

AGENDA

Port Freeport
Port Commission
Regular Meeting
Thursday, November 17, 2022, 1:00 pm - 5:00 pm
In Person & Videoconference - Administration Building - 1100 Cherry Street - Freeport

This meeting agenda with the agenda packet is posted online at www.portfreeport.com

The meeting will be conducted pursuant to Section 551.127 of the Texas Government Code titled "Videoconference Call." A quorum of the Port Commission, including the presiding officer, will be present at the Commissioner Meeting Room located at 1100 Cherry Street, Freeport, Texas. The public will be permitted to attend the meeting in person or by videoconference.

The videoconference is available online as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/87193999523?pwd=bWFlemhZMj9oZTYyNE9PMzZuNERJUT09>

Meeting ID: 871 9399 9523

Passcode: 052137

Dial by your location

1 346 248 7799 US (Houston)

Meeting ID: 871 9399 9523

Find your local number: <https://us02web.zoom.us/u/k7mmCo7W>

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation.
3. Pledge of Allegiance: U.S. Flag & Texas Flag
4. Roll Call.
5. Safety Briefing.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.
7. Public Comment. (Public comment on any matter not on this Agenda will be limited to 3 minutes per participant and can be completed in person or by videoconference)
8. Public Testimony. (Public testimony on any item on this Agenda will be limited to 3 minutes per agenda item to be addressed per participant and can be completed in person or by videoconference. The participant shall identify in advance the specific agenda item or items to be addressed.
9. Recognition of Veterans.
10. Presentation of check to Texas Port Ministry from proceeds of Port Freeport Golf Tournament.
11. Approval of minutes from the Regular Meeting held October 27, 2022.
12. Receive reports from Executive Staff on activities and matters related to COVID-19 health safety matters, administrative affairs, financial results, facility engineering matters, operations and vessel activity, port safety matters, port security matters, Port tenant updates, USCOE, and other related port affairs.
 - A. Executive Director/CEO
 - B. Chief Financial Officer
 - C. Director of Engineering

- D. Director of Operations
 - E. Director of Business & Economic Development
13. Receive report from Commissioners on matters related to:
- A. November 16 Personnel Advisory Committee
 - B. November 16 OSS Advisory Committee
 - C. November 17 Finance Advisory Committee
 - D. Port Commission related meetings or conferences, Port presentations and other Port related matters.
14. Approval of financial reports presented for the period ending September 30, 2022.
15. Approval of Change Order No. 1 with AAR, Inc. for the East End Properties 2022 project, for an amount not to exceed \$88,750.00.
16. Approval of Stevedore License renewals submitted by the following:
- Associated Terminals Pangaea
 - Ceres Gulf, Inc.
 - Cooper/Ports America LLC
 - Gulf Stevedoring Services, LLC
 - Gulf Stream Marine, Inc.
 - James J. Flanagan Shipping
 - Ports America Texas, Inc.
 - QSL-Texas Terminals
 - Red Hook ConRo Terminals LLC
 - Richardson Stevedoring & Logistic Services, Inc.
 - Suderman Contracting Stevedores, Inc.
17. Approval of a renewal with Texas Association of Counties for Port Freeport Workers Compensation Policy.
18. Approval of a renewal for Port Freeport Health, Dental and Vision Insurance.
19. Adoption of a Resolution authorizing a contribution to fund Port reserves for capital improvements.
20. Adoption of a Resolution authorizing a contribution to the Port Freeport Retirement Plan.
21. Approval of Executive Director/CEO travel for the months of November and December 2022.
22. Receive update from Carriage House Partners, LLC regarding legislative affairs.
23. Discuss and consider Texas Ports Association legislative agenda and resolution in support thereof.
24. Discuss and consider rules and procedures for conducting Port Commission meetings.
25. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:
- A. Under authority of Section 551.071 (Consultation with Attorney):
 - 1. Consultation with attorney under Government Code Section 551.071(1) (to seek or receive attorney's advice on pending or contemplated litigation).
 - 2. Consultation with attorney under Government Code Section 551.071(2) (to seek or receive attorney's advice on legal matters that are not related to litigation).
 - B. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 - 1. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 - 2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
 - C. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
 - 1. The potential exchange, lease, or value of real property located in Freeport, Texas, including but not limited to the area known as the East End of Freeport and bordered by or adjacent to the following streets: FM 1495; East 2nd Street; Terminal Street and East 8th Street in Freeport, Texas.
 - 2. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 5, 7 and 8.
 - 3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to

Parcels 14, 19, 27, 34 and property on Quintana Island.

D. Under authority of Section 551.074 (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.

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

27. Discuss and consider approving Phase II and Phase III proposals from Paul Bridges & Associates.

28. Discuss and consider action resulting from Executive Session for Executive Director/CEO.

29. Adjourn.

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

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



Phyllis Saathoff, Executive Director/CEO
PORT FREEPORT

In compliance with the Americans with Disabilities Act, the District will provide for reasonable accommodations for persons attending its functions. Requests should be received at least 24 hours in advance.

Minutes of Port Commission Regular Meeting
October 27, 2022
In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held October 27, 2022, beginning at 3:06 PM at the Administration Building, 1100 Cherry Street, Freeport, Texas.

This meeting agenda with the agenda packet is posted online at www.portfreeport.com

The meeting will be conducted pursuant to Section 551.127 of the Texas Government Code titled "Videoconference Call." A quorum of the Port Commission, including the presiding officer, will be present at the Commissioner Meeting Room located at 1100 Cherry Street, Freeport, Texas. The public will be permitted to attend the meeting in person or by videoconference.

Join Zoom Meeting

<https://us02web.zoom.us/j/85913443462?pwd=WG1ZZmVrQUVQTGgvRDJPOUMrSIJUZz09>

Meeting ID: 859 1344 3462

Passcode: 150188

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 859 1344 3462

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

Commissioners present in person:

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. Grady Randle, Legal Counsel
Ms. Phyllis Saathoff, Executive Director/CEO
Mr. Rob Lowe, Director of Administration/CFO
Mr. Mike Wilson, Director of Economic Development & Freight Mobility
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Mr. Brandon Robertson, Network Systems Manager
Ms. Missy Bevers, Executive Assistant
Ms. Mary Campus, Controller
Mr. Jesse Hibbetts, Operations Manager
Ms. Holly Soria, Operations Coordinator
Ms. Hannah Fitzsimmons, Operations Specialist
Mr. Cecil Booth, Project Engineer
Mr. Nick Malambri, Engineering Specialist
Ms. Tricia Vela, Public Affairs Assistant
Ms. Christine Lewis, Safety Coordinator

Also, present:

Mr. Chris Moore, Texas Port Ministry
Mr. Mike Baker, LJA Infrastructure
Mr. Tim Kelty, City of Freeport
Ms. Megan Mikutis, Randle Law Office

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

There were no conflicts noted from Commissioners.

7. Public Comment – Mr. Chris Moore with Texas Port Ministry addressed the Port Commission regarding the recent golf tournament thanking the Port for their efforts in making a successful event. He also shared some of the things that happen because of the Port's partnership with the ministry such as providing prayer support for workers, transportation for seafarers within Port Freeport gates as well as transportation to town for items needed on the vessel, visits to the vessels, sim cards provided for seafarers to connect with families, provide reading material, welfare checks performed on the vessels, partner with Take-A-Child-Fishing Tournament, host families for seafarers, provide Monday meals for Port workers and much more.
8. Public Testimony – There was no public testimony.
9. Approval of minutes from the Regular Meetings held October 13.

Commissioner Pirtle commented that minutes are not intended to be verbatim, but to capture the general idea. While he understands sometimes Commissioners want to make a point and have it noted, he doesn't feel it should get to the point of capturing minutes verbatim all the time. Commissioner Hoss agreed and noted that the meeting videos are uploaded online and can be reviewed there. Commissioner Giesecke added that comprehensive minutes serve the Port well and that the few times modifications have been made hasn't overly burdensome. Commissioner Santos stated the minutes were a good synopsis with key points noted and a prelude to what Commissioners need to do adding that if they need to reflect, they can reflect back to the minutes.

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

At this time, Commissioner Hoss recognized Tim Kelty, City Manager for the City of Freeport who was in attendance in the Board Room and here for agenda item #16. Commissioner Hoss asked staff if there was any reason this item needed to be addressed in executive session or if it could be taken up at this time. With no objection, Commissioner Hoss asked Mr. Hull to present agenda item 16 at this time for consideration.

10. 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 thanked the Port staff for stepping up to assist with the golf tournament helping to make the tournament a success noting the net benefit goal looks to be exceeded. Ms. Saathoff reported on her attendance at the AAPA Annual Convention with Commissioner Singhania in Orlando where they had the opportunity to attend informative sessions and visit with two FMC Commissioners to discuss Port issues. She also reported participation in community events where she spoke at the Hispanic Chamber State of the County as well as the Alliance Transportation & Infrastructure Summit. Ms. Saathoff is also attending the National Waterways Conference which is being held this week in Houston where the U.S. Army Corps of Engineers has a large presence giving the Port opportunities to engage with representatives from Washington, Southwestern Division and the Galveston District. The quarterly executive meeting was also held in Galveston with Col. Blackmon with Ms. Saathoff noting that everything is on track and moving forward with the Corps moving the dates up for putting the final bid package out to mid-December. The Corps also gave an update on the Brazos River Locks project which includes flow analysis and impacts to the San Bernard River and the Freeport Harbor Channel. The Sabine to Galveston project was also discussed and confirmed they are proceeding with Alignment G which was requested by the Port. The Port is still awaiting cost estimate for the original and new alignments. Ms. Saathoff also noted that further discussion is needed with staff and the Corps after hearing in presentations the consideration for use of an I-Wall structure vs. a T-Wall. Lastly, Ms. Saathoff reported that the U.S. Coast Guard will be celebrating 40 years of the Lone Star Harbor Safety Sub-Committee November 4 with Rear Admiral Richard Timme visiting the Port for a tour. Details are forthcoming.

B. Chief Financial Officer

Mr. Lowe reported that September financials are not yet finalized as staff is still working through the process for full year-end close out. Staff anticipates having financials available for the November meeting. Mr. Lowe included a tentative policy review schedule which will begin in November for review with the Personnel Advisory Committee. Finally, staff continues to move forward with the business interruption insurance claim and recently received notification of a partial settlement.

C. Director of Engineering

Mr. Hull shared current photos from the Berth 8 progress as well as the Corps' dry excavation project. Ms. Saathoff also noted the progress Volkswagen has made on the Parcel 14 site thanking the City of Freeport for their support in creating the reinvestment zone and supporting the tax abatement program.

D. Director of Operations

Mr. Hibbetts reported on highlights from the written report stating the Port saw 9 container vessels, 10 RoRo, 2 rice, 2 steel, 7 barges, 28 railcars and 1 Vulcan train. Total vessels handled for the fiscal year was 456 which was short of the 541 projected due to the LNG shutdown. Port wide, there was 1,184 vessels compared to 1,230 last year. However, for the month of September (excluding LNG), tonnage was up to 244,000 tons compared to 166,000 tons last year. Last year the Port handled 2,192,000 tons with this year's number at 2,680,000 tons. The Port saw 134 RoRo vessels for the year vs. 139 last year. Mr. Hibbetts noted that overall RoRo business is up, and the Port currently has approximately 12,700 automobiles on the ground at the Port and LNG. Out of that, the Port is seeing about 7,500 shortsea vehicles with the number increasing with two additional vessels expected. Regarding safety, Ms. Lewis hosted a Port tenant walkabout and a tenant safety meeting. Both were well attended. Mr. Hogan recently hosted the annual security exercise and BMAT Meeting. Mr. Hibbetts and Austin Seth attended the Breakbulk Conference as well as the Lone Star Harbor Safety Committee. He also noted that staff is working on stevedore license renewals. Commissioner Singhania inquired about the increase in Tenaris shipments. Mr. Hibbetts stated they are bringing in steel billets/bars by rail, barge and vessel and going to the plant in Bay City adding the increase in tonnage from 450,000 tons last year vs. over 700,00 tons this year. Ms. Saathoff noted the drought experienced along the Mississippi River has affected how the Port tenants move product.

E. Director of Business & Economic Development

Mr. Wilson had nothing further to report and was available for questions. He noted the Port hosted the owners of Alpha/Omega, a company from the Van Vleck area who is importing equipment through the Port and establishing dealerships and facilities for new heavy equipment.

At this time, Commissioner Santos thanked Mr. Wilson for giving the City of Angleton and the City of Belize an update on the Port as well as a tour of the facilities.

Commissioner Pirtle and Croft also joined the delegation.

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

A. October 26, 2022 Strategic Planning Advisory Committee – Commissioner Singhania reported the committee discussed the Parcel 14 Rail Expansion which is the next item on the agenda for consideration.

B. Port Commission related meetings or conferences, Port presentations and other Port related matters.

Commissioner Croft reported attending the Republican Candidate Forum, virtual meeting with Texas Gulf Link EIS presentation, Belize Delegation, Hispanic Chamber Luncheon and the Alliance Transportation & Infrastructure Summit.

Commissioner Singhania stated that he attended several of the same events as other Commissioners and noted that he will have Ms. Bevers send out some information from the AAPA Annual Convention.

Commissioners Giesecke noted that he also attended the same events mentioned in addition to a West Columbia Chamber of Commerce event.

Commissioner Hoss reported attending the Alternative Fuels Conference in Galveston in addition to other events previously mentioned.

Commissioner Pirtle noted a discussion he had with Chris Moore about how many people throughout the County still do not know the Port exists or that the Port ministry exists. Commissioner Hoss suggested Mr. Moore possibly address the Commission at a future meeting regarding this topic. He also reported attending the BCCA Meeting.

12. Approval of a Construction Contract with LJA Infrastructure, Inc. for the Parcel 14 Rail Expansion project, for an amount not to exceed \$9,262,902.00.

Mr. Hull stated that bids were opened for this project on October 20 with nine bids submitted. LJA Infrastructure submitted the lowest bid and met all requirements. It is staff's recommendation and that of the Strategic Planning Advisory Committee to award contract to LJA Infrastructure in an amount not to exceed \$9,262,902.00. Commissioner Singhania stated that the committee reviewed the bids and are satisfied with the experience of LJA and staff's due diligence. The expansion includes the addition of four more rails adjacent to the existing rails on Parcel 14. Mr. Hull shared the scoring spreadsheet from all bids. Commissioner Giesecke added that LJA hit all the marks being the low bidder, has an extensive track record building rail, references checked out and he also noted their bid for the project came in under the estimated amount of \$10 million. Commissioner Santos agreed stating that when projects of this size come in under the engineer's estimated budget it's great to be able to relay that to the public.

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

At this time, Commissioner Hoss noted that Commissioner Singhania left the meeting at 4:14 p.m.

13. Discuss and consider rules and procedures for conducting Port Commission meetings.

Commissioner Hoss stated that on behalf of Commissioner Singhania and himself that while they are happy with the progress, they do not feel pressed to vote on something today if the Commission is not happy with it. Commissioner Giesecke stated that he would propose final passage be postponed until the next meeting since Commissioner Singhania had to leave for another engagement. Commissioner Hoss assured the board Commissioner Singhania was

happy with the progress. Commissioner Giesecke asked about the number of motions in consideration with the number going from three to two inquiring what the justification was for the change. Ms. Saathoff stated that a step was taken out (substitute motion) and believes that was the reason it went to two. After discussing the number of motions and amended motions allowed and how it is handled, all agreed to leave the procedures written as is with the number of motions at two.

Commissioner Giesecke made a motion to postpone approval of this item until the next meeting. Commissioner Croft seconded the motion with all Commissioners present voting in favor of the motion.

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) for discussion regarding:
 1. Consultation with attorney under Government Code Section 551.071(1) (to seek or receive attorney's advice on pending or contemplated litigation).
 2. Consultation with attorney under Government Code Section 551.071(2) (to seek or receive attorney's advice on legal matters that are not related to litigation).
 - B. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
 1. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
 - C. Under authority of Section 551.072 (Deliberation 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 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 Parcels 12, 13, 14, 19, 27, 34 and property on Quintana Island.
 - D. 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 Port Director/CEO, Chief Financial Officer, Director of Operations, Director of Engineering, Director of Protective Services, Director of Economic Development and Director of Business & Economic Development.

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

16. Approval of request from the City of Freeport for a Sanitary Sewer Easement occupying 3.815 acres of property across Parcels 12 and 13, leading from the U.S. Department of Energy Strategic Petroleum Reserve to the City of Freeport Sewer Treatment Facility.

Mr. Hull stated at the last meeting, questions were brought up regarding this easement request that he didn't have the answers to with one being if the city was going to pass on all costs to the Department of Energy (DOE). All hard and soft costs will be passed on to the DOE. The second question was the value of the land and Mr. Hull still does not have that answer. Mr. Kelty then addressed the Commission stating the city is still working toward getting the value of the land but has not received it at this time and has hired Barry Coleman to perform an appraisal however it will take approximately 40-60 days. Mr. Hull stated that the City has accepted the form of easement that legal counsel has prepared and recommends approval. Discussion then began regarding whether or not the easement could be approved prior to receipt of appraisal. Mr. Kelty does not expect the Port to sign the easement prior to getting the appraised value but indicated he could request a letter from the DOE stating they agree to pay all costs associated with the easement.

A motion was made by Commissioner Pirtle to move forward with authorizing the CEO to execute the easement subject to receipt of letter from DOE agreeing to pay the appraised value for the easement once the appraisal is received. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion.

17. Discuss and consider action resulting from Executive Session for Chief Financial Officer, Director of Operations, Director of Engineering, Director of Protective Services, Director of Economic Development and Director of Business & Economic Development.

Ms. Saathoff stated that the annual performance reviews for Directors have been completed with recommendations for pay increases submitted and reviewed. Staff is requesting the Commission affirm the pay increases.

A motion was made by Commissioner Pirtle to affirm the pay increases as recommended by staff. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

18. Discuss and consider action resulting from Executive Session for Executive Director/CEO.

Commissioner Pirtle made a motion to postpone this item until the next meeting. Commissioner Giesecke seconded the motion with all Commissioners present voting in favor of the motion.

19. Adjourn.

With no further business before the Commission, Commissioner Pirtle made a motion to adjourn the meeting. Commissioner Santos seconded the motion with all Commissioners present voting in favor of the motion.

The meeting adjourned at 5:24 PM

John Hoss, Chairman

Rudy Santos, Vice Chairman

Dan Croft, Secretary

Rob Giesecke, Asst. Secretary

Ravi K. Singhanian, Commissioner

Shane Pirtle, Commissioner



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WWW.PORTFREEPORT.COM

MEMORANDUM

TO: Phyllis Saathoff, Executive Director/CEO

FROM: Darlene Winkler, Communications Specialist

DATE: November 17, 2022

SUBJECT: Public Affairs – November 2022

PUBLIC AFFAIRS

Communications and Media

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

COVID-19 – The website and various social media channels are being maintained as a resource to the public for information on COVID-19 as it relates to Port Freeport and the community.

Freeport Harbor Channel Marine Traffic – The website is being maintained as a resource to the Freeport Harbor Channel community for information on marine traffic related to FHCIP dredging. Orion is currently performing dry excavation work in the bend east of P66. No impact to vessel traffic. Channel dredging is expected to resume by 2nd quarter 2023. Updates will be posted accordingly.

Freeport Harbor Channel Improvement Project – Staff continues to respond to inquiries from the public regarding Port Freeport and the Freeport Harbor Channel Improvement Project, as well as maintain updated information on both www.portfreeport.com and www.portfreeportbonderection.com.

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

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

[PORT COMMISSION](#)

Port Events

Community Advisory Panel (C.A.P.) – The next quarterly meeting will be held on Thursday, December 1, 2022, at the ABC Building in Freeport. The guest speaker will be announced at a later date.

Port Freeport Take-A-Child Fishing Tournament (TACFT) – SAVE THE DATES! The 23rd Annual Port Freeport Take-A-Child Fishing Tournament will be held **Saturday, May 6, 2023**, at Freeport Municipal Park. The Captain’s Dinner will be held on **Thursday, May 4, 2023**, at River Place in Freeport.

Port Freeport Golf Tournament – The 11th Annual Port Freeport Golf Tournament benefitting Texas Port Ministry (TPM) was held on Monday, October 17, 2022, at The Wilderness Golf Course in Lake Jackson, Texas with a four-person team shotgun start format.

The check presentation to TPM will be on November 17, 2022, during the Port Freeport Commission meeting. This year’s total is a **record fundraising effort** that exceeded the \$67,000 net goal. The net proceeds that will benefit TPM is **\$83,200 compared to \$66,000 in 2021, a 26% increase.** The event was widely supported by 71 sponsors and 36 teams having committed over \$95,000, discounted services, promotional items for the event bags, and 10 raffle items.

Partners and friends of Port Freeport have assisted in raising \$557,519 over the past 11 years benefitting TPM. Thank you to all our generous sponsors, donors, players, and volunteers for your continued support! The Sponsors will be showcased on Port Freeport’s website throughout the year until the 12th annual golf tournament.

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

Port Presentations, Tours, and Meetings

November 4 – Port tour with U.S. Coast Guard (Phyllis)

Community Events and Meetings

Weekly – Business Roundtable Virtual Meetings (speakers vary)

November 3 - The Exchange Club of Angleton Presents One Nation Under God Luncheon

November 3 – Brazoria/Galveston County: H-GAC Long-Range Transportation Vision

November 10 - ABC Member Mixer

November 17 – Angleton Chamber of Commerce: State of the Community

November 18 – Boys and Girls Club: 50 Years Of Service Celebration

Upcoming Community Events and Meetings

December 6 - ABC Contractors Christmas Social

December 7 – Brazosport Chamber of Commerce Christmas Raffle Drawing

December 8 – Angleton Chamber of Commerce: 14th Annual Fa La La Ladies Night Out

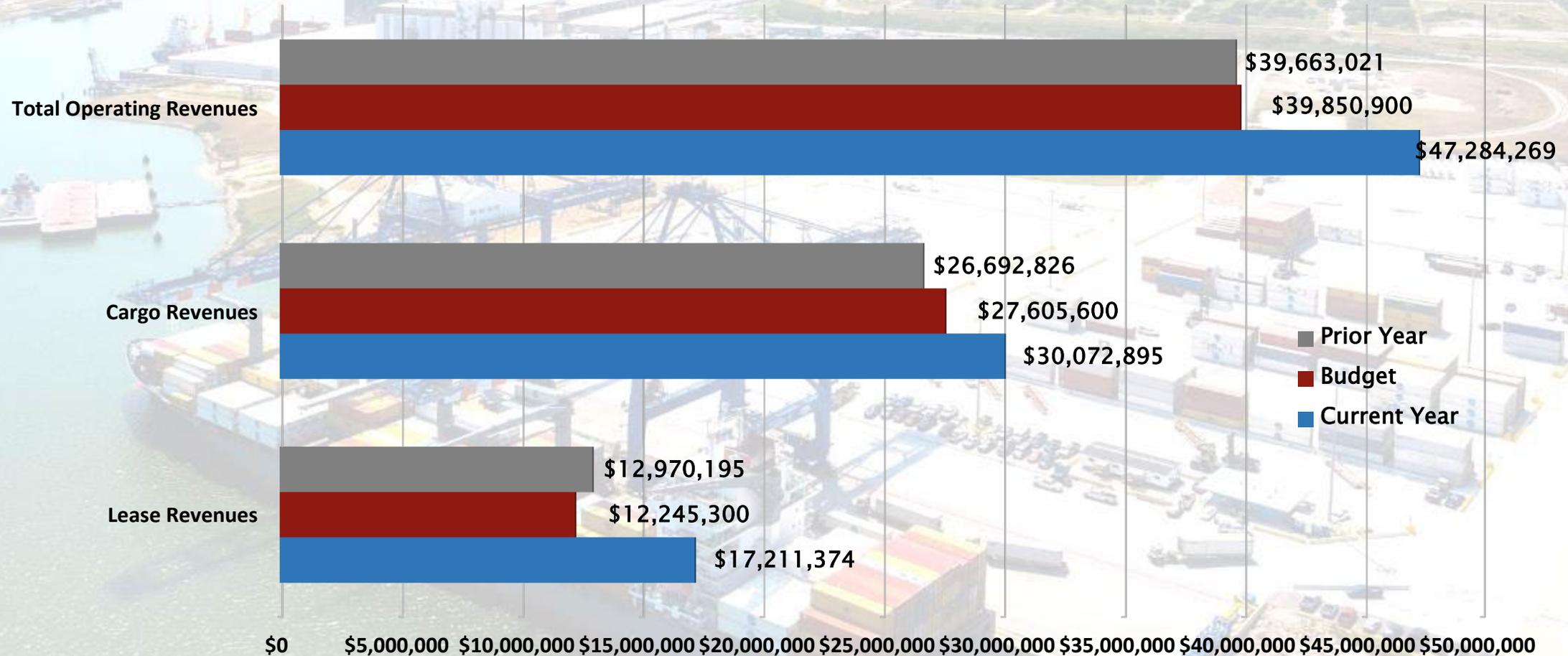


Financial Report for September 30, 2022

November 17, 2022

Rob Lowe | Chief Financial Officer

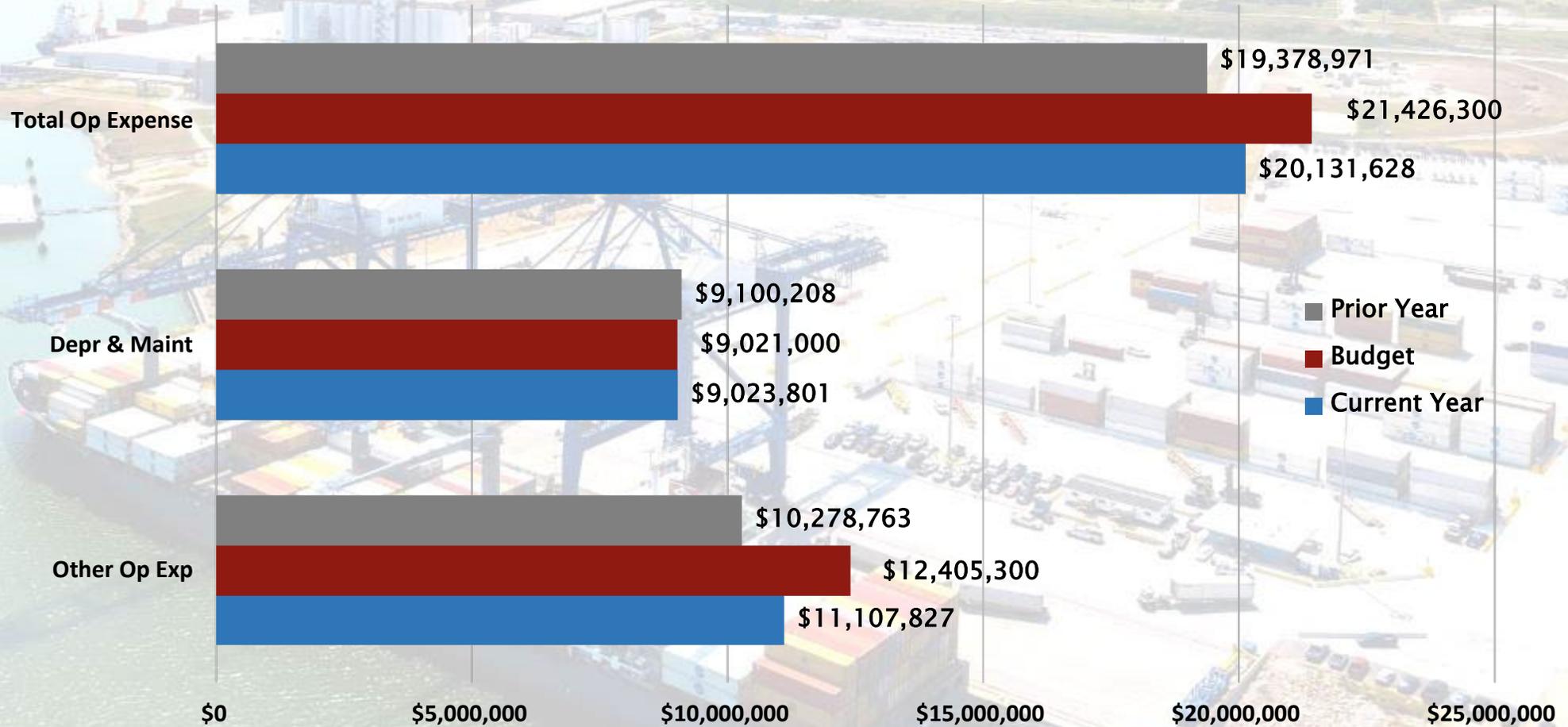
FY 2022 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are up over PY 19% and budget 19%
- Cargo revenues above PY by 13%; budget by 9%
- As compared to budget, cargo volumes are up in agriculture products, containerized cargo , and project cargo
- Lease revenues are above PY 33% and are 41% above budget

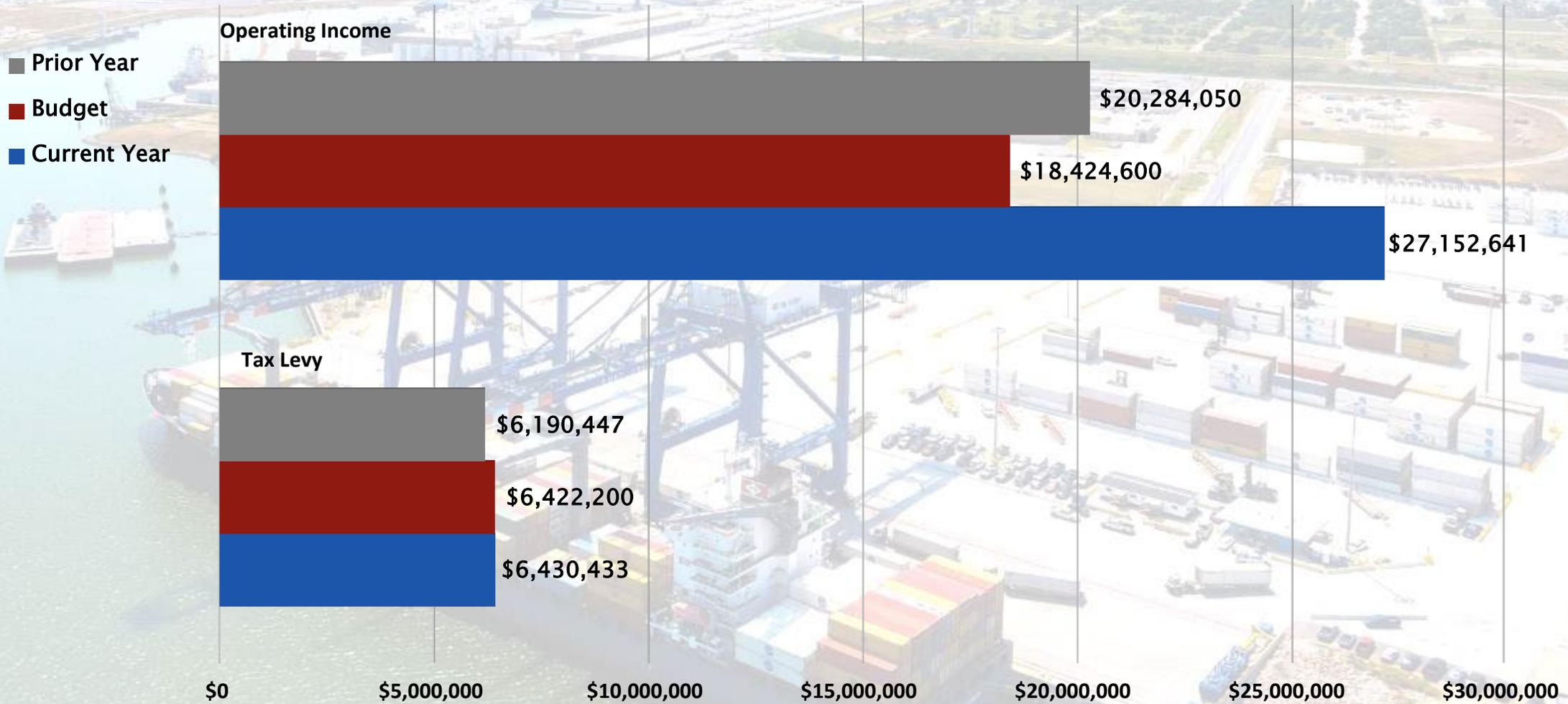
FY 2022 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are above prior year by 4%, below budget 6%
- Depr & maint are 1% below the PY and at budget
- Other expenses are 8% above PY and below budget by 10%

FY 2022 YTD OPERATING INCOME



COMPARISON:

- Operating income is 34% above PY and budget by 47%

FY 2022 YTD CHANGE IN NET POSITION

Change in Net Position

- Non-Operating Revenue (Expense) includes Ad Valorem Taxes, Investment Income, Debt Service and Gain (Loss) on Sale of Assets
- Drivers for comparison to budget are primarily timing of capital contribution projects.

	Year To Date	YTD Budget	Total 2022 Budget
Operating Income	\$ 27,152,641	\$ 18,424,600	\$ 18,424,600
Non-Operating Revenue (Expenses)	\$ (2,444,574)	\$ (2,942,000)	\$ (2,942,000)
Capital Contributed (To) From Others			
Freeport Harbor Channel Improvement Project	\$ (45,619,399)	\$ (31,050,000)	\$ (31,050,000)
Contributed to Port	\$ -	\$ 50,000	\$ 50,000
Grants	\$ 143,492	\$ 375,000	\$ 375,000
Emergency Recovery Efforts	\$ (192,001)	\$ -	\$ -
Change In Net Position	\$ (20,959,841)	\$ (15,142,400)	\$ (15,142,400)

FY 2022 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	\$ 29,590,466	\$ 30,313,493
<i>Cash Provided by Non-Cap Financing</i>	6,216,564	6,201,738
<i>Cash Used by Cap Financing</i>	(110,433,395)	(28,664,082)
<i>Cash Provided by Investing Activities</i>	362,961	79,407
<i>Net Increase (Decrease) in Cash</i>	(\$ 74,263,404)	\$ 7,930,556

COMPARISON:

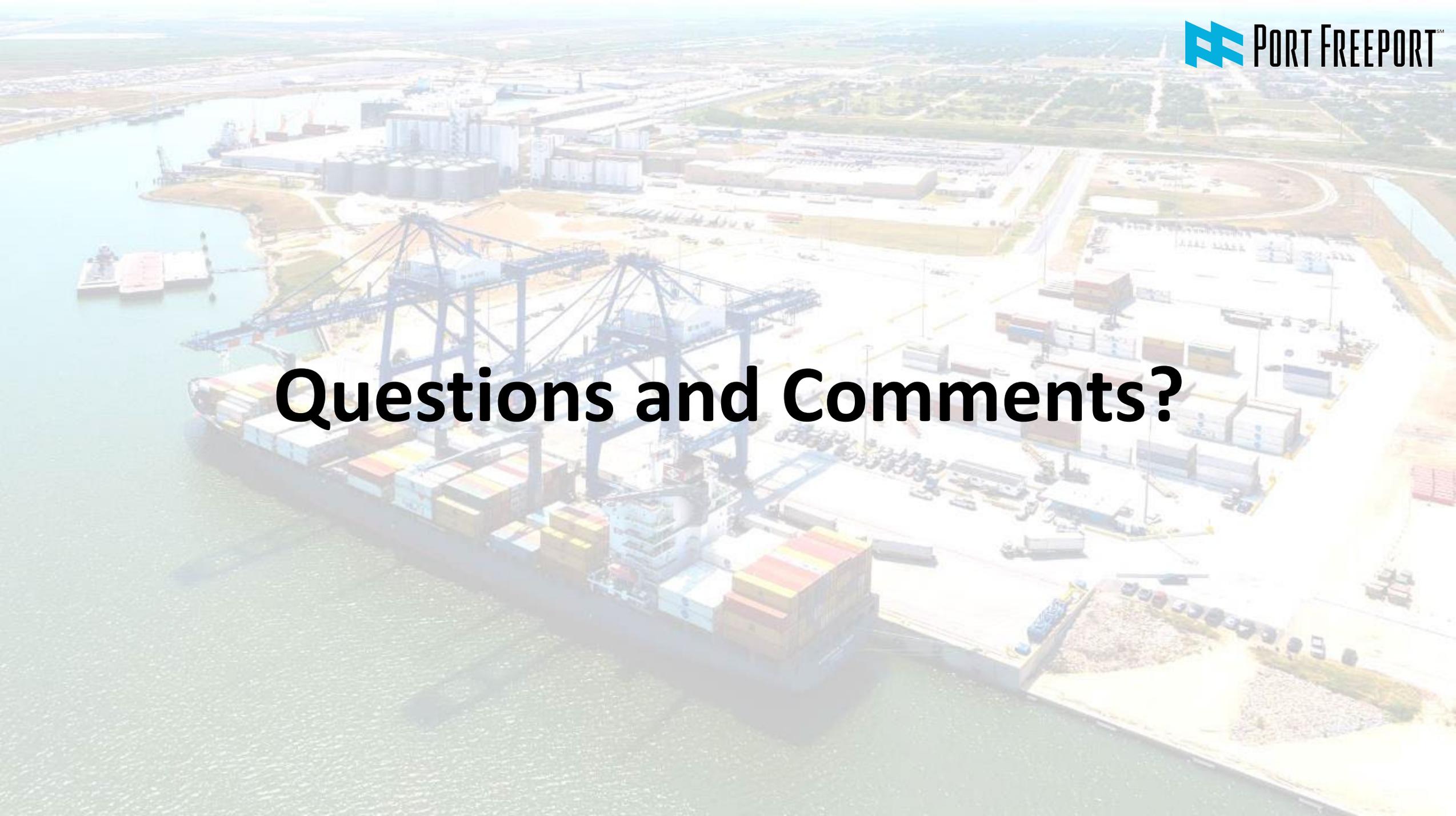
- Operating cash flow is positive due to increase in operating revenues
- Cash provided from non cap financing are tax levy collections
- Capital Financing funds used for capital improvements.

FY 2022 STATISTICS

<i>Measure</i>	<i>Current Year</i>	<i>Prior Year</i>	<i>Budget</i>
<i>Operating Margin</i>	<i>57%</i>	<i>51%</i>	<i>46%</i>
<i>Current Ratio (unrestricted)</i>	<i>3.1 to 1</i>	<i>4.3 to 1</i>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<i>1.216 to 1</i>	<i>1.144 to 1</i>	<i>n/a</i>

ACCOUNTS RECEIVABLE AGING

<i>Year</i>	<i>0-30 days</i>	<i>31-60 days</i>	<i>61-90 days</i>	<i>Over 90 days</i>
<i>September 30, 2022 FY 2022</i>	91% \$3,179,391	4% \$132,830	3% \$110,630	2% \$83,761
<i>September 30, 2021 FY 2021</i>	93% \$4,746,307	6% \$291,716	0% \$11,968	1% \$35,119
<i>September 30, 2020 FY 2020</i>	92% \$2,880,245	2% \$74,587	4% \$129,085	2% \$71,422



Questions and Comments?



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

TO: Commissioners
Directors
Legal Counsel

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

DATE: November 9, 2022

SUBJECT: Departmental Report

PROJECTS

1. **Velasco Terminal, Berth 8** – This project entails construction of Berth 8, which will extend the wharf another 928 feet north of Berth 7. Installation of the wharf piling is now completed. Installation of the concrete wharf pile caps continues moving from the south toward the north. Pile cap closures and crane beams are following behind the piling. Deck panel installation continues and wharf apron paving has begun.



2. **FHCIP Excavation of Bend Easing** – Orion Construction was awarded the project and has now begun hauling soil from the bend easing area to Parcel 19. Completion is expected on or before 3/22/2023.
3. **FHCIP Reaches 1, 2, and 4** – This project involves deepening the Freeport Ship Channel to various depths ranging from 26-ft to 56-ft depending on the Reach. The 100% bid package is being reviewed by the various departments within the Corps of Engineers and they expect to advertise the project on 12/19/2022, and open bids on 1/31/23, with an expected award date of 3/24/2023.
4. **Gate 8 Guardhouse Expansion** – This project involves adding a small electrical/communication equipment room onto the rear of the guardhouse so that port staff can relocate electrical/communication equipment from the bathroom to this dedicated room with a dedicated air-conditioning system. Design work is now ongoing.
5. **East End Properties Demolition 2022** - This project involves removing asbestos from 11 structures in the East End and after asbestos removal, demolition of 20 structures. The original scope of work is finished as planned. We have asked the contractor for a Change Order to remove some more structures from additional lots. The Change Order will be considered at the 11/17 meeting.
6. **Docks 1, 2, 3, and 5 Sheet Pile Repair Project 2022** – This project involves repairing holes and tears in the underwater sheetpile that were noted in the last underwater inspection survey. Work is underway now, and activities are being closely coordinated with berth availability and vessel schedules.
7. **Parcel 14 Rail Expansion**– This project involves constructing 4 more tracks to the existing 3 tracks on Parcel 14. Final revisions to the plans were submitted to UPRR. The project was awarded on 10/27 and contracts are being routed for signatures now.

**PORT FREEPORT
OPERATIONS ACTIVITY SUMMARY
OCTOBER 2023**

A. MONTHLY ACTIVITY EXPLANATION

- * Total import/export activity for the month of October was as expected.
- * LNG did not experience any vessels this month.
- * Riviana did not experience any vessels this month.
- * Vulcan Material did not experience any vessels this month.
- * Total (**10**) RoRo vessels handled.
- * Tenaris experienced (**1**) vessels, (**6**) barges and (**94**) railcars this month.
- * Total of (**10**) Container vessel calls.
- * CEMEX transferred product from truck to (**24**) rail cars.
- * Vulcan Materials handled (**95**) rail cars this month.
- * Average vessel activity in 2022 was 38 per month. This month, we handled 21 vessels (0 LNG & 21 Inner Harbor).
- * *Enterprise/Seaway received (**11**) vessels.*
- * *There were (**81**) Total Vessel arrivals Port wide.*

B. FISCAL YEAR ACTIVITY EXPLANATION

- * Total Tons for this year are as expected. This is due to the transition of vessel calls by LNG and additional calls of Steel Bars and RoRo vessels.
- * LNG has handled (**0**) vessels for export.
- * Tenaris has handled (**1**) vessels, (**6**) barges and (**94**) railcars.
- * Total (**10**) RoRo vessels handled.
- * YTD (**10**) Container vessel calls.
- * CEMEX handled (**24**) railcars with **1,261** Tons of Co2.
- * Vulcan handled (**95**) railcars with **10,920** Tons of Limestone and (**0**) Vessels.
- * Total vessels handled this fiscal year is **21** compared to **42** last year (**0** LNG & **21** Inner Harbor).
- * *Enterprise Seaway Vessels Year-to-date (**11**)*
- * *Total Port wide Vessels Fiscal Year-to-date (**81**)*

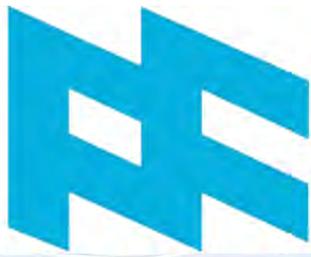
- * *Total Vehicles Handled Year-to-date (**12,638**)*
- * *Total Containers Handled (**3,482**)*
- * *Total Railcars Handled (**220**)*

C. INSIGHT TO ACTIVITY FOR NOVEMBER 2022

- * LNG has scheduled (**4**) vessels.
- * Riviana Foods has scheduled (**1**) vessel.
- * Vulcan Material has scheduled (**0**) vessels for November.
- * Expecting to handle (**15**) RoRo vessels.
- * Tenaris has (**3**) vessels, (**12**) barges and (**100**) Railcars planned.
- * Expecting (**8**) Container vessels.

D. OPERATIONAL MEETINGS AND AGENDAS

- * OPTS, Safety, Security – Prepare for visit by Rear Admiral Timme.
- * Safety- Christine Lewis– Hosted the Port’s Tenant Safety Meeting.
- * Security- Chris Hogan – Hosted the Stakeholders BMAT Meeting.
- * Holly – Continues to work with Stevedores to complete their application for their license renewal.
- * Al-Jesse-Austin – Attended the Local LSHSC held at the Port’s EOC.
- * Al-Jesse – Attended the GPA/GSMTC Conference.



PORT FREEPORTSM

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Interim Financial Report

(unaudited)

For the Period ending:

September 30, 2022

PORT COMMISSION

JOHN HOSS, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; DAN CROFT, SECRETARY; ROB GIESECKE, ASST. SECRETARY;

RAVI K. SINGHANIA, COMMISSIONER; SHANE PIRTLE, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO

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Management Narrative

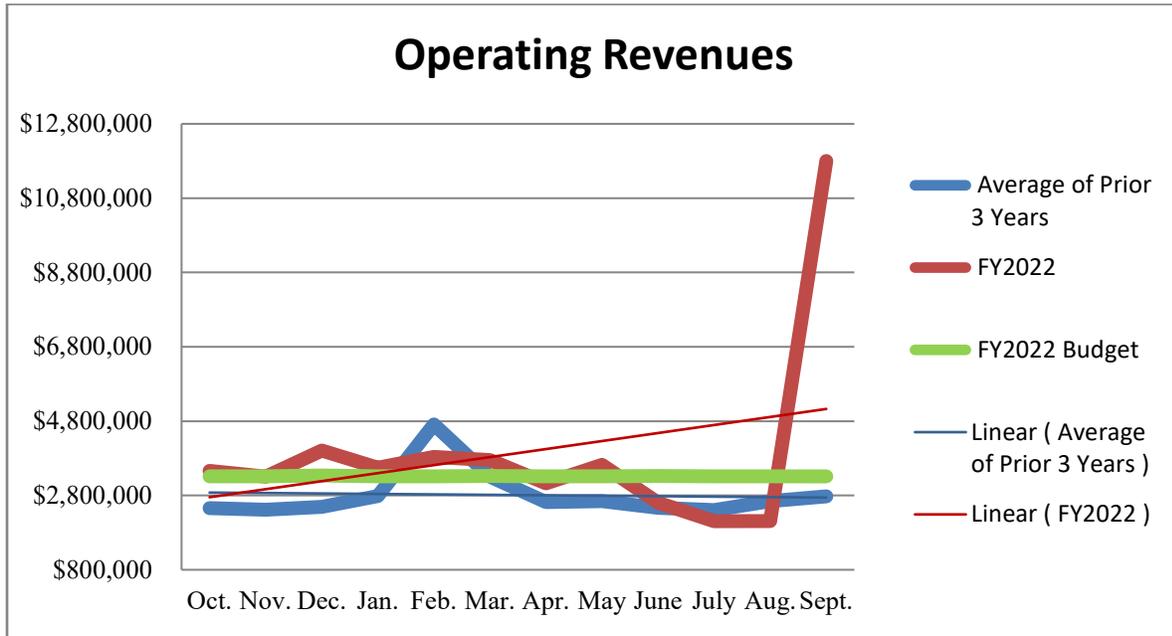
For Fiscal Year 2022, the Port remained on a positive financial foundation with operating revenues 19% above planned levels with a positive impact from GASB 87 lease calculation changes and the business interruption claim. Further, operating expenses were under planned levels and are below budget by a factor of 6%. These factors combined have contributed to producing an operating profit of \$27,152,641 and an operating margin of 57%, which is above planned performance levels by 47% or \$8,728,041 and is \$6,868,591 or 34% above prior year's results.

The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 3.1 to 1, which reflects a strong liquidity position, and a debt ratio of 121.6% which is supported by our strong credit rating. The following table provides additional summary level information.

	Year to Date		Variance Favorable (Unfavorable)	% Var
	Actuals	Budget		
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 47,284,269	\$ 39,850,900	\$ 7,433,369	19%
Operating expense	<u>20,131,628</u>	<u>21,426,300</u>	1,294,672	6%
Operating income (loss)	<u>27,152,641</u>	<u>18,424,600</u>	8,728,041	47%
Operating margin	57.4%	46.2%		
Net non operating revenues (expense)	(48,063,973)	(33,942,000)	(14,121,973)	42%
Capital contributions	143,492	375,000	(231,508)	0%
Net extraordinary revenue (expense)	<u>(192,001)</u>	<u>-</u>	(192,001)	0%
Change in net assets	<u>\$ (20,959,841)</u>	<u>\$ (15,142,400)</u>	\$ (5,817,441)	
Balance Sheet				
Cash and cash equivalents	\$ 81,177,305	Current ratio (unrestricted)		
Lease receivable	180,406,546	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	55,816,570	3.1 to 1		
Total assets	691,432,073			
Current unrestricted liabilities	18,145,872	Debt to Net Assets Ratio		
Total liabilities	291,872,785	121.6%		
Deferred inflow of resources	175,560,971			
Total Net Assets	\$ 223,998,317			

The balance of this narrative provides detailed explanations and supplementary information for the variances when comparing budget to actual for the period ended September 30, 2022.

OPERATING REVENUES



Total operating revenues for the period ending September 30, 2022, are \$47,284,269. This is \$7,433,369 or 19% above planned levels. The following provide more specific explanations for variances in revenue:

Wharfage revenue stands at \$11,642,336, which is under budget by \$1,965,964 or 14%. The following is a brief analysis of wharfage results by cargo category:

	12 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 134,250	\$ 342,554	\$ 208,304	155%
Bulk Aggregate	218,400	180,200	(38,200)	-17%
Containerized Cargo	1,400,094	1,616,536	216,442	15%
General Cargo	10,119,726	7,809,216	(2,310,510)	-23%
Project Cargo	110,000	173,871	63,871	58%
Ro-Ro Cargo	1,625,830	1,519,959	(105,871)	-7%
Total	\$ 13,608,300	\$ 11,642,336	\$ (1,965,964)	

Dockage revenue stands at \$6,927,659, consistent with wharfage revenues, which is \$936,441 or 12% below budgeted levels. Year-to-date ship calls are 456 compared to a budget of 541.

Equipment use fees, stands at \$1,454,339, which is over budget \$176,539 or 14% due to crane and equipment usage.

Security fees, consistent with wharfage and dockage, stand at \$2,396,761, which is \$211,539 or 8% below budget.

Facility use fees are \$1,666,677. This is over budget by \$516,677 or 45% due to facility usage outside of tenant leased areas.

Other customer service fees (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,460,834 which is \$388,734 or 36% above budgeted levels due to customer rebilling.

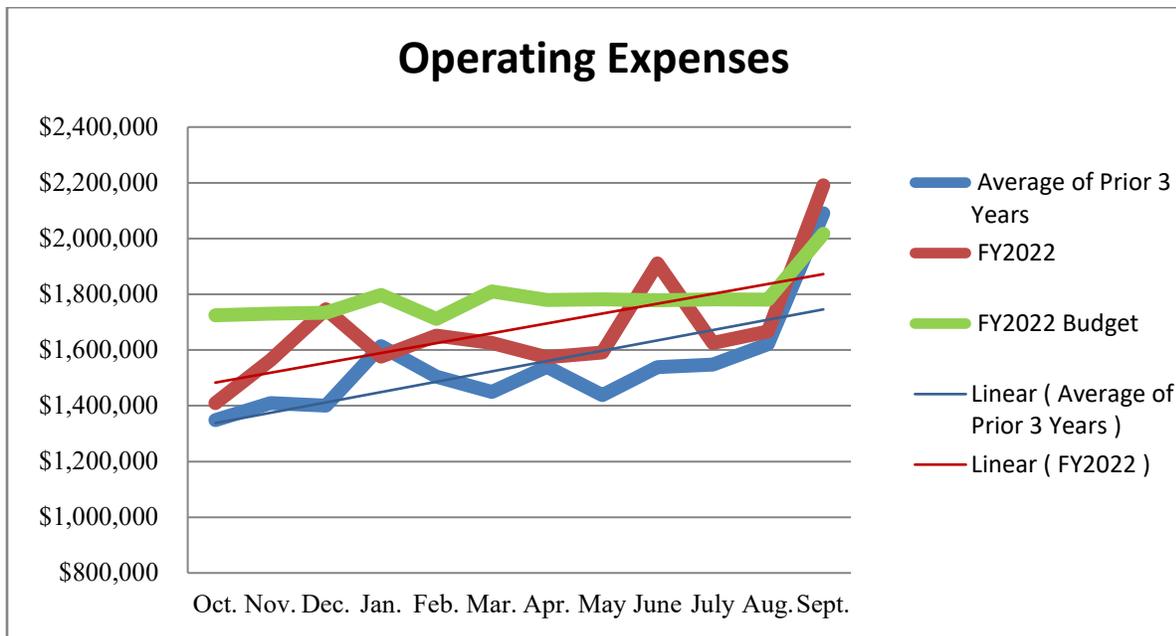
Ground leases stand at \$16,333,174, which is \$5,032,574 or 45% above budget levels. The implementation of GASB 87 accounting changes is \$4,845,575 of this increase.

Other leases are \$878,200, which is \$66,500 or 7% below budget levels.

Other revenue is \$24,289, which is \$711 or 3% below budgeted levels.

Business interruption claim proceeds were \$4,500,000.

OPERATING EXPENSES



Total operating expenses are \$20,131,628, which is under budget \$1,294,672 or 6% for the period ended September 30, 2022. Following are more specific explanations for variances in operating expenses:

Port salaries/wages and benefits are \$4,945,664. This is \$696,236 or 12% less than budget. Currently, there are three vacancies and two new positions not filled when compared to Fiscal Year 2022 Budget. Operations overtime is \$37,077 or 25% over budget.

Professional services are \$2,764,373, which is over budget \$42,373 or 2% due to increased legal services. Security services, at \$1,803,921 is the majority of this budget item and is 2% below budgeted levels.

Training, travel & promotional expenses are \$497,564 which is under budget \$305,336 or 38%. Following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$145,356, which is below budgeted levels \$149,644 or 51% due to timing or postponement of ad development (website) services.
- Sales/promotional travel costs are \$37,882 which is under budgeted levels by \$21,568 or 36% due to timing of travel.
- Governmental relations costs are \$7,624 which is below budget by \$34,251 or 82% due to timing of government related travel.
- Community events are \$41,348 which is below budgeted levels \$13,577 or 25% due timing and postponement of events.
- Technical training is \$26,472 which is \$92,028 or 78% under budget due to timing or postponement of training.

Supplies are \$175,862 which is \$19,162 or 12% above budget primarily due to increased fuel prices. Fuel is over budget \$26,760 or 69%.

Utilities at \$719,222 are under budget \$81,278 or 10%. City of Freeport is still having meter issues and therefore billing issues, so the water/sewer billing for the fiscal year was negotiated based on an averaged and paid.

Business insurance is \$1,379,717, which is \$177,783 or 11% below budgeted levels due to receipt of the property continuity credit.

Other services and charges at \$625,425 are \$98,375 or 14% below budget. The purchase of the managed detection response software/subscription is offset by the grant revenue.

Maintenance and repair expenses at \$1,109,624 are \$182,324 or 20% above budget. It should be noted that there are some customer damaged property repairs, which is offset by other services and charges revenue for the rebilling to the customer for the damages. Following is a brief explanation of some of the repairs by facility/equipment type:

- Crane trolley cable repairs are \$77,665.
- Repairs to the Emergency Operations Building VRV (HVAC) system was \$25,087.
- Repairs to the transit shed and warehouse sprinkler system were \$29,252.
- Emergency repairs to the water supply lines were \$17,838.
- Sewer line repairs were \$4,331.
- Joint repairs at Berth 1 were \$17,600.
- Transformer oil change was \$7,311.
- Transformer service and repairs were \$11,397.
- Emergency repairs to truck scales were \$6,237.
- Pallet stock and labor to repair pallets is \$30,249.
- Emergency repairs to the backflow valve at Gate 14 area was \$3,220.
- Emergency repairs to the underground electrical on Pete Schaff Blvd were \$3,568.

Depreciation expense at \$7,914,177 is \$179,523 or 2% below budget levels due to timing of additions.

Operating income is \$27,152,641 compared to a total fiscal year budget of \$18,424,600, shows a positive result for Fiscal Year 2022.

NON-OPERATING REVENUES (EXPENSES)

Ad Valorem tax collections are posted utilizing the certified appraised values less the related fees. Adjustments are made throughout the year from the tax office reports to reflect appraisal and tax office adjustments as well as prior year collections and penalty and interest. Year to date values are \$6,430,433 compared to an annual budget of \$6,422,200.

Investment income is \$153,341 or 23% below budget due to change in fair market values (loss), increased funds invested, and low interest rates. Investment rates conditions are improving.

Gain (Loss) on Sale of Assets is the entry of the receivable for the sale of land to the State of Texas.

Debt interest and fees are \$9,300,161, which is \$264,039 or 3% below budgeted levels. The budget anticipated a revenue bond issuance which has been postponed.

Capital Contributions to Others budget includes \$31,050,000 in contributions to the U.S. Army Corps of Engineers for the Freeport Harbor Channel Improvement Project and \$50,000 in contributions to the Port for cost share of improvements. There has been \$45,619,399 in expenses for these projects.

Grant Revenue budgeted for the Fiscal Year 2022 is \$375,000. There has been \$143,492 in grant revenue for Fiscal Year 2022. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly.

Extraordinary Item is emergency recovery efforts from the 2021 Hurricane Nicholas damages. Expenses so far have been \$192,001, which includes roof/gutter repairs to transit shed #1. Supplies for repairs have been challenging to obtain by contractors to repair the damages.

**PORT FREEPORT
BALANCE SHEET**

	9/30/2022	9/30/2021
ASSETS		
CURRENT ASSETS:		
CASH AND CASH EQUIVALENTS	\$ 34,588,852	\$ 57,580,744
INVESTMENTS	9,986,124	0
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	3,475,052	5,042,395
PROPERTY TAXES	72,018	62,864
LEASE RECEIVABLE	180,406,546	
OTHER	4,927,326	40,032
OTHER GOVERNMENTS	641,487	652,143
ACCRUED INTEREST	626	0
PREPAIDS	1,033,776	928,156
INVENTORY	1,091,309	970,061
TOTAL UNRESTRICTED CURRENT ASSETS	\$ 236,223,116	\$ 65,276,395
RESTRICTED ASSETS:		
CASH AND CASH EQUIVALENTS	29,895,456	53,113,244
INVESTMENTS	6,706,873	44,746,721
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	38,709	25,995
OTHER	683	501
ACCRUED INTEREST	22,473	232,719
BOND DISCOUNTS AND ISSUANCE COSTS	6,604	7,767
TOTAL RESTRICTED ASSETS	36,670,798	98,126,947
TOTAL CURRENT ASSETS	272,893,914	163,403,342
PROPERTY, PLANT, AND EQUIPMENT:		
PROPERTY, PORT, AND FACILITIES	516,431,994	468,198,940
LESS ACCUMULATED DEPRECIATION	(97,893,835)	(90,003,084)
PROPERTY, PLANT, AND EQUIPMENT NET	418,538,159	378,195,856
TOTAL ASSETS	\$ 691,432,073	\$ 541,599,198
LIABILITIES		
CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ 12,250,775	\$ 9,357,196
EQUIPMENT LEASE PAYABLE	1,523,850	1,489,502
ACCRUED COMPENSATED ABSENCES	134,601	333,519
UNEARNED LEASE INCOME	4,236,646	4,015,079
TOTAL CURRENT LIABILITIES	\$ 18,145,872	\$ 15,195,296
LIABILITIES PAYABLE FROM RESTRICTED ASSETS:		
ACCRUED BOND INTEREST PAYABLE	2,910,569	2,695,658
BONDS PAYABLE	5,865,000	5,630,000
TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS	8,775,569	8,325,658
NON-CURRENT LIABILITIES		
EQUIPMENT LEASE PAYABLE	1,558,990	3,082,840
BONDS PAYABLE	242,170,000	248,035,000
BOND PREMIUMS	21,222,354	22,002,242
TOTAL NON-CURRENT LIABILITIES	264,951,344	273,120,082
TOTAL LIABILITIES	\$ 291,872,785	\$ 296,641,036
DEFERRED INFLOW OF RESOURCES		
DEFERRED INFLOW OF RESOURCES	175,560,971	
TOTAL DEFERRED INFLOW OF RESOURCES	\$ 175,560,971	\$ -
NET ASSETS		
NET INVESTMENT IN CAPITAL ASSETS	\$ 219,424,654	\$ 190,667,139
RESTRICTED-DEBT SERVICE	12,959,784	13,774,096
RESTRICTED-CAPITAL PROJECTS (Corps)	12,346	12,799
RESERVE FOR CAPITAL IMPROVEMENTS	14,200,612	10,495,791
TOTAL UNRESTRICTED	(22,599,079)	30,008,337
TOTAL NET ASSETS	\$ 223,998,317	\$ 244,958,162

PORT FREEPORT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
September 30, 2022

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	12 MONTHS BUDGET	% OVER (UNDER)	TOTAL 2021/2022 BUDGET
OPERATING REVENUES:						
Wharfage	\$ 11,642,336	\$ 13,526,823	-14%	\$ 13,608,300	-14%	\$ 13,608,300
Dockage & deep water berth	6,927,659	7,356,823	-6%	7,864,100	-12%	7,864,100
Equipment & pallet use fees	1,454,339	1,098,167	32%	1,277,800	14%	1,277,800
Facility use fees	1,666,677	1,168,335	43%	1,150,000	45%	1,150,000
Security Fees	2,396,761	2,458,595	-3%	2,608,300	-8%	2,608,300
Other Customer Service Fees	1,460,834	1,075,780	36%	1,072,100	36%	1,072,100
Ground leases	16,333,174	12,101,850	35%	11,300,600	45%	11,300,600
Other leases	878,200	868,345	1%	944,700	-7%	944,700
Other revenue	24,289	8,303	193%	25,000	-3%	25,000
Business interruption Claim	4,500,000	-	0%	-	0%	-
Total Operating Revenues	47,284,269	39,663,021	19%	39,850,900	19%	39,850,900
OPERATING EXPENSES:						
Port salaries/wages	3,602,951	3,691,177	-2%	3,993,600	-10%	3,993,600
Port employee benefits	1,342,713	1,418,715	-5%	1,648,300	-19%	1,648,300
Professional services	2,764,373	2,212,828	25%	2,722,000	2%	2,722,000
Training, travel, and promotional	497,564	312,831	59%	802,900	-38%	802,900
Supplies	175,862	159,881	10%	156,700	12%	156,700
Utilities	719,222	741,203	-3%	800,500	-10%	800,500
Business Insurance	1,379,717	1,254,661	10%	1,557,500	-11%	1,557,500
Other services & charges	625,425	487,467	28%	723,800	-14%	723,800
Maintenance & repair	1,109,624	907,606	22%	927,300	20%	927,300
Depreciation	7,914,177	8,192,602	-3%	8,093,700	-2%	8,093,700
Total Operating Expenses	20,131,628	19,378,971	4%	21,426,300	-6%	21,426,300
OPERATING INCOME (LOSS)	27,152,641	20,284,050	34%	18,424,600	47%	18,424,600
NON-OPERATING REVENUES (EXPENSES)						
Ad Valorem tax collections	6,430,433	6,190,447	4%	6,422,200	0%	6,422,200
Investment Income	153,341	87,667	75%	200,000	-23%	200,000
Gain (loss) on sale of assets	271,813	460,696	-41%	-	0%	-
Debt interest and fees	(9,300,161)	(8,794,637)	6%	(9,564,200)	-3%	(9,564,200)
CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:						
Freeport Harbor Improvement Project	(45,619,399)	(15,196,316)	200%	(31,050,000)	47%	(31,050,000)
Brazoria-Fort Bend County Rail District	-	1,051	-100%	-	0%	-
Levee Stabilization - Reach 2	-	-	0%	-	0%	-
Contributed Capital-Other	-	43,200	-100%	50,000	0%	50,000
OTHER:						
Dredge material placement fees	-	246,000	-100%	-	0%	-
Total Non-Operating Revenue (Expenses)	(48,063,973)	(16,961,892)	183%	(33,942,000)	42%	(33,942,000)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE	(20,911,332)	3,322,158	-729%	(15,517,400)	35%	(15,517,400)
CAPITAL CONTRIBUTIONS:						
Grants:						
Grants Port-Freeport	143,492	11,092	1194%	375,000	-62%	375,000
Total Capital Contributions-Grants	143,492	11,092	1194%	375,000	-62%	375,000
EXTRAORDINARY ITEM						
Emergency Recovery Efforts - Hurricane	(192,001)	(8,860)	2067%	-	0%	-
Net Extraordinary Income (Expense)	(192,001)	(8,860)	2067%	-	0%	-
CHANGE IN NET POSITION	\$ (20,959,841)	\$ 3,324,390	-730%	\$ (15,142,400)	38%	\$ (15,142,400)

STATEMENT OF CASH FLOWS

September 30, 2022

	YEAR TO DATE	PRIOR YEAR TO DATE
Cash Flows from Operating Activities:		
Operating Income (Loss)	\$ 27,152,641	\$ 20,284,050
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	7,914,177	8,192,602
Dredge Material Placement Fees	-	246,000
Change in Assets and Liabilities:		
Trade receivables	1,567,339	(1,925,695)
Other receivables	(4,887,294)	(35,619)
Lease Receivable	(180,406,546)	
Deferred inflow of resources	175,560,971	
Inventories	(121,248)	45,418
Prepaid and Other	(105,802)	(199,874)
Accounts payable	2,893,579	3,707,384
Deferred lease income	221,567	(2,720)
Accrued compensated absences	(198,918)	1,947
Total Cash Provided from (Used for) Operating Activities	<u>29,590,466</u>	<u>30,313,493</u>
Cash Flows from Non-capital Financing Activities:		
Property tax receipts	6,478,181	6,277,883
Property tax collection expense	(69,616)	(67,285)
Emergency Recovery Efforts - Disaster Related	(192,001)	(8,860)
Total Cash Provided from (Used for) Non-capital Financing Activities	<u>6,216,564</u>	<u>6,201,738</u>
Cash Flows from Capital Financing Activities:		
Principal payments under debt obligations	(7,119,502)	(6,550,930)
Interest and fees paid under debt obligations	(9,863,975)	(294,669)
Proceeds from sale of long-term debt obligations	-	67,020,000
Land, capital improvement, and equipment purchases	(48,256,480)	(74,286,487)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	(45,619,399)	(15,152,065)
Gants received	154,148	139,373
Proceeds from sale/disposal of capital assets	271,813	460,696
Total Cash Provided from (Used for) Capital Financing Activities	<u>(110,433,395)</u>	<u>(28,664,082)</u>
Cash Flows from Investing Activities:		
Investment earnings	1,452,307	484,838
Change in FMV of marketable investment securities	(1,089,346)	(405,431)
Total Cash Provided from (Used for) Investing Activities	<u>362,961</u>	<u>79,407</u>
Net Increase(Decrease) in Cash and Cash Equivalents	<u>(74,263,404)</u>	<u>7,930,556</u>
Cash and Cash Equivalents at Beginning of Period	<u>155,440,709</u>	<u>147,510,153</u>
Cash and Cash Equivalents at End of Period	<u>\$ 81,177,305</u>	<u>\$ 155,440,709</u>

NOTES TO FINANCIAL STATEMENTS

Note 1 - Accounts Receivable Aging

0 - 30 days	\$	3,179,391	91%
31 - 60 days		132,830	4%
61 - 90 days		110,630	3%
Over 90 days		83,761	2%
Allowance for uncollectibles		(31,560)	-1%
Net Trade A/R	\$	3,475,052	

Note 2 - Accounts Payable Information

Retainage Withheld	\$	6,016,570
Corps of Engineers*		620,518
Employee Payroll Related		302,780
Accounts Payable		5,310,907
Total A/P	\$	12,250,775

45' Project - \$620,518

Note 3 - Debt Service Information

	Original Amount of Issue	Principal Paid	Issue Outstanding
General Obligation Bonds, Series 2019	\$ 31,795,000	\$ 1,080,000	\$ 30,715,000
General Obligation Bonds, Series 2021	37,135,000	-	37,135,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	18,025,000	15,040,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	5,510,000	34,125,000
Senior Lien Revenue and Refunding Bonds, Series 2018	32,865,000	2,180,000	30,685,000
Senior Lien Revenue and Refunding Bonds, Series 2019A	45,200,000	2,525,000	42,675,000
Senior Lien Revenue and Refunding Bonds, Series 2019B	29,480,000	1,705,000	27,775,000
Senior Lien Revenue and Refunding Bonds, Series 2021	29,885,000	-	29,885,000
2014 Equipment Lease Payable	14,100,000	11,017,160	3,082,840
Total Bonds	\$ 293,160,000	\$ 42,042,160	\$ 251,117,840
Less Current Portion of Long-Term Debt Payable			\$ 7,388,850
Long-term Debt Payable			\$ 243,728,990

Note 4 - Net Asset Information

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

Fiscal Year 2016 Amount Funded	\$	3,423,398
Fiscal Year 2017 Amount Funded	\$	3,570,000
Fiscal Year 2018 Amount Funded	\$	3,887,346
Fiscal Year 2019 Amount Funded	\$	4,269,552
Fiscal Year 2020 Amount Funded	\$	4,120,672
Fiscal Year 2021 Amount Funded	\$	3,981,963
Fiscal Year 2022 Amount Funded	\$	3,627,381

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
September 30, 2022

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	12 MONTHS BUDGET	BUDGET % OVER (UNDER)	TOTAL 2022 BUDGET
COMMISSIONERS						
OPERATING EXPENSES:						
Port salaries/wages	\$ 57,600	\$ 57,600	0%	\$ 60,500	0%	\$ 60,500
Port employee benefits	73,383	93,273	-21%	86,074	0%	86,074
Professional services	-	\$ 34,239	-100%	-	0%	-
Training, travel & promotional	26,004	25,098	4%	72,500	-64%	72,500
Supplies	84	617	-86%	500	-83%	500
Utilities	7,996	7,968	0%	8,050	-1%	8,050
Total Operating Expenses	\$ 165,067	\$ 218,795	-25%	\$ 227,624	-27%	\$ 227,624

ADMINISTRATION & FOREIGN TRADE ZONE

OPERATING EXPENSES:						
Port salaries/wages	\$ 1,185,964	\$ 1,217,141	-3%	\$ 1,393,300	-15%	\$ 1,393,300
Port employee benefits	389,020	392,757	-1%	507,539	-23%	507,539
Professional services	880,819	487,448	81%	856,750	3%	856,750
Training, travel & promotional	109,157	82,736	32%	180,800	-40%	180,800
Supplies	25,030	27,139	-8%	31,550	-21%	31,550
Utilities	67,212	56,895	18%	68,300	-2%	68,300
Business Insurance	1,379,717	1,254,661	10%	1,557,500	-11%	1,557,500
Other services & charges	505,489	321,880	57%	484,700	4%	484,700
Maintenance & repair	103,515	100,694	3%	339,150	-69%	339,150
Depreciation	7,914,177	8,192,602	-3%	8,093,700	-2%	8,093,700
Total Operating Expenses	\$ 12,560,100	\$ 12,133,953	4%	\$ 13,513,289	-7%	\$ 13,513,289

ENGINEERING

OPERATING EXPENSES:						
Port salaries/wages	\$ 420,177	\$ 417,988	1%	\$ 428,000	-2%	\$ 428,000
Port employee benefits	158,649	154,072	3%	168,314	-6%	168,314
Professional services	58,893	27,430	115%	100,000	-41%	100,000
Training, travel & promotional	8,505	7,747	10%	28,800	-70%	28,800
Supplies	2,654	2,691	-1%	5,950	-55%	5,950
Utilities	6,990	6,843	2%	7,100	-2%	7,100
Other services & charges	953	80	1091%	2,600	-63%	2,600
Maintenance & repair	184	297	-38%	500	-63%	500
Total Operating Expenses	\$ 657,005	\$ 617,148	6%	\$ 741,264	-11%	\$ 741,264

OPERATIONS

OPERATING EXPENSES:						
Port salaries/wages	\$ 1,433,058	\$ 1,502,566	-5%	\$ 1,539,209	-7%	\$ 1,539,209
Port employee benefits	536,673	591,442	-9%	652,675	-18%	652,675
Professional services	13,323	1,353	885%	4,000	233%	4,000
Training, travel & promotional	23,434	11,171	110%	31,000	-24%	31,000
Supplies	92,274	80,303	15%	68,450	35%	68,450
Utilities	587,879	626,428	-6%	652,400	-10%	652,400
Other services & charges	59,111	88,002	-33%	174,450	-66%	174,450
Maintenance & repair	909,767	723,766	26%	526,650	73%	526,650
Total Operating Expenses	\$ 3,655,519	\$ 3,625,031	1%	\$ 3,648,834	0%	\$ 3,648,834

PORT FREEPORT
OPERATING EXPENSES BY DEPARTMENT
September 30, 2022

	YEAR	PRIOR YEAR	PRIOR YEAR	12	BUDGET	TOTAL
	TO-DATE	TO-DATE	% OVER (UNDER)	MONTHS BUDGET	% OVER (UNDER)	2022 BUDGET
BUSINESS DEVELOPMENT						
OPERATING EXPENSES:						
Port salaries/wages	\$ 374,047	\$ 364,070	3%	\$ 436,800	-14%	\$ 436,800
Port employee benefits	144,899	140,467	3%	183,568	-21%	183,568
Professional services	7,417	20,000	-63%	-	0%	-
Training, travel & promotional	325,452	183,041	78%	476,900	-32%	476,900
Supplies	3,482	6,030	-42%	4,350	-20%	4,350
Utilities	7,412	6,957	7%	8,250	-10%	8,250
Other services & charges	22,026	43,886	-50%	22,500	-2%	22,500
Maintenance & repair	-	-	0%	-	0%	-
Total Operating Expenses	\$ 884,735	\$ 764,451	16%	\$ 1,132,368	-22%	\$ 1,132,368

PROTECTIVE SERVICES

OPERATING EXPENSES:						
Port salaries/wages	\$ 132,105	\$ 131,812	0%	\$ 135,791	-3%	\$ 135,791
Port employee benefits	40,089	46,704	-14%	50,130	-20%	50,130
Professional services	1,803,921	1,642,358	10%	1,761,250	2%	1,761,250
Training, travel & promotional	5,012	3,038	65%	12,900	-61%	12,900
Supplies	52,338	43,101	21%	45,900	14%	45,900
Utilities	41,733	36,112	16%	56,400	-26%	56,400
Other services & charges	37,846	33,619	13%	39,550	-4%	39,550
Maintenance & repair	96,158	82,849	16%	61,000	58%	61,000
Total Operating Expenses	\$ 2,209,202	\$ 2,019,593	9%	\$ 2,162,921	2%	\$ 2,162,921

CONSOLIDATED - TOTAL

OPERATING EXPENSES:						
Port salaries/wages	\$ 3,602,951	3,691,177	-2%	\$ 3,993,600	-10%	\$ 3,993,600
Port employee benefits	1,342,713	1,418,715	-5%	1,648,300	-19%	1,648,300
Professional services	2,764,373	2,212,828	25%	2,722,000	2%	2,722,000
Training, travel & promotional	497,564	312,831	59%	802,900	-38%	802,900
Supplies	175,862	159,881	10%	156,700	12%	156,700
Utilities	719,222	741,203	-3%	800,500	-10%	800,500
Business Insurance	1,379,717	1,254,661	10%	1,557,500	-11%	1,557,500
Other services & charges	625,425	487,467	28%	723,800	-14%	723,800
Maintenance & repair	1,109,624	907,606	22%	927,300	20%	927,300
Depreciation	7,914,177	8,192,602	-3%	8,093,700	-2%	8,093,700
Total Operating Expenses	\$ 20,131,628	\$ 19,378,971	4%	\$ 21,426,300	-6%	\$ 21,426,300

PORT FREEPORT - VELASCO TERMINAL ONLY

STATEMENT OF REVENUES AND EXPENSES

September 30, 2022

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	12 MONTHS BUDGET	% OVER (UNDER)	TOTAL 2022 BUDGET
OPERATING REVENUES:						
Wharfage	\$ 1,788,493	\$ 1,316,182	36%	\$ 1,678,494	7%	\$ 1,678,494
Dockage & deep water berth	794,255	686,789	16%	886,642	-10%	886,642
Equipment & pallet use fees	1,218,384	1,054,044	16%	1,229,420	-1%	1,229,420
Facility use fees	411,546	134,602	206%	67,900	506%	67,900
Security Fees	244,350	201,291	21%	263,992	-7%	263,992
Other Customer Service Fees	381,820	355,858	7%	-	0%	-
Ground leases	383,782	260,980	47%	450,874	-15%	450,874
Total Operating Revenues	5,222,630	4,009,746	30%	4,577,322	14%	4,577,322
OPERATING EXPENSES:						
Port salaries/wages	241,506	316,482	-24%	280,937	-14%	280,937
Port employee benefits	68,426	107,817	-37%	122,809	-44%	122,809
Training, travel, and promotional	-	-	0%	1,250	-100%	1,250
Utilities	125,365	113,090	11%	156,450	-20%	156,450
Business Insurance	329,426	323,608	2%	344,907	-4%	344,907
Maintenance & repair	449,980	341,140	32%	158,550	184%	158,550
Depreciation	2,861,305	2,869,972	0%	3,571,500	-20%	3,571,500
Total Operating Expenses	4,076,008	4,072,109	0%	4,636,403	-12%	4,636,403
OPERATING INCOME (LOSS)	1,146,622	(62,363)	1939%	(59,081)	2041%	(59,081)
NON-OPERATING REVENUES (EXPENSES)						
Debt interest and fees	(1,944,484)	(870,868)	123%	(3,317,856)	-41%	(3,317,856)
Total Non-Operating Revenue (Expenses)	(1,944,484)	(870,868)	123%	(3,317,856)	-41%	(3,317,856)
CHANGE IN NET POSITION	\$ (797,862)	\$ (933,231)	-15%	\$ (3,376,937)	-76%	\$ (3,376,937)

PORT FREEPORT
Port Improvement Projects Summary
September 30, 2022

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2022	CIP Prior Years	Incurred to Date Total	Balance to Finish
Velasco Term Phase II - Berth 8	133,856,037.88	(13,283,496.98)	120,572,540.90	49,084,100.00	22,406,761.64	82,857,443.53	105,264,205.17	15,308,335.73
EDSA	4,144,063.24	589,830.00	4,733,893.24		344,390.66	3,835,598.28	4,179,988.94	553,904.30
Construction	129,677,607.30	(13,873,326.98)	115,804,280.32		22,062,370.98	78,987,477.91	101,049,848.89	14,754,431.43
Other not in contract	34,367.34	0.00	34,367.34		0.00	34,367.34	34,367.34	0.00
RORO Ramp - Berth 8	24,921,340.40	392,100.00	25,313,440.40	0.00	18,771,242.59	748,327.65	19,519,570.24	5,793,870.16
EDSA	46,652.40	392,100.00	438,752.40		50,011.25	222,091.65	272,102.90	166,649.50
Construction	24,874,688.00	0.00	24,874,688.00		18,721,231.34	526,236.00	19,247,467.34	5,627,220.66
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT- North Gate Entrance	0.00	0.00	0.00	400,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Land & Improvements	5,338,275.23	0.00	5,338,275.23	750,000.00	1,123,704.61	4,214,570.62	5,338,275.23	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	5,338,275.23	0.00	5,338,275.23		1,123,704.61	4,214,570.62	5,338,275.23	0.00
Parcel 14 Rail Development Phase II	407,412.00	0.00	407,412.00	250,000.00	184,127.34	0.00	184,127.34	223,284.66
EDSA	399,662.00	0.00	399,662.00		176,377.34	0.00	176,377.34	223,284.66
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	7,750.00	0.00	7,750.00		7,750.00	0.00	7,750.00	0.00
Transit Shed Modifications	213,847.98	0.00	213,847.98	1,500,000.00	750.00	213,097.98	213,847.98	0.00
EDSA	213,631.55	0.00	213,631.55		750.00	212,881.55	213,631.55	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	216.43	0.00	216.43		0.00	216.43	216.43	0.00
M & R - Joint Repairs	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Railroad Track Renovations	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
M & R - Roads	0.00	0.00	0.00	200,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Operations Building Upgrade	87,154.64	0.00	87,154.45	0.00	82,816.76	4,337.69	87,154.45	0.00
EDSA	2,250.00	0.00	2,250.00		0.00	2,250.00	2,250.00	0.00
Construction	84,904.45	0.00	84,904.45		82,816.76	2,087.69	84,904.45	0.00
Other not in contract	0.19	0.00	0.00		0.00	0.00	0.00	0.00
Maintenance Shop Repairs	71,865.93	0.00	71,865.93	0.00	68,820.93	3,045.00	71,865.93	0.00
EDSA	5,132.69	0.00	5,132.69		2,087.69	3,045.00	5,132.69	0.00
Construction	66,733.24	0.00	66,733.24		66,733.24	0.00	66,733.24	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Dole Office Bldg Repairs	0.00	0.00	0.00	100,000.00	0.00	0.00	0.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Gate 8 Renovations	33,600.00	0.00	33,600.00	170,000.00	3,528.00	0.00	3,528.00	30,072.00
EDSA	33,600.00	0.00	33,600.00		3,528.00	0.00	3,528.00	30,072.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
VT Backlands Area IV	528,394.21	0.00	528,394.21	2,000,000.00	6,610.73	92,961.92	99,572.65	428,821.56
EDSA	528,388.18	0.00	528,388.18		6,610.73	92,955.89	99,566.62	428,821.56
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	6.03	0.00	6.03		0.00	6.03	6.03	0.00
Inner Harbor Berth Repairs	240,300.00	0.00	240,300.00	400,000.00	54,150.00	59,800.00	113,950.00	126,350.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	180,500.00	0.00	180,500.00		54,150.00	0.00	54,150.00	126,350.00
Other not in contract	59,800.00	0.00	59,800.00		0.00	59,800.00	59,800.00	0.00
Levee Stabilization Reach 2	30,996,557.18	0.00	30,996,557.18	0.00	4,711,367.20	26,285,189.98	30,996,557.18	0.00
EDSA	1,911,557.18	0.00	1,911,557.18		19,293.20	1,892,263.98	1,911,557.18	0.00
Construction	29,085,000.00	0.00	29,085,000.00		4,692,074.00	24,392,926.00	29,085,000.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Transformer Yard Replacement	4,078.00	0.00	4,078.00	0.00	4,078.00	0.00	4,078.00	0.00
EDSA	4,078.00	0.00	4,078.00		4,078.00	0.00	4,078.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Pumpstation 1400 E Floodgate	1,440.00	0.00	1,440.00	0.00	1,440.00	0.00	1,440.00	0.00
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	1,440.00	0.00	1,440.00		1,440.00	0.00	1,440.00	0.00
Total				\$ 54,899,100.00	\$ 47,419,397.80	\$ 114,478,774.37	\$ 161,898,172.17	\$ 21,910,734.11



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PORT FREEPORT
 QUARTERLY INVESTMENT SUMMARY
 September 30, 2022

Unrestricted Resources: The \$39.5 million portfolio (market value) of unrestricted resources is structured to have funds available to meet anticipated capital expenditures and monthly Port operating requirements, if needed. In the current portfolio seventy-four percent of the investments have maturities of less than six months and twenty-six maturing in the next six months. The portfolio composition is primarily Federal Treasury securities and money market funds. Investments have been made with the intent to hold them until maturity.

Restricted Resources: The \$36.6 million portfolio (market value) includes bond reserve requirements of \$15.8 million, restricted funds of \$12.3 thousand in the U.S. Army Corps of Engineers (Corps) escrow accounts, \$14.2 million of capital improvements reserve, and \$6.6 million in 2021 General Obligation Bond project funds. The portfolio of restricted resources is structured to provide the liquidity needed to make scheduled bond payments from interest and sinking accounts, commission approved capital improvements, and to meet the requirements of the Corps projects. The current portfolio has eighty-one percent of the investments having maturities less than six months and nineteen percent maturing in over twelve months. The portfolio composition is primarily Federal Treasury & Agency securities, and money market funds. Investments have been made with the intent to hold them until maturity. . A principal and interest payment of \$1,724,356.25 was made on July 25th for the 2019 and 2021 Series General Obligation Bonds. In addition, a payment was made totaling \$1,594,940.45 for the cranes on Sept. 28th. Following is a summary of the total portfolio activity for the quarter ended September 30, 2022:

Investments	Face Value	Market	Ratio	Weighted Avg. Yield	Weighted Avg. Maturity (Days)	Benchmark Yield
Beginning of Period	\$130,470,345	\$130,084,396	.997	1.20%	58.34	1.626%
Purchases	9,407,440					
Maturities	63,137,490					
Sales	0					
End of Period	<u>\$76,740,295</u>	\$76,119,292	.992	2.63%	93.07	3.247%

Total accrued interest at end of period: \$23,100

The fund portfolio is in compliance with the Port's investment policy, as amended July 1, 2022, and the Public Funds Investment Act. See attached supporting schedule of investments.


 Rob Lowe, Chief Financial Officer


 Mary Campus, Controller

PORT FREEPORT
 QUARTERLY INVESTMENT REPORT
 09/30/22

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	06/30/22 Face Value	06/30/22 Amortized Cost	06/30/22 Fair Market Value	Purchases	Sales/ Maturities	09/30/22 Face Value	09/30/22 Amortized Cost	09/30/22 Fair Market Value
<i>OPERATING FUNDS:</i>													
MM	HS	-	-	2.067	2.067	2,805.27	2,805.27	2,805.27	1,823.17		4,628.44	4,628.44	4,628.44
MM	TP	-	-	2.847	2.847	39,434,956.20	39,434,956.20	39,434,956.20		9,921,671.40	29,513,284.80	29,513,284.80	29,513,284.80
MM	TP	-	-	2.847	2.847	1,202,321.87	1,202,321.87	1,202,321.87		1,189,396.31	12,925.56	12,925.56	12,925.56
Tnote	HS	4/5/2022	9/29/2022	-	1.001	6,030,000.00	6,015,026.18	6,005,388.43		6,030,000.00	0.00	0.00	0.00
Tnote	HS	1/11/2022	1/31/2023	0.125	0.480	2,000,000.00	1,995,814.67	1,972,492.94			2,000,000.00	1,997,597.33	1,977,983.90
Tnote	HS	1/12/2022	2/28/2023	0.125	0.511	2,013,000.00	2,007,824.38	1,980,852.03			2,013,000.00	2,009,774.34	1,983,726.27
Tnote	HS	9/29/2022	3/30/2023	-	3.801	0.00	0.00	0.00	6,145,000.00		6,145,000.00	6,031,337.98	6,024,414.08
TOTAL ENTERPRISE FUND -UNRESTRICTED						50,683,083.34	50,658,748.57	50,598,816.74	6,146,823.17	17,141,067.71	39,688,838.80	39,569,548.45	39,516,963.05

INVESTMENT SUMMARY:

MM	29,530,838.80	74.41%
C.D.	0.00	0.00%
TREASURY	10,158,000.00	25.59%
AGENCY	0.00	0.00%
TX MUNICIPAL	0.00	0.00%
	<u>39,688,838.80</u>	

WEIGHTED AVERAGE YIELD 2.76 %

BENCHMARK - 3 MO. TBILL 3.247 %

LIQUIDITY SUMMARY:

0-1 MONTH	29,530,838.80	74.41%
1-6 MONTHS	10,158,000.00	25.59%
6-12 MONTHS	0.00	0.00%
OVER 12 MONTH	0.00	0.00%
	<u>39,688,838.80</u>	

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

Type	Broker	Purchase	Maturity	Interest		06/30/22	06/30/22	06/30/22	Purchases	Sales/	09/30/22	09/30/22	09/30/22
Sec.	Code	Date	Date	Rate	Yield	Face Value	Amortized Cost	Fair Market Value		Maturities	Face Value	Amortized Cost	Fair Market Value
RESTRICTED													
<i>CAPITAL IMPROVEMENTS:</i>													
MM	HS	-	-	2.067	2.067	823.85	823.85	823.85	3.57		827.42	827.42	827.42
MM	TP	-	-	2.847	2.847	14,127,453.80	14,127,453.80	14,127,453.80	72,330.55		14,199,784.35	14,199,784.35	14,199,784.35
TOTAL CAPITAL IMPROVEMENTS						14,128,277.65	14,128,277.65	14,128,277.65	72,334.12	0.00	14,200,611.77	14,200,611.77	14,200,611.77
<i>45 FOOT PROJECT FUNDS RESTRICTED:</i>													
MM	TGB	-	-	0.340	0.340	10,291.06	10,291.06	10,291.06		84.91	10,206.15	10,206.15	10,206.15
TOTAL 45 FOOT PROJECT FUNDS -RESTRICTED						10,291.06	10,291.06	10,291.06	0.00	84.91	10,206.15	10,206.15	10,206.15
<i>FREEMPORT HARBOR NAVIGATION PROJECT FEASIBILITY STUDY FUND RESTRICTED:</i>													
MM	FNB	-	-	0.010	0.010	1,098.39	1,098.39	1,098.39	0.03		1,098.42	1,098.42	1,098.42
TOTAL FREEMPORT HARBOR NAVIGATION PROJECT FEASIBILITY STUDY						1,098.39	1,098.39	1,098.39	0.03	0.00	1,098.42	1,098.42	1,098.42
<i>FREEMPORT HARBOR ASSUMPTION OF OPERATIONS AND MAINTENANCE FUND RESTRICTED:</i>													
MM	FNB	-	-	0.010	0.010	1,041.76	1,041.76	1,041.76	0.03		1,041.79	1,041.79	1,041.79
TOTAL FREEMPORT HARBOR ASSUMPTION OF OPS & MAINTENANCE FUND						1,041.76	1,041.76	1,041.76	0.03	0.00	1,041.79	1,041.79	1,041.79
<i>INTEREST & SINKING:</i>													
MM	TP2013A Debt Service	-	-	2.847	2.847	1,284,685.70	1,284,685.70	1,284,685.70	704,607.05		1,989,292.75	1,989,292.75	1,989,292.75
MM	TP-G.O. Bond I & S	-	-	2.847	2.847	1,332,970.47	1,332,970.47	1,332,970.47		1,259,290.70	73,679.77	73,679.77	73,679.77
MM	TP-15 I & S	-	-	2.847	2.847	1,680,966.06	1,680,966.06	1,680,966.06	620,953.33		2,301,919.39	2,301,919.39	2,301,919.39
MM	TP-18 I & S	-	-	2.847	2.847	1,401,651.15	1,401,651.15	1,401,651.15	505,752.03		1,907,403.18	1,907,403.18	1,907,403.18
MM	TP-19A Rev Bond I & S	-	-	2.847	2.847	723,651.11	723,651.11	723,651.11	700,259.98		1,423,911.09	1,423,911.09	1,423,911.09
MM	TP-19B Rev Bond I & S	-	-	2.847	2.847	404,016.82	404,016.82	404,016.82	390,192.84		794,209.66	794,209.66	794,209.66
MM	TP-21 Rev Bond I & S	-	-	2.847	2.847	222,087.42	222,087.42	222,087.42	261,808.71		483,896.13	483,896.13	483,896.13
TOTAL INTEREST & SINKING						7,050,028.73	7,050,028.73	7,050,028.73	3,183,573.94	1,259,290.70	8,974,311.97	8,974,311.97	8,974,311.97
<i>2013A SENIOR LIEN REFUNDING BOND RESERVE FUND - RESTRICTED:</i>													
MM	HS	-	-	2.067	2.067	4,161.79	4,161.79	4,161.79	636.63		4,798.42	4,798.42	4,798.42
AG	HS	10/29/20	11/02/23	0.290	0.315	420,000.00	419,859.62	404,959.80			420,000.00	419,886.00	402,780.00
TNOTE	HS	10/29/21	10/15/24	0.625	0.760	418,000.00	416,722.75	396,438.56			418,000.00	416,862.97	388,446.55
TNOTE	HS	03/29/22	11/30/25	0.375	2.550	525,000.00	487,928.23	480,335.55			525,000.00	490,656.71	465,026.21
TNOTE	HS	04/01/21	02/28/26	0.500	0.877	247,000.00	243,589.14	225,570.03			247,000.00	243,823.68	217,872.23
<i>2015A SENIOR LIEN REVENUE & REFUNDING BONDS - RESTRICTED:</i>													
MM	HS	-	-	2.067	2.067	4,551.08	4,551.08	4,551.08	19.75		4,570.83	4,570.83	4,570.83
AG	HS	10/29/20	11/02/23	0.290	0.315	855,000.00	854,714.09	824,382.45			855,000.00	854,767.77	819,945.00
TNOTE	HS	10/29/21	10/15/24	0.625	0.760	279,000.00	278,147.49	264,608.51			279,000.00	278,241.09	259,274.13
TNOTE	HS	03/31/21	12/31/25	0.375	0.874	227,000.00	223,051.83	207,241.97			227,000.00	223,335.82	200,488.82
<i>2018 SENIOR LIEN REVENUE REFUNDING BONDS - RESTRICTED:</i>													
MM	HS	-	-	2.067	2.067	30,170.99	30,170.99	30,170.99	130.93		30,301.92	30,301.92	30,301.92
AG	HS	10/29/20	11/02/23	0.290	0.315	35,000.00	34,987.72	33,746.65			35,000.00	34,989.83	33,565.00
TNOTE	HS	06/18/21	12/31/24	1.750	0.552	970,000.00	998,766.37	941,449.38			970,000.00	995,874.01	917,840.09
<i>2019A SENIOR LIEN REVENUE BONDS - RESTRICTED:</i>													
MM	HS	-	-	2.067	2.067	35,822.73	35,822.73	35,822.73	155.46		35,978.19	35,978.19	35,978.19
TNOTE	HS	10/29/21	10/15/24	0.625	0.760	53,000.00	52,838.06	50,266.13			53,000.00	52,855.84	49,252.79
TNOTE	HS	01/08/20	12/31/25	2.625	1.671	1,312,000.00	1,353,603.21	1,295,166.99			1,312,000.00	1,350,615.32	1,247,448.75

Type Sec.	Broker Code	Purchase Date	Maturity Date	Interest Rate	Yield	06/30/22 Face Value	06/30/22 Amortized Cost	06/30/22 Fair Market Value	Purchases	Sales/ Maturities	09/30/22 Face Value	09/30/22 Amortized Cost	09/30/22 Fair Market Value
<i>2019B SENIOR LIEN REVENUE BONDS - RESTRICTED:</i>													
MM	HS	-	-	2.067	2.067	42,691.84	42,691.84	42,691.84	185.27		42,877.11	42,877.11	42,877.11
TNOTE	HS	1/8/2020	12/31/23	2.250	1.592	755,000.00	762,222.81	748,421.51			755,000.00	761,014.62	738,849.32
<i>2021 SENIOR LIEN REVENUE BONDS - RESTRICTED:</i>													
MM	HS	-	-	2.067	2.067	5,196.43	5,196.43	5,196.43	3,580.68		8,777.11	8,777.11	8,777.11
AG	HS	8/26/2021	06/26/25	0.670	0.677	1,060,000.00	1,059,793.32	981,729.60			1,060,000.00	1,059,810.74	966,084.00
TOTAL BOND RESERVE FUNDS						7,278,594.86	7,308,819.50	6,976,911.99	4,708.72	0.00	7,283,303.58	7,310,037.98	6,834,176.47
<i>BOND PROJECT FUNDS- RESTRICTED FOR CAPITAL IMPROVEMENTS:</i>													
MM	TP-2019 G.O.BOND FUNDS	-	-	2.847	2.847	11,393,942.65	11,393,942.65	11,393,942.65		11,393,942.65	0.00	0.00	0.00
MM	TP-2021 G.O.BOND FUNDS	-	-	2.847	2.847	20,338,136.24	20,338,136.24	20,338,136.24		13,757,253.76	6,580,882.48	6,580,882.48	6,580,882.48
MM	TP-2019B BOND FUNDS	-	-	2.847	2.847	676,795.98	676,795.98	676,795.98		676,795.98	0.00	0.00	0.00
MM	HS-2021 G.O. BOND FUNDS	-	-	2.067	2.067	18,909,054.75	18,909,054.75	18,909,054.75		18,909,054.75	0.00	0.00	0.00
TOTAL BOND PROJECT FUNDS						51,317,929.62	51,317,929.62	51,317,929.62	0.00	44,737,047.14	6,580,882.48	6,580,882.48	6,580,882.48
TOTAL ENTERPRISE FUND RESTRICTED						79,787,262.07	79,817,486.71	79,485,579.20	3,260,616.84	45,996,422.75	37,051,456.16	37,078,190.56	36,602,329.05

INVESTMENT SUMMARY:

M MARKET	29,895,456.16	80.68%
C.D.	0.00	0.00%
TREASURY	4,786,000.00	12.92%
AGENCY	2,370,000.00	6.40%
TX MUNICIPAL	0.00	0.00%
	<u>37,051,456.16</u>	

WEIGHTED AVERAGE YIELD 2.49 %

BENCHMARK - 3 MO TBILL 3.247 %

LIQUIDITY SUMMARY:

0-1 MONTH	29,895,456.16	80.69%
1-6 MONTHS	0.00	0.00%
6-12 MONTHS	0.00	0.00%
OVER 12 MONTH	<u>7,156,000.00</u>	19.31%
	<u>37,051,456.16</u>	

Vendor Expenditure

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Period: 09/01/22..09/30/22

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FREEPORTMARY

This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 09/01/22..09/30/22

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
90983	09/06/22	V00007	Office Universe, Inc.	33.97	
124692	122248		Office Supplies		33.97
			Line Amount Total		33.97
90984	09/06/22	V00010	Specialties Company	390.44	
124717	122261		M&R TOE-Hyster Forklift 440		85.06
124757	122305		M&R TOE-Hyster Forklift 440		223.38
124758	122315		M&R TOE-Gantry Crane		41.00
124758	122315		M&R TOE-Gantry Crane		41.00
			Line Amount Total		390.44
90985	09/06/22	V00015	Mike Wilson	243.83	
124772	122363		Flexible Spending Emp Reimbursement		243.83
			Line Amount Total		243.83
90986	09/06/22	V00016	Rodney Blackstock	55.18	
124756	122321		M&R Security Equipment-SeaArk Commander Boat		55.18
			Line Amount Total		55.18
90987	09/06/22	V00021	Gulf Coast Paper Company	727.01	
124754	122303		Office Supplies		727.01
			Line Amount Total		727.01
90988	09/06/22	V00039	Brazosport Tire	3,023.55	
124748	122308		M&R TOE-Toyota Forklift		176.33
124748	122308		M&R TOE-Toyota Forklift		176.32
124749	122309		M&R TOE-Street Sweeper		603.14
124750	122310		M&R Groundskeeping Equipment-5510 John Deere		958.20
124751	122311		M&R TOE-Toyota Forklift		278.81
124752	122313		M&R Vehicles-Ford Explorer		20.00
124753	122314		M&R TOE-JLG 80 HX Manlift		810.75
			Line Amount Total		3,023.55
90989	09/06/22	V00040	The Brazosport Facts	500.00	
124720	122267		Community Advertising		500.00
			Line Amount Total		500.00
90990	09/06/22	V00046	Sprint Waste Services	471.24	
124759	122304		Contract Services		471.24
			Line Amount Total		471.24
90991	09/06/22	V00067	Quill Corporation	473.80	
124774	122364		Office Supplies		0.14
124774	122364		Office Supplies		0.08
124774	122364		Office Supplies		0.02
124774	122364		Office Supplies		0.08
124774	122364		Office Supplies		0.08
124774	122364		Office Supplies		473.30
124775	122365		Office Supplies		0.04
124775	122365		Office Supplies		0.02
124775	122365		Office Supplies		0.02
124775	122365		Office Supplies		0.02
			Line Amount Total		473.80

Vendor Expenditure

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
90992	09/06/22	V00071	Verizon Wireless	151.96	
124777		122366	Telephone		75.98
124777		122366	Telephone		37.99
124777		122366	Telephone		37.99
			Line Amount Total		151.96
90993	09/06/22	V00095	Swisher & Swisher	1,000.00	
124767		118205	M&R Other-Mowing, Weed Control Etc		1,000.00
124767		118205	Annual Herbicide Application for Designated Areas		
124767		118205	7/01/21 - 6/30/23		
124767		118205	Two Year Service		
			Line Amount Total		1,000.00
90994	09/06/22	V00096	Centerpoint Energy	25.59	
124782		122368	Water & Gas		25.59
			Line Amount Total		25.59
90995	09/06/22	V00100	LJA Engineering Inc.	597.78	
124780		111718	Construction In Progress-Area 3		
124780		111718	Construction in Progress-Area-3+		
124780		111718	Construction in Progress-Area-3+		597.78
124780		111718	Construction In Progress-Area 4		
124780		111718	Construction In Progress-Area 5 Phase II		
124780		111718	Construction in Progress-Area 4		
124780		111718	Balance carried over from PO# 10615		
124780		111718	Board Approved 11/14/13		
			Line Amount Total		597.78
90996	09/06/22	V00103	Nicholas Malambri	86.07	
124773		122359	Telephone		75.00
124773		122359	Construction in Progress		11.07
			Line Amount Total		86.07
90997	09/06/22	V00106	Freese & Nichols	31,715.35	
124737		120785	Professional Services for the		31,715.35
124737		120785	Parcel 14 Rail Expansion project		
124737		120785	Project No. 22-03		
124737		120785	Board Approved 3/10/2022		
			Line Amount Total		31,715.35
90998	09/06/22	V00112	Tricia Vela	93.35	
124762		122320	Telephone		75.00
124762		122320	Community Events		16.66
124762		122320	Automobile Expense		1.69
			Line Amount Total		93.35
90999	09/06/22	V00117	Jason Caywood	375.00	
124755		122319	Telephone		375.00
			Line Amount Total		375.00
91000	09/06/22	V00124	Carriage House Partners	4,250.00	
124783		116349	Government Liaison Agreement		4,250.00
124783		116349	January 2021 - December 2023		
124783		116349	Board Approved 12/10/2020		
			Line Amount Total		4,250.00
91001	09/06/22	V00178	Waypoint	5,830.00	
124742		122218	Contract Services		5,830.00

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
124742		122218	1 year, 10 CCU pack, VMware Horizon 8 renewal		
124742		122218	Quote: AAAQ13962		
			Line Amount Total		5,830.00
91002	09/06/22	V00192	Glomar International, Inc.	3,937.75	
124765		121901	M&R TOE-Gantry Crane		1,565.12
124765		121901	M&R TOE-Gantry Crane		1,565.12
124765		121901	M&R TOE-Gantry Crane		14.40
124765		121901	M&R TOE-Gantry Crane		14.40
124765		121901	Quote Q22-1505a Crane Parts		
124771		122358	M&R TOE-Gantry Crane		389.36
124771		122358	M&R TOE-Gantry Crane		389.35
			Line Amount Total		3,937.75
91003	09/06/22	V00210	Mimecast North America, Inc.	561.51	
124716		122271	Contract Services		561.51
			Line Amount Total		561.51
91004	09/06/22	V00228	Department of Information Resources	207.39	
124696		122254	Telephone		40.47
124696		122254	Telephone		20.24
124696		122254	Telephone		80.88
124696		122254	Telephone		5.06
124696		122254	Telephone		20.26
124696		122254	Telephone		5.06
124696		122254	Telephone		5.06
124696		122254	Telephone		10.12
124696		122254	Telephone		20.24
			Line Amount Total		207.39
91005	09/06/22	V00242	Detail Products Inc.	124.94	
124769		122360	Office Supplies		60.17
124770		122361	Office Supplies		64.77
			Line Amount Total		124.94
91006	09/06/22	V00270	The Bulletin	95.00	
124734		122287	Community Advertising		95.00
			Line Amount Total		95.00
91007	09/06/22	V00364	Brazosport Plumbing & Heating	3,746.52	
124727		122286	M&R Bldgs-Security Bldg		655.67
124778		122356	M&R Bldgs-Operations Bldg		3,090.85
			Line Amount Total		3,746.52
91008	09/06/22	V00539	Cintas	501.42	
124729		122288	Office Supplies		150.33
124729		122288	Office Supplies		60.57
124729		122288	Office Supplies		172.65
124729		122288	Office Supplies		117.87
			Line Amount Total		501.42
91009	09/06/22	V00593	McAllen Signal and Boring , LLC	500.00	
124766		120931	Monthly Hwy 36 Signal Inspection		500.00
124766		120931	March 2022-September 2022		
			Line Amount Total		500.00
91010	09/06/22	V00668	DARE Capital Partners, LLC	2,000.53	
124764		122302	M&R Other-Mowing, Weed Control Etc		1,433.95

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
124764		122302	Contract Labor Expense		566.58
				Line Amount Total	2,000.53
91011	09/06/22	V00808	Whitener Enterprises Inc.	1,968.00	
124768		122247	600 Gallons of Unleaded Fuel for Tank		1,968.00
				Line Amount Total	1,968.00
91012	09/06/22	V00821	Summit Fire & Security	280.00	
124740		121855	EOC-inspection of fire system		
124740		121855	T.S. 3-Inspection of 12 Dry Pipe sprinkler systems		
124740		121855	T.S. 1-Inspection of 5 Dry Pipe sprinkler systems		
124740		121855	M&R Transit Shed-T.S. Sprinkler System		
124740		121855	Chi- Inspection of 2 Dry Pipe Sprinkler systems		
124740		121855	B51 -Inspection of Dry Pipe sprinkler systems		
124740		121855	B52 -Inspection of Dry Pipe sprinkler systems		
124740		121855	B51/52 Inspection of Fire Alarm system		
124740		121855	B51/52 Inspection of 14 fire hoses/valves		
124740		121855	Admin- Inspection Dry Pipe sprinkler system		
124740		121855	Admin- Inspection of 3 wet sprinkler systems		280.00
124740		121855	Inspection of Fire Alarm system		
124740		121855	3 Annual Fire Pump/flow Test		
124740		121855	Inspection of 175 fire extinguishers		
124740		121855	Annual- fire/water/alarm/extinguisher inspection		
				Line Amount Total	280.00
91013	09/06/22	V00864	Visual Edge IT	133.92	
124763		122316	Contract Services		133.92
				Line Amount Total	133.92
91014	09/13/22	V00002	EM-Print Company	534.00	
124786		122369	Office Supplies		80.00
124854		122399	Office Supplies		56.00
124855		122388	Office Supplies		151.62
124855		122388	Office Supplies		75.81
124855		122388	Office Supplies		18.95
124855		122388	Office Supplies		75.81
124855		122388	Office Supplies		75.81
				Line Amount Total	534.00
91015	09/13/22	V00006	Michaela Bevers	75.00	
124831		122412	Telephone		75.00
				Line Amount Total	75.00
91016	09/13/22	V00009	Williams Diesel, Inc	352.70	
124846		122402	Maint and Operations Supplies		10.21
124847		122401	M&R TOE-Hyster Forklift 440		342.49
				Line Amount Total	352.70
91017	09/13/22	V00010	Specialties Company	186.36	
124852		122395	M&R TOE-Gantry Crane		93.18
124852		122395	M&R TOE-Gantry Crane		93.18
				Line Amount Total	186.36
91018	09/13/22	V00011	Gulftex Vending	256.95	
124842		122435	Office Supplies		256.95
				Line Amount Total	256.95

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Invoice No.	PO No.	GL Account Name	Line Description		
91019	09/13/22	V00017	Donnie Joe Evans	75.00	
124879	122420		Telephone		75.00
			Line Amount Total		75.00
91020	09/13/22	V00018	David Lopez	45.00	
124880	122421		Telephone		45.00
			Line Amount Total		45.00
91021	09/13/22	V00032	Matheson Tri Gas	278.19	
124848	122400		Maint and Operations Supplies		278.19
			Line Amount Total		278.19
91022	09/13/22	V00039	Brazosport Tire	1,118.00	
124862	122312		M&R Vehicles-Chevy Tahoe		1,118.00
			Line Amount Total		1,118.00
91023	09/13/22	V00041	Evco Industrial Hardware	824.93	
124868	122393		M&R TOE-Gantry Crane		15.59
124868	122393		M&R TOE-Gantry Crane		15.59
124869	122394		M&R TOE-Gantry Crane		396.88
124869	122394		M&R TOE-Gantry Crane		396.87
			Line Amount Total		824.93
91024	09/13/22	V00046	Sprint Waste Services	604.90	
124843	122406		Contract Services		219.96
124845	122405		Contract Services		214.12
124845	122405		Contract Services		170.82
			Line Amount Total		604.90
91025	09/13/22	V00049	Brazos Fasteners	356.00	
124840	122414		M&R Leased Facilities-24A (Chiquita)		356.00
			Line Amount Total		356.00
91026	09/13/22	V00053	Shred it Houston	203.56	
124790	122373		Office Supplies		39.73
124790	122373		Office Supplies		19.86
124790	122373		Office Supplies		79.44
124790	122373		Office Supplies		4.96
124790	122373		Office Supplies		19.86
124790	122373		Office Supplies		4.96
124790	122373		Office Supplies		4.96
124790	122373		Office Supplies		9.93
124790	122373		Office Supplies		19.86
			Line Amount Total		203.56
91027	09/13/22	V00054	Summit Electric Supply	3,729.80	
124760	122306		M&R Transit Shed-T.S. 3		464.02
124761	122307		M&R Transit Shed-T.S. 1		944.75
124841	122413		M&R Leased Facilities-24A (Chiquita)		289.96
124851	122396		M&R TOE-Gantry Crane		86.40
124851	122396		M&R TOE-Gantry Crane		86.40
124886	122415		M&R Leased Facilities-24A (Chiquita)		787.20
124887	122416		M&R Leased Facilities-24A (Chiquita)		715.64
124888	122417		M&R Warehouse-WH51 Sprinkler System		355.43
			Line Amount Total		3,729.80

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
91028	09/13/22	V00067	Quill Corporation	36.56	
124857	122381		Office Supplies		36.56
				Line Amount Total	36.56
91029	09/13/22	V00068	Randy Aparicio	45.00	
124884	122418		Telephone		45.00
				Line Amount Total	45.00
91030	09/13/22	V00075	Vicki L. Smith	75.00	
124791	122372		Telephone		75.00
				Line Amount Total	75.00
91031	09/13/22	V00077	Brookside Equipment	122.50	
124863	122407		M&R Other-Mowing, Weed Control Etc		122.50
				Line Amount Total	122.50
91032	09/13/22	V00080	On Hold Marketing Works	39.00	
124877	122385		Lease Expense		39.00
				Line Amount Total	39.00
91033	09/13/22	V00083	Jason Hull	136.75	
124787	122375		Telephone		136.75
				Line Amount Total	136.75
91034	09/13/22	V00087	Payment vendor ledger entry is not found check# 91034.	0.00	
				Line Amount Total	
91035	09/13/22	V00087	Payment vendor ledger entry is not found check# 91035.	0.00	
				Line Amount Total	
91036	09/13/22	V00087	Payment vendor ledger entry is not found check# 91036.	0.00	
				Line Amount Total	
91037	09/13/22	V00087	Reliant	76,983.32	
124799	122324		Electricity		31,828.88
124800	122325		Electricity		27.47
124801	122326		Electricity		222.24
124802	122327		Electricity		136.69
124803	122329		Electricity		4,044.91
124804	122330		Electricity		1,175.56
124805	122331		Electricity		63.16
124806	122332		Electricity		24.24
124807	122333		Electricity		68.29
124808	122334		Electricity		3,812.18
124809	122335		Electricity		19.08
124810	122336		Electricity		666.85
124811	122337		Electricity		54.25
124812	122338		Electricity		929.34
124813	122339		Electricity		33.11
124814	122340		Electricity		72.63
124815	122341		Electricity		5,327.19
124816	122342		Electricity		122.34
124817	122343		Electricity		14.26
124818	122344		Electricity		2,561.04

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Invoice No.	PO No.	GL Account Name	Line Description		
124819		122345	Electricity		6,145.48
124820		122346	Electricity		565.36
124821		122347	Electricity		626.07
124822		122348	Electricity		517.84
124823		122349	Electricity		3,296.39
124824		122350	Electricity		46.49
124825		122351	Electricity		27.73
124826		122352	Electricity		12,856.44
124827		122353	Electricity		1,079.21
124828		122354	Electricity		460.40
124829		122328	Electricity		158.20
			Line Amount Total		76,983.32
91038	09/13/22	V00091	Wells Fargo	17,389.22	
124878		122390	Other Accounts Payable (JE)		17,389.22
			Line Amount Total		17,389.22
91039	09/13/22	V00101	Sunstates Security, LLC	73,271.31	
124833		122424	Security Service Fees		302.94
124834		122425	Security Service Fees		90.63
124835		122426	Security Service Fees		527.85
124836		122428	Security Service Fees		951.63
124837		122429	Security Service Fees		150.21
124838		122430	Security Service Fees		103.50
124839		122432	Security Service Fees		908.25
124859		122427	Security Service Fees		35,013.15
124860		122431	Security Service Fees		35,223.15
			Line Amount Total		73,271.31
91040	09/13/22	V00104	Donald Mullett	75.00	
124881		122422	Telephone		75.00
			Line Amount Total		75.00
91041	09/13/22	V00105	Cecil Booth	185.15	
124784		122374	Telephone		150.00
124784		122374	Construction in Progress		35.15
			Line Amount Total		185.15
91042	09/13/22	V00115	AT&T:979-373-0020 6635	1,428.10	
124792		122371	Telephone		542.67
124792		122371	Telephone		271.34
124792		122371	Telephone		71.41
124792		122371	Telephone		271.34
124792		122371	Telephone		271.34
			Line Amount Total		1,428.10
91043	09/13/22	V00116	Randy Thompson	45.00	
124885		122419	Telephone		45.00
			Line Amount Total		45.00
91044	09/13/22	V00124	Carriage House Partners	4,250.00	
124866		116349	Government Liaison Agreement		4,250.00
124866		116349	January 2021 - December 2023		
124866		116349	Board Approved 12/10/2020		
			Line Amount Total		4,250.00
91045	09/13/22	V00143	ITMA	3,000.00	
124897		122436	Commercial Events		3,000.00

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Invoice No.	PO No.	GL Account Name	Line Description		
124897		122436	Platinum Sponsor-2022 Golf Tournament		
			Line Amount Total		3,000.00
91046	09/13/22	V00178	Waypoint	1,279.00	
124798		122377	Contract Services		1,279.00
			Line Amount Total		1,279.00
91047	09/13/22	V00181	Canon Solutions America, Inc.	217.30	
124865		122380	Maint & Repair - Office Equipment		217.30
			Line Amount Total		217.30
91048	09/13/22	V00187	Brazoria County Septic Service	1,477.00	
124864		122404	Contract Services		1,477.00
			Line Amount Total		1,477.00
91049	09/13/22	V00192	Glomar International, Inc.	385.87	
124850		122397	M&R TOE-Gantry Crane		192.94
124850		122397	M&R TOE-Gantry Crane		192.93
			Line Amount Total		385.87
91050	09/13/22	V00201	CDW Government	3,543.12	
124793		121899	Contract Services		3,543.12
124793		121899	AutoCAD yearly renewal		
124793		121899	Quote: MWFK847		
			Line Amount Total		3,543.12
91051	09/13/22	V00249	JOC Group Inc.	3,200.00	
124896		120156	Full Page Ad-Gulf Trade Feb 2022		
124896		120156	Full Page Ad- Top 25 NA Ports May 2022		
124896		120156	Full Page Ad-Directory June 2022		
124896		120156	Half Page Ad FTZ- August 2022		3,200.00
124896		120156	Half Page Ad-Texa Ports - September 2022		
			Line Amount Total		3,200.00
91052	09/13/22	V00250	Lincoln National Life Insurance Company	4,046.67	
124891		122438	Retirement Expense		312.38
124891		122438	Retirement Expense		136.16
124891		122438	Retirement Expense		505.53
124891		122438	Retirement Expense		11.13
124891		122438	Retirement Expense		107.22
124891		122438	Retirement Expense		37.10
124891		122438	Retirement Expense		68.64
124891		122438	Retirement Expense		53.43
124891		122438	Retirement Expense		37.10
124892		122439	Group LTD Insurance		247.65
124892		122439	Group LTD Insurance		145.17
124892		122439	Group LTD Insurance		371.31
124892		122439	Group LTD Insurance		10.78
124892		122439	Group LTD Insurance		136.05
124892		122439	Group LTD Insurance		48.65
124892		122439	Group LTD Insurance		28.80
124892		122439	Group LTD Insurance		91.97
124892		122439	Group LTD Insurance		45.44
124892		122439	Group LTD Insurance		76.03
124892		122439	Group STD Insurance		289.34
124892		122439	Group STD Insurance		176.16

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
124892		122439	Group STD Insurance		555.49
124892		122439	Group STD Insurance		17.83
124892		122439	Group STD Insurance		137.98
124892		122439	Group STD Insurance		51.60
124892		122439	Group STD Insurance		47.63
124892		122439	Group STD Insurance		131.83
124892		122439	Group STD Insurance		75.18
124892		122439	Group STD Insurance		93.09
			Line Amount Total		4,046.67
91053	09/13/22	V00256	Blueline Shop & Copy Center	23.40	
124853		122392	M&R TOE-Gantry Crane		11.70
124853		122392	M&R TOE-Gantry Crane		11.70
			Line Amount Total		23.40
91054	09/13/22	V00267	IWS Gas and Supply of Texas	158.95	
124844		122403	M&R TOE-General Terminal Ops Equip & Tools		158.95
			Line Amount Total		158.95
91055	09/13/22	V00272	Highway 36A Coalition	180.00	
124874		122389	Community Events		180.00
			Line Amount Total		180.00
91056	09/13/22	V00337	Daikin Applied Inc	4,754.75	
124779		122357	M&R Bldgs-Security Bldg		4,754.75
			Line Amount Total		4,754.75
91057	09/13/22	V00417	On The River Restaurant	807.98	
124789		122205	Community Events - Meals		638.78
124789		122205	Community Events - Tip 20%		169.20
124789		122205	Staff Safety Appreciation Luncheon		
			Line Amount Total		807.98
91058	09/13/22	V00433	Indo American Chamber of Commerce	7,500.00	
124875		122009	Commercial Events - Sept 2022 Gala host committee		5,000.00
124875		122009	Dues & Memberships & Licenses - 2022 Silver level		2,500.00
			Line Amount Total		7,500.00
91059	09/13/22	V00499	Occupational Health Centers of the Southwest, PA	286.00	
124856		122387	Employment Related		286.00
			Line Amount Total		286.00
91060	09/13/22	V00515	Talk About Good	1,652.00	
124889		122257	Community Advisory Panel Meeting Sept, 13, 2022		
124889		122257	Community Events		1,652.00
124889		122257	Individually boxed chicken Trentino		
124889		122257	Mashed potatoes with gravy & steamed veggies		
124889		122257	Rolls and butter		
124889		122257	Salad with ranch and Italian dressing		
124889		122257	Assorted desserts; meal kits		
			Line Amount Total		1,652.00
91061	09/13/22	V00517	Covenant K9 Detection Services	5,250.00	
124858		119365	Security Service Fees		5,250.00
124858		119365	Day Rate for K9 Detection Services (6 hours / Day		
124858		119365	October 2021 - September 2022		
124858		119365	Board Approved 9/23/2021		
			Line Amount Total		5,250.00

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Invoice No.	PO No.	GL Account Name	Line Description		
91062	09/13/22	V00647	Exagono dba Brand Fire Texas	1,284.59	
124830		122411	Community Event-Port Golf Tournament		286.76
124870		122382	Community Event-TACFT		309.00
124871		122383	Community Event-Port Golf Tournament		237.22
124871		122383	FY 2023		
124872		122384	Community Event-Port Golf Tournament		130.18
124872		122384	FY 2023		
124893		122441	Community Event-Port Golf Tournament		174.81
124894		122437	Governmental Relations Travel		146.62
			Line Amount Total		1,284.59
91063	09/13/22	V00668	DARE Capital Partners, LLC	1,643.58	
124867		122408	M&R Other-Mowing, Weed Control Etc		1,325.50
124867		122408	Contract Labor Expense		318.08
			Line Amount Total		1,643.58
91064	09/13/22	V00770	UniFirst Holdings Inc.	85.43	
124861		117829	Annual Contract - Ops Employees uniforms, mats		
124861		117829	towels, soap etc.		
124861		117829	Maint and Operations Supplies		
124861		117829	Other Receivables		
124861		117829	M&R Bldgs-Operations Bldg		
124861		117829	Annual Contract - EOC mats, soap etc.		
124861		117829	M&R Bldgs-Security Bldg		
124861		117829	M&R Bldgs-Security Bldg		
124861		117829	Annual Contract - Admin mats, soap etc.		
124861		117829	M&R Bldgs-Admin Bldg 1100 Cherry St		
124861		117829	M&R Bldgs-Security Bldg		
124861		117829	M&R Bldgs-Operations Bldg		
124861		117829	Other Receivables		13.83
124861		117829	Maint and Operations Supplies		
124861		117829	3Year Agreement Effective June 2021 - May 2023		
124861		117829	M&R Bldgs-Admin Bldg 1100 Cherry St		
124861		117829	CHANGE ORDER #1		
124861		117829	2% Annual Increase based on BuyBoard - No auto		
124861		117829	Maint and Operations Supplies		
124861		117829	renewal after the end of Year 3		
124861		117829	Year 1 of 3 Year Agreement June 2021 - May 2022		
124861		117829	Maint and Operations Supplies		
124861		117829	Maint and Operations Supplies		
124861		117829	Maint and Operations Supplies		71.60
			Line Amount Total		85.43
91065	09/13/22	V00788	Montrose Environmental Solutions	3,405.00	
124797		120786	Professional Services for the		3,405.00
124797		120786	2022 Environmental Regulatory Compliance Services		
124797		120786	Project No. 22-05		
124797		120786	Board Approved 3/10/2022		
			Line Amount Total		3,405.00
91066	09/13/22	V00809	Thomson Reuters Holdings Inc.	187.00	
124890		118864	Subscriptions		187.00
124890		118864	Monthly Feature Fee for CLEAR Investigation/		
124890		118864	Background Services for 1 Year		

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Invoice No.	PO No.	GL Account Name	Line Description		
124890		118864	October 2021 - September 2022		
			Line Amount Total		187.00
91067	09/13/22	V00821	Summit Fire & Security	3,187.84	
124776		122355	M&R Transit Shed-T.S. Sprinkler System		787.84
124781		121855	EOC-inspection of fire system		450.00
124781		121855	T.S. 3-Inspection of 12 Dry Pipe sprinkler systems		
124781		121855	T.S. 1-Inspection of 5 Dry Pipe sprinkler systems		450.00
124781		121855	M&R Transit Shed-T.S. Sprinkler System		
124781		121855	Chi- Inspection of 2 Dry Pipe Sprinkler systems		
124781		121855	B51 -Inspection of Dry Pipe sprinkler systems		300.00
124781		121855	B52 -Inspection of Dry Pipe sprinkler systems		300.00
124781		121855	B51/52 Inspection of Fire Alarm system		450.00
124781		121855	B51/52 Inspection of 14 fire hoses/valves		
124781		121855	Admin- Inspection Dry Pipe sprinkler system		
124781		121855	Admin- Inspection of 3 wet sprinkler systems		
124781		121855	Inspection of Fire Alarm system		450.00
124781		121855	3 Annual Fire Pump/flow Test		
124781		121855	Inspection of 175 fire extinguishers		
124781		121855	Annual- fire/water/alarm/extinguisher inspection		
			Line Amount Total		3,187.84
91068	09/13/22	V00867	Gallagher Bassett Services, Inc.	18,100.00	
124794		121331	Consultant Fees - Other		18,100.00
124794		121331	Property Insurance Appraisal Fee		
			Line Amount Total		18,100.00
91069	09/13/22	V00875	Hannah Fitzsimmons	100.98	
124882		122423	Telephone		75.00
124882		122423	Office Supplies		25.98
			Line Amount Total		100.98
91070	09/13/22	V00880	Christine Lewis	533.59	
124785		122376	Safety Supplies		82.03
124785		122376	Office Supplies		321.77
124785		122376	Sales/Promotion Travel		107.00
124785		122376	Automobile Expense		22.79
			Line Amount Total		533.59
91071	09/13/22	V00884	Prime Focus LLC	9,500.00	
124883		121892	Deliverable#1 updated AMH Project designation		
124883		121892	for July 31 submission		
124883		121892	Marine Highway Application Consultant		9,500.00
			Line Amount Total		9,500.00
91072	09/13/22	V00895	Patrick Taylor	50.00	
124832		122410	M&R Docks-Dock Berth 7-VT		50.00
			Line Amount Total		50.00
91073	09/13/22	V00611	Payment vendor ledger entry is not found check# 91073.	3,206,360.96	
			Line Amount Total		
91075	09/13/22	V00611	McCarthy Building Companies, Inc.	3,206,360.96	
124795		112704	Construction in Progress		2,311,478.71
124795		112704	Labor, Materials, Equip & Insurance for		
124795		112704	Velasco Terminal, Berth 8 Project		

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Invoice No.	PO No.	GL Account Name	Line Description		
124876		122379	Office Supplies		44.10
			Line Amount Total		276.13
91077	09/20/22	V00009	Williams Diesel, Inc	102.39	
124915		122457	M&R TOE-Street Sweeper		58.65
124916		122458	M&R TOE-Street Sweeper		43.74
			Line Amount Total		102.39
91078	09/20/22	V00010	Specialties Company	381.86	
124911		122459	M&R TOE-General Terminal Ops Equip & Tools		188.86
124950		122447	M&R TOE-Gantry Crane		22.94
124950		122447	M&R TOE-Gantry Crane		22.93
124951		122487	M&R TOE-Street Sweeper		147.13
			Line Amount Total		381.86
91079	09/20/22	V00011	Gulftex Vending	253.42	
124906		122454	Office Supplies		253.42
			Line Amount Total		253.42
91080	09/20/22	V00013	Mary Campus	11.85	
124943		122490	Automobile Expense		11.85
			Line Amount Total		11.85
91081	09/20/22	V00016	Rodney Blackstock	26.94	
124949		122493	M&R Security Equipment-SeaArk Commander Boat		26.94
			Line Amount Total		26.94
91082	09/20/22	V00021	Gulf Coast Paper Company	147.52	
124873		122386	Office Supplies		56.20
124873		122386	Office Supplies		28.10
124873		122386	Office Supplies		7.02
124873		122386	Office Supplies		28.10
124873		122386	Office Supplies		28.10
			Line Amount Total		147.52
91083	09/20/22	V00040	The Brazosport Facts	599.99	
124942		122469	Community Advertising		261.00
124942		122469	Legal Fees		338.99
			Line Amount Total		599.99
91084	09/20/22	V00041	Evco Industrial Hardware	447.68	
124901		122450	M&R Warehouse-WH51 Sprinkler System		447.68
			Line Amount Total		447.68
91085	09/20/22	V00046	Sprint Waste Services	471.24	
124912		122456	Contract Services		471.24
			Line Amount Total		471.24
91086	09/20/22	V00049	Brazos Fasteners	43.76	
124900		122448	M&R TOE-Gantry Crane		21.88
124900		122448	M&R TOE-Gantry Crane		21.88
			Line Amount Total		43.76
91087	09/20/22	V00067	Quill Corporation	278.28	
124909		122464	Office Supplies		227.94
124926		122465	Office Supplies		50.34
			Line Amount Total		278.28

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
91088	09/20/22	V00070	Darlene Winkler	74.87	
124934	122484		Community Events		31.25
124946	122485		Community Events		29.30
124946	122485		Promotional Items - Community		14.32
			Line Amount Total		74.87
91089	09/20/22	V00083	Jason Hull	261.33	
124925	122476		Flexible Spending Emp Reimbursement		261.33
			Line Amount Total		261.33
91090	09/20/22	V00097	Comcast Business	2,631.42	
124919	122463		Contract Services		2,631.42
			Line Amount Total		2,631.42
91091	09/20/22	V00098	Suburban Propane	308.35	
124913	122453		Fuel/Oil		308.35
			Line Amount Total		308.35
91092	09/20/22	V00101	Sunstates Security, LLC	36,172.80	
124930	122477		Security Service Fees		372.61
124931	122478		Security Service Fees		124.20
124932	122480		Security Service Fees		934.28
124938	122479		Security Service Fees		34,741.71
			Line Amount Total		36,172.80
91093	09/20/22	V00110	Jason Miura	611.35	
124907	122466		Telephone		273.50
124907	122466		Sales/Promotion Travel		177.85
124908	122467		Flexible Spending Emp Reimbursement		160.00
			Line Amount Total		611.35
91094	09/20/22	V00112	Tricia Vela	198.53	
124933	122475		Telephone		75.00
124933	122475		Community Events		123.53
			Line Amount Total		198.53
91095	09/20/22	V00125	AT&T:979-230-9161 754-5	502.11	
124922	122481		Telephone		56.95
124922	122481		Telephone		56.95
124922	122481		Telephone		388.21
			Line Amount Total		502.11
91096	09/20/22	V00132	American Journal of Transportation	620.00	
124945	120124		1/2 Page Ad Gulf Ports & Trade 2022		
124945	120124		1/2 Page Ad Top 100 Container Ports 2022		
124945	120124		1/2 Page Ad North American Auto Logistics		
124945	120124		2022 Daily Newsletter banner Ad (180X150)		620.00
124945	120124		2022 Daily Newsletter banner Ad (180X150)		
			Line Amount Total		620.00
91097	09/20/22	V00150	Brazoria County Clerk's Office	200.00	
124923	122483		Office Supplies		200.00
			Line Amount Total		200.00
91098	09/20/22	V00159	Principal Life Insurance-PLIC-SBD Grand Island	4,051.38	
124936	122482		Group Life Insurance		297.34
124936	122482		Group Life Insurance		136.53
124936	122482		Group Life Insurance		352.96

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
124936		122482	Group Life Insurance		11.04
124936		122482	Group Life Insurance		119.23
124936		122482	Group Life Insurance		50.05
124936		122482	Group Life Insurance		117.76
124936		122482	Group Life Insurance		94.21
124936		122482	Group Life Insurance		46.73
124936		122482	Group Life Insurance		78.02
124944		122489	Group Dental Insurance		375.40
124944		122489	Group Dental Insurance		246.13
124944		122489	Group Dental Insurance		538.47
124944		122489	Group Dental Insurance		12.99
124944		122489	Group Dental Insurance		292.23
124944		122489	Group Dental Insurance		67.03
124944		122489	Group Dental Insurance		51.43
124944		122489	Group Dental Insurance		231.22
124944		122489	Group Dental Insurance		123.26
124944		122489	Group Dental Insurance		190.41
124944		122489	Group Dental Insurance		93.00
124944		122489	Other Receivables- Kresta		51.43
124944		122489	Group Vision Insurance		73.67
124944		122489	Group Vision Insurance		51.57
124944		122489	Group Vision Insurance		115.80
124944		122489	Group Vision Insurance		3.03
124944		122489	Group Vision Insurance		61.23
124944		122489	Group Vision Insurance		13.02
124944		122489	Group Vision Insurance		12.08
124944		122489	Group Vision Insurance		48.32
124944		122489	Group Vision Insurance		25.14
124944		122489	Group Vision Insurance		39.49
124944		122489	Group Vision Insurance		19.08
124944		122489	Other Receivables- Kresta		12.08
				Line Amount Total	4,051.38
91099	09/20/22	V00166	Van Scoyoc Associates	11,016.35	
124940		115717	Consultant Fees - Other		11,000.00
124940		115717	Govt. Liaison Service Agreement Oct.2020-Sept 2023		
124940		115717	Consultant Fees - Other		16.35
124940		115717	Expenses Incurred-Not to exceed \$8K over course of 3yrs contract-CA 10/8/2020		
124940		115717			
				Line Amount Total	11,016.35
91100	09/20/22	V00187	Brazoria County Septic Service	1,688.00	
124918		122452	Contract Services		1,688.00
				Line Amount Total	1,688.00
91101	09/20/22	V00192	Glomar International, Inc.	977.29	
124904		122446	M&R TOE-Gantry Crane		488.65
124904		122446	M&R TOE-Gantry Crane		488.64
				Line Amount Total	977.29
91102	09/20/22	V00193	Grainger	268.40	
124905		122445	M&R TOE-Gantry Crane		134.20
124905		122445	M&R TOE-Gantry Crane		134.20
				Line Amount Total	268.40

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
91103	09/20/22	V00207	ABC, Inc.	450.00	
124898	122462		Community Events		150.00
124921	122470		Community Events		300.00
			Line Amount Total		450.00
91104	09/20/22	V00353	Safety-Kleen Systems, Inc	276.66	
124910	122451		Fuel/Oil		276.66
			Line Amount Total		276.66
91105	09/20/22	V00368	CCH Incorporated	582.73	
124924	122468		Subscriptions		582.73
			Line Amount Total		582.73
91106	09/20/22	V00414	Texas Chemical Council	150.00	
124952	122488		Community Events		150.00
			Line Amount Total		150.00
91107	09/20/22	V00583	Beaed LP	169.69	
124899	122449		Safety Supplies		169.69
			Line Amount Total		169.69
91108	09/20/22	V00644	HealthAdvocate Solutions	1,328.40	
124917	122442		Group Wellness		200.51
124917	122442		Group Wellness		100.26
124917	122442		Group Wellness		401.03
124917	122442		Group Wellness		75.19
124917	122442		Group Wellness		25.06
124917	122442		Group Wellness		100.26
124917	122442		Group Wellness		50.13
124917	122442		Group Wellness		50.13
124917	122442		Group Wellness		75.19
124917	122442		Group Wellness		100.26
124917	122442		Group Wellness		150.38
			Line Amount Total		1,328.40
91109	09/20/22	V00647	Exagono dba Brand Fire Texas	1,342.08	
124902	122460		Promotional Items - Community		650.21
124903	122461		Promotional Items - Community		691.87
			Line Amount Total		1,342.08
91110	09/20/22	V00668	DARE Capital Partners, LLC	2,332.40	
124920	122455		M&R Other-Mowing, Weed Control Etc		1,253.20
124920	122455		Contract Labor Expense		397.60
124920	122455		M&R Docks-Dock Berth 7-VT		681.60
			Line Amount Total		2,332.40
91111	09/20/22	V00689	Luz Martinez	16.13	
124948	122491		Community Events		16.13
			Line Amount Total		16.13
91112	09/20/22	V00755	Vogel Digital Marketing	10,600.00	
124941	121890		Video-1/2 day-Parcel 31 and East end		
124941	121890		Aerial photo update and mrketing clips		
124941	121890		Industry Advertising-Video Parcel 31 and East End		2,150.00
124941	121890		Industry Advertising-Full day aerial photo update		1,450.00
124941	121890		Industry Advertising-Video 2 marketing clips		7,000.00
			Line Amount Total		10,600.00

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
91113	09/20/22	V00860	Power Engineering Services, Inc	4,078.00	
124935		122367	Construction in Progress		4,078.00
124935		122367	Perform NETA testing and Oil Samples for (2)		
124935		122367	2500kVA transformers		
124935		122367	Proposal: # Q-08192		
			Line Amount Total		4,078.00
91114	09/20/22	V00864	Visual Edge IT	82.23	
124914		122444	Contract Services		82.23
			Line Amount Total		82.23
91115	09/20/22	V00896	Five Star Products, Inc.	1,184.00	
124947		122486	M&R Docks-Dock Berth 1		1,184.00
			Line Amount Total		1,184.00
91116	09/23/22	V00030	Girouard's Ace Hardware	1,094.48	
124963		122433	M&R TOE-Gantry Crane		69.64
124963		122433	M&R TOE-Gantry Crane		69.63
124963		122433	M&R Bldgs-Gate 8-Guard Bldg		22.99
124963		122433	Maint and Operations Supplies		19.58
124963		122433	Office Supplies		26.99
124963		122433	M&R Vehicles-2020 Chev PU		84.60
124963		122433	M&R Other-Mowing, Weed Control Etc		10.76
124963		122433	M&R Bldgs-Gate 14		59.98
124963		122433	M&R Bldgs-Gate 14		10.36
124963		122433	M&R Bldgs-Gate 14		5.98
124963		122433	M&R TOE-Gantry Crane		5.00
124963		122433	M&R TOE-Gantry Crane		4.99
124963		122433	M&R Transit Shed-T.S. 1		14.99
124963		122433	M&R Other-Mowing, Weed Control Etc		28.17
124963		122433	Maint and Operations Supplies		14.97
124963		122433	M&R Bldgs-Admin Bldg 1100 Cherry St		12.99
124963		122433	M&R Vehicles-2020 Chev PU		43.98
124963		122433	M&R Groundskeeping Equipment-X-Mark Zero Turn 60"		4.96
124963		122433	Safety Supplies		3.27
124963		122433	M&R Transit Shed-T.S. Sprinkler System		54.55
124963		122433	M&R Transit Shed-T.S. Sprinkler System		8.58
124963		122433	M&R TOE-Gantry Crane		21.24
124963		122433	M&R TOE-Gantry Crane		21.23
124963		122433	M&R TOE-Gantry Crane		11.00
124963		122433	M&R TOE-Gantry Crane		10.99
124963		122433	M&R Docks-Dock Berth 7-VT		21.16
124963		122433	Maint and Operations Supplies		38.18
124963		122433	Maint and Operations Supplies		35.98
124963		122433	M&R Transit Shed-T.S. Sprinkler System		20.57
124963		122433	Office Supplies		3.99
124963		122433	M&R Bldgs-Buildings VT Berth 7		8.59
124963		122433	M&R Terminal Facilities-Other		14.56
124963		122433	M&R Transit Shed-T.S. 1		20.36
124963		122433	M&R Transit Shed-T.S. 1		2.65
124963		122433	M&R Bldgs-Gate 4		8.58
124963		122433	M&R Bldgs-Operations Bldg		35.98
124963		122433	M&R Bldgs-Operations Bldg		10.99
124963		122433	M&R Transit Shed-T.S. Sprinkler System		60.17

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124963		122433	M&R Bldgs-Operations Bldg		70.37
124963		122433	M&R Docks-Dock Berth 7-VT		81.35
124963		122433	M&R Other-Mowing, Weed Control Etc		19.58
			Line Amount Total		1,094.48
91117	09/23/22	V00663	B&K Motor Parts, Inc	2,799.81	
124962		122443	M&R Vehicles-Chevy Colorado		169.37
124962		122443	Maint and Operations Supplies		87.56
124962		122443	Fuel/Oil		251.64
124962		122443	Maint and Operations Supplies		53.94
124962		122443	M&R Vehicles-Ford Pick Up		28.16
124962		122443	Maint and Operations Supplies		707.64
124962		122443	Fuel/Oil		123.48
124962		122443	M&R TOE-2018 Generic Light Tower		110.92
124962		122443	M&R Groundskeeping Equipment-X-Mark Zero Turn 60"		69.52
124962		122443	M&R Groundskeeping Equip Zero Turn 61" Mower		69.51
124962		122443	M&R Vehicles-Chevy Tahoe		134.48
124962		122443	Maint and Operations Supplies		105.38
124962		122443	M&R Vehicles-Ford Expedition		516.86
124962		122443	M&R TOE-Street Sweeper		178.19
124962		122443	M&R Groundskeeping Equip Zero Turn 61" Mower		109.19
124962		122443	M&R Vehicles-2020 Chev PU		83.97
			Line Amount Total		2,799.81
91118	09/23/22	V00029	Texas Association of Counties	8,686.00	
			Line Amount Total		
91119	09/23/22	V00204	Brazoria County Appraisal District	10,065.00	
122099		119824	Appraisal District Fees		10,065.00
			Line Amount Total		10,065.00
91120	09/27/22	V00085	Moffatt & Nichol	15,181.40	
125007		109484	Professional Services for the Velasco Terminal		
125007		109484	Berths 8 & 9		
125007		109484	Construction in Progress		15,181.40
125007		109484	Board Approved 1/24/19		
125007		109484	Change Order #1		
125007		109484	Construction in Progress		
125007		109484	Board Approved 1/28/2021		
			Line Amount Total		15,181.40
91121	09/27/22	V00002	EM-Print Company	68.00	
124984		122549	Office Supplies		68.00
			Line Amount Total		68.00
91122	09/27/22	V00004	City of Freeport	1,523.73	
124982		122544	Water & Gas		191.04
125023		122560	Water & Gas		180.58
125024		122561	Water & Gas		62.60
125025		122562	Water & Gas		636.29
125026		122563	Water & Gas		453.22
			Line Amount Total		1,523.73
91123	09/27/22	V00005	Phyllis Saathoff	1,961.82	
125009		122551	Telephone		136.75
125009		122551	Commercial Events		733.49

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Invoice No.	PO No.	GL Account Name	Line Description		
125009		122551	Sales/Promotion Travel		1,091.58
			Line Amount Total		1,961.82
91124	09/27/22	V00008	Port Freeport - Petty Cash	296.71	
125028		122559	Office Supplies		92.96
125028		122559	M&R Vehicles-Ford Expedition		25.50
125028		122559	M&R Vehicles-Chevy Tahoe		25.50
125028		122559	Office Supplies		93.58
125028		122559	M&R Vehicles-Chevy Truck		25.50
125028		122559	M&R Trailers - 2018 Top Hat Goose Neck Trailer		7.00
125028		122559	M&R Other-Mowing, Weed Control Etc		11.79
125028		122559	Office Supplies		14.88
			Line Amount Total		296.71
91125	09/27/22	V00010	Specialties Company	255.80	
124973		122532	M&R TOE-Gantry Crane		1.88
124973		122532	M&R TOE-Gantry Crane		1.88
125018		122533	M&R TOE-United Tow Tractor		191.06
125019		122556	M&R TOE-Gantry Crane		30.49
125019		122556	M&R TOE-Gantry Crane		30.49
			Line Amount Total		255.80
91126	09/27/22	V00015	Mike Wilson	510.44	
124972		122510	Flexible Spending Emp Reimbursement		510.44
			Line Amount Total		510.44
91127	09/27/22	V00023	Patrick's Enterprises, Inc.	309.60	
124957		122498	Office Supplies		309.60
			Line Amount Total		309.60
91128	09/27/22	V00031	Culligan Water Systems	526.56	
124994		117977	Service Agreement for Water Softener Rental &		
124994		117977	RO System and Ice Machines		
124994		117977	M&R Bldgs-Operations Bldg		
124994		117977	M&R Bldgs-Buildings VT Berth 7		87.76
124994		117977	M&R Transit Shed-T.S. 1		
124994		117977	M&R Bldgs-Operations Bldg		
124994		117977	M&R Transit Shed-T.S. 1		
124994		117977	M&R Bldgs-Operations Bldg		
124994		117977	M&R Bldgs-Operations Bldg		87.76
124994		117977	M&R Transit Shed-T.S. 1		87.76
124995		122258	Annual Contract for maintenance, filters, and		
124995		122258	cartridges to portable water supply		
124995		122258	M&R Bldgs-Operations Bldg		87.76
124995		122258	M&R Bldgs-Buildings VT Berth 7		87.76
124995		122258	M&R Transit Shed-T.S. 1		87.76
			Line Amount Total		526.56
91129	09/27/22	V00041	Evco Industrial Hardware	244.49	
124968		122534	M&R TOE-Gantry Crane		122.25
124968		122534	M&R TOE-Gantry Crane		122.24
			Line Amount Total		244.49
91130	09/27/22	V00043	Union Pacific Railroad Company	70,559.10	
125012		122536	Property Lease Expense		70,559.10
			Line Amount Total		70,559.10

Vendor Expenditure

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Port Freeport

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
91131	09/27/22	V00044	Ready Refresh	364.65	
	124958	122504	Office Supplies		45.30
	124958	122504	Office Supplies		22.64
	124958	122504	Office Supplies		5.66
	124958	122504	Office Supplies		22.64
	124958	122504	Office Supplies		245.77
	124958	122504	Office Supplies		22.64
			Line Amount Total		364.65
91132	09/27/22	V00049	Brazos Fasteners	21.54	
	125015	122554	M&R TOE-Gantry Crane		10.77
	125015	122554	M&R TOE-Gantry Crane		10.77
			Line Amount Total		21.54
91133	09/27/22	V00051	Velasco Drainage District	4,830.00	
	125013	122552	FHIP Reach 1		3,390.00
	125014	122553	Construction in Progress		1,440.00
			Line Amount Total		4,830.00
91134	09/27/22	V00054	Summit Electric Supply	1,212.43	
	124927	122471	M&R Leased Facilities-24A (Chiquita)		71.69
	124928	122472	M&R Leased Facilities-24A (Chiquita)		272.53
	124959	122501	M&R Bldgs-Security Bldg		186.43
	124960	122502	M&R Terminal Facilities-Other		303.14
	124961	122503	M&R Warehouse-WH51 Sprinkler System		325.96
	124961	122503	M&R TOE-General Terminal Ops Equip & Tools		52.68
			Line Amount Total		1,212.43
91135	09/27/22	V00060	Sun Coast Resources	2,229.98	
	124937	122409	700 Gallons of Unleaded Fuel		2,229.98
			Line Amount Total		2,229.98
91136	09/27/22	V00062	AT&T Mobility	47.17	
	125021	122557	Telephone		109.11
	125021	122557	Telephone		208.37
	125021	122557	Telephone		89.12
	125021	122557	Telephone		42.76
	125021	122557	Other Receivables		-402.19
			Line Amount Total		47.17
91137	09/27/22	V00084	Crain, Caton & James	71,278.80	
	124966	122521	Legal Fees		378.00
	124997	122520	Legal Fees		13,945.50
	124997	122520	Legal Fees		165.30
	124998	122522	Legal Fees		52,326.00
	124999	122523	Legal Fees		3,600.00
	125016	122524	Legal Fees		864.00
			Line Amount Total		71,278.80
91138	09/27/22	V00088	Blue Cross Blue Shield of Texas	67,508.36	
	124965	122508	Other Receivables - Kresta		992.77
	124993	122509	Group Medical Insurance		10,424.08
	124993	122509	Group Medical Insurance		7,942.16
	124993	122509	Group Medical Insurance		22,833.71
	124993	122509	Group Medical Insurance		496.39
	124993	122509	Group Medical Insurance		6,949.39
	124993	122509	Group Medical Insurance		992.77

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
124993		122509	Group Medical Insurance		1,985.54
124993		122509	Group Medical Insurance		5,956.62
124993		122509	Group Medical Insurance		4,963.85
124993		122509	Group Medical Insurance		1,985.54
124993		122509	Group Medical Insurance		1,985.54
			Line Amount Total		67,508.36
91139	09/27/22	V00098	Suburban Propane	1,206.38	
124989		122542	Fuel/Oil		282.91
124990		122543	Fuel/Oil		923.47
			Line Amount Total		1,206.38
91140	09/27/22	V00101	Sunstates Security, LLC	74,387.82	
124974		122512	Security Service Fees		273.08
124975		122513	Security Service Fees		851.91
124976		122515	Security Service Fees		960.32
124977		122516	Security Service Fees		493.03
124978		122517	Security Service Fees		121.68
124979		122519	Security Service Fees		968.99
125010		122514	Security Service Fees		36,241.05
125011		122518	Security Service Fees		34,477.76
			Line Amount Total		74,387.82
91141	09/27/22	V00119	JH Sanchez Holding Company	6,495.00	
125002		120825	Janitorial Services February 2022 - March 2023		
125002		120825	M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
125002		120825	M&R Bldgs-Security Bldg		650.45
125002		120825	M&R Bldgs-Operations Bldg		889.45
125002		120825	M&R Bldgs-Buildings VT Berth 7		948.60
125002		120825	M&R Bldgs-Buildings VT Berth 7		
125002		120825	M&R Transit Shed-T.S. 3		
125002		120825	M&R Bldgs-Maintenance Bldg		110.00
125002		120825	M&R Bldgs-Security Bldg		880.00
125002		120825	M&R Transit Shed-T.S. 3		
125002		120825	M&R Bldgs-Buildings VT Berth 7		
125002		120825	M&R Transit Shed-T.S. 3		
125002		120825	M&R Bldgs-Buildings VT Berth 7		202.00
125002		120825	M&R Transit Shed-T.S. 3		91.50
125002		120825	3rd Year of 3 Year Contract Feb 2022 - Jan 2023		
125002		120825	Board Approved 1/23/2020		
			Line Amount Total		6,495.00
91142	09/27/22	V00132	American Journal of Transportation	4,160.00	
124895		120124	1/2 Page Ad Gulf Ports & Trade 2022		1,700.00
124895		120124	1/2 Page Ad Top 100 Container Ports 2022		
124895		120124	1/2 Page Ad North American Auto Logistics		
124895		120124	2022 Daily Newsletter banner Ad (180X150)		615.00
124895		120124	2022 Daily Newsletter banner Ad (180X150)		1,845.00
			Line Amount Total		4,160.00
91143	09/27/22	V00192	Glomar International, Inc.	2,190.93	
124969		122529	M&R TOE-Gantry Crane		309.57
124969		122529	M&R TOE-Gantry Crane		309.56
124970		122530	M&R TOE-Gantry Crane		387.32
124970		122530	M&R TOE-Gantry Crane		387.31
124971		122531	M&R TOE-Gantry Crane		312.96

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
124971		122531	M&R TOE-Gantry Crane		312.95
125017		122555	M&R TOE-Gantry Crane		85.63
125017		122555	M&R TOE-Gantry Crane		85.63
			Line Amount Total		2,190.93
91144	09/27/22	V00197	Motion Industries	1,011.12	
125004		122558	M&R TOE-Gantry Crane		505.56
125004		122558	M&R TOE-Gantry Crane		505.56
			Line Amount Total		1,011.12
91145	09/27/22	V00214	McFarland PLLC	30,500.00	
125006		122526	Legal Fees		1,425.00
125005		122525	Construction in Progress		29,075.00
			Line Amount Total		30,500.00
91146	09/27/22	V00219	Toyotalift of Houston	748.13	
124991		122537	M&R TOE-Toyota Forklift		136.73
124992		122538	M&R TOE-Toyota Forklift		611.40
			Line Amount Total		748.13
91147	09/27/22	V00235	Brazoria County Hispanic Chamber of Commerce	500.00	
124981		122540	Community Events (FY2023)		500.00
			Line Amount Total		500.00
91148	09/27/22	V00355	Boys & Girls Club of Brazoria County	250.00	
124964		122507	Community Events		250.00
			Line Amount Total		250.00
91149	09/27/22	V00499	Occupational Health Centers of the Southwest, PA	233.00	
125027		122564	Employment Related		233.00
			Line Amount Total		233.00
91150	09/27/22	V00528	Kane Russell Coleman Logan	6,583.50	
125003		122527	Legal Fees		6,583.50
			Line Amount Total		6,583.50
91151	09/27/22	V00608	Economic Development Alliance for Brazoria Countv	32.00	
124983		122541	Community Events		32.00
			Line Amount Total		32.00
91152	09/27/22	V00624	CBRE, Inc.-Valuation and Advisory Services	5,625.00	
124996		113142	Construction in Progress		
124996		113142	Appraisal/Consultation Services-NTE		
124996		113142	Commission Approved 1/9/2020		
124996		113142	Construction in Progress		
124996		113142	Construction in Progress		
124996		113142	Change order 5/11/20		
124996		113142	Construction in Progress		5,625.00
124996		113142	Appraisal/Consultation Services-NTE		
124996		113142	Commission Approved 5/18/2020		
124996		113142	Change Order 9/10/2020		
124996		113142	Construction in Progress		
124996		113142	Appraisal/Consultation Services-NTE		
			Line Amount Total		5,625.00
91153	09/27/22	V00647	Exagono dba Brand Fire Texas	2,304.88	
124985		122545	Promotional Items - Community		302.64
124985		122545	Community Event-Port Golf Tournament		274.50
124986		122546	Community Event-Port Golf Tournament		256.69

Vendor Expenditure

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
124987		122547		Community Event-Port Golf Tournament	893.91
124988		122548		Commerical Event-JOC Breakbulk-Business Developmen	577.14
				Line Amount Total	2,304.88
91154	09/27/22	V00668	DARE Capital Partners, LLC	1,335.21	
125000		122539		M&R Other-Mowing, Weed Control Etc	825.43
125000		122539		Contract Labor Expense	318.08
125000		122539		M&R Docks-Dock Berth 7-VT	191.70
				Line Amount Total	1,335.21
91155	09/27/22	V00759	TransTech of SC Inc.	8,846.34	
125022		121681		Various part for PCR & SCR Cable Reels for Crane 1 & 2	
125022		121681		Spring Buffer Double Active (Item 1110 ART 2021088	863.11
125022		121681		Spring Buffer Double Active (Item 1110 ART 2021088	863.11
125022		121681		Shock Absorber (Item 1170 ART 21613)	837.20
125022		121681		Shock Absorber (Item 1170 ART 21613)	837.20
125022		121681		Shock Absorber Koni with Installation parts	1,867.44
125022		121681		Shock Absorber Koni with Installation parts	1,867.44
125022		121681		Buffer D=65 80LG EPDM 40-SON	117.14
125022		121681		Buffer D=65 80LG EPDM 40-SON	117.14
125022		121681		Bearing spreader cable attachment (Pillow Block)	624.28
125022		121681		Bearing spreader cable attachment (Pillow Block)	624.28
125022		121681		M&R TOE-Gantry Crane	114.00
125022		121681		M&R TOE-Gantry Crane	114.00
125022		121681		Quote: 117863	
125022		121681		Proprietary Vendor	
				Line Amount Total	8,846.34
91156	09/27/22	V00770	UniFirst Holdings Inc.	55.06	
125020		117829		Annual Contract - Ops Employees uniforms, mats	
125020		117829		towels, soap etc.	
125020		117829		Maint and Operations Supplies	
125020		117829		Other Receivables	
125020		117829		M&R Bldgs-Operations Bldg	
125020		117829		Annual Contract - EOC mats, soap etc.	
125020		117829		M&R Bldgs-Security Bldg	
125020		117829		M&R Bldgs-Security Bldg	
125020		117829		Annual Contract - Admin mats, soap etc.	
125020		117829		M&R Bldgs-Admin Bldg 1100 Cherry St	
125020		117829		M&R Bldgs-Security Bldg	19.76
125020		117829		M&R Bldgs-Operations Bldg	
125020		117829		Other Receivables	
125020		117829		Maint and Operations Supplies	
125020		117829		3Year Agreement Effective June 2021 - May 2023	
125020		117829		M&R Bldgs-Admin Bldg 1100 Cherry St	35.30
125020		117829		CHANGE ORDER #1	
125020		117829		2% Annual Increase based on BuyBoard - No auto	
125020		117829		Maint and Operations Supplies	
125020		117829		renewal after the end of Year 3	
125020		117829		Year 1 of 3 Year Agreement June 2021 - May 2022	
125020		117829		Maint and Operations Supplies	
125020		117829		Maint and Operations Supplies	
125020		117829		Maint and Operations Supplies	
				Line Amount Total	55.06

Vendor Expenditure

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Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
91157	09/27/22	V00821	Summit Fire & Security	470.00	
124929	122473		M&R Transit Shed-T.S. Sprinkler System		470.00
			Line Amount Total		470.00
91158	09/27/22	V00833	M & J Environmental Services LLC	419.00	
125008	119313		Disinfectant Treatment for Admin-5,000 sq ft (77%)		322.63
125008	119313		Disinfectant Treatment for EOC - 1,500 sq ft (23%)		96.37
			Line Amount Total		419.00
91159	09/27/22	V00847	Barbara Schoppe	21.24	
124980	122550		Office Supplies		21.24
			Line Amount Total		21.24
91160	09/27/22	V00894	T. Baker Smith, LLC	2,730.00	
124939	122322		Construction in Progress		2,730.00
124939	122322		Professional Services for a survey to locate a		
124939	122322		CenterPoint Powerline in relation to easement		
			Line Amount Total		2,730.00
91161	09/28/22	V00531	Rob Lowe	204.88	
125029	122567		Telephone		136.75
125029	122567		Automobile Expense		68.13
			Line Amount Total		204.88
91162	09/28/22	V00870	Angel Aluiso	35,000.00	
125030	122566		Construction in Progress		35,000.00
			Line Amount Total		35,000.00
91163	09/30/22	V00008	Port Freeport - Petty Cash	296.71	
125031	122588		Office Supplies		92.96
125031	122588		M&R Vehicles-Ford Expedition		25.50
125031	122588		M&R Vehicles-Chevy Tahoe		25.50
125031	122588		Office Supplies		93.58
125031	122588		M&R Vehicles-Chevy Truck		25.50
125031	122588		M&R Trailers - 2018 Top Hat Goose Neck Trailer		7.00
125031	122588		M&R Other-Mowing, Weed Control Etc		11.79
125031	122588		Office Supplies		14.88
			Line Amount Total		296.71
Texas Gulf Bank Accounts Payable				7,267,783.00	



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MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

DATE: November 17, 2022

SUBJECT: East End Properties 2022
Change Order No. 1

Approval of Change Order No 1 with AAR, Inc., for additional houses for abatement and demolition, for an amount not to exceed \$88,750.00.

This change order includes the asbestos abatement of 3 properties and the demolition of 6 properties in the East End. Port staff requested this change order to more quickly dispose of remaining houses in the East End while contractor still has equipment on site. I recommend the Commission approve this change order.

PORT COMMISSION

JOHN HOSS, CHAIRMAN; RUDY SANTOS, VICE CHAIRMAN; DAN CROFT, SECRETARY; ROB GIESECKE, ASST. SECRETARY;
RAVI K. SINGHANIA, COMMISSIONER; SHANE PIRTLE, COMMISSIONER; PHYLLIS SAATHOFF, EXECUTIVE DIRECTOR/CEO

M E M O R A N D U M

TO: Commissioners
Chief Executive Officer

FROM: Rob Lowe
Mary Campus

DATE: November 9, 2022

SUBJECT: Workers Compensation Insurance

The renewal of the Port's workers compensation policy with Texas Association of Counties is based on the fiscal year 2023 budget for salaries and wages. The estimated premium for 2023 is \$37,283. The final actual premium is calculated at the end of each calendar year and trued up based on actual payroll.

Texas Association of Counties is a pool of government entities that share in the workers compensation and has proven to provide the coverage at a discounted premium. The Port has utilized this service for over 27 years. We do have the coverage reviewed and priced by the Port's insurance broker to make sure it is still competitive and the best value.

PORT COMMISSION

MEMORANDUM

TO: Commissioners
 Chief Executive Officer

FROM: Rob Lowe
 Mary Campus

DATE: November 7, 2022

SUBJECT: Group Health and Dental/Vision Insurance

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

The current medical plan is through Blue Cross Blue Shield (BCBS) and expires December 31, 2022. BCBS has offered renewal with a premium increase of 5.7%. The budget was calculated using a 10% increase for nine months, so therefore the medical will be below budgeted levels for the fiscal year. Alternate plans with BCBS, United Healthcare and Humana were also considered, all having subtle differences such as co-pays, deductibles and maximum out of pocket.

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

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

The current dental/vision plan is through Principal and will also expire December 31, 2022. We offer two plans, one being the standard dental plan with a \$1,500 annual maximum and another with a \$2,000 annual maximum. The Principal alternate plan is treated as a buy up plan, the Port's cost will remain the same. Principal has offered renewal with a premium increase of 4%. The budget was calculated using a 5% increase for nine months, so therefore the dental/vision will be below budgeted levels for the fiscal year. All other alternate proposals are at a higher premium.

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

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

PORT COMMISSION

Port Freeport Health Insurance Renewal 1-1-2023

	BCBS Texas Expiring	BCBS Renewal		BCBS Alternate		BCBS Alternate		United Healthcare		Humana	
Plan Name	G652CHC	G652CHC		G654CHC		G653CHC		CWEF		NPOS 23 Copay II	
Benefits	In-Network	In-Network		In-Network		In-Network Single/Family		In-Network		In-Network	
Office Co-pay	PCP \$40, SPC \$80	PCP \$45, SPC \$90		PCP \$45, SPC \$90		PCP \$40, SPC \$80		PCP \$15; Designated Spec \$50, Network \$100		PCP \$40, SPC \$80	
ER	\$500 co-pay + ded &/or 20%	\$500 co-pay + ded &/or 20%		\$600 co-pay + ded &/or 20%		\$500 co-pay + ded &/or 20%		\$300 co-pay + ded &/or 20%		\$500 co-pay	
Urgent Care	\$100 co-pay	\$100 co-pay		\$75 co-pay		\$75 co-pay		\$25 co-pay		\$80 co-pay	
Deductible	\$1,500/\$4,500 Single/Family	\$1,500/\$4,500 Single/Family		\$1,250/\$3,750 Single/Family		\$1,500/\$4,500 Single/Family		\$1,250/\$3,750 Single/Family		\$1500/\$3000 Single/Family	
Coinsurance	80% BCBS/20% Employee	80% BCBS/20% Employee		80% BCBS/20% Employee		80% BCBS/20% Employee		80% UHC/20% Employee		80% Humana, 20% Employee	
Out-of-Pocket	\$5,000/\$10,000 Single/Family	\$5,250/\$10,500 Single/Family		\$5,250/\$10,500 Single/Family		\$6,000/\$12,000 Single/Family		\$6,900/\$13,800 Single/Family		\$5,000/\$10,000 Single/Family	
Pharmacy	\$0/10/50/100/150/250	\$0/10/50/100/150/250		\$0/10/50/100/150/250		\$0/10/50/100/150/250		\$10/40/125/300		\$5/15/20%/25%/30%	
In-Patient Co-pay	N/A	N/A		\$300		N/A		N/A		N/A	
Out-Patient Co-pay	N/A	N/A		\$250		N/A		N/A		N/A	
	Out Network	Out Network		Out Network		Out Network		Out Network		Out Network	
Deductible	\$3,000/\$9,000 Single/Family	\$3,000/\$9,000 Single/Family		\$2,500/\$7,500 Single/Family		\$3,000/\$9,000 Single/Family		\$10,000/\$20,000 Single/Family		\$6,000/\$12,000 Single/Family	
Coinsurance	60%/40%	60%/40%		60%/40%		60%/40%		50%/50%		50%/50%	
Out of Pocket	Unlimited	Unlimited		Unlimited		Unlimited		Unlimited		\$20,000/\$40,000 Single/Family	
Blue Cross Census Quote Total Monthly Premium (Including Dependents)											
	\$67,508.36	\$71,380.96	5.7%	\$71,251.76	5.5%	\$70,883.88	5.0%	\$73,231.92	8.5%	\$88,963.80	31.8%
Monthly Rate:											
Employee	\$ 992.77	\$ 1,049.72	5.7%	\$ 1,047.82	5.5%	\$ 1,042.41	5.0%	\$ 1,076.94	8.5%	\$ 1,308.29	31.8%
Employee & Spouse	\$ 1,985.54	\$ 2,099.44	5.7%	\$ 2,095.64	5.5%	\$ 2,084.82	5.0%	\$ 2,153.88	8.5%	\$ 2,616.58	31.8%
Employee & Child	\$ 1,985.54	\$ 2,099.44	5.7%	\$ 2,095.64	5.5%	\$ 2,084.82	5.0%	\$ 2,153.88	8.5%	\$ 2,616.58	31.8%
Employee & Family	\$ 2,978.31	\$ 3,149.16	5.7%	\$ 3,143.46	5.5%	\$ 3,127.23	5.0%	\$ 3,230.82	8.5%	\$ 3,924.88	31.8%

Current Allocation:

Employee:

Port 95%	\$ 943.13	\$ 997.23	\$ 995.43	\$ 990.29	\$ 1,023.09	\$ 1,242.88
Employee 5%	\$ 49.64	\$ 52.49	\$ 52.39	\$ 52.12	\$ 53.85	\$ 65.41

Dependent:

Employee & Spouse or Children

Port 82.5%	\$ 1,638.07	\$ 1,732.04	\$ 1,859.88	\$ 1,850.28	\$ 1,911.57	\$ 2,322.22
Employee 17.5%	\$ 347.47	\$ 367.40	\$ 235.76	\$ 234.54	\$ 242.31	\$ 294.36
Employee & Family						
Port 82.5%	\$ 2,457.11	\$ 2,598.06	\$ 2,724.33	\$ 2,710.27	\$ 2,800.04	\$ 3,401.57
Employee 17.5%	\$ 521.20	\$ 551.10	\$ 419.13	\$ 416.96	\$ 430.78	\$ 523.31

RESOLUTION TO FUND PORT RESERVE FOR CAPITAL IMPROVEMENTS

At a regular meeting of the Port Commission of Port Freeport held in the office of said Port at 1100 Cherry Street, Freeport, Texas, on the 17th day of November 2022, among other business came on to be considered the following resolution, which upon motion duly made and seconded was adopted by the vote of all Commissioners present.

FINDINGS

1. Due and proper notice of the date, time, place and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. The Port has levied an operation and maintenance tax rate of \$0.018144 per \$100 of assessed valuation for tax year 2022, which is expected to produce maintenance and operations tax revenues of \$3,351,718 to be applied to pay maintenance and operations expenses of the Port.
3. Pursuant to the Port's Master Resolution Approving a Revenue Financing System and the supplemental resolutions adopted thereunder, the Port may utilize revenues available after paying operations and maintenance expenses, paying debt service on outstanding revenue obligations, establishing and replenishing debt service reserve funds, and paying other obligations payable from revenues of the Port for any lawful purposes of the Port.
4. The Port previously established a Port Reserve for Capital Improvements account for the purpose of funding Freeport harbor improvements, capital and maintenance dredging, dredge disposal area improvements, land purchased and any other approved Port capital improvements or capital maintenance items.
5. The Port desires to transfer \$3,351,718 from Port revenues available following the payment of the amounts described in the paragraph 3, above, into the Port Reserve for Capital Improvements.
6. Each fiscal year, the Commission shall review such Port Reserve for Capital Improvements fund balance and approve the amount of contributions to and use of funds from such account.

NOW, THEREFORE, BE IT RESOLVED, that the Port having authorized the creation of the Port Reserve for Capital Improvements effective October 22, 2015, directs that \$3,351,718 of available revenues be placed into the Port Reserve for Capital Improvements.

**RESOLUTION AUTHORIZING A CONTRIBUTION TO THE
PORT FREEPORT RETIREMENT PLAN**

At a regular meeting of the Port Commission of Port Freeport at the office of said District at 1100 Cherry Street, Freeport, Texas, on the 17th day of November 2022, among other business came on to be considered the following resolution, which, upon motion duly made and seconded, was adopted by vote of all Commissioners present:

FINDINGS

1. Due and proper notice of the date, time, place and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. Port Freeport (“Port” or “Employer”) has heretofore adopted a “Flexible Nonstandardized Safe Harbor Profit Sharing Plan Agreement” establishing the “Port Freeport Retirement Plan” (the “Plan”) effective January 1, 2000.
3. Employer has heretofore adopted a Group Annuity Contract with the Empower Retirement, Contract No. 743378-02, effective January 1, 2001.
4. Per agreement with Empower Retirement, Employer serves as Plan Administrator of the Plan.
5. Upon recommendation of Management, it is found to be in the best interest of the Port for Employer to make a contribution of 6.0 percent (0.060) of Plan eligible wages to the “Port Freeport Retirement Plan” for the plan year ending December 31, 2022.

Now, therefore, BE IT RESOLVED, that the Port, as Employer, hereby authorizes a contribution a contribution of 6.0 percent (0.060) of Plan eligible wages to the Port Freeport Retirement Plan for the plan year ending December 31, 2022.



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**EXECUTIVE DIRECTOR/CEO
TRAVEL ARRANGEMENTS
November – December 2022**

Business Development/Customer Visits

TBD

1 night hotel

Florida

Attendees: Saathoff, Miura

Washington, DC Advocacy Trip

TBD

Attendees: Saathoff, Commissioners TBD

PAAC Meeting (if in-person required)

December 12-13, 2022

1 night hotel

Brownsville, TX

Attendees: Saathoff

**RESOLUTION IN SUPPORT OF
THE TEXAS PORTS ASSOCIATION
2023 PROPOSED LEGISLATION FOR
THE 88th TEXAS LEGISLATIVE SESSION**

WHEREAS, the Port Freeport Port Commission of has been asked to approve the 2023 legislative package of the Texas Ports Association (“TPA”) in its capacity as a member of the organization; and

WHEREAS, the TPA’s legislative package for the 88th Legislature currently consists of five (5) navigation related bills individually referred to as follows:

- Omnibus Bill (Chapters 60 & 62, Water Code)
- Real Estate Bill (Section 60.038, Water Code)
- Open Meetings Act Bill (Section 551.092, Government Code)
- Chapter 55, Transportation Code
- Chapter 56, Transportation Code

WHEREAS, the Port Commissioners have reviewed these bills (collectively, the “TPA’s 2023 Proposed Legislation”), along with a Summary of the TPA’s 2023 Proposed Legislation; and

WHEREAS, the TPA’s approved 2023 Proposed Legislation has been delivered to and will be put in final form by Legislative Council before the bills are filed in the 88th Texas Legislative Session;

NOW, THEREFORE, BE IT RESOLVED BY THE PORT FREEPORT COMMISSION that the TPA’s 2023 Proposed Legislation is hereby approved in the form presented to the Port Commission with such changes thereto as may be required by Legislative Council.

This Resolution was adopted by the Port Freeport Port Commission at a public meeting of the Port Commission held on November 17, 2022.

SUMMARY OF
TEXAS PORTS ASSOCIATION
2023 PROPOSED LEGISLATION
Approved November 10, 2022

I. The TPA Omnibus Bill. This bill makes the following changes to the Water Code:

Section 1 amends Section 60.003 of the Water Code to say that adopting Chapter 2267 (Public Private Partnerships), Government Code, will not prohibit a navigation district from entering into a public-private partnership pursuant to other statutory authority.

Section 2 adds Section 60.0321 to Subchapter C of the Water Code. This section authorizes a navigation district to contract with any other party for the joint construction, financing, ownership, and operation of wharves, docks, warehouses, grain elevators, other storage facilities, bunkering facilities, port-related railroads and bridges, floating plants and facilities, lightering, cargo-handling, and towing facilities, and all other facilities incidental to or useful in the operation or development of the district's ports and waterways or in aid of navigation and navigation-related commerce in the district's ports and on the waterways. Section 60.0321 is in effect a simplified approach to public-private partnerships that gives the Commission more discretion in the form of the transaction.

Section 3 amends Section 60.403(a) of the Water Code to say that the Port Commission may authorized the CEO or other designated officer to make routine purchases or contracts up to \$100,000 without bidding. The current maximum is \$50,000.

Section 4 amends Section 60.4035 of the Water Code to say that the CEO or other designated officer may also make emergency purchases or contracts in excess of the customary authorized amount without bidding if such an expenditure is necessary to respond to an emergency without competitive procurement delays. The Commissioners must be notified of any such expenditure within 48 hours after the purchase is made.

Section 5 amends Section 60.412 of the Water Code to say that the CEO or other designated officer may also make emergency purchases or contracts in excess of the customary authorized amount without bidding if such an expenditure is necessary to respond to an emergency without competitive procurement delays. This is essentially the same as the amendment described in Section 4.

Section 6 amends Section 60.455 of the Water Code to say that navigation districts have the right to reject all bids or proposals. This is a technical correction.

Section 7 adds Section 60.503 to the Water Code. This section authorizes the Port Commission to develop and administer a program for (1) local economic development, (2) for small or disadvantaged business development, (3) to stimulate, encourage, and develop business location and commercial activity in the district, (4) to promote or advertise the district, or (5) to improve the extent to which local, small, veteran, women, minority, and other historically underutilized businesses are awarded district contracts. A program established under this section may be designed to reasonably increase participation by local, small, veteran, minority, women-

owned, and historically underutilized businesses in public contract awards by the district by establishing contract percentage goals for those businesses.

Section 8 amends Section 62.106(e) of the Water Code to say that a navigation district may utilize the condemnation procedure in Chapter 21, Property Code. This is a technical correction.

Section 9 amends Section 62.120 of the Water Code to say that a navigation district may enter into operating contracts and leases with cities and other governmental subdivisions for the operation of the portions of the district's water system which are designated by the commission. This is just a technical correction.

Section 10 amends Section 62.122 of the Water Code to say that the commission may authorize the sale of dredge material from a dredge material placement area on such terms and conditions as the commission considers appropriate or advantageous to the district.

II. The TPA Real Estate Bill. This bill makes the following changes to Section 60.038 of the Water Code:

(a) Authorizes a navigation district to impose restrictions on the development, use, and transfer of any real property or interest in real property in connection with its sale or exchange under this section.

(b) Authorizes a navigation district to donate, exchange, convey, sell, or lease land, improvements, easements, or any other interests in real property to an electric or telecommunications utility to promote a public purpose related to the development of the district. A district may donate, exchange, convey, sell, or lease a real property interest under this authority for less than its fair market value and without complying with any notice or bidding requirements

(c) Authorizes a navigation district to abandon, release, exchange, or transfer the following real property interests to abutting real property owners: (1) narrow strips of real property resulting from boundary or surveying conflicts, (2) narrow strips of real property resulting from insubstantial encroachments by abutting real property owners, and (3) real property of larger configuration that has been subject to encroachments by abutting real property owners for more than 25 years. A district may convey real property under this authority for less than its fair market value and without complying with any notice or bidding requirements.

III. The TPA Open Meetings Act Bill. This bill adds Section 551.092 to the Texas Open Meetings Act. Section 551.092 authorizes the Commission of a navigation district to deliberate the following information in closed session:

(a) information relating to a bid, proposal, or contract for goods or services under negotiation, if disclosure of the information would have a detrimental effect on the position of the navigation district in negotiations with a third person; or

(b) information relating to proposed changes to the district's facilities or services.

(Note: Counties and other local government entities have similar authority.)

IV. Amendments to Chapter 55, Transportation Code. Chapter 55 of the Transportation Code establishes the port access account fund. Currently, money in this fund can be used for security, transportation, and facility projects. The TPA supports amendments to Chapter 55 that would (1) add infrastructure projects to the list of projects eligible for funding from the port access account fund, and (2) limit the amount that may be granted to any one navigation district to 10% of the appropriated funding per biennium.

V. Amendments to Chapter 56, Transportation Code. Chapter 56 of the Transportation Code establishes the ship channel improvement revolving fund. Money in this fund can only be used to enhance the financing capabilities of entities responsible for the local share of qualified project costs. Currently, a qualified project must deepen or widen a ship channel and be authorized by the United States Congress. The TPA supports an amendment to Chapter 56 that would eliminate the requirement that the project be authorized by Congress. Two versions are presented. One provides for the Texas Department of Transportation Maritime Division to administer the loan program and the other the Texas Water Development Board. Will wait for the determination by Legislative Counsel as to the appropriate administrative body.

All bill language has been submitted to Legislative Counsel for review .



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11 November 2022

To: Al Durel
Director of Operations
Port Freeport
575 Pete Schaff Blvd.
Freeport, TX 77541

Subject: Estimated Proposal for Crane Relocation and Commissioning Oversight Services

Dear Mr. Durel,

As you are aware, PBA has been assisting Port Freeport with an evaluation of STS container cranes at a facility in Mexico, vis-à-vis their current value including estimations of the useful life remaining on the cranes as well as the costs for refurbishments as required and relocation to Freeport, should the cranes' purchase be deemed commercially viable. For a "used" crane purchase, that work would typically be part of the first "phase" required of a port operator. The next phases would include negotiations, oversight of any refurbishment work to be completed before shipment, review of the shipping process, and oversight of works in Freeport prior to "startup." As per Port Freeport and PBA's conversations this week, we write to provide an estimate of our costs for our below described services.

For the next phases, our scope of work is estimated to be as per the following:

1. Negotiation Assistance and Contract Signing

PBA would assist Freeport in leading the negotiation process with the current owners of the crane. PBA, during this process, would be guided by the evaluation report completed in phase 1 of this work as well as Port Freeport staff. The evaluation report would include PBA's estimates on current value of the crane as well as the cost of any upgrades, refurbishments/repairs, and/or modifications needed to be considered as well as an estimate of the cost of shipping the two (2) cranes from Mexico to Freeport. Ultimately, during these "good faith" negotiations, if both sides reach an agreement, contracts/agreements would need to be generated that include all agreed-to commercial and technical terms. PBA would expect to attend at least one (1) meeting (two (2) man trips) in an Owner-desired US location for final negotiations/discussions. For this meeting, we would suggest that Port Freeport management and Board of Directors be available/attend as well. PBA would also assist with generating a performance specification for repairs/refurbishment work completed in Mexico, suggested spare parts inventory for Freeport to procure and have on-hand prior to operations start in Freeport. We would also conduct design work to modify tie down location(s) on the crane and provide detailed engineering drawings. Any additional works to Freeport's facility, including electrical work, are not contemplated as part of this base scope. Should negotiations not be fruitful, our total cost for (this phase only) would be \$29,575.00, with a negotiation meeting in said Owner-desired location.

2. Refurbishment Oversight

Should the negotiations prove successful, PBA would assist with oversight of the agreed-to pre-



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shipment works to be completed in Mexico. This would include progress calls as required in addition to two (2) on-site visits during chosen major milestones. It would be expected that the majority of refurbishment works as needed will be accomplished in Mexico prior to shipping. Punchlists will be generated and checked for completion.

3. Shipping Process Oversight

PBA would oversee the shipment of the cranes to Freeport and the shipping contractor’s plan for offloading of the cranes onto the facility, in conjunction with Freeport staff. PBA would assist with the Final Agreement and Technical Specifications. PBA would be available to be on-hand during crane loading in Mexico.

4. Commissioning Works Oversight in Freeport

After offloading in Freeport, PBA would assist with overseeing final commissioning works in Freeport. This would include on-site visits to observe crane offload, confirming punchlist completion as well as startup and commission testing of the crane (two (2) man trips in total).

Below, we estimate our costs for performing the above loose scope of work, by phase/task. All costs noted are in US Dollars.

Task	Description	Labor	Expenses	Total
1	Negotiation Assistance	\$46,225.00	\$7,000.00	\$53,225.00
2	Refurbishment Oversight	\$21,500.00	\$6,000.00	\$27,500.00
3	Shipping Process Oversight	\$17,200.00	\$3,500.00	\$20,700.00
4	Commissioning Works Oversight in Freeport	\$23,650.00	\$7,000.00	\$30,650.00
TOTAL		\$108,575.00	\$23,500.00	\$132,075.00

If negotiations end without contract:

Task	Description	Labor	Expenses	Total
1	Negotiation Assistance	\$22,575.00	\$7,000.00	\$29,575.00

PBA further proposes to invoice the above works on a Time and Materials basis, with items payable 30 days from receipt of a properly submitted invoice. Please review all and kindly advise if you have any questions. We appreciate the opportunity to submit this proposal and look forward to working with you again. Thank you very much.

Sincerely,

Paul E. Bridges
President
Paul Bridges & Associates, LLC

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