

AGENDA

**Port Freeport
Port Commission
Regular Meeting
Thursday, June 22, 2023, 1:00 pm - 5:00 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.

The videoconference is available online as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/81773568456?pwd=eGZHYzNoczdyOE1COFFqMDFFU0EwQT09>

Meeting ID: 817 7356 8456

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Find your local number: <https://us02web.zoom.us/u/kd8fi7MDUy>

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation.
3. Pledge of Allegiance: U.S. Flag & Texas Flag
4. Roll Call.
5. Safety Briefing.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.
7. Public Comment. (Public comment on any matter not on this Agenda will be limited to 5 minutes per participant and can be completed in person or by videoconference)
8. Public Testimony. (Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item 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. Receive update from the Lone Star Harbor Safety Committee.
10. Receive update on procurement of gantry cranes.
11. Approval of minutes from the Regular Meeting held June 8, 2023.
12. Receive reports from Executive Staff on activities and matters related to COVID-19 health safety matters, 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. Chief Financial Officer
 - C. Director of Engineering

- D. Director of Operations
 - E. Director of Business & Economic Development
13. Receive reports from Commissioners on matters related to Port Commission related meetings or conferences, Port presentations and other Port related matters.
 14. Approval of financial reports presented for the period ending May 31, 2023.
 15. Approval of Executive Director/CEO travel for the month of June 2023.
 16. Appointment of committee assignments for 2023-2025.
 17. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:
 - A. Under authority of Section 551.071 (Consultation with Attorney):
 1. Consultation with attorney under Government Code Section 551.071(1) (to seek or receive attorney's advice on pending or contemplated litigation).
 2. Consultation with attorney under Government Code Section 551.071(2) (to seek or receive attorney's advice on legal matters that are not related to litigation).
 - B. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 1. To discuss or deliberate 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 Reports.
 2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
 - C. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
 1. The potential exchange, lease, or value of real property located in Freeport, Texas, including but not limited to the area known as the East End of Freeport and bordered by or adjacent to the following streets: FM 1495; East 2nd Street; Terminal Street and East 8th Street in Freeport, Texas.
 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, 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.
 - D. 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.
 18. RECONVENE OPEN SESSION:
 19. 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

Minutes of Port Commission Regular Meeting
June 8, 2023
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held June 8, 2023, beginning at 1:09 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.

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Meeting ID: 813 8802 9848

Passcode: 426106

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 813 8802 9848

Find your local number: <https://us02web.zoom.us/u/kc2kDc3z0Y>

Commissioners present in person:

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

Staff Members Present:

Mr. Grady Randle, Legal Counsel
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Al Durel, Director of Operations
Mr. Mike Wilson, Director of Economic Development & Freight Mobility
Mr. Chris Hogan, Director of Protective Services
Mr. Jason Hull, Director of Engineering
Mr. Jason Miura, Director of Business & Economic Development
Mr. Brandon Robertson, Director of Information Technology
Ms. Missy Bevers, Executive Assistant
Ms. Mary Campus, Controller
Mr. Jesse Hibbetts, Operations Manager
Mr. Cecil Booth, Project Engineer
Mr. Nick Malambri, Engineering Specialist

Ms. Christine Lewis, Safety Coordinator
Ms. Tricia Vela, Public Affairs Assistant
Ms. Emily Henderson, Sales & Marketing Specialist

Also, present:

Mr. Corey Lewis, McCarthy
Mr. Stuart Herbst, Terracon
Mr. Chris Moore, Texas Port Ministry
Mr. Stephen Whalley, Arthur J. Gallagher
Mr. Jason Foltyn, HDR
Mr. Rick Stephanow, Gulf LNG Services
Ms. Brandei Goolsby, Gulf Coast Employee Benefit Services
Mr. Nick Fratila
Mr. Kyle Plaisance

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

There were no conflicts noted by Commissioners.

7. Public Comment – There was no public comment.
8. Public Testimony – There were no public testimony.
9. Approval of minutes from the Regular Meeting held May 30, 2023.

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

10. Receive report from Executive Director/CEO and/or Port staff on activities and matters related to COVID-19 health safety matters, 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.

Ms. Saathoff reported she recently gave a presentation at the BayTran group meeting and will be giving a port update to the Fort Bend Economic Development Corporation June 22. The Port's CAP held its quarterly meeting June 6th with McCarthy giving a presentation on the recently completed Berth 8. Ms. Saathoff will be attending the Change of Command Ceremony on June 9th for Captain Smith who is retiring. She will also attend the Change of Command in New Orleans June 23rd for Rear Admiral Timme. Brazoria County will be submitting an application for a grant for repairs at Surfside Beach Jetty Park and has asked the Port to submit a letter of support for the grant application.

11. Approval of Oath of Office and Surety Bonds for Newly Elected Commissioner Barbara Fratila and Newly Elected Commissioner Kim Kincannon.

A motion was made by Commissioner Croft to approve the oaths and surety bonds. The motion was seconded by Commissioner Singhanian with all Commissioners present voting in favor of the motion.

12. Election of Officers for the Port Commission for the period of June, 2023 – May 2025.

Commissioner Santos noted that since the election of officers will be a new process for the Port Commission, he gave the following synopsis of how it will be conducted.

The election of offices will be conducted according to the election procedure adopted at the January 12, 2023, Port Commission meeting. I will review these procedures now.

As a Commissioner and Chairman, I shall preside over the election until all open offices have been voted upon and filled.

All eligible Commissioners shall be subject to election for the then open offices.

The current office holder is excluded from holding the same office for the coming term as he or she held during the previous two-year term.

Election of each office will be handled separately beginning with the office of Chair.

I will start the election of each office by asking if any commissioner wants to recuse himself or herself from consideration for that office. If a commissioner does not wish to hold a specific office, that Commissioner must recuse himself or herself from consideration for that office prior to any vote being made for that specific office.

Recusing oneself from consideration for a specific office does not then preclude that Commissioner from consideration for another office.

All eligible Members of the Port Commission, not to include those Members who have recused themselves, shall be considered for each open office.

All Port Commission Members shall be required to vote by written ballot. Individual ballots will be provided to the Members so that they may write in their selection for the office being considered at that time.

General Counsel will collect the ballots and tally the results.

If no simple majority is received, a run-off election shall occur between the two candidates receiving the most votes using the same voting procedures.

In the case of a tie vote, meaning two or more candidates have received the same number of votes, a vote shall be taken again. If this is again a tie between the same candidates, then the tie shall be broken and the office filled by a random drawing from the names of the candidates receiving the same number of votes.

This process shall be repeated, office-by-office, until all open offices have been filled.

Once the elections for all positions have been completed, I will cede the office and the newly elected Chair shall assume office and preside over the rest of the meeting. At that point we will take a short break and adjust seating before continuing with the agenda.

The election process began with the election for the office of Chair.

Commissioner Santos stated that there is no current Chair office holder, so all commissioners are eligible. He then asked if any commissioner wanted to recuse himself or herself from consideration for the office of Chair.

Commissioner Santos and Commissioner Giesecke recused themselves from consideration for the office of Chair.

Commissioner Santos then called the vote asking Commissioners to write in their selection for Chair on the ballot provided.

Mr. Randle collected the ballots, tallied the votes and announced the following results...

2 votes – Dan Croft

4 votes – Ravi Singhania

Commissioner Singhania received a simple majority of the votes and was elected to the office of Chair.

The process continued with the election for the office of Vice Chair and Commissioner Santos noting that since he is the current Vice Chair, he is not eligible for said office, and asked if any commissioner wanted to recuse himself or herself from consideration for the office of Vice Chair. Commissioner Singhania noted that since he was elected to the office of Chair and accepts it, he will recuse himself.

Commissioner Santos then called the vote asking Commissioners to write in their selection for Vice Chair on the ballot provided.

Mr. Randle collected the ballots, tallied the votes and announced a tie vote for the following...

3 votes – Dan Croft

3 votes – Rob Giesecke

Commissioner Santos reminded the Commission that because there is a tie vote (two or more candidates have received the same number of votes), a vote shall be taken again between

Commissioner Croft and Commissioner Giesecke with each receiving 3 votes. He then called the vote asking Commissioners to write in their selection for Vice Chair on the ballot provided.

Mr. Randle collected the ballots, tallied the votes and announced the following results for the run-off..

2 votes – Dan Croft

4 votes – Rob Giesecke

Commissioner Giesecke received a simple majority of the votes and was elected to the office of Vice Chair.

The process continued for the office of Secretary with Commissioner Santos noting that Commissioner Croft is the current Secretary and is not eligible for said office. He further noted that Commissioner Singhania and Commissioner Giesecke were elected to the positions of Chair and Vice Chair and are not eligible. Commissioner Santos then asked if any commissioner wanted to recuse himself or herself from consideration for the office of Secretary. Hearing no responses, Commissioner Santos called the vote and asked that selections be written on the ballot provided.

Mr. Randle collected the ballots, tallied the votes and announced the following results...

2 votes – Rudy Santos

4 votes – Barbara Fratila

Commissioner Fratila received a simple majority of the votes and was elected to the office of Secretary.

The process continued with the office of Asst. Secretary with Commissioner Santos noting that Commissioner Giesecke is the current Asst. Secretary (and Vice Chair) and is not eligible for said office. He further noted that Commissioner Singhania and Commissioner Fratila were elected to the positions of Chair and Secretary and are not eligible adding those who are eligible for consideration are Commissioner Kincannon, Commissioner Croft and himself. He then asked if any commissioner wanted to recuse himself or herself from consideration for the office of Asst. Secretary. Hearing no responses, Commissioner Santos called the vote and asked that selections be written on the ballot provided.

Mr. Randle collected the ballots, tallied the votes and announced the following results...

1 vote – Dan Croft

2 votes – Rudy Santos

3 votes – Kim Kincannon

Since no Commissioner received a majority vote, a run-off election will be conducted between two Commissioners with the highest number of votes, Commissioner Santos and Commissioner Kincannon. Commissioner Santos called the vote and asked that selections be written on the ballot provided.

Mr. Randle collected the ballots, tallied the votes and announced the following results...

2 votes – Rudy Santos

4 votes – Kim Kincannon

Commissioner Kincannon received a simple majority of the votes and is elected to the office of Asst. Secretary.

Commissioner Santos stated that the election of officers is completed and cedes the office of Chair to Commissioner Singhanian to preside over the remainder of the meeting.

At this time, the Port Commission recessed at 1:41 p.m.

The Port Commission reconvened at 1:47 p.m. with Commissioner Singhanian presiding over the meeting.

Commissioner Singhanian thanked all the Commissioners for entrusting him with the job of Chairman stating that being a Chair does not give him any more responsibility but to conduct the meeting and to be the spokesman in the face of the public. He further stated that he considers them all to be equal to him, not any different. He also noted that at one time he did not think he would consider being Chairman again but with the changes that have happened, he felt like it would be a good transition. Additionally, he hopes the Commission will continue to work as a team and remain committed to why they were elected as well as to take care of the citizens who put their trust in them. He also noted that committee assignments will be forthcoming and thank Commissioner Santos who filled in as Chair at times and for his role as Vice Chairman. Commissioner Santos commented that being a Chair of the Commission is a big responsibility with the dynamics that have happened in Port Freeport, the state and the nation, it means a lot.

13. Approval of a Construction Contract with McCarthy Building Companies, In. for the Port Wide Pavement Repairs 2023 project.

Mr. Hull stated that bids were opened for this project May 31st with one bid submitted. An additional bid was submitted late and not accepted. Staff advertised the project as required and sent out invitations to contractors who are in the area or who have previously done work with the Port. McCarthy Building Companies submitted a bid that included a base bid and two alternates. It is the recommendation of staff and that of the Strategic Planning Advisory Committee to award all components of the project for a total of \$4,728,599.00 which includes an omnibus of pavement repairs throughout the port. He further stated that that the scope for Alternate 1 is in the amount of \$238,711.00 and scope for Alternate 2 is \$151,388.00. He also noted the budget for this project was \$3.4 million and did not include the alternates. The engineering staff then explained the scope of the project associated with each alternate. Alternate 1 is the non-TWIC yard across from Gate 8 and includes adding more flexible limestone base and grating for proper drainage. Alternate 2 is an old, unused railroad inside the Port that was once used to load trains directly off of Docks 1 and 2 and has not been used since 2011 or before. The work involves removing all the wooden ties, steel rail, asphalt and ballasts, and replacing them with reinforced concrete. Mr. Cecil Booth then explained the first six areas and repairs associated with the base bid. These areas include Pete Schaff Boulevard, Turning Basin Road, west side of Building 51 that includes pavement

repair and an erosion issue, and the west corner of Parcel 19. Mr. Nick Malambri explained the remaining areas and repairs of the project which includes a trench drain system at Velasco Terminal, expansion joints at Docks 1 and 2, south end of Dock 5, asphalt repairs to the west of the gate as well as to the area north of Gate 4B. Mr. Hull recommends award of the base bid and alternates in the amount of \$4,728,599.00 to McCarthy Building Companies, Inc. Commissioner Santos stated that this was brought to the Strategic Planning Committee for review and even though only one bid was received, it's from a qualified bidder that meets all expectations. Commissioner Giesecke inquired how long it will be until the next round of repairs are needed, noting that the committee discussed that last time a project of this scope was done was in 2019. Mr. Hull stated that he estimates other areas will need to be repaired in approximately 4 years. The estimated time to complete the project is 250 days. Commissioner Singhania noted the committee requested staff to discuss with McCarthy (after the award of contract) why the budget number and bid amount were so different.

A motion was made by Commissioner Santos to accept the bid from McCarthy Building Companies, Inc. in the amount not to exceed \$4,728,599.00. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

14. Approval of liability insurance through broker Arthur J. Gallagher & Co.

Mr. Lowe began by introducing Stephen Whalley with Arthur J. Gallagher (AJG), the Port's broker, who was in the audience and available for questions. Staff met with the Finance Advisory Committee earlier to discuss the renewal and while all incumbents are lined up to receive coverage for the following year, AJG does go back to market every year but there is a level of credibility and comfort on the bids (knowing who they're insuring) so it is often the incumbent coming back to insure their customers. The brokers do work with various carriers for the different policies. The total liability premium is \$219,925 which is a 10.98% increase over last year. Mr. Lowe stated that although commercial auto coverage represents only 20% of the total package, it increased 26.93%. He also noted the current auto rate is the same rate it was in 2019. In 2020, the port received a significant decrease with Nationwide offering a favorable bid. Subsequently, it has built back up. Staff spent a good amount of time working with the brokers asking for additional information which is included in the Executive Summary. Mr. Lowe pointed out there has been a lot of pressure in the market for the last five years and read the following note indicated in the summary for the record...*Although carriers have taken significant actions to improve their performance, many will report combined ratios in excess of 100% for 2022, primarily due to CAT losses led by Hurricane Ian and Winter Storm Elliott.* Mr. Lowe stated that even though this is liability coverage vs. property, the carriers still have an overall portfolio as a company, and it does influence market as a total. An additional note within the summary was made with regard to challenges facing the industry with third-party litigation funds with the elements most impacted being commercial auto, general liability, Directors & Officers (D&O) and umbrella/excess insurance lines (bumpershoot). Mr. Lowe noted the elements of the premium include marine general liability, hull & machinery/protection indemnity, commercial auto, maritime employers' liability, bumpershoot, public officials and excess public officials. Staff recommends approval of the liability package in the amount of \$219,925. Commissioner Croft stated the Finance Committee reviewed the proposal noting that while it is unfortunate prices are increasing, the committee is comfortable with the proposal and recommends approval. Mr. Lowe added that staff inquired about potentially increasing deductibles on auto. The results were minimal and did not make financial sense to move forward with it.

Mr. Stephen Whalley with AJG spoke on the tough year in the market, adding that while there isn't much they can do to change the market, they can work to get the port the best coverage and best price possible.

A motion was made by Commissioner Croft to approve the insurance through broker Arthur J. Gallagher. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion.

15. Adoption of a Resolution approving amendments to the Port Freeport Investment Policy.

Ms. Campus stated the Public Funds Investment Act requires an annual review of the investment policy and strategies noting there were no legislative changes to the Public Funds Investment Act nor were there any changes or recommendations to the procedures, therefore only the dates were changed. As part of the annual review, a list of brokers is required to be approved as well as staff training and training sources. Ms. Campus has completed her training, and Mr. Lowe is on the list to complete his. Staff recommends approval. Commissioner Croft noted the Finance Advisory Committee met earlier to review and discuss stating that this portion of what the Port does is highly restrictive and strictly enforced which comes to light in the audit. He also noted that everything is in compliance.

A motion was made by Commissioner Croft to approve the adoption of the resolution approving amendments to the policy. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion.

16. Discuss and consider the elimination of eligibility of commissioners for employee medical, dental and vision benefits.

Commissioner Giesecke stated that this policy was put in place in 2017 and in talking to the members of the community, it's a very unpopular policy for commissioners to receive employee health benefits. He has done a survey of other deepwater ports in Texas and Port Freeport is the only deepwater port in Texas who offers this benefit to commissioners. Commissioner Singhania commented that this topic was very controversial when it was passed, adding it was also brought up repeatedly during the last two elections. Furthermore, the Port Policy states employees must work a minimum of 32 hours per week to be eligible for the benefit. Having said that, he feels very justified in supporting the elimination of this benefit July 1, 2023. Commissioner Croft commented that he would ask management to clarify that by excluding this benefit from Commissioners, they are not breaking any federal law. Mr. Lowe responded that he is not aware of any issue with regard to federal law. As a matter of state law, the benefit would not be offered (to commissioners) if it wasn't approved at the state level to be offered. Staff will follow up on the federal level. Commissioner Giesecke argued the idea that they are considered employees citing Chapter 62 of the Water Code, that you can provide this benefit to officers of the board and wouldn't be breaking any new ground if they did not allow this eligibility because other ports do not provide this. Commissioner Croft again asked that staff research the federal law addressing employees be addressed. Mr. Randle commented that state law under Local Government Code 172 allows a political subdivision (if it wants to) to provide its elected officials with the same health benefits as provided to its full-time employees. Commissioner Fratila commented that just because it is allowed, doesn't mean the Commission has to do it noting when she was running for office, this was a major topic for the public and feels they should look into it.

Commissioner Singhania added that even if they are considered an employee, current employees do not receive this benefit unless they work 32 hours per week adding that the law allows the port to provide but the Commission does not have to allow it, meaning if the commission decides to discontinue eligibility, they can. Mr. Randle commented that his question or concern would be that if anyone currently has insurance, less than 30 days might not be enough time to switch insurance with a July 1 cutoff date. Commissioner Giesecke has spoken with others in the insurance business, and they tell him the loss of eligibility is considered a life qualifying event in terms of enrolling into another plan, so you don't have to wait until the open enrollment period. Commissioner Santos commented that this was a controversial issue when it was previously discussed and approved by the sitting Commission at the time. He does fall into the category of those affected by the elimination of the benefits, but it can be taken care of with a little legwork by staff. He added that a future Commission may bring this topic up again but for now, with a motion and second, he asked the Chairman to call the vote.

A motion was made by Commissioner Giesecke to eliminate eligibility of commissioners for this benefit (medical, dental and vision), effective July 1, 2023. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

17. Discuss and consider directing staff to develop two plans as follows with regard to the 2023 Tax Rate:
 - 1) Total Tax Rate of \$0.00.
 - 2) Maintenance and Operations Tax Rate of \$0.00 and a Total Tax Rate that is 50% less than the No New Revenue Tax Rate.

At this time, Commissioner Singhania stepped out of the meeting at 2:41 p.m.

Commissioner Giesecke stated that he has talked about this topic for over two years in getting the port self-sufficient adding that there are benefits to doing so in terms of public opinion as well as obviously impacting revenues and capital expansion plans. He wanted to begin the discussion to have staff show the commission what it will look like if they go to a zero tax this year and totally self-sufficient this year, what do the numbers and the impact look like. Likewise, what would a 50% reduction do to the numbers. This would allow the Commission to evaluate it and make an informed decision. Mr. Lowe stated that staff will work on the calculations but inquired about timing. Mr. Lowe reminded the Commission that because the tax roll has a huge impact on the calculations, and documentation isn't received from the County until late July/early August, staff typically presents the No New Revenue Rate at the first meeting in August (as information), the second meeting staff presents its recommendation (with alterations by Commission, if needed) followed by a formal recommendation to the Commission at the first meeting in September. Should the calculations be folded into this schedule, or should something be presented prior to that? Commissioner Giesecke stated that he just wanted to discuss and have the commission direct staff to proceed with looking at the numbers and not wait until the regular budgeting process. He added that with regard to the New No Revenue Rate, staff should be able to get an idea of the rate as he's not looking for an exact number. Mr. Lowe stated that what might be useful for the board to see are the projections of what the tax roll will be through 2030 (that staff prepares annually). Knowing what the debt service is, staff could create a grid to show what a \$22, \$23 or \$24 million tax roll will be, and then show what the debt service will be at \$2 or \$3 million worth of collection, the result of the tax rate. Presenting it for a period of time out

to 2030 will provide a long-range look at what the debt actually is and what the decisions made would equate to. Commissioner Giesecke responded saying he would prefer to look at it in terms of tax revenue vs. a specific tax rate. Additionally, how would it impact capital expansion and obligations under the leases by going to a zero-tax rate self-sufficiency in a judicious manner without getting the Port in a bind. Commissioner Fratila added that she would also like staff to note any potential impacts to bond ratings. Mr. Lowe stated that it will have an impact from the revenue side, adding that if the Commission, at any time, adopts a total tax rate of zero, it is only adopted for that year. The Port is not allowed to do that with outstanding General Obligation bonds. The Port has an obligation from when the bonds were sold in that they were backed by the vote that authorized the Port to do that (issue the bonds and repay them with ad valorem taxes). The investors in Port Freeport General Obligation Bonds did so based on the fact that we had a tax base that supported those bonds. What we are allowed to do is, in a given year (2024), if we know what the debt service payment will be that year, the Commission could instruct staff to take money from the general fund and put it in the I&S reserve designating it for the debt service for 2024 only. Staff would then report that to the County who would then calculate the Port's tax rate to be zero because the monies have already been set aside for 2024. This process would be repeated in 2025 and any subsequent years while the bonds are outstanding. With regard to M&O, staff is still consulting with legal as it's a completely different process. Staff will, however, prepare documents for the Commission to review and have bond counsel, financial advisors and legal available for questions. On the subject of the bond ratings, Commissioner Giesecke clarified that this shouldn't have any impact to GO Bonds because they have already been issued, it would be the M&O rate that would have impact. Mr. Lowe responded stating that historically, even though the M&O was not pledged to revenue bonds, the bond rating agencies gave credit for whatever that number of guaranteed revenues coming into the port. As rates got really low, the financial advisors advised that the ratings impact is nominal, however, if you eventually take \$7 million of the Port operating income and annually paying down the following years debt service by having a total debt rate of zero, now you're taking \$7 million worth of revenue off the table that would be considered for future revenue bonds. Mr. Lowe further stated the debt service coverage would have to be monitored as it most likely would impact future ratings if it was demonstrated as a normal routine. Commissioner Singhania requested staff look at other gulf coast ports that do not have an M&O taxing ability, how they handle revenue bonds. All implications should be considered and not taken lightly. Mr. Lowe made a further point stating that whatever the debt service is next year, the Port would not go back to the voters as it's already been approved through the 2018 bond election. The debt service is an equation of how much is owed vs. the tax roll. If the Commission voted to go to zero and in 3 years, the Commission voted to go to three cents to cover the debt payment, it would just be three cents.

Noted for the record, Commissioner Singhania rejoined the meeting during discussion at 2:49 p.m.

18. Discuss and consider establishing a policy to address when newly elected commissioners take office after election results are canvassed.

Commissioner Giesecke stated that in talking with other elected officials in the community, he noticed that those offices, once elected, take office immediately whereas Port Commissioners do not take office until June questioning why the port waits a month before new commissioners are sworn in and take office. Additionally, he noted election procedure

also states the following in the first paragraph, *“The first meeting after each general election the board canvasses the general votes, declares winners and any new commissioners take their seat.”* Mr. Randle stated that new commissioners can assume office whenever they decide, there is no right or wrong time, noting the state does not specify a time to take office, only *“at an appropriate time after the election.”* The only stipulation is it has to be done after the election has been canvassed. After discussing further, the Commission agreed that new commissioners will take office at the first meeting following the canvass of the election.

A motion was made by Commissioner Giesecke that new commissioners will take office at the first called meeting following the canvass of election (and swearing in). The motion was seconded by Commissioner Santos with all Commissioners present voting in favor of the motion.

19. Discuss and consider appointing a liaison to the City Council of Freeport.

Commissioner Giesecke stated that he has taken on this role (on an ad hoc basis) but given where the Port is with the City of Freeport, he would like this to be an official liaison role. He noted a suggestion made that it be part of other liaison assignments, but he feels it's important to extend a hand to the city letting them know it's a priority of the Commission to handle this at the first meeting. Ms. Saathoff noted that it has been the Commission's practice to have two liaisons appointed. Commissioner Singhanian stated that he has no issue with this request and appoints Commissioner Giesecke and Commissioner Kincannon as liaisons between Port Freeport and the City of Freeport. The Commission agreed. Commissioner Santos also added that he would also like to see a relationship development with first responders and law enforcement in Freeport.

20. Discuss and consider establishing a standard procedure that meeting agendas will be posted and board packets, including staff reports, will be distributed to commissioners by the end of business on Friday before each Thursday meeting.

Commissioner Giesecke stated this is something he has brought up before with staff to consider getting additional time (the weekend) to receive board packets for a meeting to have more time to prepare, understanding there may be items that break late and may be submitted prior to the meeting. Commissioner Singhanian agreed stating that he too would like the weekend to review material, and especially for those still working, and feels this is a fair request adding that he would like to see material pushed out by Friday evening noting that they are flexible if something urgent should come in late. Commissioner Fratila commented that additional time would be helpful understanding that not everything falls into place by the Friday deadline. Commissioner Kincannon also agreed that it would be helpful to have more time to review the material, especially since he is a new member of the board. Commissioner Croft commented that it appears the policy is already in place, calling for the deadline to be Friday at noon. Upon further review, the Friday noon deadline is for staff to submit their documentation to the Executive Assistant for inclusion in BoardPak. Commissioner Singhanian stated that it is the Commission's desire to have material in BoardPak available the Friday before a Thursday meeting. Ms. Saathoff asked for clarification regarding postings noting that the legal requirement for posting an agenda is 72 hours prior to the meeting however; is it the Commission's desire for staff to also post the agenda and packets to the public on Friday as well. It was further clarified that if an agenda is posted on Friday, a change could be made to the agenda on Monday should something develop over the

weekend, as long as the revised agenda was posted prior to the 72-hour deadline. Ms. Saathoff also asked about references made to procedure and policy stating that if a policy is adopted to post agendas by 5:00 on Friday and something changes, staff will be breaking policy. Commissioner Singhania suggested adding wording to the policy to allow the flexibility of adding an item to the agenda after posting on Friday but before the 72-hour deadline. It was also suggested to push out the backup documentation to the commissioners only on Friday and keep the legal posting on Monday. Transparency to the public was also discussed stating that the public posting should be done on Friday as well to allow the public additional time to review material. Commissioner Santos commented that moving the deadline up to Friday puts a burden on staff to have everything ready in time, especially with two meetings a month, asking if its possible to go to one meeting a month. Additionally, if new business arises that needs attention/action, a special meeting could be called. After further discussion, the Commission agreed to go to one meeting per month on the 4th Thursday with the 2nd Thursday available for a special meeting if needed. A schedule will also be developed for committee meetings. Ms. Saathoff did note there will be some staff out in August noting that we may be asking for a special meeting with regard to budget discussion. Commissioner Giesecke requested that moving forward the Commission get more visibility of the flow of meetings and what may be coming up on the agenda.

A motion was made by Commissioner Santos to set a calendar for Commissioner meetings with the 2nd Thursday of every month to be flexible for a special meeting if needed and the 4th Thursday of every month to be the regular commission meeting. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

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

- A. Under authority of Section 551.071 (Consultation with Attorney) 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 or a settlement offer).
 - 2. Consultation with attorney under Government Code Section 551.071(2) (to seek or receive attorney's advice on legal matters that are not related to litigation).
- B. Under authority of Section 551.072 (Deliberation Concerning Real Property Matters) for discussion regarding:
 - 1. Discussion regarding the potential exchange, lease, or value of real property located in Freeport, Texas, including but not limited to the area known as the East End of Freeport and bordered by or adjacent to the following streets: FM1495; East 2nd Street; Terminal Street and East 8th Street in Freeport, Texas.
 - 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, 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.

22. RECONVENE OPEN SESSION:

23. Adjourn.

With no further business before the Commission, the meeting adjourned at 4:26 PM.

Ravi K. Singhanian, 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: Darlene Winkler, Communications Specialist

DATE: June 22, 2023

SUBJECT: Public Affairs – June 2023

PUBLIC AFFAIRS

Communications and Media

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

Freeport Harbor Channel Marine Traffic – The website is being maintained as a resource to the Freeport Harbor Channel community for information on marine traffic related to FHCIP dredging. Great Lakes Dredge and Dock Co. LLC (GLDD) was awarded the contract for Reaches 1, 2, and 4 by the United States Corps of Engineers on May 30th. A mechanical dredge is scheduled to commence work in Reach 4 (Upper Stauffer Channel) between June 20th and July 1, 2023, and complete September 1, 2023. The dredged material will be placed in barges and towed offshore to the approved designated area in the Gulf of Mexico. Updates will be posted accordingly.

Freeport Harbor Channel Improvement Project – Staff continues to respond to inquiries from the public regarding Port Freeport and the Freeport Harbor Channel Improvement Project, as well as maintain updated information on both 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, Port Freeport's partners, and the harbor community.

Consultants – Breakthrough Consulting (BC) will provide strategic communications and public relations awareness, marketing and ad development and social messaging services over the next few months to the public affairs team. This is a local firm with Leslie Carter and Emily Beall being the owners working directly with staff. BC conducted a workshop with the Communication & Public

Relations department and other staff on May 31st.

Press Releases and News Postings — The following press release was distributed in late May.

PORT FREEPORT CELEBRATES BERTH 8 RIBBON CUTTING on May 30, 2023.

Press releases on the swearing-in of Commissioner Fratila and Commissioner Kincannon and the election of Port Commission Officers will soon be released.

Social Media Postings – The following posts to Facebook were made in May.

May 1st - TACFT Count Down Post 5 Days

May 3rd - TACFT Count Down Post 3 Days

May 4th - National Day of Prayer

May 5th - Cinco De Mayo

May 5th - TACFT Count Down Day Before Post

May 5th - TACFT Captain's Dinner Photo Album

May 5th - Reminder: OSS Advisory Committee Meeting

May 8th - 2023 BC Hurricane Guide

May 14th - Mother's Day

May 15th – Press Release - TACFT Winners

May 15th - Reminder - Port Commission Meeting

May 17th - Commission Meeting Recap

May 18th - Reminder: Special Board Meeting

May 20th - Armed Forces Day

May 22nd - National Maritime Day

May 29th - Memorial Day

May 29th - Reminder - Port Commission Meeting

May 31st - Commission Meeting Recap

May 31st - Press Release - Port Freeport Celebrates Berth 8 Ribbon Cutting



Port Events

Community Advisory Panel (C.A.P.) – The quarterly meeting was held on June 6th at the Dow Academic Center. Ryan Wilhelm, Project Director, and Condon Verble, General Superintendent from McCarthy Building Company presented an overview of the Berth 8 construction project. A report of the current CAP members by the Commission has been sent out. New member appointments should be emailed to Tricia Vela.

Proposed dates for future C.A.P. meetings are listed below.

Tuesday, September 12th, venue to be determined.

Tuesday, December 5th, Angleton High School CTE

Port Freeport Take-A-Child Fishing Tournament (TACFT) - The tournament continues to receive publicity through local publications. On June 3rd, *The Facts* published “Hundreds turn out for port’s youth fishing tournament” and on June 6th, *The Bulletin* published “Port Freeport TACF Tournament lured young anglers”.

All 2023 sponsors will be showcased on Port Freeport’s website for one year.

Save The Date: May 11, 2024, for the 24th Annual Take-A-Child Fishing Tournament.

Port Freeport Golf Tournament – Monday, October 16, 2023, is the tentative date for the 12th Annual Golf Tournament at The Wilderness.

Port Presentations, Tours, and Meetings

June 6 - BAYTRAN 3rd Annual State of the Port Update (Phyllis speaker)

June 22 – Fort Bend Economic Development Corporation Breakfast meeting (Phyllis speaker)

June 26 - Shoreline Restoration Taskforce Meeting hosted by Port Freeport

July 26 - Brazoria County Realtors Luncheon (Phyllis speaker)

Community Events

The Ribbon Cutting of Berth 8 was held on May 30th.

Hurricane Preparedness Expo will be held on June 17th. Port Freeport staff will be present.

Community Events and Meetings

Weekly – Business Roundtable Virtual Meetings (speakers vary)

May 24 - Brazosport Chamber of Commerce - Membership Luncheon

May 26 - Angleton Chamber of Commerce Distinguished Leadership Award

June 6 – Sweeny Chamber of Commerce Emergency Preparedness Seminar

June 14 - Angleton Chamber of Commerce Flag Day Celebration

June 16 - Dow/United Way Annual Golf Tournament – *rescheduled from May 12*

June 21 - Highway 36A Coalition June Luncheon

Upcoming Community Events and Meetings

July 15 – Brazoria Heritage Foundation Santa Anna Ball

August 10 - Brazosport Chamber of Commerce Annual Auction and Banquet

October 6 - Boys and Girl Club Celebrity Golf Tournament

October 13 – Freeport Police Department Blue Santa Golf Tournament

October 25 – The Alliance Transportation & Infrastructure Summit

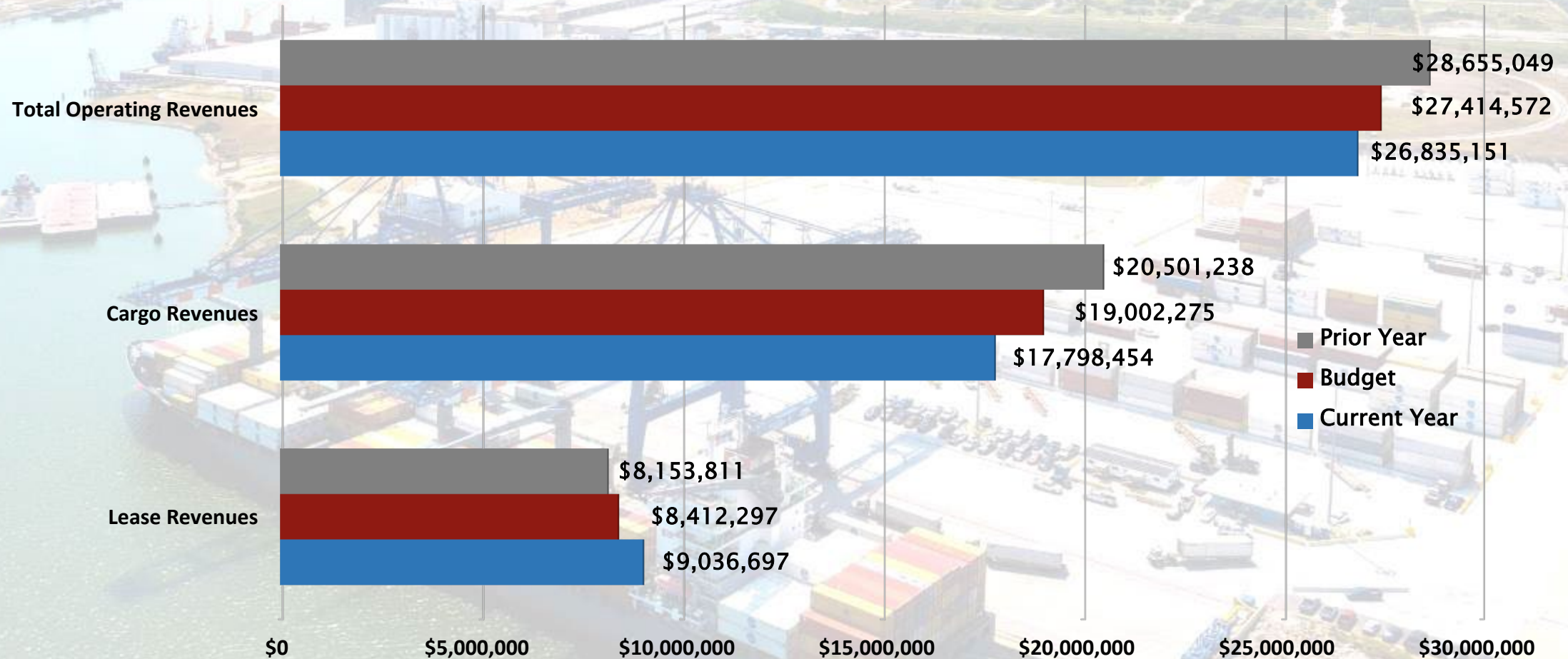


Financial Report for May 31, 2023

June 22, 2023

Rob Lowe | Chief Financial Officer

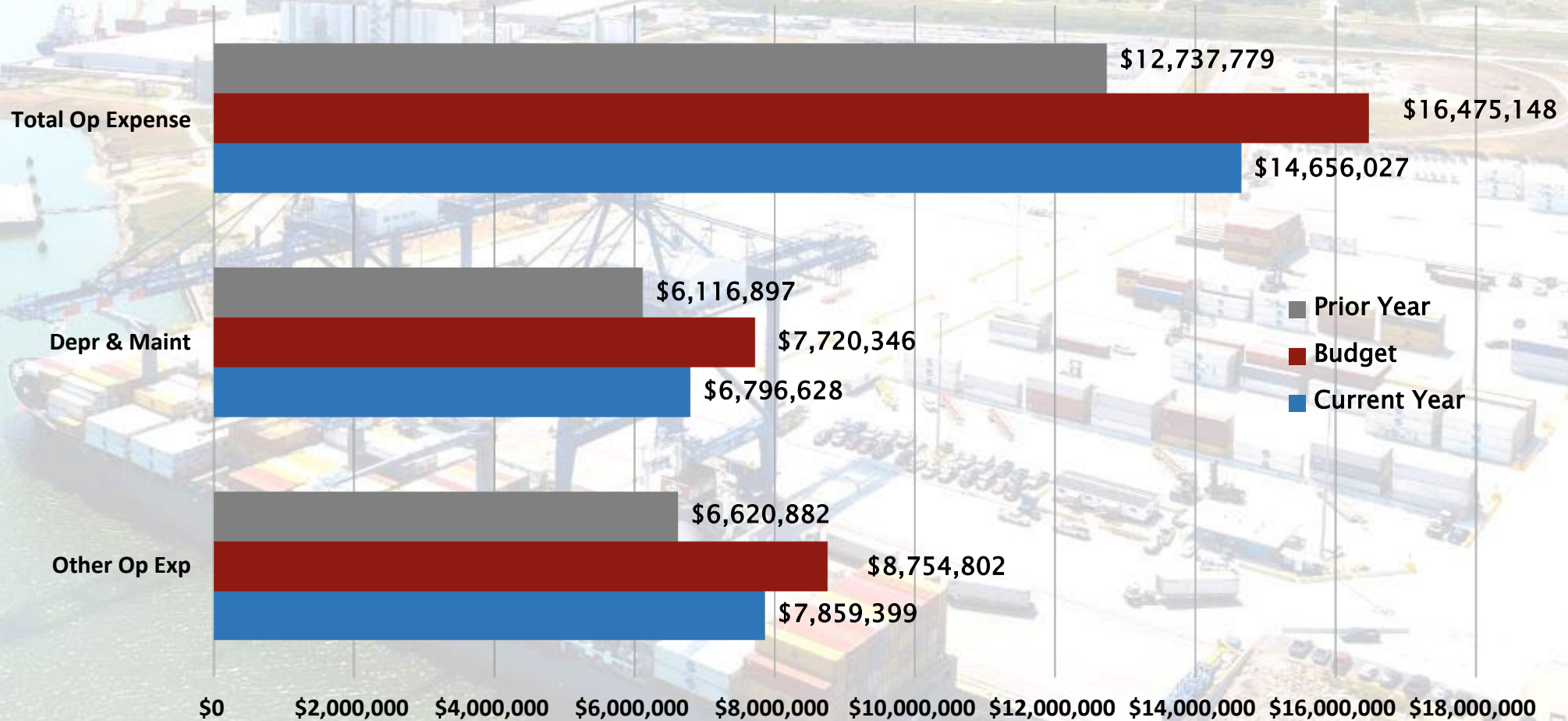
FY 2023 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are down over PY 6% and budget 2%
- Cargo revenues below PY by 13%; budget by 6%
- As compared to budget, cargo volumes are up in agriculture products, containerized cargo , general cargo, and project cargo
- Lease revenues are above PY 11% and are 7% above budget

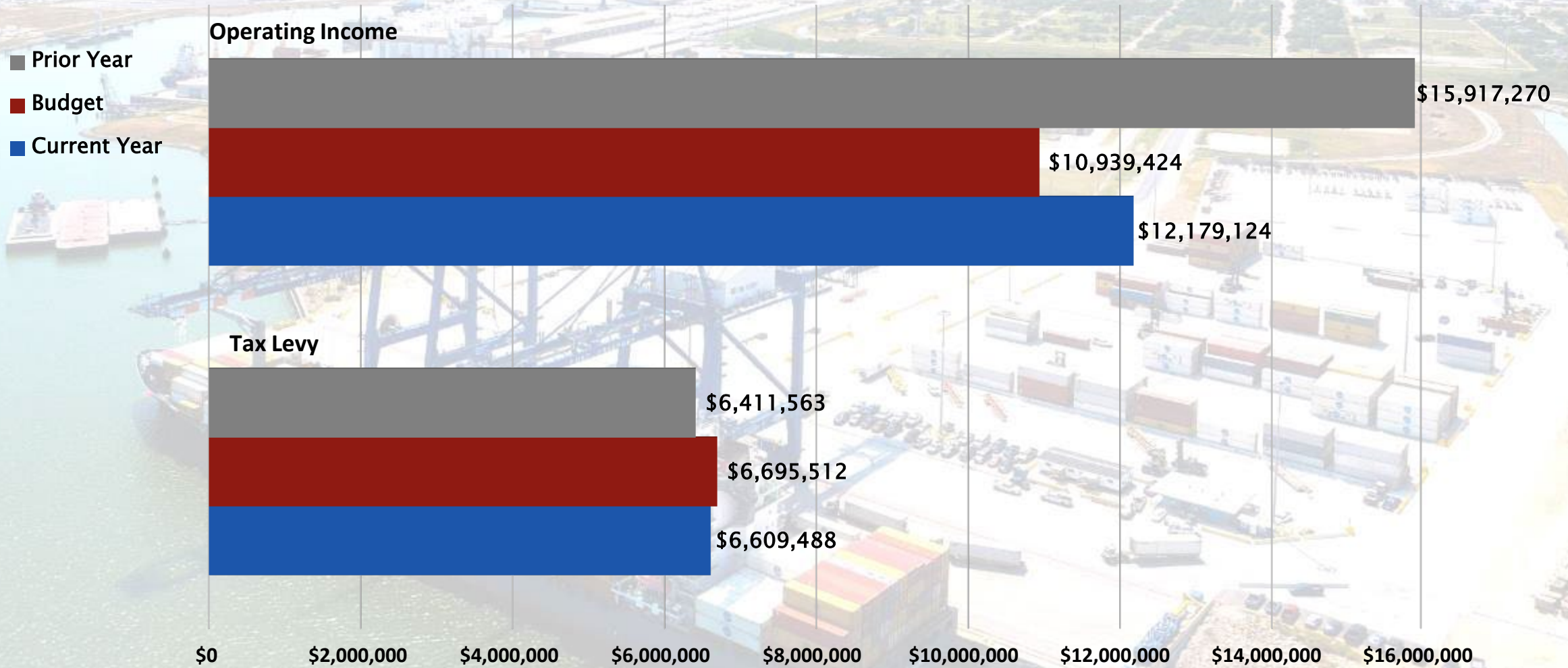
FY 2023 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are above prior year by 15%, below budget 11%
- Depr & maint are 11% above the PY and 12% below budget
- Other expenses are 19% above PY and below budget by 10%

FY 2023 YTD OPERATING INCOME



COMPARISON:

- Operating income is 23% below PY and above budget 11%

FY 2023 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 capital contribution projects.

	Year To Date	YTD Budget	Total 2023 Budget
Operating Income	\$ 12,179,124	\$ 10,939,424	\$ 15,971,000
Non-Operating Revenue (Expenses)	\$ 1,836,111	\$ 124,439	\$ (3,136,000)
Capital Contributed (To) From Others			
Freeport Harbor Channel Improvement Project	\$ (20,260,949)	\$ -	\$ (60,932,700)
Other	\$ (47,000)		\$ -
Grants	\$ 3,877,188	\$ 10,380,278	\$ 24,763,800
Emergency Recovery Efforts	\$ -	\$ -	\$ -
Change In Net Position	\$ (2,415,526)	\$ 21,444,141	\$ (23,333,900)

FY 2023 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	\$ 16,410,193	\$ 22,752,970
<i>Cash Provided by Non-Cap Financing</i>	6,320,385	5,513,133
<i>Cash Used by Cap Financing</i>	(870,229)	(48,599,160)
<i>Cash Provided by Investing Activities</i>	2,415,112	(86,728)
<i>Net Increase (Decrease) in Cash</i>	\$ 24,275,461	(\$ 20,419,785)

COMPARISON:

- Operating cash flow is positive due to increase in operating revenues
- Cash provided from non cap financing are tax levy collections
- Capital Financing funds are used for capital improvements. This includes the issuance of \$55.8 million in 2023 General Obligation Bonds for the Freeport Channel Improvement Project.

FY 2023 STATISTICS

<i>Measure</i>	<i>Current Year</i>	<i>Prior Year</i>	<i>Budget</i>
<i>Operating Margin</i>	45%	56%	40%
<i>Current Ratio (unrestricted)</i>	2.9 to 1	3.9 to 1	n/a
<i>Debt to Net Assets Ratio</i>	1.458 to 1	1.058 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>
May 31, 2023 FY 2023	95% \$4,709,222	3% \$127,228	1% \$70,767	1% \$42,544
May 31, 2022 FY 2022	95% \$4,428,301	4% \$179,675	1% \$34,110	0% \$10,137
May 31, 2021 FY 2021	92% \$4,257,713	7% \$317,716	0% \$131	1% \$63,378



Questions and Comments?

An aerial photograph of a busy port terminal. A large container ship is docked at a pier, with several colorful containers (red, yellow, blue, white) stacked on its deck. Two large blue gantry cranes are positioned over the ship. The terminal area is filled with stacks of containers, trucks, and various industrial buildings. In the background, there are large white storage tanks and a baseball field. The water is a light blue-green color.



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: June 12, 2023

SUBJECT: Departmental Report

PROJECTS

- 1. Velasco Terminal, Berth 8** – This project entails construction of Berth 8, which will extend the wharf another 928 feet north of Berth 7. The project is complete, and it is closing out now.



2. **Port-wide Pavement Repairs** – This project involves repairing and/or replacing asphalt and concrete pavement throughout the various areas of the Port. Contracts are being prepared for signature now.
3. **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. The Corps is getting contract documents from Great Lakes Dredge and Dock. The notice to proceed is expected the last week in June.
4. **Gate 8 Guardhouse Expansion** – This project involves adding a small electrical/communication equipment room onto the rear of the guardhouse so that port staff can relocate electrical/communication equipment from the bathroom to this dedicated room with a dedicated air-conditioning system. Completion is expected before July 4th.
5. **Parcel 14 Pump Station** - This project involves adding a dewatering pump on Port property along East Floodgate Road in order to maintain an empty outfall ditch. At this time the pump submittals have been signed and returned to the contractor so he can order the pumps. The lead time is very long, and the equipment is expected in November 2023.
6. **Docks 1, 2, 3, and 5 Sheet Pile Repair Project 2022** – This project involves repairing holes and tears in the underwater sheet pile that were noted in the last underwater inspection survey. Work is underway now, and activities are being closely coordinated with berth availability and vessel schedules.
7. **Parcel 14 Rail Expansion** – This project involves constructing 4 more tracks to the existing 3 tracks on Parcel 14. The four new rails are now completed, and the asphalt landing pads are being installed now.



**PORT FREEPORT
OPERATIONS ACTIVITY SUMMARY
MAY 2023**

A. MONTHLY ACTIVITY EXPLANATION

- * Total import/export activity for the month of May was as expected.
- * LNG experienced (**19**) vessels this month.
- * Riviana experienced (**1**) vessel this month.
- * Vulcan Material did not experience any vessels this month.
- * Total (**7**) RoRo vessels handled.
- * Tenaris experienced (**2**) vessels, (**19**) barges and (**0**) railcars this month.
- * Total of (**12**) Container vessel calls.
- * CEMEX transferred product from truck to (**18**) rail cars.
- * Vulcan Material handled (**95**) rail cars this month.
- * Average vessel activity in 2022 was 38 per month. This month, we handled 45 vessels (19 LNG & 26 Inner Harbor).
- * *Enterprise/Seaway received (**10**) vessels.*
- * *There were (**104**) Total Vessel arrivals Port wide.*

B. FISCAL YEAR ACTIVITY EXPLANATION

- * Total Tons for this year are as expected. This is due to the transition of vessel calls by LNG and additional calls of Steel Bars and RoRo vessels.
- * LNG has handled (**57**) vessels for export.
- * Tenaris has handled (**26**) vessels, (**72**) barges and (**391**) railcars.
- * Total (**74**) RoRo vessels handled.
- * YTD (**74**) Container vessel calls.
- * CEMEX handled (**144**) railcars with **9,597** Tons of Co2.
- * Vulcan handled (**847**) railcars with **97,377** Tons of Limestone and (**0**) Vessels.
- * Total vessels handled this fiscal year is **246** compared to **361** last year (**57** LNG & **189** Inner Harbor).
- * *Enterprise Seaway Vessels Year-to-date (**88**)*
- * *Total Port wide Vessels Fiscal Year-to-date (**707**)*

- * *Total Vehicles Handled Year-to-date (**61,560**)*
- * *Total Containers Handled (**31,518**)*
- * *Total Railcars Handled (**1,394**)*

C. INSIGHT TO ACTIVITY FOR JUNE 2023

- * LNG has scheduled (**17**) vessels.
- * Riviana Foods has scheduled (**0**) vessel.
- * Vulcan Material has scheduled (**0**) vessels and (**95**) Railcars for June.
- * Expecting to handle (**11**) RoRo vessels.
- * Tenaris has (**2**) vessels, (**8**) barges and (**0**) Railcars planned.
- * Expecting (**8**) Container vessels.

D. OPERATIONAL MEETINGS AND AGENDAS

- * OPTS, Safety, Security – Attended the Port’s “Ribbon Cutting” Ceremony for the New Dock 8.
- * Safety – Christine Lewis – Monitored Various Port Operations and Interacted with Staff, Stevedores and Vessel Labor.
- * Security – Chris Hogan – Participated in the Process of Reviewing Security Grants.
- * Austin – Jesse –Participated in Reviewing the Port’s” Hurricane Preparedness Plan”.
- * Jesse – Attended the GPA (Gulf Ports Association) GSTMC (Gulf Seaports Marine Terminal Conference) in Galveston.
- * Austin – Jesse – Met with Contractors Cargo Regarding the Transportation of a very Large and Very Heavy Unit thru Port.
- * Hannah – Austin – Attended the “BMAT” Meeting at the EOC.
- * Al – Jesse – Attended the 2024 Capital Projects Budget Discussion.
- * Al-Jesse-Austin-Ops Staff-Maint Staff- Attended Monthly Port Opts Safety Meeting.



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Interim Financial Report

(unaudited)

For the Period ending:

May 30, 2023

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

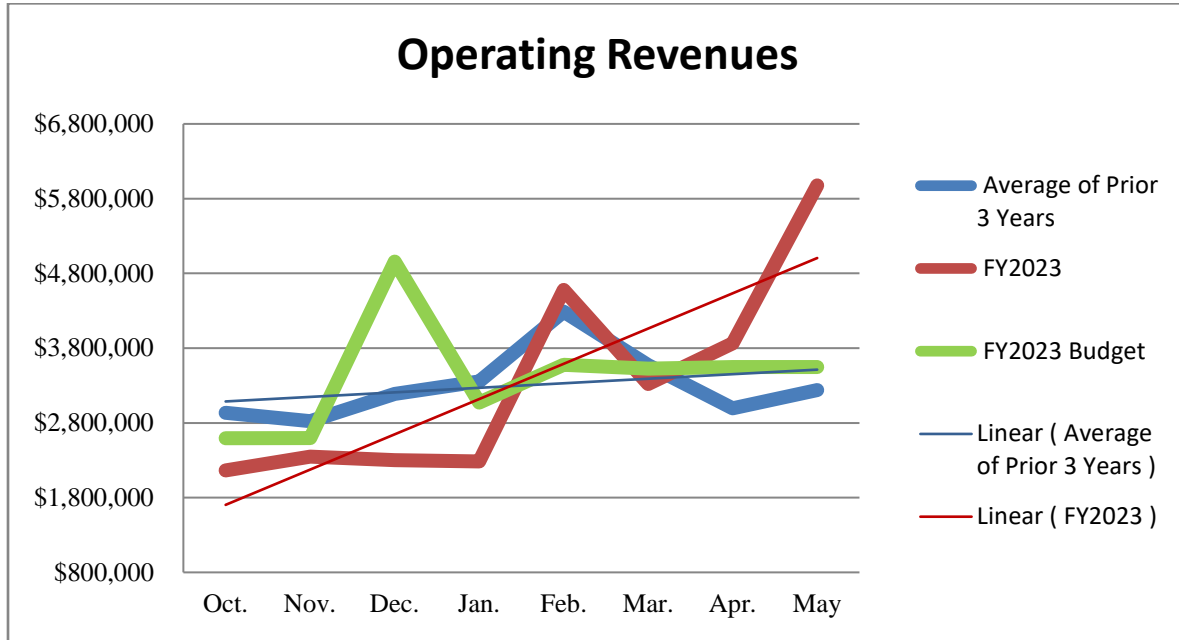
For the first eight months of Fiscal Year 2023, the Port remained on a sound financial foundation although operating revenues were 2% under planned levels. Operating expenses were under planned levels and are below budget by a factor of 11%. These factors combined have contributed to producing an operating profit of \$12,179,124 and an operating margin of 45%, which is above planned performance levels by 11% or \$1,239,700 and is \$3,738,146 or 23% below the prior year's results. This is primarily due to the delay of Freeport LNG startup and the related budgeted business interruption claim which is pending the final processing.

The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 2.9 to 1, which reflects a strong liquidity position, and a debt ratio of 145.8% 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	\$ 26,835,151	\$ 27,414,572	\$ (579,421)	-2%
Operating expense	<u>14,656,027</u>	<u>16,475,148</u>	1,819,121	11%
Operating income (loss)	<u>12,179,124</u>	<u>10,939,424</u>	1,239,700	11%
Operating margin	45.4%	39.9%		
Net non operating revenues (expense)	(18,471,838)	124,439	(18,596,277)	-14944%
Capital contributions	3,877,188	10,380,278	(6,503,090)	0%
Net extraordinary revenue (expense)	<u>-</u>	<u>-</u>	-	0%
Change in net assets	<u>\$ (2,415,526)</u>	<u>\$ 21,444,141</u>	\$(23,859,667)	
Balance Sheet				
Cash and cash equivalents	\$ 77,694,664	Current ratio (unrestricted)		
Lease receivable	180,406,546	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	39,702,814	2.9 to 1		
Total assets	733,787,830			
Current unrestricted liabilities	13,847,419	Debt to Net Assets Ratio		
Total liabilities	336,644,065	145.8%		
Deferred inflow of resources	175,560,971			
Total Net Assets	\$ 221,582,794			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for the period ended May 31, 2023.

OPERATING REVENUES



Total operating revenues for the period ending May 31, 2023, are \$26,835,151. This is \$579,421 or 2% below planned levels. The following provide more specific explanations for variances in revenue:

Wharfage revenue stands at \$8,280,015, which is over budget by \$543,085 or 7%. The following is a brief analysis of wharfage results by cargo category:

	8 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 175,333	\$ 224,987	\$ 49,654	28%
Bulk Aggregate	97,067	-	(97,067)	-100%
Containerized Cargo	975,839	1,152,067	176,228	18%
General Cargo	5,400,812	5,832,925	432,113	8%
Project Cargo	-	38,077	38,077	0%
Ro-Ro Cargo	1,087,879	1,031,960	(55,920)	-5%
Total	\$ 7,736,930	\$ 8,280,015	\$ 543,085	

Dockage revenue stands at \$3,228,168, which is \$1,552,398 or 32% below budgeted levels. Year-to-date ship calls are 246 compared to a budget of 308.

Equipment use fees, stands at \$1,011,327, which is over budget \$142,364 or 16% due to crane and equipment usage.

Security fees, corresponding with wharfage and dockage, stand at \$1,353,691, which is \$73,493 or 5% below budget.

Facility use fees are \$910,762. This is under budget by \$47,638 or 5% due to reduced facility usage outside of tenant leased areas and reduced rail activity.

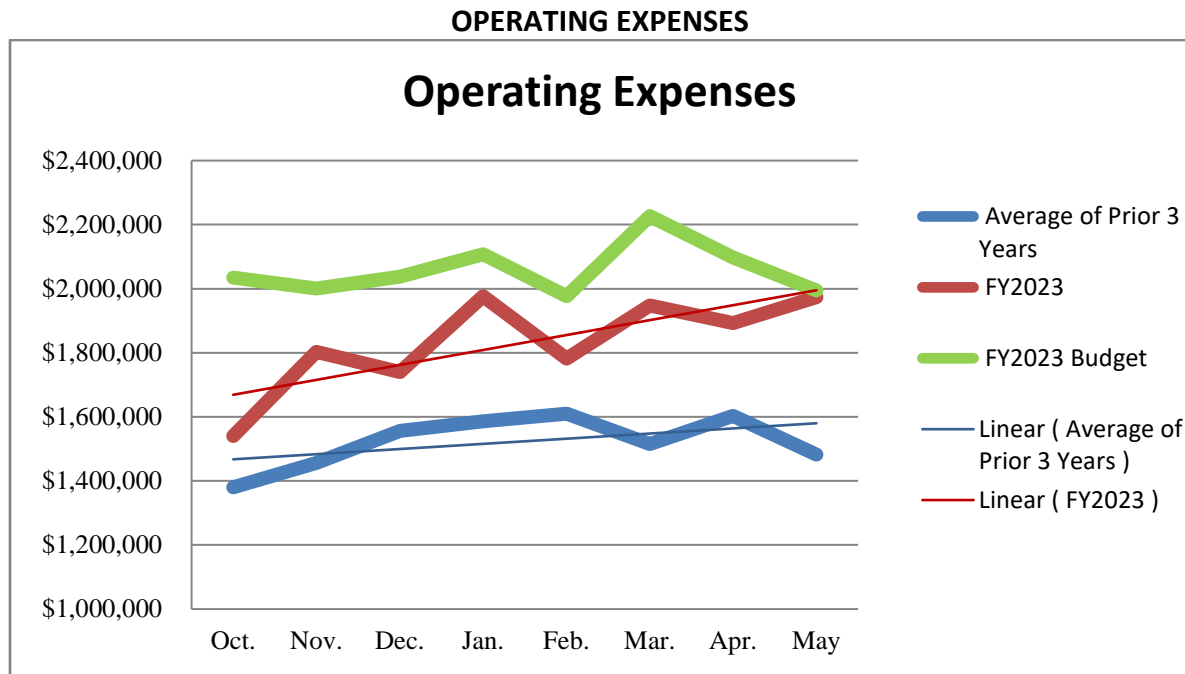
Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$918,075 which is \$40,343 or 5% above budgeted levels.

Ground leases stand at \$8,443,943, which is \$621,839 or 8% above budget levels due to increased area utilized by RoRo tenant and CPI increases.

Other leases are \$592,754, which is \$2,561 above budget levels.

Other revenue is \$96,416, which is above budgeted levels.

Business interruption claim funds were budgeted to be received in December; however, the claim is still being processed. The Port received a partial payment of \$2 million in May toward this claim.



Total operating expenses are \$14,656,027, which is under budget \$1,819,121 or 11% for the period ended May 31, 2023. Following are more specific explanations for variances in operating expenses:

Port salaries/wages and benefits are \$3,323,480. This is \$666,406 or 17% less than budget. Currently, there are five vacancies and one new position not filled when compared to Fiscal Year 2023 Budget.

Professional services are \$2,078,333, which is over budget \$104,225 or 5%. Security services, at \$1,400,746, is the majority of this budget item and is 7% above budgeted levels. This is offset by revenue charged for security for the temporary area utilized by the ro-ro carriers.

Training, travel & promotional expenses are \$339,148 which is under budget \$333,755 or 50%. Following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$55,419, which is below budgeted levels \$195,003 or 78% due to timing or postponement of ad development (website) services.
- Sales/promotional travel costs are \$30,734 which is under budgeted levels by \$25,213 or 45% due to timing of travel.
- Governmental relations costs are \$25,833 which is below budget by \$11,523 or 31% due to timing of government related travel.
- Community events are \$20,675 which is under budgeted levels \$20,661 or 50% due to the timing or postponement of events.
- Technical training is \$43,290 which is \$55,136 or 56% under budget due to timing or postponement of training.

Supplies are \$124,326 which is \$596 or 0% above budget.

Utilities at \$545,451 are under budget \$24,491 or 4%. City of Freeport is still having meter issues and therefore billing issues, so the water/sewer billing has been estimated.

Business insurance is \$1,133,862, which is \$40,918 or 4% above budgeted levels due to an increase in property insurance premiums which was offset by a continuity credit received.

Other services and charges at \$314,799 are \$16,490 or 5% below budget.

Maintenance and repair expenses at \$868,769 are \$100,823 or 10% below budget. Following is a brief explanation of some of the repairs by facility/equipment type:

- Trolley rail repairs to the gantry cranes were \$72,900.
- Power reel cables for the gantry cranes were \$121,458.
- Emergency repairs for the Hyster container handler were \$2,765.
- Tires for the Hyster container handler were \$9,381.
- Repairs to the Emergency Operations Building VRV (HVAC) system were \$3,070.
- Repairs to the Emergency Operations Building backup generator were \$1,900.
- Air conditioning system upgrades for the Administration Building server room were \$5,768.
- Security boat repairs were \$5,100.
- Emergency repairs to the truck scale were \$20,792.

- Scale maintenance and calibration services were \$10,978.
- Repairs and replacement to transit shed 3 overhead doors were \$13,875.
- Emergency repairs for winter freeze water leak at Warehouse 51 were \$4,250.
- Emergency repairs to the Warehouse 51 fire system were \$9,112.
- Emergency repairs to the HWY 36 rail crossing were \$1,180.
- Emergency repairs to Riviana rail track due to derailment were \$20,299.
- Repairs to Quintana open storage yard were \$24,302.
- Repairs to the street sweeper were \$4,189.
- Emergency repairs to backflow preventers after the winter freeze were \$4,165.
- Stormwater outfall vegetation clearing was \$19,500.

Depreciation expense at \$5,927,859 is \$822,895 or 12% below budget levels due to timing of additions.

Operating income is \$12,179,124 compared to a total fiscal year budget of \$15,971,000, shows a positive result for Fiscal Year 2023.

NON-OPERATING REVENUES (EXPENSES)

Ad Valorem tax collections are posted utilizing the certified appraised values less the related fees. Adjustments are made throughout the year from the tax office reports to reflect appraisal and tax office adjustments as well as prior year collections, penalty, and interest. Year to date values are \$6,609,488 compared to an annual budget of \$6,672,300.

Investment income is \$2,432,139, which is above budget due to changes in fair market values, increased funds invested, and interest rates. Investment rates conditions are improving.

Debt interest and fees are \$7,205,516, which is \$627,443 or 10% above budgeted levels, due to timing, interest rate and fees related to debt issuance.

Capital Contributions to Others budget includes \$60,932,700 in contributions to the U.S. Army Corps of Engineers for the Freeport Harbor Channel Improvement Project. There has been \$20,260,949 in expenses for this project. In addition, there was a \$15,000 contribution to Brazoria County Parks Department for Surfside Jetty Park playground equipment and a \$32,000 contribution to Brazoria County for cost share engineering for the San Bernard River.

Grant Revenue budgeted for the Fiscal Year 2023 is \$24,763,800. There has been \$3,877,188 in grant revenue for Fiscal Year 2023. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly.

**PORT FREEPORT
BALANCE SHEET**

	5/31/2023	9/30/2022
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 22,876,395	\$ 34,588,852
INVESTMENTS	8,034,717	9,986,124
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	4,918,202	3,475,052
PROPERTY TAXES	217,187	72,018
LEASE RECEIVABLE	180,406,546	180,406,546
OTHER	2,634	4,927,326
OTHER GOVERNMENTS	641,051	641,487
ACCRUED INTEREST	6,978	626
PREPAIDS	1,905,290	1,033,776
INVENTORY	1,100,360	1,091,309
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 220,109,360	\$ 236,223,116
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	54,818,269	29,895,456
INVESTMENTS	19,723,385	6,706,873
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	182,643	38,709
OTHER	-	683
ACCRUED INTEREST	33,148	22,473
BOND DISCOUNTS AND ISSUANCE COSTS	5,441	6,604
TOTAL RESTRICTED ASSETS	74,762,886	36,670,798
TOTAL CURRENT ASSETS	294,872,246	272,893,914
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	542,737,278	516,431,994
LESS ACCUMULATED DEPRECIATION	(103,821,694)	(97,893,835)
PROPERTY, PLANT, AND EQUIPMENT NET	438,915,584	418,538,159
TOTAL ASSETS	\$ 733,787,830	\$ 691,432,073
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 9,758,999	\$ 12,250,775
EQUIPMENT LEASE PAYABLE	1,523,850	1,523,850
ACCRUED COMPENSATED ABSENCES	0	134,601
UNEARNED LEASE INCOME	2,564,570	4,236,646
TOTAL CURRENT LIABILITIES	\$ 13,847,419	\$ 18,145,872
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	1,173,287	2,910,569
BONDS PAYABLE	670,000	5,865,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	1,843,287	8,775,569
NON-CURRENT LIABILITIES		
EQUIPMENT LEASE PAYABLE	1,558,990	1,558,990
BONDS PAYABLE	297,970,000	242,170,000
BOND PREMIUMS	21,424,369	21,222,354
TOTAL NON-CURRENT LIABILITIES	320,953,359	264,951,344
TOTAL LIABILITIES	\$ 336,644,065	\$ 291,872,785
DEFERRED INFLOW OF RESOURCES		
DEFERRED INFLOW OF RESOURCES	175,560,971	175,560,971
TOTAL DEFERRED INFLOW OF RESOURCES	\$ 175,560,971	\$ 175,560,971
NET ASSETS		
NET INVESTMENT IN CAPITAL ASSETS	\$ 245,386,323	\$ 219,424,654
RESTRICTED-DEBT SERVICE	13,395,035	12,959,784
RESTRICTED-CAPITAL PROJECTS (Corps)	12,283	12,346
RESTRICTED CONTRIBUTED TO OTHERS	18,038,764	6,580,882
RESERVE FOR CAPITAL IMPROVEMENTS	42,555,898	14,200,612
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(129,612,507)	(73,574,150)
UNRESTRICTED	31,806,998	44,394,189
TOTAL NET ASSETS	\$ 221,582,794	\$ 223,998,317

PORT FREEPORT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
May 31, 2023

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	8 MONTHS BUDGET	% OVER (UNDER)	TOTAL 2022/2023 BUDGET
OPERATING REVENUES:						
Wharfage	\$ 8,280,015	\$ 9,681,296	-14%	\$ 7,736,930	7%	\$ 12,546,200
Dockage & deep water berth	3,228,168	5,754,607	-44%	4,780,566	-32%	7,743,700
Equipment & pallet use fees	1,011,327	939,950	8%	868,963	16%	1,303,450
Facility use fees	910,762	1,147,474	-21%	958,400	-5%	1,437,600
Security Fees	1,353,691	1,942,747	-30%	1,427,184	-5%	2,294,250
Other Customer Service Fees	918,075	1,013,755	-9%	877,732	5%	1,308,300
Ground leases	8,443,943	7,570,717	12%	7,822,104	8%	11,699,000
Other leases	592,754	583,094	2%	590,193	0%	885,300
GASB 87 Lease recognition	-	-	0%	-	0%	-
Other revenue	96,416	21,409	350%	12,500	671%	25,000
Business interruption Claim	2,000,000	-	0%	2,340,000	0%	2,340,000
Total Operating Revenues	26,835,151	28,655,049	-6%	27,414,572	-2%	41,582,800
OPERATING EXPENSES:						
Port salaries/wages	2,467,463	2,139,627	15%	2,982,556	-17%	4,494,200
Port employee benefits	856,017	784,505	9%	1,007,330	-15%	1,749,800
Professional services	2,078,333	1,477,246	41%	1,974,108	5%	2,948,700
Training, travel, and promotional	339,148	270,175	26%	672,903	-50%	879,900
Supplies	124,326	106,303	17%	123,730	0%	176,200
Utilities	545,451	383,740	42%	569,942	-4%	854,900
Business Insurance	1,133,862	985,512	15%	1,092,944	4%	1,672,300
Other services & charges	314,799	473,774	-34%	331,289	-5%	503,600
Maintenance & repair	868,769	867,322	0%	969,592	-10%	1,225,400
Depreciation	5,927,859	5,249,575	13%	6,750,754	-12%	11,106,800
Total Operating Expenses	14,656,027	12,737,779	15%	16,475,148	-11%	25,611,800
OPERATING INCOME (LOSS)	12,179,124	15,917,270	-23%	10,939,424	11%	15,971,000
NON-OPERATING REVENUES (EXPENSES)						
Ad Valorum tax collections	6,609,488	6,411,563	3%	6,695,512	-1%	6,672,300
Investment Income	2,432,139	(42,151)	-5870%	7,000	34645%	10,000
Gain (loss) on sale of assets	-	-	0%	-	0%	-
Debt interest and fees	(7,205,516)	(6,270,380)	15%	(6,578,073)	10%	(9,818,300)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:						
Freeport Harbor Improvement Project	(20,260,949)	(1,208,237)	1577%	-	0%	(60,932,700)
Contributed Capital-Other	(47,000)	-	0%	-	0%	-
OTHER:						
Total Non-Operating Revenue (Expenses)	(18,471,838)	(1,109,205)	1565%	124,439	-14944%	(64,068,700)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(6,292,714)	14,808,065	-142%	11,063,863	-157%	(48,097,700)
CAPITAL CONTRIBUTIONS:						
Grants:						
Grants Port-Freeport	3,877,188	140,549	2659%	10,380,278	-63%	24,763,800
Total Capital Contributions-Grants	3,877,188	140,549	2659%	10,380,278	-63%	24,763,800
EXTRAORDINARY ITEM						
Emergency Recovery Efforts - Hurricane	-	(161,745)	-100%	-	0%	-
Net Extraordinary Income (Expense)	-	(161,745)	-100%	-	0%	-
CHANGE IN NET POSITION	\$ (2,415,526)	\$ 14,786,869	-116%	\$ 21,444,141	-111%	\$ (23,333,900)

STATEMENT OF CASH FLOWS

May 31, 2023

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 12,179,124	\$ 15,917,270
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	5,927,859	5,249,575
Dredge Material Placement Fees	-	-
Change in Assets and Liabilities:		
Trade receivables	(1,443,147)	432,785
Other receivables	4,924,692	37,325
Lease Receivable	-	
Deferred inflow of resources	-	
Inventories	(9,051)	(27,193)
Prepaid and Other	(870,831)	(377,803)
Accounts payable	(2,491,776)	3,222,237
Deferred lease income	(1,672,076)	(1,563,003)
Accrued compensated absences	(134,601)	(138,223)
	16,410,193	22,752,970
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	6,379,912	5,732,179
Property tax collection expense	(59,527)	(57,301)
Emergency Recovery Efforts - Disaster Related	-	(161,745)
	6,320,385	5,513,133
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	(5,195,000)	(4,990,000)
Interest and fees paid under debt obligations	(8,739,620)	(8,674,181)
Proceeds from sale of long-term debt obligations	55,800,000	-
Land, capital improvement, and equipment purchases	(26,305,284)	(33,878,383)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	(20,307,949)	(1,208,237)
Gants received	3,877,624	151,641
Proceeds from sale/disposal of capital assets	-	-
	(870,229)	(48,599,160)
Cash Flows from Investing Activities:		
Investment earnings	1,672,866	685,438
Change in FMV of marketable investment securities	742,246	(772,166)
	2,415,112	(86,728)
	24,275,461	(20,419,785)
Cash and Cash Equivalents at Beginning of Period	81,177,305	155,440,709
Cash and Cash Equivalents at End of Period	\$ 105,452,766	\$ 135,020,924

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	4,709,222	95%
31 - 60 days		127,228	3%
61 - 90 days		70,767	1%
Over 90 days	\$	42,544	1%
Allowance for uncollectibles		(31,560)	-1%
Net Trade A/R	\$	4,918,202	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	7,257,275
Corps of Engineers*		620,518
Employee Payroll Related		11,658
Accounts Payable		1,869,548
Total A/P	\$	9,758,999

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	\$ 1,080,000	\$ 30,715,000
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	20,345,000	12,720,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	6,365,000	33,270,000
Senior Lien Revenue and Refunding Bonds, Series 2018	32,865,000	2,795,000	30,070,000
Senior Lien Revenue and Refunding Bonds, Series 2019A	45,200,000	3,345,000	41,855,000
Senior Lien Revenue and Refunding Bonds, Series 2019B	29,480,000	2,290,000	27,190,000
Senior Lien Revenue and Refunding Bonds, Series 2021	29,885,000	-	29,885,000
2014 Equipment Lease Payable	14,100,000	11,017,160	3,082,840
Total Bonds	\$ 348,960,000	\$ 47,237,160	\$ 301,722,840

Less Current Portion of Long-Term Debt Payable	\$	2,193,850
Long-term Debt Payable	\$	299,528,990

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
May 31, 2023

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	8 MONTHS BUDGET	BUDGET % OVER (UNDER)	TOTAL 2023 BUDGET
<u>COMMISSIONERS</u>						
OPERATING EXPENSES:						
Port salaries/wages	\$ 36,800	\$ 38,400	-4%	\$ 40,932	0%	\$ 61,400
Port employee benefits	48,541	49,398	-2%	50,943	0%	76,793
Professional services	10,000	-	0%	34,300	-71%	34,300
Training, travel & promotional	39,895	15,884	151%	62,318	-36%	75,900
Supplies	367	84	337%	332	11%	500
Utilities	4,992	5,098	-2%	5,368	-7%	8,050
Total Operating Expenses	\$ 140,595	\$ 108,864	29%	\$ 194,193	-28%	\$ 256,943
<u>ADMINISTRATION & FOREIGN TRADE ZONE</u>						
OPERATING EXPENSES:						
Port salaries/wages	\$ 771,510	\$ 714,792	8%	\$ 1,018,948	-24%	\$ 1,515,900
Port employee benefits	239,447	222,239	8%	305,451	-22%	536,841
Professional services	571,953	315,356	81%	574,166	0%	868,450
Training, travel & promotional	75,103	63,010	19%	135,862	-45%	197,400
Supplies	18,301	17,129	7%	22,328	-18%	31,300
Utilities	58,989	38,580	53%	48,834	21%	73,250
Business Insurance	1,133,862	985,512	15%	1,092,944	4%	1,672,300
Other services & charges	230,936	394,834	-42%	239,082	-3%	359,450
Maintenance & repair	90,010	59,408	52%	271,790	-67%	332,400
Depreciation	5,927,859	5,249,575	13%	6,750,754	-12%	11,106,800
Total Operating Expenses	\$ 9,117,970	\$ 8,060,435	13%	\$ 10,460,159	-13%	\$ 16,694,091
<u>ENGINEERING</u>						
OPERATING EXPENSES:						
Port salaries/wages	\$ 264,479	\$ 250,236	6%	\$ 304,068	-13%	\$ 456,100
Port employee benefits	99,913	91,043	10%	99,696	0%	177,458
Professional services	21,004	34,695	-39%	46,672	-55%	70,000
Training, travel & promotional	7,506	5,598	34%	19,752	-62%	29,500
Supplies	2,027	1,774	14%	3,966	-49%	5,950
Utilities	5,580	4,464	25%	4,936	13%	7,400
Other services & charges	3,453	120	2778%	5,072	-32%	7,600
Maintenance & repair	1,259	184	584%	336	275%	500
Total Operating Expenses	\$ 405,221	\$ 388,114	4%	\$ 484,498	-16%	\$ 754,508
<u>OPERATIONS</u>						
OPERATING EXPENSES:						
Port salaries/wages	\$ 1,061,012	\$ 835,879	27%	\$ 1,159,734	-9%	\$ 1,762,486
Port employee benefits	357,940	315,794	13%	395,299	-9%	687,050
Professional services	70,936	10,802	557%	5,000	1319%	5,000
Training, travel & promotional	20,810	13,978	49%	22,579	-8%	31,000
Supplies	66,488	53,645	24%	56,260	18%	81,450
Utilities	442,783	308,200	44%	466,102	-5%	699,150
Other services & charges	41,160	40,747	1%	43,235	-5%	70,700
Maintenance & repair	707,921	745,000	-5%	649,010	9%	820,100
Total Operating Expenses	\$ 2,769,050	\$ 2,324,045	19%	\$ 2,797,219	-1%	\$ 4,156,936

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
May 31, 2023

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	8 MONTHS BUDGET	BUDGET % OVER (UNDER)	TOTAL 2023 BUDGET
<u>BUSINESS DEVELOPMENT</u>						
OPERATING EXPENSES:						
Port salaries/wages	\$ 256,665	\$ 224,368	14%	\$ 329,498	-22%	\$ 494,250
Port employee benefits	87,357	82,925	5%	119,305	-27%	204,321
Professional services	3,312	3,606	-8%	-	0%	-
Training, travel & promotional	194,633	170,540	14%	421,688	-54%	530,200
Supplies	3,488	2,512	39%	3,398	3%	4,850
Utilities	5,954	4,617	29%	6,298	-5%	9,450
Other services & charges	14,309	12,820	12%	16,500	-13%	24,750
Maintenance & repair	-	-	0%	-	0%	-
Total Operating Expenses	\$ 565,718	\$ 501,388	13%	\$ 896,687	-37%	\$ 1,267,821

PROTECTIVE SERVICES

OPERATING EXPENSES:						
Port salaries/wages	\$ 76,997	\$ 75,952	1%	\$ 129,376	-40%	\$ 204,064
Port employee benefits	22,819	23,106	-1%	36,636	-38%	67,337
Professional services	1,401,128	1,112,787	26%	1,313,970	7%	1,970,950
Training, travel & promotional	1,201	1,165	3%	10,704	-89%	15,900
Supplies	33,655	31,159	8%	37,446	-10%	52,150
Utilities	27,153	22,781	19%	38,404	-29%	57,600
Other services & charges	24,941	25,253	-1%	27,400	-9%	41,100
Maintenance & repair	69,579	62,730	11%	48,456	44%	72,400
Total Operating Expenses	\$ 1,657,473	\$ 1,354,933	22%	\$ 1,642,392	1%	\$ 2,481,501

CONSOLIDATED - TOTAL

OPERATING EXPENSES:						
Port salaries/wages	\$ 2,467,463	2,139,627	15%	\$ 2,982,556	-17%	\$ 4,494,200
Port employee benefits	856,017	784,505	9%	1,007,330	-15%	1,749,800
Professional services	2,078,333	1,477,246	41%	1,974,108	5%	2,948,700
Training, travel & promotional	339,148	270,175	26%	672,903	-50%	879,900
Supplies	124,326	106,303	17%	123,730	0%	176,200
Utilities	545,451	383,740	42%	569,942	-4%	854,900
Business Insurance	1,133,862	985,512	15%	1,092,944	4%	1,672,300
Other services & charges	314,799	473,774	-34%	331,289	-5%	503,600
Maintenance & repair	868,769	867,322	0%	969,592	-10%	1,225,400
Depreciation	5,927,859	5,249,575	13%	6,750,754	-12%	11,106,800
Total Operating Expenses	\$ 14,656,027	\$ 12,737,779	15%	\$ 16,475,148	-11%	\$ 25,611,800

PORT FREEPORT - VELASCO TERMINAL ONLY

STATEMENT OF REVENUES AND EXPENSES

May 31, 2023

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	8 MONTHS BUDGET	% OVER (UNDER)	TOTAL 2023 BUDGET
OPERATING REVENUES:						
Wharfage	\$ 1,207,608	\$ 1,146,600	5%	\$ 1,072,904	13%	\$ 1,609,358
Dockage & deep water berth	482,552	548,896	-12%	413,416	17%	620,126
Equipment & pallet use fees	885,534	821,620	8%	736,648	20%	1,104,979
Facility use fees	83,341	361,465	-77%	-	0%	-
Security Fees	156,493	162,264	-4%	190,088	-18%	285,134
Other Customer Service Fees	252,902	242,821	4%	295,400	-14%	443,100
Ground leases	253,175	247,850	2%	66,440	281%	99,660
Total Operating Revenues	3,321,605	3,531,516	-6%	2,774,896	20%	4,162,357
OPERATING EXPENSES:						
Port salaries/wages	213,294	146,652	45%	181,312	18%	281,328
Port employee benefits	61,660	39,977	54%	52,469	18%	95,899
Professional services	25,236	-	0%	-	0%	-
Training, travel, and promotional	-	-	0%	800	-100%	1,200
Supplies	55	-	0%	-	0%	-
Utilities	85,164	72,389	18%	104,302	-18%	156,450
Business Insurance	268,008	217,340	23%	255,930	5%	393,694
Maintenance & repair	306,705	443,170	-31%	265,992	15%	318,450
Depreciation	1,917,343	1,902,708	1%	2,234,784	-14%	4,332,850
Total Operating Expenses	2,877,465	2,822,236	2%	3,095,589	-7%	5,579,871
OPERATING INCOME (LOSS)	444,140	709,280	37%	(320,693)	238%	(1,417,514)
NON-OPERATING REVENUES (EXPENSES)						
Debt interest and fees	(1,242,294)	(1,335,027)	-7%	(2,200,720)	-44%	(3,302,248)
Total Non-Operating Revenue (Expenses)	(1,242,294)	(1,335,027)	-7%	(2,200,720)	-44%	(3,302,248)
CHANGE IN NET POSITION	\$ (798,154)	\$ (625,747)	28%	\$ (2,521,413)	-68%	\$ (4,719,762)

PORT FREEPORT
Port Improvement Projects Summary
May 31, 2023

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2023	CIP Prior Years	Incurred to Date Total	Balance to Finish
Velasco Term Phase II - Berth 8	133,856,037.88	(13,283,496.98)	120,572,540.90	23,000,000.00	11,931,788.81	105,264,205.17	117,195,993.98	3,376,546.92
EDSA	4,144,063.24	589,830.00	4,733,893.24		315,577.40	4,179,988.94	4,495,566.34	238,326.90
Construction	129,677,607.30	(13,873,326.98)	115,804,280.32		11,616,211.41	101,049,848.89	112,666,060.30	3,138,220.02
Other not in contract	34,367.34	0.00	34,367.34		0.00	34,367.34	34,367.34	0.00
RORO Ramp - Berth 8	24,928,632.25	392,100.00	25,320,732.25	0.00	5,466,074.03	19,519,570.24	24,985,644.27	335,087.98
EDSA	53,944.25	392,100.00	446,044.25		221,677.60	272,102.90	493,780.50	(47,736.25)
Construction	24,874,688.00	0.00	24,874,688.00		5,244,396.43	19,247,467.34	24,491,863.77	382,824.23
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT- North Gate Entrance	350,134.00	0.00	350,134.00	5,563,750.00	0.00	0.00	0.00	350,134.00
EDSA	350,134.00	0.00	350,134.00		0.00	0.00	0.00	350,134.00
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- Access Project	1,196,718.00	0.00	1,196,718.00	9,028,950.00	0.00	0.00	0.00	1,196,718.00
EDSA	1,196,718.00	0.00	1,196,718.00		0.00	0.00	0.00	1,196,718.00
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- Refrigerated Cross Dock	0.00	0.00	0.00	13,705,950.00	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
Land & Improvements	558,306.03	0.00	558,306.03	4,000,000.00	558,306.03	0.00	558,306.03	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	558,306.03	0.00	558,306.03		558,306.03	0.00	558,306.03	0.00
Parcel 14 Rail Development Phase II	9,670,314.00	0.00	9,670,314.00	10,521,050.00	8,032,093.62	184,127.34	8,216,220.96	1,454,093.04
EDSA	407,412.00	0.00	407,412.00		120,693.64	184,127.34	304,820.98	102,591.02
Construction	9,262,902.00	0.00	9,262,902.00		7,911,399.98	0.00	7,911,399.98	1,351,502.02
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Pumpstation 1400 E Floodgate & P14 Drainage	1,444,585.61	0.00	1,444,585.61	575,000.00	660.61	1,440.00	2,100.61	1,442,485.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	1,442,485.00	0.00	1,442,485.00		0.00	0.00	0.00	1,442,485.00
Other not in contract	2,100.61	0.00	2,100.61		660.61	1,440.00	2,100.61	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	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
M & R - Roads	0.00	0.00	0.00	0.00	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
Gate 8 Renovations	196,728.23	0.00	196,728.23	300,000.00	66,049.15	3,528.00	69,577.15	127,151.08
EDSA	33,600.00	0.00	33,600.00		23,352.00	3,528.00	26,880.00	6,720.00
Construction	162,525.00	0.00	162,525.00		42,093.92	0.00	42,093.92	120,431.08
Other not in contract	603.23	0.00	603.23		603.23	0.00	603.23	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
VT Backlands Area IV	528,394.21	0.00	528,394.21	0.00	40,422.32	99,572.65	139,994.97	388,399.24
EDSA	528,388.18	0.00	528,388.18		40,422.32	99,566.62	139,988.94	388,399.24
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	6.03	0.00	6.03		0.00	6.03	6.03	0.00
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
Fence Razor Wire Upgrade	0.00	0.00	0.00	60,000.00	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
Portwide Areas Upgrade to Concrete	4,730,450.40	0.00	4,730,450.40	3,400,000.00	1,851.40	0.00	1,851.40	4,728,599.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	4,728,599.00	0.00	4,728,599.00		0.00	0.00	0.00	4,728,599.00
Other not in contract	1,851.40	0.00	1,851.40		1,851.40	0.00	1,851.40	0.00
Inner Harbor Berth Repairs	240,300.00	0.00	240,300.00	0.00	0.00	113,950.00	113,950.00	126,350.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	180,500.00	0.00	180,500.00		0.00	54,150.00	54,150.00	126,350.00
Other not in contract	59,800.00	0.00	59,800.00		0.00	59,800.00	59,800.00	0.00
Total				\$ 70,424,700.00	\$ 26,097,245.97	\$ 125,190,471.40	\$ 151,287,717.37	\$ 13,525,564.26

Vendor Expenditure

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This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 05/01/23..05/31/23

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
92390	05/02/23	V00004	City of Freeport	1,373.48	
127011	124482		Water & Gas		494.01
127012	124483		Water & Gas		106.31
127013	124484		Water & Gas		90.96
127014	124485		Water & Gas		682.20
			Line Amount Total		1,373.48
92391	05/02/23	V00007	Office Universe, Inc.	11.47	
126929	124409		Office Supplies		11.47
			Line Amount Total		11.47
92392	05/02/23	V00010	Specialties Company	32.40	
126934	124410		M&R TOE-Yard Truck-PF29		32.40
			Line Amount Total		32.40
92393	05/02/23	V00012	FedEx	31.73	
127015	124488		Postage and Freight		11.82
127015	124488		Postage and Freight		19.91
			Line Amount Total		31.73
92394	05/02/23	V00054	Summit Electric Supply	67.07	
126939	124398		M&R Bldgs-Maintenance Bldg		67.07
			Line Amount Total		67.07
92395	05/02/23	V00055	Jesse Hibbetts	74.67	
126988	124469		Flexible Spending Emp Reimbursement		74.67
			Line Amount Total		74.67
92396	05/02/23	V00062	AT&T Mobility	351.28	
126998	124479		Telephone		87.82
126998	124479		Telephone		219.55
126998	124479		Telephone		43.91
			Line Amount Total		351.28
92397	05/02/23	V00067	Quill Corporation	93.93	
126930	124427		Office Supplies		93.93
			Line Amount Total		93.93
92398	05/02/23	V00077	Brookside Equipment	618.64	
127010	124480		M&R TOE-John Deere Gator		618.64
			Line Amount Total		618.64
92399	05/02/23	V00082	Shane Pirtle	1,145.70	
127020	124492		Governmental Relations Travel		1,145.70
			Line Amount Total		1,145.70
92400	05/02/23	V00084	Crain, Caton & James	62,428.05	
126999	124497		Legal Fees		468.00
126999	124497		Freeport LNG Development, LP		
127023	124495		Legal Fees		59,026.50
127024	124496		Legal Fees		2,925.00
127024	124496		Legal Fees		8.55
			Line Amount Total		62,428.05

Vendor Expenditure

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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		
92401	05/02/23	V00098	Suburban Propane	1.00	
127004	124477		Fuel/Oil		1.00
			Line Amount Total		1.00
92402	05/02/23	V00100	LJA Engineering Inc.	2,961.00	
126993	111718		Construction In Progress-Area 3		2,961.00
126993	111718		Construction in Progress-Area-3+		
126993	111718		Construction in Progress-Area-3+		
126993	111718		Construction in Progress-Area-3+		
126993	111718		Construction in Progress-Area-3+		
126993	111718		Construction In Progress-Area 4		
126993	111718		Construction In Progress-Area 5 Phase II		
126993	111718		Construction in Progress-Area 4		
126993	111718		Balance carried over from PO# 10615		
126993	111718		Board Approved 11/14/13		
			Line Amount Total		2,961.00
92403	05/02/23	V00101	Sunstates Security, LLC	75,479.74	
126989	124458		Security Service Fees		404.00
126990	124462		Security Service Fees		347.10
126991	124463		Security Service Fees		190.13
126994	124459		Security Service Fees		1,151.22
126995	124460		Security Service Fees		34,048.76
126996	124461		Security Service Fees		1,082.64
126997	124464		Security Service Fees		36,442.29
127007	124490		Security Service Fees		647.92
127021	124489		Security Service Fees		1,165.68
			Line Amount Total		75,479.74
92404	05/02/23	V00104	Donald Mullett	12,094.80	
127028	124501		M&R TOE-Gantry Crane		6,047.41
127028	124501		M&R TOE-Gantry Crane		6,047.39
127028	124501		Discontinued parts from Ebay for Cranes 1/2		
			Line Amount Total		12,094.80
92405	05/02/23	V00106	Freese & Nichols	28,318.24	
127026	120785		Professional Services for the		28,318.24
127026	120785		Parcel 14 Rail Expansion project		
127026	120785		Project No. 22-03		
127026	120785		Board Approved 3/10/2022		
			Line Amount Total		28,318.24
92406	05/02/23	V00112	Tricia Vela	87.70	
127029	124499		Community Event-TACFT		12.70
127029	124499		Telephone		75.00
			Line Amount Total		87.70
92407	05/02/23	V00187	Brazoria County Septic Service	1,688.00	
127019	124474		Contract Services		1,688.00
			Line Amount Total		1,688.00
92408	05/02/23	V00193	Grainger	291.76	
126923	124411		M&R TOE-Gantry Crane		122.54
126923	124411		M&R TOE-Gantry Crane		122.54
126924	124412		M&R TOE-Gantry Crane		23.34

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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		
126924		124412	M&R TOE-Gantry Crane		23.34
				Line Amount Total	291.76
92409	05/02/23	V00214	McFarland PLLC	52,030.23	
127025		124494	Construction in Progress		45,318.75
127025		124494	Construction in Progress		6,711.48
				Line Amount Total	52,030.23
92410	05/02/23	V00228	Department of Information Resources	286.27	
126921		124426	Telephone		55.85
126921		124426	Telephone		27.94
126921		124426	Telephone		111.66
126921		124426	Telephone		6.98
126921		124426	Telephone		27.97
126921		124426	Telephone		6.98
126921		124426	Telephone		6.98
126921		124426	Telephone		13.97
126921		124426	Telephone		27.94
				Line Amount Total	286.27
92411	05/02/23	V00242	Detail Products Inc.	317.50	
127000		124476	Sales/Promotion Travel		317.50
				Line Amount Total	317.50
92412	05/02/23	V00256	Blueline Shop & Copy Center	23.40	
126865		124344	M&R TOE-Gantry Crane		11.70
126865		124344	M&R TOE-Gantry Crane		11.70
				Line Amount Total	23.40
92413	05/02/23	V00289	Pearland Chamber of Commerce	450.00	
127017		124503	Dues & Memberships & Licenses		450.00
127017		124503	Membership May 2022-April 2024		
				Line Amount Total	450.00
92414	05/02/23	V00337	Daikin Applied Inc	4,086.35	
127027		124481	M&R Bldgs-Security Bldg		4,086.35
				Line Amount Total	4,086.35
92415	05/02/23	V00392	United Way of Brazoria County	300.00	
127030		124498	Community Events		300.00
127030		124498	2023 Hole Sponsorship-X 2		
				Line Amount Total	300.00
92416	05/02/23	V00653	Paul Bridges & Associates, LLC	1,980.00	
127032		123354	Consultant Fees - Other.		1,980.00
127032		123354	Consultant Fees - Other		
				Line Amount Total	1,980.00
92417	05/02/23	V00668	DARE Capital Partners, LLC	1,449.79	
126992		124470	M&R Other-Mowing, Weed Control Etc		1,449.79
				Line Amount Total	1,449.79
92418	05/02/23	V00808	Whitener Enterprises Inc.	2,135.58	
126983		124280	Fuel/Oil		2,005.58
126983		124280	Fuel/Oil-state fuel tax		130.00
126983		124280	Unleaded fuel for tank		
				Line Amount Total	2,135.58

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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
92419	05/02/23	V00821	Summit Fire & Security, LLC	3,349.75	
126876	124338		M&R Bldgs-Admin Bldg 1100 Cherry St		660.00
126876	124338		Admin Bldg Fire Alarm Ann monitoring		
126877	124341		M&R Bldgs-Security Bldg		660.00
126877	124341		Alarm system ann monitoring		
126878	124342		M&R Transit Shed-T.S. Sprinkler System		709.75
126878	124342		Fire Protection		
126885	124339		M&R Transit Shed-T.S. Sprinkler System		660.00
126885	124339		Fire alarm system ann monitoring		
126887	124340		M&R Warehouse-WH51 Sprinkler System		660.00
126887	124340		Fire alarm ann monitoring		
			Line Amount Total		3,349.75
92420	05/02/23	V00850	Kendra Conkle	537.20	
127016	124502		Community Event-TACFT		537.20
			Line Amount Total		537.20
92421	05/02/23	V00864	Visual Edge IT	147.16	
127008	124493		Contract Services		147.16
			Line Amount Total		147.16
92422	05/09/23	V00010	Specialties Company	229.52	
126933	124407		M&R Groundskeeping Equipment-5510 John Deere		20.36
126932	124404		M&R Groundskeeping Equipment-5510 John Deere		209.16
			Line Amount Total		229.52
92423	05/09/23	V00021	Gulf Coast Paper Company	701.59	
127002	124475		Office Supplies		35.92
126925	124433		Office Supplies		665.67
			Line Amount Total		701.59
92424	05/09/23	V00031	Culligan Water Systems	273.81	
127076	122258		Annual Contract for maintenance, filters, and		
127076	122258		cartridges to portable water supply		
127076	122258		M&R Bldgs-Operations Bldg		91.27
127076	122258		M&R Bldgs-Buildings VT Berth 7		91.27
127076	122258		M&R Transit Shed-T.S. 1		91.27
			Line Amount Total		273.81
92425	05/09/23	V00039	Brazosport Tire	875.56	
127049	124528		M&R Vehicles-Ford Pick Up		875.56
			Line Amount Total		875.56
92426	05/09/23	V00049	Brazos Fasteners	927.32	
127009	124487		M&R Bldgs-Gate 4		927.32
			Line Amount Total		927.32
92427	05/09/23	V00055	Jesse Hibbetts	263.33	
127036	124508		Sales/Promotion Travel		193.83
127036	124508		Automobile Expense		69.50
			Line Amount Total		263.33
92428	05/09/23	V00067	Quill Corporation	35.46	
126978	124429		Office Supplies		4.56
126978	124429		Office Supplies		2.28
126978	124429		Office Supplies		23.49
126978	124429		Office Supplies		0.57
126978	124429		Office Supplies		2.28

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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		
126978		124429	Office Supplies		2.28
				Line Amount Total	35.46
92429	05/09/23	V00075	Vicki L. Smith	75.00	
127086		124560	Telephone		75.00
				Line Amount Total	75.00
92430	05/09/23	V00080	On Hold Marketing Works	78.00	
127095		124563	Lease Expense		39.00
127096		124562	Lease Expense		39.00
				Line Amount Total	78.00
92431	05/09/23	V00083	Jason Hull	136.75	
127035		124507	Telephone		136.75
				Line Amount Total	136.75
92432	05/09/23	V00090	Cordoba Law Firm, P.L.L.C.	3,682.51	
127075		124543	Construction in Progress		3,611.00
127075		124543	Construction in Progress		71.51
				Line Amount Total	3,682.51
92433	05/09/23	V00095	Swisher & Swisher	1,000.00	
127022		118205	M&R Other-Mowing, Weed Control Etc		1,000.00
127022		118205	Annual Herbicide Application for Designated Areas		
127022		118205	7/01/21 - 6/30/23		
127022		118205	Two Year Service		
				Line Amount Total	1,000.00
92434	05/09/23	V00101	Sunstates Security, LLC	75,258.10	
127065		124552	Security Service Fees		612.30
127066		124553	Security Service Fees		242.97
127082		124551	Security Service Fees		35,354.36
127083		124555	Security Service Fees		1,003.70
127091		124540	Security Service Fees		38,044.77
				Line Amount Total	75,258.10
92435	05/09/23	V00107	HDR, Inc	40,000.00	
127088		114861	FHIP Reach 1		
127088		114861	FHIP - Reach 4		20,000.00
127088		114861	Professional Services for the FHCIP Reach 1 & 4		
127088		114861	Project No. 20-06		
127088		114861	Board Approved 6/25/2020		
127088		114861	2019 GO Bond		
127088		114861	Other Accounts Payable (JE)		
127088		114861	FHIP Reach 1		20,000.00
127088		114861	Change Order		
127088		114861	Ammendment No 1 for FHCIP 1,2,4		
127088		114861	Board Approved 03/09/2023		
				Line Amount Total	40,000.00
92436	05/09/23	V00110	Jason Miura	1,432.58	
127078		124549	Flexible Spending Emp Reimbursement		1,432.58
				Line Amount Total	1,432.58
92437	05/09/23	V00124	Carriage House Partners	5,000.00	
127074		123362	Consultant Fees - Other		5,000.00
				Line Amount Total	5,000.00

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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
92438	05/09/23	V00166	Van Scoyoc Associates	11,017.31	
	127092	115717	Consultant Fees - Other		11,000.00
	127092	115717	Govt. Liaison Service Agreement Oct.2020-Sept 2023		
	127092	115717	Consultant Fees - Other		17.31
	127092	115717	Expenses Incurred-Not to exceed \$8K over course of		
	127092	115717	3yrs contract-CA 10/8/2020		
			Line Amount Total		11,017.31
92439	05/09/23	V00178	Waypoint	17,008.20	
	127093	124293	Exchange OnlineLicenses		1,200.00
	127093	124293	Office 365 E3 Licenses		14,520.00
	127093	124293	Project Plan 3 Licenses		720.00
	127093	124293	Visio Plan 2 Licenses		360.00
	127094	124557	Contract Services		208.20
			Line Amount Total		17,008.20
92440	05/09/23	V00200	The Chamber Brazosport Area	40.00	
	127073	124541	Community Events		40.00
	127073	124541	April Membership Luncheon		
			Line Amount Total		40.00
92441	05/09/23	V00210	Mimecast North America, Inc.	592.34	
	127098	124558	Contract Services		592.34
			Line Amount Total		592.34
92442	05/09/23	V00258	HubSpot, Inc.	3,600.00	
	127089	124559	Contract Services		3,600.00
			Line Amount Total		3,600.00
92443	05/09/23	V00283	Diver Overhead Door	625.00	
	127054	124527	M&R Warehouse-Warehouse 51		625.00
			Line Amount Total		625.00
92444	05/09/23	V00364	Brazosport Plumbing & Heating	307.50	
	127048	124526	M&R Bldgs-Security Bldg		307.50
			Line Amount Total		307.50
92445	05/09/23	V00376	The Goodman Corporation	25,850.00	
	127097	124564	Consultant Fees - Other		5,170.00
	127097	124564	Consultant Fees - Other		20,680.00
			Line Amount Total		25,850.00
92446	05/09/23	V00406	Texas A&M Transportation Institute	33,250.00	
	127084	121031	Consultant Fees - Other		33,250.00
	127084	121031	Consulting-Economic Impact Study NTE		
	127084	121031	Board Approved 3/24/2022		
			Line Amount Total		33,250.00
92447	05/09/23	V00451	Pentagon Publishing Inc.	2,396.00	
	127090	124505	Industry Advertising		2,396.00
	127090	124505	1/2 page ad in the Bulletin		
			Line Amount Total		2,396.00
92448	05/09/23	V00452	Breakbulk US OPCO Inc.	4,700.00	
	127099	123694	Commerical Event-JOC Breakbulk-Business Developmen		4,700.00
			Line Amount Total		4,700.00

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
92449	05/09/23	V00515	Talk About Good	4,242.50	
127046		124314	Community Event-TACFT		3,606.75
127046		124314	cost increase due to head count increase		635.75
127046		124314	TACFT Captain's Dinner & Decor 5/4/2023		
127046		124314	100 Chicken Fried Chicken & Steak entrees w/2		
127046		124314	sides & bread \$12.90 per person		
127046		124314	25 grill chicken \$11.90 ea, salads, beverages,		
127046		124314	desserts		
			Line Amount Total		4,242.50
92450	05/09/23	V00600	Gulf Coast Ford	23,317.25	
127077		122474	2023 W8EO Ford Maverick XL Supercrew FWD		22,195.00
127077		122474	Floor Liners-All-Weather Tray Style Set		175.00
127077		122474	Ford Co-Pilot 360		650.00
127077		122474	Destination & Delivery Fees		
127077		122474	Document, inspection, license&title fees		297.25
			Line Amount Total		23,317.25
92451	05/09/23	V00653	Paul Bridges & Associates, LLC	11,566.74	
127079		124451	Consultant Fees - Other		11,566.74
127079		124451	Proposed Cost for Crane Procurement Oversight		
			Line Amount Total		11,566.74
92452	05/09/23	V00668	DARE Capital Partners, LLC	1,363.19	
127044		124510	M&R Other-Mowing, Weed Control Etc		1,363.19
			Line Amount Total		1,363.19
92453	05/09/23	V00706	Convergent Technologies LLC	2,474.34	
127087		124561	M&R IT Equipment		2,474.34
			Line Amount Total		2,474.34
92454	05/09/23	V00770	UniFirst Holdings Inc.	318.20	
127047		123260	Annual Contract - Ops Employees uniforms, mats,		
127047		123260	towels, soap etc.		
127047		123260	Maint and Operations Supplies		231.25
127047		123260	Other Receivables		71.20
127047		123260	M&R Bldgs-Operations Bldg		15.75
127047		123260	Annual Contract - EOC mats, soap etc.		
127047		123260	M&R Bldgs-Admin Bldg 1100 Cherry St		
127047		123260	Annual Contract - Admin mats, soap etc.		
127047		123260	M&R Bldgs-Security Bldg		
127047		123260	1 Year Agreement (October 2022-September 2023)		
			Line Amount Total		318.20
92455	05/09/23	V00880	Christine Lewis	219.61	
127053		124550	Telephone		75.00
127053		124550	Office Supplies		74.83
127053		124550	Automobile Expense		69.78
			Line Amount Total		219.61
92456	05/09/23	V00909	Randle Law Office Ltd.	22,308.22	
127081		124554	Legal Fees		21,895.00
127081		124554	Legal Fees		413.22
			Line Amount Total		22,308.22
92457	05/09/23	V00932	Plastix Plus, LLC	4,220.00	
127080		124076	2021 Chevrolet Tahoe SSV		2,975.00

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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		
127080		124076	2021 Chevrolet Tahoe SSV		635.00
127080		124076	2021 Chevrolet Tahoe SSV		460.00
127080		124076	2021 Chevrolet Tahoe SSV		150.00
			Line Amount Total		4,220.00
92458	05/12/23	V00012	FedEx	19.62	
127102		124570	Postage and Freight		19.62
			Line Amount Total		19.62
92459	05/12/23	V00054	Summit Electric Supply	79.74	
126907		124388	M&R Bldgs-Operations Bldg		79.74
			Line Amount Total		79.74
92460	05/12/23	V00055	Jesse Hibbetts	512.99	
127104		124573	Technical Training		512.99
			Line Amount Total		512.99
92461	05/12/23	V00071	Verizon Wireless	436.26	
127112		124583	Telephone		62.99
127112		124583	Telephone		69.31
127112		124583	Telephone		152.00
127113		124584	Telephone		75.98
127113		124584	Telephone		37.99
127113		124584	Telephone		37.99
			Line Amount Total		436.26
92462	05/12/23	V00087	Reliant	77,245.11	
127038		124516	Electricity		220.38
127045		124517	Electricity		4,373.76
127045		124517	Electricity		59,414.63
127045		124517	Electricity		2,581.99
127045		124517	Electricity		10,654.35
			Line Amount Total		77,245.11
92463	05/12/23	V00096	Centerpoint Energy	27.00	
127100		124585	Water & Gas		27.00
			Line Amount Total		27.00
92464	05/12/23	V00114	AT&T:171-799-3737 001	725.25	
127117		124581	Telephone		141.50
127117		124581	Telephone		70.78
127117		124581	Telephone		282.85
127117		124581	Telephone		17.70
127117		124581	Telephone		70.86
127117		124581	Telephone		17.70
127117		124581	Telephone		17.70
127117		124581	Telephone		35.39
127117		124581	Telephone		70.77
			Line Amount Total		725.25
92465	05/12/23	V00242	Detail Products Inc.	572.46	
127034		124336	Promotional Items - Commercial		572.46
127034		124336	200 gel pens / set up fee		
			Line Amount Total		572.46
92466	05/12/23	V00248	Promotions Unlimited	1,260.50	
127105		124589	Community Event-TACFT		495.50
127106		124588	Community Event-TACFT		240.00

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
127107		124587	Community Event-TACFT		75.00
127108		124586	Community Events		450.00
			Line Amount Total		1,260.50
92467	05/12/23	V00600	Gulf Coast Ford	1,347.75	
127123		122474	2023 W8EO Ford Maverick XL Supercrew FWD		
127123		122474	Floor Liners-All-Weather Tray Style Set		
127123		122474	Ford Co-Pilot 360		
127123		122474	Destination & Delivery Fees		1,347.75
127123		122474	Document, inspection, license&title fees		
			Line Amount Total		1,347.75
92468	05/12/23	V00880	Christine Lewis	197.27	
127101		124571	Telephone		75.00
127101		124571	Office Supplies		74.83
127101		124571	Automobile Expense		47.44
			Line Amount Total		197.27
92469	05/12/23	V00038	Killum Pest Control	780.00	
127129		120372	Pest Control Services(Quarterly) Jan 2022-Dec 2022		
127129		120372	M&R Bldgs-Admin Bldg 1100 Cherry St		78.00
127129		120372	M&R Bldgs-Buildings VT Berth 7		78.00
127129		120372	M&R Bldgs-Scale House		78.00
127129		120372	M&R Bldgs-Maintenance Bldg		78.00
127129		120372	M&R Bldgs-Operations Bldg		78.00
127129		120372	M&R Transit Shed-T.S. 1		78.00
127129		120372	M&R Bldgs-Security Bldg		78.00
127129		120372	M&R Bldgs-Gate 4		78.00
127129		120372	M&R Bldgs-Gate 8-Guard Bldg		78.00
127129		120372	M&R Bldgs-Gate 14		78.00
			Line Amount Total		780.00
92470	05/12/23	V00054	Summit Electric Supply	154.61	
127058		124531	M&R Bldgs-Gate 4		154.61
			Line Amount Total		154.61
92471	05/12/23	V00098	Suburban Propane	180.00	
127126		124591	Fuel/Oil		180.00
			Line Amount Total		180.00
92472	05/12/23	V00248	Promotions Unlimited	3,014.73	
127128		124335	Community Event-TACFT		3,012.60
127128		124335	Community Event-TACFT		2.13
			Line Amount Total		3,014.73
92473	05/12/23	V00673	Phoenix Products LLC	3,600.00	
127127		124590	M & R Terminal Facilities-Other		3,600.00
127127		124590	online control system/Phoenix lights		
			Line Amount Total		3,600.00
92474	05/12/23	V00821	Summit Fire & Security, LLC	647.50	
127111		124579	M&R Bldgs-Admin Bldg 1100 Cherry St		647.50
			Line Amount Total		647.50
92475	05/16/23	V00004	City of Freeport	25,376.08	
127145		124609	Water & Gas		25,376.08
			Line Amount Total		25,376.08

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92476	05/16/23	V00006	Michaela Bevers	105.13	
	127155	124612	Telephone		75.00
	127155	124612	Community Event-TACFT		30.13
			Line Amount Total		105.13
92477	05/16/23	V00009	Williams Diesel, Inc	224.84	
	127115	124575	M&R Groundskeeping Equipment-5510 John Deere		196.51
	127116	124576	M&R TOE-Street Sweeper		28.33
			Line Amount Total		224.84
92478	05/16/23	V00013	Mary Campus	64.31	
	127135	124597	Automobile Expense		41.40
	127135	124597	Community Event-TACFT		11.14
	127135	124597	Office Supplies		11.77
			Line Amount Total		64.31
92479	05/16/23	V00015	Mike Wilson	187.86	
	127160	124617	Sales/Promotion Travel		85.00
	127160	124617	Governmental Relations Travel		64.20
	127160	124617	Commercial Events		38.66
			Line Amount Total		187.86
92480	05/16/23	V00026	Lowe's	184.96	
	127157	124614	M&R TOE-Yale Forklift		18.46
	127157	124614	M&R TOE-Yale Forklift		18.46
	127157	124614	M&R Vehicles-Chevy S-10		18.46
	127157	124614	M & R Vehicles - 2016 Chev PU		18.46
	127157	124614	M&R Vehicles-Ford Truck		18.47
	127157	124614	M&R Transit Shed-T.S. 1		38.29
	127157	124614	M&R Bldgs-Gate 4		16.56
	127157	124614	Construction in Progress		37.80
			Line Amount Total		184.96
92481	05/16/23	V00031	Culligan Water Systems	261.76	
	127122	122258	Annual Contract for maintenance, filters, and cartridges to portable water supply		
	127122	122258	M&R Bldgs-Operations Bldg		261.76
	127122	122258	M&R Bldgs-Buildings VT Berth 7		
	127122	122258	M&R Transit Shed-T.S. 1		
			Line Amount Total		261.76
92482	05/16/23	V00037	Briggs Equipment	255.16	
	127050	124530	M&R TOE-Yale Forklift		255.16
			Line Amount Total		255.16
92483	05/16/23	V00040	The Brazosport Facts	2,009.61	
	127154	124611	EOC CBP Addition Air Condition System Replacement		256.23
	127154	124611	Legal Fees		375.36
	127154	124611	Community Event-TACFT		1,276.02
	127154	124611	Community Advertising		102.00
			Line Amount Total		2,009.61
92484	05/16/23	V00046	Sprint Waste Services	1,127.80	
	127109	124578	Contract Services		219.96
	127110	124577	Contract Services		170.82
	127110	124577	Contract Services		214.12

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127140		124602	Contract Services		522.90
			Line Amount Total		1,127.80
92485	05/16/23	V00054	Payment vendor ledger entry is not found check# 92485.	0.00	
			Line Amount Total		
92486	05/16/23	V00054	Payment vendor ledger entry is not found check# 92486.	0.00	
			Line Amount Total		
92487	05/16/23	V00054	Summit Electric Supply	7,809.49	
126937		124393	M&R Bldgs-Gate 4		550.39
126937		124393	North Street Light		
126941		124400	M&R Bldgs-Security Bldg		79.71
126942		124401	M&R Leased Facilities-24A (Chiquita)		535.25
126943		124406	M&R Bldgs-Gate 4		906.01
126944		124414	M&R TOE-Gantry Crane		37.22
126944		124414	M&R TOE-Gantry Crane		37.22
126946		124416	M&R Bldgs-Gate 4		544.73
126948		124418	M&R Bldgs-Security Bldg		21.73
126949		124419	M&R Bldgs-Gate 4		452.85
126950		124421	M&R Bldgs-Security Bldg		411.24
126980		124420	M&R Bldgs-Operations Bldg		67.78
127005		124471	M&R Bldgs-Operations Bldg		11.30
127006		124472	M&R Bldgs-Operations Bldg		564.00
127057		124524	M&R Transit Shed-T.S. 1		19.93
127059		124532	M&R Bldgs-Gate 4		132.36
127060		124533	M&R TOE-Gantry Crane		6.20
127060		124533	M&R TOE-Gantry Crane		6.20
127061		124534	M&R Bldgs-Gate 4		978.00
127062		124535	M&R Leased Facilities-24A (Chiquita)		41.25
127063		124536	M&R Bldgs-Gate 4		489.00
127064		124537	M&R Bldgs-Gate 4		982.00
127067		124544	M&R Terminal Facilities-Other-VT		21.87
127068		124545	M&R Terminal Facilities-Other-VT		65.78
127069		124546	M&R Terminal Facilities-Other-VT		27.67
127070		124547	M&R Transit Shed-T.S. 1		499.80
127071		124548	Maint and Operations Supplies		320.00
			Line Amount Total		7,809.49
92488	05/16/23	V00067	Quill Corporation	333.11	
127018		124491	Office Supplies		8.08
127018		124491	Office Supplies		4.03
127018		124491	Office Supplies		17.99
127018		124491	Office Supplies		1.01
127018		124491	Office Supplies		4.03
127018		124491	Office Supplies		4.03
127136		124594	Office Supplies		137.97
127137		124595	Office Supplies		147.26
127138		124596	Office Supplies		8.71
			Line Amount Total		333.11
92489	05/16/23	V00077	Brookside Equipment	486.83	
127051		124525	M&R Groundskeeping Equipment-Misc		151.20

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Invoice No.	PO No.	GL Account Name	Line Description		
127052		124539	M&R TOE-2021 John Deere Gator HPX615E		335.63
			Line Amount Total		486.83
92490	05/16/23	V00091	Wells Fargo	22,912.54	
127124		124565	Other Accounts Payable (JE)		22,912.54
			Line Amount Total		22,912.54
92491	05/16/23	V00101	Sunstates Security, LLC	37,046.46	
127150		124608	Security Service Fees		1,055.76
127151		124605	Security Service Fees		1,107.83
127152		124607	Security Service Fees		34,466.35
127153		124606	Security Service Fees		416.52
			Line Amount Total		37,046.46
92492	05/16/23	V00104	Donald Mullett	5,924.82	
127158		124618	Automobile Expense		122.73
127162		124619	Inventory- Spare Parts ZPMC Cranes		5,802.09
			Line Amount Total		5,924.82
92493	05/16/23	V00110	Jason Miura	194.63	
127159		124621	Flexible Spending Emp Reimbursement		194.63
			Line Amount Total		194.63
92494	05/16/23	V00115	AT&T:979-373-0020 6635	1,592.32	
127119		124582	Telephone		605.08
127119		124582	Telephone		302.54
127119		124582	Telephone		79.62
127119		124582	Telephone		302.54
127119		124582	Telephone		302.54
			Line Amount Total		1,592.32
92495	05/16/23	V00117	Jason Caywood	600.00	
127146		124610	Telephone		600.00
			Line Amount Total		600.00
92496	05/16/23	V00132	American Journal of Transportation	620.00	
127118		123403	1/2 page Automotive Logistics Feb 2023		
127118		123403	1/2 page ad Gulf Coast Parts & Trade		
127118		123403	1/2 page ad Top 100 Container Parts June 23		
127118		123403	12 months Daily Newsletter banner ad top sopt		620.00
			Line Amount Total		620.00
92497	05/16/23	V00240	A-1 Comfort Systems	110.00	
127130		124600	M&R Bldgs-Gate 4		110.00
			Line Amount Total		110.00
92498	05/16/23	V00275	Alvin Sun and Advertiser	789.00	
127143		124604	Community Event-TACFT		789.00
			Line Amount Total		789.00
92499	05/16/23	V00391	Texas Department of Licensing and Regulation	20.00	
127161		124616	M&R Bldgs-Admin Bldg 1100 Cherry St		20.00
127161		124616	Elevator Certificate		
			Line Amount Total		20.00
92500	05/16/23	V00413	PBK	4,200.00	
127149		122113	Construction in Progress		4,200.00
127149		122113	Professional Services for Gate 8		

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
92512	05/24/23	V00032	Matheson Tri Gas	516.06	
127134	124592		Maint and Operations Supplies		516.06
			Line Amount Total		516.06
92513	05/24/23	V00037	Briggs Equipment	1,293.42	
127120	124132		M&R TOE-Yard Truck-PF29		1,104.25
127120	124132		M&R TOE-Yard Truck-PF29-freight		40.84
127033	124509		M&R TOE-Yale Forklift		148.33
			Line Amount Total		1,293.42
92514	05/24/23	V00041	Evco Industrial Hardware	179.48	
127001	124478		Maint and Operations Supplies		179.48
			Line Amount Total		179.48
92515	05/24/23	V00053	Shred it Houston	203.56	
127139	124603		Office Supplies		39.73
127139	124603		Office Supplies		19.86
127139	124603		Office Supplies		79.44
127139	124603		Office Supplies		4.96
127139	124603		Office Supplies		19.86
127139	124603		Office Supplies		4.96
127139	124603		Office Supplies		4.96
127139	124603		Office Supplies		9.93
127139	124603		Office Supplies		19.86
			Line Amount Total		203.56
92516	05/24/23	V00054	Summit Electric Supply	817.49	
126947	124417		M&R Bldgs-Gate 4		817.49
			Line Amount Total		817.49
92517	05/24/23	V00058	Ravi K. Singhania	3,959.91	
127174	124635		Technical Training		3,570.04
127168	124636		Commercial Events		305.02
127168	124636		Sales/Promotion Travel		84.85
			Line Amount Total		3,959.91
92518	05/24/23	V00067	Quill Corporation	369.54	
127187	124646		Office Supplies		309.55
127188	124650		Office Supplies		59.99
			Line Amount Total		369.54
92519	05/24/23	V00070	Darlene Winkler	61.12	
127198	124685		Community Events		7.21
127198	124685		Community Event-TACFT		53.91
			Line Amount Total		61.12
92520	05/24/23	V00097	Comcast Business	846.25	
127182	124665		Contract Services		846.25
			Line Amount Total		846.25
92521	05/24/23	V00101	Sunstates Security, LLC	38,679.01	
127169	124627		Security Service Fees		309.27
127170	124628		Security Service Fees		908.90
127175	124625		Security Service Fees		1,047.09
127176	124626		Security Service Fees		1,128.66
127177	124629		Security Service Fees		35,285.09
			Line Amount Total		38,679.01

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
92522	05/24/23	V00110	Jason Miura	318.22	
	127199	124686	Telephone		136.75
	127199	124686	Sales/Promotion Travel		24.69
	127199	124686	Commercial Events		156.78
			Line Amount Total		318.22
92523	05/24/23	V00119	JH Sanchez Holding Company	6,495.00	
	127142	120825	M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
	127142	120825	M&R Bldgs-Security Bldg		650.45
	127142	120825	M&R Bldgs-Operations Bldg		629.45
	127142	120825	M&R Bldgs-Buildings VT Berth 7		948.60
	127142	120825	M&R Bldgs-Buildings VT Berth 7		202.00
	127142	120825	M&R Transit Shed-T.S. 3		91.50
	127142	120825	M&R Bldgs-Maintenance shop RR		110.00
	127142	120825	M&R Bldgs-Customs Office Bldg		880.00
	127142	120825	M&R Bldgs-Operations Bldg		260.00
	127142	120825	Board Approved 1/23/2020		
	127142	120825	4th year of contract Feb 23-Jan 24		
			Line Amount Total		6,495.00
92524	05/24/23	V00125	AT&T:979-230-9161 754-5	495.25	
	127190	124639	Telephone		55.97
	127190	124639	Telephone		55.97
	127190	124639	Telephone		383.31
			Line Amount Total		495.25
92525	05/24/23	V00159	Principal Life Insurance-PLIC-SBD Grand Island	1,511.69	
	127194	124663	Group Life Insurance		360.59
	127194	124663	Group Life Insurance		168.43
	127194	124663	Group Life Insurance		402.66
	127194	124663	Group Life Insurance		13.48
	127194	124663	Group Life Insurance		181.70
	127194	124663	Group Life Insurance		60.78
	127194	124663	Group Life Insurance		35.52
	127194	124663	Group Life Insurance		123.26
	127194	124663	Group Life Insurance		59.06
	127194	124663	Group Life Insurance		106.21
			Line Amount Total		1,511.69
92526	05/24/23	V00166	Van Scoyoc Associates	11,017.76	
	127196	115717	Consultant Fees - Other		11,000.00
	127196	115717	Govt. Liaison Service Agreement Oct.2020-Sept 2023		
	127196	115717	Consultant Fees - Other		17.76
	127196	115717	Expenses Incurred-Not to exceed \$8K over course of		
	127196	115717	3yrs contract-CA 10/8/2020		
			Line Amount Total		11,017.76
92527	05/24/23	V00168	Junior Achievement of Brazoria County, Inc.	600.00	
	127165	124633	Community Events		600.00
	127165	124633	Who's Who Golf Tourn 05.19.23		
	127165	124633	R Singhania, James Nash, Capt Krohn Nick M		
			Line Amount Total		600.00
92528	05/24/23	V00172	Lincoln National Life Insurance Company	1,308.62	
	127172	124615	Retirement Expense		309.41
	127172	124615	Retirement Expense		139.50

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Invoice No.	PO No.	GL Account Name	Line Description		
127172		124615	Retirement Expense		500.50
127172		124615	Retirement Expense		85.33
127172		124615	Retirement Expense		74.20
127172		124615	Retirement Expense		12.32
127172		124615	Retirement Expense		90.89
127172		124615	Retirement Expense		72.35
127172		124615	Retirement Expense		24.12
			Line Amount Total		1,308.62
92529	05/24/23	V00178	Waypoint	163.63	
127189		124642	Furniture and Equipment Purchases <\$5,000		163.63
127189		124642	Dell 23 Monitor P2319H		
			Line Amount Total		163.63
92530	05/24/23	V00181	Canon Solutions America, Inc.	170.24	
127180		124655	Maint & Repair - Office Equipment		170.24
			Line Amount Total		170.24
92531	05/24/23	V00187	Brazoria County Septic Service	1,477.00	
127191		124659	Contract Services		1,477.00
			Line Amount Total		1,477.00
92532	05/24/23	V00201	CDW Government	418.48	
127181		124657	Furniture and Equipment Purchases <\$5,000		418.48
127181		124657	Road Show laptop		
			Line Amount Total		418.48
92533	05/24/23	V00240	A-1 Comfort Systems	5,768.27	
127043		124073	M&R Bldgs-Admin Bldg 1100 Cherry St		5,768.27
127043		124073	Install 1 1.5 ton mini split system w/indoor/		
127043		124073	outdoor unit for server room. Install 10" duct		
127043		124073	w/thermostat controlled damper		
			Line Amount Total		5,768.27
92534	05/24/23	V00250	Lincoln National Life Insurance Company	2,953.97	
127173		124620	Group STD Insurance		294.60
127173		124620	Group LTD Insurance		256.22
127173		124620	Group STD Insurance		177.97
127173		124620	Group LTD Insurance		151.20
127173		124620	Group STD Insurance		531.07
127173		124620	Group LTD Insurance		362.17
127173		124620	Group STD Insurance		18.76
127173		124620	Group LTD Insurance		11.34
127173		124620	Group STD Insurance		187.10
127173		124620	Group LTD Insurance		165.93
127173		124620	Group STD Insurance		51.60
127173		124620	Group LTD Insurance		50.97
127173		124620	Group STD Insurance		49.23
127173		124620	Group LTD Insurance		29.76
127173		124620	Group STD Insurance		135.04
127173		124620	Group LTD Insurance		103.17
127173		124620	Group STD Insurance		80.54
127173		124620	Group LTD Insurance		48.71
127173		124620	Group STD Insurance		140.61
127173		124620	Group LTD Insurance		107.98
			Line Amount Total		2,953.97

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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		
92535	05/24/23	V00270	The Bulletin	2,130.00	
	127178	124630	Community Event-TACFT		1,545.00
	127178	124630	Community Advertising		585.00
			Line Amount Total		2,130.00
92536	05/24/23	V00330	Southern Tire Mart	656.00	
	127003	124473	M&R Terminal Facilities-NON TWIC Truck Lot		656.00
			Line Amount Total		656.00
92537	05/24/23	V00413	PBK	840.00	
	127193	122113	Construction in Progress		840.00
	127193	122113	Professional Services for Gate 8		
	127193	122113	Guardhouse Expansion - Project No. 22-07		
	127193	122113	Board Approved: 07/28/2022		
			Line Amount Total		840.00
92538	05/24/23	V00423	Theriot, Inc.	474.32	
	127072	124538	M&R TOE-Gantry Crane		237.16
	127072	124538	M&R TOE-Gantry Crane		237.16
			Line Amount Total		474.32
92539	05/24/23	V00539	Cintas	306.27	
	127133	124599	Office Supplies		51.04
	127133	124599	Office Supplies		103.27
	127133	124599	Office Supplies		59.23
	127133	124599	Office Supplies		92.73
			Line Amount Total		306.27
92540	05/24/23	V00668	DARE Capital Partners, LLC	2,755.24	
	127192	124666	M&R Other-Mowing, Weed Control Etc		1,411.30
	127171	124632	M&R Other-Mowing, Weed Control Etc		1,343.94
			Line Amount Total		2,755.24
92541	05/24/23	V00672	Applied Concepts, Inc. dba Stalker Radar	2,751.50	
	127144	123953	2021 Chevrolet Tahoe SSV		2,751.50
			Line Amount Total		2,751.50
92542	05/24/23	V00750	Armadillo Portable Toilets	400.00	
	127132	124601	M&R Bldgs-Gate 4		400.00
			Line Amount Total		400.00
92543	05/24/23	V00809	Thomson Reuters Holdings Inc.	192.61	
	127179	122714	Subscriptions		187.00
	127179	122714	Amended Amount for Price Increase		5.61
	127179	122714	Monthly Feature Fee for CLEAR Investigation/		
	127179	122714	Background Services for 1 Year		
	127179	122714	October 2022 - September 2023		
			Line Amount Total		192.61
92544	05/24/23	V00850	Kendra Conkle	595.00	
	127037	124486	Community Advertising		595.00
			Line Amount Total		595.00
92545	05/24/23	V00853	Empower Annuity Ins Co of America	237.50	
	127183	124643	Contract Services		237.50
			Line Amount Total		237.50
92546	05/24/23	V00864	Visual Edge IT	280.73	
	126909	124384	Contract Services		171.96

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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		
127197		124656	Contract Services		108.77
			Line Amount Total		280.73
92547	05/24/23	V00929	Katie Tudor	345.48	
127166		124638	Commercial Events		298.68
127166		124638	Sales/Promotion Travel		46.80
			Line Amount Total		345.48
92548	05/24/23	V00938	Principal Life Insurance-PLIC-SBD Grand Island	2,555.60	
127195		124664	Group Dental Insurance		388.26
127195		124664	Group Vision Insurance		73.68
127195		124664	Group Dental Insurance		268.94
127195		124664	Group Vision Insurance		51.57
127195		124664	Group Dental Insurance		685.01
127195		124664	Group Vision Insurance		137.00
127195		124664	Group Dental Insurance		13.62
127195		124664	Group Vision Insurance		3.03
127195		124664	Group Dental Insurance		205.86
127195		124664	Group Vision Insurance		44.61
127195		124664	Group Dental Insurance		27.24
127195		124664	Group Vision Insurance		6.06
127195		124664	Group Dental Insurance		52.70
127195		124664	Group Vision Insurance		12.08
127195		124664	Group Dental Insurance		90.10
127195		124664	Group Vision Insurance		18.14
127195		124664	Group Dental Insurance		168.34
127195		124664	Group Vision Insurance		32.10
127195		124664	Group Dental Insurance		68.30
127195		124664	Group Vision Insurance		13.02
127195		124664	Group Dental Insurance		163.84
127195		124664	Group Vision Insurance		32.10
			Line Amount Total		2,555.60
92549	05/24/23	V00945	Inland Rivers, Ports & Terminals, Inc.	825.00	
127164		124634	Dues & Memberships & Licenses		825.00
127164		124634	2023-2024 Membership Dues/Saathoff		
			Line Amount Total		825.00
92550	05/26/23	V00011	Gulftex Vending	83.74	
127203		124670	Office Supplies		83.74
			Line Amount Total		83.74
92551	05/26/23	V00015	Mike Wilson	122.27	
127205		124681	Flexible Spending Emp Reimbursement		122.27
			Line Amount Total		122.27
92552	05/26/23	V00016	Rodney Blackstock	162.45	
127237		124708	M&R Vehicles-Nissan Rogue		100.77
127238		124709	M&R Vehicles-Chevy Van		61.68
			Line Amount Total		162.45
92553	05/26/23	V00021	Gulf Coast Paper Company	210.63	
127055		124542	Office Supplies		80.24
127055		124542	Office Supplies		40.12
127055		124542	Office Supplies		10.03
127055		124542	Office Supplies		40.12

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Invoice No.	PO No.	GL Account Name	Line Description		
127055		124542	Office Supplies		40.12
				Line Amount Total	210.63
92554	05/26/23	V00070	Darlene Winkler	663.97	
127239		124707	Community Event-TACFT		663.97
				Line Amount Total	663.97
92555	05/26/23	V00217	Rick's Outdoor Power Equipment	376.40	
127209		124680	M&R Groundskeeping Equipment-X-Mark Zero Turn 60"		376.40
				Line Amount Total	376.40
92556	05/26/23	V00242	Detail Products Inc.	216.53	
127200		124683	Office Supplies		216.53
				Line Amount Total	216.53
92557	05/26/23	V00249	JOC Group Inc.	4,200.00	
127231		123402	Industry Advertising		4,200.00
				Line Amount Total	4,200.00
92558	05/26/23	V00332	United Rentals	603.84	
127224		124679	M&R Docks-Dock Berth 7-VT		603.84
				Line Amount Total	603.84
92559	05/26/23	V00515	Talk About Good	1,708.00	
127235		124622	Community Events		1,708.00
127235		124622	80 ea rolls, salad, desserts, meal kits		
				Line Amount Total	1,708.00
92560	05/26/23	V00725	Markit Group Limited	14,737.56	
127232		123692	Subscriptions-Jan-May		6,140.65
127232		123692	Subscriptions-June-Dec		8,596.91
				Line Amount Total	14,737.56
92561	05/26/23	V00944	Breakthrough Consulting Group, LLC	6,150.00	
127229		124506	Consultant Fees - Other		6,150.00
127229		124506	Public Relations Assistance May 1st-August 1st		
127229		124506	Monthly flat fee		
127229		124506	30 days written notice to terminate		
				Line Amount Total	6,150.00
92562	05/30/23	V00001	Norma Cheline	1,300.00	
127234		122825	Renewal of Storage Building Lease		1,300.00
127234		122825	January 1, 2023 to December 31, 2023		
				Line Amount Total	1,300.00
92563	05/30/23	V00004	City of Freeport	180.58	
127241		124719	Water & Gas		180.58
				Line Amount Total	180.58
92564	05/30/23	V00010	Specialties Company	124.29	
127212		124652	M&R TOE-Gantry Crane		18.67
127212		124652	M&R TOE-Gantry Crane		18.67
127213		124653	M&R TOE-Gantry Crane		43.48
127213		124653	M&R TOE-Gantry Crane		43.47
				Line Amount Total	124.29

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Invoice No.	PO No.	GL Account Name	Line Description		
92565	05/30/23	V00021	Gulf Coast Paper Company	39.90	
127228	124654		M&R Bldgs-Buildings VT Berth 7		39.90
			Line Amount Total		39.90
92566	05/30/23	V00054	Summit Electric Supply	498.06	
127039	124511		M&R TOE-Gantry Crane		98.28
127039	124511		M&R TOE-Gantry Crane		98.28
127040	124512		M&R Leased Facilities-24A (Chiquita)		84.25
127041	124513		M&R Bldgs-Gate 4		44.85
127042	124514		M&R Bldgs-Gate 4		172.40
			Line Amount Total		498.06
92567	05/30/23	V00067	Quill Corporation	112.76	
127185	124640		Office Supplies		8.50
127186	124641		Office Supplies		19.86
127186	124641		Office Supplies		9.93
127186	124641		Office Supplies		52.13
127186	124641		Office Supplies		2.48
127186	124641		Office Supplies		9.93
127186	124641		Office Supplies		9.93
			Line Amount Total		112.76
92568	05/30/23	V00085	Moffatt & Nichol	108,835.28	
127258	109484		Professional Services for the Velasco Terminal		
127258	109484		Berths 8 & 9		
127258	109484		Construction in Progress		
127258	109484		Board Approved 1/24/19		
127258	109484		Change Order #1		
127258	109484		Construction in Progress		70,685.88
127258	109484		Board Approved 1/28/2021		
127259	117346		Construction in Progress		27,376.40
127259	117346		Board Approved 3/25/2021		
127233	123915		M&R Docks-Dock Berth 1		2,154.60
127233	123915		M&R Docks-Dock Berth 2		2,154.60
127233	123915		M&R Docks-Dock Berth 3		2,154.60
127233	123915		M&R Docks-Dock Berth 5		2,154.60
127233	123915		M&R Docks-Dock Berth 7-VT		2,154.60
			Line Amount Total		108,835.28
92569	05/30/23	V00088	Blue Cross Blue Shield of Texas	69,281.52	
127254	124718		Group Medical Insurance		11,022.06
127254	124718		Group Medical Insurance		8,397.76
127254	124718		Group Medical Insurance		22,044.12
127254	124718		Group Medical Insurance		524.86
127254	124718		Group Medical Insurance		7,348.04
127254	124718		Group Medical Insurance		1,049.72
127254	124718		Group Medical Insurance		1,049.72
127254	124718		Group Medical Insurance		5,248.60
127254	124718		Group Medical Insurance		5,248.60
127254	124718		Group Medical Insurance		2,099.44
127254	124718		Group Medical Insurance		5,248.60
			Line Amount Total		69,281.52
92570	05/30/23	V00101	Sunstates Security, LLC	37,023.96	
127253	124699		Security Service Fees		618.54

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Invoice No.	PO No.	GL Account Name	Line Description		
127261		124697	Security Service Fees		1,012.38
127262		124698	Security Service Fees		35,393.04
			Line Amount Total		37,023.96
92571	05/30/23	V00175	Gulf Machine Services	855.12	
127202		124645	M&R TOE-Gantry Crane		427.56
127202		124645	M&R TOE-Gantry Crane		427.56
			Line Amount Total		855.12
92572	05/30/23	V00178	Waypoint	662.80	
127225		124684	Contract Services		110.50
127225		124684	Contract Services		552.30
			Line Amount Total		662.80
92573	05/30/23	V00187	Brazoria County Septic Service	1,688.00	
127255		124688	Contract Services		1,688.00
			Line Amount Total		1,688.00
92574	05/30/23	V00364	Brazosport Plumbing & Heating	661.49	
127240		124687	M&R Bldgs-Buildings VT Berth 7		661.49
			Line Amount Total		661.49
92575	05/30/23	V00653	Paul Bridges & Associates, LLC	12,321.36	
127260		124451	Consultant Fees - Other		12,321.36
127260		124451	Proposed Cost for Crane Procurement Oversight		
			Line Amount Total		12,321.36
92576	05/30/23	V00697	Northern Safety Co., Inc.	94.17	
127227		124658	M&R Transit Shed-T.S. 3		94.17
			Line Amount Total		94.17
92577	05/30/23	V00808	Whitener Enterprises Inc.	1,840.92	
127264		124566	Fuel/Oil		1,720.92
127264		124566	State Fuel Tax		120.00
			Line Amount Total		1,840.92
92578	05/30/23	V00905	Industrial Scale Company	2,788.45	
127257		124689	M&R Leased Facilities-24A (Chiquita)		2,788.45
127257		124689	Emergency Repair		
			Line Amount Total		2,788.45
			Texas Gulf Bank Accounts Payable	2,539,763.09	



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**EXECUTIVE DIRECTOR/CEO
TRAVEL ARRANGEMENTS
June 2023**

*Change of Command - Rear Admiral Timme
June 23, 2023
New Orleans, LA
Hotel: 1 night, if necessary*