



Port Commission Regular Meeting

Thursday, April 24, 2025 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

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- 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 video conference

8. Public Testimony.

Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item to be addressed per participant and can be completed in person or by videoconference. The participant shall identify in advance the specific agenda item or items to be addressed

9. Approval of Minutes from the Regular Meeting held March 27, 2025 and the Special Meeting held April 11, 2025.

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

11. Approval of financial reports for the period ending March 31, 2025.

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

- A. April 14 Finance Committee Meeting
- B. April 14 Business Development Committee Meeting
- C. April 14 Personnel Committee Meeting
- D. April 22 ESGS Committee Meeting
- E. April 22 OSS Committee Meeting

13. Approval of a license renewal with CDW-G for VMWare Software, in an amount not to exceed \$52,320.00.

- 14. Approval of a Professional Services Agreement with Mary Campus for consulting services.**
- 15. Adoption of a Resolution approving the acceptance of the Port's portion of proceeds received from high bidders on delinquent tax property held in trust by Brazoria County, Texas and authorizing the Chairman to join in conveyance to high bidders.**
- 16. Approval of Executive Director/CEO and Commissioners' travel for the AAPA Annual Convention to be held October 6-8, 2025 in Quebec City, Canada.**
- 17. Discussion regarding Consent Agenda.**
- 18. 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 lease or value of real property located at Port Freeport, including but not limited to Parcel 1.
 2. 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.
 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: Executive Director/CEO.

19. RECONVENE OPEN SESSION to review and:

20. Discuss and consider possible potential projects for the 2025 Port Security Grant Program.

21. Approval of an extension to the Security Services Agreement between Port Freeport and Sunstates Security, LLC.

22. Adjourn.

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

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



Phyllis Saathoff, Executive Director/CEO

PORT FREEPORT

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

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

Minutes of Port Commission Regular Meeting
March 27, 2025
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held March 27, 2025, beginning at 1:00 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

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

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Meeting ID: 823 1936 1013

Find your local number: <https://us02web.zoom.us/u/kmTuRVRV3>

Commissioners present in person:

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

Staff Members Present:

Mr. Grady Randle, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Mr. Jason Miura, Director of Business & Economic Development
Mr. Brandon Robertson, Director of Information Technology
Mr. Jesse Hibbetts, Director of Operations
Ms. Missy Bevers, Executive Assistant
Ms. Amy O'Brien, Controller
Ms. Amanda Veliz, Public Affairs Manager
Ms. Christine Lewis, Safety Coordinator
Mr. Cecil Booth, Engineering Manager
Mr. Chas Gryseels, Project Engineer
Mr. Clinton Woodson, Sales Manager
Ms. Bailee Anderson, Accounting Analyst (Virtual)
Ms. Tricia Vela, Public Affairs Assistant (Virtual)
Ms. Ruby Dunn, Receptionist (Virtual)

Also, present:

Mr. Mark Michna, Prism Energy Solutions (Virtual)

Mr. Mike Hayes, Texas Port Ministry

Mr. Mike Challenger

Ms. Mikelle Challenger

Ms. Melanie Oldham (Virtual)

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation – Mr. Mike Hayes, Texas Port Ministry.
3. Pledge of Allegiance – U.S. Flag and Texas Flag
4. Roll Call – Commissioner Singhanian noted that all Commissioners were present in the Board Room.
5. Safety Briefing – Ms. Christine Lewis provided safety tips for staying hydrated.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.

Commissioner Croft noted a conflict regarding agenda item #15, adding he would be abstaining from discussion and voting on this item. Commissioner Fratila noted a conflict regarding agenda item #21, adding that she would be abstaining from discussion and voting on this item.

7. Public Comment – Mike Challenger, Candidate for Position 3 on the Port Freeport ballot, introduced himself to the Port Commission.
8. Public Testimony – There was no public testimony.
9. Approval of a contract with Retail Electrical Provider.

Ms. Lowe stated that on February 27, the Port Commission authorized staff to enter into a service agreement with a retail electrical provider for a price not to exceed \$.065 per kWh for a term of 33 to 60 months if those market conditions were present. He explained that at the time his memo was published (March 21), electricity prices had been negatively impacted by natural gas prices and were over \$.070. Since then, the market has come back down and is now just under the \$.065 threshold. Mr. Lowe has been communicating with the Port's brokers and has a \$.06492 and a \$.06489 number, hoping to get the latter. Ms. Saathoff will be sent the documents through DocuSign to sign during the meeting so the Port Commission will not need to approve this item a second time. Mr. Lowe explained that at the time the memo was published the rate was above the threshold previously approved. Mr. Lowe also noted that Mark Michna with Prism Energy Solutions was online virtually to confirm the rate and term. Mr. Michna stated it is 57 month term at \$.06489 per kWh, and Ms. Saathoff should have the documents for signature.

Mr. Lowe thanked Prism for their continued efforts as well as the Port Commission's support on this item adding that no further action is needed.

10. Approval of minutes from the Special Meeting and Regular Meeting held February 27, 2025.

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

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

A. Executive Director/CEO

Ms. Saathoff reported attending the Trans-Pacific Maritime Conference with the business development team along with Commissioners Croft, Giesecke and Singhanian while Mr. Hull and Commissioner Kincannon attended the National Waterways Conference in Washington, DC. She also reported attending the American Association of Port Authorities (AAPA) Legislative Summit in DC along with Commissioners Fratila, Giesecke and Singhanian where they had very productive meetings with the FMC, senators' offices and then following on with AAPA's Hill Day, Ms. Saathoff and Commissioner Fratila attended meetings with other offices as part of the Texas Delegation. Ms. Saathoff also attended with the AAPA Board of Directors, a meeting with the United States Trade Representative on Section 301 proposed ship fees. She noted there was a window open for receiving public comments on the proposed fees which would be applied to ships calling U.S. ports that are Chinese built, or Chinese built and operated stating there were several proposed fees in the USTR notice and it wasn't clear whether they would choose one or would layer them. AAPA filed comments on behalf of the U.S. ports, with the USTR expressing concerns about the unintended consequences that could happen if they implemented the proposed rules as presented and how it could reduce the number ship calls because the fees would be as much as a \$1M to \$1.5M per ship call to each U.S. port. She noted this was initiated under the Biden Administration and USTR will have until mid-April to issue their rule followed by another public comment period after the final rule is published. She also noted there was testimony heard this week from a total of 62 individuals that was comprised of 14 different panels and included AAPA, Port Houston, the National Association of Workers, Ports America, Dole, American Chemical Council, American Petroleum Council, the agricultural sector and retail industry. Ms. Saathoff stated there is a one-week comment period open now, and it is the advice of the port's legislative consultant in DC, that the port go on record or further encourage the Texas Ports Association to file a comment stating we concur with the comments that have been filed by the AAPA. She also reported the President announced that he was going forward with a 25% tariff on automobiles that are not U.S. made and to go into effect April 2 while auto parts will be delayed until June. Staff will continue to monitor. A full year continuing resolution was passed by Congress and signed into law. The CR basically adopts the budget at 2024 rates. The O&M budget for the U.S. Army Corps of Engineers is \$5.5 billion. The construction budget, which is not applicable to the Port's channel project, is much smaller this year at \$1.8 billion. Focus will now shift to the 2026 presidential budget which will be tightened up to control government spending. The budget should come out early summer. The Water Resources Development Act for 2026 will also start this summer in July-August timeframe with the House starting the process in the fourth

quarter. MARAD 2026 grant program has been on hold, but it looks like everything is starting to move. The notice of funding obligation for the 2025 Port Infrastructure Development Program was posted but may be pulled back as adjustments are made on the criteria for eligibility based on changes directed by the administration. Ms. Saathoff reported that the state Legislature is active and starting to work on the bills. There were almost 9000 bills filed, which is 50% more than just a few years ago. The Port's House Bill 2027, the tax abatement cleanup bill, was posted for committee hearing on Monday, March 24. Ms. Saathoff flew to Austin and testified. It was reported favorably out of committee, will go to Local and Consent Calendar committee and continue to move through the process. The House Bill 1729, the term limits bill, has been referred to the Transportation Committee but has not been put on an agenda yet. Staff will continue to monitor. With regard to the Texas Department of Transportation budget and the House Subcommittee, House Bill 500 was filed by Representative Bonnen putting \$200 million in supplemental for the Port Capital Fund. Staff will monitor. Ms. Saathoff reported the cranes are now slated to be delivered later in August but still scheduled to set sail late May. Ms. Veliz reported on the Take-a-Child Fishing Tournament stating 43 sponsors have been secured, contributing over \$41,000 in support of the tournament which is on May 10 with the Captain's Dinner May 8. She also reported that the overall numbers for social media engagement has increased in all areas adding the press release for the Hoegh Aurora did very well with 9 media outlets publishing it. Ms. Saathoff also reported that the MARAD Maritime Administration nominee is Brent Sadler and new Assistant Secretary of the Army nominee will be Adam Telle. She noted that Telle has a lot of experience in congressional affairs and public service and is the current chief of staff for Senator Bill Hagerty, Republican from Tennessee, and has lead state affairs teams within the White House in Trump's first term and has had senior roles for Senator Shelby and Cochran. Additionally, he is already engaging with people in Washington on ways to bring about more efficiency and cost control at the U.S. Army Corps of Engineers.

B. Director of Engineering

In addition to his written report, Mr. Hull shared current photos of projects including Terminal Street, the new gate as well as the 8th Street and Poplar Street improvements. With regard to the detention pond project, staff estimates approximately two months before the project is ready to go out to bid, as staff is completing this project in house.

C. Director of Operations

Mr. Hibbetts introduced Sarah Davis who is the newest member of the Operations Department. He also reported on statistics for the month of February stating it was a phenomenal month with 48 ships for the month, 174 lay days and 91 total vessels port wide. He noted that staff has budgeted 586 vessels and year to date, is sitting at 215. Overall tonnage for all sectors is up 9% from last year. Railcars were slightly down for February but expected to ramp back up in March. A recap for the month shows the Port handled 18 LNG vessels, one bulk rice vessel, no aggregate vessels, 13 RORO, 2 steel, 23 barges, 55 rail cars and 12 total container vessels. Fiscal year activity includes 93 LNG vessels, 9 steel, 63 barges, 182 railcars, 76 RORO, 3 bulk vessels, 4 project cargo vessels, 8 lay berths and 62 container vessels. Total vehicles handled year to date is 74,824, containers is 38,097 which equates to 76,161 TEUs and total railcars is at 4,388. Mr. Hibbetts anticipates March will see a greater number of vessels than the month of February. Staff meetings in operations include coordinating with Riviana on the rice vessel, security meetings regarding TWIC violations and MTSA meetings with the Coast Guard. As previously reported, staff received word the new cranes are now due to arrive

the third week of August. Staff is also working with Phoenix lighting on the high mast light communications and working out some issues from Hurricane Beryl.

D. Director of Business & Economic Development

Mr. Miura first highlighted the following upcoming conferences and events staff will be attending...

April 1-3 - Ports of Future Conference; Houston

April 8-10 - Finished Vehicle Logistics Conference; Huntington Beach

April 10 - Houston Port Bureau Commerce Club Luncheon

April 23-25 - JOC Breakbulk & Project Cargo Conference; New Orleans

April 29-May 1 - Union Pacific Ports & Short Line Conference

May 1-2 - Panama Week in Texas

May 12 - Ribbon Cutting for Cross Dock 2

Mr. Miura reported that as previously mentioned, PIDP 2025 is being extended with the new deadline to submit application sometime in July. Staff will wait to request approval of the resolution authorizing submission of the application since the deadline was extended. Staff was advised the agreement related to the Port's PIDP 2023 award from MARAD for Cross Dock 2 is now moving through the concurrence process at MARAD which is a 10 step process with the Port currently on Step 4. Staff anticipates executing the agreement in a month to a month and a half. A kickoff meeting was also held with consultant Sterling Solutions. Mr. Miura reported that while the EPA grant still appears to be on hold, staff did review the proposals submitted for grant management services with the ESGS committee and intends to award a contract in April, subject to receiving the grant funds. With regard to the market study, Mr. Miura stated that he and Mr. Lowe are reviewing the draft SWOT analysis noting the majority of the forecasting for cargo volume is complete and expects to submit comments to KPMG very soon. Staff anticipates a final market study package will be presented to the Commission at the April meeting. Staff will also set a meeting to discuss/review the package with the Business Development Committee prior to presenting to the full board. Commissioner Croft commented that with regard to the analysis and turmoil with the tariffs, should a component be added to the process to address the potential impact on Port Freeport noting the current report will be based on the status quo and expectations without the tariffs. Commissioner Giesecke commented that the challenge is the Port doesn't know what it's going to look like because its changing almost daily and hard to do an analysis based on a bunch of what ifs adding that he agrees with Commissioner Croft on the basic concept but feels the port needs a better definition of what the final result might be. Commissioner Croft further pointed out that the report the Port receives is going to be flawed from the onset with no consideration given to the tariffs now impeding port operations and that the report is based on history as you can't predict the future but has a good idea now that the future is going to be significantly impaired based on current trends. Ms. Saathoff stated that staff will follow up with KPMG noting there's also history that says tariffs have an initial impact, but are not always long in duration and overall impact on the purchasing of goods, etc. She further noted that if the tariffs are across the board and affects everyone, that's one thing however if it's specific and puts the port in a less competitive position with other ports, that is more impactful. Mr. Miura then reported on the TPM conference noting it was a great event and beneficial to have the Port be a sponsor and have the logo displayed during all the events. He stated that he and Mr. Woodson had some very good meetings at the event which will be reported on later and recommended the port continue participating at the same level sponsorship.

E. Chief Financial Officer

Mr. Lowe presented financials for the month of February.

12. Approval of financial reports presented for the period ending February 28, 2025.

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

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

March 24 ESGS Committee - Commissioner Fratila reported the committee reviewed the proposals received for grant management services.

Commissioner Fratila reported attending the Friends of the River Breakfast, AAPA Legislative Summit and Celebrity Waiter Dinner.

Commissioner Giesecke reported attending the Alvin Soroptimist Men Who Cook Fundraiser, TPM Conference, Brazosport Chamber Leadership Group Port Visit, Angleton Chamber Leadership Group Port Visit, AAPA Legislative Summit, Texas Port Ministry Banquet, Celebrity Waiter Dinner and Freeport City Council member briefings as well as gave a port tour to Galveston County Commissioner Hank Dugie.

Commissioner Kincannon reported attending the Hoegh Aurora Maiden Voyage plaque presentation, National Waterways Legislative Summit, Ribbon Cutting for Wild Peach Church, BCCA meeting, Highway 36A Coalition Luncheon and the ESGS Committee meeting.

Commissioner Croft reported attending the TPM Conference, Texas Port Ministry Banquet, Economic Development Alliance executive committee & board meetings, and the ESGS Committee meeting.

Commissioner Singhania reported attending the TPM Conference and the AAPA Legislative Summit as well as several other events previously mentioned.

14. Approval of an agreement with Texas Gulf Bank for Port Freeport depository services for a 3-year term beginning April 1, 2025, and one 2-year option renewal term.

Mr. Lowe stated that in anticipation of the Port's depository contract expiring March 2025 staff identified 9 eligible financial institutions for potential consideration of the RFP process and were sent a package. Staff also posted the RFP as required. Staff received two responses with Texas Gulf Bank submitting a completed package and First State Bank of Louise indicating they were not going to submit a bid. He stated that Texas Gulf Bank has been providing depository services to the Port since 2007 and currently charges no transaction fees. The only proposed change to the 2025 contract is the floor of the interest rate earned on accounts. The current earnings rate is a 30 day T-Bill at a floor of .35% with the new proposal at .25%. He further stated that the average interest earned in 2024 was 4.2% and recommends awarding the depository contract to Texas Gulf Bank for a term of three years with two additional years options.

A motion was made by Commissioner Giesecke to approve the depository services contract with Texas Gulf Bank. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

15. Approval of a Professional Services Agreement with Berg-Oliver Associates for obtaining an Approved Jurisdictional Determination of Waters of the U.S. on Parcels 8A, 8C, 7 and 6, for an amount not to exceed \$135,600.00.

Commissioner Singhanian noted that Commissioner Croft excused himself from participation on this item.

Mr. Hull stated the Capital Planning Advisory Committee met with staff to consider the parcels indicated and requested staff obtain a fee proposal from Berg Oliver who is also currently handling other jurisdictional determinations for the Port. Mr. Hull stated the fee for Parcels 8A, 8C and 7 is \$83,300. The committee also requested that staff get an incremental proposal for Parcel 6 which came in at \$52,300. The total amount for all parcels is \$135,600 and is in line with proposals received before and noted the jurisdictional determinations are good for 5 years. Commissioner Kincannon noted the rate per acre in Parcel 6 is greater than the other three parcels/acreage. Commissioner Giesecke inquired if it was beneficial to spend the money if there's no savings to doing it now adding that it would be different if staff knew a tenant that would come on and want the whole area. Mr. Hull shared a map of the parcels showing where they were located adding that he knows of no imminent interest in the area but is told the benefit of doing this now is if interest in the area should arise, staff would have definite answers for a developer. He further stated that it will take 45 days to do the work and submit it to the Corps. The Corps will then review to make sure it's complete. He noted there are uncertainties at the Corps with staffing adding that the regulatory section at the Corps is already backlogged and has indicated it would take approximately six months on the work for Parcels 27 and 34, adding that it's not official, just the Corps' estimate. He further noted that time starts once the Corps deems the work complete. Staff is about six months to a year away from knowing what will have to be done with the land. Mr. Hull stated the deliverable from the Corps will tell staff which areas are Waters of the U.S., and which are not. Staff can tell developers which areas they need to avoid or minimize the impact in the Waters of the U.S. If they can't avoid and have to minimize, then they will have to buy credits to offset the impacts. Mr. Miura stated that staff has had interest in the parcels however the only thing staff can tell developers now is we don't know and with that uncertainty, prospects tend to shy away. He stated that for \$135,000, he believes it's prudent to spend the money to know what can be done with the area. Commissioner Giesecke commented that from a marketing standpoint, even though you may have a study that's expired (past the five year expiration date), you have something showing what was found but would have to note the study and analysis will have to be redone. Mr. Miura pointed out that Volkswagen did their own studies, but staff was able to provide them baseline data from the port's studies done on Parcel 14 that Volkswagen used for their calculation. Commissioner Fratila stated that with the uncertainty of the staffing at the Corps, she feels it's a good idea to get all the projects to be considered submitted so we're not last in line, adding that if we're going to have them out there doing the work anyway, just have the whole area analyzed because it gives staff a starting point. Ms. Saathoff added that it's the desire of the current administration to bring more manufacturing back to the United States and the port has some great parcels of land that are in a nice proximity to a great port that's going to be the deepest in the Gulf of America very soon.

A motion was made by Commissioner Giesecke to approve a professional services agreement with Berg Oliver Associates for obtaining an approved jurisdictional determination of Waters of the U.S. on Parcels 6, 7, 8A and 8C in an amount not to exceed \$135,600. The motion was seconded by Commissioner Kincannon with all Commissioners voting in favor of the motion and Commissioner Croft abstaining.

16. Approval of a contract with DSWi for the upgrade of Microsoft Dynamics, for an amount not to exceed \$236,000.00.

Mr. Robertson stated that Port Freeport will upgrade its existing financial software, Microsoft Dynamics NAV (current version is Microsoft Business Central) to the latest version. In 2017, DSWi installed, configured and customized Microsoft Dynamics NAV for Port Freeport which included the perpetual Ports Module. DSWi's development and ownership of the Ports Module will provide the most efficient and effective route for the upgrade. Mr. Robertson stated the capital budget for this project is \$300,000 with the quote coming in at \$236,000. Staff recommends approval of a contract with DSWi for the upgrade of Microsoft Dynamics in an amount not to exceed \$236,000. He added that a good thing about the upgrade is that this version will move towards no more version numbering, so once it's upgraded, the port will receive the latest upgrade on a timely fashion adding that he feels it's a good investment. Mr. Robertson also stated that from an accounting perspective, this is an 8 year upgrade, so there will be a lot of new features. Operations also uses the software for billing. He is told that AI is integrated with the new version so you can ask it questions noting there's a lot of features staff wants but doesn't need to bring in because they're already included in the new version. Training and support are included with the upgrade.

A motion was made by Commissioner Kincannon to approve a contract with DSWi for the upgrade of Microsoft Dynamics, for an amount not to exceed \$236,000.00. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

17. Approval of expenditure funds for the IFPA Global Produce and Floral Show, to be held October 16-18, 2025.

Mr. Miura stated the International Fresh Produce Association (IFPA) will host their Global Produce and Floral Show October 16-18 in Anaheim, CA. The event will fall in Port Freeport's FY2026 budget which has not been approved yet. Staff is requesting approval to start spending funds for this event. Mr. Miura explained this global conference brings together entities from all facets of the supply chain related to fresh produce and floral and is an excellent opportunity to meet with growers, buyers, retailers, carriers and freight forwarders to garner Port Freeport more industry exposure. In 2024, Walmart, Target, Kroger, HEB, Del Monte, Dole, Chiquita, Fyffes, Maersk, Hapag-Lloyd, MSC and other industry players attended the event. Mr. Mura put together a high level estimate of what it may cost to send 4-5 staff members which considers exhibiting at the show. Staff requests approval to incur costs in advance of the budget adoption in an amount up to \$54,000 which includes the sponsorship, a booth and sending 4-5 staff members. The silver sponsorship of \$20,000 is very similar to TPM with the Port's logo included on the marketing collateral, signage, anything digital that is pushed out on e-mail and thanking the sponsors. Mr. Miura stated this conference has a menu to choose where you want your logo included adding that he feels the \$20,000 sponsorship is worthwhile spending. Staff is requesting \$54,000 which will allow a booth if it can be appropriately staffed, noting the amount eventually spent could be less.

A motion was made by Commissioner Giesecke to authorize staff to spend up to \$54,000 to attend and have a booth at the International Fresh Produce Association's Global Produce and Floral Show on October 16-18, 2025. The motion was seconded by Commissioner Santos with all Commissioners voting in favor of the motion.

18. Approval of Executive Director/CEO and Commissioners' travel for the months of April-June 2025.

Ms. Saathoff stated that as the state continues with the current legislative session, the Port has bills that need to representation and testimony before House and Senate committees. Staff will need to make a few more trips to Austin which would include herself and Commissioners at certain points. Additionally, there's still some federal maritime matters that will likely require a trip back to Washington, DC over the next couple of months. Lastly, Ms. Saathoff and Mr. Miura intend to make additional customer visits on the East Coast during this particular quarter.

A motion was made by Commissioner Santos to approve the travel. The motion was seconded by Commissioner Fratila with all Commissioners 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) for discussion regarding:

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 lease or value of real property located at Port Freeport, including but not limited to Parcel 1.
 2. 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.
 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: Executive Director/CEO.

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

21. Approval of a Lease Agreement between Port Freeport and Kirby Marine.

Commissioner Fratila stated for the record that she is abstaining from discussion and voting on this matter.

Mr. Miura stated that staff is presenting an agreement with Kirby Marine, who has been a longstanding partner with Port Freeport. The lease consolidates the two existing leases, one of which expires at the end of the month. This lease is for approximately 1.62 acres along the waterfront of the Upper Stauffer Channel. Staff recommends approval of the lease agreement.

A motion was made by Commissioner Kincannon to approve the agreement. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion and Commissioner Fratila abstaining.

22. Adjourn.

With no further business before the Commission, the meeting adjourned at 6:07 PM.

Ravi K. Singhanian, Chairman

Rob Giesecke, Vice Chairman

Barbara Fratila, Secretary

Kim Kincannon, Asst. Secretary

Dan Croft, Commissioner

Rudy Santos, Commissioner

Minutes of Port Commission Special Meeting
April 11, 2025
In Person & Videoconference

A Special Meeting of the Port Commission of Port Freeport was held April 11, 2025, beginning at 10:34 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

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/86236390381?pwd=mfCb7u3x4wtRQchuW66yJe7Le1YBmY.1>

Meeting ID: 862 3639 0381

Passcode: 810343

Dial by your location

• +1 346 248 7799 US (Houston)

Meeting ID: 862 3639 0381

Find your local number: <https://us02web.zoom.us/u/kevWTdbRaZ>

Commissioners present in person:

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

Staff Members Present:

Mr. Grady Randle, Randle Law Firm
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Mr. Jason Miura, Director of Business & Economic Development
Mr. Brandon Robertson, Director of Information Technology
Mr. Jesse Hibbetts, Director of Operations
Ms. Missy Bevers, Executive Assistant
Ms. Amy O'Brien, Controller
Ms. Amanda Veliz, Public Affairs Manager
Mr. Clinton Woodson, Sales Manager
Mr. Chas Gryseels, Project Engineer (virtual)

Also, present:

Mr. Blair Garcia, WSP
Mr. Hardik Gajjar, WSP
Mr. Chris Moore, Texas Port Ministry
Capt. Ross Coviello, Brazos Pilots Association

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation – Chris Moore – Texas Port Ministry
3. Pledge of Allegiance: U.S. Flag & Texas Flag
4. Roll Call – Commissioner Singhanian noted that Commissioner Santos would be arriving late. All other Commissioners were present in the board room.
5. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.
6. Public Comment – There were no public comments.
7. Public Testimony – There was no public testimony.
8. Receive reports from Executive Director/CEO and Commissioners on port matters and other related affairs.

Ms. Saathoff reported speaking at the Commerce Club in Houston where she mentioned the Port has been monitoring and working with the American Association of Port Authorities, Texas Ports Association and others to address various actions coming from the current Administration, some of which were started under the Biden Administration, with one being the Section 301 proposed ship fees. She stated the AAPA has represented ports across the U.S. as well as carriers who are also members of the AAPA and has submitted written testimony to the U.S. Trade Representative's Office and testified in the hearings held last month. She noted that Port Houston also testified and submitted written comments adding that the deadline for submitting comments was extended a week. Ms. Saathoff worked with the Texas Ports Association to represent Texas ports with written comments. Port Freeport also submitted comments, as this affects vessels of all types and all importers and exporters with varying degrees of impact. Ms. Saathoff was also a participant in a meeting with the U.S. Trade Representative Office, as a member of the American Association of Port Authorities Board of Directors. She noted there was representation from different regions and coasts and ports of varying sizes and types of commodities moved adding it was an excellent opportunity to explain and demonstrate how unequitable what is proposed would be in the industry and the severe consequences to some ports and smaller lines that have dedicated services moving perishable commodities. Ms. Saathoff also stated that a notice was put out that there will be a pause in revisiting how they might move forward a proposal for implementation as they recognize the implications are varied and have different impacts to different parties. Staff continues to monitor everything that's been happening with the announced reciprocal tariffs and the effect it will have with the Port in its business development and procurement as well as its tenants and their actions in relation to these tariffs. Staff continues to be prudent in its management at the port, monitor the situation, communicate and take opportunities to provide direct input to the United States Trade Representative's Office and work with the Texas and National Trade Associations and Alliances to make sure it's understood how impactful things are. She reiterated that the Port doesn't disagree with the objectives of the Administration's actions, it's just the process of getting there does have consequences with some that are unanticipated. Commissioner Singhanian inquired if tariffs would be made retroactive if a business paid ahead with a 100% tariff that is later reduced to 10%, would they get 90% back. Ms. Saathoff stated that if the tariffs are paid and it's entered into U.S. commerce, that's the tariff. She went on to say that if it's put in a U.S. Customs bonded area or a foreign-trade

zone and not immediately entered into U.S. commerce, there could be opportunities to take advantage of a lower rate. As the executive orders stand now, a foreign-trade zone is not a viable option because it has to be put in a certain status that locks in the tariff rate at that time it is admitted into the FTZ - it can't go up and it can't go down. However, if a tariff were eliminated and then entered into U.S. commerce, it would then be zero. She added that it's a very unusual situation as it takes away the benefits of inverted tariff relief in the foreign-trade zones program for those that have manufacturing facilities that are utilizing the program are being impacted by the way the executive orders have been implemented. Using a U.S. Customs bonded area does not lock in the tariff and may be the best approach. Staff will research further and report at the next Port Commission meeting. Ms. Saathoff stated that she's hearing that orders are down at least 40% on the West Coast, there are blank sailings and the imports coming from Asia are starting to be impacted such as items that would be delivered for consumption later in the Christmas season. She added that the Port's performance, number of vessels and cargo activity by the tenants has been really strong in the first six months of the fiscal year but staff will keep monitoring reactions and changes noting that Volkswagen and other automakers have announced they will pause importing vehicles from Mexico right now as it's a very different, unusual situation.

Commissioner Singhania noted for the record that Commissioner Santos joined the meeting at 10:47 a.m.

9. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:
 - A. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
 1. The potential lease or value of real property located at Port Freeport, including but not limited to Parcel 1.
 2. 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, 6, 7 and 8.

10. RECONVENE OPEN SESSION:

11. Adjourn.

With no further business before the Commission, the meeting adjourned at 1:45 PM.

Ravi K. Singhania, Chairman

Rob Giesecke, Vice Chairman

Barbara Fratila, Secretary

Kim Kincannon, Asst. Secretary

Dan Croft, Commissioner

Rudy Santos, Commissioner



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MEMORANDUM

TO: Phyllis Saathoff, Executive Director/CEO

FROM: Amanda Veliz, Public Affairs Manager

DATE: April 24, 2025

SUBJECT: Public Affairs – April 2025

PUBLIC AFFAIRS

Communications and Media

Staff continues to post port facts, press releases, safety awareness, weather preparedness, and other pertinent information about our community on social media.

Freeport Harbor Channel Marine Traffic—The website provides information on marine traffic related to FHCIP dredging for the Freeport Harbor Channel community. On May 30, the United States Corps of Engineers awarded Great Lakes Dredge and Dock Co. LLC (GLDD) the contract for Reaches 1, 2, and 4. Currently, one mechanical dredge is working in Reach 1. The dredged material is being placed in an EPA-approved area offshore in the Gulf of Mexico. Updates will be posted as needed.

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 information on www.portfreeport.com and www.portfreeportbondelection.com.

Print and Social Media Monitoring – Staff continues to monitor publications, newspapers, agendas, and social media for matters pertaining to Port Freeport, its partners, and the harbor community.

Press Releases and News Postings—No press releases were distributed in April.

In the upcoming weeks, additional press releases will announce the completion of the Freeport Warehouse Chilled Cross-Dock Facility, the completion of Gate 12, and the 25th Annual Take-A-Child Fishing Tournament.

Social Media Postings—The following Facebook posts have been made or are scheduled for March. Additionally, posts related to Port activities and events may also be shared. Our public affairs team has ramped up social media postings to enhance community engagement and increase interactions.

April 1 – Brazoria County Ribbon Cutting Ceremony & Time Capsule Dedication
April 2 – Shared Post: United Way Check Presentation
April 3 – TACFT – Thank you Event Sponsors
April 4 – Centennial Spotlight: The People Who Built Port Freeport
April 7 – TACFT Logo Drawing Contest Presentation, Most Entries (Boys & Girls Club)
April 8 – Brazoria County Commissioners Court proclamation of Port Freeport Centennial Anniversary
April 9 – TACFT – Thank you Platinum Sponsors
April 10 – Reminder: Commission Workshop
April 10 – Phyllis Saathoff, guest speaker at the Greater Houston Port Bureau Commerce Club Luncheon
April 10 – Reminder: Multiple Committee Meetings on Monday, April 14
April 12 – TACFT – Thank you Gold Sponsors
April 16 – Notice To Bidders "Gate 4 Access Project (CSJ 9400-00-012)"
April 16 – TACFT – Thank you Silver Sponsors
April 17 – Holiday: Good Friday Closure Reminder
April 19 – TACFT – Thank you Event Sponsors
April 20 – Holiday: Easter
April 21 – San Jacinto Day
April 21 – Reminder: ESG Committee Meeting
April 22 – Earth Day
April 23 – Administrative Professionals Day
April 23 – Reminder: Regular Commission Meeting
April 24 – National Volunteer Week
April 25 – Arbor Day
April 25 – Recap: Port Commission
April 28 – TACFT – Thank you Sponsors Video
April 29 – Port Infrastructure Gate 12 & Cross Dock Project Update
April 30 – TACFT – Door Prize Video/Image

Port/Community Events

Community Advisory Panel (C.A.P.)—The next quarterly CAP meeting is scheduled for Tuesday, June 10th, at the Danbury Community Center. Please email Tricia Vela at vela@portfreeport.com with any new member appointments or changes.

Dates for the upcoming C.A.P. meetings are as follows:

Tuesday, September 16th

Tuesday, December 2nd

Port Freeport Take-A-Child Fishing Tournament (TACFT) – The Captain’s Dinner will take place on Thursday, May 8, 2025, at River Place in Freeport from 5:30 PM to 7:30 PM. Talk About Good Restaurant will provide catering services, while Simply Elegance will handle the decoration. The fishing tournament is scheduled for Saturday, May 10, 2025, at Freeport Municipal Park from 8:00 AM to 12:00 PM.

The public affairs team is actively involved in planning and marketing the tournament. Additional marketing efforts will be featured on the website to assist our community with language support and reasonable accommodation for disabilities. Event advertisements will appear in local publications throughout Brazoria County, and banners will be displayed in Brazoria, Clute, and Freeport. A social media campaign will continue up until the day of the tournament.

This year, the weigh masters will be Kevin Burns from the Brazoria County Parks Department and Jimmy Crainer. The weigh-in and monitoring team includes Michelle Varga, Susan Crainer, and Stacey Mackay. Weighing Technologies, Inc., located in Richwood, will donate the rental of the weighing scale, as it has for several years. Texas Port Ministry and the First Baptist Church of Freeport will provide face-painting services. Southern Shaved Cool Ice will serve our volunteers drinks and offer attendees snow cones. LJA Surveying will distribute kid-friendly items and pre-packaged snacks.

A total of fifty-nine sponsors have committed \$56,350 to the event. Additional sponsorships consist of door prizes, promotional items, and discounted services. We are grateful for the generous support of this year's sponsors.

On March 12, 2025, WGMA's Daily Industry Update Report published a regional news article titled "Port Freeport Announces Winners of the 25th Annual Take-a-Child Fishing Tournament Logo Drawing Contest."

On March 25, 2025, The Bulletin published the same announcement.

On March 19, 2025, The Facts also reported on the winners of the logo drawing contest.

Port Freeport Golf Tournament – The tentative date for the 14th Annual Golf Tournament at The Wilderness is Monday, October 27, 2025.

Port Presentations, Tours, and Meetings

April 7 - Governor's Office of Economic Development - Port Tour and Presentation

April 10 - Phyllis Saathoff spoke at the Commerce Club Luncheon (*Rescheduled from 7/11/24*)

April 15 - Jason Miura spoke at Freeport EDC.

April 23 - Rob Lowe spoke at the BASF Engineering Group Safety Meeting

April 26 - Phyllis Saathoff is speaking at the Texas Municipal League Region 14 Spring Meeting

Community Events and Meetings - (Informational purpose only)

March 29 - Texas Gulf Coast Regional Airport LBX Annual Fly-In

March 29 - Gulf Coast Bird Observatory Brew on the Bayou

April 5 - Lake Jackson After 5 Rotary 7th Annual Fundraiser

April 8 - Brazoria County Commissioners Court proclamation of Port Freeport Centennial Anniversary

April 9 - The Alliance - State of the County Judge Matt Sebesta

April 9 - Lake Jackson Business Association

April 16 - Brazoria Chamber of Commerce Meet & Mingle Breakfast

April 16 - ABC - Membership Luncheon

April 17 - Brazosport Chamber of Commerce Membership Luncheon

Upcoming Community Events and Meetings - (Informational purpose only)

April 24 - The 100 Club Brazoria County - Law Enforcement Appreciation Banquet

April 26 - West Columbia Rotary Annual Shrimp Boil

April 30 - The Alliance - Lower Brazos River Coalition

May 2 - RESCHEDULED - Brazoria County Hispanic Chamber of Commerce - Annual Fall Golf Tournament

May 3 - Sweeny Chamber of Commerce - Sweeny Pride Day

May 7 - Dream Center - Cinco De May Fundraiser Luncheon

May 8 - PORT FREEPORT's Captain's Dinner - 25th TACFT

May 9 - Junior Achievement - Who's Who Golf Classic

May 10 - 25th Annual TACFT

May 14 - Lake Jackson Business Association – Brazos Pilots, Captain Krohn

May 15 - Brazosport Chamber of Commerce Membership Luncheon


May 17-21 - AAPA Communications & Marketing



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

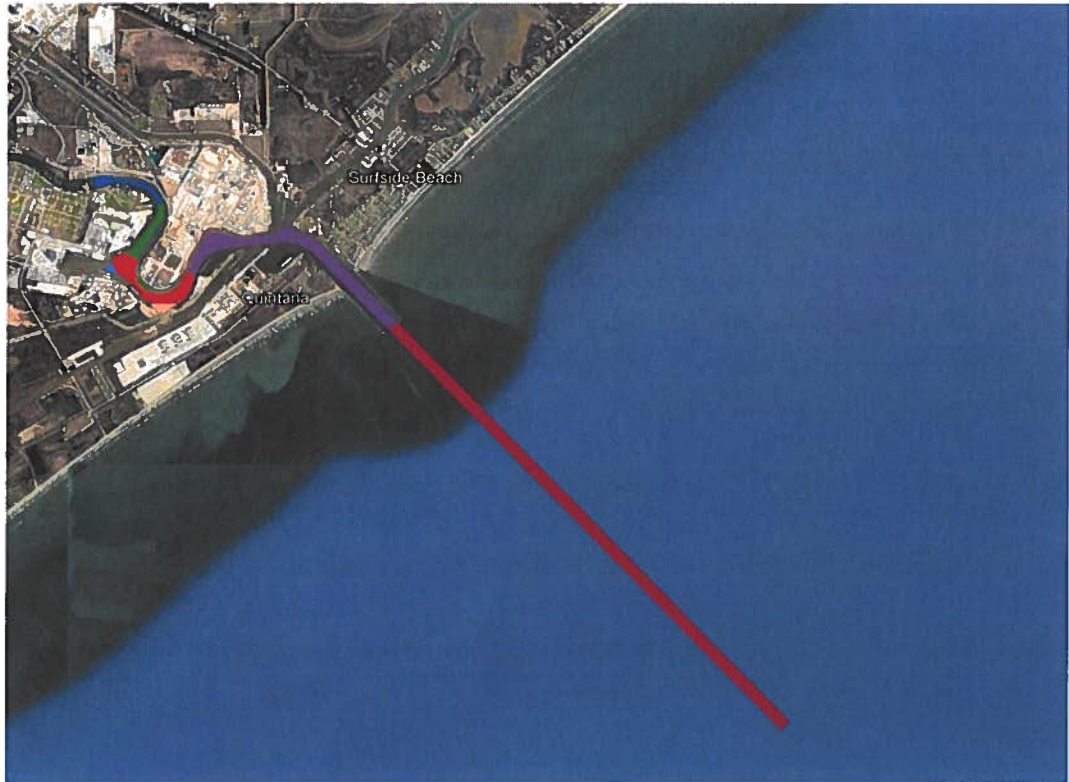
FROM: Jason Hull, P.E. 
Director of Engineering

DATE: April 8, 2025

SUBJECT: Departmental Report

PROJECTS

- 1. FHCIP Reaches 1, 2, and 4** – This project involves deepening the Freeport Ship Channel to various depths ranging from 26-ft to 56-ft depending on the Reach and is funded through Bond funds and Civil Works Budget Appropriation. The final contract is with Great Lakes Dredge & Dock for \$159,743,430. Anticipated completion is December 2025. The bucket dredge GL 58 is also working in Reach 1. Over the next several months, various dredges will come work, and leave as necessary, to complete the dredging. Due to the emergency maintenance SATOC contract with Great Lakes for the Hurricane Beryl effort, the contractual completion date has been extended to February 20, 2026. The previous completion date was originally December 23, 2025. The contractor is telling me they are now projecting a January or February 2026 completion. Dredge 58 has left Freeport to go to the shipyard for planned repairs and will return mid May. The Ellis Island and Amelia Island, both hopper dredges, will arrive in the summer and work until completion.



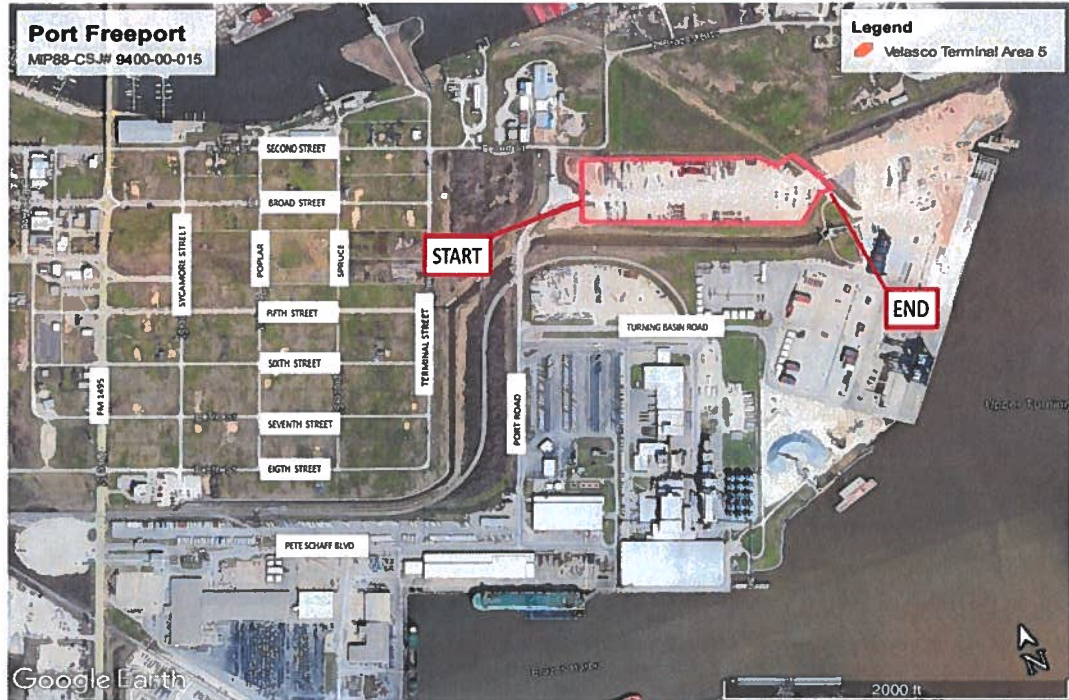
- 2. Gate 12** – This project involves constructing a new gate entrance into the Port off the old Terminal Street at Broad Street. This was awarded at the December 14th Commission meeting to Zachry Construction for \$2,929,297. This is funded with Port money. Completion is expected in April.



- 3. Velasco Terminal Rider 37** – This project involves reconstructing portions of 8th Street, Poplar Street, and Terminal Street. It also involves building a truck parking area at Terminal Street and 5th Street and a Jug-handle intersection to connect FM 1495 to 2nd Street. This is partially funded through a RIDER 37 program that will pay up to \$6,228,128. The Port will pay the remaining \$2,771,872. Work has begun and completion is expected in June 2025.



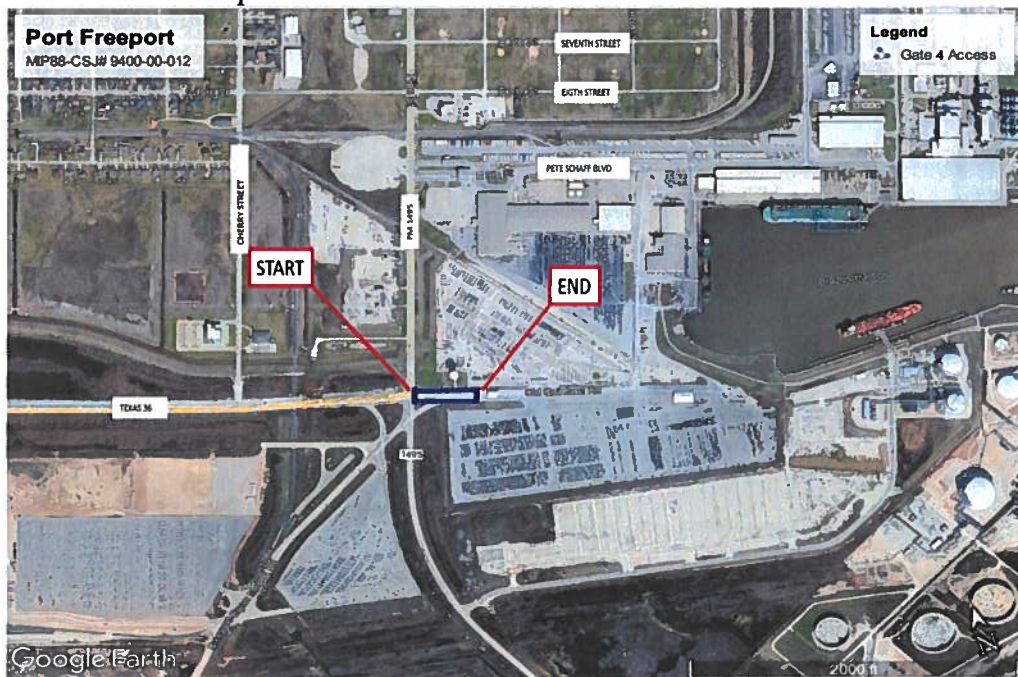
- 4. Velasco Terminal Area 5** – This project involves development of container yard in Velasco Terminal. TxDOT will fund up to \$11,565,621. The project was awarded to Harper Brothers for \$18,508,603.35. Construction has begun. The contracted completion date is August 31, 2025.



- 5. East 5th Street** – This project involves rebuilding E. 5th Street in the expansion area to be suitable for truck traffic from FM 1495 to Terminal Street. TxDOT will fund up to \$3,802,189 which is 75% of the estimated costs. The Port will pay remainder of the project costs, which is estimated to be \$1,267,396. Bids were opened on February 4, 2025. This project will be awarded on February 27, 2025. Project will be completed in close coordination with the Rider 37 project so as to provide continuous access to the crossdock facility on Terminal.



- Gate 4 Access** – This project involves widening the access road to Gate 4 from FM 1495 to Gate 4. TxDOT will fund up to \$950,547 which is 75% of the estimated costs. The Port will pay remainder of the project costs, which is estimated to be \$316,849. The project will be advertised on April 15th and 22nd. Bids will be opened on May 20th and awarded at the May 29 meeting. The Project will be finished before September 2026.



- Docks 1, 2, and 5 Sheet Pile Repairs 2024** – This project involves repairing corroded holes in the steel sheet pile at Docks 1, 2, and 5. The project was awarded to SWS / Saltwater Salvage for \$191,000.00 on 4/25/24. Contracts have now been signed and the contractor is working between vessel calls.



- Docks 1, 2, 3, 5 and 7 Cathodic Protection** – This project involves replacing depleted deep-well anode beds and replacing cabling & bonding to the submerged steel structure of the wharfs. The project, once completed, will protect the steel structure from corrosion and deterioration. Work is ongoing.



9. **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:

<u>Description</u>	<u>Date</u>	<u>Cost</u>
No work has been completed this FY.		



- 10. Hurricane Beryl Repairs** – This project involves repairing several buildings that were damaged during Hurricane Beryl in July. Bids were opened on October 15, 2024 at 2:00 PM. The project was awarded to Frost Construction on December 19, 2024. Work will progress as weather conditions allow. Completion is expected by July 2025.



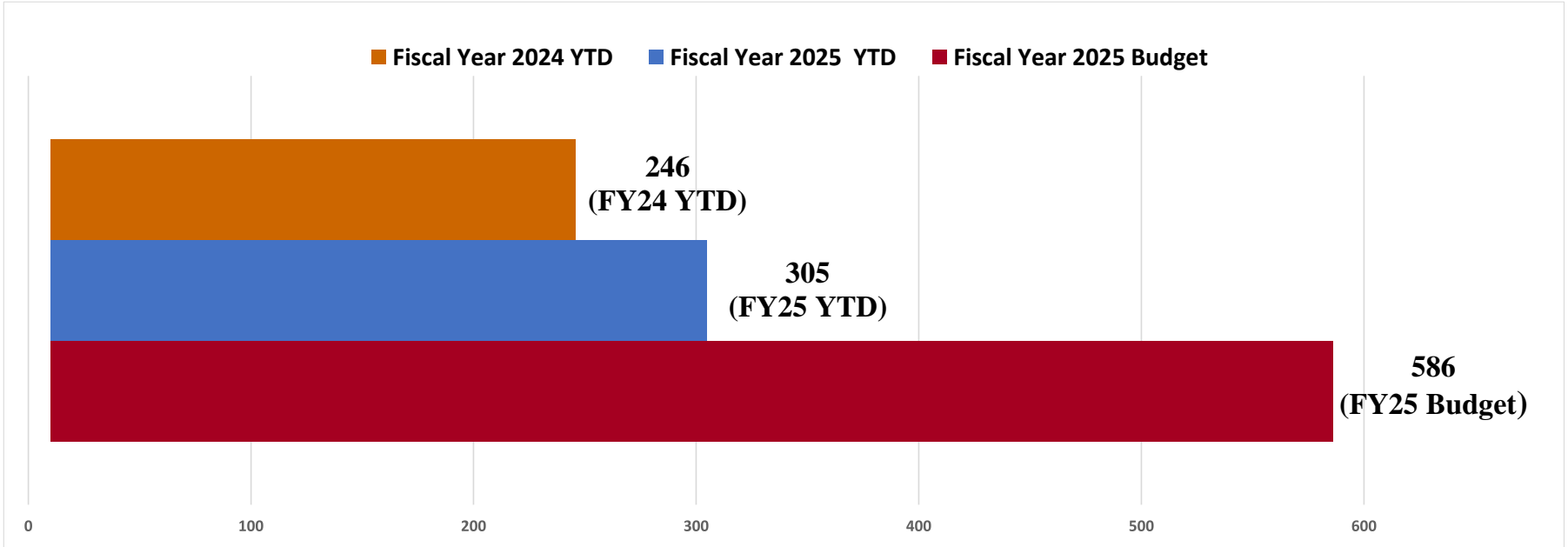
- 11. Parcel 17 Offsite Detention** – The surveyor has completed the boundary and topographic survey. The engineering department is currently working on the plan set. When completed, it will be sent to the VDD for permit. After the permit is received, we can advertise for bid.





PORT FREEPORTSM

2025 YTD Vessel Calls

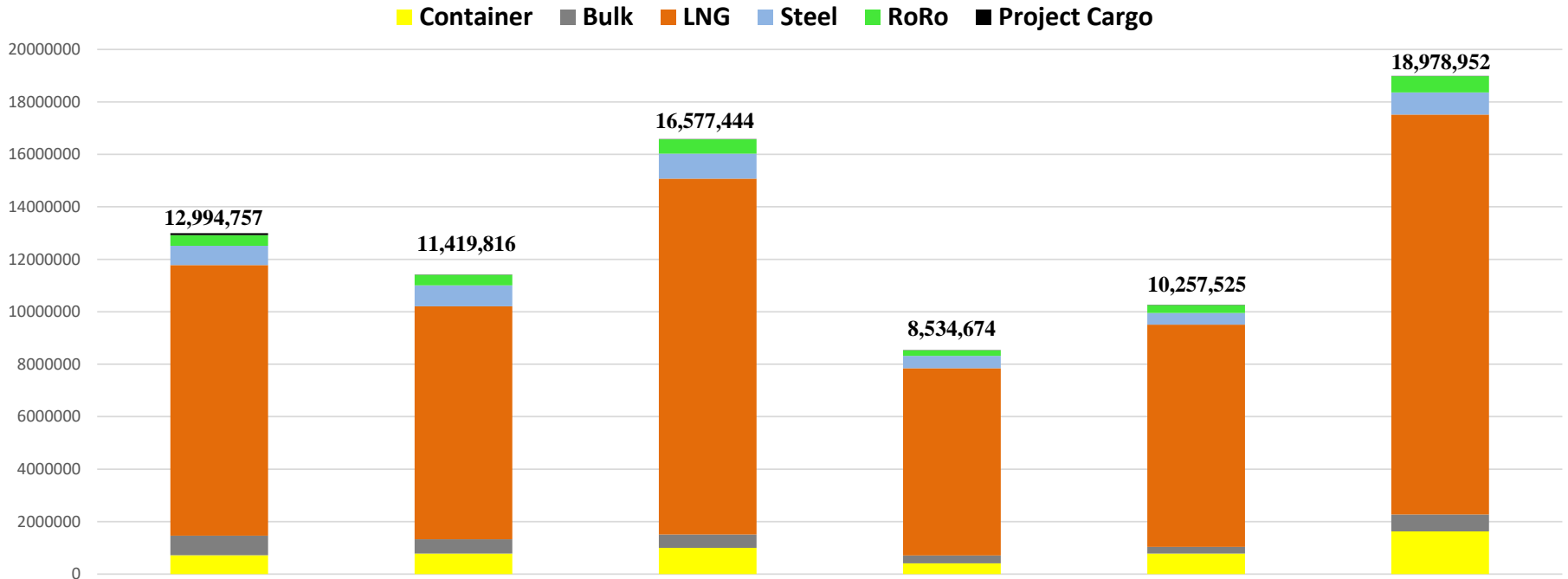


	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024	Fiscal Year 2024 YTD	Fiscal Year 2025 Budget	Fiscal Year 2025 YTD	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025
Vessel Calls	456	402	526	246	586	305	47	52	60	48	48	50						
Lay Days	1195	1086	1458	658	0	959	128	133	192	158	174	174						

March 2025: 50 Total Vessel Calls
 There were 111 Total Vessel Calls Portwide.



Total Tonnage by Fiscal Year



	Fiscal Year 2022 Total	Fiscal Year 2023 Total	Fiscal Year 2024 Total	Fiscal 2024 YTD	Fiscal 2025 YTD	Fiscal 2025 Budget
■ Container	720,369	784,513	1,004,603	413,869	784,183	1,627,752
■ Bulk	740,634	546,017	504,548	293,346	257,581	641,000
■ LNG	10,314,729	8,879,936	13,565,951	7,143,167	8,463,322	15,246,000
■ Steel	735,992	797,447	951,608	469,978	451,096	844,000
■ RoRo	415,071	400,811	546,014	211,856	297,126	617,700
■ Project Cargo	67,962	11,092	4,720	2,460	4,218	2,500
Total Import/Export	12,994,757	11,419,816	16,577,444	8,534,674	10,257,525	18,978,952

****YTD Tonnage is up 20% from this time last year.****

Rail Car Count FY 25

	Steel	Bulk	RoRo Arrivals		RoRo Departure		Total
			Loaded	Empty	Loaded	Empty	
October	22	142	149	319	466	1	1099
November	13	256	285	-	403	-	957
December	34	70	266	75	350	28	823
January	58	68	205	82	278	50	741
February	55	55	163	170	285	40	768
March	38	147	186	153	298	57	879
April							0
May							0
June							0
July							0
August							0
September							0
Total	220	738	1254	799	2080	176	5267

RoRo	October	November	December	January	February	March	Total
Unloaded Vehicles	1,503	2,912	3,238	1,840	1,480	2,931	13,904
Outgated Vehicles	4,679	2,808	3,572	2,787	2,656	3,316	19,818

Railcars has increased due to New OEM customer

**PORT FREEPORT
OPERATIONS ACTIVITY SUMMARY**

MARCH 2025

A. MONTHLY ACTIVITY EXPLANATION

- * Total import/export activity for the month of March was better than expected.
- * LNG experienced (**19**) vessels this month.
- * Bulk Rice experienced (**1**) vessel this month.
- * Bulk Aggregate did not experience a vessel this month.
- * Total (**16**) RoRo vessels handled.
- * Steel experienced (**1**) vessels, (**30**) barges and (**38**) railcars this month.
- * Total of (**13**) Container vessel calls.
- * No Layberth vessels experienced this month.
- * Total of (**879**) Rail cars this month.
- * Average vessel activity in 2024 was 43 per month. This month, we handled 50 vessels (19 LNG & 31 Inner Harbor).
- * *There were (**111**) Total Vessel arrivals Port wide.*

B. FISCAL YEAR ACTIVITY EXPLANATION

- * Total Tons for this year are better than expected. This is due to the increase in RoRo's, LNG, Steel & Container Vessels.
- * LNG has handled (**112**) vessels for export.
- * Steel has handled (**10**) vessels, (**93**) barges and (**220**) railcars.
- * Total (**92**) RoRo vessels handled.
- * Total (**4**) Bulk Vessels handled.
- * Total (**4**) Project Cargo Vessels handled.
- * Total (**8**) Layberth Vessels experienced.
- * YTD (**75**) Container vessel calls.
- * Bulk CO2 handled (**77**) railcars with **5,777** Tons Loaded.
- * Bulk Aggregate handled (**371**) railcars, discharging **42,665** Tons of Aggregate and (**0**) Vessel.
- * Bulk Rice handled (**290**) railcars.
- * RoRo has handled (**4,309**) railcars.
- * Total vessels handled this fiscal year is **305** compared to **246** last year (**112** LNG & **193** Inner Harbor).
- * *Total Port wide Vessels Fiscal Year-to-date (**650**)*
- * *Total Vehicles Handled Year-to-date (**89,488**)*
- * *Total Containers Handled (**47,246**) TEU (**94,452**)*
- * *Total Railcars Handled (**5,267**)*

C. INSIGHT TO ACTIVITY FOR APRIL 2025

- * LNG has scheduled (**18**) vessels.
- * Bulk Rice has scheduled (**0**) vessel.
- * Bulk Aggregate has scheduled (**0**) vessels and (**95**) Railcars for April.
- * Expecting to handle (**17**) RoRo vessels.
- * Steel has (**2**) vessels, (**16**) barges and (**0**) Railcars planned.
- * Expecting (**13**) Container vessels.
- * Expecting (**1**) Layberth vessels.
- * Scheduled to have (**50**) Vessels for April.

D. OPERATIONAL MEETINGS AND AGENDAS

- * OPTS, Safety, Security – Attended Monthly Safety Meeting.
- * Security – Chris Hogan – Held TWIC Meetings.
- * Austin– Attended Weekly Rail Meetings with VW, Rail Link, UP & WWS.
- * Don – Continue Working with PBA, ZPMC and ABB to Finalize the Spare Parts List for the New STS Cranes.
- * Jesse – Austin – Don – Career spotlight on Port Freeport at Texas State Technical College.
- * Jesse – Austin – Working with Engineering on Area 5 Project and Working with Tenants on Cargo.

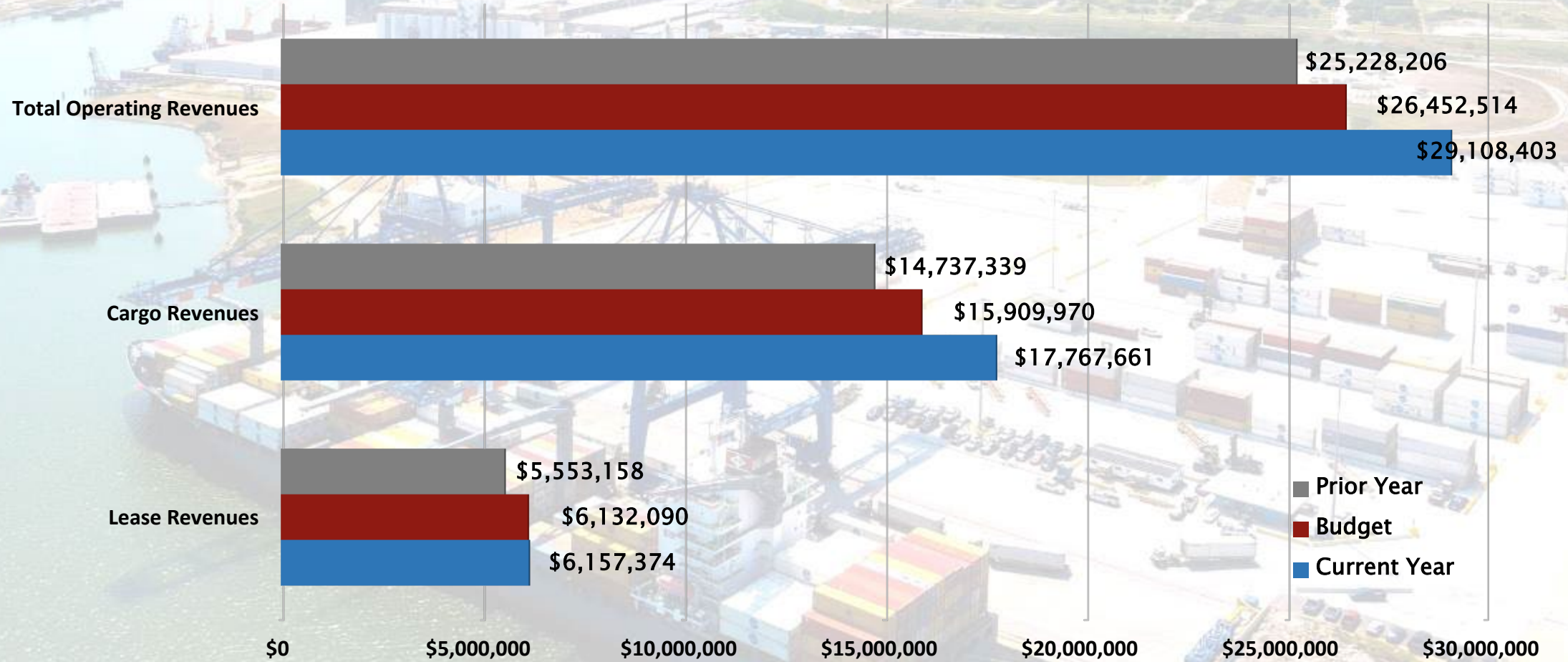


Financial Report for March 2025 (Unaudited)

April 24, 2025

Rob Lowe | Chief Financial Officer

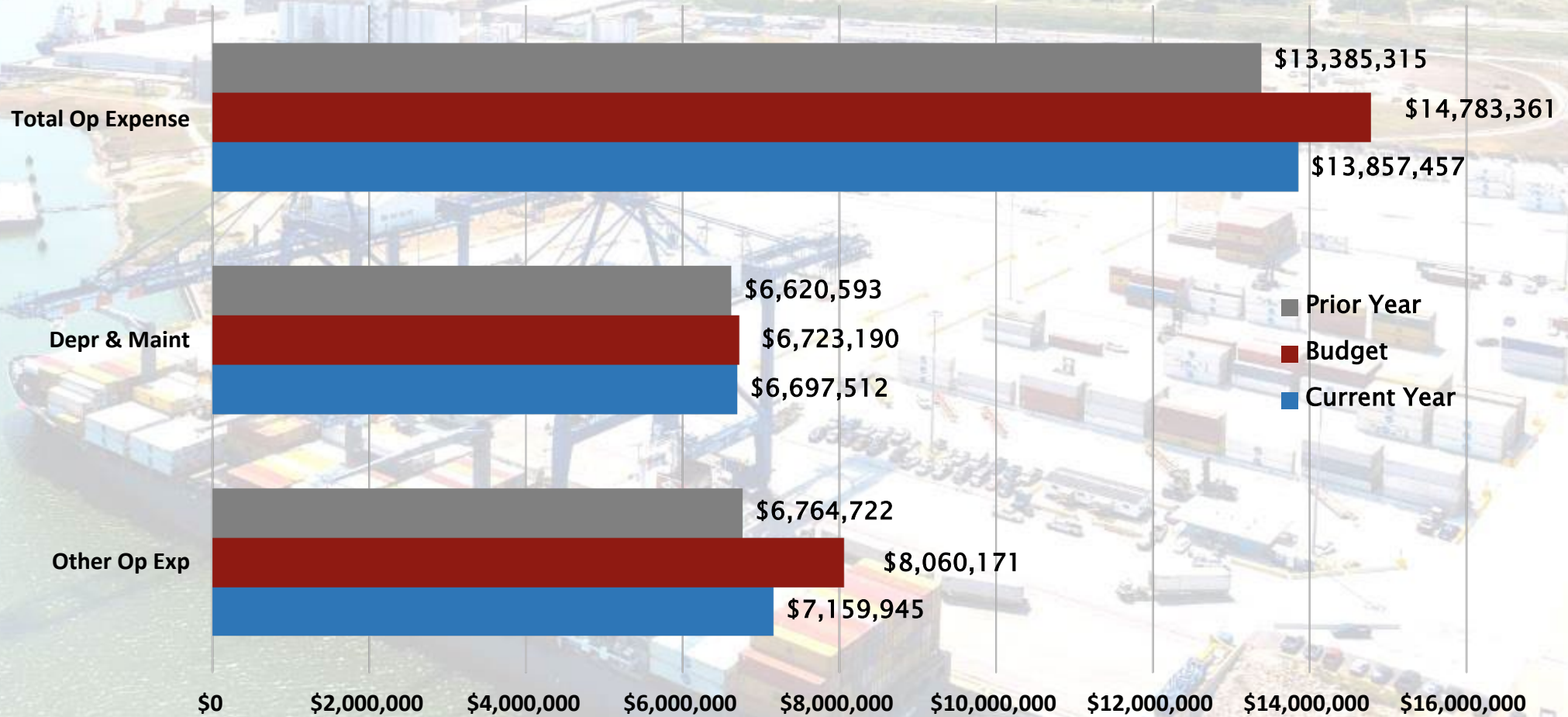
FY 2025 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are up over PY 15% and above budget 10%
- Cargo revenues are above PY by 17% and budget by 14%
- Lease revenues are at 10% above PY and are at budget

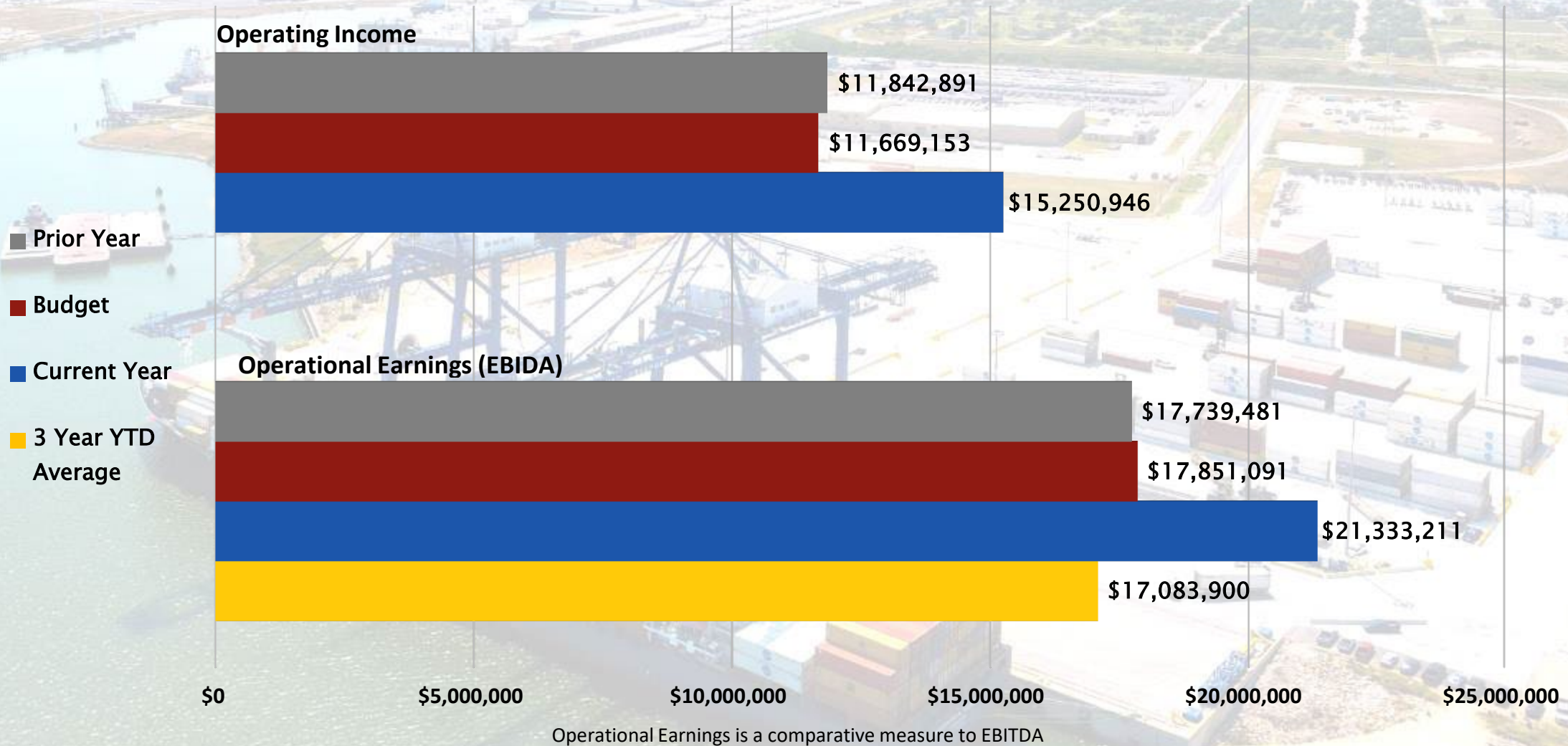
FY 2025 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are above prior year by 4%, below budget 6%
- Depr & maint are 1% above the PY and at budget
- Other expenses are 6% above PY and below budget by 11%

FY 2025 YTD OPERATING INCOME



COMPARISON:

- Operating income is 29% above PY and above budget 31%
- Operational earnings are 20% above PY and above budget by 20%

FY 2025 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
- Drivers for comparison to budget are primarily timing of grant revenue reimbursements.

	Year To Date	YTD Budget	Total 2025 Budget
Operating Income	\$ 15,250,946	\$ 11,669,153	\$ 23,287,937
Non-Operating Revenue (Expenses)	\$ (3,142,347)	\$ (2,366,796)	\$ (7,334,724)
Capital Contributed (To) From Others			
Berth 2 Floodwall Modifications	\$ -	\$ -	\$ (2,600,000)
Other	\$ (1,552,029)		\$ -
Grants	\$ 1,627,735	\$ 14,471,016	\$ 28,942,035
Change In Net Position	\$ 12,184,305	\$ 23,773,373	\$ 44,895,248

FY 2025 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	\$ 22,463,662	\$ 16,274,890
<i>Cash Provided by Non-Cap Financing</i>	(1,538,084)	3,111,793
<i>Cash Used by Cap Financing</i>	(23,634,882)	9,757,676
<i>Cash Provided by Investing Activities</i>	3,522,017	2,711,028
<i>Net Increase (Decrease) in Cash</i>	\$ 812,713	\$31,855,387

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.
- A progress payment for the new ship to shore cranes was made in October 2024.

FY 2025 STATISTICS

<i>Measure</i>	<i>Current Year</i>	<i>Prior Year</i>	<i>Budget</i>
<i>Operating Margin</i>	52%	47%	44%
<i>Current Ratio (unrestricted)</i>	4.68 to 1	3.8 to 1	n/a
<i>Debt to Net Assets Ratio</i>	1.271 to 1	1.421 to 1	n/a

ACCOUNTS RECEIVABLE AGING

<i>Year</i>	<i>0-30 days</i>	<i>31-60 days</i>	<i>61-90 days</i>	<i>Over 90 days</i>
March 31, 2025 FY 2025	96% \$6,679,515	4% \$305,169	0% \$1,238	0% \$10,610
March 31, 2024 FY 2024	94% \$4,222,627	4% \$188,454	1% \$ 26,371	1% \$31,508
March 31, 2023 FY 2023	78% \$5,219,407	13% \$861,185	2% \$150,610	7% \$448,100



Questions and Comments?



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:

March 31, 2025

PORT COMMISSION

RAVI K. SINGHANIA, CHAIRMAN; ROB GIESECKE, VICE CHAIRMAN; BARBARA FRATILA, SECRETARY; KIM KINCANNON, ASST. SECRETARY;

DAN CROFT, COMMISSIONER; RUDY SANTOS, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO

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Management Narrative

For the first half of fiscal year 2025, the Port remained on a sound financial foundation with operating revenues 10% above planned levels. Further, operating expenses were under planned levels and are below budget by a factor of 6%. These factors combined have contributed to producing an operating profit of \$15,250,946 and an operating margin of 52.4%, which is above planned performance levels by 31% or \$3,581,793 and is \$3,408,055 or 29% above the prior year's results.

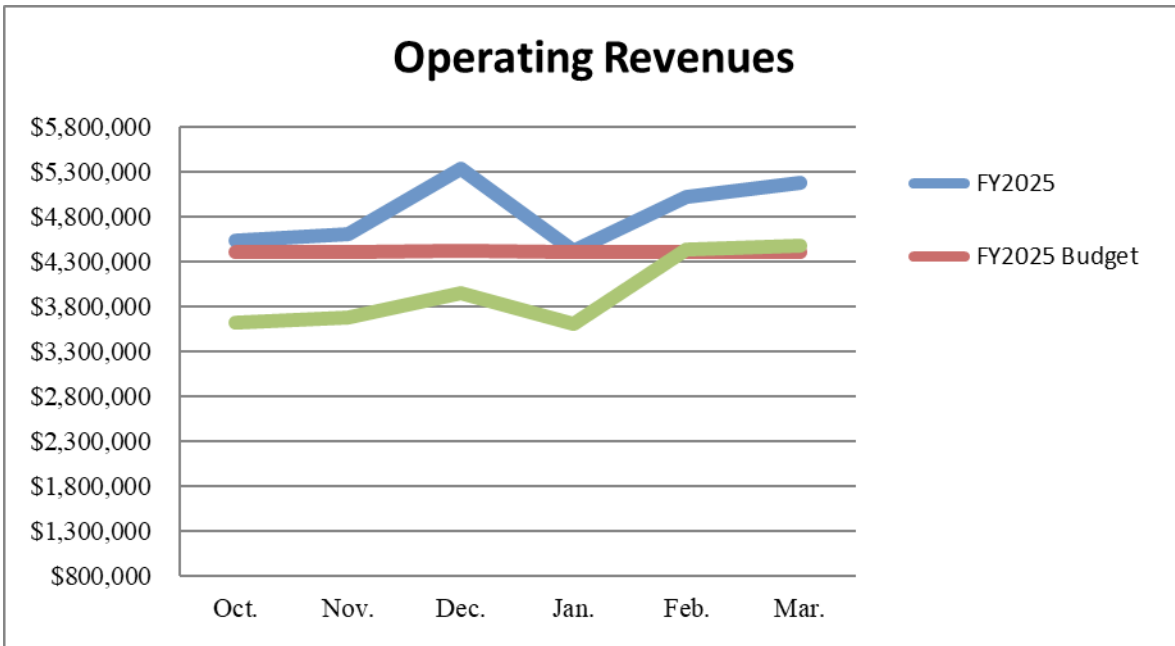
The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 4.7 to 1, which reflects a strong liquidity position, and a debt ratio of 127.1% which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance Favorable (Unfavorable)	% Var
	Actuals	Budget		
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 29,108,403	\$ 26,452,514	\$ 2,655,889	10%
Operating expense	<u>13,857,457</u>	<u>14,783,361</u>	925,904	6%
Operating income (loss)	<u>15,250,946</u>	<u>11,669,153</u>	3,581,793	31%
Operating margin	52.4%	44.1%		
Net non operating revenues (expense)	(3,142,347)	(2,366,796)	(775,551)	33%
Capital contributions	1,627,735	14,471,016	(12,843,281)	-89%
Net extraordinary revenue (expense)	<u>(1,552,029)</u>	<u>-</u>	(1,552,029)	0%
Change in net assets	<u>\$ 12,184,305</u>	<u>\$ 23,773,373</u>	\$(11,589,068)	
Balance Sheet				
Cash and cash equivalents	\$ 79,830,375	Current ratio (unrestricted)		
Lease receivable	186,105,987	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	38,888,356	4.7 to 1		
Total assets	790,972,709			
Current unrestricted liabilities	8,318,261	Debt to Net Assets Ratio		
Total liabilities	351,027,615	127.1%		
Deferred inflow of resources	173,036,011			
Total Net Assets	\$ 266,909,083			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for the period ended March 31, 2025.

OPERATING REVENUES

Total operating revenues for the period ending March 31, 2025, are \$29,108,403. This is \$2,655,889 or 10% above planned levels. The following provide more specific explanations for variances in revenue:



Wharfage revenue stands at \$10,177,946, which is over budget by \$879,383 or 9%. The following is a brief analysis of wharfage results by cargo category:

	6 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 298,200	\$ 292,598	\$ (5,602)	-2%
Bulk Aggregate	-	161,950	\$ 161,950	
Containerized Cargo	1,499,375	1,484,986	\$ (14,389)	-1%
General Cargo	6,401,950	7,053,316	\$ 651,366	10%
Project Cargo	35,000	22,713	\$ (12,287)	0%
Ro-Ro Cargo	1,064,035	1,162,382	\$ 98,347	9%
Total	\$ 9,298,561	\$ 10,177,946	\$ 879,383	9%

Dockage revenue stands at \$5,772,239 which is \$1,518,662 or 36% above budgeted levels. Year-to-date ship calls are 305 compared to a budget of 293.

Equipment use fees, stands at \$1,342,525 which is under budget \$91,073 or 6% due to crane and equipment usage and a decrease in pallet use.

Security fees, corresponding with wharfage and dockage, stand at \$2,172,682 which is \$608,110 or 39% above budget.

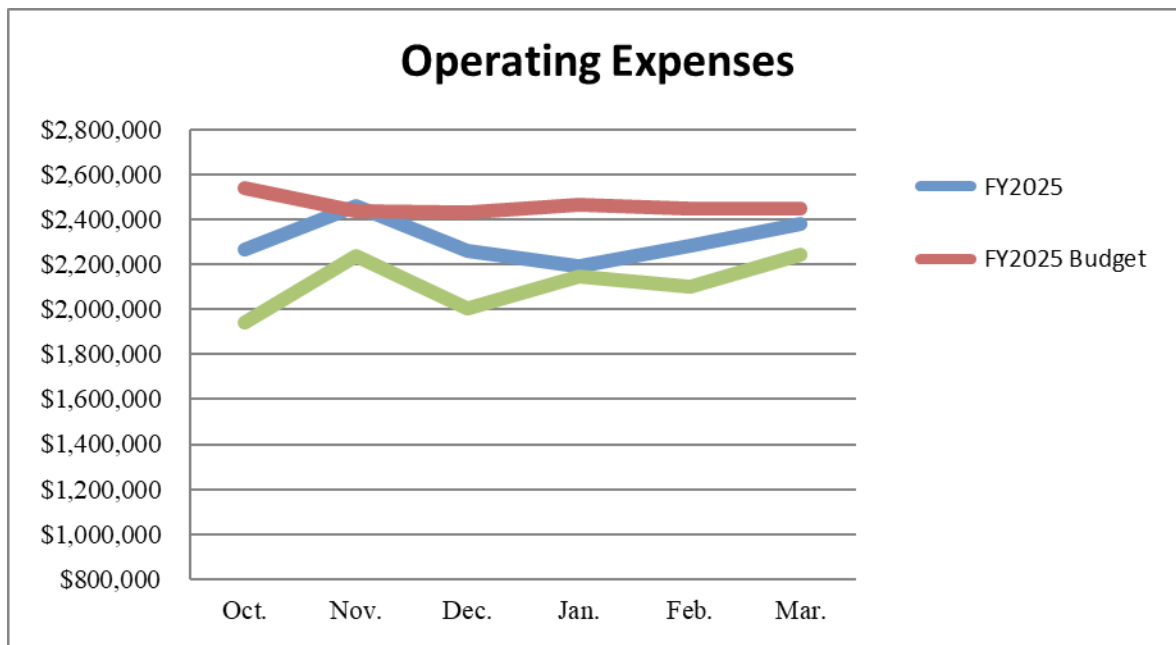
Facility use fees are \$1,228,778. This is under budget by \$422,566 or 26% due to customers securing ground leases.

Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,014,636 which is \$134,780 or 15% above budgeted levels.

Ground leases stand at \$6,945,871, which is \$50,617 or 1% above budget.

Other leases are at \$444,718 or 4% below the budget of \$463,253.

OPERATING EXPENSES



Total operating expenses are \$13,385,316, which is under budget \$925,904 or 6% for the period ended March 31, 2025. Following are more specific explanations for variances in operating expenses:

Port salaries/wages and benefits are \$2,693,276. This is \$665,581 or 20% less than budget. This is due to the timing of onboarding budgeted new hires.

Professional services are \$1,722,658 which is over budget \$3,082 or at budget.

Training, travel & promotional expenses are \$462,246 which is under budget \$20,214 or 5%. Following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$244,272, which is above budgeted levels by \$35,485 or 17%.
- Sales/promotional travel costs are \$33,497 which is under budgeted levels by \$4,104 or 11% due to timing of travel.
- Governmental relations costs are \$14,177 which is below budget by \$13,192 or 48% due to timing of government related travel.
- Community events are \$98,549 which is over budgeted levels \$34,249 or 53% due to the timing of events such as TACFT and the golf tournament.
- Technical training is \$37,999 which is \$34,882 or 48% under budget due to timing or postponement of training and onboarding personnel.

Supplies are \$103,233 which is \$1,409 or 1% above budget.

Utilities are \$517,784 which is \$66,218 or 11% below budget.

Business insurance is \$1,412,056 which is \$114,154 or 7% below budgeted levels.

Other services and charges at \$248,691 are \$78,979 or 24% below budget.

Maintenance and repair expenses at \$615,247 are \$73,995 or 20% above budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Planned maintenance of the gantry cranes, \$25,862.
- Planned maintenance of transit shed sprinkler system \$9,463.
- Planned maintenance of Parcel 14 rail, \$6,015
- 2024 Trolley rail, completed in 2025 \$40,119
- Planned maintenance of crane cables \$77,640
- Emergency repairs to air conditioning at Administration building \$12,403

Depreciation expense at \$6,082,265 is \$99,673 or 2% below budget levels due to timing of additions.

Operating income is \$15,250,946 compared to the six-month budget of \$11,669,153. Thirty-one percent above budget.

NON-OPERATING REVENUES (EXPENSES)

Ad Valorem tax collections are budgeted at zero for FY2025 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 March 31, 2025, ad valorem tax expenses are \$27,032 compared to the budget of \$28,252 or 4% below budget.

Investment income is \$2,926,875, which is above budget by 30% due to changes in fair market values, increased funds invested, and interest rates.

Debt interest and fees are \$6,042,191 which is \$1,453,647 or 32% above budgeted levels. There is an error in the FY 2025 budget that omits one debt payment in the fiscal year.

Capital Contributions to Others budget includes a \$2,600,000 contribution to berth floodwall modification in fiscal year 2025. None has been contributed through March 2025.

Grant Revenue budgeted for the Fiscal Year 2025 is \$28,942,035. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly. \$1,627,735 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 still ongoing. Total expense in fiscal year 2025 are \$1,552,029 include repairs to the cranes and port buildings. FEMA has committed a 75% reimbursement for these expenses.

**PORT FREEPORT
BALANCE SHEET**

	3/31/2025	9/30/2024
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 18,653,347	\$ 14,209,945
INVESTMENTS	10,359,335	10,137,957
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	6,956,583	6,922,828
PROPERTY TAXES	24,538	40,674
LEASE RECEIVABLE	186,105,987	186,105,987
OTHER	(108,801)	4,936
OTHER GOVERNMENTS	651,493	1,537,192
ACCRUED INTEREST	0	0
PREPAIDS	943,065	1,528,764
INVENTORY	1,408,795	1,408,227
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 224,994,343	\$ 221,896,510
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	61,177,028	56,121,710
INVESTMENTS	43,649,839	52,557,223
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	44,939	75,697
OTHER		2,372
ACCRUED INTEREST	63,742	108,480
BOND DISCOUNTS AND ISSUANCE COSTS	4,279	4,279
TOTAL RESTRICTED ASSETS	104,939,828	108,869,761
TOTAL CURRENT ASSETS	329,934,171	330,766,271
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	585,980,923	568,635,163
LESS ACCUMULATED DEPRECIATION	(124,942,386)	(118,860,120)
PROPERTY, PLANT, AND EQUIPMENT NET	461,038,538	449,775,043
TOTAL ASSETS	\$ 790,972,709	\$ 780,541,314
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 3,860,568	\$ 3,009,602
EQUIPMENT LEASE PAYABLE	-	-
ACCRUED COMPENSATED ABSENCES	0	146,828
UNEARNED LEASE INCOME	4,457,693	4,698,865
TOTAL CURRENT LIABILITIES	\$ 8,318,261	\$ 7,855,295
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	3,556,202	3,560,503
BONDS PAYABLE	6,725,000	6,725,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	10,281,202	10,285,503
NON-CURRENT LIABILITIES		
BONDS PAYABLE	311,365,000	311,365,000
BOND PREMIUMS	21,063,153	21,495,653
TOTAL NON-CURRENT LIABILITIES	332,428,153	332,860,653
TOTAL LIABILITIES	\$ 351,027,615	\$ 351,001,451
DEFERRED INFLOW OF RESOURCES		
DEFERRED INFLOW OF RESOURCES	173,036,011	173,036,011
TOTAL DEFERRED INFLOW OF RESOURCES	\$ 173,036,011	\$ 173,036,011
NET ASSETS		
NET INVESTMENT IN CAPITAL ASSETS	\$ 267,753,363	\$ 260,793,927
RESTRICTED-DEBT SERVICE	18,956,060	19,805,666
RESTRICTED-CAPITAL PROJECTS (Corps)	12,279	12,301
RESTRICTED CONTRIBUTED TO OTHERS	46,704,164	45,602,572
RESERVE FOR CAPITAL IMPROVEMENTS	19,005,434	18,585,034
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(128,417,514)	(128,526,609)
UNRESTRICTED	42,895,297	40,230,960
TOTAL NET ASSETS	\$ 266,909,082	\$ 256,503,851

PORT FREEPORT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
March 31, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	6 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2024/2025 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 10,177,946	\$ 8,354,234	22%	\$ 9,298,560	\$ 879,386	9%	\$ 18,597,120
Dockage & deep water berth	5,772,239	4,789,779	21%	4,253,577	1,518,662	36%	8,507,187
Equipment & pallet use fees	1,342,525	804,737	67%	1,433,598	(91,073)	-6%	2,867,178
Facility use fees	1,228,778	665,639	85%	1,651,344	(422,566)	-26%	3,302,691
Security Fees	2,172,682	1,680,001	29%	1,564,572	608,110	39%	3,129,146
Other Customer Service Fees	1,014,636	792,823	28%	879,856	134,780	15%	1,744,912
Ground leases	6,945,871	6,284,559	11%	6,895,254	50,617	1%	13,790,511
Other leases	444,718	454,387	-2%	463,253	(18,536)	-4%	927,396
GASB 87 Lease recognition		-	0%	-	-	0%	-
Other revenue	9,009	2,047	340%	12,500	(3,492)	-28%	25,000
Business interruption Claim		1,400,000	-100%	-	-	0%	-
Total Operating Revenues	29,108,403	25,228,207	15%	26,452,514	2,655,889	10%	52,891,141
OPERATING EXPENSES:							
Port salaries/wages	2,036,134	1,986,542	2%	2,543,043	(506,909)	-20%	5,046,049
Port employee benefits	657,142	628,141	5%	815,814	(158,672)	-19%	1,845,285
Professional services	1,722,658	1,408,945	22%	1,719,576	3,082	0%	3,431,930
Training, travel, and promotional	462,246	253,287	82%	442,032	20,214	5%	794,545
Supplies	103,233	85,946	20%	101,824	1,409	1%	192,050
Utilities	517,784	615,438	-16%	584,002	(66,218)	-11%	1,168,000
Business Insurance	1,412,056	1,550,689	-9%	1,526,210	(114,154)	-7%	3,052,413
Other services & charges	248,691	235,734	5%	327,670	(78,979)	-24%	678,605
Maintenance & repair	615,247	724,003	-15%	541,252	73,995	14%	1,030,440
Depreciation	6,082,265	5,896,590	3%	6,181,938	(99,673)	-2%	12,363,888
Total Operating Expenses	13,857,457	13,385,316	4%	14,783,361	(925,904)	-6%	29,603,204
OPERATING INCOME (LOSS)	15,250,946	11,842,891	29%	11,669,153	3,581,793	31%	23,287,937
	52%	47%		44%			44%
NON-OPERATING REVENUES (EXPENSES)							
Ad Valorem tax collections	(27,032)	3,573,805	-101%	(28,252)	1,220	-4%	(56,500)
Investment Income	2,926,875	2,800,125	5%	2,250,000	676,875	30%	4,500,000
Gain (loss) on sale of assets			0%		-	0%	-
Debt interest and fees	(6,042,191)	(6,359,505)	-5%	(4,588,544)	1,453,647	32%	(9,178,224)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:							
Freeport Harbor Improvement Project		(38,984)	-100%		-		-
Berth 2 Floodwall Modifications			0%		-		(2,600,000)
Contributed Capital-Other			0%		0	0%	-
OTHER:							
Dredge material placement fees		270,916	-100%		-	0%	-
Total Non-Operating Revenue (Expenses)	(3,142,347)	246,357	-1376%	(2,366,796)	(775,551)	33%	(7,334,724)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	12,108,599	12,089,248	0%	9,302,357	2,806,242	30%	15,953,213
CAPITAL CONTRIBUTIONS:							
Grants:							
Grants Port-Freeport	1,627,735	-	0%	14,471,016	(12,843,281)	-89%	28,942,035
Total Capital Contributions-Grants	1,627,735	-	0%	14,471,016	(12,843,281)	-89%	28,942,035
EXTRAORDINARY ITEM							
Emergency Recovery Efforts - Hurricane	(1,552,029)	-	0%	-	(1,552,029)	0%	-
Net Extraordinary Income (Expense)	(1,552,029)	-	0%	-	(1,552,029)	0%	-
CHANGE IN NET POSITION	\$ 12,184,305	\$ 12,089,248	1%	\$ 23,773,373	\$ (11,589,068)	-49%	\$ 44,895,248

STATEMENT OF CASH FLOWS

March 31, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 15,250,946	\$ 11,842,891
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	6,082,265	5,896,590
Dredge Material Placement Fees	-	270,916
Change in Assets and Liabilities:		
Trade receivables	(33,755)	910,809
Other receivables	113,737	(1,309,142)
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	(568)	(49,501)
Prepaid and Other	588,071	(1,277,411)
Accounts payable	850,966	194,960
Deferred lease income	(241,172)	(66,907)
Accrued compensated absences	<u>(146,828)</u>	<u>(138,315)</u>
Total Cash Provided from (Used for) Operating Activities	<u>22,463,662</u>	<u>16,274,890</u>
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	19,862	3,144,961
Property tax collection expense	(5,917)	(33,168)
Emergency Recovery Efforts - Disaster Related	<u>(1,552,029)</u>	<u>-</u>
Total Cash Provided from (Used for) Non-capital Financing Activities	<u>(1,538,084)</u>	<u>3,111,793</u>
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	-	-
Interest and fees paid under debt obligations	(6,478,992)	(5,451,584)
Proceeds from sale of long-term debt obligations	-	25,655,000
Land, capital improvement, and equipment purchases	(18,783,625)	(10,411,863)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	-	(38,984)
Gants received	1,627,735	5,107
Proceeds from sale/disposal of capital assets	<u>-</u>	<u>-</u>
Total Cash Provided from (Used for) Capital Financing Activities	<u>(23,634,882)</u>	<u>9,757,676</u>
Cash Flows from Investing Activities:		
Investment earnings	2,971,613	2,309,454
Change in FMV of marketable investment securities	<u>550,404</u>	<u>401,574</u>
Total Cash Provided from (Used for) Investing Activities	<u>3,522,017</u>	<u>2,711,028</u>
Net Increase(Decrease) in Cash and Cash Equivalents	812,713	31,855,387
Cash and Cash Equivalents at Beginning of Period	<u>133,026,835</u>	<u>96,561,718</u>
Cash and Cash Equivalents at End of Period	<u>\$ 133,839,549</u>	<u>\$ 128,417,105</u>

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	6,679,514.71	96%
31 - 60 days		305,169	4%
61 - 90 days		1,238	0%
Over 90 days	\$	10,610	0%
Allowance for uncollectibles		(39,949)	-1%
Net Trade A/R	\$	6,956,583	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	724,622
Corps of Engineers*		620,518
Employee Payroll Related		23,546
Accounts Payable		2,491,882
Total A/P	\$	3,860,568

45' Project - \$620,518

Note 3 - Debt Service Information

	Original Amount of Issue	Principal Paid	Issue Outstanding
General Obligation Bonds, Series 2019	\$ 31,795,000	\$ 1,875,000	\$ 29,920,000
General Obligation Bonds, Series 2021	37,135,000	-	37,135,000
General Obligation Bonds, Series 2023	55,800,000	-	55,800,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	22,740,000	10,325,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	7,260,000	32,375,000
Senior Lien Revenue Refunding Bonds, Series 2018	32,865,000	3,440,000	29,425,000
Senior Lien Revenue Bonds, Series 2019A	45,200,000	4,205,000	40,995,000
Senior Lien Revenue Bonds, Series 2019B	29,480,000	2,905,000	26,575,000
Senior Lien Revenue Bonds, Series 2021	29,885,000	-	29,885,000
Senior Lien Revenue Bonds, Series 2024	25,655,000	-	25,655,000
2014 Equipment Lease Payable	14,100,000	14,100,000	-
Total Bonds	\$ 374,615,000	\$ 56,525,000	\$ 318,090,000

Less Current Portion of Long-Term Debt Payable	\$	6,725,000
Long-term Debt Payable	\$	311,365,000

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

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
March 31, 2025

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	6 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2024/2025 BUDGET
<u>COMMISSIONERS</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 28,800	\$ 28,800	0%	\$ 28,800	-	0%	\$ 57,600
Port employee benefits	2,847	2,531	12%	2,779	68	2%	5,011
Professional services	-	117	-100%	25,002	(25,002)	-100%	50,000
Training, travel & promotional	53,259	38,350	39%	56,623	(3,364)	-6%	85,814
Supplies	91	178	-49%	300	(210)	-70%	600
Utilities	4,500	3,266	38%	3,150	1,350	43%	6,300
Total Operating Expenses	\$ 89,496	\$ 73,242	22%	\$ 116,654	(27,158)	-23%	\$ 205,325
<u>ADMINISTRATION & FOREIGN TRADE ZONE</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 714,409	\$ 601,616	19%	\$ 912,908	(198,499)	-22%	\$ 1,785,801
Port employee benefits	202,945	174,913	16%	234,058	(31,113)	-13%	541,141
Professional services	223,120	327,048	-32%	347,954	(124,834)	-36%	694,100
Training, travel & promotional	130,253	74,033	76%	111,284	18,969	17%	216,724
Supplies	17,645	16,043	10%	13,100	4,545	35%	25,500
Utilities	34,730	40,420	-14%	40,518	(5,788)	-14%	81,034
Business Insurance	1,412,056	1,550,689	-9%	1,526,210	(114,154)	-7%	3,052,413
Other services & charges	169,376	178,820	-5%	207,439	(38,063)	-18%	416,514
Maintenance & repair	57,127	311,991	-82%	86,830	(29,703)	-34%	173,150
Depreciation	6,082,265	5,896,590	3%	6,181,938	(99,673)	-2%	12,363,888
Total Operating Expenses	\$ 9,043,927	\$ 9,172,162	-1%	\$ 9,662,239	(618,312)	-6%	\$ 19,350,265
<u>ENGINEERING</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 210,911	\$ 180,234	17%	\$ 251,598	(40,687)	-16%	\$ 503,195
Port employee benefits	81,012	63,823	27%	90,137	(9,125)	-10%	208,195
Professional services	210,045	11,882	1668%	144,004	66,041	46%	288,000
Training, travel & promotional	6,677	3,981	68%	20,390	(13,713)	-67%	40,564
Supplies	1,876	1,847	2%	2,954	(1,078)	-36%	5,900
Utilities	2,480	2,332	6%	2,352	128	5%	4,704
Other services & charges	3,300	2,725	21%	7,551	(4,251)	-56%	15,100
Maintenance & repair	923	34	2615%	252	671	266%	500
Total Operating Expenses	\$ 517,224	\$ 266,857	94%	\$ 519,238	(2,014)	0%	\$ 1,066,158
<u>OPERATIONS</u>							
OPERATING EXPENSES:							
Port salaries/wages	\$ 813,082	\$ 848,517	-4%	\$ 1,078,536	(265,454)	-25%	\$ 2,157,058
Port employee benefits	269,483	282,293	-5%	373,978	(104,495)	-28%	832,123
Professional services	8,659	20,817	-58%	5,400	3,259	60%	5,400
Training, travel & promotional	13,904	11,323	23%	18,891	(4,987)	-26%	27,108
Supplies	51,930	40,664	28%	51,122	808	2%	95,650
Utilities	454,554	547,252	-17%	507,034	(52,480)	-10%	1,014,068
Other services & charges	48,012	27,775	73%	62,966	(14,954)	-24%	135,240
Maintenance & repair	509,693	371,210	37%	418,710	90,983	22%	786,790
Total Operating Expenses	\$ 2,169,316	\$ 2,149,851	1%	\$ 2,516,637	(347,321)	-14%	\$ 5,053,437

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
March 31, 2025

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	6 MONTHS BUDGET	OVER (UNDER)	BUDGET % OVER (UNDER)	TOTAL 2024/2025 BUDGET
OPERATING EXPENSES:							
Port salaries/wages	\$ 173,142	\$ 234,798	-26%	\$ 195,285	(22,143)	-11%	\$ 390,567
Port employee benefits	54,728	67,846	-19%	79,927	(25,199)	-32%	174,973
Professional services	100,000	315	31646%	-	100,000	0%	-
Training, travel & promotional	256,436	120,960	112%	228,078	28,358	12%	411,511
Supplies	1,096	2,010	-45%	2,998	(1,902)	-63%	5,200
Utilities	1,907	1,952	-2%	2,880	(973)	-34%	5,760
Other services & charges	7,231	8,038	-10%	27,852	(20,621)	-74%	68,032
Maintenance & repair	-	-	0%	-	-	0%	-
Total Operating Expenses	\$ 594,539	\$ 435,918	36%	\$ 537,020	57,519	11%	\$ 1,056,043

PROTECTIVE SERVICES

OPERATING EXPENSES:							
Port salaries/wages	\$ 95,791	\$ 92,579	3%	\$ 75,916	19,875	26%	\$ 151,828
Port employee benefits	40,407	36,735	10%	34,935	5,472	16%	83,841
Professional services	1,180,833	1,048,766	13%	1,197,216	(16,383)	-1%	2,394,430
Training, travel & promotional	1,718	4,641	-63%	6,766	(5,048)	-75%	12,824
Supplies	30,595	25,205	21%	31,350	(755)	-2%	59,200
Utilities	19,612	20,216	-3%	28,068	(8,456)	-30%	56,134
Other services & charges	20,773	18,376	13%	21,862	(1,089)	-5%	43,719
Maintenance & repair	47,505	40,767	17%	35,460	12,045	34%	70,000
Total Operating Expenses	\$ 1,437,234	\$ 1,287,285	12%	\$ 1,431,573	5,661	0%	\$ 2,871,976

CONSOLIDATED - TOTAL

OPERATING EXPENSES:							
Port salaries/wages	\$ 2,036,135	1,986,544	2%	\$ 2,543,043	(506,908)	-20%	\$ 5,046,049
Port employee benefits	651,422	628,141	4%	815,814	(164,392)	-20%	1,845,284
Professional services	1,722,657	1,408,945	22%	1,719,576	3,081	0%	3,431,930
Training, travel & promotional	462,247	253,288	82%	442,032	20,215	5%	794,545
Supplies	103,233	85,947	20%	101,824	1,409	1%	192,050
Utilities	517,783	615,438	-16%	584,002	(66,220)	-11%	1,168,000
Business Insurance	1,412,056	1,550,689	-9%	1,526,210	(114,154)	-7%	3,052,413
Other services & charges	248,692	235,734	5%	327,670	(78,978)	-24%	678,605
Maintenance & repair	615,248	724,002	-15%	541,252	73,996	14%	1,030,440
Depreciation	6,082,266	5,896,590	3%	6,181,938	(99,672)	-2%	12,363,888
Total Operating Expenses	\$ 13,851,737	\$ 13,385,316	3%	\$ 14,783,361	(931,624)	-6%	\$ 29,603,204

PORT FREEPORT - VELASCO TERMINAL ONLY

STATEMENT OF REVENUES AND EXPENSES

March 31, 2025

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	6 MONTHS BUDGET	OVER (UNDER)	% OVER (UNDER)	TOTAL 2025 BUDGET
OPERATING REVENUES:							
Wharfage	\$ 1,351,660	\$ 757,386	78%	\$ 929,856	\$ 421,804	45%	\$ 1,859,712
Dockage & deep water berth	462,187	274,769	68%	425,363	36,824	9%	850,739
Equipment & pallet use fees	1,106,190	571,157	94%	1,218,549	(112,359)	-9%	2,437,089
Facility use fees	180,841	34,147	430%	-	180,841	0%	-
Security Fees	206,883	95,829	116%	156,462	50,421	32%	312,925
Other Customer Service Fees	344,437	160,840	114%	410,052	(65,615)	-16%	820,104
Ground leases	237,377	215,370	10%	68,952	168,425	244%	137,907
Total Operating Revenues	3,889,576	2,109,498	84%	3,209,234	680,342	21%	6,418,476
OPERATING EXPENSES:							
Port salaries/wages	209,688	183,231	14%	144,162	65,526	45%	288,318
Port employee benefits	50,161	50,622	-1%	60,699	(10,538)	-17%	145,288
Professional services	-	-	0%	-	-	0%	-
Training, travel, and promotional	-	-	0%	600	(600)	-100%	1,200
Supplies	132	-	0%	-	-	0%	-
Utilities	79,837	77,065	4%	82,428	(2,591)	-3%	164,856
Business Insurance	237,493	251,294	-5%	341,630	(104,137)	-30%	683,258
Maintenance & repair	272,848	144,298	89%	163,512	109,336	67%	327,000
Depreciation	2,949,784	2,880,454	2%	2,948,898	886	0%	5,897,802
Total Operating Expenses	3,799,942	3,586,964	6%	3,741,929	58,013	2%	7,507,722
OPERATING INCOME (LOSS)	89,634	(1,477,466)	106%	(532,695)	622,329	117%	(1,089,246)
NON-OPERATING REVENUES (EXPENSES)							
Debt interest and fees	(1,284,176)	(1,558,934)	-18%	(1,683,338)	399,162	24%	(3,367,847)
Total Non-Operating Revenue (Expenses)	(1,284,176)	(1,558,934)	-18%	(1,683,338)	399,162	-24%	(3,367,847)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(1,194,542)	(3,036,400)	-61%	(2,216,033)	1,021,491	0%	(4,457,093)
CHANGE IN NET POSITION	\$ (1,194,542)	\$ (3,036,400)	-61%	\$ (2,216,033)	\$ 1,021,491	-46%	\$ (4,457,093)

PORT FREEPORT
Port Improvement Projects Summary
March 31, 2025

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
SOLAR LIGHTS AT BEND & DOW THUMB	71,183.00	0.00	71,183.00	8,679,000.00	29,918.00	0.00	29,918.00	41,265.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	71,183.00	0.00	71,183.00		29,918.00	0.00	29,918.00	41,265.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT- North Gate Entrance	720,847.52	0.00	720,847.52	250,000.00	359,081.93	237,408.00	596,489.93	124,357.59
EDSA	356,684.00	0.00	356,684.00		106,738.41	237,408.00	344,146.41	12,537.59
Construction	363,469.00	0.00	363,469.00		251,649.00	0.00	251,649.00	111,820.00
Other not in contract	694.52	0.00	694.52		694.52	0.00	694.52	0.00
VT- Access Project	13,159,432.83	70,000.00	13,229,432.83	8,679,000.00	9,115,234.18	15,400.00	9,130,634.18	4,098,798.65
EDSA	1,218,718.00	70,000.00	1,288,718.00		1,015,911.41	15,400.00	1,031,311.41	257,406.59
Construction	11,929,297.00	0.00	11,929,297.00		8,087,904.94	0.00	8,087,904.94	3,841,392.06
Other not in contract	11,417.83	0.00	11,417.83		11,417.83	0.00	11,417.83	0.00
VT- Refrigerated Cross Dock	25,008.38	0.00	25,008.38	500,000.00	25,008.38	0.00	25,008.38	0.00
EDSA	25,000.00	0.00	25,000.00		25,000.00	0.00	25,000.00	0.00
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		8.38	0.00	8.38	0.00
VT Backlands Area V Phase II	19,375,578.35	0.00	19,375,578.35	20,500,000.00	2,088,648.18	0.00	2,088,648.18	17,286,930.17
EDSA	849,800.00	0.00	849,800.00		503,303.43	0.00	503,303.43	346,496.57
Construction	18,508,603.35	0.00	18,508,603.35	14,500,000.00	1,568,169.75	0.00	1,568,169.75	16,940,433.60
Other not in contract	17,175.00	0.00	17,175.00		17,175.00	0.00	17,175.00	0.00
VT East 5th Reconstruction	84,272.00	0.00	84,272.00	500,000.00	76,698.00	0.00	76,698.00	7,574.00
EDSA	84,272.00	0.00	84,272.00		76,698.00	0.00	76,698.00	7,574.00
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
VT Perimeter Fencing	0.00	0.00	0.00	95,000.00	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
VT-Utility Relocation of Land Acquisition & land	582,805.28	3,525.00	586,330.28	1,800,000.00	664,165.18	0.00	664,165.18	(77,834.90)
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	72,456.13	0.00	72,456.13		150,113.10	0.00	150,113.10	(77,656.97)
Other not in contract	510,349.15	3,525.00	513,874.15		514,052.08	0.00	514,052.08	(177.93)
Pumpstation 1400 E Floodgate & P14 Drainage	1,446,405.61	0.00	1,446,405.61	1,440,000.00	1,241,002.00	205,403.61	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		1,239,182.00	203,303.00	1,442,485.00	0.00
Other not in contract	3,920.61	0.00	3,920.61		1,820.00	2,100.61	3,920.61	0.00
Non-TWIC Lot Precheck Gate Electrical	1,892.00	0.00	1,892.00	10,000.00	1,892.00	0.00	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		1,892.00	0.00	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	24,355.00	0.00	24,355.00	510,440.00
EDSA	20,070.00	0.00	20,070.00		10,035.00	0.00	10,035.00	10,035.00
Construction	514,725.00	0.00	514,725.00	0.00	14,320.00	0.00	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	66,145.38	0.00	66,145.38	120,000.00	27,658.38	0.00	27,658.38	38,487.00
EDSA	66,137.00	0.00	66,137.00		27,650.00	0.00	27,650.00	38,487.00
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		8.38	0.00	8.38	0.00
Greenbelt with Port Expansion Area Tribute	0.00	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Port Expansion Area Water & Sewer Modificatio	0.00	0.00	0.00	500,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Joint Repairs	0.00	0.00	0.00	20,000.00	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 - Railroad Track Renovations	0.00	0.00	0.00	75,000.00	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 - Roads	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00

PORT FREEPORT
Port Improvement Projects Summary
March 31, 2025

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2025	CIP Prior Years	Incurred to Date Total	Balance to Finish
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Transformer Yard Replacement	4,078.00	0.00	4,078.00	200,000.00	0.00	4,078.00	4,078.00	0.00
EDSA	4,078.00	0.00	4,078.00		0.00	4,078.00	4,078.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Fence Razor Wire Upgrade	23,350.00	0.00	23,350.00	31,000.00	0.00	0.00	0.00	23,350.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	23,350.00	0.00	23,350.00		0.00	0.00	0.00	23,350.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R Portwide Areas Upgrade to Concrete	4,756,692.90	58,814.91	4,815,507.81	3,700,000.00	3,510,217.66	1,305,290.15	4,815,507.81	0.00
EDSA	26,242.50	0.00	26,242.50		19,970.75	6,271.75	26,242.50	0.00
Construction	4,728,599.00	58,814.91	4,787,413.91		3,490,246.91	1,297,167.00	4,787,413.91	0.00
Other not in contract	1,851.40	0.00	1,851.40		0.00	1,851.40	1,851.40	0.00
M & R - Docks Cathodic Protection System	4,659,751.85	0.00	4,659,751.85	6,000,000.00	3,366,469.38	0.00	3,366,469.38	1,293,282.47
EDSA	632,544.00	0.00	632,544.00		368,157.00	0.00	368,157.00	264,387.00
Construction	4,026,577.10	0.00	4,026,577.10		2,997,681.63	0.00	2,997,681.63	1,028,895.47
Other not in contract	630.75	0.00	630.75		630.75	0.00	630.75	0.00
M & R Inner Harbor Berth Repairs	191,000.00	12,023.80	203,023.80	300,000.00	2,760.00	0.00	2,760.00	200,263.80
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		2,760.00	0.00	2,760.00	200,263.80
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Emergency Call Station & Camera Upgrade (Grar	147,542.00	0.00	147,542.00	147,542.00	147,542.00	0.00	147,542.00	0.00
EDSA	147,542.00	0.00	147,542.00		147,542.00	0.00	147,542.00	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
Chiquita Asphalt 2024	250,000.00	0.00	250,000.00	250,000.00	169,058.62	0.00	169,058.62	80,941.38
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	250,000.00	0.00	250,000.00	250,000.00	169,050.00	0.00	169,050.00	80,950.00
Other not in contract	0.00	0.00	0.00		8.62	0.00	8.62	(8.62)
Total				\$ 69,321,542.00	\$ 20,819,790.89	\$ 1,767,579.76	\$ 22,617,288.65	\$ 23,586,590.16

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This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 03/01/25..03/31/25

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
96688	03/04/25	V00002	EM-Print Company	1,253.00	
133360	130414		Office Supplies		618.00
133361	130413		Office Supplies		635.00
			Line Amount Total		1,253.00
96689	03/04/25	V00005	Phyllis Saathoff	468.59	
133374	130454		Telephone-Feb		136.75
133374	130454		Commercial Events		331.84
			Line Amount Total		468.59
96690	03/04/25	V00010	Specialties Company	84.22	
133342	130388		M&R TOE-Street Sweeper		84.22
			Line Amount Total		84.22
96691	03/04/25	V00011	Gulftex Vending	237.00	
133365	130415		Office Supplies		78.99
133365	130415		Office Supplies		39.50
133365	130415		Office Supplies		9.88
133365	130415		Office Supplies		39.50
133365	130415		Office Supplies		29.63
133365	130415		Office Supplies		39.50
			Line Amount Total		237.00
96692	03/04/25	V00012	FedEx	50.54	
133340	130379		Construction in Progress		50.54
			Line Amount Total		50.54
96693	03/04/25	V00014	Francis A Durel Jr	875.00	
133363	130442		Construction in Progress		875.00
			Line Amount Total		875.00
96694	03/04/25	V00049	Brazos Fasteners, Inc	25.88	
133339	130386		M&R TOE-Street Sweeper		25.88
			Line Amount Total		25.88
96695	03/04/25	V00054	Summit Electric Supply	182.87	
133343	130382		Maint & Repair - Office Equipment		33.50
133344	130384		M&R Bldgs-Gate 14		62.49
133380	130416		M&R TOE-Gantry Crane		43.44
133380	130416		M&R TOE-Gantry Crane		43.44
			Line Amount Total		182.87
96696	03/04/25	V00062	AT&T Mobility	750.27	
133338	130387		Telephone		75.40
133338	130387		Telephone		157.39
133338	130387		Telephone		366.68
133338	130387		Telephone		150.80
			Line Amount Total		750.27
96697	03/04/25	V00067	Quill LLC	584.11	
133314	130350		Office Supplies		12.40
133315	130353		Office Supplies		90.38
133315	130353		Office Supplies		4.26
133315	130353		Office Supplies		1.07

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
133315		130353	Office Supplies		4.26
133315		130353	Office Supplies		3.20
133315		130353	Office Supplies		4.26
133376		130431	Office Supplies		7.22
133377		130432	Office Supplies		37.49
133378		130434	Office Supplies		17.83
133379		130435	Office Supplies		401.74
			Line Amount Total		584.11
96698	03/04/25	V00071	Verizon Wireless	648.07	
133387		130438	Telephone		37.99
133387		130438	Telephone		78.22
133387		130438	Telephone		303.92
133387		130438	Telephone		75.98
133388		130444	Telephone		75.98
133388		130444	Telephone		37.99
133388		130444	Telephone		37.99
			Line Amount Total		648.07
96699	03/04/25	V00074	Noble Building & Development	143,683.45	
133393		127699	EOC HVAC System Replacemnt		151,245.75
133393		127699	Furnish labor, materials, equipment & Insurance for the EOC HVAC Replacement Project		
133393		127699	Retainage Payable		
133393		127699	Retainage Payable		
133393		127699	Retainage Payable		
133393		127699	Retainage Payable		
133393		127699	Retainage Payable		-7,562.30
			Line Amount Total		143,683.45
96700	03/04/25	V00075	Vicki L. Smith	75.00	
133407		130460	Telephone-Mar		75.00
			Line Amount Total		75.00
96701	03/04/25	V00083	Jason Hull	136.75	
133369		130441	Telephone - Feb		136.75
			Line Amount Total		136.75
96702	03/04/25	V00095	Swisher & Swisher	1,200.00	
133305		128240	M&R Other-Mowing, Weed Control Etc		1,200.00
133305		128240	Herbicide application - Annually		
			Line Amount Total		1,200.00
96703	03/04/25	V00101	Payment vendor ledger entry is not found check# 96703.	0.00	
			Line Amount Total		
96704	03/04/25	V00101	Sunstates Security, LLC	176,105.63	
133345		130396	Security Service Fees		500.50
133346		130397	Security Service Fees		405.14
133347		130398	Security Service Fees		178.75
133348		130400	Security Service Fees		143.00
133349		130401	Security Service Fees		238.30
133353		130393	Security Service Fees		40,171.62
133354		130394	Security Service Fees		1,221.40
133355		130395	Security Service Fees		1,066.53
133356		130402	Security Service Fees		41,546.91

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
133357		130399	Security Service Fees		1,193.77
133381		130421	Security Service Fees		178.75
133382		130422	Security Service Fees		178.75
133383		130449	Security Service Fees		196.63
133384		130450	Security Service Fees		393.25
133400		130418	Security Service Fees		40,839.37
133401		130420	Security Service Fees		1,193.77
133402		130447	Security Service Fees		2,138.98
133403		130448	Security Service Fees		43,120.27
133404		130451	Security Service Fees		1,199.94
			Line Amount Total		176,105.63
96705	03/04/25	V00106	Freese & Nichols	33,382.40	
133391		123685	Construction in Progress		33,382.40
133391		123685	Change Order CA 07/20/23		
			Line Amount Total		33,382.40
96706	03/04/25	V00110	Jason Miura	653.92	
133370		130440	Telephone - Feb		136.75
133370		130440	Sales/Promotion Travel		426.59
133370		130440	Commercial Events		90.58
			Line Amount Total		653.92
96707	03/04/25	V00112	Tricia Vela	208.12	
133386		130453	Telephone-Feb		75.00
133386		130453	Community Events		98.36
133386		130453	Automobile Expense		29.82
133386		130453	Office Supplies		4.94
			Line Amount Total		208.12
96708	03/04/25	V00114	AT&T:171-799-3737 001	749.26	
133358		130433	Telephone		139.36
133358		130433	Telephone		69.68
133358		130433	Telephone		278.80
133358		130433	Telephone		17.46
133358		130433	Telephone		69.68
133358		130433	Telephone		34.84
133358		130433	Telephone		17.46
133358		130433	Telephone		52.30
133358		130433	Telephone		69.68
			Line Amount Total		749.26
96709	03/04/25	V00178	Waypoint	9,198.71	
133320		130361	Maint & Repair - Office Equipment		496.32
133408		130066	Contract Services Jan -Feb		483.46
133408		130066	Mar 2025-Dec 2027		8,218.93
133408		130066	Artic Wolf Scanner (3 years) and shipping		
			Line Amount Total		9,198.71
96710	03/04/25	V00189	Energia Resources, Inc.	25.00	
133362		130407	M&R Docks-Dock Berth 2		25.00
			Line Amount Total		25.00
96711	03/04/25	V00193	Grainger	90.46	
133364		130408	M&R TOE-Gantry Crane		45.23
133364		130408	M&R TOE-Gantry Crane		45.23
			Line Amount Total		90.46

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
96712	03/04/25	V00197	Motion Industries	114.34	
133372	130446		M&R TOE-255 Sweeper		114.34
			Line Amount Total		114.34
96713	03/04/25	V00210	Mimecast North America, Inc.	748.30	
133313	130359		Contract Services		748.30
			Line Amount Total		748.30
96714	03/04/25	V00228	Department of Information Resources	202.51	
133308	130355		Telephone		37.67
133308	130355		Telephone		18.83
133308	130355		Telephone		75.35
133308	130355		Telephone		4.72
133308	130355		Telephone		18.83
133308	130355		Telephone		9.42
133308	130355		Telephone		4.72
133308	130355		Telephone		14.14
133308	130355		Telephone		18.83
			Line Amount Total		202.51
96715	03/04/25	V00248	Promotions Unlimited	2,330.00	
133394	130456		Community Event-TACFT		522.50
133394	130456		TACFT-event bags		
133394	130456		Slap Bracelet Sunglasses:PF logo, asst 400 qty		
133394	130456		Shipping included		
133395	130455		Community Event-TACFT		722.50
133395	130455		TACFT-event bags		
133395	130455		Compatable Earbuds 400 qty		
133396	130406		Community Event-TACFT		512.50
133396	130406		TACFT Event Bags		
133396	130406		Galaxy Inflatable Dolphins 400 qty		
133397	130411		Community Event-TACFT		572.50
133397	130411		TACFT - event bags		
133397	130411		First Aid Kits - Red Zipper Pouch		
			Line Amount Total		2,330.00
96716	03/04/25	V00423	Theriot, Inc.	915.74	
133385	130452		M&R TOE-Gantry Crane		457.87
133385	130452		M&R TOE-Gantry Crane		457.87
			Line Amount Total		915.74
96717	03/04/25	V00456	Superior Fence Services	125.00	
133350	130378		M&R Leased Facilities-HTS- (Parcel 25)		125.00
			Line Amount Total		125.00
96718	03/04/25	V00467	Brazoria County Auditor	6,660.00	
133390	130391		Contract Services - Jan, Feb		1,110.00
133390	130391		Contract Services - Mar - Dec		5,550.00
			Line Amount Total		6,660.00
96719	03/04/25	V00499	Occupational Health Centers	275.00	
133373	130445		Employment Related		275.00
			Line Amount Total		275.00

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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
96720	03/04/25	V00582	Jimmy Johns	381.74	
133371	130428		Community Events		381.74
			Line Amount Total		381.74
96721	03/04/25	V00668	DARE Capital Partners, LLC	2,272.00	
133351	130381		M&R Other-Mowing, Weed Control Etc		2,272.00
			Line Amount Total		2,272.00
96722	03/04/25	V00821	Summit Fire & Security, LLC	1,716.00	
133352	130183		M&R Bldgs-Security Bldg		1,716.00
133352	130183		2 PRB 127 Batteries, JPF-P56		
133352	130183		Labor Tech, Truck Charge		
			Line Amount Total		1,716.00
96723	03/04/25	V00864	Visual Edge IT, Inc.	253.63	
133389	130424		Maint & Repair - Office Equipment		253.63
			Line Amount Total		253.63
96724	03/04/25	V01000	TRG The Response Group LLC	4,900.00	
133405	130390		Contract Services - Jan, Feb		816.66
133405	130390		Contract Services		4,083.34
133405	130390		Annual Incident Management/ Planning Software		
133405	130390		which includes:		
133405	130390		Incident Action Planning, Crisis Management, EOC		
133405	130390		Forms Module, IAP Mobile App.		
133405	130390		Initial Response App, Information Management App,		
133405	130390		Basic Common Operating Picture, and one yr		
133405	130390		software support service days		
			Line Amount Total		4,900.00
96725	03/04/25	V01007	IQ Total Source LLC	68.50	
133367	130409		Office Supplies		45.90
133368	130419		Office Supplies		22.60
			Line Amount Total		68.50
96726	03/04/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	1,304.89	
133341	130383		Office Supplies		764.42
133366	130437		Office Supplies		540.47
			Line Amount Total		1,304.89
96727	03/04/25	V01011	Charles Gryseels III	83.40	
133359	130429		Telephone		75.00
133359	130429		Automobile Expense		8.40
			Line Amount Total		83.40
96728	03/04/25	V01018	Turtle & Hughes Inc.	1,039.46	
133406	130436		M&R TOE-Gantry Crane		519.73
133406	130436		M&R TOE-Gantry Crane		519.73
			Line Amount Total		1,039.46
96729	03/04/25	V01050	Hot Dog Marketing LLC	8,433.34	
133392	128284		Ad Development Services		8,433.34
133392	128284		CHANGE ORDER		
133392	128284		Branding Materials		
133392	128284		Board Approval 06/27/2024		
			Line Amount Total		8,433.34

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
96730	03/04/25	V01051	Rail Link, Inc.	112,450.00	
	133398	130439	Other Receivables		56,225.00
	133399	130430	Other Receivables		56,225.00
			Line Amount Total		112,450.00
96731	03/12/25	V00006	Michaela Bevers	101.74	
	133468	130525	Telephone-Feb		75.00
	133468	130525	Community Events		13.44
	133468	130525	Automobile Expense		13.30
			Line Amount Total		101.74
96732	03/12/25	V00009	Williams Diesel, Inc	98.10	
	133479	130518	M&R TOE-135' JLG Man Lift		98.10
			Line Amount Total		98.10
96733	03/12/25	V00010	Specialties Company	49.06	
	133440	130492	M&R TOE-135' JLG Man Lift		41.22
	133441	130496	M&R TOE-255 Sweeper		7.84
			Line Amount Total		49.06
96734	03/12/25	V00017	Donnie Joe Evans	75.00	
	133411	130462	Telephone - Jan - Feb		50.00
	133411	130462	Telephone - Mar		25.00
			Line Amount Total		75.00
96735	03/12/25	V00026	Lowe's	90.94	
	133437	130510	M&R TOE-Gantry Crane		21.83
	133437	130510	M&R TOE-Gantry Crane		21.83
	133437	130510	M&R TOE-Gantry Crane		23.64
	133437	130510	M&R TOE-Gantry Crane		23.64
			Line Amount Total		90.94
96736	03/12/25	V00038	Killum Pest Control	1,429.99	
	133434	130509	M&R Bldgs-Operations Bldg		500.00
	133435	130508	M&R Bldgs-Operations Bldg		200.00
	133436	130483	M&R Bldgs-Operations Bldg		300.00
	133466	130516	M&R Bldgs-Security Bldg		129.99
	133467	130526	M&R Bldgs-Operations Bldg		300.00
			Line Amount Total		1,429.99
96737	03/12/25	V00039	Brazosport Tire	2,140.07	
	133423	130491	M&R TOE-Toyota Forklift		460.06
	133424	130493	M&R TOE-Yale Forklift		251.91
	133425	130497	M&R TOE-John Deere Gator		303.64
	133426	130498	M&R TOE-Toyota Forklift		362.31
	133427	130505	M&R TOE-Yale Forklift		538.05
	133428	130506	M&R TOE-Yale Forklift		224.10
			Line Amount Total		2,140.07
96738	03/12/25	V00040	The Brazosport Facts	940.19	
	133481	130546	Legal Fees		836.69
	133481	130546	Community Events		103.50
			Line Amount Total		940.19
96739	03/12/25	V00041	Evco Industrial Hardware	15.95	
	133431	130495	Maint and Operations Supplies		15.95
			Line Amount Total		15.95

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
96740	03/12/25	V00049	Brazos Fasteners, Inc	53.70	
	133420	130490	M&R TOE-General, Terminal Ops Equip & Tools		43.50
	133421	130494	M&R Docks-Dock Berth 5		10.20
			Line Amount Total		53.70
96741	03/12/25	V00053	Stericycle, Inc	269.06	
	133442	130476	Office Supplies		50.05
	133442	130476	Office Supplies		25.02
	133442	130476	Office Supplies		100.06
	133442	130476	Office Supplies		6.27
	133442	130476	Office Supplies		25.05
	133442	130476	Office Supplies		12.51
	133442	130476	Office Supplies		6.27
	133442	130476	Office Supplies		18.82
	133442	130476	Office Supplies		25.01
			Line Amount Total		269.06
96742	03/12/25	V00054	Summit Electric Supply	2,410.05	
	133292	130342	M&R TOE-2017 Atlas Light Tower V5+		526.56
	133294	130344	M&R TOE-2017 Atlas Light Tower V5+		12.00
	133296	130346	M&R Bldgs-Security Bldg		286.15
	133297	130347	M&R Bldgs-Security Bldg		304.10
	133298	130348	M&R Bldgs-Security Bldg		589.83
	133316	130363	Maint & Repair - Office Equipment		24.89
	133417	130417	M&R TOE-Gantry Crane		288.63
	133417	130417	M&R TOE-Gantry Crane		288.62
	133443	130486	M&R Warehouse-Warehouse 51		56.43
	133447	130512	M&R Bldgs-Security Bldg		32.84
			Line Amount Total		2,410.05
96743	03/12/25	V00067	Quill LLC	270.93	
	133375	130410	Office Supplies		171.32
	133469	130515	Office Supplies		19.20
	133469	130515	Office Supplies		21.59
	133470	130529	Office Supplies		34.84
	133471	130530	Office Supplies		23.98
			Line Amount Total		270.93
96744	03/12/25	V00068	Randy Aparicio	45.00	
	133415	130463	Telephone - Jan - Feb		30.00
	133415	130463	Telephone - Mar		15.00
			Line Amount Total		45.00
96745	03/12/25	V00073	Roger Johnston	231.40	
	133439	130473	Office Supplies - Ribbon & Timecards		171.60
	133439	130473	Office Supplies - Time Card		59.80
			Line Amount Total		231.40
96746	03/12/25	V00091	Wells Fargo	29,811.22	
	133493	130524	Other Accounts Payable (JE)		29,811.22
			Line Amount Total		29,811.22
96747	03/12/25	V00096	CenterPoint Energy	130.68	
	133459	130541	Water & Gas - Jan&Feb		130.68
			Line Amount Total		130.68

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
96748	03/12/25	V00097	Comcast	834.64	
133461	130481		Contract Services		834.64
			Line Amount Total		834.64
96749	03/12/25	V00098	Suburban Propane	337.92	
133449	130504		Fuel/Oil		337.92
			Line Amount Total		337.92
96750	03/12/25	V00101	Sunstates Security, LLC	46,990.47	
133475	130538		Security Service Fees		607.75
133476	130539		Security Service Fees		357.50
133477	130540		Security Service Fees		119.15
133489	130536		Security Service Fees		1,276.64
133490	130537		Security Service Fees		44,629.43
			Line Amount Total		46,990.47
96751	03/12/25	V00104	Donald Mullett	75.00	
133410	130466		Telephone - Jan - Feb		50.00
133410	130466		Telephone - Mar		25.00
			Line Amount Total		75.00
96752	03/12/25	V00115	AT&T:979-373-0021 663 4	463.31	
133458	130528		Telephone		152.91
133458	130528		Telephone		78.76
133458	130528		Telephone		18.53
133458	130528		Telephone		78.76
133458	130528		Telephone		55.59
133458	130528		Telephone		78.76
			Line Amount Total		463.31
96753	03/12/25	V00116	Randy Thompson	45.00	
133416	130461		Telephone - Jan - Feb		30.00
133416	130461		Telephone - Mar		15.00
			Line Amount Total		45.00
96754	03/12/25	V00177	Arthur J. Gallagher Risk Management Services, LLC	30,500.00	
133450	130480		Insurance Expense		1,000.00
133494	130535		Insurance Expense		4,916.66
133494	130535		Insurance Expense		24,583.34
			Line Amount Total		30,500.00
96755	03/12/25	V00187	Brazoria County Septic Service	3,165.00	
133451	130484		Contract Services		1,477.00
133483	130519		Contract Services		1,688.00
			Line Amount Total		3,165.00
96756	03/12/25	V00201	CDW Government	11,217.80	
133484	130318		Contract Services 3/1/25-2/28/26		11,217.80
133484	130318		Cylance Renewal		
			Line Amount Total		11,217.80
96757	03/12/25	V00221	Dynamics Southwest, Inc.	58.75	
133462	130531		Maint & Repair - Office Equipment		58.75
			Line Amount Total		58.75
96758	03/12/25	V00244	Pitney Bowes Bank Inc Purchase Power	86.09	
133438	130477		Postage and Freight		16.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
133438		130477	Postage and Freight		8.01
133438		130477	Postage and Freight		32.03
133438		130477	Postage and Freight		2.01
133438		130477	Postage and Freight		8.01
133438		130477	Postage and Freight		4.00
133438		130477	Postage and Freight		2.01
133438		130477	Postage and Freight		6.01
133438		130477	Postage and Freight		8.01
			Line Amount Total		86.09
96759	03/12/25	V00248	Promotions Unlimited	3,417.50	
133455		130471	Community Event-TACFT		1,122.50
133455		130471	TACFT - event bags		
133455		130471	20 liter Folding Bucket 400 qty, assorted colors		
133455		130471	50% down \$1,122.50		
133455		130471	50%Balance \$1,122.50		
133456		130472	Community Event-TACFT		1,222.50
133456		130472	TACFT - event bags		
133456		130472	16 oz plastic snowglobe double wall		
133456		130472	tumbler w/ bamboo lid		
133456		130472	50% down \$1,222.50		
133456		130472	50%Balance \$1,222.50		
133482		130543	Community Event-TACFT		1,072.50
133482		130543	TACFT - event bags		
133482		130543	Nylon drawstring backpack; 400 qty		
133482		130543	Price includes: set up and shipping		
			Line Amount Total		3,417.50
96760	03/12/25	V00473	Brian Knapp	45.00	
133409		130464	Telephone - Jan - Feb		30.00
133409		130464	Telephone - Mar		15.00
			Line Amount Total		45.00
96761	03/12/25	V00517	Covenant K9 Detection Services	7,500.00	
133418		129416	Security Service Fees		7,500.00
133418		129416	Hourly Rate for K9 Detection Service for 360 Hours		
			Line Amount Total		7,500.00
96762	03/12/25	V00653	Paul Bridges & Associates, LLC	12,380.00	
133487		124451	Construction in Progress-cranes		12,380.00
133487		124451	Change Order Board Approved 02/22/2024		
			Line Amount Total		12,380.00
96763	03/12/25	V00668	DARE Capital Partners, LLC	1,817.60	
133453		130482	M&R Other-Mowing, Weed Control Etc		1,817.60
			Line Amount Total		1,817.60
96764	03/12/25	V00729	Kevin R. Hartney	45.00	
133413		130468	Telephone - Jan - Feb		30.00
133413		130468	Telephone - Mar		15.00
			Line Amount Total		45.00
96765	03/12/25	V00770	UniFirst Holdings Inc.	365.12	
133492		127796	Annual Contract - Uniforms, Supplies, Mats		
133492		127796	Maint and Operations Supplies		217.65
133492		127796	M&R Bldgs-Operations Bldg		14.55
133492		127796	Other Receivables		92.92

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Invoice No.	PO No.	GL Account Name	Line Description		
133492		127796	M&R Bldgs-Admin Bldg 1100 Cherry St		23.75
133492		127796	M&R Bldgs-Security Bldg		16.25
			Line Amount Total		365.12
96766	03/12/25	V00809	Thomson Reuters - West	235.00	
133491		129050	Subscriptions		235.00
133491		129050	CLEAR Government Investigations Advanced Software		
133491		129050	w/ Arrest Records		
			Line Amount Total		235.00
96767	03/12/25	V00880	Christine Lewis	116.48	
133480		130489	Telephone- Feb		75.00
133480		130489	Community Events		26.98
133480		130489	Office Supplies		14.50
			Line Amount Total		116.48
96768	03/12/25	V00905	Industrial Scale Company	308.20	
133465		130517	M&R Bldgs-Scale House		308.20
			Line Amount Total		308.20
96769	03/12/25	V00926	Mark Vaughn	45.00	
133414		130465	Telephone - Jan - Feb		30.00
133414		130465	Telephone - Mar		15.00
			Line Amount Total		45.00
96770	03/12/25	V00953	City of Sweeny	40.00	
133429		130479	Community Events		40.00
			Line Amount Total		40.00
96771	03/12/25	V01037	Harper Brothers Construction, LLC	1,489,761.26	
133486		129346	Construction in Progress J00510		1,568,169.75
133486		129346	Furnish labor, materials, equipment & insurance		
133486		129346	Velasco Terminal Backland Development Area 5		
133486		129346	(MIP 88)		
133486		129346	Board Approval 10/24/2024		
133486		129346	Retainage Payable		-78,408.49
			Line Amount Total		1,489,761.26
96772	03/12/25	V01085	Judell Davis	45.00	
133412		130467	Telephone - Jan - Feb		30.00
133412		130467	Telephone - Mar		15.00
			Line Amount Total		45.00
96773	03/12/25	V01099	Frost Construction Company, Inc.	316,907.65	
133485		129821	Emergency Recovery Efforts - Hurricane		333,587.00
133485		129821	Furnish labor, materials, equipment & insurance		
133485		129821	for Hurricane Beryl Repairs		
133485		129821	Retainage Payable		
133485		129821	Retainage Payable		-16,679.35
			Line Amount Total		316,907.65
96774	03/12/25	V01116	Texas Mutual Insurance Company	22,879.00	
133495		129864	Worker's Compensation Insurance Jan - Feb		3,813.16
133495		129864	Worker's Compensation Insurance Mar - Dec		19,065.84
133495		129864	2025 Workers Comp Premium		
			Line Amount Total		22,879.00

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
96775	03/18/25	V00009	Williams Diesel, Inc	56.30	
133519	130552		M&R Groundskeeping Equipment-5510 John Deere		16.60
133550	130588		M&R Rail-Other		39.70
			Line Amount Total		56.30
96776	03/18/25	V00010	Specialties Company	13.88	
133513	130568		M&R Groundskeeping Equipment-5510 John Deere		13.88
			Line Amount Total		13.88
96777	03/18/25	V00011	Gulftex Vending	356.66	
133432	130501		Office Supplies		200.66
133433	130503		Office Supplies		156.00
			Line Amount Total		356.66
96778	03/18/25	V00012	FedEx	28.62	
133520	130544		Postage and Freight		14.43
133558	130599		Postage and Freight		14.19
			Line Amount Total		28.62
96779	03/18/25	V00014	Francis A Durel Jr	843.75	
133504	130548		Construction in Progress		843.75
			Line Amount Total		843.75
96780	03/18/25	V00030	Girouards Ace Hardware	1,082.80	
133533	130577		Maint and Operations Supplies		26.98
133533	130577		M&R TOE-General, Terminal Ops Equip & Tools		81.85
133533	130577		Safety Supplies		14.99
133533	130577		M&R TOE-255 Sweeper		4.50
133533	130577		M&R TOE-Miller Gas Welding Machine		4.08
133533	130577		M&R TOE-Gantry Crane		128.30
133533	130577		M&R TOE-Gantry Crane		231.21
133533	130577		M&R TOE-Street Sweeper		22.79
133533	130577		M&R Vehicles-Ford Pick Up		19.98
133533	130577		M&R Bldgs-Admin Bldg 1100 Cherry St		9.97
133533	130577		M&R Bldgs-Operations Bldg		109.07
133533	130577		M&R Bldgs-Maintenance Bldg		82.86
133533	130577		M&R Bldgs-Gate 8-Guard Bldg		7.89
133533	130577		M&R Bldgs-Gate 14		33.96
133533	130577		M&R Warehouse-Warehouse 51		92.61
133533	130577		M&R Docks-Dock Berth 1		151.33
133533	130577		M&R Docks-Dock Berth 2		19.89
133533	130577		M&R Docks-Dock Berth 8		40.54
			Line Amount Total		1,082.80
96781	03/18/25	V00031	Culligan Water Systems	285.80	
133499	130562		M&R Bldgs-Operations Bldg		142.90
133498	130560		M&R Bldgs-Operations Bldg		142.90
			Line Amount Total		285.80
96782	03/18/25	V00039	Brazosport Tire	1,037.07	
133422	130485		M&R TOE-Toyota Forklift		497.45
133496	130567		M&R TOE-Yale Forklift		107.92
133496	130567		M&R TOE-Yale Forklift		107.92
133496	130567		M&R TOE-Toyota Forklift		107.92
133496	130567		M&R TOE-Toyota Forklift		107.93
133496	130567		M&R TOE-Toyota Forklift		107.93
			Line Amount Total		1,037.07

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
96783	03/18/25	V00041	Evco Industrial Hardware	786.79	
	133500	130554	M&R TOE-Gantry Crane		64.13
	133500	130554	M&R TOE-Gantry Crane		64.12
	133501	130555	M&R TOE-Gantry Crane		316.31
	133501	130555	M&R TOE-Gantry Crane		316.31
	133544	130589	M&R Rail-Other		25.92
			Line Amount Total		786.79
96784	03/18/25	V00044	Ready Refresh	1,243.04	
	133560	130596	Office Supplies		86.29
	133560	130596	Office Supplies		43.14
	133560	130596	Office Supplies		10.79
	133560	130596	Office Supplies		43.14
	133560	130596	Office Supplies		420.65
	133560	130596	Office Supplies		32.36
	133560	130596	Office Supplies		43.14
	133561	130597	Office Supplies		64.96
	133561	130597	Office Supplies		32.48
	133561	130597	Office Supplies		8.12
	133561	130597	Office Supplies		32.48
	133561	130597	Office Supplies		368.65
	133561	130597	Office Supplies		24.36
	133561	130597	Office Supplies		32.48
			Line Amount Total		1,243.04
96785	03/18/25	V00054	Summit Electric Supply	565.19	
	133445	130488	M&R Warehouse-Warehouse 51		332.40
	133446	130511	M&R Terminal Facilities-Other-VT		128.25
	133472	130521	M&R Bldgs-Security Bldg		32.84
	133473	130522	M&R Docks-Dock Berth 2		37.92
	133474	130523	M&R Bldgs-Security Bldg		13.71
	133511	130557	M&R Warehouse-Warehouse 51		20.07
			Line Amount Total		565.19
96786	03/18/25	V00067	Quill LLC	206.04	
	133547	130581	Office Supplies		56.79
	133508	130572	Office Supplies		93.00
	133509	130574	Office Supplies		8.50
	133546	130580	Office Supplies		9.83
	133548	130582	Office Supplies		16.33
	133549	130591	Office Supplies		21.59
			Line Amount Total		206.04
96787	03/18/25	V00073	Roger Johnston	72.29	
	133563	130603	M&R TOE-General, Terminal Ops Equip & Tools		72.29
			Line Amount Total		72.29
96788	03/18/25	V00087	Reliant	86,014.38	
	133419	130443	Electricity		3,838.62
	133419	130443	Electricity		64,751.76
	133419	130443	Electricity		2,487.59
	133419	130443	Electricity		14,936.41
			Line Amount Total		86,014.38
96789	03/18/25	V00104	Donald Mullett	652.48	
	133564	130602	Employment Related		614.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
133565		130601	Sales/Promotion Travel		38.48
			Line Amount Total		652.48
96790	03/18/25	V00119	JH Sanchez Holding Company	6,605.00	
133454		129814	Janitorial Services February 2025-January 2026		
133454		129814	M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
133454		129814	M&R Bldgs-Operations Bldg		889.00
133454		129814	M&R Bldgs-Security Bldg		651.00
133454		129814	M&R Bldgs-Security Bldg-Customs		880.00
133454		129814	M&R Bldgs-Buildings VT Berth 7		890.00
133454		129814	M&R Bldgs-Maintenance Bldg-Maint Shop (WH3)		110.00
133454		129814	M&R Transit Shed-T.S. 3		91.00
133454		129814	M&R Bldgs-Gate 4		20.00
133454		129814	3 Year Contract with 2 one year options-Second Yr		
133454		129814	M&R Bldgs-Gate 4		351.00
133454		129814	Board Approval 12/14/2023		
133454		129814	Change Order for \$4,212 Board Approval 01/30/2025		
			Line Amount Total		6,605.00
96791	03/18/25	V00124	Carriage House Partners	5,000.00	
133452		129818	Consultant Fees - Other		5,000.00
133452		129818	Government Liason Service Agreement Jan 2025-December 2027		
133452		129818	Board Approval 12/19/2024		
			Line Amount Total		5,000.00
96792	03/18/25	V00132	American Journal of Transportation	750.00	
133535		129541	Industry Advertising		
133535		129541	1/2 page ad Automotive Logistice Mar 17		
133535		129541	1/2 page ad Gulf Coast Ports & Trade May 23		
133535		129541	1/2 page ad Top 100 Container Ports june 16		
133535		129541	12 months Daily Newsletter Banner ad top Spot		750.00
			Line Amount Total		750.00
96793	03/18/25	V00166	Van Scoyoc Associates	8,504.85	
133532		127980	Consultant Fees - Other		8,500.00
133532		127980	Govt Liason Svc Agmt Mar 2024-Feb 2025		
133532		127980	Consultant Fees - Other		4.85
133532		127980	Expenses Incurred-Not t exceed \$2000.00 over the course of the 1-year contract		
133532		127980			
			Line Amount Total		8,504.85
96794	03/18/25	V00177	Arthur J. Gallagher Risk Management Services, LLC	71.57	
133541		130579	Insurance Expense		71.57
			Line Amount Total		71.57
96795	03/18/25	V00178	Waypoint	596.12	
133478		130532	Contract Services		208.20
133518		130561	Maint & Repair - Office Equipment		315.49
133562		130600	Maint & Repair - Office Equipment		72.43
			Line Amount Total		596.12
96796	03/18/25	V00187	Brazoria County Septic Service	1,477.00	
133566		130607	M&R Transit Shed-T.S. 3 - Feb 16 days @ 52.75		844.00
133566		130607	M&R Transit Shed-T.S. 3 - Mar 12 days @ 52.75		633.00
			Line Amount Total		1,477.00

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Invoice No.	PO No.	GL Account Name	Line Description		
96797	03/18/25	V00189	Energia Resources, Inc.	12.40	
133502	130553		M&R Docks-Dock Berth 2		12.40
			Line Amount Total		12.40
96798	03/18/25	V00193	Grainger	148.34	
133506	130570		M&R Groundskeeping Equipment-5510 John Deere		148.34
			Line Amount Total		148.34
96799	03/18/25	V00219	Toyota Lift of Houston	1,499.94	
133457	130502		M&R TOE-Toyota Forklift		749.97
133457	130502		M&R TOE-Toyota Forklift		749.97
			Line Amount Total		1,499.94
96800	03/18/25	V00240	A-1 Comfort Systems	13,322.68	
133522	129655		M&R Bldgs-Admin Bldg 1100 Cherry St		3,049.25
133522	129655		Blower motor, transformer, labor and misc supplies		
133523	129951		M&R Bldgs-Admin Bldg 1100 Cherry St		3,152.13
133523	129951		Blower motor, transformer, labor, misc supplies		
133523	129951		and wire harness		
133524	129923		M&R Bldgs-Admin Bldg 1100 Cherry St		3,049.25
133524	129923		Blower motor, transformer, labor and misc supplies		
133524	129923		wire harness		
133525	130067		M&R Bldgs-Admin Bldg 1100 Cherry St		3,152.13
133525	130067		Blower motor, transformer, labo and misc supplies		
133525	130067		and wire harness		
133534	130578		M&R Bldgs-Buildings VT Berth 7		919.92
			Line Amount Total		13,322.68
96801	03/18/25	V00256	Blueline Shop & Copy Center	36.11	
133497	130569		M&R TOE-Gantry Crane		18.06
133497	130569		M&R TOE-Gantry Crane		18.05
			Line Amount Total		36.11
96802	03/18/25	V00332	United Rentals	1,708.02	
133514	130564		M&R Terminal Facilities-Other-VT		996.00
133515	130565		M&R Terminal Facilities-Other-VT		712.02
			Line Amount Total		1,708.02
96803	03/18/25	V00393	City of Danbury	800.00	
133542	130583		Community Events		550.00
133543	130584		Community Events		250.00
			Line Amount Total		800.00
96804	03/18/25	V00539	Cintas	770.34	
133460	130520		Office Supplies		516.56
133460	130520		Office Supplies		178.02
133460	130520		Office Supplies		75.76
			Line Amount Total		770.34
96805	03/18/25	V00663	B&K Motor Parts, Inc	3,401.10	
133526	130551		Maint and Operations Supplies		269.45
133526	130551		Fuel/Oil		245.76
133526	130551		M&R TOE-General, Terminal Ops Equip & Tools		151.00
133526	130551		M&R Groundskeeping Equipment-5510 John Deere		613.22
133526	130551		M&R TOE-John Deere Gator		-27.00
133526	130551		M&R TOE-Toyota Forklift		146.99

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
133526		130551	M&R TOE-Toyota Forklift		-9.00
133526		130551	M&R TOE-Toyota Forklift		146.99
133526		130551	M&R TOE-Street Sweeper		-116.07
133526		130551	M&R TOE-John Deere Gator		71.42
133526		130551	M&R Vehicles-Ford Pick Up		200.99
133526		130551	M&R Vehicles-Ford Explorer		85.29
133526		130551	M&R Vehicles-International Fuel Truck		429.66
133526		130551	M&R Vehicles-Chevy Truck		84.25
133526		130551	M&R Vehicles-Ford Truck		321.62
133526		130551	M&R Vehicles-Nissan Rogue		349.05
133526		130551	M&R Vehicles-2020 Chev PU		35.94
133526		130551	M&R Vehicles-2023 Ford Maverick Truck		401.54
			Line Amount Total		3,401.10
96806	03/18/25	V00668	DARE Capital Partners, LLC	2,644.75	
133529		130573	M&R Other-Mowing, Weed Control Etc-Feb		2,272.00
133529		130573	M&R Other-Mowing, Weed Control Etc-Mar		372.75
			Line Amount Total		2,644.75
96807	03/18/25	V00697	Northern Safety Co., Inc.	482.68	
133507		130571	Safety Supplies		482.68
			Line Amount Total		482.68
96808	03/18/25	V00739	Port53 Technologies Inc	972.00	
133545		130592	Contract Services		972.00
			Line Amount Total		972.00
96809	03/18/25	V00838	SteLar Consulting Services, LLC	31,663.00	
133554		126042	Construction in Progress		31,663.00
133554		126042	For Professional Services for the		
133554		126042	Cathodic Protection Docks 1,2,3,5 & 7		
133554		126042	Project No 23-09		
133554		126042	Commission Approval 10/19/2023		
			Line Amount Total		31,663.00
96810	03/18/25	V00863	Enrico Arbolante	180.00	
133557		130595	Telephone-Feb-Mar		150.00
133557		130595	Subscriptions		30.00
			Line Amount Total		180.00
96811	03/18/25	V00864	Visual Edge IT, Inc.	234.89	
133517		130559	Maint & Repair - Office Equipment		234.89
			Line Amount Total		234.89
96812	03/18/25	V00946	Full Source, LLC	80.98	
133505		130563	Maint and Operations Supplies		80.98
			Line Amount Total		80.98
96813	03/18/25	V00957	AT&T:831-001-2806-788	339.34	
133556		130598	Telephone		162.18
133556		130598	Telephone		88.59
133556		130598	Telephone		88.57
			Line Amount Total		339.34
96814	03/18/25	V00973	ImageNet Consulting	331.25	
133463		130533	Maint & Repair - Office Equipment		183.30
133464		130534	Maint & Repair - Office Equipment		147.95
			Line Amount Total		331.25

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
96815	03/18/25	V01017	GFL Plant Services LP	384.94	
133521	130575		Contract Services		384.94
			Line Amount Total		384.94
96816	03/18/25	V01028	Equipment Depot Texas, Inc.	159.72	
133430	130514		M&R Groundskeeping Equipment-5510 John Deere		159.72
			Line Amount Total		159.72
96817	03/18/25	V01037	Harper Brothers Construction, LLC	1,018,423.62	
133536	127960		Construction in Progress		1,072,038.59
133536	127960		Furnish labor, materials, equipment and insurance		
133536	127960		for the Velasco Terminal Access Project (EE Rider		
133536	127960		Retainage Payable		
133536	127960		Retainage Payable		
133536	127960		Retainage Payable		
133536	127960		Retainage Payable		
133536	127960		Retainage Payable		
133536	127960		Retainage Payable		
133536	127960		Retainage Payable		
133536	127960		Retainage Payable		-53,614.97
			Line Amount Total		1,018,423.62
96818	03/18/25	V01047	Baker & Lawson	2,330.00	
133527	128250		Construction in Progress		2,330.00
133527	128250		Professional Services for the		
133527	128250		Gate 4 Entrance Topographic Surveying - SCP		
			Line Amount Total		2,330.00
96819	03/18/25	V01049	Amy O'Brien	75.00	
133540	130593		Telephone		75.00
			Line Amount Total		75.00
96820	03/18/25	V01104	Select Cybersecurity, LLC	1,200.00	
133488	130064		Consultant Fees - Other		1,200.00
133488	130064		Mimecast Consulting		
			Line Amount Total		1,200.00
96821	03/20/25	V00084	Payment vendor ledger entry is not found check# 96821.	12,935.43	
			Line Amount Total		
96822	03/20/25	V00086	Payment vendor ledger entry is not found check# 96822.	2,797.20	
			Line Amount Total		
96823	03/20/25	V00600	Payment vendor ledger entry is not found check# 96823.	24,975.00	
			Line Amount Total		
96824	03/20/25	V00909	Payment vendor ledger entry is not found check# 96824.	12,817.00	
			Line Amount Total		
96825	03/20/25	V00084	Crain, Caton & James	12,935.43	
133569	130660		Legal Fees		1,098.00
133569	130660		Legal Fees		28.28
133570	130661		Legal Fees		4,331.00
133571	130662		Legal Fees		7,381.00

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Invoice No.	PO No.	GL Account Name	Line Description		
133571		130662	Legal Fees		97.15
			Line Amount Total		12,935.43
96826	03/20/25	V00086	Blank Rome LLP	2,797.20	
133572		130663	Legal Fees		2,797.20
			Line Amount Total		2,797.20
96827	03/20/25	V00600	Gulf Coast Ford	24,975.00	
133573		129925	2024 Ford Maverick Pickup		24,975.00
133573		129925	2024 Ford Maverick Supercrew with Hybrid Motor		
			Line Amount Total		24,975.00
96828	03/20/25	V00909	Randle Law Office Ltd.	12,817.00	
133567		130658	Legal Fees		4,000.00
133568		130659	Legal Fees		8,817.00
			Line Amount Total		12,817.00
96829	03/25/25	V00001	Norma Cheline	1,300.00	
133530		129546	Lease Expense		1,300.00
133530		129546	Off Site Storage in Angleton		
			Line Amount Total		1,300.00
96830	03/25/25	V00002	EM-Print Company	312.50	
133599		130633	Office Supplies		312.50
			Line Amount Total		312.50
96831	03/25/25	V00004	City of Freeport	57,777.92	
133592		130640	Water & Gas		77.15
133593		130646	Water & Gas		181.36
133594		130648	Water & Gas		911.34
133595		130649	Water & Gas		218.38
133621		130650	Water & Gas		1,559.17
133622		130651	Water & Gas		54,830.52
			Line Amount Total		57,777.92
96832	03/25/25	V00010	Specialties Company	175.68	
133612		130630	M&R TOE-Golf Cart EZGO		121.57
133613		130636	M&R TOE-Golf Cart EZGO		54.11
			Line Amount Total		175.68
96833	03/25/25	V00011	Gulftex Vending	306.60	
133600		130639	Office Supplies		54.36
133601		130643	Office Supplies		84.08
133601		130643	Office Supplies		42.04
133601		130643	Office Supplies		10.51
133601		130643	Office Supplies		42.04
133601		130643	Office Supplies		31.53
133601		130643	Office Supplies		42.04
			Line Amount Total		306.60
96834	03/25/25	V00012	FedEx	11.71	
133626		130673	Construction in Progress-Mullet China Visa		11.71
			Line Amount Total		11.71
96835	03/25/25	V00027	Dun & Bradstreet	5,052.16	
133597		130635	Subscriptions July - Oct		2,526.08
133598		130629	Subscriptions Mar		631.52

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Invoice No.	PO No.	GL Account Name	Line Description		
133598		130629	Subscriptions Apr-Jun		1,894.56
			Line Amount Total		5,052.16
96836	03/25/25	V00049	Brazos Fasteners, Inc	5.84	
133590		130638	M&R TOE-Golf Cart EZGO		5.84
			Line Amount Total		5.84
96837	03/25/25	V00062	AT&T Mobility	750.27	
133624		130674	Telephone		75.40
133624		130674	Telephone		157.39
133624		130674	Telephone		366.68
133624		130674	Telephone		150.80
			Line Amount Total		750.27
96838	03/25/25	V00067	Quill LLC	665.28	
133326		130368	Office Supplies		80.06
133326		130368	Office Supplies		1.33
133326		130368	Office Supplies		0.33
133326		130368	Office Supplies		1.33
133326		130368	Office Supplies		1.00
133326		130368	Office Supplies		1.34
133559		130590	Office Supplies		21.05
133559		130590	Office Supplies		10.53
133559		130590	Office Supplies		2.63
133559		130590	Office Supplies		10.53
133559		130590	Office Supplies		7.90
133559		130590	Office Supplies		10.53
133559		130590	Office Supplies		238.23
133559		130590	Badge Supplies		202.59
133608		130637	Office Supplies		32.79
133609		130641	Office Supplies		5.39
133609		130641	Office Supplies		2.70
133609		130641	Office Supplies		0.67
133609		130641	Office Supplies		2.70
133609		130641	Office Supplies		2.02
133609		130641	Office Supplies		2.70
133611		130666	Office Supplies		22.94
133627		130672	Office Supplies		3.99
			Line Amount Total		665.28
96839	03/25/25	V00074	Noble Building & Development	22,731.37	
133632		127699	EOC HVAC System Replacemnt		23,927.75
133632		127699	Furnish labor, materials, equipment & Insurance		
133632		127699	for the EOC HVAC Replacement Project		
133632		127699	Retainage Payable		
133632		127699	Retainage Payable		
133632		127699	Retainage Payable		
133632		127699	Retainage Payable		
133632		127699	Retainage Payable		
133632		127699	Retainage Payable		
133632		127699	Retainage Payable		-1,196.38
			Line Amount Total		22,731.37
96840	03/25/25	V00101	Sunstates Security, LLC	42,560.89	
133575		130609	Security Service Fees		148.96
133576		130611	Security Service Fees		143.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
133577		130612	Security Service Fees		369.39
133586		130613	Security Service Fees		40,586.07
133587		130614	Security Service Fees		1,313.47
			Line Amount Total		42,560.89
96841	03/25/25	V00106	Freese & Nichols	42,546.20	
133584		123685	Construction in Progress		42,546.20
133584		123685	Change Order CA 07/20/23		
			Line Amount Total		42,546.20
96842	03/25/25	V00116	Randy Thompson	47.98	
133628		130671	Dues & Memberships & Licenses		30.00
133628		130671	Technical Training		17.98
			Line Amount Total		47.98
96843	03/25/25	V00172	Lincoln National Life Insurance Company	1,390.45	
133630		130669	Retirement Expense		346.15
133630		130669	Retirement Expense		157.30
133630		130669	Retirement Expense		435.56
133630		130669	Retirement Expense		12.24
133630		130669	Retirement Expense		61.96
133630		130669	Retirement Expense		104.62
133630		130669	Retirement Expense		25.52
133630		130669	Retirement Expense		131.34
133630		130669	Retirement Expense		61.96
133630		130669	Retirement Expense		53.80
			Line Amount Total		1,390.45
96844	03/25/25	V00185	BMP Rackmount Solutions, LLC	1,561.00	
133579		130618	Badge Supplies		863.00
133580		130619	Badge Supplies		353.00
133581		130620	Badge Supplies		345.00
			Line Amount Total		1,561.00
96845	03/25/25	V00194	Johnson Supply	169.32	
133603		130656	M&R TOE-Gantry Crane		84.66
133603		130656	M&R TOE-Gantry Crane		84.66
			Line Amount Total		169.32
96846	03/25/25	V00208	Brandon Robertson	273.50	
133589		130664	Telephone - Feb-Mar 2025		273.50
			Line Amount Total		273.50
96847	03/25/25	V00228	Department of Information Resources	98.58	
133596		130667	Telephone		18.34
133596		130667	Telephone		9.17
133596		130667	Telephone		36.67
133596		130667	Telephone		2.30
133596		130667	Telephone		9.17
133596		130667	Telephone		4.58
133596		130667	Telephone		2.30
133596		130667	Telephone		6.88
133596		130667	Telephone		9.17
			Line Amount Total		98.58
96848	03/25/25	V00240	A-1 Comfort Systems	1,942.85	
133537		130585	M&R Bldgs-Buildings VT Berth 7		662.85
133538		130586	M&R TOE-Gantry Crane		640.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
133539		130587	M&R TOE-Gantry Crane		640.00
			Line Amount Total		1,942.85
96849	03/25/25	V00250	Lincoln National Life Insurance Company	3,295.62	
133629		130670	Group STD Insurance		377.94
133629		130670	Group LTD Insurance		330.33
133629		130670	Group STD Insurance		179.52
133629		130670	Group LTD Insurance		156.94
133629		130670	Group STD Insurance		570.71
133629		130670	Group LTD Insurance		382.76
133629		130670	Group STD Insurance		19.48
133629		130670	Group LTD Insurance		11.78
133629		130670	Group STD Insurance		142.98
133629		130670	Group LTD Insurance		128.44
133629		130670	Group STD Insurance		99.90
133629		130670	Group LTD Insurance		81.67
133629		130670	Group STD Insurance		51.19
133629		130670	Group LTD Insurance		30.95
133629		130670	Group STD Insurance		137.20
133629		130670	Group LTD Insurance		108.61
133629		130670	Group STD Insurance		138.70
133629		130670	Group LTD Insurance		86.86
133629		130670	Group STD Insurance		145.87
133629		130670	Group LTD Insurance		113.79
			Line Amount Total		3,295.62
96850	03/25/25	V00266	Pitney Bowes Global Financial Services LLC	222.06	
133510		130549	Postage and Freight		41.30
133510		130549	Postage and Freight		20.65
133510		130549	Postage and Freight		82.63
133510		130549	Postage and Freight		5.17
133510		130549	Postage and Freight		20.65
133510		130549	Postage and Freight		10.33
133510		130549	Postage and Freight		5.17
133510		130549	Postage and Freight		15.50
133510		130549	Postage and Freight		20.66
			Line Amount Total		222.06
96851	03/25/25	V00375	Maritime Workers Emergency Medical Fund	4,515.00	
133631		130474	Industry Advertising		3,800.00
133631		130474	2025 Seafood Boil Admiral Sponsorship: 25 ticket,		
133631		130474	Seafood Boil entry		715.00
			Line Amount Total		4,515.00
96852	03/25/25	V00394	Eagle Traffic, Signs & Safety, LLC	954.85	
133503		130545	M&R Security Equipment-Security Sign		954.85
			Line Amount Total		954.85
96853	03/25/25	V00413	PBK Architects, Inc.	2,007.00	
133633		126805	EOC HVAC System Replacement		2,007.00
133633		126805	Professional Services for the		
133633		126805	EOC A/C System Replacement		
			Line Amount Total		2,007.00

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Invoice No.	PO No.	GL Account Name	Line Description		
96854	03/25/25	V00423	Theriot, Inc.	978.30	
133617	130623		M&R TOE-Street Sweeper		978.30
			Line Amount Total		978.30
96855	03/25/25	V00668	DARE Capital Partners, LLC	2,272.00	
133623	130631		M&R Other-Mowing, Weed Control Etc		2,272.00
			Line Amount Total		2,272.00
96856	03/25/25	V00697	Northern Safety Co., Inc.	77.20	
133607	130626		Safety Supplies		39.70
133607	130626		Maint and Operations Supplies		37.50
			Line Amount Total		77.20
96857	03/25/25	V00750	United Site Services of Texas	1,120.00	
133618	130627		M&R Leased Facilities-Other-VW		360.00
133619	130628		Contract Services		360.00
133620	130634		M&R Bldgs-Gate 4		400.00
			Line Amount Total		1,120.00
96858	03/25/25	V00770	UniFirst Holdings Inc.	190.63	
133634	127796		Annual Contract - Uniforms, Supplies, Mats		
133634	127796		Maint and Operations Supplies		144.17
133634	127796		M&R Bldgs-Operations Bldg		
133634	127796		Other Receivables		46.46
133634	127796		M&R Bldgs-Admin Bldg 1100 Cherry St		
133634	127796		M&R Bldgs-Security Bldg		
			Line Amount Total		190.63
96859	03/25/25	V00850	Kendra L Conkle	391.00	
133605	130653		Industry Advertising		391.00
			Line Amount Total		391.00
96860	03/25/25	V00977	Randi Northup	379.60	
133574	130617		Telephone - Jan		75.00
133574	130617		Telephone - Feb		75.00
133574	130617		Technical Training - Mileage @ 0.70		229.60
			Line Amount Total		379.60
96861	03/25/25	V00982	King Ranch Ag & Turf	164.36	
133606	130655		M&R Groundskeeping and Misc. Equipment		164.36
			Line Amount Total		164.36
96862	03/25/25	V01003	Zachary Construction Corporation	145,575.89	
133588	126554		Construction in Progress		153,237.77
133588	126554		Furnish labor, materials, equip & Ins		
133588	126554		for the New Entrance - Gate 12 project		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		
133588	126554		Retainage Payable		

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
133588		126554	Retainage Payable		-7,661.88
			Line Amount Total		145,575.89
96863	03/25/25	V01010	Imperial Bag & Paper Co LLC dba Imperial Dade	590.28	
133602		130654	Office Supplies		590.28
			Line Amount Total		590.28
96864	03/25/25	V01024	LJA Environmental Services, LLC	11,450.00	
133553		129820	Consultant Fees - Other		11,450.00
133553		129820	Professional Services for		
133553		129820	Environmental Planning/Jurisdictional Determination		
133553		129820	for Parcels 27 and 34		
			Line Amount Total		11,450.00
96865	03/25/25	V01047	Baker & Lawson	33,215.00	
133528		130550	Construction in Progress		25,685.00
133528		130550	East 5th Street Topographic Surveying - SCP		
133528		130550	Project 24-04		
133582		130006	Consultant Fees - Other		7,530.00
133582		130006	Professional Services		
133582		130006	Parcel 17 Detention		
			Line Amount Total		33,215.00
96866	03/25/25	V01058	Integrity Pipeline Services	1,823,059.41	
133585		128491	Construction in Progress		1,919,009.90
133585		128491	Furnish labor, materials, equipment & insurance		
133585		128491	Retainage Payable		
133585		128491	Retainage Payable		
133585		128491	for the Docks 1,2,3,5 & 7 Cathodic Protec Proj		
133585		128491	Boarrd Approval 07/25/2024		
133585		128491	Retainage Payable		
133585		128491	Retainage Payable		
133585		128491	Retainage Payable		-95,950.49
			Line Amount Total		1,823,059.41
96867	03/25/25	V01086	Clinton Woodson	355.44	
133625		130668	Telephone - mar		75.00
133625		130668	Sales/Promotion Travel		235.50
133625		130668	Commercial Events		44.94
			Line Amount Total		355.44
96868	03/25/25	V01090	Taylor Marine Construction	23,000.00	
133555		129349	Other-Re-bill to Norton Lilly		23,000.00
133555		129349	Labor, equipment and material to repair Dock 2		
133555		129349	damage		
			Line Amount Total		23,000.00
96869	03/25/25	V01117	Texas Division of Emergency Management	300.00	
133578		130615	Technical Training - Hogan TDEM Conference		300.00
133578		130615	Invoice #134 2025		
			Line Amount Total		300.00
96870	03/25/25	V01118	Centerpoint Energy	7,382.51	
133583		130621	Other -Re-Bill to Ports America + 20%		7,382.51
			Line Amount Total		7,382.51
Texas Gulf Bank Accounts Payable				6,048,463.21	



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MEMORANDUM

TO: Port Commissioners
Phyllis Saathoff, Executive Director/CEO

FROM: Brandon Robertson, Director of IT

DATE: April 24, 2025

SUBJECT: Approval Request for VMware License Renewal – \$52,320 – Texas DIR

Purpose:

This memo requests approval for the renewal of VMware licenses in the amount of \$52,320 from CDW-G under a Texas DIR contract.

Background:

The VMware licenses were purchased as a three-year bundle during our last server refresh. The current license term expires in May, and renewal is required to maintain operational continuity, support our virtualization infrastructure, and ensure compliance.

Recommendation:

Staff recommends approving the expenditure of \$52,320 to renew the VMware licenses through CDW-G, utilizing their Texas DIR contract quote.

PORT COMMISSION

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



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MEMORANDUM

TO: Port Commissioners
Chief Executive Officer

FROM: Rob Lowe

DATE: April 16, 2025

SUBJECT: Consulting Services Agreement

Port staff is pursuing an agreement with Mary Campus to provide consulting services for ongoing Port projects and operations. The agreement will run April 24, 2025 through April 23, 2026 with activities directed by Port executive staff.

PORT COMMISSION

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

RESOLUTION APPROVING SALE OF PROPERTY HELD IN TRUST

At a regular meeting of the Port Commission of Port Freeport held at the office of Port Freeport at 1100 Cherry Street, Freeport, Texas, on the 24th day of April, 2025, among other business came on to be considered the following resolution, which, upon motion duly made and seconded, was adopted by vote of all Commissioners present:

FINDINGS

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

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

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

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

RESOLUTION

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

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

April 24, 2025 Resolution
 Exhibit A - Resale Offers

Account Number	Legal Description	In Trust To	Adjudged Value	Required Opening Bid	Amount Bid
0095-0005-002	A0095 JOSEPH MIMS TRACT 54 UND 30.0000000000% ACRES 2.900	SWEENEY ISD	\$43,599.00	\$8,421.53	\$4,300.00

Totals \$43,599.00 \$8,421.53 \$4,300.00



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**EXECUTIVE DIRECTOR/CEO
COMMISSIONER
TRAVEL ARRANGEMENTS
AAPA Annual Convention**

AAPA Annual Convention

October 6-8, 2025

Quebec City, Canada

Hotel: Hilton Quebec City

\$329/night

Registration Fee: \$1,675 (Early Bird - Ends May 1)

\$2,000 (Regular)

Attendees: Saathoff, Commissioners TBD