUED: SEPTEMBER 25~~4~~, 2025~~6~~

EFFECTIVE: OCTOBER 01, 2025~~6~~

ITEM 370

FUMIGATION REQUIREMENTS

Issued: December 30, 1993
Effective: November 1, 2017

- A. At minimum, Port Freeport Security, Operations and Safety shall be notified in writing at least 24-hours in advance. Port Freeport reserves the ability to reduce the 24-hour notice if the fumigation is time sensitive due to the level of infestation or the potential interference with commerce.
- B. Warning signage shall be applied to all access points while fumigation is in progress.
- C. All commodities bagged or packaged that are subject to insect/pest infestation, which remain in transit sheds for a period of 45 days, or show signs of infestation before 45 days, must be fumigated immediately and each 45-day period thereafter as long as the cargo remains in the transit sheds.
- D. Fumigation expense will be for the account of the cargo owner, shipper, consignee, or whoever has care custody, and control of the cargo. If fumigation is not performed as required, Port Freeport reserves the right to fumigate such commodities and bill the cargo owner, shipper consignee or whoever has care custody and control of the cargo.

ITEM 375

HANDLING OF HAZARDOUS COMMODITIES

Issued: December 30, 1993
Effective: November 1, 2017

Shipments of articles classified as explosive or dangerous in applicable regulations of the Department of Transportation will be permitted only upon full compliance with such regulations by shippers, their agents, and the agencies of transportation. Conformance shall be made also to such further rules or regulations as may be issued by other state, federal or municipal authorities.

For the protection and safety of Port Freeport, users of its facilities, and the general public, rights are reserved to issue such directives or regulations as may be deemed necessary by Port Freeport to ensure safe handling, stowing, loading, discharging, or transportation of explosives or dangerous articles within the confines of Port Freeport facilities or waterfront. Notification is required prior to the tender of explosives or dangerous articles.

The master, agent, or person in charge of any domestic or foreign vessel which is inbound into the jurisdiction of Port Freeport, which has on board any hazardous commodities so classified in applicable regulations of the Department of Transportation, shall submit a listing of the weight of such commodity, its label, and the location at which it is stowed within the vessel to a representative of Port Freeport upon arrival at the wharf.

Port Freeport may refuse the use of its facilities or waterfront for the handling, stowing, loading, discharging or transportation of such explosives or dangerous articles, which are considered by the Chief Executive Officer as offering undue risk or exposure to such risk.

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ISSUED: SEPTEMBER 25⁴, 2025⁶

EFFECTIVE: OCTOBER 01, 2025⁶

ITEM 380

INSURANCE (*)

Issued: April 15, 2004
Effective: October 1, 2022

- A. All vehicles entering Port premises may be required to show proof of automobile liability insurance as required by the State of Texas. Vehicles not in possession of proof of insurance will not be permitted to enter Port premises until proof of insurance coverage is produced.

State of Texas minimum auto insurance requirement:

1. \$30,000 in bodily injury coverage per person
2. \$60,000 in bodily injury coverage total per incident
3. \$25,000 in property damage coverage per incident

- B. Steamship agencies and subcontractors working for them, stevedoring companies and subcontractors working for them, doing business on or in connection with the facilities of Port Freeport shall keep in full force and effect, the following coverage. The coverage designated by an asterisk (*) must name Port Freeport as an additional Insured and must contain a subrogation waiver in favor of Port Freeport

1. *General Liability insurance covering claims for personal injury, death and property damage and its operations to be carried out upon or in connection with the public facilities of Port Freeport. The limits of general liability shall not be less than a combined single limit of \$1,000,000 per occurrence, subject to a \$2,000,000 general aggregate limit, and providing a deductible not to exceed \$25,000.
2. *Automobile liability, including coverage for all owned, non-owned and hired vehicles, with a minimum combined bodily injury and property damage limits of \$1,000,000.
3. *Workers' Compensation Coverage (with U.S. Long-shoremen and Harbor Workers Act coverage if workers are working aboard a vessel and/or performing Longshore duties) at statutory limits.
4. *Employer's liability insurance with limits of no less than \$1,000,000.
5. *Umbrella or Excess Liability insurance with limits of \$5,000,000 per occurrence and annual aggregate, except automobile liability, which is not subject to an aggregate, to apply in excess of insurance provided for in items (B)1, (B)2 and (B)4 above.

- C. Any delivery drivers on Port premises in connection with towing motor vehicle(s) for deliveries, shall be required to show proof of automobile liability insurance. Towing vehicles not in possession of proof of insurance will not be permitted to enter Port premises until proof of insurance coverage is produced, unless authorized by Port Freeport Operations or Protective Service Management.

Auto liability including hired and non-owned vehicles minimum limit: \$300,000 per tow truck per Incident.

The Policy or Policies shall be endorsed to provide, that thirty (30) days prior written notice shall be given to the Board of Commissioners of Port Freeport in the event of cancellation or material changes in the policy. Such insurance should be placed in a company or companies having a current Best's General Policyholders Rating of A+ or A or their equivalents, and a copy of the Policy or Policies of

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Insurance, or Certificate or Certificates of Insurance shall be delivered to the Board of Commissioners of Port Freeport. Certificate or Certificates of Insurance so furnished shall certify that the Policy or Policies comply with the requirements of this item. Port Freeport reserves the right to change established minimum coverage limits for special situations.

- D. All others (contractors, subcontractors, suppliers, and services, etc.) working for Port Freeport shall have and keep in effect. The coverage designated by an asterisk (*) must name Port Freeport as an additional Insured and must contain a subrogation waiver in favor of Port Freeport.
1. *General Liability insurance covering claims for personal injury, death and property damage and its operations to be carried out upon or in connection with the public facilities of Port Freeport. The limits of general liability shall not be less than a combined single limit of \$1,000,000 per occurrence, subject to a \$2,000,000 general aggregate limit, and providing a deductible not to exceed \$25,000.
 2. *Automobile liability, including coverage for all owned, non-owned and hired vehicles, with a minimum combined bodily injury and property damage limits of \$1,000,000.
 3. Workers' Compensation Coverage (with U.S. Long-shoremen and Harbor Workers Act coverage if workers are working aboard a vessel and/or performing Longshore duties) at statutory limits. Employer's liability insurance with limits of no less than \$1,000,000.

The Policy or Policies shall be endorsed to provide, that thirty (30) days prior written notice shall be given to the Board of Commissioners of Port Freeport in the event of cancellation or material changes in the policy. Such insurance should be placed in a company or companies having a current Best's General Policyholders Rating of A+ or A or their equivalents, and a copy of the Policy or Policies of Insurance, or Certificate or Certificates of Insurance shall be delivered to the Board of Commissioners of Port Freeport.

Certificate or Certificates of Insurance so furnished shall certify that the Policy or Policies comply with the requirements of this item. Port Freeport reserves the right to change established minimum coverage limits for special situations.

- E. Certificates of insurance evidencing that all the listed coverages are in force and effect must be provided directly by the issuing company or its agent. Evidence must be provided showing that the agent is licensed in Texas. Liability policies must provide for deductible rather than retention.

ITEM 385 ~~(C)~~(D)(A)

PORT SECURITY MEASURES

Issued: September 1, 2015
Effective: October 1, 202~~6~~4

- A. Port Freeport may, from time to time, implement and enforce such security measures, procedures, policies and regulations, and furnish and maintain such services and devices for the protection of persons and property on or about the channels, waterways, docks, slips and other facilities and improvements owned, operated or controlled by the Port as the Port deems reasonably necessary, including specifically, and without limitation, those required by [33 CFR Part 105](#), as amended, and other applicable federal, state and local laws and regulations regarding maritime security ("Port

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ISSUED: SEPTEMBER 2~~5~~4, 202~~5~~6

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Security Measures”). The Port may institute tariffs to cover the cost of Port Security Measures to be paid by the Users who shall be liable for such charges as set out in the tariff.

- B. Users and its agents, employees, contractors, and invitees shall comply with any and all Port Security Measures in effect or as levied from time to time by the Port. Should any of these parties cause the Port to be levied a fine due to action or omission, physically or verbally, of agents, employees, contractors or invitees, user shall be responsible for such fine plus a twenty percent (20%) administration fee.
- C. Should any crewmember, staff, visitor, representative, or any other individual exit a vessel or enter a TWIC designated area without proper escort or current Transportation Worker Identification Credential (TWIC), the vessel agent or tenant shall be levied a penalty of:
 - 1. \$3,000 for the first violation,
 - 2. \$6,000 for the second violation within a 24-months period of time, or
 - 3. \$12,000 for any additional violation(s) within a 24-months period of time after the second violation.

Should any crewmember, staff, visitor, representative, and any other individual exit a vessel without proper travel documents to be in the United States of America, the vessel agent shall be levied an additional penalty of \$3,000 per individual.

Following any incident involving an individual(s) improperly leaving a vessel, the Port reserves the right to immediately add security at all vessel entry/exit points until the vessel leaves Port Freeport. The vessel agent shall be charged for the additional security at the rate of cost +50% at a minimum of 4 hours. For up to 90 days following an incident, additional security may be assigned to the vessel at the same rate.

Any and all Port Security Measures are for the protection of the channels, waterways, Port properties and the terminal in general.

- D. In the event that User requires additional unarmed security on Port Freeport property, User shall utilize a state licensed security firm of their choice, or the Port can be providing these services at the tariff rate. For Port provided security services, coverage cannot be guaranteed with less than a 12-hour notice is given.
- E. In the event the User requires additional armed security within Port Freeport property, User shall coordinate additional security through Port Freeport’s Protective Services. Non-Port Freeport armed security services may be used with the approval of the Port. For Port provided security services, coverage cannot be guaranteed with less than ~~a-12~~12-hour notice is given.
- F. Additional security measures may also include patrol operations, which consist of land-based or water-based patrols in a specific area or around a specific vessel. Non-Port Freeport security patrol services may be used with the approval of the Port outside the restricted area and Port Freeport harbor security zones. Additional security measures may also include canine detection capabilities for narcotics, explosives, currency and firearm on Port Freeport owned or leased property.
- G. User shall be responsible for arranging additional security at User’s sole cost and expense.
- H. Under no circumstances shall the Port be responsible for or liable to User or any other person for losses due to destruction, theft, burglary or for vandalism of its cargo or property.

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- I. Additional security function(s) provided by the Port will be charged at the rate of:
1. The services below are subject to a 4-hour minimum charge. The ordering party is required to provide a minimum of 12-hour notice of cancellation. Failing to provide 12-hour notice of cancellation will result in the minimum charge being assessed.
 2. Unarmed Security, if requested will be at cost plus twenty percent (20%).
 3. Armed Security, if requested, will be at cost plus twenty percent (20%).
 4. Security Investigation requests – \$50 per hour. If video footage is required approved media shall be provided by the requestor.
 5. Waterside Patrol, dedicated to specific task, area, or vessel: ~~\$319.26~~~~\$304.06~~ per hour
 6. Special Services – Port Freeport is prepared to offer armed patrol, waterside armed patrol and/or armed anchorage escort services on a case-by-case basis, the cost to be determined based on circumstances and no less than cost plus twenty percent (20%).

Port Freeport right to deny or revoke access: Port Freeport reserves the right to deny or revoke access to Port Freeport property for any security or safety reason as determined solely and conclusively by Port Freeport.

Individuals accessing the Port more than four (4) times within 30-days shall obtain a Port Freeport identification card, which can be obtained at Port Freeport's Emergency Operation Center. Individuals must have a purpose of business within the Port prior to obtaining a Port Freeport identification card. Port Freeport identification cards are granted at the sole discretion of Port Freeport for a period determined by Port Freeport. The Port reserves the right to suspend or revoke a Port Freeport identification card at any time.

- J. All suspicious activity and security related incidents on Port Freeport property shall be reported to Port Freeport Security (979-373-5900) immediately under the conditions and timelines set forth in [Tariff ITEM 345](#).

TWIC ESCORT REQUIREMENTS FOR INDIVIDUALS

Possessing a TWIC does not grant automatic access to Port Freeport's restricted area facilities. There must be a reason to be on property, and approval for access is required. U.S. Coast Guard regulations allow for certain non-TWIC holders to be escorted in restricted and secure areas as long as they have a reason to be on the property and are approved for access.

At Port Freeport, a Port Freeport Escort Credential is required in order to perform escort duties. An escort card may be issued according to current port procedures, which includes both the sponsoring company and Port Freeport approval along with the successful completion of the Port Freeport TWIC Escort training program. There is no charge for the training program if attended on a regularly scheduled day, but there is a fee for the Port Freeport Escort Credential. Reference Port Freeport Tariff [ITEM 390](#) for fee amounts.

TWIC escorting privileges are granted at the sole discretion of Port Freeport for a period determined by Port Freeport. Additionally, Port Freeport reserves the right to deny granting escorting privileges or to suspend, revoke or deny renewal of escorting privileges previously granted to an individual, for any such reason as Port Freeport deems necessary including, but not limited to the following:

- A. Submittal by an employer or nominated applicant of false or misleading information.
- B. A violation of Port Freeport's Safety and Security Policies or any failure to adhere to the policies, rules, and regulations of Port Freeport or other applicable federal, state, or local laws and regulations including but not limited to:

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1. Any attempt to gain entry to Port Freeport's facilities or restricted areas within its facilities through fraud or deception.
 2. Any attempt to bypass established entry points.
 3. Use or attempted use of a credential issued to anyone other than the approved TWIC escort or loaning of an approved TWIC escort credential to another person.
 4. Use or attempted use of a fraudulent credential.
 5. Failure to perform escorting duties in the manner prescribed by Port Freeport policy.
- C. Submittal by an approved TWIC escort of false or misleading information or refusing to cooperate in a security-related investigation.
- D. Conviction of an approved TWIC escort of any offense for which he/she would have initially been denied approval in accordance with the policies of Port Freeport.
- E. Failure to present a TWIC upon request or loss of TWIC privileges at any regulated port authority.
- F. An employer no longer meets the criteria under which its eligibility was initially established, or an approved TWIC escort leaves the employment of the company for which escorting privileges were approved.
- G. The loss of the original sponsor.

SPONSORSHIP FOR A TWIC ESCORT COMPANY

TWIC escorts companies shall have a sponsor to operate within Port Freeport. Additionally, TWIC escorts companies shall complete an application for their TWIC Escort License. The TWIC Escort sponsor and license application forms may be obtained from the Port Freeport Emergency Operation Center.

There is no fee for sponsoring a contract TWIC escort company.

TWIC escorts companies shall pay an annual license and application fee to provide TWIC escorting services on Port Freeport property. Reference Tariff [ITEM 390](#) for fee amounts. Port Freeport reserves the right to deny granting TWIC Escort License and privileges or to suspend, revoke or deny renewal of such escorting licenses and privileges previously granted to a company, for any such reason as Port Freeport deems necessary including, but not limited to the actions listed within the previous section of the Tariff.

New TWIC Escort License applications and renewals shall be presented to Port Freeport's Board of Commissioners for approval. If the license application does not get approved, 50% of the license and application fee will be refunded.

TWIC escort company may be sponsored by multiple firms. There shall be a separate sponsor form for each sponsor, but only one application is necessary.

All individuals who provide TWIC escort services and are employed by a TWIC escort company shall complete an Individual TWIC Escort sponsor forms, which may be obtained at the Port Freeport Emergency Operation Center. These individuals shall successfully complete the Port Freeport provided TWIC Escort training program prior to being granted a Port Freeport Escort Credential. The TWIC Escort training course

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shall be provided on a regularly scheduled basis. Individuals may obtain the course schedule at Port Freeport's Emergency Operation Center. There is no fee for the regularly scheduled course. If needed, a TWIC escort company may request a class on a non-regularly scheduled day. Reference Tariff [ITEM 390](#) for fee amounts.

The following Employers are eligible to sponsor a contract firm to provide TWIC Approved Escort services:

1. Port Freeport.
2. Tenants leasing land, buildings, or office space within the boundaries of Port Freeport.
3. Steamship Agents with vessels routinely calling on Port Freeport.

TWIC escorts companies shall not stage company equipment or escort vehicles on Port Freeport property ~~unless without prior approval from Port Freeport's Director of Operations or their designee.~~

~~A. The equipment and/or vehicles are staged on Port Freeport property leased/rented by the contract TWIC escort company. The rates for this property shall be at the going Tariff rate or an agreed upon contract rate.~~

~~B. The equipment and/or vehicles are staged on Port Freeport property leased/rented by the contract TWIC escort company's sponsor.~~

SPONSORSHIP FOR AN INDIVIDUAL TWIC ESCORT

All individuals not associated with a TWIC escort company that are applying for a Port Freeport Escort Credential shall have a sponsor. The Individual TWIC Escort sponsor forms may be obtained from the Port Freeport Emergency Operation Center. The User Company assumes the liability of penalties levied against Port Freeport as they relate to the failure of the respective escort to comply with escorting responsibilities mandated by applicable sections of the TWIC regulation. The following Employers are eligible to sponsor their employees for TWIC Approved Escort privileges:

1. Tenants leasing land, buildings, or office space within the boundaries of Port Freeport.
2. Steamship Agents with vessels routinely calling on Port Freeport.
3. Companies who provide transportation for vessel crews, agents, or tenants.
4. Employees of Port Freeport and its elected officials.
5. Contractors or other invitees of Port Freeport, its tenants, or vessels who provide necessary, on- going services to facilities or vessels.

Individuals shall successfully complete the Port Freeport provided TWIC Escort training program prior to being granted a Port Freeport Escort Credential. The TWIC Escort training course shall be provided on a regularly scheduled basis. Individuals may obtain the course schedule at Port Freeport's Emergency Operation Center. There is no fee for the regularly scheduled course. If needed, a sponsoring company may request a class on a non-regularly scheduled day. Reference Tariff [ITEM 390](#) for fee amounts.

Individuals who are granted a Port Freeport Escort Credential shall:

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1. Possess and maintain a valid TWIC.
2. Be sponsored by their employer as a TWIC escort within the Restricted Access areas.
3. Be a direct employee of the sponsoring employer and may not be sponsored by more than one employer
4. Complete the training requirements listed in [33 CFR 105.215](#), as provided by the Port Freeport's Protective Services Department.
5. Must possess a working cellular telephone while engaged in Approved Escort duties.
6. Possess a valid Port Freeport identification. This identification shall be on the person at all times when on Port Freeport property.
7. Possess a valid Port Freeport TWIC Escort credential. This credential shall be on the person at all times when on Port Freeport property.

TWIC ESCORT PROCESS

Users may choose any licensed TWIC escort service. Prior to entering a restricted or secure area, approved escorts shall check-in with security at the facility's access control point (i.e., gate or checkpoint). Security shall confirm that the approved escort possesses a current and valid Port Freeport identification card, Port Freeport TWIC Escort credentials, and TWIC identification card. The approved escort and the non-TWIC holders being escorted shall sign-out at the Facility Security Station upon their departure.

At the discretion of Port Freeport, Protective Services may review the credentials and identification cards listed above at any time within a restricted or secured area. Additionally, both the approved escort and the non-TWIC holders being escorted may have their vehicle screened at any time within a restricted or secured area.

Approved escorts may escort a maximum of:

- A. Five (5) non-TWIC holders not in a motor vehicle.

An escort operating a separate vehicle may escort up to five (5) individuals total across a maximum of two (2) vehicles, provided the legal capacity of each vehicle is not exceeded. If the escort is traveling in the same vehicle as the individuals being escorted, they may escort up to the legal capacity of that vehicle. For stationary non-TWIC holders, the approved escort shall stay within physical proximity of the non-TWIC holders that they are escorting. The non-TWIC holder shall stay within visual sight of the approved escort at all times.

Approved Escorts must possess a working cellular telephone while engaged in escorting duties in Restricted Areas and must immediately report loss of side-by-side contact with escorted individuals, or any suspicious activity engaged in by such escorted individuals, to the Port Freeport Gate 8 operations (979) 373-5900.

The approved escort shall not be relieved of custody or responsibility for escorted persons until the approved escort, and each of the non-TWIC holders being escorted by the Approved Escort have checked-out at the facility's access control point or been transferred to another approved escort. If transferred to another approved escort, there shall be physical evidence of this confirmation (ex. log, record, etc.)

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ITEM 386^(H)

CYBER SECURITY

Issued: October 1, 2023
Effective: October 1, 2023

Port Freeport requires that all Cybersecurity Incidents or Data Breaches that have resulted in an impact to the daily operations of a Port Freeport business partner (e.g., terminal operator, tenant, vessel owner, vendor, consultant, contractor, or any subcontractor or designee thereof) and wherein said incident may, within reason, pose a risk to Port Freeport's systems, personnel, facilities, or operations be disclosed and reported, in writing, to Port Freeport's Director of Information Technology as expeditiously as practicable, but no later than ten (10) days following the determination of a Cybersecurity Incident or Data Breach or reason to believe an Incident or Data Breach has occurred. In accordance with Chapter 521 of the Texas Business and Commerce Code, any report of a Cybersecurity Incident or Data Breach made to Port Freeport's Director of Information Technology shall include an estimate of the number of Texas residents impacted by such Cybersecurity Incident or Data Breach.

With consideration to the above constraints, impacts to daily operations include, but are not limited to, denial of service, breach of customer data, compromised accounts, ransomware incidents, and unauthorized access to equipment or other infrastructure that may, within reason, put Port Freeport's data, infrastructure, systems, or personnel at risk.

Damage incurred by Port Freeport as a direct result of a Cybersecurity Incident or Data Breach may result in monetary penalties that must be reimbursed by the so compromised entity or entities.

Cybersecurity Incident:

1. Access of a computer, computer network, or computer system without the effective consent of the owner; or
2. Access of a computer, computer network, or computer system that is owned by Port Freeport or that is owned by a business or other commercial entity engaged in a business activity. – Texas Penal Code, Sec. 33.02

A Cybersecurity Incident also means those offenses detailed in the Texas Penal Code, Chapter 33, as it may be amended from time-to-time.

Data Breach: Unauthorized acquisition of computerized data that compromises the security, confidentiality, or integrity of sensitive personal information maintained by a person or by a business or other commercial entity, including data that is encrypted if the person accessing the data has a key required to decrypt the data. – Texas Business and Commerce Code, Sec. 521.053

ITEM 387^{(H)(A)}

EMERGENCY MANAGEMENT

Issued: September 25, 2025
Effective: October 1, 2025

- A. Each tenant shall designate an Emergency Coordinator and Deputy Emergency Coordinator for their organization.

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ISSUED: SEPTEMBER 25⁴, 2025⁶

EFFECTIVE: OCTOBER 01, 2025⁶

- B. Tenants shall develop and maintain a site-specific Emergency Action Plans (EAP) tailored to their operations, which must be submitted to Port Freeport within 30 days of lease commencement or upon significant operational changes. Tenants must maintain familiarity with their EAPs and ensure their employees, contractors, and agents are trained in its provisions. The EAP shall include, at a minimum:
1. Procedures for fire, medical emergencies, evacuation, shelter-in-place, and lockdown scenarios.
 2. Hurricane plan.
 3. Designated emergency coordinators and contact information.
 4. Identification of hazardous materials stored or used on-site, with corresponding safety data sheets (SDS).
 5. Communication protocols for coordinating with Port Freeport and emergency services.
 6. Annual training and drills for their employees to ensure readiness for emergencies, including but not limited to natural disasters, hazardous material incidents, security threats, and medical emergencies.
 7. Documentation requirements for training and drills.
- C. All tenants leasing property or operating within Port Freeport shall comply with any applicable federal, state, or local regulations governing emergency preparedness and response.
- D. Tenants shall maintain all leased premises, equipment, and infrastructure in a manner that minimizes risks to safety and security during an emergency incident. Tenants are responsible for providing and maintaining adequate emergency equipment, including fire extinguishers, first aid kits, and spill containment materials, as applicable to their operations.
- E. During an emergency, tenants shall provide immediate access to their premises for Port Freeport personnel, emergency responders, and other authorized officials. Tenants shall cooperate fully with Port Freeport and emergency services in implementing response and recovery measures, including providing personnel, equipment, or resources as reasonably requested.
- F. Tenants shall bear all costs associated with developing, implementing, and maintaining their EAPs, as well as any costs incurred due to non-compliance with this Tariff. Tenants shall be liable for any damages or costs arising from their failure to comply with emergency management requirements, including but not limited to environmental cleanup, property damage, or disruption of Port Freeport operations.
- G. By operating within the seaport, tenants acknowledge and agree to abide by these emergency management requirements as a condition of their tenancy.

ITEM 390 PORT SECURITY FEES

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ISSUED: SEPTEMBER 25~~4~~, 2025~~6~~

EFFECTIVE: OCTOBER 01, 2025~~6~~

Issued: September 1, 2015
Effective: October 1, ~~2024~~2026

In order to fulfill our responsibilities for security, including but not limited to responsibilities mandated under the Maritime Transportation Security Act of 2002 and the US Coast Guard regulation 33 CFR 105, Port Freeport will assess a Port Security Fee as set forth herein. Such fee, in the amounts set forth below shall be in addition to all other fees and charges due under this tariff:

Security on Dockage for Vessels (including, without limitation, barges):
~~Eleven-Twelve and point Zero Seven Forty-Nine~~percent (~~12.07%+1.49%~~) of total dockage assessed per port call.

Security on Wharfage:
Break-bulk: ~~\$0.27~~~~\$0.26~~ per ton
Bulk Cargo (dry or liquid): ~~\$0.11~~~~40~~ per ton
Containers: ~~\$5.36~~~~\$5.14~~ per loaded container
Vehicles: ~~\$1.74~~~~\$1.65~~ per unit
Loaded railcars: ~~\$31.00~~~~\$29.52~~ per railcar

OTHER SECURITY RELATED FEES

Port Freeport will assess security related security fee as set forth herein. Fees listed below may be paid at Port Freeport's Emergency Operation Center. Such fee, in the amounts set forth below, shall be in addition to all other fees and charges due under this tariff:

[Patrol Services are listed in ITEM 480\(A\)](#)

Port Freeport Identification Card

Initial Port Identification Card: \$10.00
Replacement Port Identification Card: \$57.00
Renewal Port Identification Card: \$10.00

Port Freeport TWIC Escort Credential:

Initial TWIC Escort Credential: \$10.00
Replacement TWIC Escort Credential: \$30.00
Replacement TWIC ESCORT Credential: \$57.00
Renewal TWIC Escort Credential: \$10.00

Parking Pass

Dock Side Parking Pass: \$110.00 per year; or \$6.00 per day

TWIC Escorts

TWIC Escort Company License: \$320.00 per year initial fee; \$110.00 per year renewal fee
TWIC Escort Training on a Non-Regularly Scheduled Day: \$30.00 per student (includes cost of escort credential)

ITEM 395^(f)

PAYMENT OF BILLS (*)

Issued: September 1, 2015
Effective: October 1, 2020

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ISSUED: SEPTEMBER ~~25~~4, 202~~5~~6

EFFECTIVE: OCTOBER 01, 202~~5~~6

- A. A lien in favor of Port Freeport shall arise on all cargo and personal property moved onto Port premises to secure the payment of all fees, interest, penalties, and other charges payable under this tariff. If there are carrier liens on cargo for unpaid charges for storage or other terminal charges established pursuant to 49 U.S.C. 80109, whether established by contract or by law, said carrier liens shall inure to the benefit of Port Freeport on cargo or personal property moved on to Port premises, and the carrier shall be deemed to have assigned such liens to Port Freeport to secure the payment of all sums payable under this tariff.
- B. All charges incurred under provisions of this tariff are due upon presentation and shall be payable within thirty (30) days from the date of the bill or invoice.
- C. Late Charges: Interest at a rate of one and one-half percent (1.50%) per month or the maximum legal percentage allowed by the state of Texas, will be assessed on the balance due on invoices more than thirty.
- D. (30) days old, calculated on a daily basis, for each day over 30 days, and the amount of such penalty shall be added to the amount due each month until the amount in arrears is paid. In addition, any party owing the invoice, or any part thereof shall pay and be responsible for paying, jointly and severally, all of Port Freeport's costs and expenses in collecting the invoice including reasonable attorney's fees.
- E. Presentation of bills to owners and agents of vessel or to stevedores is done as a matter of accommodation and convenience and shall not constitute a waiver of the lien for charges furnished the vessel for which the Maritime Law gives a lien.
- F. Port Freeport does not recognize the numerous shippers or consignees and cannot attempt to collect or assist in collecting storage and similar bills which may be passed on to shipper and consignees by the vessel, its owners and agents, such bills are due when presented and must be paid regardless of when the vessel, its owners and agents are reimbursed.
- G. Invoices must be paid when presented, and errors if any, will be rectified by Port Freeport.
- H. Port Freeport reserves the right to estimate and collect in advance all charges which may accrue against vessels, their owners, and agents, or against cargo loaded or discharged by such vessels, or from other users of the facilities of Port Freeport, whose credit has not been properly established with Port Freeport or who are habitually on the delinquent list. Use of facilities may be denied until such payments or deposits are made.
- I. Port Freeport reserves the right to apply any payment received against the oldest bills rendered against vessels, their owners and agents, or other users of facilities, except that payment made on behalf of specific vessels and/or owners will be applied, as specified by the payer.

ITEM 405⁽¹⁾

STEVEDORE CONTRACTOR LICENSE

Issued: September 1, 2015
Effective: October 1, [2024](#)[2026](#)

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ISSUED: SEPTEMBER [25](#)[4](#), 2025

EFFECTIVE: OCTOBER 01, 2025

Any person or other entity must hold a valid Stevedore License approved by the Port Freeport Commission to operate as a stevedore at facilities owned or operated by Port Freeport.

Stevedore contractors whether they are currently performing or desiring to perform stevedore services at Port Freeport facilities, are required to file an application for a Stevedore Contractor's license. All stevedoring companies are subject to the following conditions:

- A. The stevedore company must file a new application with the ~~\$3,447.93~~~~\$3,347.50~~ fee along with certificates of insurance for workmen's compensation, and employers' liability, general automobile liability, comprehensive, and personal injury insurance, and U.S. Longshoremen and Harbor Workers Compensation Act.
- B. The application will be subject to approval by the Board of Commissioners. Port Freeport reserves the right to establish minimum coverage limits.
- C. Stevedore company employees are subject to all rules and regulations of Port Freeport and those local, state, and federal regulations pertaining to workers and safety. Stevedore companies are responsible for their employee's safety and conduct while working at Port Freeport. Port Freeport must be informed by the stevedore company when any employee is dismissed from work. Dismissed employees must leave Port Freeport premises immediately and remain the responsibility of the stevedore company until they leave.

D. PORT SERVICE CHARGE

- A use fee of ~~\$0.46~~~~\$0.45~~ per short ton of manifested cargo handled will be billed to stevedores. Port Freeport provides clean rest rooms, janitorial supplies, ice, use of roadways, dock aprons, maintenance of rail and common areas, dock lighting, plumbing and sewage.
- E. Stevedoring Companies operating at Port Freeport are responsible and liable for all damages to the facilities, equipment, and cargos in the sheds. Damages must be reported in writing after each accident. Stevedore companies are responsible for keeping work areas safe and litter free. Machines used by stevedores must be in a safe condition and free from oil or fuel leaks. Stevedore equipment, supplies, and dunnage are not permitted to remain in sheds upon completion of each vessel without permission.
 - F. Stevedore companies operating at Port Freeport facilities are required to have a drug and alcohol policy in force when a stevedore license is issued. This policy must include random testing and be available for inspection by Port Freeport when requested.

ISSUANCE, DURATION AND EXPIRATION OF LICENSES

Issuance of a license shall be evidenced by the dated signature of Port Freeport's Chief Executive Officer or their designee on the original or renewal application form after the Board of Commissioners has approved or renewed the license.

Stevedore Licenses shall be issued only to be effective during a given calendar year.

Every Stevedore License shall automatically expire on December 31 of the calendar year in which the license was in effect and thereafter is invalid, and without effect unless the Board of Commissioners approves a renewal of the license for the following calendar year.

Without the Board of Commissioners approval, no action or inaction of Port Freeport staff shall operate to revive an expired or terminated Stevedore License.

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ISSUED: SEPTEMBER 2~~5~~⁴, 202~~5~~⁶

EFFECTIVE: OCTOBER 01, 202~~5~~⁶

Stevedore Licenses that have not been renewed on or prior to December 31 are expired, and holders of such licenses must file an application for a new license.

The expiration or termination of a Stevedore License shall be without prejudice to the option of the license holder to file an application for a new Stevedore License.

REQUIREMENTS FOR LICENSE APPROVAL

No Stevedore License shall be approved unless the proposed license holder is shown to be a financially and legally responsible operator, who is ready and able competently to perform stevedoring services, considering the management, ownership and control of the license holder. Financially responsible operators are those who regularly comply with their contractual undertakings and legal obligations, are not in default and have no material history of default in their obligations, and who at all times maintain in force and effect the insurance required of holders of a Stevedore License.

Legally responsible operators are those who regularly comply with and who have no history of violation of material federal and state statutes, including those statutes having particular applicability to those in the stevedoring business, as well as the Tariffs of Port Freeport.

Competent operators are those whose past practices demonstrate their commitment to safe and efficient performance of stevedoring services for others and who possess the skill, experience, equipment, and personnel necessary to do so.

The proposed license holder must provide the OSHA Log 300 and the Total Recordable Incident Rate (TRIR) which reflects a company's safety record. The proposed license holder must also provide a copy of the company's safety plan policy, the number of lost time injury events in the past year for both Port Freeport site and corporate and the company's drug and alcohol policy must include random testing.

ANNUAL RENEWAL OF LICENSES

No Stevedore License shall be renewed except upon the filing with Port Freeport of a fully completed renewal application, including proof of required insurance, payment of the required renewal license fee of ~~\$1,404.71~~~~\$1,363.80~~ and the approval of the renewal by the Board of Commissioners.

CONSIDERATION OF ORIGINAL AND RENEWAL APPLICATIONS

Port Freeport shall review each original or renewal application, may require the applicant to submit additional information, and may consider additional information obtained through an investigation or submitted by the public that bears on an applicant's responsibility or competence.

Port Freeport's staff shall make a written recommendation to the Board of Commissioners on each original and renewal application received.

All original and renewal applications shall be acted upon by the Board of Commissioners at the publicly posted meetings. Notice of such action shall be posted in accordance with the Texas Open Meetings Act.

Original or renewal applicants who are the subject of a negative recommendation, and License holders that are the subject of a recommendation of revocation or suspension, shall be given notice of the substance and grounds for the recommendation and may address the Board of Commissioners in public session.

All original and renewal applications for a Stevedore License filed with Port Freeport, written materials obtained or received by Port Freeport in connection with its consideration of an application, and the written recommendations of Port Freeport staff to the Board of Commissioners, shall be considered public records,

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with the exception of an applicant's customer or other proprietary information that is exempted from disclosure by the Texas Public Information Act.

REVOCATION, SUSPENSION AND TERMINATION OF LICENSE

Denial or Revocation of License. The Board of Commissioners may deny, revoke, or decline to approve or renew a Stevedore License if the license holder does not meet all of the requirements for license approval, or has made material misrepresentation on an original or renewal application, or has been convicted of a material criminal offense. A material criminal offense is one that directly relates to the competence, duties, and responsibilities of the Stevedoring License holder.

SUSPENSION AND TERMINATION OF LICENSE

Any license holder may have its license suspended or terminated as follows:

A. Safety Incidents

Port Freeport holds safety as a critical obligation, which is incumbent on all users of the Port facilities, including licensed stevedores. Maintaining a safe work environment is mandatory to maintaining a Stevedore License at Port Freeport. As a condition to obtaining and maintaining a Stevedore License, the stevedore must enforce its own safety policy and comply with all Port safety policies, currently existing or hereafter implemented, as to the stevedore's employees, agents, contractors, and invitees. A license holder shall immediately, but in no event not less than 24 hours after the incident, report to the Port any violation of a stevedore's safety policy or the Port's safety policy. Said report will be in writing and delivered to both the Port Director of Operations and Director of Protective Services. The license holder will cooperate in the furnishing of any and all information requested by the Port.

The Executive Port Director, or an appointed designee, may immediately recommend to the Board to suspend a Stevedore license as a result of any safety incident at Port Freeport, including whether or not said safety incident results in bodily injury or injury to personal property. The license holder may seek reinstatement of the Stevedore License by requesting a hearing in front of the Port Commissioner's Operations Committee. The Port Commissioner Operations Committee may recommend to the Board discretion to reinstate the Stevedore License and may impose additional requirements or limitations in reinstating the Stevedore License.

B. Failure to Comply with Tariff

The Executive Port Director, or an appointed designee, may immediately recommend to the Board to suspend a Stevedore License for the license holder's failure to comply with the terms of the Tariff, as it exists or hereafter amended. The license holder may seek reinstatement of the Stevedore License by requesting a hearing in front of the Port Commissioner's Operations Committee. The Port Commissioner Operations Committee has sole discretion to recommend to the Board to reinstate the Stevedore License and may impose additional requirements or limitations in reinstating the Stevedore License.

C. Automatic Termination of License for Attempted Transfer of License

A Stevedore License shall not be sold, transferred, assigned, or otherwise used by anyone other than the license holder named in the license application. A license holder's Stevedore License shall automatically terminate on the date and time of any attempted sale, transfer, assignment, or use of the license by another person or entity.

D. For Change in Control

Stevedore Licenses are issued upon the assumption that the management and control of the license holder is as stated in the application. In the event of the change of control of a Stevedore License holder,

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or of that part of a license holder's stevedoring business conducted at Port Freeport's facilities, the license holder's Stevedoring License shall automatically terminate on the date and time of the change.

Change control means, as pertinent to the license holder, the sale of a controlling interest of the stock of a privately held corporation holding the license, or the merger of a privately or publicly held corporate license holder with another corporate entity, or the sale of a controlling interest in a business.

STEVEDORE INSURANCE

Every holder of a Stevedore License shall maintain the following insurance continuously in force and effect:

- A. General Liability insurance covering claims for personal injury, death and property damage and its operations to be carried out upon or in connection with the public facilities of Port Freeport. The limits of general liability shall not be less than a combined single limit of:
 - 1. \$1,000,000 per occurrence, subject to a \$2,000,000 general aggregate limit, and providing a deductible not to exceed \$25,000, and must name Port Freeport as an additional insured, and must contain a subrogation waiver in favor of Port Freeport. Liability coverages must afford "occurrence" coverage.
- B. Automobile liability, including coverage for all owned, non-owned and hired vehicles, with a minimum combined bodily injury and property damage limits of \$1,000,000, and must name Port Freeport as an additional insured, and must contain a subrogation waiver in favor of Port Freeport. Liability coverages must afford "occurrence" coverage.
- C. Employer's liability insurance with limits of no less than \$1,000,000, and must name Port Freeport as an additional insured, and must contain a subrogation waiver in favor of Port Freeport. Liability coverages must afford "occurrence" coverage.
- D. Stevedore's Legal Liability insurance with limits of no less than \$1,000,000, and must name Port Freeport as an additional insured, and must contain a subrogation waiver in favor of Port Freeport. Liability coverages must afford "occurrence" coverage.
- E. U.S. Longshoremen & Harbor Workers Compensation and Texas Workers Compensation at statutory limits and must contain a subrogation waiver in favor of Port Freeport.
- F. Umbrella or Excess Liability insurance with limits of \$5,000,000 per occurrence and annual aggregate, except automobile liability, which is not subject to an aggregate, to apply in excess of insurance provided for in items (8)1, (8)2, (8)3, and (8)4 above, and must name Port Freeport as an additional Insured, and must contain a subrogation waiver in favor of Port Freeport. Liability coverages must afford "occurrence" coverage.

All of the listed coverages shall contain a provision to the effect that the insurer shall not cancel or materially amend the policy without first giving Port Freeport thirty days' prior written notice of intent to cancel or amend.

Such insurance should be placed in a company or companies having a current Best's General Policyholders Rating of A+ or A or their equivalents.

Certificates of insurance evidencing that all of the listed coverages are in force and effect must be provided directly by the issuing company or its agent. Evidence must be provided showing that the agent is licensed in Texas. Liability policies must provide for deductible rather than retention.

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ITEM 410(A) PERMITS

Issued: September 1, 2015
Effective: October 1, 202~~6~~⁴

A. Welding or Hot Work

Welding, oxyacetylene, electric or other “hot work” at Port Freeport facilities is permitted subject to the conditions set out by the U.S. Coast Guard Captain of the Port and the conditions set out in the Welding and Hot Work Permit issued by Port Freeport. A copy of the permit issued by Port Freeport must be in the possession of the person on the job in charge of the operation and that person must and cause all others to fully comply with all applicable codes and industry standards and with all applicable federal, state, and local laws, rules, and regulations. Hot work will not be permitted when conditions are deemed to be hazardous to Port Freeport facilities. Suitable fire extinguishing equipment shall be available in the hot work area ready for instant use.

Welding or Hot Work Permit Fee: ~~\$117.97~~ ~~\$114.54~~ per permit

B. Over Dimensional or Overweight Cargo

Handling, lifting, loading, unloading, or in any way moving “Over Dimensional or Overweight Cargo” to or from a Vessel or Barge at Port Freeport facilities shall be subject to a duly authorized Over Dimensional or Overweight Cargo Permit, and any conditions set forth therein. The Over Dimensional or Overweight Cargo Permit shall be approved by Port Freeport Director of Operations or his designee.

A copy of said permit issued by Port Freeport shall be in the possession of the person designated by the Stevedore as responsible for the operation. That designee shall cause all persons involved with the operation to fully comply with all applicable codes, industry standards and safety rules, including but not limited those set forth in the Over Dimensional or Overweight Cargo Permit and this Tariff. Port Freeport retains the right to unilaterally deny an Over Dimensional or Overweight Permit and may require any terms reasonably necessary to ensure the safe movement of Over Dimensional or Overweight Cargo.

Over Dimensional or Overweight Cargo Permit Fee: ~~\$682.81~~ ~~\$662.92~~ per permit

C. Building Plan Review and Inspections

All construction on leased Port Freeport property must be properly permitted and inspected. At the Port’s sole option, Port Engineering staff or third-party inspectors and plan reviewers may be used for plan reviews, inspections, or both. All plan review and inspection fees from third party plan reviewers and inspectors shall be billed to the applicant and payable within thirty (30) days from the date of invoice.

Building Plan Review Fee: At Port’s cost without mark-up

Inspection Fee: At Port’s cost without mark-up.

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ISSUED: SEPTEMBER 2~~5~~⁴, 202~~5~~⁶

EFFECTIVE: OCTOBER 01, 202~~5~~⁶

SUBJECT: VESSEL REGULATIONS**ITEM 415⁽¹⁾****DOCKAGE ON ALL VESSELS (*)**

Issued: September 1, 2015
Effective: October 1, ~~2024~~[2026](#)

Basis of Charges: Dockage shall be based on the length overall (LOA) of the vessel as shown in the most current Lloyd's Register of Ships. Port Freeport reserves, without question, the right to admeasure any vessel when deemed necessary, and use such measurement as the basis of the charge.

Time Begins: Dockage on all vessels (except as shown herein) shall be charged from the time a vessel makes fast to a wharf or occupies the berth immediately alongside until it is freed from and vacates such berth or wharf. Each succeeding twenty-four-hour period after the actual time of docking shall be considered a full day.

Dockage Rate: Dockage on all vessels except as otherwise provided in this item shall be charged on the length overall of vessels in feet (meters) shown in Lloyd's Register of Ships and shall be on the following basis:

LOA of Vessel in Feet		Rate per Foot Per 24-hour day
Over	Not Over	
0	199	\$3.81 \$3.70
200	399	\$4.84 \$4.70
400	499	\$6.68 \$6.49
500	599	\$9.09 \$8.82
600	699	\$10.63 \$10.32
700	799	\$13.40 \$13.01
800	899	\$16.43 \$15.95
900	And over	\$19.43 \$18.86

- A. After the 24-hour period, any period of berth occupancy of twelve hours or less will be billed at one half of that day's dockage. Approval or disapproval will be given on an individual ship basis by the Director of Operations.
- B. Barges berthed at the barge dock No. 4 will be charged at a rate of ~~\$234.55~~[\\$227.72](#) per 24-hour period. No more than two barges are permitted at the barge dock at one time.
- C. Dockage on barges, intercoastal or river barges shall be charged at the length overall (LOA) rate of the vessel, with a minimum of ~~\$234.55~~[\\$227.72](#) per 24-hour period.
- D. Any vessel berthed in an unauthorized manner or unassigned berth without submission and approval of a berth application or that has been shifted without the approval of the Director of Operations shall be subject to a payment of dockage in an amount equal to twice the published rate. Such vessel may be moved at the Director of Operation's request to a properly designated berth without notice at the owner's risk and expense.

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ISSUED: SEPTEMBER ~~25~~[4](#), 202~~5~~[6](#)

EFFECTIVE: OCTOBER 01, 202~~5~~[6](#)

- E. Flat rates on supply boats for offshore operations will be billed ~~\$1,172.83~~~~\$1,138.67~~ per day regardless of how many trips in and out (this is a per vessel rate).
- F. Dockage shall not be charged on the following:
1. Government vessels visiting the Port as part of celebrations at the discretion of the Chief Executive Officer.
 2. Pleasure craft not carrying passengers for hire, docking to load or discharge passengers and promptly vacating berth, provided such charge is expressly waived by the Chief Executive Officer.

ITEM 420(I)

SHED HIRE

Issued: September 1, 2015
Effective: October 1, ~~2024~~[2026](#)

- A. This charge will not apply to vessels loading or discharging cargo direct from car, truck, or barge to vessel.
- B. Shed hire shall be charged against a vessel loading or discharging cargo based on the quantity of cargo loaded or discharged as follows:
1. Up to 500 net tons ~~\$548.60~~~~\$532.63~~
 2. 501 to 1,000 net tons ~~\$768.33~~~~\$745.95~~
 3. 1,001 to 5,000 net tons ~~\$1,017.06~~~~\$987.44~~
 4. 5,001 net tons and over ~~\$1,479.99~~~~\$1,436.89~~

ITEM 425(C)

PILOTAGE RATES

Issued: December 1, 1997
Effective: November 1, 2017

For pilot rates contact:
Brazos Pilots Association
118 That Way
Lake Jackson, TX 77566.
(979) 233-1120
office@brazospilots.com
www.brazospilots.com

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ISSUED: SEPTEMBER 2~~5~~[4](#), 202~~5~~[6](#)

EFFECTIVE: OCTOBER 01, 202~~5~~[6](#)

SUBJECT: SPACE RENTALS, FREE TIME, AND PENALTIES**ITEM 430** [\(C\)](#)**CONDITIONS GOVERNING MERCHANDISE**

Issued: December 30, 1993
Effective: October 1, ~~2020~~2026

~~Port Freeport does not engage in the warehousing of property on its wharves or premises. All property landed or received on the wharves or premises of Port Freeport is thereafter at the risk of the owner, except as provided in ITEM 355.~~

~~Port Freeport does not engage in the warehousing of property on its wharves or premises. All property landed or received on the wharves or premises of Port Freeport is thereafter at the risk of the owner, except as provided in ITEM 375. The quoting of penalty rates does not imply that Port Freeport will permit property to remain on its wharves any particular time. Port Freeport reserves the right to remove any or all such property to any other part of the wharves or premises or remove and place in storage elsewhere at the risk and expense of the owner; and Port Freeport may retain possession of the property until all charges are paid in full and may sell the cargo for such unpaid charges in accordance with state law.~~

~~Steamships, their owners and agents, or others having property on the wharves or premises shall be required at all times to have a watchman protecting such property.~~

ITEM 435 [\(C\)](#)**FREE TIME**

Issued: September 1, 2015
Effective: ~~October, 1 2026~~November 1, 2017

OPEN STORAGE OR WAREHOUSE STORAGE

No free time allowance unless otherwise agreed. Arrangements for the use of this facility must be made with the Chief Executive Officer or their designee in advance of cargo arrival at Port Freeport. See [ITEM 586](#) for storage fees or the contact [Port Freeport's Trade Development Department](#).

[Container Units arriving to Velasco Terminal are permitted 7 days Free Time. See ITEM 586 \(A\)](#)

[Railcars arriving to Port Freeport are permitted 7 days Free Time. See ITEM 586 \(B\)](#)

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ISSUED: SEPTEMBER 25, 2025

EFFECTIVE: OCTOBER 01, 2026

SUBJECT: EQUIPMENT CHARGES**ITEM 440****DAMAGE BY EQUIPMENT**

Issued: December 30, 1993
Effective: November 1, 2017

Equipment with lugs or steel treads must be kept off concrete wharf by suitable mats. The Director of Operations is to specify such protection. Failure to so provide shall make User liable for damages.

ITEM 445⁽¹⁾**EQUIPMENT CHARGES**

Issued: September 1, 2015
Effective: October 1, 2024⁶

- A. The following equipment is available for rent with a 2-hour minimum rental. Billing shall be assessed in half hour increments beginning at the time of pick-up and rounded to the nearest quarter hour, subject to the following:

Hourly Rates

1. Forklift Machine – 5,000 to 6,000 lb. capacity – ~~\$33.16~~^{\$32.20}
2. Yard Truck – ~~\$51.13~~^{\$49.64}
3. Power Sweeper – ~~\$51.13~~^{\$49.64}
4. Street Sweeper – ~~\$197.30~~^{\$191.55} (includes operator)
5. 80-foot Manlift – ~~\$124.96~~^{\$121.32}
6. 135-foot Manlift – ~~\$210.45~~^{\$204.32}
7. Scissor Lift – ~~\$65.77~~^{\$63.85}

- B. Pallets: Port Freeport will furnish pallets in good order when requested by customers. Pallet uses rate is ~~\$1.71~~^{\$1.66} per ton. Before return, user will clean pallets of all foreign material and repair all damaged boards and runners with comparable dimension hardwood. If pallets are not cleaned or repaired, the cost of cleaning and repairing will be assessed to the user plus 20%.

- C. Gantry Crane – User will furnish a certified crane operator. Electricity and maintenance shall be furnished by Port. Billing shall be assessed in ~~half-hour~~^{half-hour} increments, subject to the following:

1. A rate of ~~\$1,020.61~~^{\$991.85} per crane per hour with a 4-hour minimum during straight time hours.
2. A rate of ~~\$1,048.96~~^{\$1,048.97}~~\$1,018.41~~ per crane per hour will apply during over time hours.
3. Ordering or cancelling of Gantry Cranes to be the same as ordering or cancelling of labor.
4. Gang detention expenses caused by gantry crane failure will be administered on the following basis:
 - a. After the first half-hour of gang detention, the Port will credit, upon application, the Vessel Operator's account at the rate of ~~\$162.16~~^{\$157.44} per five-minute increment for each five-minute increment of each gang which is eligible for a credit for gang detention expenses. Any time in excess of a five-minute period which is not a full five minutes will not be credited. The

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time for each container gang which is entitled to credit for gang detention expenses shall be computed separately and shall not be cumulated.

- b. All applications for gang detention must be received within six months of Vessel completion. Applications received after six months, will be denied. In the event any party other than the Vessel Operator may be entitled to credit or reimbursement for gang detention expenses, that party shall make application to the Vessel Operator, who shall be solely responsible for issuing such credit or reimbursing such expenses to the requesting party.
- c. No credits will be given for:
 - i. Gantry Crane failure brought about by abuse by the User of the Wharf Crane
 - ii. Yard Crane failure, yard congestion, or other operational terminal delays
 - iii. Service area power failures
 - iv. Acts of God

ITEM 450

REMOVAL OF OBJECTS FROM CHANNEL

Issued: December 30, 1993
Effective: October 1, 2022

Contractors, stevedores, or others shall be liable for the removal of any articles dropped in basin or channel and Port Freeport reserves the right to remove such articles, on a basis of cost-plus twenty percent (20%), at the expense of contractor, stevedore, or others responsible for the vessel.

ITEM 455^(C)

RESPONSIBILITY OF USER ON EQUIPMENT RENTED FROM PORT FREEPORT

Issued: April 17, 2003
Effective: May 1, 2019

- A. ~~All Users (including steamships, their owners, agents and stevedores and others) renting or using freight handling machinery or equipment on Port Freeport's property, shall be under and subject to the following conditions and charges. The renting or use of Port's property or equipment shall constitute an agreement with Port Freeport to pay such charges and be bound by such conditions.~~ steamships, their owners, agents and stevedores, or others hereinafter called User, renting, or using freight handling machinery or equipment on Port Freeport's property, shall be under and subject to the following conditions and charges. The renting or use of Port's property which shall constitute an agreement with Port Freeport to pay such charges and be bound by such conditions.
- B. ~~Condition of, and Responsibility for Leased Equipment: Port Freeport equipment is presumed to be in good operating condition when turned over to User; but Port Freeport does not warrant the equipment's condition. Port Freeport's sole responsibility shall be to furnish mechanic(s) believed to be competent to make such repairs if User notifies Port Freeport of a breakdown. Port Freeport will not be responsible for delays caused by breakdown of equipment or other causes. Port Freeport reserves the right to stop~~

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ISSUED: SEPTEMBER 25⁴, 2025⁶

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~~operation of equipment at any time to make repairs that appear to be necessary.~~Condition of, and Responsibility for Leased Equipment: Port Freeport does not warrant the condition of Port Freeport equipment that is made available to Users. Users are responsible for (i) inspecting Port Freeport equipment at the time it is first turned over to the User to determine whether it is in good and safe operating condition, and (ii) reporting any existing damage, defects or need for repair of such equipment to Port Freeport in writing prior to using such equipment. Port Freeport's sole responsibility shall be to furnish mechanic(s) believed to be competent to make such repairs if User notifies Port Freeport of a breakdown or need for repairs. Port Freeport will not be responsible for delays caused by breakdown of equipment or other causes. Port Freeport reserves the right to stop operation of equipment at any time to make repairs that appear to be necessary.

- C. ~~By receiving possession thereof, User of Port Freeport's equipment agrees that upon termination of the period of use it will be returned to Port Freeport in the same condition as when received, ordinary wear and tear accepted.~~By receiving possession thereof, a User of Port Freeport's equipment agrees that upon termination of the period of use it will be returned to Port Freeport in the same condition as when received, ordinary wear and tear accepted.
- D. ~~Cranes and/or other equipment is under the User's orders and supervision and User accepts sole responsibility and liability for any damage or injury of whatever nature to property or persons caused by the operation of such cranes and/or equipment, including damages to Port Authority property. User agrees to hold harmless and fully indemnify Port Authority from any and all liability from personal injuries or property damage occasioned by the operations, use or possession of such cranes and/or other equipment. For limits of liability on Port Freeport, see ITEM 495.~~Cranes and/or other equipment rented to or otherwise operated by a User are under the User's control and supervision and the User accepts sole responsibility and liability for any damage or injury of whatever nature to property or persons caused by the operation of such cranes and/or equipment, including damages to Port Freeport property. User agrees to indemnify, defend and hold harmless Port Freeport from any and all liability from personal injuries or property damage occasioned by the operations, use or possession of such cranes and/or other equipment, without regard to who shall have caused the damage or injury, except to the extent of any damage or injury that is ultimately determined to have been caused by the negligence of Port Freeport.

ITEM 460

USE OF PRIVATELY OWNED CRANES

Issued: September 1, 2015
Effective: November 1, 2017

Privately owned cranes may be used on the property of Port Freeport by permission of the Director of Operations [or their designee](#).

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ISSUED: SEPTEMBER 25⁴, 2025⁶

EFFECTIVE: OCTOBER 01, 2025⁶

SUBJECT: CHARGES FOR ELECTRIC CURRENT, LIGHTS, ICE AND WATER**ITEM 465
ELECTRIC CURRENT**

Issued: August 30, 1996
Effective: May 1, 2019

Electric Current Supplied: Electric current normally would be supplied direct to users by the retail electricity provider of their choosing. Port Freeport may be able to supply electric current, pursuant to request to and arrangements with Port Freeport's Director of Operations.

**ITEM 470
ICE**

Issued: December 1, 1995
Effective: November 1, 2017

Contact the Director of Operations for availability of ice.

**ITEM 475(I)
WATER**

Issued: September 1, 2015
Effective: October 1, 2024⁶

- A. A charge for water shall be made of \$30.00 per 1,000 gallons. The rate at which water is charged may be adjusted as necessary to cover Port Freeport's actual costs.
- B. Minimum sale of water to be ~~\$150.00~~ ~~\$150.00~~ per service for vessels.
- C. Service Charge:
 - 1. For each connection – ~~\$68.41~~ ~~\$66.42~~
 - 2. For each connection on overtime – ~~\$125.27~~ ~~\$121.62~~
 - 3. For hoses supplied – ~~\$100.94~~ ~~\$98.00~~
- D. A watchman will be required and provided at rate shown for special watchman when water is supplied on overtime.

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ISSUED: SEPTEMBER 2⁵~~4~~, 202⁵~~6~~

EFFECTIVE: OCTOBER 01, 202⁵~~6~~

SUBJECT: MISCELLANEOUS**ITEM 480⁽¹⁾**
PATROL SERVICES

Issued: September 1, 2015
Effective: October 1, 202~~6~~⁴

A. Vessels calling Port Freeport will be assessed a charge of ~~\$135.00~~~~\$131.07~~ per day for patrol services.

ITEM 485⁽¹⁾~~(C)~~
INFORMATION TECHNOLOGY FEES

Issued: October 1, 2017
Effective: October 1, 202~~4~~⁶

Port Freeport will assess technology fees as set forth herein. Such fee, in the amounts set forth below, shall be in addition to all other fees and charges due under this tariff:

Radio Communications:

Dedicated Talk Group: ~~\$257.50~~~~\$250.00~~ annually

Radio Usage Fee: ~~\$10.30~~~~\$10.00~~ per radio per month

Additional Services:

EOC Datacenter Rack Space: ~~\$154.50~~~~\$150.00~~ per month per 1U (1.75")

Port Freeport Pair of fiber (From EOC Datacenter to Warehouse): ~~\$154.50~~~~\$150.00~~ per month

Port Freeport is not responsible for power loss, loss of internet connection or data loss for any circumstance.

Port Freeport does not provide internet services. Please contact your internet service provider.

Port Freeport does not provide any devices or cables.

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ISSUED: SEPTEMBER 2~~5~~⁴, 202~~5~~⁶

EFFECTIVE: OCTOBER 01, 202~~5~~⁶

SUBJECT: SPECIAL SERVICES**ITEM 495**
LIMITS OF LIABILITY

Issued: December 30, 1993
Effective: October 01, ~~2024~~2026

Port Freeport is a conservation and reclamation district, a body politic, and a corporate and governmental agency of the State of Texas. As such, Port Freeport enjoys broad governmental immunity under the Texas Constitution and the laws of the State of Texas. Nothing in this tariff will be deemed or construed to limit or waive Port Freeport's governmental immunity. No provisions contained in this tariff shall be deemed to limit or waive Port Freeport's governmental immunity.

ITEM 500
INCIDENTAL SERVICES

Issued: September 1, 2015
Effective: October 1, 2024~~6~~

- A. Any special services not covered in this tariff shall be provided at actual cost-plus twenty percent (20%).
- B. The labor rate shall be ~~\$74.93~~~~\$72.03~~ per hour per person with two (2) hour minimum.

ITEM 505
TRUCK SCALE

Issued: September 1, 2015
Effective: October 1, 2024~~6~~

Port Freeport maintains, for use of its clients, a 70 foot, 200,000 lb capacity platform truck scale. One copy of weight certificates will be supplied. Charges for use of the scale are Charge Per Truck - ~~\$15.45~~~~\$15.00~~

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ISSUED: SEPTEMBER 2~~5~~4, 202~~5~~6

EFFECTIVE: OCTOBER 01, 202~~5~~6

SUBJECT: LOADING/UNLOADING REGULATIONS**ITEM 515****APPLICATION OF TIME**

Issued: April 17, 2003
Effective: May 1, 2019

All times covered herein apply to guaranteed times. Straight time applies from 8:00 a.m. to 12:00 noon, and 1:00 p.m. to 5:00 p.m., except on Saturdays, Sundays, and labor holidays. Local Union guarantee shall apply for all call outs.

Overtime applies from 1:00 a.m. to 6:00 a.m., 7:00 a.m. to 8:00 a.m., 5:00 p.m. to 6:00 p.m., and 7:00 p.m. to 12:00 midnight, and on Saturdays, Sundays, and labor holidays.

Double time applies from 6:00 a.m. - 7:00 a.m.; 12:00 noon - 1:00 p.m.; 6:00 p.m. - 7:00 p.m.; 12:00 midnight - 1:00 a.m.

Where fractional hour requires full hour charge, fractional hour straight time or overtime will be applied to fill out fractional hour overtime or double time on a continuous period of operation.

ITEM 520**APPLICATION OF RATES**

Issued: December 30, 1993
Effective: May 1, 2019

The rates named herein apply on the specific commodities and in the specific packaging shown.

ITEM 525**BAD ORDER OR OVERLOADED/IMPROPERLY LOADED CARS**

Issued: December 30, 1993
Effective: October 1, 2020

All cars placed by the railroad will be accepted as good-order cars and will be loaded or unloaded except those cars improperly loaded will not be handled at regular tariff rates. The person responsible for loading/unloading the car will be called and a special contract entered into covering the unloading of improperly loaded cars.

ITEM 535**LOADING AND UNLOADING TRUCKS**

Issued: December 30, 1993
Effective: November 1, 2017

Motor trucks delivering direct to transit shed or receiving cargo in transit shed shall be charged the loading and/or unloading rates in this tariff unless contractually agreed otherwise.

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ISSUED: SEPTEMBER 25⁴, 2025⁶

EFFECTIVE: OCTOBER 01, 2025⁶

ITEM 545 ~~(B)~~ **(A)**

ORDER AND RELEASE OF RAIL CARS

Issued: December 30, 1993

Effective: October 01, 2024

Port Freeport does not order or release railroad cars. It is the responsibility of the Tenant, consignee, or cargo owner to order and release from the railroad and notify Director of Operations. All charges are the responsibility of the Tenant, consignee, or cargo owner. If Port Freeport is requested to release railcars by a Tenant, consignee or cargo owner on their behalf and Port Freeport is able to release the railcars, then Port Freeport shall assess an administration fee of \$500.00 plus \$50.00 per railcar released. Port Freeport shall not be responsible for demurrage fees for railcars. If Port Freeport receives an invoice for demurrages fee, Port Freeport shall invoice the Tenant, consignee or cargo owner the demurrage fees plus an administrative fee of 20% of the total amount of the invoice.

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ISSUED: SEPTEMBER 2~~5~~⁴, 202~~5~~⁶

EFFECTIVE: OCTOBER 01, 202~~5~~⁶

SUBJECT: WHARFAGE APPLICATION AND REGULATIONS**ITEM 575⁽¹⁾****BULK COMMODITIES**

Issued: September 1, 2015
Effective: October 1, 202⁶⁴

- A. Bulk commodities, dry or liquid, import or export will be charged a wharfage rate of ~~\$0.98~~^{\$0.96} per ton.
- B. Domestic Milled rice that exits the Port via truck or rail will be assessed a rate of ~~\$0.96~~^{\$0.93} per ton.
- C. Crude and/or petroleum products (NOS) of all kinds (including but not limited to methane, LPG, propane, gasoline, diesel, and/or jet fuel) that enter or exit the Port via tank trucks will be assessed a rate of ~~\$27.10~~^{\$26.34} per truck.

ITEM 585**RESPONSIBILITY FOR PAYMENT**

Issued: December 30, 1993
Effective: November 1, 2017

All vessels and their owners receiving any commodity on a wharf or in a transit shed or loading or unloading any commodity while at a wharf, thereby contract to pay and are responsible for the wharfage on such commodities, at the rate provided herein, to be collected either from vessels, their owners, or their agents.

ITEM 586⁽¹⁾(~~€~~)**TERMINAL USE CHARGES**

Issued: September 1, 2015
Effective: October 1, 202⁴⁶

Charges quoted herein are in addition to wharfage when applicable, and such other charges as may accrue under terms of this tariff.

- A. A terminal use charge of \$62.00 per container unit, whether full or empty, loaded to or discharged from ocean going vessels. Includes 7 days free time and \$6.25 per TEU per day thereafter on Velasco Terminal.
- B. A terminal use charge of ~~\$255.44~~^{\$248.00} per loaded railroad car will be assessed on commodities arriving to or departing from Port facilities. Includes 7 days free time and ~~\$17.35~~^{\$16.85} per car per day thereafter.
- C. A terminal use charge of ~~\$1.08~~^{\$1.05} per ton will be assessed on commodities handled to or from terminal sheds to or from motor trucks.

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ISSUED: SEPTEMBER 2⁵⁴, 202⁵⁶

EFFECTIVE: OCTOBER 01, 202⁵⁶

- D. A charge of ~~\$4,422.00~~~~\$4,293.21~~ per acre or portion thereof will be assessed on a per month basis against cargo landing in designated storage area and / or located on leased space after the lease has been terminated. This includes any commodity or cargo imported, exported and domestic requiring storage on Port facilities. Designation of area will be determined by availability and discretion of Chief Executive Officer or designee.
- E. A charge of ~~\$0.61~~~~\$0.60~~ per square foot per month or portion thereof will be assessed on a per month basis against cargo landing in designated covered storage area inside warehouse. This includes any commodity or cargo imported, exported and domestic requiring storage on Port facilities. Designation of area will be determined by availability and discretion of Chief Executive Officer or designee.
- F. A charge of ~~\$5.53~~~~\$5.37~~ per square foot per month or portion thereof will be assessed for designated office space (when available). The cost of electricity and water shall be included. The cost of internet, telephone and housekeeping shall be the responsibility of the occupant. All other rules within Port Freeport Tariff No. 005 will apply. Designation of area will be determined by availability and discretion of Chief Executive Officer or designee.
- G. A terminal use charge of ~~\$2.76~~~~\$2.68~~ per ton will be assessed to 3rd parties (stevedores/terminal operators) using Port facilities on commodities handled to or from ocean containers to or from over the road trucks (also known as a swing/trans load/ transfer), for the use of port truck dock facilities or port rail sidings. This will also apply to commodities handled for USDA and CBP Inspections. The port will allow 7-days free time of storage within a warehouse. After the expiration of free time, cargo remaining in the warehouse will be invoiced daily per [ITEM 586 \(E\)](#).
- H. RORO Cargo arriving to the terminal that is not stored within the Leased Premises of a port tenant shall be invoiced Storage Fees of:
1. ~~\$8.00~~ per unit per day for OEM / POV's
 2. ~~\$16.00~~ per unit per day for High & Heavy pieces and Mafi Trailers
 - G-3. These Storage Fees are in lieu of above ITEM 586 (D) and storage shall be arranged with Port Freeport's Director of Operations or their designee in advance.

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ITEM 600

GENERAL RULES & REGULATIONS ON CONTAINERIZED & RORO CARGO

Issued: December 1, 1996
Effective: October 1, 2021

Facility use and services will be provided at tariff rates, rules and regulations equal in terms and applications to all users. Use of the facilities shall constitute a consent to conditions herein contained, evidencing thereby agreement on the part of all vessels, roll-off cargo their owners and agents, and other users however described to pay all charges specified and be governed by all such rules and regulations. Except as to these specific provisions provided in this Section, governing rules, regulations, and charges are set forth in other portions of this tariff. Stevedoring services, cargo handling rates and charges are provided by others and are not included as part of this tariff.

ITEM 625~~(R)~~~~(C)~~

WHARFAGE ON CONTAINERS

Issued: September 1, 2015

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ISSUED: SEPTEMBER 2~~5~~~~4~~, 202~~5~~~~6~~

EFFECTIVE: OCTOBER 01, 202~~5~~~~6~~

Effective: October 1, ~~2024~~2026

Wharfage on all containerized cargo or empty containers moved through the terminal: ~~\$3.89 per ton~~ shall be charged at the following rates

~~\$80.00 per loaded container or \$20.00 per empty container.~~

- A. This charge is assessed ~~on the gross weight of the container, whether full or empty per container unit regardless of the unit size~~ and is in addition to all other applicable charges.
- B. Containerized cargo received into Port Freeport's Container Terminal by rail or truck, and subsequently forwarded from the terminal by rail or truck for movement beyond Freeport, is subject to the wharfage charge applicable on export or import containerized cargo.

ITEM 635⁽¹⁾ ~~(C)~~

WHARFAGE CHARGES

Issued: September 1, 2015
Effective: October 1, ~~2024~~2026

All commodities ~~NOS~~ shall be charged a wharfage rate of:

~~\$3.35~~\$3.25 per ton or per cubic meter whichever greater

ITEM 640⁽¹⁾ ~~(A)~~

RORO CARGO

Issued: September 1, 2015
Effective: October 1, ~~2024~~2026

New and Used Passenger Vehicles: ~~\$9.32~~\$9.05 per unit

All other RORO Cargo: ~~\$5.26~~\$5.11 per ton

CARGO THAT ARRIVES INTO THE PORT AND DEPARTS THE PORT NOT ON A VESSEL

New and Used Passenger Vehicles:
\$18.10 per unit transit fee plus ~~\$3.50~~\$3.40 per unit security fee

Agricultural and Construction Equipment or High & Heavy cargo:
~~\$10.52~~\$10.22 per ton transit fee plus ~~\$11.15~~\$10.83 per unit security fee

ITEM 710⁽¹⁾

RICE

Issued: September 1, 2015
Effective: October 1, ~~2024~~2026

Wharfage: ~~\$3.09~~\$3.00 per ton

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ISSUED: SEPTEMBER 2~~5~~4, 202~~5~~6

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ITEM 720⁽¹⁾**PROJECT CARGO – NOT SPECIFIED**

Issued: September 1, 2015
Effective: October 1, ~~2024~~[2026](#)

Project cargo will be charged a wharfage rate of:

~~\$3.35~~[\\$3.25](#) per ton or per cubic meter whichever is greater.

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ISSUED: SEPTEMBER 2~~5~~[4](#), 202~~5~~[6](#)

EFFECTIVE: OCTOBER 01, 202~~5~~[6](#)

SUBJECT: PIPELINE RIGHT OF WAY**ITEM 724(A)****TEMPORARY DREDGE PIPELINE RIGHT OF WAY CHARGES**

Issued: March 23, 2017
Effective: October 1, ~~2024~~2026

Licenses For Temporary Dredge Pipelines

Application fee of ~~\$626.70~~\$608.45 in addition to pipeline fees listed below:

- A. A minimum ~~\$5,625.96~~ \$5,462.10 refundable deposit for potential damages due to temporary dredge pipeline placement will be required at the time of application. Such deposit will be refunded subject to final inspection after temporary dredge pipeline has been removed. Port Freeport reserves the right to request a greater deposit based on the estimated length of the temporary dredge pipeline.
- B. For temporary dredge pipeline installations along, across, under or within railroad right-of-way, submerged lands, and other properties the following rates shall be charged:
1. Pipeline not over 8" diameter: ~~\$3.48~~ \$3.38 per LF per pipe.
 2. Over 8" but not over 16" diameter: ~~\$4.81~~ \$4.67 per LF per pipe
 3. Over 16" but not over 32" diameter: ~~\$9.21~~ \$8.95 per LF per pipe
- C. The term of the license shall terminate the earlier of the following dates:
1. Completion of the project
 2. One (1) year from the date the access agreement is executed. This item does not apply to pipelines carrying any substance other than dredge materials.

[For Qualification for Pipeline License and Application please click this link.](#)

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ISSUED: SEPTEMBER 25, 2025

EFFECTIVE: OCTOBER 01, 2026



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

TO: Executive Director/CEO
Port Freeport Commissioners
Legal Counsel

FROM: Director of Business & Economic Development

DATE: September 24, 2026

SUBJECT: RFP for Owner's Cold Storage Industry Representative

On May 29, 2026, Port Freeport released an RFP in search of a qualified firm to represent Port Freeport's interest as an Owner's Cold Storage Industry Representative. In general, the Scope of Work is:

- 1) Identify potential Operators and Users for Cross-Dock #2 ("CD2")
- 2) Development and management of an RFP for a qualified Operator.
- 3) Negotiation support of contract with Operator and eventual onboarding
- 4) Implementation of Marketing and Business Development Plan.

The deadline to submit proposals was July 02, 2026, and a single proposal was received from Sterling Solutions.

The RFP requested proposers to submit a lumpsum monthly fee to represent the port. Sterling Solutions proposed a monthly fee of \$17,275.

Expected Timeline of Events from Contract Award to Grand Opening:

Sept 24, 2026	Port Commission considers awarding bid for construction of CD2
Dec 2026 (Week 1)	Hold a groundbreaking ceremony and a lunch-and-learn event for interested potential Operators.
Q1 2027	Develop RFP for CD2 Operator
Q2 2027	Release RFP for CD2 Operator
Q3 2027	Staff recommends Operator for Port Commission consideration
Q4 2027	CD2 Grand Opening with Operator

(cont'd)

[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

Staff recommends authorizing the Executive Director, Phyllis Saathoff, to enter a consulting Agreement with Sterling Solutions on behalf of Port Freeport for a period of twelve (12) months plus three (3) monthly options to extend. The minimum contract value for the 12 months would be \$207,300.

The proposed contract period and options would permit all parties, i.e. Port Freeport staff, Sterling Solutions and the CD2 Operator to market the facility collectively leading up to the opening of CD2.



1100 CHERRY ST. • FREEPORT, TX 77541
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MEMORANDUM

TO: Port Commission &
Executive Director/CEO

FROM: Director of Operations

DATE: September 24, 2026

SUBJECT: Spare Parts Purchase for New STS Gantry Cranes

Operations Department is seeking approval to secure the second round of spare parts for our two new STS Gantry Cranes. These spare parts that are in need to move forward in procuring to meet long lead times and help reduce shipping costs of Original Equipment Manufacturer (OEM) parts. The OEM parts to purchase will be ZPMC, ABB, Bubenzer, Johannes Hubner, and JR Merritt spares. Operations went before the OSS Committee back on February 20, 2025, for approval to proceed with the plan to move forward in purchasing spares in the amount \$800,000.00. As you know we had to come back to ask for more money to cover costs last board meeting for freight, tariffs, shipping costs, customs broker fees, etc. The total amount needed to acquire all the spares that are relevant was a total of 1.6 million. It was agreed to divide the cost up over the course of 2 budget cycles. We have spent the 2026 budgeted money on spares and The Port's Capital Budget has \$800,000 allocated for new crane spare parts in 2027. This topic went before the Operations Safety and Security Committee on 9/15/2026 and suggested raising the Not To Exceed amount to cover the unknown tariff and duty costs.

Staff is seeking approval to purchase:

New STS Gantry Crane Spare Parts for the amount Not To Exceed \$900,000 which will include the cost of any tariffs, freight, ocean freight, and customs broker fees.

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MEMORANDUM

TO: Port Commission &
Phyllis Saathoff, CPA/Executive Port Director/CEO

FROM: Jesse Hibbetts, Director of Operations

DATE: September 15, 2026

SUBJECT: Purchase of 2 Sets of 3 ABB Drives for Cranes 1 and 2

The Operations Department is requesting to purchase 2 complete sets of quantity (3) ABB Drives for Cranes 1 & 2 spare parts. As described in our previous budget meetings, these spare parts of ABB drives are at the end of their life cycle and will not be manufactured after FY 2027. These drives are the brains of our cranes and ABB has recommended to us that instead of in the years to come doing an overhaul and updating with new hardware and components to ensure we have enough spare drives in inventory. We are wrapping up Crane 1 drive refurbishment project this 2026 budget year and to move forward with crane 2 being refurbished in FY 2027 budget year. These drives are Original Equipment Manufacturer (OEM) and a sole source.

ABB Filter Module	Qty 1	8 weeks Lead Time	\$25,136.41 x 2 = \$50,272.82
ABB Drive 68685028	Qty 1	8 weeks Lead Time	\$36,246.82 x 2 = \$72,493.64
ABB Drive 68685265	Qty 1	8 weeks Lead Time	\$48,198.32 x 2 = \$96,396.64
			QTY 2 Sets \$219,163.10

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MEMORANDUM

TO: Port Commission &
Executive Director/CEO

FROM: Director of Operations

DATE: September 15, 2026

SUBJECT: Drive Module Refurbishment Crane 2

The Operations Department is requesting approval for the Drive Module Refurbishment of Crane 2. Staff presented this during the budget process and the budget workshop. ABB will hold their pricing for one year or until May 2027. There is a total of 10 modules for Crane 2, and we will ship 2 modules at a time to ABB's facility here in the United States. Once the 2 modules have been refurbished and shipped back to Port Freeport, we will then ship another 2 modules to ABB and continue the process until all 10 modules have been refurbished. At the September Port Commission Meeting, in 2025, you approved the purchase of 3 spare drives, which gave us the flexibility to handle this project all while keeping Crane 2 operational for our customers. The drive modules are proprietary to ABB and sole source.

QTY 4 ABB ACS800-104-0610-5+V991

Cost: \$23,044.61/each
Total: \$92,178.44 for all 4

QTY 6 ABB ACS800-104-0460-5+V991

Cost: \$17,012.39/each
Total: \$102,074.34 for all 6

FY 2027 Budget of \$195,000

Total Project Cost: \$194,252.78

The plan is to refurbish Crane 2 this coming budget year in FY 2027.

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