

## AGENDA

**Port Freeport  
Port Commission  
Regular Meeting  
Thursday, September 9, 2021, 1:00 pm - 5:00 pm  
In Person & Videoconference - Administration Building - 1100 Cherry Street - Freeport**

This meeting may be attended virtually or in person.

The meeting will be conducted pursuant to Section 551.127 of the Texas Government Code titled "Videoconference Call." This statute provides public officials, employees and members of the public may participate remotely in a public meeting by videoconference call. The Port Commission is utilizing this existing statute to ensure the greatest amount of access to the public and ensure the ability of all Commissioners to participate in meetings during the COVID-19 pandemic.

The quorum of the Port Commission will be located at the Commissioner Meeting Room located at 1100 Cherry Street, Freeport, Texas ("Meeting Location"). The Port Commission intends to have a quorum at the Meeting Location. The presiding Commissioner of this meeting will be physically present at the Meeting Location. The public will be permitted to physically attend the meeting at the Meeting Location.

Public comment will be available at the beginning of the meeting during the agenda item devoted to public comment. Public comment may be communicated virtually and in person, but in either event public comment will be limited to 5 minutes per participant and must be communicated verbally. Following public comment, the public will not be permitted to communicate with the Port Commission.

This meeting agenda and agenda packet is posted online at [www.portfreeport.com](http://www.portfreeport.com)

The videoconference is available online as follows:

### Join Zoom Meeting

<https://us02web.zoom.us/j/86475009162?pwd=eDZoa3dLcldhOWFzMKVycUM0VzdrUT09>

Meeting ID: 864 7500 9162

Passcode: 167176

### Dial by your location

1 346 248 7799 US (Houston)

1 253 215 8782 US (Tacoma)

1 669 900 9128 US (San Jose)

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1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

Meeting ID: 864 7500 9162

Find your local number: <https://us02web.zoom.us/j/86475009162?pwd=eDZoa3dLcldhOWFzMKVycUM0VzdrUT09>

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. Public Comment. (Public comment will be limited to 5 minutes per participant and can be completed in person or virtually)
6. Approval of minutes from the Regular Meeting held August 26, 2021.
7. 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.
8. Receive report from Commissioners on matters related to meetings and conferences attended, Port presentations and other related Port Commission matters.
9. Approval to ratify Change Order No. 1 to AAR Incorporated in the amount of \$4,830.00 for debris clean-up for the East End Properties 2021 project.
10. Approval of a Form of Credentials appointing Phyllis Saathoff as delegate to the Annual Convention and Annual Meeting of the American Association of Port Authorities.
11. Conduct workshop regarding Fiscal Year 2021/2022 Budget for Port Freeport.
12. Adoption of the FY 2021/2022 Budget for Port Freeport.
13. Adoption of a Resolution setting the 2021 Tax Rate for Port Freeport.
14. 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 regarding Chapter 551 of the Texas Government Code.
    2. Consultation with attorney to discuss potential litigation.
    3. Consultation with attorney to discuss pending litigation.
  - B. Under authority of Section 551.072 (Deliberation of 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: 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 and 7.
    3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcel 14.
  - C. Under authority of Section 551.074 (Deliberation of Personnel Matters) for discussion regarding:
    1. Deliberation regarding the appointment, employment, evaluation, reassignment, duties of a public officer or employee, including but not limited to: Executive Director/CEO.
15. RECONVENE OPEN SESSION:
16. 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.




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Phyllis Saathoff, Executive Director/CEO  
**PORT FREEPORT**

## Minutes of Port Commission Regular Meeting August 26, 2021

A Regular Meeting of the Port Commission of Port Freeport was held August 26, 2021, beginning at 1:01 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

This meeting may be attended virtually or in person. The purpose of permitting the public to attend the meeting both virtually and in person is to provide the greatest amount of access to the public during the COVID-19 pandemic.

Accordingly, notice is hereby given that in accordance with the order the Office of the Governor issued March 16, 2020, and due to imminent threat to public health and safety and urgent public necessity, the Port Freeport Port Commission will conduct a Regular Meeting on Thursday, August 26, 2021, at 1:00 p.m. in person and also by video/teleconference initiated from the Administration Building, 1100 Cherry Street, Freeport, Texas. In addition to public attendance and in order to meet CDC guidelines for social distancing and slow the spread of the Coronavirus (COVID-19), the public may join the video/teleconference meeting by following the instructions below.

The meeting will be open for the public to physically attend the meeting, and the Port welcomes the public to also attend virtually. Public comment will be available at the beginning of the meeting on the agenda item indicated below. Public comment may be communicated virtually and in person. Following public comment, the public will not be permitted to communicate with the Port Commission.

This meeting agenda and agenda packet is posted online at [www.portfreeport.com](http://www.portfreeport.com)

Join Zoom Meeting

<https://us02web.zoom.us/j/84897573996?pwd=Mmw0M2lyY1dHU2lkSkpCYVBNTG9KZz09>

Meeting ID: 848 9757 3996

Passcode: 560816

Dial by your location

- +1 346 248 7799 US (Houston)
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- +1 669 900 9128 US (San Jose)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)

Meeting ID: 848 9757 3996

Find your local number: <https://us02web.zoom.us/u/kb0Oij3MrI>

Commissioner's present:

- Mr. John Hoss, Chairman
- Mr. Rudy Santos, Vice Chairman
- Mr. Dan Croft, Secretary
- Mr. Rob Giesecke, Asst. Secretary
- Mr. Ravi Singhania, Commissioner
- Mr. Shane Pirtle, Commissioner

Staff Members Present:

- Mr. Jason Cordoba, Legal Counsel
- Ms. Phyllis Saathoff, Executive Director/CEO
- Mr. Rob Lowe, Director of Administration/CFO

Mr. Al Durel, Director of Operations  
Mr. Jason Hull, Director of Engineering  
Mr. Mike Wilson, Director of Economic Development & Freight Mobility  
Mr. Chris Hogan, Director of Protective Services  
Mr. Jason Miura, Director of Business & Economic Development  
Ms. Missy Bevers, Executive Assistant  
Ms. Mary Campus, Controller  
Ms. Tricia Vela, Public Affairs Assistant  
Mr. Jason Caywood, Security Technician  
Mr. Jesse Hibbetts, Operations Manager

Also, present:

Mr. Bobby Fuller, Texas Port Ministry  
Mr. Jason Foltyn, HDR  
Mr. Rick Stephanow, Gulf LNG Services  
Mr. William Bohlen, BGE, Inc  
Mr. Henry Chambless  
Ms. Barbara Fratila

Commissioner Hoss stated the following information...

Today is August 26, 2021, and the time is 1:01 p.m. This is the regular meeting of the Port Commission. I am John Hoss, Chairman. We are conducting this meeting in person and by video/telephone conference pursuant to Governor Abbott's order suspending certain provisions of the Texas Open Meetings Act in order to minimize the impact of the coronavirus outbreak. This meeting is being recorded as required by the Texas Open Meetings Act.

With the posting of today's meeting a toll-free call-in number was indicated on the agenda which may be found on the Port's website [www.portfreeport.com](http://www.portfreeport.com). Additionally, the meeting will be open for the public to physically attend the meeting, and the Port welcomes the public to also attend virtually. Public comment will be available at the beginning of the meeting on the agenda item indicated below. Public comment may be communicated virtually or in person. Following public comment, the public will not be permitted to communicate with the Port Commission.

Being considerate of all participants on this call today, we respectfully request everyone "mute" their phones unless you are speaking.

An Executive Session was noticed on the published agenda and will occur unless otherwise indicated during the meeting. During Executive Session the public will not be permitted to hear the meeting, as is the case under the Texas Open Meetings Act.

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation – Mr. Bobby Fuller, Texas Port Ministry
3. Pledge of Allegiance: U.S. Flag & Texas Flag
4. Roll Call – All Commissioners were present.
5. Public Comment – There were no public comments.

6. Approval of minutes from the Regular meeting held August 12, 2021.

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

7. 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

Ms. Saathoff reported on the recently held quarterly executive meeting with the USACE. She also reported on the Senate and House infrastructure packages and how it relates to the Port's continued advocacy for funding of the channel project. Ms. Saathoff stated the National Waterways Conference will be held in Baltimore Sept. 22-24 with a number of the Corps HQ staff attending. Ms. Saathoff also relayed a few items of interest. Dr. Zane from University of Texas at Arlington applied for and was awarded a grant under the coastal management program to assess the flow and sediment dynamics of the lower Brazos and San Bernard basins. The AAPA is seeking a new EPA grant program for port electrification. Advocacy is for \$50 billion over ten years and is seeking ports to sign a letter of support. Additionally, Automotive Logistics Global recently published an article on Amports and their acquisition of HTS. Staff reinstated weekly calls with operations and tenants to monitor COVID situation as cases increase. Ms. Saathoff also reported on the meeting held with the Port, City, County, tenants, etc. to hear a presentation from TXDOT regarding upcoming projects being let for SH36, FM1495 and the Pine Street Bridge. The next meeting will be held in October. Ms. Saathoff also stated that efforts for the annual golf tournament benefiting Texas Port Ministry are well underway with 16 teams confirmed and \$28,000 in sponsorships received.

B. Chief Financial Officer

Mr. Lowe gave a presentation regarding the financial results for the month of July. He also reported that a tax abatement for K-Bin will be forthcoming.

C. Director of Engineering

In addition to his written report, Mr. Hull shared a current photo of DMPA 1. Mr. Hull also reported that Great Lakes withdrew their protest, so this clears the way for the skinny dredging project in Reach 2 to be advertised.

D. Director of Operations

Mr. Jesse Hibbetts reported on the vessel and cargo activity for the month of July stating the Port handled 19 LNG vessels, 162 YTD. 13 container vessels which equaled approximately 3500 containers for the month and 38,000 YTD. 13 Ro/Ro vessels (92,000 autos YTD), 1 Vulcan vessel, 1 Vulcan unit train with total vessels at 444 YTD which is up approximately 100 vessels. Safety and security departments has continued work on the FY21/22 budget. Mr. Quilty continues working with ILA, tenants, stevedores, etc. on heat related issues. Mr. Hogan continues to monitor COVID situation and weather, participating on daily and weekly calls.

E. Director of Business & Economic Development

In addition to his written report, Mr. Miura reported that Breakbulk Americas Conference is still scheduled for September 28-30. The Union Pacific Shortline Railroad & Port Conference will be held virtually. Details are forthcoming. The Greater Houston Port Bureau Maritime Dinner has been rescheduled for November 5.

8. Receive report from Commissioners on matters related to:
  - A. August 4 Personnel Advisory Committee – Commissioner Singhania reported the committee reviewed personnel budget for upcoming fiscal year.
  - B. August 20 Finance Advisory Committee – Commissioner Croft reported the committee received financial information, as well as briefing of budget and information regarding tax rate.
  - C. August 20 OSS Advisory Committee – Commissioner Pirtle reported the committee discussed K9 contract as well as security related items in executive session.
  - D. Meetings and conferences attended, Port presentations and other related Port Commission matters.

Commissioner Pirtle reported attending the Alliance Transportation meeting, TXDOT meeting, BCCA Dinner, CAP meeting, United Way Board meeting, Brazosport Chamber Annual Banquet, San Bernard dredge tour, 36A meeting and Roundtable.

Commissioner Santos reported attending the BCCA Dinner, Chamber Banquet, Altamira Delegation Visit and the Corps Meeting.

Commissioner Croft reported attending a Rotary District meeting, Coastal Conservation meeting, BACH Fishing Tournament as well as Friends of the River meeting.

Commissioner Singhania reported attending the Chamber Banquet, hospital meeting, San Bernard dredge tour, CAP meeting and visited new AG plant at BASF.

Commissioner Giesecke reported attending the CAP meeting and BCCA Dinner

Commissioner Hoss also reported attending several meetings including the Corps 36A meetings.

9. Approval of financial reports presented for the period ending July 31, 2021.

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

10. Resolution of support of extending the suspensions of the Open Meetings Act due to imminent threat to public health and safety and urgent public necessity, from the increase in COVID cases in Brazoria County and State of Texas.

As discussed at the previous board meeting, Ms. Saathoff stated the Port Commission felt it was prudent to send a resolution to the state officials in Austin in support of extending the temporary suspension of the Open Meetings Act that allows meetings to be held by video conference, considering the recent rapid rise in COVID cases. A resolution has been drafted for the Commission's consideration. Staff noted in the resolution that Port Freeport has made substantial investments in upgrading technology and equipment to properly conduct the meetings. Should the Commission adopt this resolution, it will be sent to the Governor, Lt. Governor, Speaker of the House, Attorney General, Representative Vasut, Senator Huffman and local District Attorney.

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

#### 11. Conduct workshop regarding Fiscal Year 2021/2022 Budget for Port Freeport.

Mr. Lowe began the workshop giving an overall budget summary stating staff anticipates \$39.9 million in operating revenues and \$21.4 million in operating expenses which would produce an operating profit of \$18.4 million. A decrease in net assets of \$15.1 million is anticipated due to the Freeport Harbor Channel Improvement Project. Planned capital expenditures amount to \$55.8 million plus contributed to others of \$31 million for a total of \$86.8 million which will be funded through a combination of cash flows, holdings in the capital reserve, debt and grants. Debt service interest expense on existing debt amounts to \$9.1 million. It is anticipated that \$25 million in revenue backed debt issuance for Port Capital Improvement projects that will equate to an additional \$450 thousand in interest expense and bond issuance costs. Timing expected for the issuance is the beginning of summer 2022. Staff anticipates the balance in unrestricted funds will be \$32.3 million by year end. 86% of revenues will flow through harbor and lease revenues with 14% coming through ad valorem taxes. Total budgeted for operating revenues is \$39.9 million with harbor revenues at \$27.6 million which is 4.3% over current year forecast due to increased LNG calls and Ro/Ro vessels. Tonnage is projected at \$16.8 million with a 10% ship calls increase to 541. Lease revenues of \$12.2 million has decreased over 2021 forecasted \$796 thousand, primarily due to a ground reservation agreement termination. Tax revenue is based on the calculated no new revenue rate of \$0.04008/100. Tax levy projection shows debt service (I&S) will continue to take a larger part of the tax levy. Regarding operating expenses, Mr. Lowe noted that just under 80% of the Port's expenses are found in depreciation, wages and insurance and security. As reported to the Personnel Advisory Committee, staff is requesting a 5% increase of budget in salaries and wages that will be determined individually through review process. Staff also presented the addition of two new positions as well as the filling of two positions that were previously approved but frozen due to COVID. These positions include an Executive Assistant to the CEO and Sales Representative. New positions include an IT Help Desk Technician and Operations Specialist. There is 12% increase forecasted in group health insurance premiums and a 10% increase forecasted in dental and vision insurance premiums. This puts the percent of group health premiums to total wages and benefits at 17% and assumes full participation in the retirement plan and the percent benefits to salaries and wages at 41%. Mr. Lowe noted that current CPI projections are at approximately 5%, with both local and national CPIs used for calculating. Professional Services is budgeted at \$2.7 million which is an increase over the 2021 forecast of \$309 thousand. Approximately 65% is security service fees which includes

K9 detection services, economic impact study, federal and state government liaisons, port planning services and facility replacement cost update. Training, Travel, and Promotional budgeted \$802,900 which is an increase over 2021 forecasted \$446 thousand. Website redevelopment assumes \$150,000 of this budget. The remainder of the increase includes Breakbulk Conference, AAPA events, advertising, training, etc. which have been built back into the plan at pre-COVID levels. Mr. Lowe noted that if the pandemic continues staff has demonstrated this area of the budget can be adjusted should the need arise. Supplies budget is \$156,700 which is an increase of \$18 thousand due to the continuation of purchasing protection supplies for COVID as well as small miscellaneous equipment. Utilities will see an increase of 7% above current forecast to \$800,500 which is due to an increase in water and sewer rates announced by the City of Freeport. Business insurance increased 20% over 2021 forecasted for a total of \$1,557,500. Property renewal saw a 24% increase March 1, 2021, and the July 1, 2021, liability package renewal experienced a 12% increase. Other services and charges are \$216 thousand or 43% increase. \$148 thousand of the increase is associated with the Manage Detection and Response security program the Port will be adding. The Port received a grant for 75% of the cost with those funds showing up in Other Revenue. Also included under this item is AAPA and TPA dues as well as contract labor additions to the operations staff. Maintenance and repair budget is \$927,300 which is a decrease of 9% over 2021 forecasted. Administration building major maintenance of \$150,000 is included under this item. Depreciation expense of \$8,093,700 is a decrease of \$96 thousand due to the sale of the mobile harbor crane. Regarding debt service and fees, staff has estimated \$15.3 million in principal and interest. Mr. Lowe also clarified what project is supported by each of the outstanding bonds. A look at the Port's Capital Expansion Plan of \$86,833,600 broken into four strategic initiatives that include the Freeport Harbor Channel project, buildout of the Port's Container Handling Facilities, development of warehousing and OEM distribution facilities and Port Infrastructure. Finally, the Port's capital funding by source shows 36% coming from general obligation debt, 56% from revenue debt supplemented by some cash flow, with 3% from grant application and cash flow by itself at 5%.

12. Discuss and consider adoption of a Resolution to propose the 2021 tax rate, to be adopted at a future meeting.

Mr. Lowe gave a brief presentation outlining staff's recommendation for a proposed 2021 tax rate. He explained that a rate must be proposed and sent to the County, who will then post seven days prior to the meeting scheduled for adoption. Mr. Lowe then walked through the tax rate process which includes debt service (I&S) and maintenance and operations (M&O). The 2021 I&S rate will include the 2019 and 2021 GO Bond issuance payments. The Port's tax base includes both residential and non-residential valuations, provided by the Brazoria County Tax Office. Exemptions include the homestead exemption and the exemption for those 65 or older or disabled. Last year the Port Commission adopted a resolution increasing the 65 or older or disabled exemption from \$150,000 to \$175,000. Combined with the homestead exemption, a resident with a home value of \$218,750 who qualifies and has filed for the age 65 or older or disabled exemption would pay no taxes to Port Freeport. Bond Package was approved by the voters of the District May 5, 2018. The Port has issued \$74.2 million of the \$130 million in two issuances (2019 and 2021). Mr. Lowe stated that between 2011 and 2016, Port Freeport has reduced the tax rate 25%. Since that time and in line with the bond package and FHCIP cost projections, the rate has been held at \$0.0401/100. The current non-residential/residential mix tax base is 70% non-residential and 30% residential



adding the 2021 numbers still have not been received from the County, but staff anticipates it to remain the same. The process to fund the Freeport Harbor Channel project started with 3 cents to M&O and 1 cent to debt service. Staff still anticipates the inverse to take place with approximately 1 cent toward M&O and 3 cents to debt service as the remaining bonds are issued. Mr. Lowe also shared a graphic of the tax levy projection showing the change/shift in the I&S and M&O rates. Following is the proposed tax rate and budget schedule.

*August 26 – Conduct Budget Workshop*

*August 26 – Take a record vote to propose 2021 tax rate*

*August 27 – Report proposed rate and results of vote to BC Tax Assessor-Collector*

*September 2 – BC Tax Assessor-Collector will publish either:*

- *Notice of voting on tax rate if proposed rate is at or below NNRTR\**
- *Notice of hearing on tax increase if proposed rate is above NNRTR\**

*September 2 – Conduct 2<sup>nd</sup> Budget Workshop if needed*

*September 9 – Hold tax rate hearing if proposed rate is above no new revenue rate*

*September 9 – Adopt 2021 tax rate*

*September 9 – Conduct Budget Workshop and Adopt Budget*

*\*Requires seven-day public posting in local newspaper*

Mr. Lowe explained that the *No New Revenue Tax Rate (NNRTR)* is the total rate that would provide the same amount of revenue in the year before on properties taxed in both years. The *Voter Approval Rate* starts with the I&S rate, already approved by the voters of the district through the \$130 million issuance and is calculated by whatever the Port has issued and whatever it requires to pay it. The No New Revenue M&O portion is subject to an annual allowance for an increase of 3.5%, or if you qualify for special taxing unit, 8%. These two rates are combined and becomes the Voter Approval Rate. Mr. Lowe then shared the 2021 tax rate calculation worksheet with the two calculated rates with the NNRTR of 0.040080 and the Voter Approval Rate is 0.044545. Staff recommends proposing a rate not to exceed the NNRTR of \$0.040080. Mr. Lowe shared a breakdown of the 2021 tax proposal noting \$2,689,452 represents upcoming payments (I&S) while \$3,801,771 represents M&O.

. Tax Revenue Components for 2021 vs 2020 budgeted tax revenue shows last year's total levy was \$6.2 million which was based on \$15.6 billion appraisal roll. This year's appraisal is \$16.2 billion with the total levy at \$6.5 million. If the Commission adopts the rate at the NNRTR of \$0.040080, there will be a decrease in the M&O of 346,759 and an increase in debt service of \$597,368. Port Commission entertained a rate of 0.04. Mr. Lowe stated that with a flat rate of 0.04, the M&O portion would be .023394 and the debt service would remain 0.016606 because it is static based on the payment. That impact would be approximately \$13,000.

At this time, a motion was made by Commissioner Giesecke to adopt a proposed rate equal to the I&S rate of 0.16606. The motion died for lack of a second.

After further discussion on the, a motion was made by Commissioner Santos to propose a Port Freeport tax rate of 0.040000 which is below the NNRTR. The motion was seconded by

Commissioner Pirtle with all Commissioners present voting in favor of the motion and Commissioner Giesecke voting no.

13. 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 regarding Chapter 551 of the Texas Government Code.
2. Consultation with attorney to discuss potential litigation.
3. Consultation with attorney to discuss pending litigation.
4. Consultation with attorney and discussion regarding Special District Local Laws Code Title 5 Transportation, Subtitle A Navigation District and Port Authorities, Chapter 5002 Subchapter A, for the preservation and conservation of inland and coastal waters for navigation and for control and distribution of storm and flood waters of rivers and streams in aid of navigation.

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 are known as the East End of Freeport and bordered by or adjacent to the following streets: FM1495; East 2<sup>nd</sup> Street; Terminal Street and East 8<sup>th</sup> 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 and 7.
3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcel 14.

14. RECONVENE OPEN SESSION:

15. Adjourn.

With no further business before the Commission, the meeting adjourned at 5:45 PM.

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John Hoss, Chairman

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Rudy Santos, Vice Chairman

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Dan Croft, Secretary

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Rob Giesecke, Asst. Secretary

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Ravi K. Singhanian, Commissioner

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Shane Pirtle, Commissioner



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

**CHANGE ORDER**

Change Order No. 1

Date: August 26, 2021

PROJECT: East End Properties 2021  
PROJECT NUMBER: 21-04  
CONTRACTOR: AAR Incorporated

This contract shall be modified to include the changes listed below, and the contract price and/or contract time shall be changed to reflect these modifications.

- 1. Increase: Contract amount by \$4,830.00 for debris clean-up per the attached Proposal from the Contractor dated July 2, 2021.


Increase in Contract Amount:	\$4,830.00
Increase/Decrease in Contract Time:	<u>-0-</u> Calendar days
Original Contract Amount:	\$104,400.00
Total Amount of Previous Change Orders:	\$ 0.00
Amount of this Change Order:	<u>\$ 4,830.00</u>
Revised Contract Amount:	\$109,230.00

This Change Order is accepted and executed by Port Freeport and AAR Incorporated (Contractor) as signed by their duly authorized representatives below.

Port Freeport  
(Owner)

AAR Incorporated  
(Contractor)

By:   
Phyllis Saathoff  
Executive Director/CEO

  
By: Gerardo Alejandro, P.M.  
[Name, Title]



Alliance of the Ports of Canada, the Caribbean, Latin America and the United States

**FORM OF CREDENTIALS**

**THIS FORM, OR SOME OTHER FORM TO THE SAME EFFECT, MUST BE PRESENTED BY ANY DELEGATE REPRESENTING A CORPORATE MEMBER**

At a meeting of the Port Commission of Port Freeport  
(Name of corporate member)

on 9/9/2021, Phyllis Saathoff  
(Date) (Name of delegate)

was ordered accredited as delegate to the annual convention and annual meeting of the American Association of Port Authorities (Incorporated), to be held on Wednesday, September 29, 2021, Austin, TX, with authority to cast the vote of this body on all motions and resolutions. Alternates, who are similarly empowered in case of the absence of the original delegate from any session, and who shall succeed him/her and each other in the order named, were designated as follows:

John Hoss

\_\_\_\_\_  
(Official signature)

Name of person completing this form

Phyllis Saathoff  
Please print

Credentials forms should be received at

AAPA Headquarters

Please return to:  
American Association of Port Authorities  
1010 Duke Street  
Alexandria, VA 22314  
Fax: (703) 684-6321 ·





# Fiscal Year 2021/22 Budget Proposal Workshop

**September 9, 2021**

**Rob Lowe, CFO**

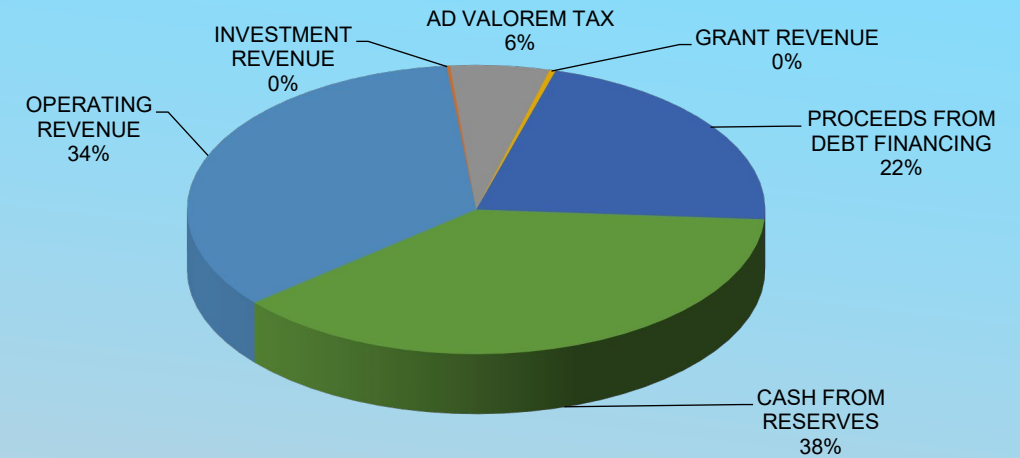
**Mary Campus, Controller**

# Budget Summary

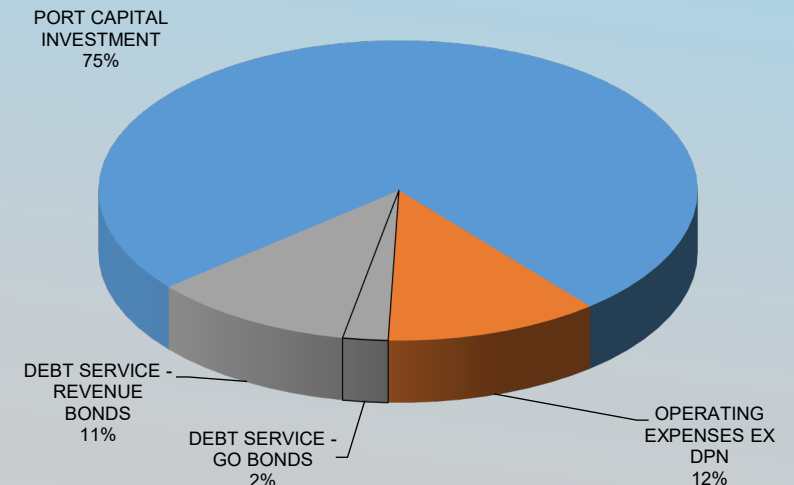
## Incorporates:

- \$39.9 million in Operating Revenues
- \$21.4 million in Operating Expense
- Produces an Operating Profit of \$18.4 million for an operating margin of 46%
- A decrease in Net Assets of \$15.1 million is anticipated due to Freeport Harbor Channel Improvement Project
- Planned Capital Expenditures amount to \$55.8 million plus Contributed to Others of \$31 million for a total of \$86.8 million, which will be funded through a combination of cash flows, holdings in the Capital Reserve, Debt and Grants
- Debt Service interest expense on existing debt amounts to \$9.1 million, anticipate a \$25 million in revenue backed debt issuance for Port Capital Improvement projects with \$450 thousand in interest expense and bond issuance costs.
- It is anticipated that the balance in unrestricted funds will be \$32.3 million by year end

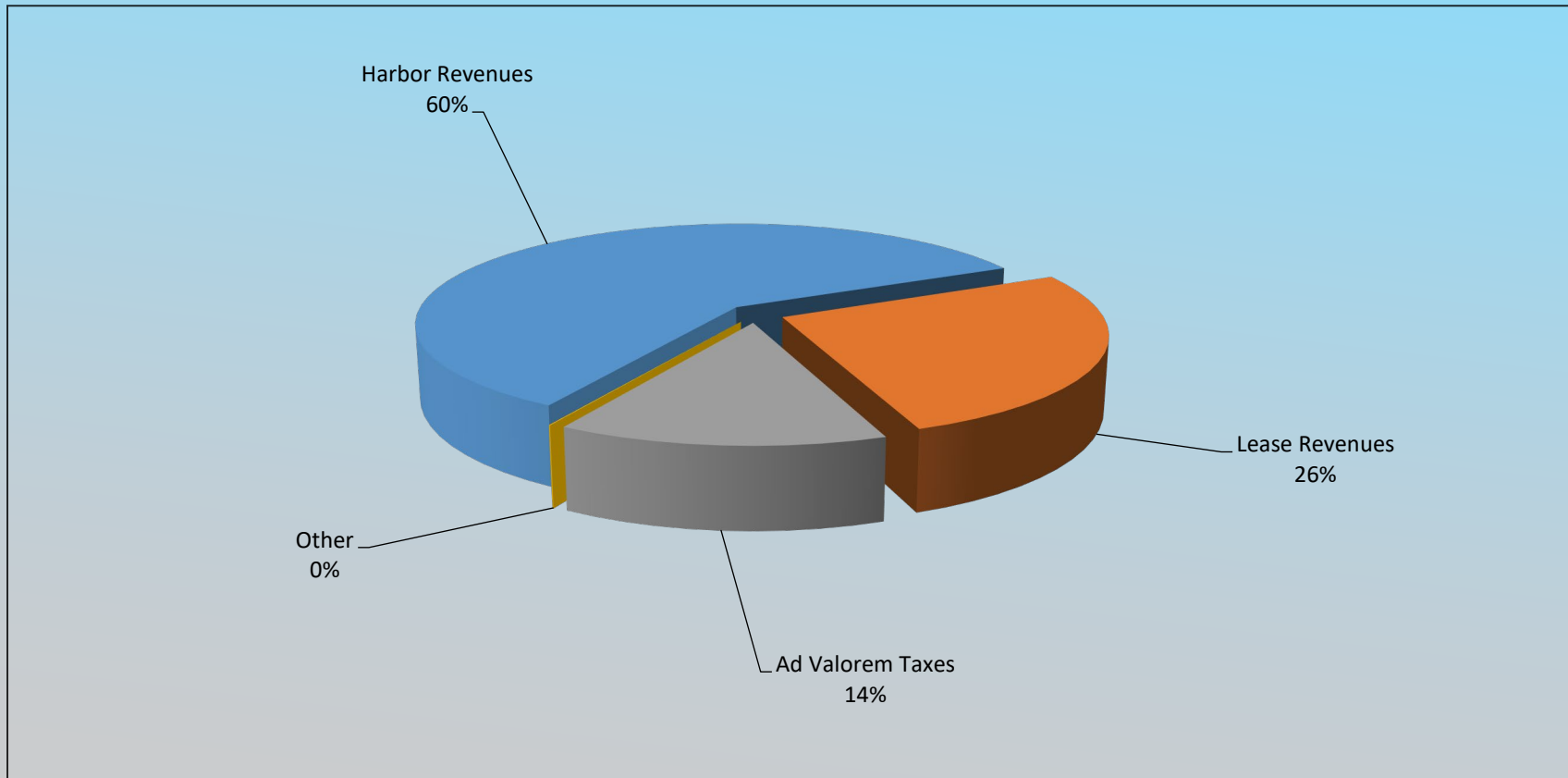
## Sources of Funds



## Use of Funds



## REVENUES







# Ad Valorem Taxes –Port Freeport Roll



2021 Taxable Value \$16.2 billion for an increase of 4%  
Non-Residential base represents approx. 70% of roll  
Residential base represents approx. 30% of roll

Calculated using the proposed Tax Rate of \$.04000 per hundred which is lower than the no new revenue tax rate of \$.04080

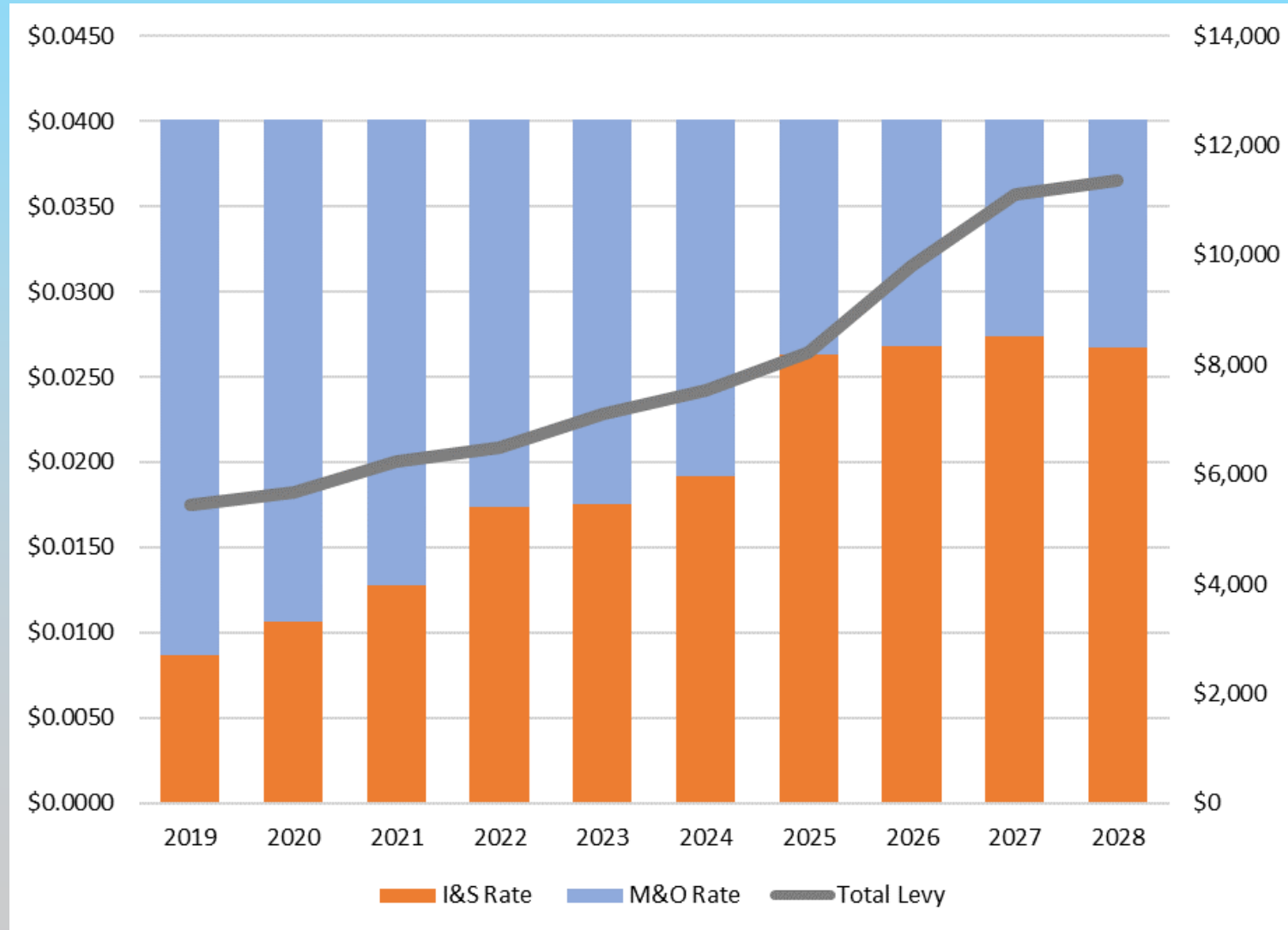
Taxable Value increased \$633 million in new improvements and expired tax abatements added to the rolls generates \$253k in tax revenue

## LEVY CALCULATION

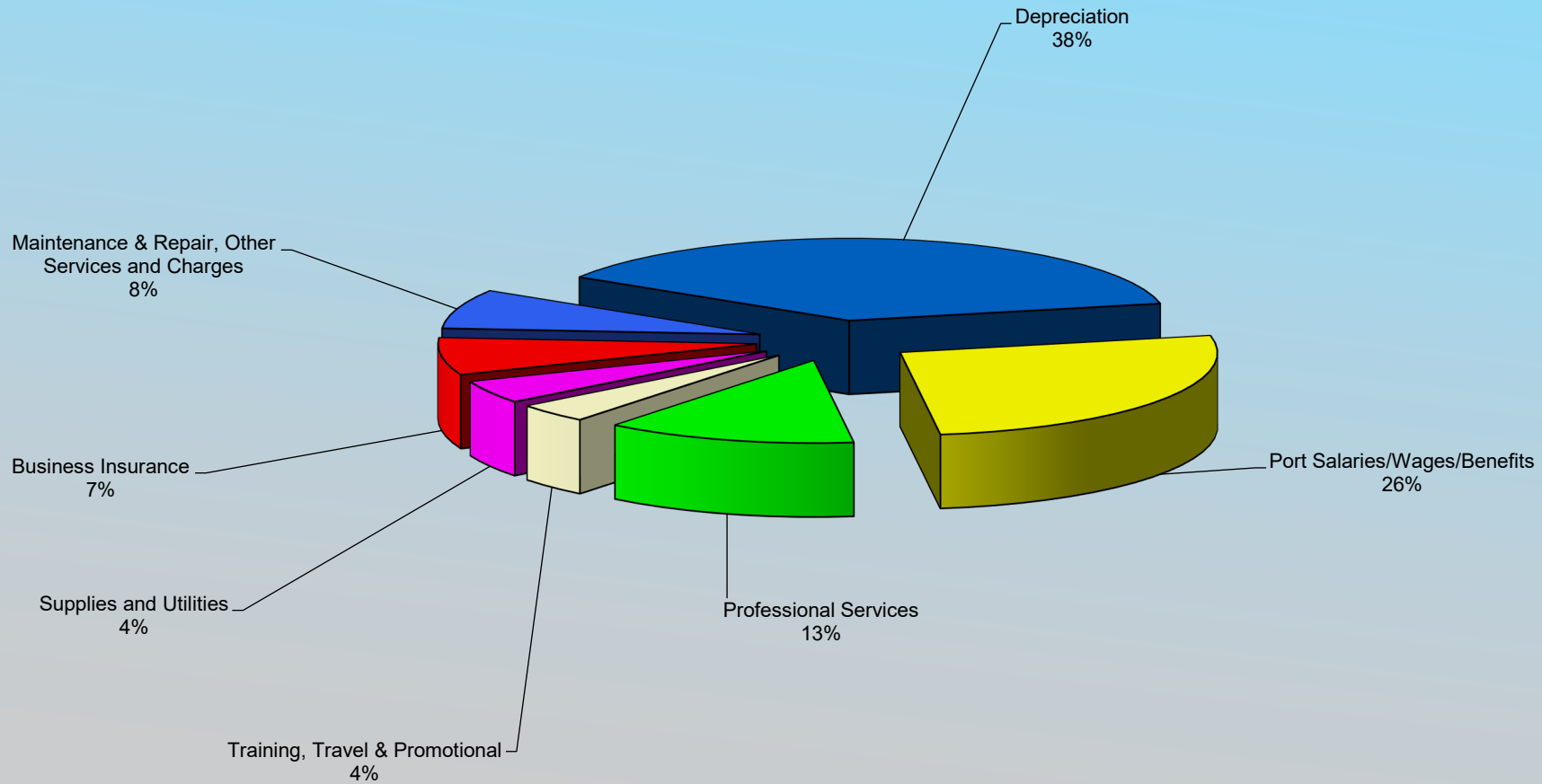
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<b>TAXABLE VALUE FOR 2021 APPRAISAL ROLL</b>	<b>\$</b>	<b>16,195,665,393</b>
2021 LEVY:		
M & O		3,788,814
DEBT SERVICE		2,689,452
TOTAL LEVY		<u>6,478,266</u>
ESTIMATED AMOUNT TO BE UNCOLLECTED (100% COLLECTION RATE)		0
APPRAISAL DISTRICT AND TAX OFFICE FEES		<u>56,066</u>
<b>NET AD VALOREM TAX REVENUE BUDGETED</b>	<b>\$</b>	<b><u>6,422,200</u></b>

## Tax Levy Projection



# Operating Expenses





## Port Salaries, Wages and Benefits

Increase from 2021 forecasted \$603 thousand or 12% - Budget \$5,641,900

Budget includes:

- Fiscal year 2022 includes 5% increase in CIP/merit raises (FY 2021 0%).
- Filling two previously approved positions that are vacant and requests for two new positions
- \$20,000 in market adjustments
- 12% increase forecasted in group health, 10% increase in forecasted dental and vision premiums (renewal is January 1)
- Percent of group health to total wages and benefits 17%
- Assumes full participation in retirement plan
- Percent benefits to salaries and wages 41%



## Professional Services

Budgeted \$2,722,000 which is an increase over 2021 forecasted \$309 thousand or 13%

Includes:

- Security service fees include canine detection services
- Surveying
- Environmental consulting/assistance- 5 year spill prevention counter measure plan update
- Economic impact study
- Federal and State level government liaisons
- Port planning services
- Grant related assistance
- Facility replacement cost update

## **Training, Travel and Promotional**

Budgeted \$802,900 which is an increase from 2021 forecasted \$446 thousand or 125%. Fiscal year 2021 reflected reduced activity and travel due to COVID-19. Fiscal year 2022 budget assumes resumption to normal level; however, it will continue to be evaluated.

Includes:

- Commercial Events Participation-continue to promote Port Freeport's capabilities as a finished vehicle logistics provider, plastic packaging capabilities and multi-model industrial park
- Website Redevelopment
- Advertising-targeted publications, especially FTZ related
- Sales Travel
- Government Relations and Travel- State and Federal Government interaction
- Community Events-including four C.A.P. meetings
- Technical Training:
  - Focus on Professional Development
  - Electrical ZPMC training
  - Engineering Certifications
  - Emergency Management
  - Safety Programs



## Supplies

Budget \$156,700, an increase from 2021 forecasted \$18 thousand due to continuation of purchasing protection supplies for COVID-19 as well as small equipment and safety purchases planned (items less than \$5,000)



## Utilities

Increase over 2021 forecasted \$51 thousand or 7% to \$800,500.

Utilities are calculated using an average of the previous year.

Increase over forecasted due to:

- Included a possible increase in City of Freeport water and sewer rates by 8%.





## **Business Insurance**

Budget \$1,557,500 which is an increase of \$264 thousand or 20% over 2021 forecasted. The March 1, 2021, property renewal experienced an 24% increase, and the July 1 , 2021 liability package renewal experienced a 12% increase. Budget programmed in a 15% increase in premiums for 2022.



## Other Services and Charges

\$216 thousand or 43% increase over 2021 forecasted to \$723,800.

Major items include:

- IT contracted services include Managed Detection & Response (MDR) which is 75% funded by the 2021 PSGP grant.
- Dues -increase in AAPA Dues and TPA Dues
- Additional port-a-cans and hand wash stations
- Contract labor additions to operations staffing



## Maintenance and Repair

Budget \$927,300, a decrease of \$97 thousand or 9% over 2021 forecasted.

### Special Projects:

- Administration building major maintenance \$150,000

### Other Significant items:

- Terminal operations equipment (mostly cranes)
- Security equipment
- Cleaning and maintenance for office buildings
- Terminal facilities dust control product
- Road repairs
- Mowing



## Depreciation Expense

\$8,093,700, a decrease of \$96 thousand or 1% over 2021 forecasted due to the sale of the mobile harbor crane.



## Debt Interest and Fees

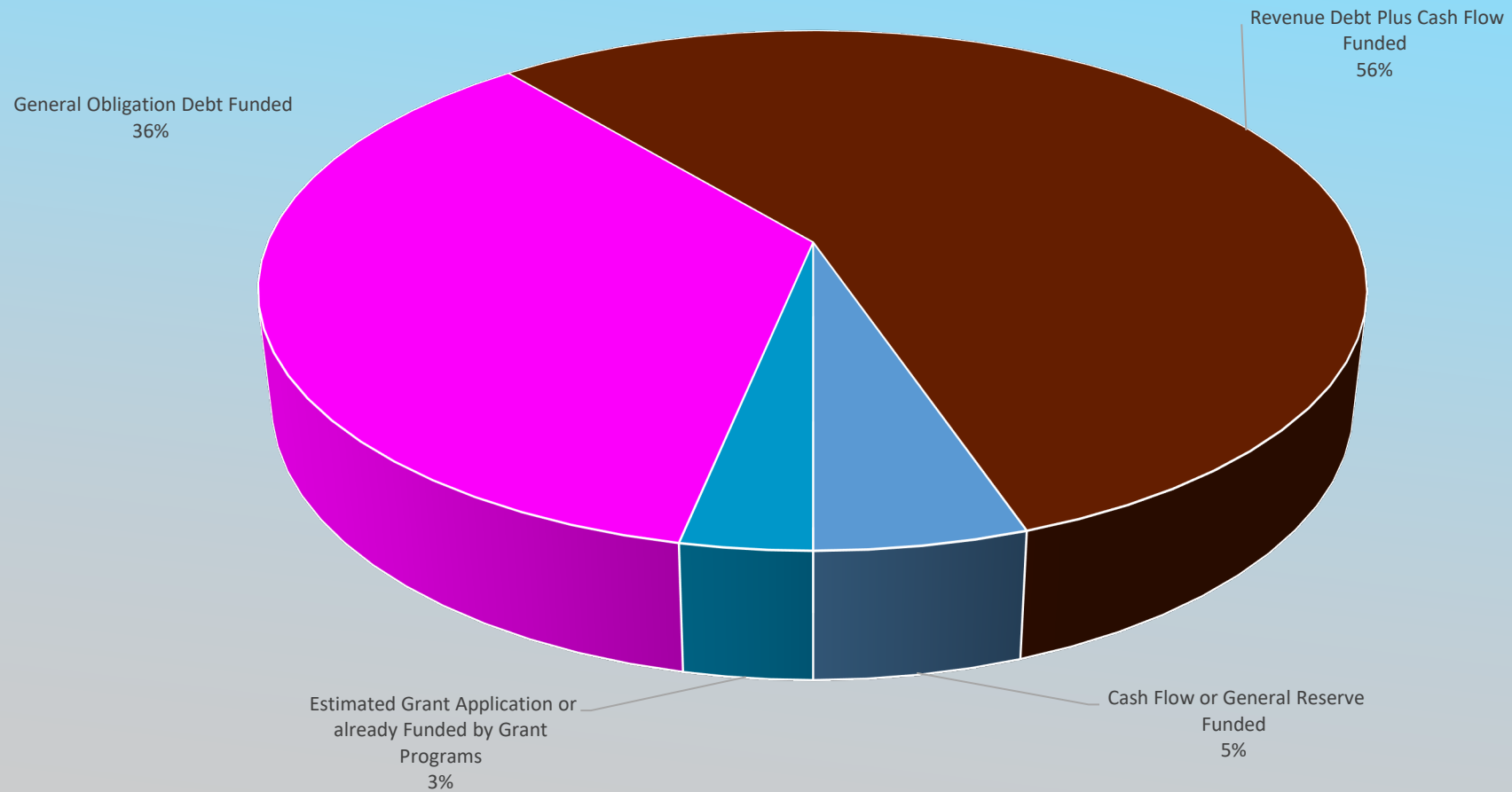
### SCHEDULED BOND INTEREST AND PRINCIPAL PAYMENTS

	Interest	Principal	Total Principal & Interest
General Obligation Bonds, Series 2019	\$ 1,273,762	\$ 640,000	\$ 1,913,762
General Obligation Bonds, Series 2021	894,250	-	894,250
Senior Lien Refunding Bonds, Series 2013A	532,532	2,250,000	2,782,532
Senior Lien Revenue & Refunding Bonds, Series 2015A	1,627,338	815,000	2,442,338
Senior Lien Revenue Refunding Bonds, Series 2018	1,402,200	585,000	1,987,200
Senior Lien Revenue Bonds, Series 2019A	1,996,350	780,000	2,776,350
Senior Lien Revenue Bonds, Series 2019B	990,550	560,000	1,550,550
Senior Lien Revenue Bonds, Series 2021	1,039,366	-	1,039,366
Est New 2022 Rev Bond Issuance	-	-	-
<b>Total Debt Service</b>	<b>\$ 9,756,348</b>	<b>\$ 5,630,000</b>	<b>\$ 15,386,348</b>

Estimated \$25 million Revenue Bond issuance in Summer 2022.

<b>PORT FREEPORT</b>	
<b>PROPOSED PORT CAPITAL EXPANSION PLAN</b>	
<b>Fiscal Year 2022</b>	
<b><i>Strategic Initiatives</i></b>	
	<b><i>Milestones</i></b>
➤ Freeport Harbor Channel deepening and widening	\$ 31,050,000
➤ Buildout of the Port's Container Handling Facilities	52,314,100
➤ Development of warehousing and OEM distribution	1,750,000
➤ Port Infrastructure Support:	
Capital Maintenance	745,000
Office, computer, IT related	422,500
Security Related	418,500
Vehicles	80,500
Operational Equipment	53,000
<b>Total</b>	<b><u>\$ 86,833,600</u></b>

### PORT FREEPORT 2022 CAPITAL BY FUNDING





**PORT FREEPORT<sup>SM</sup>**

**2021/2022 FISCAL  
YEAR BUDGET**

**Proposed**

**September 9, 2021**

**PREPARED BY:**

**Mary Campus, Controller**



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## BUDGET TRANSMITTAL

September 9, 2021

Members of the Port Commission  
Port Freeport  
Freeport, Texas

Presented herein is the Fiscal Year 2021/22 Budget. This budget was prepared through the collective efforts of staff, directors, and commissioners. It represents the planned financial and operating performance of the Port for the coming fiscal year and provides insight to the direction of Port expansion for the next five years. Overall, this budget anticipates a \$15.1 million decrease in change in net assets due to capital contributions for the Port Freeport Harbor Channel Improvement Project. This year's budget follows the same format as the previous budgets with supporting documentation and schedules.

### OPERATING BUDGET

#### Revenue:

When compared to the 2021 Budget, total operating revenue for fiscal year 2022 is expected to increase \$8.8 million to \$39.9 million, while net non-operating revenue and expenses are expected to increase by \$240 thousand to (\$2.9) million.

Harbor operations revenues have increased \$9.5 million to \$27.6 million primarily due to the impact of the LNG market recovery. Lease revenues have decreased \$721 thousand to \$12.2 million primarily due to a lease that was terminated and is offset by contractual inflation increases.

Net non-operating revenues at (\$2.9) million include debt service. Debt interest and fees have remained at \$9.6 million. This includes an estimated accrual of interest and issuance costs for anticipated issuance of Revenue backed debt in fiscal year 2022.

The Certification of Appraised Valuations prepared by the Brazoria County Appraisal District reports assessed value for 2021 to be \$16.2 billion, which is 4% higher than the prior year. Increases were observed in market values, expiration of tax abatements, and significant asset additions, along with offsets in these increases from homestead, abatements, and other exemptions. The budget has been prepared with the tax rate of \$0.0400 per \$100 of valuation which is below the no new revenue tax rate. A rate of \$0.016606 per \$100 valuation is required for debt service, leaving a rate of \$0.023394 per \$100 valuation for maintenance and operations. Assuming a 100% collection rate, ad valorem tax collections are projected to be \$6.4 million, net of appraisal district and tax office fees.

## Expenditures:

Overall, expenditures, at \$21.4 million, are anticipated to increase \$1.6 million from the budget for fiscal year 2021. Expenditures, excluding depreciation are expected to be \$13.3 million, an increase of 15% or \$1.7 million from the budget for fiscal year 2021. Staff reduced expenditures in Fiscal year 2020 and 2021 due to unknown impact of COVID-19. Fiscal year 2021 budgets resumption to normal activity, however staff will continue to monitor conditions.

**Port Salaries and Wages:** The total amount budgeted for Port salaries and wages is \$4 million, an increase of \$360 thousand or 10% from the 2021 budget. The budget includes 5% CPI/merit increases, a market/internal equity pool and assumes filling two positions that are vacant and two new positions.

**Port Employee Benefits:** The total amount budgeted employee benefits are \$1.6 million, an increase of \$78 thousand or 5% from the 2021 budget. The primary reason for the increase comes from an anticipated increase in medical (12%), dental and vision plan premiums (10%), full participation in the retirement plan, and assumes filling two positions that are vacant and two new positions.

**Professional Services:** The budget for consultant services has increased \$238 thousand or 10% from the 2021 budget to \$2.7 million. The largest line item in the professional services category is security service fees, which increased 4% or \$75,650 to \$1.76 million due to contracted rates, increased manpower utilization and services. Fiscal year 2022 includes funds for Port planning services, economic impact study, facility replacement cost update, environmental consulting, and surveying.

**Training, Travel & Promotional:** The training, travel and promotional category budget is \$803 thousand, which has increased from the 2021 budget by 61% or \$305 thousand. Fiscal year 2021 budget was dramatically reduced due to the impact of COVID-19. Fiscal year 2022 budget assumes resumption to normal level; however, it will continue to be evaluated. In addition to the resumption of travel, a website redesign, which is \$150,000, is the major driver of the increase. Commercial business development at \$438 thousand, which includes commercial trade shows, advertising, economic development, and promotional items, has been increased \$250 thousand or 132% from last year due to increased focus on target cargo events. Sales and promotion have increased by \$12 thousand or 26% to \$59 thousand due to increased sales travel/marketing. Government relations travel is decreased 10% or \$4 thousand to \$42 thousand due to decreased involvement in State Legislative interaction. Community relations at \$80 thousand has increased 37% or \$22 thousand due to increased community events and interaction. Technical training and related travel expense are increased by 28% or \$26 thousand to \$118 thousand due to assumed resumption of normal training needs. Automobile expense at \$64 thousand remains consistent.

**Supplies:** The supplies budget is \$156 thousand which has remained consistent.

**Utilities:** The utilities budget has increased by \$193 thousand to \$800 thousand. This includes recent water and sewer rate increases and anticipates another increase in fiscal year 2022.

**Business Insurance:** Business insurance is being budgeted for \$1.6 million, which is a \$288 thousand or 23% increase from fiscal year 2021 budget. Contracted insurance premiums account for this increase.

**Other Services & Charges:** The \$724 thousand budget for other services and charges is planned to increase 56% or \$259 thousand from the 2021 budget. This category includes contract labor, contract services, lease expense and memberships and subscriptions.

**Maintenance & Repair:** The \$927 thousand budget for 2022 is \$47 thousand or 5% more than 2021 with increases in some areas and decreases in others. Significant line items in this category include maintenance expense for the crane, software and computer support services, maintenance for the administration building, mowing services, and security systems maintenance.

Depreciation expense: Depreciation expense for fiscal year 2022 budget is projected at \$8.1 million, which has decreased 1% or \$81 thousand over fiscal year 2021 budget. Depreciation additions from new assets are expected to be \$350 thousand.

## CAPITAL BUDGET

### Port Expansion:

Continuing from fiscal year 2020, the most significant projects planned over the next five-years are the construction of Velasco Terminal and related development of backland property to support the berths. Construction of the next 928' berth (Berth 8) began in fiscal year 2020. \$54.2 million in total has been budgeted for Port expansion projects for fiscal year 2022. Cash flow requirements of the capital expansion plans will be funded from current cash flows, grant funds, reserves, or debt financing.

### Capital Contributed to Others:

Capital contributions to others include \$31 million for the Port Freeport Harbor Channel Improvement Project which will be funded by the 2019 and 2021 General Obligation Bond issuance that was approved by the voters on May 5, 2018.

### Capitalized Maintenance & Repair:

The \$745 thousand in capitalized maintenance and repair projects include the continuation of the repairs of the dock concrete joints, railroad track renovations, building repairs and road repairs. Cash flow requirement of the capitalized maintenance plan will be funded from current cash flows.

### Capital Equipment Outlay:

Capital outlay includes equipment purchases over \$5,000 that will be capitalized and depreciated over a short life span of 3-20 years. The capital outlay budget for fiscal year 2022 is \$884 thousand. The major items in fiscal year 2022 include equipment purchases, security improvements, and operational equipment. Cash flow requirements for the capital outlay plans will be funded by grant funds and current cash flows, reserves, or financing.

## CONCLUSION

The proposed budget for fiscal year 2021/22 continues to demonstrate the Port's commitment to the expansion and development of Port Freeport. Budgeted operating revenues exceed operating expenses by \$18.4 million, planned capital expenditures are \$86.8 million and the tax rate is being lowered to below the no new revenue rate to \$0.0400 per \$100 of assessed valuation. This budget is fiscally conservative without impeding the Port's continuing commitment to provide well-maintained, efficient, safe, and secure port facilities to our customers and to further the growth and development of Port Freeport.

Respectfully submitted,



Mary Campus, Controller

**PORT FREEPORT  
2021/2022 FISCAL YEAR BUDGET**

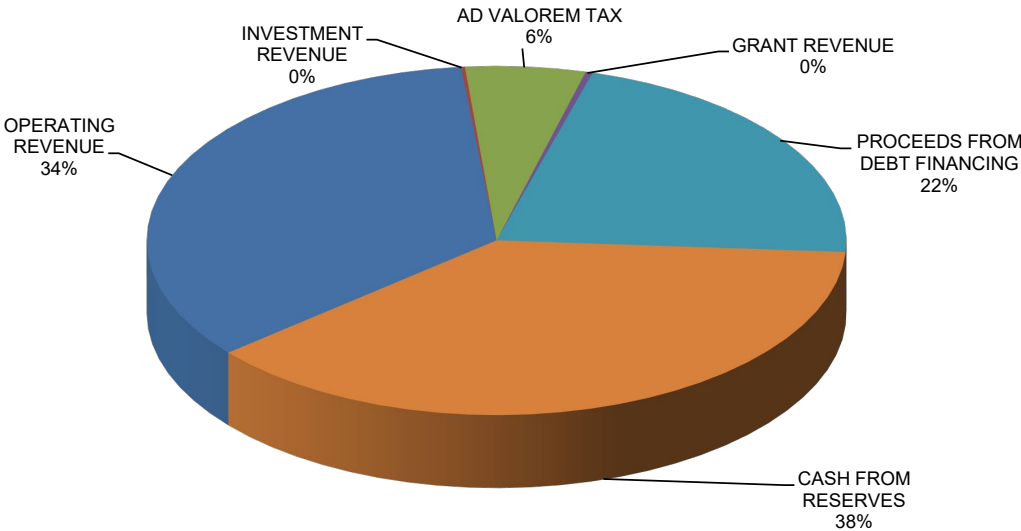
**CASH FLOW WORKSHEET**

Operating Revenue	\$	39,850,900	
Operating Expenses		( 21,426,300)	
Operating Income (Loss)		<u>18,424,600</u>	
Net Non-Operating Revenues		( 2,942,000)	
<b>Net Income</b>	<b>\$</b>		<b>15,482,600</b>
Add Back Non-cash Items			
Depreciation		8,093,700	
Interest Expense		9,564,200	
Loss on Disposition of Assets		-	
Total Net Non-cash Expenses			<u>17,657,900</u>
<b>Cash Flow from Operations, Taxes, Investments</b>			<b>33,140,500</b>
<b>Debt Service Payments</b>			<u>( 15,386,348)</u>
<b>Net Cash Flow Before Capital Expenditures</b>			<b>17,754,152</b>
<b>Capital Expenditures and Contributed to Others:</b>			
Funded by Grant Programs		( 2,800,000)	
Cash Flow or General Reserve Funded		( 4,539,500)	
Proceeds from Debt Funding and Operating Cash Flow		( 79,494,100)	
<b>Total</b>			<b>( 86,833,600)</b>
<b>Reimbursement Resolution/Financing Proceeds</b>			<b>25,000,000</b>
Contributed Capital From Grants			375,000
<b>Cash To (From) Reserves</b>	<b>\$</b>		<b>( 43,704,448)</b>
July 2021 Net Assets Balance:			
Unrestricted	\$		30,582,825
Reserve for Capital Improvements			19,591,214
Restricted for Debt Service			11,825,596
2019 Series GO Project Fund			13,486,280
2021 Series GO Project Fund			39,181,639
2019B Series Revenue Project Fund			6,165,975
Restricted for Capital Improvements (Corps)			12,923
<b>Approximate FY 2022 Net Assets:</b>			
Unrestricted	\$		32,294,660
Expected Balance of Proceeds from Future Revenue Bond Issuance			25,000,000
Reserve for Capital Improvements			9,009,325
Restricted for Debt Service			10,825,596
Restricted for Capital Improvements (Corps)			12,423

**PORT FREEPORT  
2021/2022 FISCAL YEAR BUDGET**

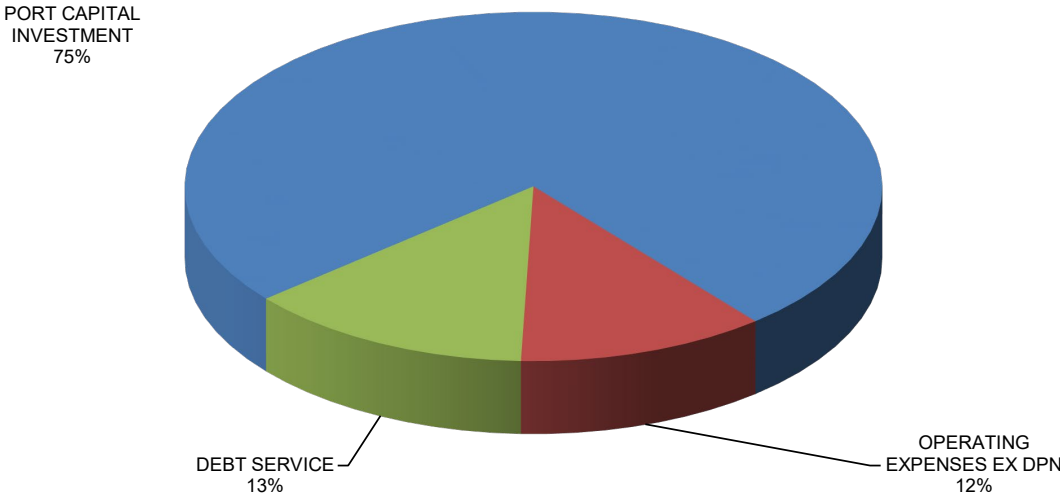
**SOURCES OF FUNDS**

OPERATING REVENUE	\$ 39,850,900
INVESTMENT REVENUE	200,000
AD VALOREM TAX	6,422,200
GRANT REVENUE	375,000
PROCEEDS FROM DEBT FINANCING	25,000,000
CASH FROM RESERVES	<u>43,704,448</u>
TOTAL	\$ 115,552,548



**USES OF FUNDS**

PORT CAPITAL INVESTMENT	\$ 86,833,600
OPERATING EXPENSES EX DPN	13,332,600
DEBT SERVICE	<u>15,386,348</u>
	\$ 115,552,548



**PORT FREEPORT  
2021/2022 FISCAL YEAR BUDGET**

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS**

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Budget	2021 Forecasted	2022 Budget	Percent of Total
<b>OPERATING REVENUES:</b>								
Wharfage	\$ 7,274,790	\$ 7,886,541	\$ 10,853,640	\$ 12,131,000	\$ 8,555,700	\$ 13,287,805	\$ 13,608,300	34%
Dockage & Deep Water Berth	1,773,794	1,958,713	4,181,863	4,887,600	4,419,200	7,467,965	7,864,100	20%
Equipment & Pallet Use Fees	882,221	1,244,184	1,686,489	1,489,400	1,652,100	1,148,524	1,277,800	3%
Facility Use Fees	369,069	439,822	880,516	560,000	704,000	1,110,000	1,150,000	3%
Security Fees	779,878	873,501	1,521,840	1,774,900	1,644,900	2,400,000	2,608,300	7%
Other Customer Service Fees	926,321	1,074,896	1,051,900	1,067,100	1,110,100	1,025,057	1,072,100	3%
Ground Leases	12,985,928	13,370,499	12,423,239	13,038,100	12,128,600	12,137,334	11,300,600	28%
Other Leases	1,058,454	1,059,508	964,948	971,200	837,700	904,176	944,700	2%
Other Revenue	283,391	37,478	8,880	25,000	25,000	7,000	25,000	0%
<b>Total Operating Revenue</b>	<b>26,333,846</b>	<b>27,945,142</b>	<b>33,573,315</b>	<b>35,944,300</b>	<b>31,077,300</b>	<b>39,487,861</b>	<b>39,850,900</b>	
<b>OPERATING EXPENSES:</b>								
Port Salaries/Wages	3,175,177	3,514,447	3,718,152	3,792,200	3,633,400	3,589,496	3,993,600	19%
Port Employee Benefits	1,039,760	1,260,966	1,350,053	1,509,900	1,570,800	1,448,492	1,648,300	8%
Professional Services	2,119,928	2,094,856	2,163,290	2,651,600	2,484,200	2,413,020	2,722,000	13%
Training, Travel & Promotional	406,362	519,101	296,763	707,300	497,300	356,638	802,900	4%
Supplies	175,326	152,485	170,938	166,000	156,200	137,893	156,700	1%
Utilities	490,982	554,231	636,683	608,000	606,900	749,477	800,500	4%
Business Insurance	910,997	981,882	1,128,006	1,153,200	1,269,700	1,293,182	1,557,500	7%
Other Services & Charges	374,692	540,705	515,468	515,300	465,000	507,391	723,800	3%
Maintenance & Repair	630,215	1,165,766	973,834	928,100	880,800	1,023,974	927,300	4%
Depreciation	6,875,049	6,797,897	7,592,533	7,986,000	8,175,000	8,189,664	8,093,700	38%
<b>Total Operating Expenses</b>	<b>16,198,488</b>	<b>17,582,336</b>	<b>18,545,720</b>	<b>20,017,600</b>	<b>19,739,300</b>	<b>19,709,227</b>	<b>21,426,300</b>	
<b>OPERATING INCOME (LOSS)</b>	<b>10,135,358</b>	<b>10,362,806</b>	<b>15,027,595</b>	<b>15,926,700</b>	<b>11,338,000</b>	<b>19,778,634</b>	<b>18,424,600</b>	
<b>OPERATING MARGIN</b>	<b>38%</b>	<b>37%</b>	<b>45%</b>	<b>44%</b>	<b>36%</b>	<b>50%</b>	<b>46%</b>	
<b>NON-OPERATING REVENUES (EXPENSES):</b>								
Ad Valorem Tax Collections	5,173,826	5,400,964	5,623,025	5,540,700	6,072,900	6,161,406	6,422,200	
Investment Net Revenue	598,893	2,010,440	2,095,520	1,200,000	800,000	125,402	200,000	
Gain (Loss) on Sale of Assets	-	-	-	-	-	460,196	-	
Debt Interest and Fees	( 3,165,919)	( 4,640,871)	( 7,862,024)	( 7,039,600)	( 9,575,100)	( 8,863,014)	( 9,564,200)	
Other	11,899	-	-	-	-	246,000	-	
<b>Non-Operating Revenues, Net</b>	<b>2,618,699</b>	<b>2,770,533</b>	<b>( 143,479)</b>	<b>( 298,900)</b>	<b>( 2,702,200)</b>	<b>( 1,870,010)</b>	<b>( 2,942,000)</b>	
<b>NET INCOME (LOSS) BEFORE CONTRIBUTIONS</b>	<b>12,754,057</b>	<b>13,133,339</b>	<b>14,884,116</b>	<b>15,627,800</b>	<b>8,635,800</b>	<b>17,908,624</b>	<b>15,482,600</b>	
<b>CAPITAL CONTRIBUTIONS-Grants</b>	<b>248,166</b>	<b>95,541</b>	<b>139,833</b>	<b>373,100</b>	<b>245,300</b>	<b>37,500</b>	<b>375,000</b>	
<b>NET CAPITAL CONTRIBUTIONS (To)/From Others</b>	<b>( 1,288,669)</b>	<b>( 846,158)</b>	<b>( 8,310,245)</b>	<b>( 56,920,800)</b>	<b>( 66,349,500)</b>	<b>( 43,078,688)</b>	<b>( 31,000,000)</b>	
<b>CHANGE IN NET ASSETS</b>	<b>\$ 11,713,554</b>	<b>\$ 12,382,722</b>	<b>\$ 6,713,704</b>	<b>\$ ( 40,919,900)</b>	<b>\$ ( 57,468,400)</b>	<b>\$ (25,132,564)</b>	<b>( 15,142,400)</b>	

# CAPITAL EXPANSION

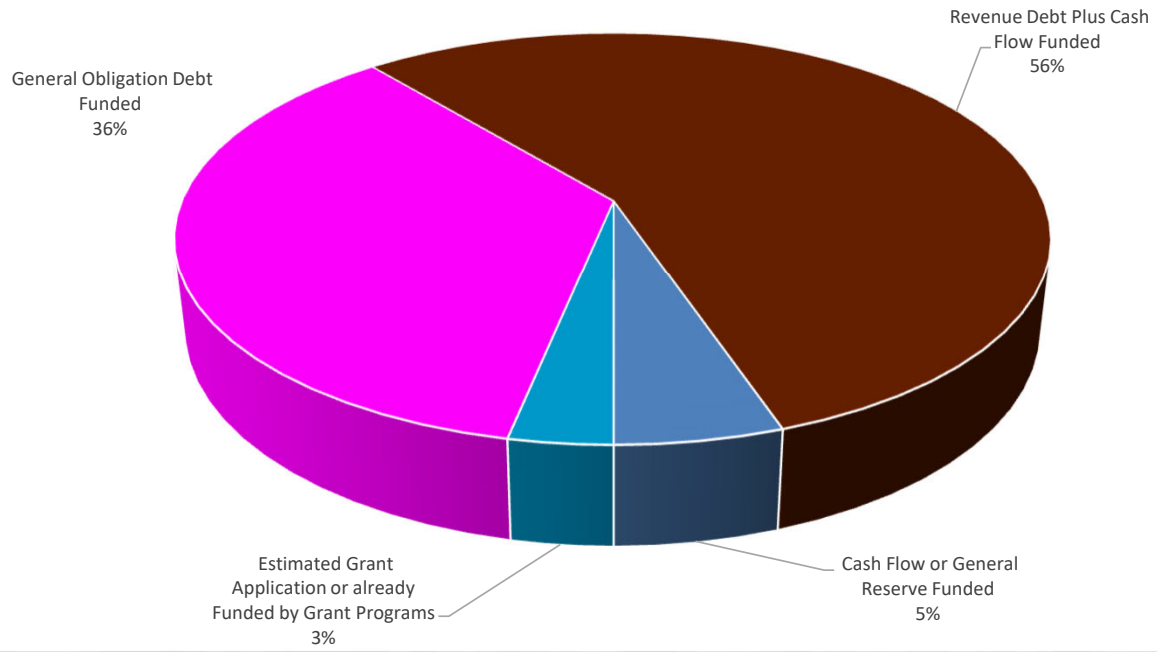


**PORT FREEPORT  
 PROPOSED PORT CAPITAL EXPANSION PLAN  
 Fiscal Year 2022**

***Strategic Initiatives***

	<b><i>Milestones</i></b>	<b><i>Funding Sources</i></b>
➤ Freeport Harbor Channel deepening and widening	\$ 31,050,000	General Obligation Bonds, Cash or Reserves
➤ Buildout of the Port's Container Handling Facilities	52,314,100	Pledged Revenue Debt, Cash or Reserves
➤ Development of warehousing and OEM distribution facilities	1,750,000	Pledged Revenue Debt, Cash or Reserves
➤ Port Infrastructure Support:		
Capital Maintenance	745,000	Cash or Reserves
Office, computer, IT related	422,500	Cash or Reserves
Security Related	418,500	Cash or Reserves
Vehicles	80,500	Cash or Reserves
Operational Equipment	53,000	Cash or Reserves
<b>Total</b>	<b><u>\$ 86,833,600</u></b>	

**PORT FREEPORT 2022  
CAPITAL BY FUNDING**



# PORT FREEPORT

## PROPOSED PORT CAPITAL EXPANSION PLAN

FY 2022 to 2026

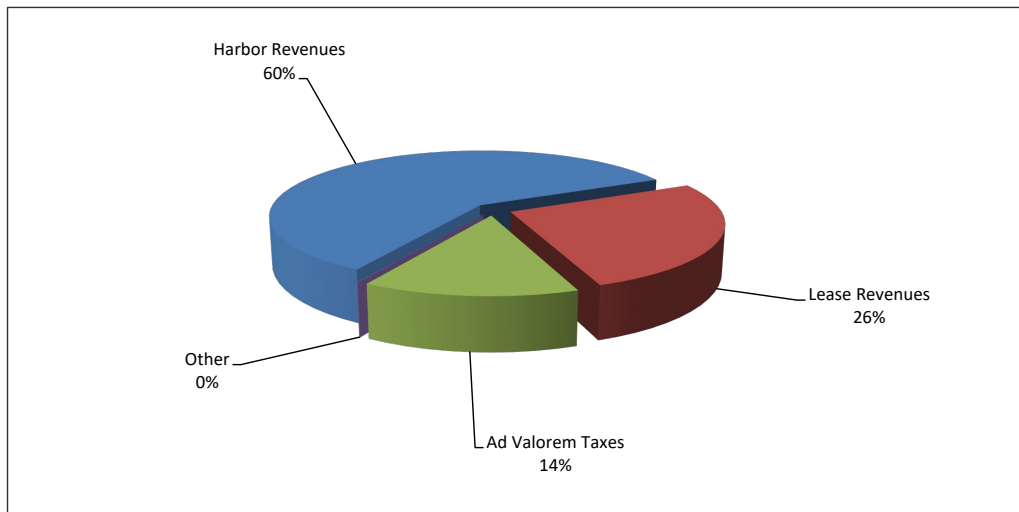
PROJECT	2022	2023	2024	2025	2026	2022-2026 TOTAL
<b>VELASCO TERMINAL &amp; RELATED INFRASTRUCTURE DEVELOPMENT</b>						
Cash Funded	\$ 1,470,000	\$ -	\$ -	\$ -	\$ -	\$ 1,470,000
Revenue Debt/Cash Funded	48,444,100	8,000,000	3,000,000	-	-	59,444,100
Estimated Grant Application Funded	2,400,000	8,000,000	-	-	-	10,400,000
Cranes (2)- Equipment or Revenue Debt Funded	-	-	6,000,000	24,000,000	-	30,000,000
Revenue Growth Funded	-	-	15,000,000	10,000,000	38,800,000	63,800,000
<b>Subtotal Velasco Terminal &amp; Related Infrastructure</b>	<b>\$ 52,314,100</b>	<b>\$ 16,000,000</b>	<b>\$ 24,000,000</b>	<b>\$ 34,000,000</b>	<b>\$ 38,800,000</b>	<b>\$ 165,114,100</b>
<b>OEM / LOGISTICS CENTER</b>						
Cash Funded	1,500,000	2,500,000	-	-	-	4,000,000
Revenue Debt/Cash Funded	-	-	-	-	-	-
Grant Application Funded	250,000	10,250,000	-	-	-	10,500,000
<b>Subtotal OEM/Logistics Center</b>	<b>\$ 1,750,000</b>	<b>\$ 12,750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,500,000</b>
<b>OTHER PROJECTS, M &amp; R, EQUIPMENT</b>						
Cash Funded	1,569,500	602,500	426,000	1,111,000	403,000	4,112,000
Estimated Grant Application Funded	150,000	581,360	450,000	-	-	1,181,360
<b>Subtotal Other Projects, M &amp; R, Equipment</b>	<b>\$ 1,719,500</b>	<b>\$ 1,183,860</b>	<b>\$ 876,000</b>	<b>\$ 1,111,000</b>	<b>\$ 403,000</b>	<b>\$ 5,293,360</b>
<b>CAPITAL CONTRIBUTED TO OTHERS</b>						
Cash Funded	-	-	200,000	-	-	200,000
General Obligation Debt Funded	31,050,000	35,700,000	21,100,000	-	-	87,850,000
Revenue Debt/Cash Funded	-	-	-	-	-	-
Funded From Capital Improvement Reserve	-	-	750,000	750,000	1,030,000	2,530,000
<b>Subtotal Capital Contributed to Others</b>	<b>\$ 31,050,000</b>	<b>\$ 35,700,000</b>	<b>\$ 22,050,000</b>	<b>\$ 750,000</b>	<b>\$ 1,030,000</b>	<b>\$ 90,580,000</b>
<b>TOTALS</b>						
Cash Funded	4,539,500	3,102,500	626,000	1,111,000	403,000	9,782,000
Revenue Debt Plus Cash Flow Funded	48,444,100	8,000,000	3,000,000	-	-	59,444,100
Equipment Lease/Other Debt Funded	-	-	6,000,000	24,000,000	-	30,000,000
Grant Funded	2,800,000	18,831,360	450,000	-	-	22,081,360
General Obligation Debt Funded	31,050,000	35,700,000	21,100,000	-	-	87,850,000
Funded From Capital Improvement Reserve	-	-	750,000	750,000	1,030,000	2,530,000
Revenue Growth Funded	-	-	15,000,000	10,000,000	38,800,000	63,800,000
	<b>86,833,600</b>	<b>65,633,860</b>	<b>46,926,000</b>	<b>35,861,000</b>	<b>40,233,000</b>	<b>275,487,460</b>

# REVENUES

**PORT FREEPORT  
2021/2022 BUDGET**

**TOTAL REVENUE**

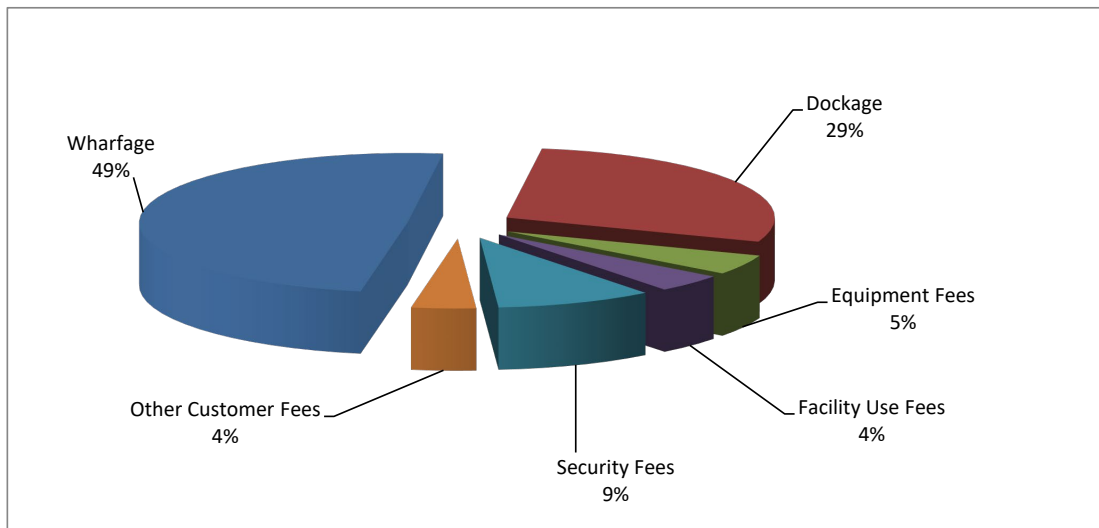
	2018 Actual	2019 Actual	2020 Actual	2021 Budget	2021 Forecasted	2022 Budget
<b>OPERATING REVENUES:</b>						
Wharfage	\$7,274,790	\$7,886,541	\$10,853,640	\$ 8,555,700	\$ 13,287,805	\$ 13,608,300
Dockage	1,773,794	1,958,713	4,181,863	4,419,200	7,467,965	7,864,100
Equipment Fees	882,221	1,244,184	1,686,489	1,652,100	1,148,524	1,277,800
Facility Use Fees	369,069	439,822	880,516	704,000	1,110,000	1,150,000
Security Fees	779,878	873,501	1,521,840	1,644,900	2,400,000	2,608,300
Other Customer Service Fees	926,321	1,074,896	1,051,900	1,110,100	1,025,057	1,072,100
Ground Leases	12,985,928	13,372,587	12,423,239	12,128,600	12,137,334	11,300,600
Other Leases	1,058,454	1,057,420	964,948	837,700	904,176	944,700
Other Revenue	283,391	37,478	8,880	25,000	7,000	25,000
<b>Total Operating Revenue</b>	<b>\$26,333,846</b>	<b>\$27,945,142</b>	<b>\$33,573,315</b>	<b>\$31,077,300</b>	<b>\$39,487,861</b>	<b>\$ 39,850,900</b>
<b>NON-OPERATING REVENUES (EXPENSES):</b>						
Ad Valorem Tax Collections	5,173,826	5,400,964	5,623,025	6,072,900	6,161,406	6,422,200
Investment Income	598,893	2,010,440	2,095,520	800,000	125,402	200,000
Gain (loss) on Sale of Assets	-	-	-	-	460,196	-
Debt Interest and Fees	( 3,165,919)	( 4,640,871)	( 7,862,024)	( 9,575,100)	( 8,863,014)	( 9,564,200)
Other	19,075	-	-	-	246,000	-
<b>Non-Operating Revenues, Net</b>	<b>\$ 2,625,875</b>	<b>\$ 2,770,533</b>	<b>\$ (143,479)</b>	<b>\$ (2,702,200)</b>	<b>\$ ( 1,870,010)</b>	<b>\$ ( 2,942,000)</b>
<b>TOTAL REVENUE BEFORE CONTRIBUTIONS</b>	<b>\$ 28,959,721</b>	<b>\$ 30,715,675</b>	<b>\$ 33,429,836</b>	<b>\$ 28,375,100</b>	<b>\$ 37,617,851</b>	<b>\$ 36,908,900</b>
Capital Contributions - Grants	248,166	95,541	139,833	245,300	37,500	375,000
Capital Contributions (To)From Others	( 1,288,669)	( 846,158)	( 8,310,245)	( 62,849,500)	( 43,078,688)	( 31,000,000)
<b>TOTAL REVENUE</b>	<b>\$ 27,919,218</b>	<b>\$ 29,965,058</b>	<b>\$ 25,259,424</b>	<b>\$ (34,229,100)</b>	<b>\$ (5,423,337)</b>	<b>\$ 6,283,900</b>



**PORT FREEPORT  
2021/2022 FISCAL YEAR BUDGET**

**HARBOR OPERATIONS**

	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Actual</b>	<b>2021 Budget</b>	<b>2021 Forecasted</b>	<b>2022 Budget</b>
<b>OPERATING REVENUES:</b>						
Wharfage	\$7,274,790	\$7,886,541	\$10,853,640	\$ 8,555,700	\$ 13,287,805	\$ 13,608,300
Dockage	1,773,794	1,958,713	4,181,863	4,419,200	7,467,965	7,864,100
Equipment Fees	882,221	1,244,184	1,686,489	1,652,100	1,148,524	1,277,800
Facility Use Fees	369,069	439,822	880,516	704,000	1,110,000	1,150,000
Security Fees	779,878	873,501	1,521,840	1,644,900	2,400,000	2,608,300
Other Customer Fees	926,321	1,074,896	1,051,900	1,110,100	1,025,057	1,072,100
<b>TOTAL HARBOR REVENUE</b>	<b>\$ 12,006,073</b>	<b>\$ 13,477,657</b>	<b>\$ 20,176,248</b>	<b>\$ 18,086,000</b>	<b>\$ 26,439,351</b>	<b>\$ 27,580,600</b>
<b>TONNAGE:</b>						
Import/Export	2,222,049	2,747,708	8,577,024	8,500,520	16,013,207	16,637,234
Domestic	104,897	74,704	125,176	130,000	126,000	139,000
<b>TOTAL TONNAGE</b>	<b>2,326,946</b>	<b>2,822,412</b>	<b>8,702,200</b>	<b>8,630,520</b>	<b>16,139,207</b>	<b>16,776,234</b>
<b>SHIP CALLS</b>	<b>254</b>	<b>325</b>	<b>412</b>	<b>421</b>	<b>516</b>	<b>541</b>
<b>BARGE CALLS</b>	<b>43</b>	<b>15</b>	<b>111</b>	<b>70</b>	<b>52</b>	<b>64</b>



**PORT FREEPORT  
2021/2022 FISCAL YEAR BUDGET**

**TAX RATE**

	<b>TAX RATE PER \$100</b>	<b>PERCENT OF TOTAL</b>
2020 LEVY TAX RATE	0.040100	
2021 NO NEW REVENUE TAX RATE	0.040080	
2021 VOTER APPROVAL TAX RATE	0.004455	
2021 DE MINIMIS TAX RATE	0.046688	
<b>2021 TAX RATE:</b>		
<b>M &amp; O</b>	<b>0.023394</b>	<b>58.49%</b>
<b>DEBT SERVICE</b>	<b>0.016606</b>	<b>41.52%</b>
<b>TOTAL TAX RATE</b>	<b>0.040000</b>	<b>100.00%</b>

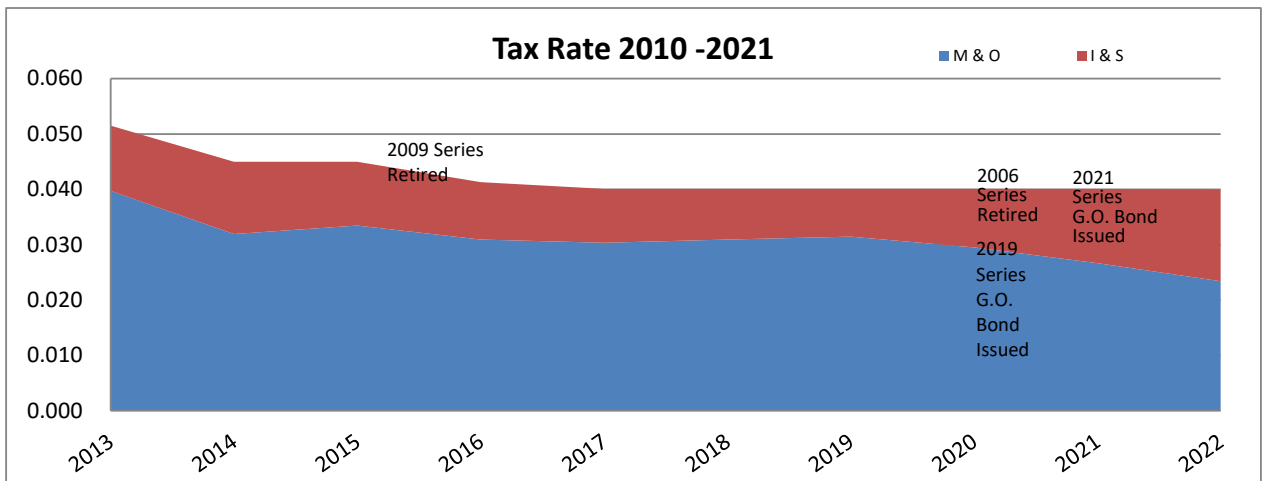
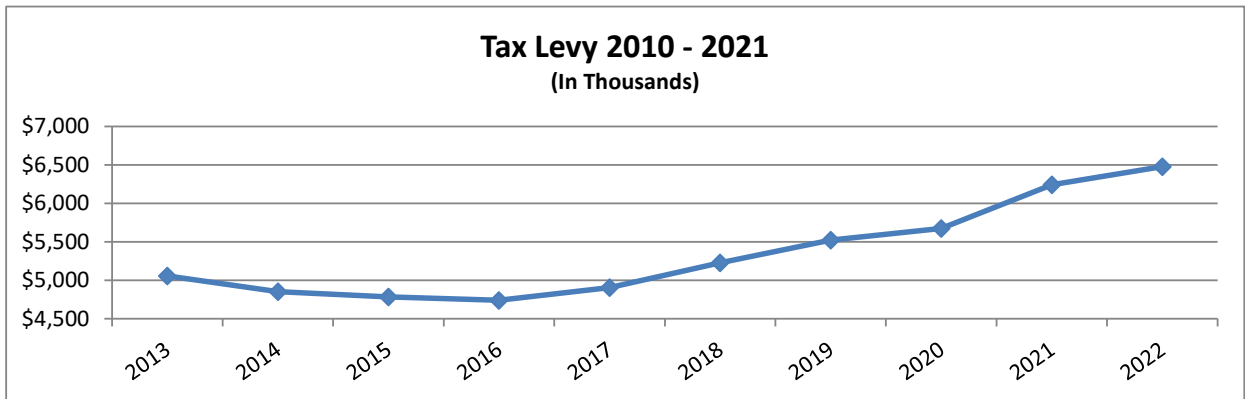
**LEVY CALCULATION**

<b>TAXABLE VALUE FOR 2021 APPRAISAL ROLL</b>	<b>\$</b>	<b>16,195,665,393</b>
2021 LEVY:		
M & O		3,788,814
DEBT SERVICE		2,689,452
TOTAL LEVY		6,478,266
ESTIMATED AMOUNT TO BE UNCOLLECTED (100% COLLECTION RATE)		0
APPRAISAL DISTRICT AND TAX OFFICE FEES		56,066
<b>NET AD VALOREM TAX REVENUE BUDGETED</b>	<b>\$</b>	<b>6,422,200</b>

**PORT FREEPORT  
2021/2022 FISCAL YEAR BUDGET**

**VALUATION AND TAX RATE HISTORY**

	FISCAL YEAR				
	2018	2019	2020	2021	2022
TAXABLE VALUE	\$ 13,032,191,223	\$ 13,772,985,905	\$ 14,147,947,460	\$ 15,562,627,567	<b>\$ 16,195,665,393</b> <sup>1</sup>
TAX RATE:					
M&O	0.030927	0.031451	0.029485	0.026657	<b>0.023394</b>
DEBT SERVICE	0.009173	0.008649	0.010615	0.013443	<b>0.016606</b>
TOTAL TAX RATE	0.040100	0.040100	0.040100	0.040100	<b>0.040000</b>
LEVY AMOUNT	\$5,225,909	\$5,522,967	\$5,673,327	\$6,240,614	<b>\$6,478,266</b>
% OF LEVY COLLECTED <sup>3</sup>	98.65%	98.65%	98.65%	98.65%	100.00% <sup>2</sup>



<sup>1</sup> TAXABLE VALUE FOR CURRENT YEAR HAS BEEN CERTIFIED BY THE BRAZORIA COUNTY APPRAISAL DISTRICT.

TAXABLE VALUE FOR PAST YEARS ARE TAKEN FROM THE CERTIFIED ROLL FROM BRAZORIA COUNTY.

<sup>2</sup> PROPOSED OR ESTIMATED

<sup>3</sup> INCLUDES COLLECTION OF CURRENT & DELINQUENT TAXES AND PENALTIES & INTEREST.



**RESOLUTION APPROVING 2021 TAX RATE PROPOSAL  
AND SETTING THE DATE FOR A RECORD VOTE**

At a regular meeting of the Commissioners of Port Freeport of Brazoria County, Texas (“Port”) held at the office of the Port at 1100 Cherry Street, Freeport, Texas, on the 26th day of August 2021, among other business, on motion duly made and seconded, the following resolution was passed and adopted:

**FINDINGS**

1. Due and proper notice of the date, time, place and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. The Port’s 2020 tax rate was \$0.040100;
3. The Port considered a 2021 tax rate proposal of \$0.040000, which is less than the No New Revenue Tax Rate of \$0.040080 (“Proposed 2021 Tax Rate”); and
4. The Port finds and determines that it is in the best interest of Port Freeport of Brazoria County, Texas to approve the 2021 Tax Rate Proposal and set a date to take a record vote of the Proposed 2021 Tax Rate.

**NOW, THEREFORE, BE IT RESOLVED**, that the Port hereby approves the Proposal of the 2021 Tax Rate and will take a record vote on September 9, 2021, 2021 at 1:00 p.m., at the Port’s Administration Building.

The following members of the Port Commission present and participating in the deliberation and vote on the above and foregoing Resolution and the manner in which each member voted is evidenced below:

John Hoss, Chairman

Rob Giesecke, Assistant Secretary

VOTED: Yes

VOTED: No

Rudy Santos, Vice Chairman

Shane Pirtle, Commissioner

VOTED: Yes


VOTED: Yes

Dan Croft, Secretary

Ravi K Singhania, Commissioner

VOTED: Yes

VOTED: Yes

  
\_\_\_\_\_  
John Hoss, Chairman

  
\_\_\_\_\_  
Rob Giesecke, Asst. Secretary

## **RESOLUTION ADOPTING 2021 TAX RATE**

At a Regular Meeting of the Port Commission of Port Freeport held at the office of said Port at 1100 Cherry Street, Freeport, Texas on the 9<sup>th</sup> day of September 2021, among other business came on to be considered the following Resolution, which was upon motion duly made and seconded, adopted by an unanimous vote of six Commissioners present, which Resolution is as follows:

### **FINDINGS:**

The Port Commission finds:

- (1) Notice of the date, time, place and purpose of the meeting at which this Resolution has been considered and adopted has been duly given in accordance with the requirements of Section 551.001, Texas Government Code, et. sec.
- (2) A quorum of the members of the Port Commission were present and participated in the deliberation and adoption of this Resolution.
- (3) The deliberation and vote on this Resolution has been conducted in open meeting as defined in Section 551.001, Texas Government Code, et. sec.
- (4) The deliberation and vote on this Resolution was separate from the vote adopting the budget for Port Freeport for the Fiscal Year 2021/2022.
- (5) The designated Officer of the Port has publicized the No New Revenue Tax Rate and the calculation used to determine it in the manner required by Section 26.04, Texas Property Tax Code, and has submitted same to the Port Commission.
- (6)
  - (A) A tax rate of two and 3394/100 (\$0.023394) cents on each \$100 valuation for the purpose of maintenance and operations;
  - (B) A tax rate of one and 6606/100 (\$0.016606) cents on each \$100 valuation for the payment of principal and interest on debts of the Port;
  - (C) A total tax rate of four and 00/100 (\$0.0400) cents for each \$100 valuation to be applied to the total taxable value of all taxable property located within Port Freeport, subject to taxation and calculated as provided in Sections 26.04 and 26.05, Texas Property Tax Code, should be proposed for adoption as the tax rate of Port Freeport for the year 2021.

**RESOLUTION**

NOW THEREFORE, BE IT RESOLVED, ORDAINED AND ORDERED, by the Port Commission of Port Freeport, that: a tax rate of two and 3394/100 (\$0.023394) cents on each \$100 valuation for the purpose of maintenance and operations, and a tax rate of one and 6606/100 (\$0.016606) cents on each \$100 valuation for the payment of principal and interest on debts of the Port, for a total tax rate of four and 00/100 (\$0.0400) cents on each \$100 valuation to be applied to the total taxable value of all taxable property located within Port Freeport, subject to taxation and is hereby levied or adopted as the tax rate of Port Freeport for the year 2021.

The following members of the Port Commission present and participating in the deliberation and vote on the above and foregoing Resolution and the manner in which each member voted is evidenced by the signature of each member present as indicated below:

\_\_\_\_\_  
Chairman VOTED

\_\_\_\_\_  
Vice Chairman VOTED

\_\_\_\_\_  
Secretary VOTED

\_\_\_\_\_  
Assistant Secretary VOTED

\_\_\_\_\_  
Commissioner VOTED

\_\_\_\_\_  
Commissioner VOTED

# 2021 Tax Rate Calculation Worksheet

Date: 08/06/2021 11:23 AM

## Taxing Units Other Than School Districts or Water Districts

### PORT FREEPORT

**979-233-2667**

Taxing Unit Name

Phone (area code and number)

**1100 Cherry, Freeport, TX 77541**

**www.portfreeport.com**

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the No-New-Revenue (NNR) tax rate and Voter-Approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School Districts without Chapter 313 Agreements* or or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

### **SECTION 1: No-New-Revenue Tax Rate**

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

<b>No-New-Revenue Tax Rate Worksheet</b>	<b>Amount/Rate</b>
<b>1. 2020 total taxable value.</b> Enter the amount of 2020 taxable value on the 2020 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>1</sup>	\$15,517,319,493
<b>2. 2020 tax ceilings.</b> Counties, cities and junior college districts. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$0
<b>3. Preliminary 2020 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$15,517,319,493
<b>4. 2020 total adopted tax rate.</b>	\$0.040100/\$100
<b>5. 2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value.</b> <b>A. Original 2020 ARB values:</b>	\$215,227,057

<b>B. 2020 values resulting from final court decisions:</b>	\$177,349,371
<b>C. 2020 value loss.</b> Subtract B from A. <sup>3</sup>	\$37,877,686
<b>6. 2020 taxable value subject to an appeal under Chapter 42, as of July 25.</b>	
<b>A. 2020 ARB certified value:</b>	\$0
<b>B. 2020 disputed value:</b>	\$0
<b>C. 2020 undisputed value.</b> Subtract B from A. <sup>4</sup>	\$0
<b>7. 2020 Chapter 42 related adjusted values</b> Add Line 5C and Line 6C.	\$37,877,686
<b>8. 2020 taxable value, adjusted for actual and potential court-ordered reductions.</b> Add Line 3 and Line 7.	\$15,555,197,179
<b>9. 2020 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2020.</b> Enter the 2020 value of property in deannexed territory. <sup>5</sup>	\$0
<b>10. 2020 taxable value lost because property first qualified for an exemption in 2021.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2021 does not create a new exemption or reduce taxable value.	
<b>A. Absolute exemptions.</b> Use 2020 market value:	\$4,374,888
<b>B. Partial exemptions.</b> 2021 exemption amount or 2021 percentage exemption times 2020 value:	\$187,394,925
<b>C. Value loss.</b> Add A and B. <sup>5</sup>	\$191,769,813
<b>11. 2020 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2021.</b> Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020.	
<b>A. 2020 market value:</b>	\$7,228,707
<b>B. 2021 productivity or special appraised value:</b>	\$211,130
<b>C. Value loss.</b> Subtract B from A. <sup>7</sup>	\$7,017,577
<b>12. Total adjustments for lost value.</b> Add lines 9, 10C and 11C.	\$198,787,390
<b>13. 2020 captured value of property in a TIF.</b> Enter the total value of 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2020 taxes were deposited into the tax increment fund. <sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.	\$0
<b>14. 2020 total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$15,356,409,789
<b>15. Adjusted 2020 total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$6,157,920
<b>16. Taxes refunded for years preceding tax year 2020.</b> Enter the amount of taxes refunded	\$14,146

by the taxing unit for tax years preceding tax year 2020. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. <sup>8</sup>	
<b>17. Adjusted 2020 levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>	\$6,172,066
<b>18. Total 2021 taxable value on the 2021 certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup>	
A. <b>Certified values:</b>	\$15,505,602,628
B. <b>Counties:</b> Include railroad rolling stock values certified by the Comptroller's office:	\$0
C. <b>Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	\$0
D. <b>Tax increment financing:</b> Deduct the 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2021 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. <sup>12</sup>	\$0
E. <b>Total 2021 value.</b> Add A and B, then subtract C and D.	\$15,505,602,628
<b>19. Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup>	
A. <b>2021 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup>	\$690,062,765
B. <b>2021 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup>	\$0
C. <b>Total value under protest or not certified:</b> Add A and B.	\$690,062,765
<b>20. 2021 tax ceilings.</b> Counties, cities and junior colleges enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>	\$0
<b>21. 2021 total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>	\$16,195,665,393

<b>22. Total 2021 taxable value of properties in territory annexed after Jan. 1, 2020.</b> Include both real and personal property. Enter the 2021 value of property in territory annexed. <sup>18</sup>	\$0
<b>23. Total 2021 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2020, and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2021. <sup>19</sup>	\$796,505,918
<b>24. Total adjustments to the 2021 taxable value.</b> Add Lines 22 and 23.	\$796,505,918
<b>25. Adjusted 2021 taxable value.</b> Subtract Line 24 from Line 21.	\$15,399,159,475
<b>26. 2021 NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100. <sup>20</sup>	\$0.040080/\$100
<b>27. COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the 2021 county NNR tax rate. <sup>21</sup>	

<sup>1</sup>Tex. Tax Code Section 26.012(14)

<sup>2</sup>Tex. Tax Code Section 26.012(14)

<sup>3</sup>Tex. Tax Code Section 26.012(13)

<sup>4</sup>Tex. Tax Code Section 26.012(13)

<sup>5</sup>Tex. Tax Code Section 26.012(15)

<sup>6</sup>Tex. Tax Code Section 26.012(15)

<sup>7</sup>Tex. Tax Code Section 26.012(15)

<sup>8</sup>Tex. Tax Code Section 26.03(c)

<sup>9</sup>Tex. Tax Code Section 26.012(13)

<sup>10</sup>Tex. Tax Code Section 26.012(13)

<sup>11</sup>Tex. Tax Code Section 26.012,26.04(c-2)

<sup>12</sup>Tex. Tax Code Section 26.03(c)

<sup>13</sup>Tex. Tax Code Section 26.01(c) and (d)

<sup>14</sup>Tex. Tax Code Section 26.01(c)

<sup>15</sup>Tex. Tax Code Section 26.01(d)

<sup>16</sup>Tex. Tax Code Section 26.012(6)(b)

<sup>17</sup>Tex. Tax Code Section 26.012(6)

<sup>18</sup>Tex. Tax Code Section 26.012(17)

<sup>19</sup>Tex. Tax Code Section 26.012(17)

<sup>20</sup>Tex. Tax Code Section 26.04(c)

<sup>21</sup>Tex. Tax Code Section 26.04(d)

<sup>22</sup>Reserved for expansion

<sup>23</sup>Tex. Tax Code Section 26.044

<sup>24</sup>Tex. Tax Code Section 26.0441

## SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The Voter-Approval tax rate for a county is the sum of the Voter-Approval tax rates calculated for each type of tax the county levies. In most cases the Voter-Approval tax rate exceeds the No-New-Revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Voter-Approval Tax Rate Worksheet	Amount/Rate
<b>28. 2020 M&amp;O tax rate.</b> Enter the 2020 M&O tax rate.	\$0.026657/\$100
<b>29. 2020 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$15,555,197,179
<b>30. Total 2020 M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by \$100.	\$4,146,548
<b>31. Adjusted 2020 levy for calculating NNR M&amp;O rate.</b>	
<b>A. M&amp;O taxes refunded for years preceding tax year 2020</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020.	\$10,577
<b>B. 2020 taxes in TIF</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2021 captured appraised value in Line 18D, enter 0.	\$0
<b>C. 2020 transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.	\$0
<b>D. 2020 M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.	\$10,577
<b>E. Add Line 30 to 31D.</b>	\$4,157,125
<b>32. Adjusted 2020 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$15,399,159,475
<b>33. 2021 NNR M&amp;O rate (unadjusted).</b> Divide Line 31E by Line 32 and multiply by \$100.	\$0.026995/\$100
<b>34. Rate adjustment for state criminal justice mandate.<sup>23</sup></b>	
<b>A. 2021 state criminal justice mandate:</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	\$0



<p><b>B. 2020 state criminal justice mandate:</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.</p> <p><b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100.</p> <p><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.</p>	<p>\$0</p> <p>\$0/\$100</p> <p>\$0/\$100</p>
<p><b>35. Rate adjustment for indigent health care expenditures.<sup>24</sup></b></p> <p><b>A. 2021 indigent health care expenditures:</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose.</p> <p><b>B. 2020 indigent health care expenditures:</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose.</p> <p><b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100.</p> <p><b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.</p>	<p>\$0</p> <p>\$0</p> <p>\$0/\$100</p> <p>\$0/\$100</p>
<p><b>36. Rate adjustment for county indigent defense compensation.<sup>25</sup></b></p> <p><b>A. 2021 indigent defense compensation expenditures:</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose.</p> <p><b>B. 2020 indigent defense compensation expenditures:</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose.</p> <p><b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100.</p> <p><b>D.</b> Multiply B by 0.05 and divide by Line 32 and multiply by \$100.</p> <p><b>E.</b> Enter the lessor of C and D. If not applicable, enter 0.</p>	<p>\$0</p> <p>\$0</p> <p>\$0/\$100</p> <p>\$0/\$100</p> <p>\$0/\$100</p>
<p><b>37. Rate adjustment for county hospital expenditures.<sup>26</sup></b></p> <p><b>A. 2021 eligible county hospital expenditures:</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021.</p> <p><b>B. 2020 eligible county hospital expenditures:</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020.</p>	<p>\$0</p> <p>\$0</p>

C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$0/\$100
D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.	\$0/\$100
E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	\$0/\$100
<b>38. Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.	\$0
<b>A. Amount appropriated for public safety in 2020.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year	\$0
<b>B. Expenditures for public safety in 2020.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.	
C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$0/\$100
D. Enter the rate calculated in C. If not applicable, enter 0.	\$0/\$100
<b>39. Adjusted 2021 NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$0.026995/\$100
<b>40. Adjustment for 2020 sales tax specifically to reduce property values.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2020 should complete this line. These entities will deduct the sales tax gain rate for 2021 in Section 3. Other taxing units, enter zero.	
<b>A.</b> Enter the amount of additional sales tax collected and spent on M&O expenses in 2020, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$0
<b>B.</b> Divide Line 40A by Line 32 and multiply by \$100.	\$0
<b>C.</b> Add Line 40B to Line 39.	\$0.026995
<b>41. 2021 voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below. <b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. <b>- or -</b> <b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$0.027939/\$100
<b>D41. Disaster Line 41 (D41): 2021 voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval	\$0/\$100

<p>tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <ol style="list-style-type: none"> <li>1. the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or</li> <li>2. the third tax year after the tax year in which the disaster occurred.</li> </ol> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.<sup>27</sup> If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	
<p><b>42. Total 2021 debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that:</p> <ol style="list-style-type: none"> <li>(1) are paid by property taxes,</li> <li>(2) are secured by property taxes,</li> <li>(3) are scheduled for payment over a period longer than one year and</li> <li>(4) are not classified in the taxing unit's budget as M&amp;O expenses</li> </ol> <p>A. <b>Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.<sup>28</sup> Enter debt amount.</p> <p>B. Subtract <b>unencumbered fund amount</b> used to reduce total debt.</p> <p>C. Subtract <b>certified amount spent from sales tax to reduce debt</b> (enter zero if none)</p> <p>D. Subtract <b>amount paid</b> from other resources.</p> <p>E. <b>Adjusted debt.</b> Subtract B, C, and D from A.</p>	<p>\$2,809,012</p> <p>\$112,492</p> <p>\$0</p> <p>\$0</p> <p>\$2,696,520</p>
<p><b>43. Certified 2020 excess debt collections.</b> Enter the amount certified by the collector.<sup>28</sup></p>	\$0
<p><b>44. Adjusted 2021 debt.</b> Subtract Line 43 from Line 42E.</p>	\$2,696,520
<p><b>45. 2021 anticipated collection rate.</b></p> <p>A. Enter the 2021 anticipated collection rate certified by the collector:<sup>29</sup></p> <p>B. Enter the 2020 actual collection rate</p> <p>C. Enter the 2019 actual collection rate</p> <p>D. Enter the 2018 actual collection rate</p> <p>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.<sup>31</sup></p>	<p>100.26%</p> <p>104.78%</p> <p>101.24%</p> <p>100.26%</p> <p>100.26%</p>
<p><b>46. 2021 debt adjusted for collections.</b> Divide Line 44 by Line 45E</p>	\$2,689,527
<p><b>47. 2021 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>.</p>	\$16,195,665,393
<p><b>48. 2021 debt tax rate.</b> Divide Line 46 by Line 47 and multiply by \$100.</p>	\$0.016606/\$100

<b>49. 2021 voter-approval tax rate.</b> Add Lines 41 and 48.	\$0.044545/\$100
<b>D49. Disaster Line 49 (D49): 2021 voter-approval tax rate for taxing unit affected by disaster declaration.</b> Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$0.000000/\$100
<b>50. COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2021 county voter-approval tax rate.	

<sup>23</sup>Tex. Tax Code Section 26.044

<sup>24</sup>Tex. Tax Code Section 26.0441

<sup>25</sup>Tex. Tax Code Section 26.0442

<sup>26</sup>Tex. Tax Code Section 26.0443

<sup>27</sup>Tex. Tax Code Section 26.042(a)

<sup>28</sup>Tex. Tax Code Section 26.012(7)

<sup>29</sup>Tex. Tax Code Section 26.012(10) and 26.04(b)

<sup>30</sup>Tex. Tax Code Section 26.04(b)

<sup>31</sup>Tex. Tax Code Section 26.04(h),(h-1) and (h-2)

**SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes**

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Additional Sales and Use Tax Worksheet	Amount/Rate
<p><b>51. Taxable Sales.</b> For taxing units that adopted the sales tax in November 2020 or May 2021, enter the Comptroller's estimate of taxable sales for the previous four quarters.<sup>20</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2020, enter 0.</p>	\$0
<p><b>52. Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.<sup>33</sup></p> <p><b>Taxing units that adopted the sales tax in November 2020 or in May 2021.</b> Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.<sup>34</sup></p> <p>- or -</p> <p><b>Taxing units that adopted the sales tax before November 2020.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.</p>	\$0
<p><b>53. 2021 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>.</p>	\$16,195,665,393
<p><b>54. Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.</p>	\$0/\$100
<p><b>55. 2021 NNR tax rate, unadjusted for sales tax.</b><sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i>.</p>	\$0.040080/\$100
<p><b>56. 2021 NNR tax rate, adjusted for sales tax.</b></p> <p><b>Taxing units that adopted the sales tax in November 2020 or in May 2021.</b> Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2020.</p>	\$0.040080/\$100
<p><b>57. 2021 voter-approval tax rate, unadjusted for sales tax.</b><sup>36</sup> Enter the rate from Line 49, Line D49 (disaster), or Line 50 (counties), as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i>.</p>	\$0.044545/\$100
<p><b>58. 2021 voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.</p>	\$0.044545/\$100

<sup>31</sup>Reserved for expansion

<sup>34</sup>Tex. Tax Code Section 26.041(d)

<sup>32</sup>Tex. Tax Code Section 26.041(d)

<sup>35</sup>Tex. Tax Code Section 26.04(c)

<sup>33</sup>Tex. Tax Code Section 26.041(i)

<sup>36</sup>Tex. Tax Code Section 26.04(c)

## SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Voter-Approval Protection for Pollution Control Worksheet	Amount/Rate
<b>59. Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>37</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>38</sup>	\$0
<b>60. 2021 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$16,195,665,393
<b>61. Additional rate for pollution control.</b> Divide Line 59 by Line 60 and multiply by \$100.	\$0/\$100
<b>62. 2021 voter-approval tax rate, adjusted for pollution control.</b> Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$0.044545/\$100

<sup>37</sup>Tex. Tax Code Section 26.045(d)

<sup>38</sup>Tex. Tax Code Section 26.045(i)

## SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.<sup>39</sup> In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020; and<sup>40</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>41</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>42</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

Unused Increment Rate Worksheet	Amount/Rate
<b>63. 2020 unused increment rate.</b> Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.	\$0.001995
<b>64. 2019 unused increment rate.</b> Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero	\$0
<b>65. 2018 unused increment rate.</b> Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$0
<b>66. 2021 unused increment rate.</b> Add Lines 63, 64 and 65.	\$0.001995/\$100
<b>67. 2021 voter-approval tax rate, adjusted for unused increment rate.</b> <sup>23</sup> Add Line 66 to one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$0.046540/\$100

<sup>39</sup>Tex. Tax Code Section 26.013(a)

<sup>40</sup>Tex. Tax Code Section 26.013(c)

<sup>41</sup>Tex. Tax Code Section 26.0501(a) and (c)

<sup>42</sup>Tex. Tax Code Section Local Gov't Code Section 120.007(d), effective Jan. 1, 2022

<sup>43</sup>Tex. Tax Code Section 26.063(a)(1)

## SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>44</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>45</sup>

De Minimis Rate Worksheet	Amount/Rate
<b>68. Adjusted 2021 NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$0.026995/\$100
<b>69. 2021 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$16,195,665,393
<b>70. Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 69 and multiply by \$100.	\$0.003087
<b>71. 2021 debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0.016606/\$100
<b>72. De minimis rate.</b> <sup>23</sup> Add Lines 68, 70 and 71.	\$0.046688/\$100

<sup>44</sup>Tex. Tax Code Section 26.012(8-a)

<sup>45</sup>Tex. Tax Code Section 26.063(a)(1)



## SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>46</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year<sup>47</sup>.

**NOTE: This section will not apply to any taxing units in 2021.** It is added to implement Senate Bill 1438 (87th Regular Session) and does not apply to a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a declared disaster in 2020, as provided for in the recently repealed Tax Code Sections 26.04(c-1) and 26.041(c-1).

In future tax years, this section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

In future tax years, this section will also apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Emergency Revenue Rate Worksheet	Amount/Rate
<p><b>73. 2020 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i>.</p>	N/A
<p><b>74. Adjusted 2020 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line.</p> <p>If a disaster occurred in 2020 and the taxing unit calculated its 2020 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2020 worksheet due to a disaster, enter the 2020 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49.</p> <p>- or -</p> <p>- or -If a disaster occurred prior to 2020 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2020, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2020 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster.<sup>48</sup> Enter the final adjusted 2020 voter-approval tax rate from the worksheet.</p> <p>If the taxing unit adopted a tax rate above the 2020 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.</p>	N/A
<p><b>75. Increase in 2020 tax rate due to disaster.</b> Subtract Line 74 from Line 73.</p>	N/A
<p><b>76. Adjusted 2020 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i>.</p>	N/A
<p><b>77. Emergency revenue.</b> Multiply Line 75 by Line 76 and divide by \$100.</p>	N/A

<b>78. Adjusted 2021 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
<b>79. Emergency revenue rate.</b> Divide Line 77 by Line 78 and multiply by \$100. <sup>49</sup>	N/A
<b>80. 2021 voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	N/A

<sup>46</sup>Tex. Tax Code Section 26.042(b)

<sup>47</sup>Tex. Tax Code Section 26.042(f)

<sup>48</sup>Tex. Tax Code Section 26.042(c)

<sup>49</sup>Tex. Tax Code Section 26.042(b)

<sup>50</sup>Tex. Tax Code Section 26.04(c-2) and (d-2)

### SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

#### No-New-Revenue tax rate

As applicable, enter the 2021 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). \$0.040080/\$100

Indicate the line number used: 26

#### Voter-Approval tax rate

As applicable, enter the 2021 voter-approval tax rate from: Line 49, Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). \$0.046540/\$100

Indicate the line number used: 67

#### De minimis rate

If applicable, enter the de minimis rate from Line 72. \$0.046688/\$100

### SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code.<sup>50</sup>

**print here** KRISTIN BULANEK, TAX-ASSESSOR-COLLECTOR

Printed Name of Taxing Unit Representative

**sign here** \_\_\_\_\_

Taxing Unit Representative

\_\_\_\_\_

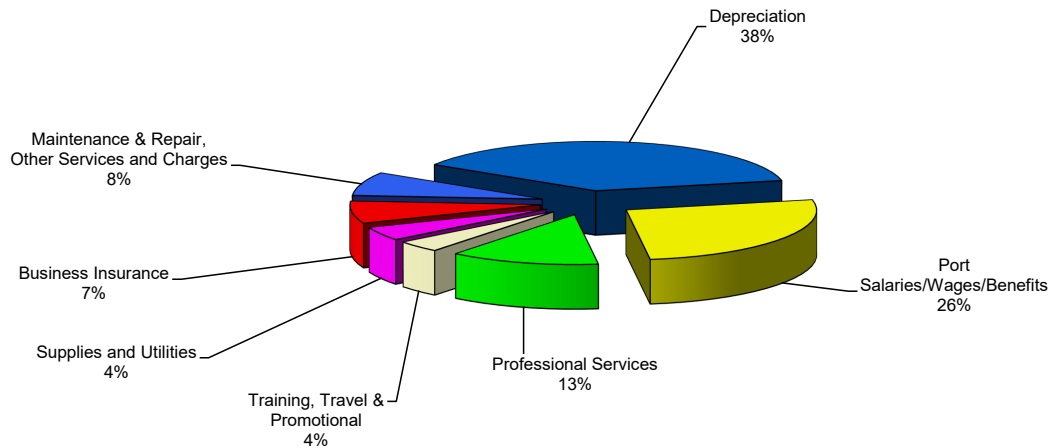
Date

# EXPENSES BY MAJOR CLASSIFICATIONS

**PORT FREEPORT  
2021/2022 FISCAL YEAR BUDGET**

**OPERATING EXPENSES**

	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Actual</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2021 Forecasted</b>	<b>2022 Budget</b>
Port Salaries/Wages	\$ 3,175,177	\$ 3,514,447	\$ 3,718,152	\$ 3,792,200	\$ 3,633,400	\$ 3,589,496	\$ 3,993,600
Port Employee Benefits	1,039,760	1,260,996	1,350,053	1,509,900	1,570,800	1,448,492	1,648,300
Professional Services	2,119,928	2,094,856	2,163,290	2,651,600	2,484,200	2,413,020	2,722,000
Training, Travel & Promotional	406,362	519,101	296,763	707,300	497,300	356,638	802,900
Supplies	175,326	152,485	170,938	166,000	156,200	137,893	156,700
Utilities	490,982	554,231	636,683	608,000	606,900	749,477	800,500
Business Insurance	910,997	981,882	1,128,006	1,153,200	1,269,700	1,293,182	1,557,500
Other Services & Charges	374,692	540,705	515,468	515,300	465,000	507,391	723,800
Maintenance & Repair	630,215	1,165,766	973,834	928,100	880,800	1,023,974	927,300
<b>TOTAL GENERAL OPERATING</b>	<b>9,323,439</b>	<b>10,784,469</b>	<b>10,953,187</b>	<b>12,031,600</b>	<b>11,564,300</b>	<b>11,519,563</b>	<b>13,332,600</b>
Depreciation	6,875,049	6,797,897	7,592,533	7,986,000	8,175,000	8,189,664	8,093,700
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 16,198,488</b>	<b>\$ 17,582,366</b>	<b>\$ 18,545,720</b>	<b>\$ 20,017,600</b>	<b>\$ 19,739,300</b>	<b>\$ 19,709,227</b>	<b>\$ 21,426,300</b>



**PORT FREEPORT  
2021/2022 FISCAL YEAR BUDGET**

**OPERATING EXPENSES DETAIL**

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Budget	2021 Forecasted	2022 Budget
<b>OPERATING EXPENSES:</b>							
Port Salaries/Wages							
Commissioners	\$ -	\$ 63,200	\$ 57,600	\$ 59,702	\$ 57,600	\$ 58,400	\$ 60,500
Administration	952,986	1,117,910	1,183,588	1,290,532	1,214,400	1,184,156	1,373,300
Engineering	375,363	392,050	418,593	408,048	407,700	400,354	428,000
Operations & Maintenance	1,421,035	1,420,303	1,496,542	1,466,492	1,475,900	1,445,167	1,525,000
Oper. & Maint. - Overtime	99,051	162,116	196,726	100,000	100,000	153,194	150,000
Business Development	326,742	358,868	365,103	447,426	357,800	348,225	436,800
Variable Pay & Other				20,000	20,000		20,000
<b>TOTAL PORT SALARIES &amp; WAGES</b>	<b>3,175,177</b>	<b>3,514,447</b>	<b>3,718,152</b>	<b>3,792,200</b>	<b>3,633,400</b>	<b>3,589,496</b>	<b>3,993,600</b>
Port Employee Benefits							
Social Security Expense	225,796	251,084	262,975	282,500	270,700	265,623	297,500
Unemployment Ins.	6,489	512	7,048	4,900	6,500	11,340	12,100
Group Health & Life Ins.	579,963	724,635	796,923	883,100	944,300	829,250	977,100
Retirement Fund	201,479	256,430	252,207	308,000	318,000	307,800	326,700
Workers' Comp. Ins.	26,033	28,305	30,900	31,400	31,300	34,479	34,900
<b>TOTAL PORT EMPLOYEE BENEFITS</b>	<b>1,039,760</b>	<b>1,260,966</b>	<b>1,350,053</b>	<b>1,509,900</b>	<b>1,570,800</b>	<b>1,448,492</b>	<b>1,648,300</b>
Professional Services:							
Commission Fees	128,327	-	-	-	-	-	-
Legal Service Fees/Expenses	262,056	374,648	189,255	231,600	231,600	150,000	231,600
Audit Service Fees	28,220	26,335	29,000	29,400	29,700	29,700	30,800
Election Expenses	24,425	-	-	-	25,000	34,239	-
Security Service Fees	1,306,378	1,323,911	1,486,961	1,388,600	1,685,600	1,578,765	1,761,250
Consultant Services	370,522	369,962	458,074	1,002,000	512,300	620,316	698,350
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>2,119,928</b>	<b>2,094,856</b>	<b>2,163,290</b>	<b>2,651,600</b>	<b>2,484,200</b>	<b>2,413,020</b>	<b>2,722,000</b>
Training, Travel & Promotional:							
Commercial Business Development	157,240	245,164	128,911	293,100	188,600	167,237	438,450
Sales/Promotion Travel	38,891	31,761	17,126	76,450	47,000	14,050	59,450
Governmental Relations Travel	21,492	44,768	8,846	45,550	46,600	7,897	41,875
Community Relations	76,310	57,388	41,068	74,650	58,600	54,425	80,425
Technical Training	60,008	80,182	38,741	154,500	92,300	50,610	118,500
Automobile Expense	52,421	59,838	62,071	63,050	64,200	62,419	64,200
<b>TOTAL TRAINING TRAVEL &amp; PROMOTIONAL</b>	<b>406,362</b>	<b>519,101</b>	<b>296,763</b>	<b>707,300</b>	<b>497,300</b>	<b>356,638</b>	<b>802,900</b>
Supplies, Furniture & Equipment							
Supplies	66,558	64,493	84,675	72,400	74,850	70,090	74,800
Furniture & Equipment	23,266	21,537	17,826	22,900	10,800	17,412	26,400
Postage & Freight	3,145	3,102	1,471	3,700	2,550	4,675	4,500
Maintenance & Operation	23,689	13,091	13,609	19,000	16,000	10,831	12,000
Fuel/Oil	58,668	50,262	53,357	48,000	52,000	34,885	39,000
<b>TOTAL SUPPLIES, FURNITURE &amp; EQUIPMENT</b>	<b>175,326</b>	<b>152,485</b>	<b>170,938</b>	<b>166,000</b>	<b>156,200</b>	<b>137,893</b>	<b>156,700</b>
Utilities							
Telephone	54,307	58,519	59,789	63,600	62,550	59,870	69,100
Electricity	295,680	335,143	346,285	345,100	345,100	316,110	384,100
Water & Gas	140,995	160,569	230,609	199,300	199,250	373,497	347,300
<b>TOTAL UTILITIES</b>	<b>490,982</b>	<b>554,231</b>	<b>636,683</b>	<b>608,000</b>	<b>606,900</b>	<b>749,477</b>	<b>800,500</b>
Business Insurance							
Business Insurance Expense	910,997	981,882	1,128,006	1,153,200	1,269,700	1,293,182	1,557,500
<b>TOTAL BUSINESS INSURANCE</b>	<b>910,997</b>	<b>981,882</b>	<b>1,128,006</b>	<b>1,153,200</b>	<b>1,269,700</b>	<b>1,293,182</b>	<b>1,557,500</b>
Other Services & Charges:							
Contract Labor Expense	-	18,428	9,364	8,600	9,000	9,000	116,800
Contract Services	199,775	319,282	295,634	279,600	266,800	269,079	396,700
Dues, Memberships & Subscriptions	75,624	101,876	107,470	125,900	86,200	124,375	105,300
Lease Expense	99,293	101,119	103,000	101,200	103,000	104,937	105,000
<b>TOTAL OTHER SERVICES &amp; CHARGES</b>	<b>374,692</b>	<b>540,705</b>	<b>515,468</b>	<b>515,300</b>	<b>465,000</b>	<b>507,391</b>	<b>723,800</b>
Maintenance & Repair:							
Equipment	248,357	272,376	292,566	368,750	370,750	569,837	336,900
Vehicles	16,908	26,400	20,061	13,500	10,000	17,761	13,750
Buildings	131,598	214,337	148,030	113,900	130,800	151,508	280,250
Warehouses	15,870	13,612	32,040	16,050	16,050	48,196	19,850
Transit Sheds	26,873	37,357	38,970	39,200	39,200	73,663	49,950
Terminal Facilities	95,270	408,704	305,428	261,700	200,500	74,832	103,100
Leased Facilities	20,660	111,738	74,223	17,000	34,000	9,953	37,000
Other	74,679	81,242	62,516	98,000	79,500	78,224	86,500
<b>TOTAL MAINTENANCE &amp; REPAIR</b>	<b>630,215</b>	<b>1,165,766</b>	<b>973,834</b>	<b>928,100</b>	<b>880,800</b>	<b>1,023,974</b>	<b>927,300</b>
<b>TOTAL GENERAL OPERATING</b>	<b>9,323,439</b>	<b>10,784,439</b>	<b>10,953,787</b>	<b>12,031,600</b>	<b>11,564,300</b>	<b>11,519,563</b>	<b>13,332,600</b>
<b>DEPRECIATION</b>	<b>6,875,049</b>	<b>6,797,897</b>	<b>7,592,533</b>	<b>7,986,000</b>	<b>8,175,000</b>	<b>8,189,664</b>	<b>8,093,700</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 16,198,488</b>	<b>\$ 17,582,336</b>	<b>\$ 18,546,320</b>	<b>\$ 20,017,600</b>	<b>\$ 19,739,300</b>	<b>\$ 19,709,227</b>	<b>\$ 21,426,300</b>

**PORT FREEPORT  
2021/22 FISCAL YEAR BUDGET  
DEBT INTEREST AND FEES SCHEDULE**

**SCHEDULED BOND INTEREST AND PRINCIPAL PAYMENTS**

	Interest	Principal	Total Principal & Interest
General Obligation Bonds, Series 2019	\$ 1,273,762	\$ 640,000	\$ 1,913,762
General Obligation Bonds, Series 2021	894,250	-	894,250
Senior Lien Refunding Bonds, Series 2013A	532,532	2,250,000	2,782,532
Senior Lien Revenue & Refunding Bonds, Series 2015A	1,627,338	815,000	2,442,338
Senior Lien Revenue Refunding Bonds, Series 2018	1,402,200	585,000	1,987,200
Senior Lien Revenue Bonds, Series 2019A	1,996,350	780,000	2,776,350
Senior Lien Revenue Bonds, Series 2019B	990,550	560,000	1,550,550
Senior Lien Revenue Bonds, Series 2021	1,039,366	-	1,039,366
Est New 2022 Rev Bond Issuance	-	-	-
<b>Total Debt Service</b>	<b><u>\$ 9,756,348</u></b>	<b><u>\$ 5,630,000</u></b>	<b><u>\$ 15,386,348</u></b>

**INTEREST EXPENSE RECOGNIZED - FY 2022**

	Interest & Fees	Amortized Premiums	Total
General Obligation Bonds, Series 2019	\$ 1,276,014	\$ (118,025)	\$ 1,157,989
General Obligation Bonds, Series 2021	\$ 899,704	\$ (76,251)	823,453
Senior Lien Refunding Bonds Series 2013A	510,432	\$ 1,163	511,595
Senior Lien Revenue & Refunding Bonds, Series 2015A	1,614,755	(40,516)	1,574,239
Senior Lien Revenue Refunding Bonds, Series 2018	1,393,450	(50,723)	1,342,727
Senior Lien Revenue Bonds, Series 2019A	1,984,350	(223,028)	1,761,322
Senior Lien Revenue Bonds, Series 2019B	982,217	(53,251)	928,966
Senior Lien Revenue Bonds, Series 2021	1,232,022	(218,094)	1,013,928
Est New 2022 Rev Bond Issuance Int & Fees	450,000	-	450,000
Other - Rounding	(19)	-	(19)
<b>Total Interest Expense Recognized</b>	<b><u>\$ 10,342,925</u></b>	<b><u>\$ (778,725)</u></b>	<b><u>\$ 9,564,200</u></b>

# PORT FREEPORT

Senior Lien Revenue Refunding Bonds, Series 2013A (AMT)  
September 30, 2021

Fiscal Year Ending September 30	Coupon	Interest Due December 1	Interest Due June 1	Principal Due June 1	Total Principal & Interest	Principal Balance
						\$ 17,290,000
2022	3.08 %	\$ 266,266	\$ 266,266	\$ 2,250,000	\$ 2,782,532	15,040,000
2023	3.08	231,616	231,616	2,320,000	2,783,232	12,720,000
2024	3.08	195,888	195,888	2,395,000	2,786,776	10,325,000
2025	3.08	159,005	159,005	2,465,000	2,783,010	7,860,000
2026	3.08	121,044	121,044	2,540,000	2,782,088	5,320,000
2027	3.08	81,928	81,928	2,620,000	2,783,856	2,700,000
2028	3.08	41,580	41,580	2,700,000	2,783,160	0
		\$ 1,097,327	\$ 1,097,327	\$ 17,290,000	\$ 19,484,654	

# PORT FREEPORT

## Senior Lien Revenue and Refunding Bonds, Series 2015A (AMT)

September 30, 2021

Fiscal Year		Interest		Interest		Principal		Total	
Ending		Due		Due		Due		Principal &	Principal
September 30	Coupon	December 1		June 1		June 1		Interest	Balance
									\$ 34,940,000
2022	5.00 %	\$ 813,669	\$	813,669	\$	815,000	\$	2,442,338	34,125,000
2023	5.00	793,294		793,294		855,000		2,441,588	33,270,000
2024	5.00	771,919		771,919		895,000		2,438,838	32,375,000
2025	5.00	749,544		749,544		945,000		2,444,088	31,430,000
2026	5.00	725,919		725,919		990,000		2,441,838	30,440,000
2027	5.00	701,169		701,169		1,035,000		2,437,338	29,405,000
2028	5.00	675,294		675,294		1,090,000		2,440,588	28,315,000
2029	5.00	648,044		648,044		1,145,000		2,441,088	27,170,000
2030	4.00	619,419		619,419		1,200,000		2,438,838	25,970,000
2031	4.13	595,419		595,419		1,250,000		2,440,838	24,720,000
2032	4.13	569,638		569,638		1,300,000		2,439,276	23,420,000
2033	4.25	542,825		542,825		1,355,000		2,440,650	22,065,000
2034	4.25	514,031		514,031		1,410,000		2,438,062	20,655,000
2035	4.25	484,069		484,069		1,475,000		2,443,138	19,180,000
2036	5.00	452,725		452,725		1,535,000		2,440,450	17,645,000
2037	5.00	414,350		414,350		1,610,000		2,438,700	16,035,000
2038	5.00	374,100		374,100		1,690,000		2,438,200	14,345,000
2039	5.00	331,850		331,850		1,775,000		2,438,700	12,570,000
2040	5.00	287,475		287,475		1,860,000		2,434,950	10,710,000
2041	4.50	240,975		240,975		1,955,000		2,436,950	8,755,000
2042	4.50	196,988		196,988		2,045,000		2,438,976	6,710,000
2043	4.50	150,975		150,975		2,140,000		2,441,950	4,570,000
2044	4.50	102,825		102,825		2,235,000		2,440,650	2,335,000
2045	4.50	52,538		52,538		2,335,000		2,440,076	0
		\$ 11,809,054	\$	11,809,054	\$	34,940,000	\$	58,558,108	



# PORT FREEPORT

Senior Lien Revenue Refunding Bonds, Series 2018 (AMT)  
September 30, 2021

Fiscal Year Ending September 30	Coupon	Interest Due December 1	Interest Due June 1	Principal Due June 1	Total Principal & Interest	Principal Balance
						\$ 31,270,000
2022	5.00 %	\$ 701,100	\$ 701,100	\$ 585,000	\$ 1,987,200	30,685,000
2023	5.00	686,475	686,475	615,000	1,987,950	30,070,000
2024	5.00	671,100	671,100	645,000	1,987,200	29,425,000
2025	5.00	654,975	654,975	680,000	1,989,950	28,745,000
2026	5.00	637,975	637,975	710,000	1,985,950	28,035,000
2027	5.00	620,225	620,225	750,000	1,990,450	27,285,000
2028	5.00	601,475	601,475	785,000	1,987,950	26,500,000
2029	5.00	581,850	581,850	825,000	1,988,700	25,675,000
2030	5.00	561,225	561,225	865,000	1,987,450	24,810,000
2031	5.00	539,600	539,600	910,000	1,989,200	23,900,000
2032	5.00	516,850	516,850	955,000	1,988,700	22,945,000
2033	5.00	492,975	492,975	1,000,000	1,985,950	21,945,000
2034	5.00	467,975	467,975	1,050,000	1,985,950	20,895,000
2035	5.00	441,725	441,725	1,105,000	1,988,450	19,790,000
2036	5.00	414,100	414,100	1,160,000	1,988,200	18,630,000
2037	5.00	385,100	385,100	1,220,000	1,990,200	17,410,000
2038	5.00	354,600	354,600	1,280,000	1,989,200	16,130,000
2039	4.00	322,600	322,600	1,345,000	1,990,200	14,785,000
2040	4.00	295,700	295,700	1,395,000	1,986,400	13,390,000
2041	4.00	267,800	267,800	1,455,000	1,990,600	11,935,000
2042	4.00	238,700	238,700	1,510,000	1,987,400	10,425,000
2043	4.00	208,500	208,500	1,570,000	1,987,000	8,855,000
2044	4.00	177,100	177,100	1,635,000	1,989,200	7,220,000
2045	4.00	144,400	144,400	1,700,000	1,988,800	5,520,000
2046	4.00	110,400	110,400	1,770,000	1,990,800	3,750,000
2047	4.00	75,000	75,000	1,840,000	1,990,000	1,910,000
2048	4.00	38,200	38,200	1,910,000	1,986,400	0
		\$ 11,207,725	\$ 11,207,725	\$ 31,270,000	\$ 53,685,450	

# PORT FREEPORT

Senior Lien Revenue Bonds, Series 2019A (AMT)  
September 30, 2021

Fiscal Year Ending September 30	Coupon	Interest Due 1-Dec	Interest Due 1-Jun	Principal Due 1-Jun	Total Principal & Interest	Principal Balance
						\$ 43,455,000
1905	5.000 % \$	998,175	\$ 998,175	\$ 780,000	\$ 2,776,350	42,675,000
1906	5.000	978,675	978,675	820,000	2,777,350	41,855,000
1907	5.000	958,175	958,175	860,000	2,776,350	40,995,000
1908	5.000	936,675	936,675	900,000	2,773,350	40,095,000
1909	5.000	914,175	914,175	945,000	2,773,350	39,150,000
1910	5.000	890,550	890,550	995,000	2,776,100	38,155,000
1911	5.000	865,675	865,675	1,045,000	2,776,350	37,110,000
1912	5.000	839,550	839,550	1,095,000	2,774,100	36,015,000
1913	5.000	812,175	812,175	1,150,000	2,774,350	34,865,000
1914	5.000	783,425	783,425	1,210,000	2,776,850	33,655,000
1915	5.000	753,175	753,175	1,270,000	2,776,350	32,385,000
1916	5.000	721,425	721,425	1,330,000	2,772,850	31,055,000
1917	5.000	688,175	688,175	1,400,000	2,776,350	29,655,000
1918	4.000	653,175	653,175	1,470,000	2,776,350	28,185,000
1919	4.000	623,775	623,775	1,530,000	2,777,550	26,655,000
1920	4.000	593,175	593,175	1,590,000	2,776,350	25,065,000
1921	4.000	561,375	561,375	1,650,000	2,772,750	23,415,000
1922	4.000	528,375	528,375	1,720,000	2,776,750	21,695,000
1923	4.000	493,975	493,975	1,785,000	2,772,950	19,910,000
1924	4.000	458,275	458,275	1,860,000	2,776,550	18,050,000
1925	4.000	421,075	421,075	1,935,000	2,777,150	16,115,000
1926	4.000	382,375	382,375	2,010,000	2,774,750	14,105,000
1927	4.000	342,175	342,175	2,090,000	2,774,350	12,015,000
1928	5.000	300,375	300,375	2,175,000	2,775,750	9,840,000
1929	5.000	246,000	246,000	2,285,000	2,777,000	7,555,000
1930	5.000	188,875	188,875	2,395,000	2,772,750	5,160,000
1931	5.000	129,000	129,000	2,515,000	2,773,000	2,645,000
1932	5.000	66,125	66,125	2,645,000	2,777,250	0
		\$ 17,128,150	\$ 17,128,150	\$ 43,455,000	\$ 77,711,300	

# PORT FREEPORT

Senior Lien Revenue Bonds, Series 2019B (NON-AMT)  
September 30, 2021

Fiscal Year Ending September 30	Coupon	Interest Due 1-Dec	Interest Due 1-Jun	Principal Due 1-Jun	Total Principal & Interest	Principal Balance
						\$ 28,335,000
2022	5.000 %	\$ 495,275	\$ 495,275	\$ 560,000	\$ 1,550,550	27,775,000
2023	5.000	481,275	481,275	585,000	1,547,550	27,190,000
2024	5.000	466,650	466,650	615,000	1,548,300	26,575,000
2025	5.000	451,275	451,275	645,000	1,547,550	25,930,000
2026	5.000	435,150	435,150	680,000	1,550,300	25,250,000
2027	5.000	418,150	418,150	715,000	1,551,300	24,535,000
2028	5.000	400,275	400,275	750,000	1,550,550	23,785,000
2029	5.000	381,525	381,525	785,000	1,548,050	23,000,000
2030	5.000	361,900	361,900	825,000	1,548,800	22,175,000
2031	5.000	341,275	341,275	865,000	1,547,550	21,310,000
2032	3.000	319,650	319,650	910,000	1,549,300	20,400,000
2033	3.000	306,000	306,000	935,000	1,547,000	19,465,000
2034	3.000	291,975	291,975	965,000	1,548,950	18,500,000
2035	3.000	277,500	277,500	995,000	1,550,000	17,505,000
2036	3.000	262,575	262,575	1,025,000	1,550,150	16,480,000
2037	3.000	247,200	247,200	1,055,000	1,549,400	15,425,000
2038	3.000	231,375	231,375	1,085,000	1,547,750	14,340,000
2039	3.000	215,100	215,100	1,120,000	1,550,200	13,220,000
2040	3.000	198,300	198,300	1,155,000	1,551,600	12,065,000
2041	3.000	180,975	180,975	1,185,000	1,546,950	10,880,000
2042	3.000	163,200	163,200	1,225,000	1,551,400	9,655,000
2043	3.000	144,825	144,825	1,260,000	1,549,650	8,395,000
2044	3.000	125,925	125,925	1,300,000	1,551,850	7,095,000
2045	3.000	106,425	106,425	1,335,000	1,547,850	5,760,000
2046	3.000	86,400	86,400	1,375,000	1,547,800	4,385,000
2047	3.000	65,775	65,775	1,420,000	1,551,550	2,965,000
2048	3.000	44,475	44,475	1,460,000	1,548,950	1,505,000
2049	3.000	22,575	22,575	1,505,000	1,550,150	0
		\$ 7,523,000	\$ 7,523,000	\$ 28,335,000	\$ 43,381,000	

# PORT FREEPORT

Senior Lien Revenue Bonds, Series 2021 (AMT)  
September 30, 2021

TABLE 18

Fiscal Year Ending September 30	Coupon	Interest Due December 1	Interest Due June 1	Principal Due June 1	Total Principal & Interest	Principal Balance
						\$ 29,885,000
2022	5.000 %	\$ 375,941	\$ 663,425	-	\$ 1,039,366	29,885,000
2023	5.000	663,425	663,425	-	1,326,850	29,885,000
2024	5.000	663,425	663,425	-	1,326,850	29,885,000
2025	5.000	663,425	663,425	-	1,326,850	29,885,000
2026	5.000	663,425	663,425	-	1,326,850	29,885,000
2027	5.000	663,425	663,425	-	1,326,850	29,885,000
2028	5.000	663,425	663,425	-	1,326,850	29,885,000
2029	5.000	663,425	663,425	\$ 735,000	2,061,850	29,150,000
2030	5.000	645,050	645,050	775,000	2,065,100	28,375,000
2031	5.000	625,675	625,675	810,000	2,061,350	27,565,000
2032	5.000	605,425	605,425	855,000	2,065,850	26,710,000
2033	5.000	584,050	584,050	895,000	2,063,100	25,815,000
2034	5.000	561,675	561,675	1,000,000	2,123,350	24,815,000
2035	5.000	536,675	536,675	1,000,000	2,073,350	23,815,000
2036	5.000	511,675	511,675	1,040,000	2,063,350	22,775,000
2037	5.000	485,675	485,675	1,090,000	2,061,350	21,685,000
2038	5.000	458,425	458,425	1,145,000	2,061,850	20,540,000
2039	5.000	429,800	429,800	1,205,000	2,064,600	19,335,000
2040	5.000	399,675	399,675	1,265,000	2,064,350	18,070,000
2041	5.000	368,050	368,050	1,330,000	2,066,100	16,740,000
2042	4.000	334,800	334,800	1,395,000	2,064,600	15,345,000
2043	4.000	306,900	306,900	1,450,000	2,063,800	13,895,000
2044	4.000	277,900	277,900	1,510,000	2,065,800	12,385,000
2045	4.000	247,700	247,700	1,570,000	2,065,400	10,815,000
2046	4.000	216,300	216,300	1,630,000	2,062,600	9,185,000
2047	4.000	183,700	183,700	1,695,000	2,062,400	7,490,000
2048	4.000	149,800	149,800	1,765,000	2,064,600	5,725,000
2049	4.000	114,500	114,500	1,835,000	2,064,000	3,890,000
2050	4.000	77,800	77,800	1,910,000	2,065,600	1,980,000
2051	4.000	39,600	39,600	1,980,000	2,059,200	0
		\$ 13,180,766	\$ 13,468,250	\$ 29,885,000	\$ 56,534,016	

# PORT FREEPORT

General Obligation Bonds, Series 2019 (Non-AMT)  
September 30, 2021

Fiscal Year Ending September 30	Coupon	Interest Due February 1	Interest Due August 1	Principal Due August 1	Total Principal & Interest	Principal Balance
						\$ 31,355,000
2022	5.000 %	\$ 636,881	\$ 636,881	\$ 640,000	\$ 1,913,762	30,715,000
2023	5.000	620,881	620,881	670,000	1,911,762	30,045,000
2024	5.000	604,131	604,131	125,000	1,333,262	29,920,000
2025	3.000	601,006	601,006	710,000	1,912,012	29,210,000
2026	5.000	590,356	590,356	730,000	1,910,712	28,480,000
2027	5.000	572,106	572,106	770,000	1,914,212	27,710,000
2028	5.000	552,856	552,856	805,000	1,910,712	26,905,000
2029	5.000	532,731	532,731	845,000	1,910,462	26,060,000
2030	2.125	511,606	511,606	890,000	1,913,212	25,170,000
2031	5.000	502,150	502,150	910,000	1,914,300	24,260,000
2032	4.000	479,400	479,400	955,000	1,913,800	23,305,000
2033	4.000	460,300	460,300	990,000	1,910,600	22,315,000
2034	4.000	440,500	440,500	1,030,000	1,911,000	21,285,000
2035	4.000	419,900	419,900	1,070,000	1,909,800	20,215,000
2036	4.000	398,500	398,500	1,115,000	1,912,000	19,100,000
2037	3.000	376,200	376,200	1,160,000	1,912,400	17,940,000
2038	4.000	358,800	358,800	1,195,000	1,912,600	16,745,000
2039	4.000	334,900	334,900	1,240,000	1,909,800	15,505,000
2040	4.000	310,100	310,100	1,290,000	1,910,200	14,215,000
2041	4.000	284,300	284,300	1,345,000	1,913,600	12,870,000
2042	4.000	257,400	257,400	1,395,000	1,909,800	11,475,000
2043	4.000	229,500	229,500	1,455,000	1,914,000	10,020,000
2044	4.000	200,400	200,400	1,510,000	1,910,800	8,510,000
2045	4.000	170,200	170,200	1,570,000	1,910,400	6,940,000
2046	4.000	138,800	138,800	1,635,000	1,912,600	5,305,000
2047	4.000	106,100	106,100	1,700,000	1,912,200	3,605,000
2048	4.000	72,100	72,100	1,765,000	1,909,200	1,840,000
2049	4.000	36,800	36,800	1,840,000	1,913,600	0
		\$ 10,798,904	\$ 10,798,904	\$ 31,355,000	\$ 52,952,808	

# PORT FREEPORT

General Obligation Bonds, Series 2021 (Non-AMT)  
September 30, 2021

TABLE 17

Fiscal Year Ending September 30	Coupon	Interest Due February 1	Interest Due August 1	Principal Due August 1	Total Principal & Interest	Principal Balance
						\$ 37,135,000
2022		\$ 447,125	\$ 447,125	\$ -	\$ 894,250	37,135,000
2023		447,125	447,125	-	894,250	37,135,000
2024		447,125	447,125	-	894,250	37,135,000
2025		447,125	447,125	-	894,250	37,135,000
2026		447,125	447,125	-	894,250	37,135,000
2027	4.000 %	447,125	447,125	\$ 1,040,000	1,934,250	36,095,000
2028	4.000	426,325	426,325	1,080,000	1,932,650	35,015,000
2029	4.000	404,725	404,725	1,125,000	1,934,450	33,890,000
2030	4.000	382,225	382,225	1,165,000	1,929,450	32,725,000
2031	4.000	358,925	358,925	1,215,000	1,932,850	31,510,000
2032	3.000	334,625	334,625	1,265,000	1,934,250	30,245,000
2033	3.000	315,650	315,650	1,300,000	1,931,300	28,945,000
2034	3.000	296,150	296,150	1,340,000	1,932,300	27,605,000
2035	2.000	276,050	276,050	1,380,000	1,932,100	26,225,000
2036	2.000	262,250	262,250	1,405,000	1,929,500	24,820,000
2037	2.000	248,200	248,200	1,435,000	1,931,400	23,385,000
2038	2.000	233,850	233,850	1,465,000	1,932,700	21,920,000
2039	2.000	219,200	219,200	1,495,000	1,933,400	20,425,000
2040	2.000	204,250	204,250	1,525,000	1,933,500	18,900,000
2041	2.000	189,000	189,000	1,555,000	1,933,000	17,345,000
2042	2.000	173,450	173,450	1,585,000	1,931,900	15,760,000
2043	2.000	157,600	157,600	1,615,000	1,930,200	14,145,000
2044	2.000	141,450	141,450	1,650,000	1,932,900	12,495,000
2045	2.000	124,950	124,950	1,680,000	1,929,900	10,815,000
2046	2.000	108,150	108,150	1,715,000	1,931,300	9,100,000
2047	2.000	91,000	91,000	1,750,000	1,932,000	7,350,000
2048	2.000	73,500	73,500	1,785,000	1,932,000	5,565,000
2049	2.000	55,650	55,650	1,820,000	1,931,300	3,745,000
2050	2.000	37,450	37,450	1,855,000	1,929,900	1,890,000
2051	2.000	18,900	18,900	1,890,000	1,927,800	0
		\$ 7,816,275	\$ 7,816,275	\$ 37,135,000	\$ 52,767,550	

**PORT FREEPORT  
2021/22 FISCAL YEAR BUDGET**

**\$25 Million Revenue Bond**

CRITERIA USED FOR BUDGETING:

ISSUANCE - 4th Qtr FY 2022

AMORTIZATION PERIOD - 30 YEARS

RATE - 3%

PAYMENTS - SEMI-ANNUAL

FIRST YEAR PAYMENT - 12/1/2022

FISCAL YEAR 2022 INTEREST ACCRUAL- \$250,000

ISSUANCE COSTS EST \$200,000

## **RESOLUTION ADOPTING 2021 TAX RATE**

At a Regular Meeting of the Port Commission of Port Freeport held at the office of said Port at 1100 Cherry Street, Freeport, Texas on the 9<sup>th</sup> day of September 2021, among other business came on to be considered the following Resolution, which was upon motion duly made and seconded, adopted by an unanimous vote of six Commissioners present, which Resolution is as follows:

### **FINDINGS:**

The Port Commission finds:

- (1) Notice of the date, time, place and purpose of the meeting at which this Resolution has been considered and adopted has been duly given in accordance with the requirements of Section 551.001, Texas Government Code, et. sec.
- (2) A quorum of the members of the Port Commission were present and participated in the deliberation and adoption of this Resolution.
- (3) The deliberation and vote on this Resolution has been conducted in open meeting as defined in Section 551.001, Texas Government Code, et. sec.
- (4) The deliberation and vote on this Resolution was separate from the vote adopting the budget for Port Freeport for the Fiscal Year 2021/2022.
- (5) The designated Officer of the Port has publicized the No New Revenue Tax Rate and the calculation used to determine it in the manner required by Section 26.04, Texas Property Tax Code, and has submitted same to the Port Commission.
- (6)
  - (A) A tax rate of two and 3394/100 (\$0.023394) cents on each \$100 valuation for the purpose of maintenance and operations;
  - (B) A tax rate of one and 6606/100 (\$0.016606) cents on each \$100 valuation for the payment of principal and interest on debts of the Port;
  - (C) A total tax rate of four and 00/100 (\$0.0400) cents for each \$100 valuation to be applied to the total taxable value of all taxable property located within Port Freeport, subject to taxation and calculated as provided in Sections 26.04 and 26.05, Texas Property Tax Code, should be proposed for adoption as the tax rate of Port Freeport for the year 2021.



**RESOLUTION**

NOW THEREFORE, BE IT RESOLVED, ORDAINED AND ORDERED, by the Port Commission of Port Freeport, that: a tax rate of two and 3394/100 (\$0.023394) cents on each \$100 valuation for the purpose of maintenance and operations, and a tax rate of one and 6606/100 (\$0.016606) cents on each \$100 valuation for the payment of principal and interest on debts of the Port, for a total tax rate of four and 00/100 (\$0.0400) cents on each \$100 valuation to be applied to the total taxable value of all taxable property located within Port Freeport, subject to taxation and is hereby levied or adopted as the tax rate of Port Freeport for the year 2021.

The following members of the Port Commission present and participating in the deliberation and vote on the above and foregoing Resolution and the manner in which each member voted is evidenced by the signature of each member present as indicated below:

VOTED

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Chairman

VOTED

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Vice Chairman

VOTED

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Secretary

VOTED

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Assistant Secretary

VOTED

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Commissioner

VOTED

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Commissioner

# Proposed Tax Rate and Budget Schedule

- August 26 – Conduct Budget Workshop - Complete
- August 26 – Take a record vote to propose 2021 tax rate - Complete
  
- August 27 – Report proposed rate and results of vote to BC Tax Assessor-Collector - Complete
- September 2 – BC Tax Assessor-Collector will publish:
  - Notice of voting on tax rate if proposed rate is at or below NNRTTR \* - Complete
  
- September 9 – Conduct Budget Workshop and Adopt Budget
- September 9 – Adopt 2020 tax rate

# 2021 Proposed Tax Rate

- Port Commission passed a resolution proposing a tax rate of \$.040000 per \$100 which was less than the No New Revenue Tax Rate of \$.040080 per \$100

## 2021 Tax Proposal

Total Tax Rate of \$0.040000

	Levy Amount	Rate per \$100
Debt Service Tax (I&S)	\$ 2,689,452	\$ 0.016606
Operating Tax (M&O)	<u>\$ 3,788,814</u>	<u>\$ 0.023394</u>
Total Taxes at Proposed Tax Rate	\$ 6,478,266	<b>\$ 0.040000</b>
Incremental Debt Service Obligation	\$ 597,368	

## 2021 vs 2020 Budgeted Tax Revenue Components

<b>TAXABLE VALUE FOR 2020 APPRAISAL ROLL</b>	<b>\$ 15,562,627,567</b>
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### 2020 LEVY:

<b>M &amp; O</b>	<b>4,148,530</b>
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<b>DEBT SERVICE</b>	<b>2,092,084</b>
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<b>TOTAL LEVY</b>	<b>6,240,614</b>
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<b>TAXABLE VALUE FOR 2021 APPRAISAL ROLL</b>	<b>\$ 16,195,665,393</b>
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### 2021 LEVY:

<b>M &amp; O</b>	<b>3,788,814</b>
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<b>DEBT SERVICE</b>	<b>2,689,452</b>
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<b>TOTAL LEVY</b>	<b>6,478,266</b>
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**2021 Tax Revenues**  
**Calculated at No New Revenue Tax Rate \$.040000**

	<b>M&amp;O Rate</b>	<b>Levy Amount</b>
<b>2020 M&amp;O</b>	<b>0.026657</b>	<b>\$ 4,148,530</b>
<b>2021 M&amp;O</b>	<b><u>0.023394</u></b>	<b>\$ 3,788,814</b>
<b>Decrease in M&amp;O</b>	<b>(0.003263)</b>	<b>\$ (359,716)</b>
	<b>I&amp;S Rate</b>	<b>Levy Amount</b>
<b>2020 Debt Service</b>	<b>0.013443</b>	<b>\$ 2,092,084</b>
<b>2021 Debt Service</b>	<b><u>0.016606</u></b>	<b>\$ 2,689,452</b>
<b>Increase in Debt Service</b>	<b>0.003163</b>	<b>\$ 597,368</b>