

## 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](http://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.



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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](http://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=WG1ZZmVrQUVQTGgvRDJPOUMrSlJUZZ09>

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/j/85913443462?pwd=WG1ZZmVrQUVQTGgvRDJPOUMrSlJUZZ09>

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 Singhanian 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 Singhanian 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 Singhanian 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 Singhanian

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 2<sup>nd</sup> Street; Terminal Street and East 8<sup>th</sup> Street in Freeport, Texas.
  - 2. The potential purchase, exchange, lease, or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 5 and 7.
  - 3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to 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

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John Hoss, Chairman

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Rudy Santos, Vice Chairman

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Dan Croft, Secretary

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Rob Giesecke, Asst. Secretary

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Ravi K. Singhanian, Commissioner

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Shane Pirtle, Commissioner



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## MEMORANDUM

**TO:** Phyllis Saathoff, Executive Director/CEO

**FROM:** Darlene Winkler, Communications Specialist

**DATE:** November 17, 2022

**SUBJECT:** Public Affairs – November 2022

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### 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 2<sup>nd</sup> 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](http://www.portfreeport.com) and [www.portfreeportbonderection.com](http://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

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

## 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 11<sup>th</sup> 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 12<sup>th</sup> 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



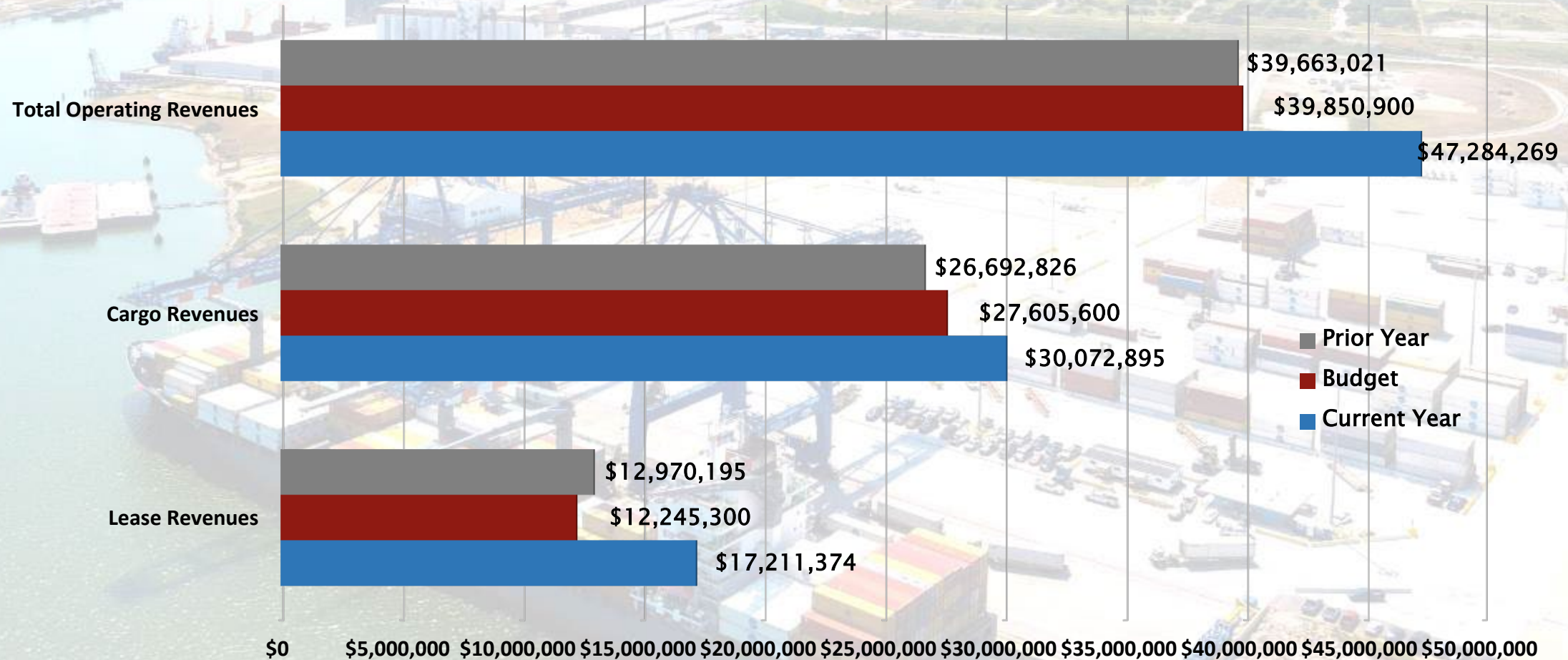
# Financial Report for September 30, 2022

November 17, 2022

Rob Lowe | Chief Financial Officer



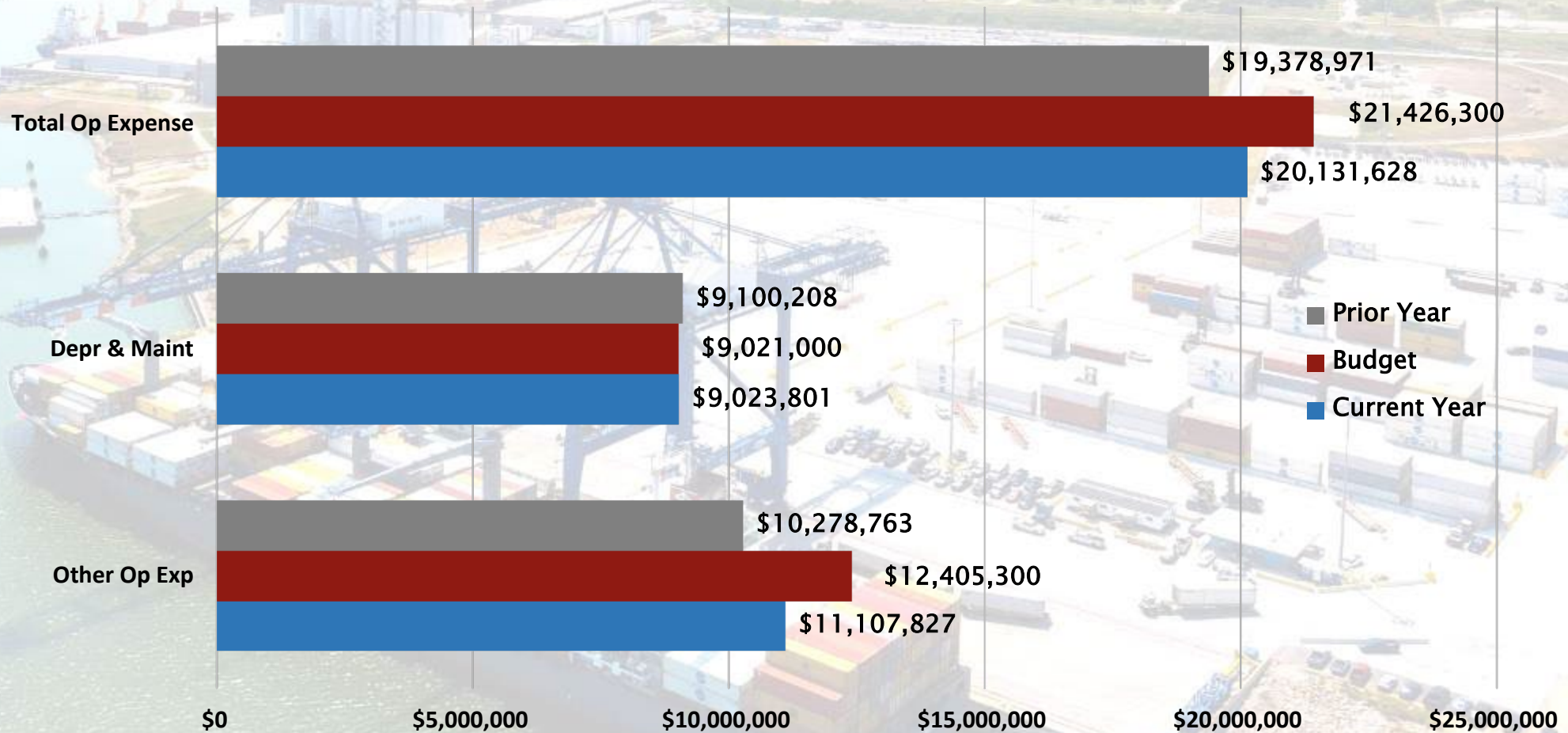
# FY 2022 YTD OPERATING REVENUES



## 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

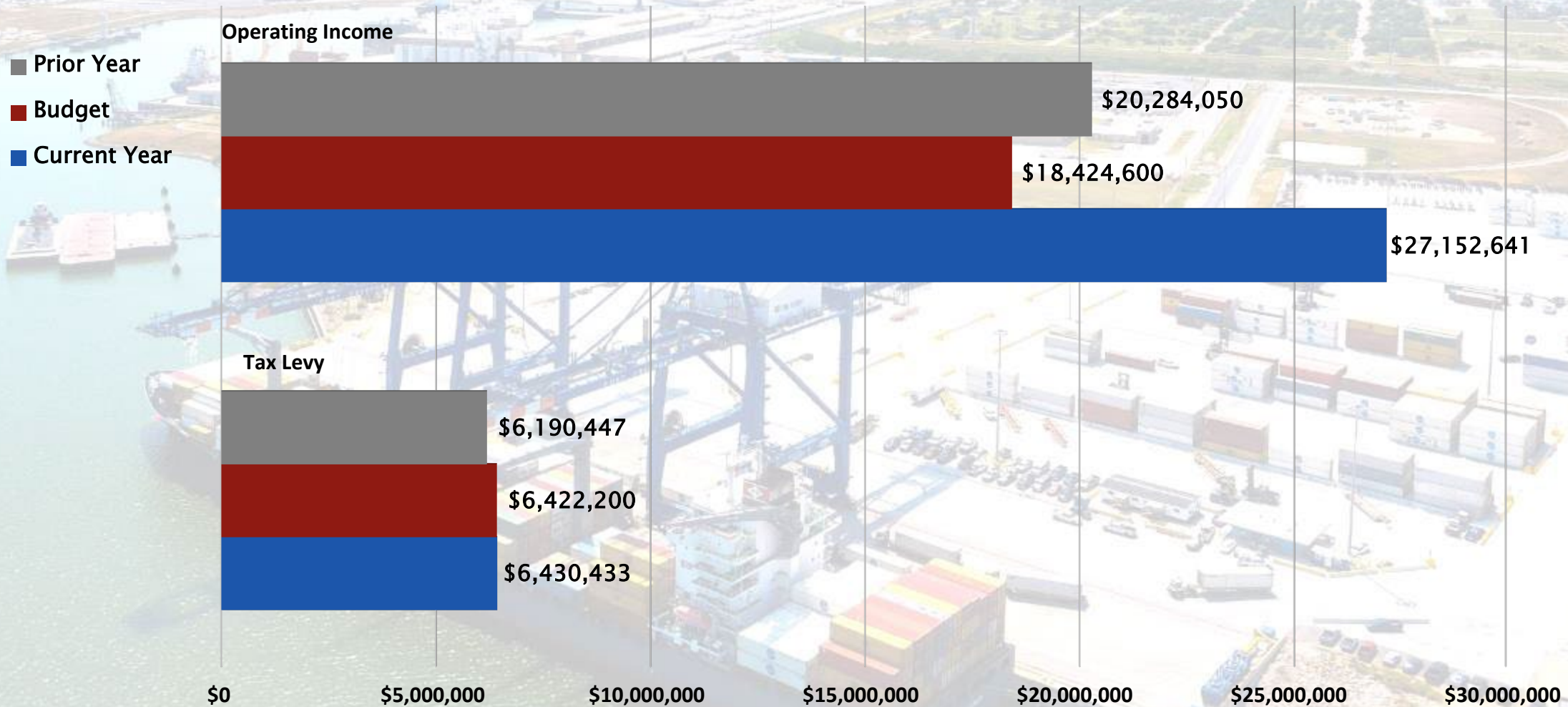


## COMPARISON:

- 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
<b>Operating Income</b>	\$ 27,152,641	\$ 18,424,600	\$ 18,424,600
<b>Non-Operating Revenue (Expenses)</b>	\$ (2,444,574)	\$ (2,942,000)	\$ (2,942,000)
<b>Capital Contributed (To) From Others</b>			
Freeport Harbor Channel Improvement Project	\$ (45,619,399)	\$ (31,050,000)	\$ (31,050,000)
Contributed to Port	\$ -	\$ 50,000	\$ 50,000
<b>Grants</b>	\$ 143,492	\$ 375,000	\$ 375,000
<b>Emergency Recovery Efforts</b>	\$ (192,001)	\$ -	\$ -
<b>Change In Net Position</b>	\$ (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>	<b>\$ 29,590,466</b>	<b>\$ 30,313,493</b>
<i>Cash Provided by Non-Cap Financing</i>	<b>6,216,564</b>	<b>6,201,738</b>
<i>Cash Used by Cap Financing</i>	<b>(110,433,395)</b>	<b>(28,664,082)</b>
<i>Cash Provided by Investing Activities</i>	<b>362,961</b>	<b>79,407</b>
<i>Net Increase (Decrease) in Cash</i>	<b>(\$ 74,263,404)</b>	<b>\$ 7,930,556</b>

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



# ACCOUNTS RECEIVABLE AGING

<i><b>Year</b></i>	<i><b>0-30 days</b></i>	<i><b>31-60 days</b></i>	<i><b>61-90 days</b></i>	<i><b>Over 90 days</b></i>
<i><b>September30, 2022 FY 2022</b></i>	<b>91%</b> <b>\$3,179,391</b>	<b>4%</b> <b>\$132,830</b>	<b>3%</b> <b>\$110,630</b>	<b>2%</b> <b>\$83,761</b>
<i><b>September30, 2021 FY 2021</b></i>	<b>93%</b> <b>\$4,746,307</b>	<b>6%</b> <b>\$291,716</b>	<b>0%</b> <b>\$11,968</b>	<b>1%</b> <b>\$35,119</b>
<i><b>September30, 2020 FY 2020</b></i>	<b>92%</b> <b>\$2,880,245</b>	<b>2%</b> <b>\$74,587</b>	<b>4%</b> <b>\$129,085</b>	<b>2%</b> <b>\$71,422</b>





**Questions and Comments?**


An aerial photograph of a busy port facility. A large container ship is docked at a pier, with several colorful shipping containers stacked on its deck. Two large blue gantry cranes are positioned over the ship, ready for loading or unloading. The pier is paved and has various pieces of equipment, including trucks and smaller cranes. In the background, there are industrial buildings, storage tanks, and a baseball field. The water is calm, and the sky is clear.



1100 CHERRY ST. • FREEPORT, TX 77541  
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WWW.PORTFREEPORT.COM

## MEMORANDUM

**TO:** Commissioners  
Directors  
Legal Counsel

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

**DATE:** November 9, 2022

**SUBJECT:** Departmental Report

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### 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 FREEPORT<sup>SM</sup>

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

## Interim Financial Report

(unaudited)

For the Period ending:

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

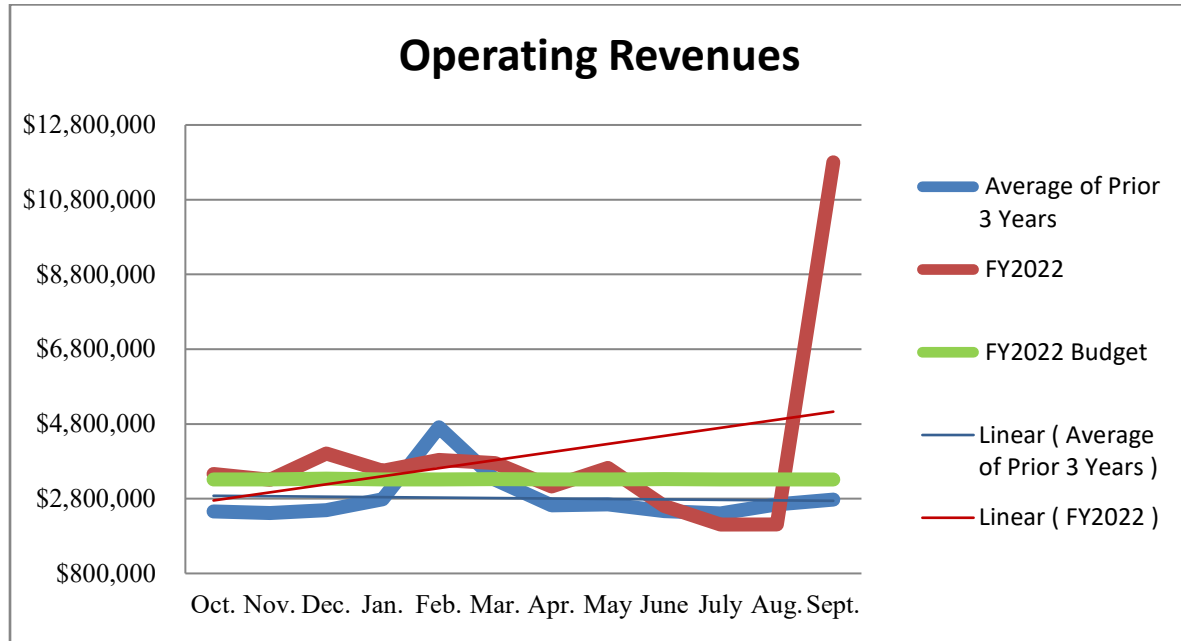
For Fiscal Year 2022, the Port remained on a positive financial foundation with operating revenues 19% above planned levels with a positive impact from GASB 87 lease calculation changes and the business interruption claim. Further, operating expenses were under planned levels and are below budget by 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	% Var
	Actuals	Budget	Favorable (Unfavorable)	
<b>Statement of Revenues, Expenses and Changes in Net Assets</b>				
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)	
<b>Balance Sheet</b>				
Cash and cash equivalents	\$ 81,177,305	Current ratio (unrestricted) (Exclusive of GASB 87) 3.1 to 1		
Lease receivable	180,406,546			
Current unrestricted assets (less lease receivable)	55,816,570	Debt to Net Assets Ratio 121.6%		
Total assets	691,432,073			
Current unrestricted liabilities	18,145,872			
Total liabilities	291,872,785			
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.

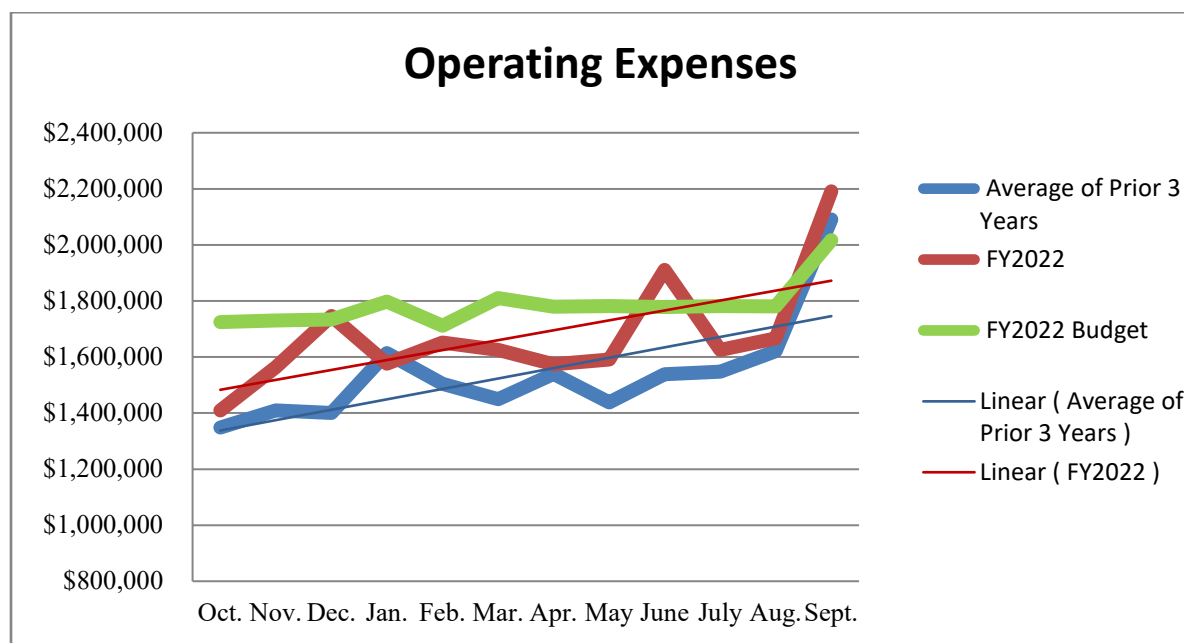
**Ground leases** stand at \$16,333,174, which is \$5,032,574 or 45% above budget levels. The implementation of GASB 87 accounting changes is \$4,845,575 of this increase.

**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**

	<u>9/30/2022</u>	<u>9/30/2021</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
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
<b>TOTAL UNRESTRICTED CURRENT ASSETS</b>	<b>\$ 236,223,116</b>	<b>\$ 65,276,395</b>
<b>RESTRICTED ASSETS:</b>		
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
<b>TOTAL RESTRICTED ASSETS</b>	<b>36,670,798</b>	<b>98,126,947</b>
<b>TOTAL CURRENT ASSETS</b>	<b>272,893,914</b>	<b>163,403,342</b>
<b>PROPERTY, PLANT, AND EQUIPMENT:</b>		
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
<b>TOTAL ASSETS</b>	<b>\$ 691,432,073</b>	<b>\$ 541,599,198</b>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES:</b>		
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
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 18,145,872</b>	<b>\$ 15,195,296</b>
<b>LIABILITIES PAYABLE FROM RESTRICTED ASSETS:</b>		
ACCRUED BOND INTEREST PAYABLE	2,910,569	2,695,658
BONDS PAYABLE	5,865,000	5,630,000
<b>TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS</b>	<b>8,775,569</b>	<b>8,325,658</b>
<b>NON-CURRENT LIABILITIES</b>		
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
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>264,951,344</b>	<b>273,120,082</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 291,872,785</b>	<b>\$ 296,641,036</b>
<b>DEFERRED INFLOW OF RESOURCES</b>		
DEFERRED INFLOW OF RESOURCES	175,560,971	
<b>TOTAL DEFERRED INFLOW OF RESOURCES</b>	<b>\$ 175,560,971</b>	<b>\$ -</b>
<b>NET ASSETS</b>		
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
<b>TOTAL NET ASSETS</b>	<b>\$ 223,998,317</b>	<b>\$ 244,958,162</b>

**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
<b>OPERATING REVENUES:</b>						
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%	-
<b>Total Operating Revenues</b>	<b>47,284,269</b>	<b>39,663,021</b>	<b>19%</b>	<b>39,850,900</b>	<b>19%</b>	<b>39,850,900</b>
<b>OPERATING EXPENSES:</b>						
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
<b>Total Operating Expenses</b>	<b>20,131,628</b>	<b>19,378,971</b>	<b>4%</b>	<b>21,426,300</b>	<b>-6%</b>	<b>21,426,300</b>
<b>OPERATING INCOME (LOSS)</b>	<b>27,152,641</b>	<b>20,284,050</b>	<b>34%</b>	<b>18,424,600</b>	<b>47%</b>	<b>18,424,600</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>						
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)
<b>CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:</b>						
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
<b>OTHER:</b>						
Dredge material placement fees	-	246,000	-100%	-	0%	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(48,063,973)</b>	<b>(16,961,892)</b>	<b>183%</b>	<b>(33,942,000)</b>	<b>42%</b>	<b>(33,942,000)</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE</b>	<b>(20,911,332)</b>	<b>3,322,158</b>	<b>-729%</b>	<b>(15,517,400)</b>	<b>35%</b>	<b>(15,517,400)</b>
<b>CAPITAL CONTRIBUTIONS:</b>						
<b>Grants:</b>						
Grants Port-Freeport	143,492	11,092	1194%	375,000	-62%	375,000
<b>Total Capital Contributions-Grants</b>	<b>143,492</b>	<b>11,092</b>	<b>1194%</b>	<b>375,000</b>	<b>-62%</b>	<b>375,000</b>
<b>EXTRAORDINARY ITEM</b>						
Emergency Recovery Efforts - Hurricane	(192,001)	(8,860)	2067%	-	0%	-
<b>Net Extraordinary Income (Expense)</b>	<b>(192,001)</b>	<b>(8,860)</b>	<b>2067%</b>	<b>-</b>	<b>0%</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ (20,959,841)</b>	<b>\$ 3,324,390</b>	<b>-730%</b>	<b>\$ (15,142,400)</b>	<b>38%</b>	<b>\$ (15,142,400)</b>

# STATEMENT OF CASH FLOWS

September 30, 2022

	YEAR TO DATE	PRIOR YEAR TO DATE
<b>Cash Flows from Operating Activities:</b>		
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
<b>Total Cash Provided from (Used for) Operating Activities</b>	<b><u>29,590,466</u></b>	<b><u>30,313,493</u></b>
<b>Cash Flows from Non-capital Financing Activities:</b>		
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)
<b>Total Cash Provided from (Used for) Non-capital Financing Activities</b>	<b><u>6,216,564</u></b>	<b><u>6,201,738</u></b>
<b>Cash Flows from Capital Financing Activities:</b>		
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
<b>Total Cash Provided from (Used for) Capital Financing Activities</b>	<b><u>(110,433,395)</u></b>	<b><u>(28,664,082)</u></b>
<b>Cash Flows from Investing Activities:</b>		
Investment earnings	1,452,307	484,838
Change in FMV of marketable investment securities	(1,089,346)	(405,431)
<b>Total Cash Provided from (Used for) Investing Activities</b>	<b><u>362,961</u></b>	<b><u>79,407</u></b>
<b>Net Increase(Decrease) in Cash and Cash Equivalents</b>	<b><u>(74,263,404)</u></b>	<b><u>7,930,556</u></b>
<b>Cash and Cash Equivalents at Beginning of Period</b>	<b><u>155,440,709</u></b>	<b><u>147,510,153</u></b>
<b>Cash and Cash Equivalents at End of Period</b>	<b><u>\$ 81,177,305</u></b>	<b><u>\$ 155,440,709</u></b>

## 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%
<b>Net Trade A/R</b>	<b>\$</b>	<b>3,475,052</b>	

### **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
<b>Total A/P</b>	<b>\$</b>	<b>12,250,775</b>

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
<b>Total Bonds</b>	<b>\$ 293,160,000</b>	<b>\$ 42,042,160</b>	<b>\$ 251,117,840</b>

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
<b>COMMISSIONERS</b>						
<b>OPERATING EXPENSES:</b>						
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
<b>Total Operating Expenses</b>	<b>\$ 165,067</b>	<b>\$ 218,795</b>	<b>-25%</b>	<b>\$ 227,624</b>	<b>-27%</b>	<b>\$ 227,624</b>

**ADMINISTRATION & FOREIGN TRADE ZONE**

<b>OPERATING EXPENSES:</b>						
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
<b>Total Operating Expenses</b>	<b>\$ 12,560,100</b>	<b>\$ 12,133,953</b>	<b>4%</b>	<b>\$ 13,513,289</b>	<b>-7%</b>	<b>\$ 13,513,289</b>

**ENGINEERING**

<b>OPERATING EXPENSES:</b>						
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
<b>Total Operating Expenses</b>	<b>\$ 657,005</b>	<b>\$ 617,148</b>	<b>6%</b>	<b>\$ 741,264</b>	<b>-11%</b>	<b>\$ 741,264</b>

**OPERATIONS**

<b>OPERATING EXPENSES:</b>						
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
<b>Total Operating Expenses</b>	<b>\$ 3,655,519</b>	<b>\$ 3,625,031</b>	<b>1%</b>	<b>\$ 3,648,834</b>	<b>0%</b>	<b>\$ 3,648,834</b>

**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
<b><u>BUSINESS DEVELOPMENT</u></b>						
<b>OPERATING EXPENSES:</b>						
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%	-
<b>Total Operating Expenses</b>	<b>\$ 884,735</b>	<b>\$ 764,451</b>	<b>16%</b>	<b>\$ 1,132,368</b>	<b>-22%</b>	<b>\$ 1,132,368</b>

**PROTECTIVE SERVICES**

<b>OPERATING EXPENSES:</b>						
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
<b>Total Operating Expenses</b>	<b>\$ 2,209,202</b>	<b>\$ 2,019,593</b>	<b>9%</b>	<b>\$ 2,162,921</b>	<b>2%</b>	<b>\$ 2,162,921</b>

**CONSOLIDATED - TOTAL**

<b>OPERATING EXPENSES:</b>						
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
<b>Total Operating Expenses</b>	<b>\$ 20,131,628</b>	<b>\$ 19,378,971</b>	<b>4%</b>	<b>\$ 21,426,300</b>	<b>-6%</b>	<b>\$ 21,426,300</b>



# 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
<b>OPERATING REVENUES:</b>						
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
<b>Total Operating Revenues</b>	<b>5,222,630</b>	<b>4,009,746</b>	<b>30%</b>	<b>4,577,322</b>	<b>14%</b>	<b>4,577,322</b>
<b>OPERATING EXPENSES:</b>						
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
<b>Total Operating Expenses</b>	<b>4,076,008</b>	<b>4,072,109</b>	<b>0%</b>	<b>4,636,403</b>	<b>-12%</b>	<b>4,636,403</b>
<b>OPERATING INCOME (LOSS)</b>	<b>1,146,622</b>	<b>(62,363)</b>	<b>1939%</b>	<b>(59,081)</b>	<b>2041%</b>	<b>(59,081)</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>						
Debt interest and fees	(1,944,484)	(870,868)	123%	(3,317,856)	-41%	(3,317,856)
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(1,944,484)</b>	<b>(870,868)</b>	<b>123%</b>	<b>(3,317,856)</b>	<b>-41%</b>	<b>(3,317,856)</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ (797,862)</b>	<b>\$ (933,231)</b>	<b>-15%</b>	<b>\$ (3,376,937)</b>	<b>-76%</b>	<b>\$ (3,376,937)</b>

**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
<b>Velasco Term Phase II - Berth 8</b>	<b>133,856,037.88</b>	<b>(13,283,496.98)</b>	<b>120,572,540.90</b>	<b>49,084,100.00</b>	<b>22,406,761.64</b>	<b>82,857,443.53</b>	<b>105,264,205.17</b>	<b>15,308,335.73</b>
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
<b>RORO Ramp - Berth 8</b>	<b>24,921,340.40</b>	<b>392,100.00</b>	<b>25,313,440.40</b>	<b>0.00</b>	<b>18,771,242.59</b>	<b>748,327.65</b>	<b>19,519,570.24</b>	<b>5,793,870.16</b>
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
<b>VT- North Gate Entrance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>400,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>Land &amp; Improvements</b>	<b>5,338,275.23</b>	<b>0.00</b>	<b>5,338,275.23</b>	<b>750,000.00</b>	<b>1,123,704.61</b>	<b>4,214,570.62</b>	<b>5,338,275.23</b>	<b>0.00</b>
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
<b>Parcel 14 Rail Development Phase II</b>	<b>407,412.00</b>	<b>0.00</b>	<b>407,412.00</b>	<b>250,000.00</b>	<b>184,127.34</b>	<b>0.00</b>	<b>184,127.34</b>	<b>223,284.66</b>
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
<b>Transit Shed Modifications</b>	<b>213,847.98</b>	<b>0.00</b>	<b>213,847.98</b>	<b>1,500,000.00</b>	<b>750.00</b>	<b>213,097.98</b>	<b>213,847.98</b>	<b>0.00</b>
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
<b>M &amp; R - Joint Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>M &amp; R - Railroad Track Renovations</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>M &amp; R - Roads</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>Operations Building Upgrade</b>	<b>87,154.64</b>	<b>0.00</b>	<b>87,154.45</b>	<b>0.00</b>	<b>82,816.76</b>	<b>4,337.69</b>	<b>87,154.45</b>	<b>0.00</b>
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
<b>Maintenance Shop Repairs</b>	<b>71,865.93</b>	<b>0.00</b>	<b>71,865.93</b>	<b>0.00</b>	<b>68,820.93</b>	<b>3,045.00</b>	<b>71,865.93</b>	<b>0.00</b>
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
<b>Dole Office Bldg Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
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
<b>Gate 8 Renovations</b>	<b>33,600.00</b>	<b>0.00</b>	<b>33,600.00</b>	<b>170,000.00</b>	<b>3,528.00</b>	<b>0.00</b>	<b>3,528.00</b>	<b>30,072.00</b>
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
<b>VT Backlands Area IV</b>	<b>528,394.21</b>	<b>0.00</b>	<b>528,394.21</b>	<b>2,000,000.00</b>	<b>6,610.73</b>	<b>92,961.92</b>	<b>99,572.65</b>	<b>428,821.56</b>
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
<b>Inner Harbor Berth Repairs</b>	<b>240,300.00</b>	<b>0.00</b>	<b>240,300.00</b>	<b>400,000.00</b>	<b>54,150.00</b>	<b>59,800.00</b>	<b>113,950.00</b>	<b>126,350.00</b>
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
<b>Levee Stabilization Reach 2</b>	<b>30,996,557.18</b>	<b>0.00</b>	<b>30,996,557.18</b>	<b>0.00</b>	<b>4,711,367.20</b>	<b>26,285,189.98</b>	<b>30,996,557.18</b>	<b>0.00</b>
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
<b>Transformer Yard Replacement</b>	<b>4,078.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>0.00</b>
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
<b>Pumpstation 1400 E Floodgate</b>	<b>1,440.00</b>	<b>0.00</b>	<b>1,440.00</b>	<b>0.00</b>	<b>1,440.00</b>	<b>0.00</b>	<b>1,440.00</b>	<b>0.00</b>
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
<b>Total</b>				<b>\$ 54,899,100.00</b>	<b>\$ 47,419,397.80</b>	<b>\$ 114,478,774.37</b>	<b>\$ 161,898,172.17</b>	<b>\$ 21,910,734.11</b>



1100 Cherry Street, FREEPORT, TX 77541  
(979) 233-2667 1 (800) 362-5743 FAX: (979) 373-0023

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 25<sup>th</sup> 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. 28<sup>th</sup>. 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 %

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

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>	

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
<b>RESTRICTED</b>													
<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>FREEPORT 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 FREEPORT 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>FREEPORT 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 FREEPORT 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 &amp; 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 &amp; 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	7,156,000.00	19.31%
	<u>37,051,456.16</u>	

# Vendor Expenditure

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

Port Freeport

Wednesday, November 9, 2022

Page 1

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	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
<b>90983</b>	<b>09/06/22</b>	<b>V00007</b>	<b>Office Universe, Inc.</b>	<b>33.97</b>	
124692	122248		Office Supplies		33.97
			Line Amount Total		33.97
<b>90984</b>	<b>09/06/22</b>	<b>V00010</b>	<b>Specialties Company</b>	<b>390.44</b>	
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
<b>90985</b>	<b>09/06/22</b>	<b>V00015</b>	<b>Mike Wilson</b>	<b>243.83</b>	
124772	122363		Flexible Spending Emp Reimbursement		243.83
			Line Amount Total		243.83
<b>90986</b>	<b>09/06/22</b>	<b>V00016</b>	<b>Rodney Blackstock</b>	<b>55.18</b>	
124756	122321		M&R Security Equipment-SeaArk Commander Boat		55.18
			Line Amount Total		55.18
<b>90987</b>	<b>09/06/22</b>	<b>V00021</b>	<b>Gulf Coast Paper Company</b>	<b>727.01</b>	
124754	122303		Office Supplies		727.01
			Line Amount Total		727.01
<b>90988</b>	<b>09/06/22</b>	<b>V00039</b>	<b>Brazosport Tire</b>	<b>3,023.55</b>	
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
<b>90989</b>	<b>09/06/22</b>	<b>V00040</b>	<b>The Brazosport Facts</b>	<b>500.00</b>	
124720	122267		Community Advertising		500.00
			Line Amount Total		500.00
<b>90990</b>	<b>09/06/22</b>	<b>V00046</b>	<b>Sprint Waste Services</b>	<b>471.24</b>	
124759	122304		Contract Services		471.24
			Line Amount Total		471.24
<b>90991</b>	<b>09/06/22</b>	<b>V00067</b>	<b>Quill Corporation</b>	<b>473.80</b>	
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

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
<b>90992</b>	<b>09/06/22</b>	<b>V00071</b>	<b>Verizon Wireless</b>	<b>151.96</b>	
124777	122366	Telephone		75.98	
124777	122366	Telephone		37.99	
124777	122366	Telephone		37.99	
		Line Amount Total		151.96	
<b>90993</b>	<b>09/06/22</b>	<b>V00095</b>	<b>Swisher &amp; Swisher</b>	<b>1,000.00</b>	
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	
<b>90994</b>	<b>09/06/22</b>	<b>V00096</b>	<b>Centerpoint Energy</b>	<b>25.59</b>	
124782	122368	Water & Gas		25.59	
		Line Amount Total		25.59	
<b>90995</b>	<b>09/06/22</b>	<b>V00100</b>	<b>LJA Engineering Inc.</b>	<b>597.78</b>	
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	
<b>90996</b>	<b>09/06/22</b>	<b>V00103</b>	<b>Nicholas Malambri</b>	<b>86.07</b>	
124773	122359	Telephone		75.00	
124773	122359	Construction in Progress		11.07	
		Line Amount Total		86.07	
<b>90997</b>	<b>09/06/22</b>	<b>V00106</b>	<b>Freese &amp; Nichols</b>	<b>31,715.35</b>	
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	
<b>90998</b>	<b>09/06/22</b>	<b>V00112</b>	<b>Tricia Vela</b>	<b>93.35</b>	
124762	122320	Telephone		75.00	
124762	122320	Community Events		16.66	
124762	122320	Automobile Expense		1.69	
		Line Amount Total		93.35	
<b>90999</b>	<b>09/06/22</b>	<b>V00117</b>	<b>Jason Caywood</b>	<b>375.00</b>	
124755	122319	Telephone		375.00	
		Line Amount Total		375.00	
<b>91000</b>	<b>09/06/22</b>	<b>V00124</b>	<b>Carriage House Partners</b>	<b>4,250.00</b>	
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	
<b>91001</b>	<b>09/06/22</b>	<b>V00178</b>	<b>Waypoint</b>	<b>5,830.00</b>	
124742	122218	Contract Services		5,830.00	



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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
124742	122218		1 year, 10 CCU pack, VMware Horizon 8 renewal		
124742	122218		Quote: AAAQ13962		
			Line Amount Total		5,830.00
<b>91002</b>	<b>09/06/22</b>	<b>V00192</b>	<b>Glomar International, Inc.</b>	<b>3,937.75</b>	
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
<b>91003</b>	<b>09/06/22</b>	<b>V00210</b>	<b>Mimecast North America, Inc.</b>	<b>561.51</b>	
124716	122271		Contract Services		561.51
			Line Amount Total		561.51
<b>91004</b>	<b>09/06/22</b>	<b>V00228</b>	<b>Department of Information Resources</b>	<b>207.39</b>	
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
<b>91005</b>	<b>09/06/22</b>	<b>V00242</b>	<b>Detail Products Inc.</b>	<b>124.94</b>	
124769	122360		Office Supplies		60.17
124770	122361		Office Supplies		64.77
			Line Amount Total		124.94
<b>91006</b>	<b>09/06/22</b>	<b>V00270</b>	<b>The Bulletin</b>	<b>95.00</b>	
124734	122287		Community Advertising		95.00
			Line Amount Total		95.00
<b>91007</b>	<b>09/06/22</b>	<b>V00364</b>	<b>Brazosport Plumbing &amp; Heating</b>	<b>3,746.52</b>	
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
<b>91008</b>	<b>09/06/22</b>	<b>V00539</b>	<b>Cintas</b>	<b>501.42</b>	
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
<b>91009</b>	<b>09/06/22</b>	<b>V00593</b>	<b>McAllen Signal and Boring , LLC</b>	<b>500.00</b>	
124766	120931		Monthly Hwy 36 Signal Inspection		500.00
124766	120931		March 2022-September 2022		
			Line Amount Total		500.00
<b>91010</b>	<b>09/06/22</b>	<b>V00668</b>	<b>DARE Capital Partners, LLC</b>	<b>2,000.53</b>	
124764	122302		M&R Other-Mowing, Weed Control Etc		1,433.95

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
124764	122302		Contract Labor Expense		566.58
			Line Amount Total		2,000.53
<b>91011</b>	<b>09/06/22</b>	<b>V00808</b>	<b>Whitener Enterprises Inc.</b>	<b>1,968.00</b>	
124768	122247		600 Gallons of Unleaded Fuel for Tank		1,968.00
			Line Amount Total		1,968.00
<b>91012</b>	<b>09/06/22</b>	<b>V00821</b>	<b>Summit Fire &amp; Security</b>	<b>280.00</b>	
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
<b>91013</b>	<b>09/06/22</b>	<b>V00864</b>	<b>Visual Edge IT</b>	<b>133.92</b>	
124763	122316		Contract Services		133.92
			Line Amount Total		133.92
<b>91014</b>	<b>09/13/22</b>	<b>V00002</b>	<b>EM-Print Company</b>	<b>534.00</b>	
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
<b>91015</b>	<b>09/13/22</b>	<b>V00006</b>	<b>Michaela Bevers</b>	<b>75.00</b>	
124831	122412		Telephone		75.00
			Line Amount Total		75.00
<b>91016</b>	<b>09/13/22</b>	<b>V00009</b>	<b>Williams Diesel, Inc</b>	<b>352.70</b>	
124846	122402		Maint and Operations Supplies		10.21
124847	122401		M&R TOE-Hyster Forklift 440		342.49
			Line Amount Total		352.70
<b>91017</b>	<b>09/13/22</b>	<b>V00010</b>	<b>Specialties Company</b>	<b>186.36</b>	
124852	122395		M&R TOE-Gantry Crane		93.18
124852	122395		M&R TOE-Gantry Crane		93.18
			Line Amount Total		186.36
<b>91018</b>	<b>09/13/22</b>	<b>V00011</b>	<b>Gulftex Vending</b>	<b>256.95</b>	
124842	122435		Office Supplies		256.95
			Line Amount Total		256.95

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
<b>91019</b>	<b>09/13/22</b>	<b>V00017</b>	<b>Donnie Joe Evans</b>	<b>75.00</b>	
124879	122420		Telephone		75.00
			Line Amount Total		75.00
<b>91020</b>	<b>09/13/22</b>	<b>V00018</b>	<b>David Lopez</b>	<b>45.00</b>	
124880	122421		Telephone		45.00
			Line Amount Total		45.00
<b>91021</b>	<b>09/13/22</b>	<b>V00032</b>	<b>Matheson Tri Gas</b>	<b>278.19</b>	
124848	122400		Maint and Operations Supplies		278.19
			Line Amount Total		278.19
<b>91022</b>	<b>09/13/22</b>	<b>V00039</b>	<b>Brazosport Tire</b>	<b>1,118.00</b>	
124862	122312		M&R Vehicles-Chevy Tahoe		1,118.00
			Line Amount Total		1,118.00
<b>91023</b>	<b>09/13/22</b>	<b>V00041</b>	<b>Evco Industrial Hardware</b>	<b>824.93</b>	
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
<b>91024</b>	<b>09/13/22</b>	<b>V00046</b>	<b>Sprint Waste Services</b>	<b>604.90</b>	
124843	122406		Contract Services		219.96
124845	122405		Contract Services		214.12
124845	122405		Contract Services		170.82
			Line Amount Total		604.90
<b>91025</b>	<b>09/13/22</b>	<b>V00049</b>	<b>Brazos Fasteners</b>	<b>356.00</b>	
124840	122414		M&R Leased Facilities-24A (Chiquita)		356.00
			Line Amount Total		356.00
<b>91026</b>	<b>09/13/22</b>	<b>V00053</b>	<b>Shred it Houston</b>	<b>203.56</b>	
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
<b>91027</b>	<b>09/13/22</b>	<b>V00054</b>	<b>Summit Electric Supply</b>	<b>3,729.80</b>	
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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Invoice No.	PO No.	GL Account Name	Line Description		
<b>91028 09/13/22</b>	<b>V00067</b>	<b>Quill Corporation</b>	<b>36.56</b>		
124857	122381		Office Supplies		36.56
			Line Amount Total		36.56
<b>91029 09/13/22</b>	<b>V00068</b>	<b>Randy Aparicio</b>	<b>45.00</b>		
124884	122418		Telephone		45.00
			Line Amount Total		45.00
<b>91030 09/13/22</b>	<b>V00075</b>	<b>Vicki L. Smith</b>	<b>75.00</b>		
124791	122372		Telephone		75.00
			Line Amount Total		75.00
<b>91031 09/13/22</b>	<b>V00077</b>	<b>Brookside Equipment</b>	<b>122.50</b>		
124863	122407		M&R Other-Mowing, Weed Control Etc		122.50
			Line Amount Total		122.50
<b>91032 09/13/22</b>	<b>V00080</b>	<b>On Hold Marketing Works</b>	<b>39.00</b>		
124877	122385		Lease Expense		39.00
			Line Amount Total		39.00
<b>91033 09/13/22</b>	<b>V00083</b>	<b>Jason Hull</b>	<b>136.75</b>		
124787	122375		Telephone		136.75
			Line Amount Total		136.75
<b>91034 09/13/22</b>	<b>V00087</b>	<b>Payment vendor ledger entry is not found check# 91034.</b>	<b>0.00</b>		
			Line Amount Total		
<b>91035 09/13/22</b>	<b>V00087</b>	<b>Payment vendor ledger entry is not found check# 91035.</b>	<b>0.00</b>		
			Line Amount Total		
<b>91036 09/13/22</b>	<b>V00087</b>	<b>Payment vendor ledger entry is not found check# 91036.</b>	<b>0.00</b>		
			Line Amount Total		
<b>91037 09/13/22</b>	<b>V00087</b>	<b>Reliant</b>	<b>76,983.32</b>		
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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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	
<b>91038</b>	<b>09/13/22</b>	<b>V00091</b>	<b>Wells Fargo</b>	<b>17,389.22</b>	
124878	122390		Other Accounts Payable (JE)	17,389.22	
			Line Amount Total	17,389.22	
<b>91039</b>	<b>09/13/22</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>	<b>73,271.31</b>	
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	
<b>91040</b>	<b>09/13/22</b>	<b>V00104</b>	<b>Donald Mullett</b>	<b>75.00</b>	
124881	122422		Telephone	75.00	
			Line Amount Total	75.00	
<b>91041</b>	<b>09/13/22</b>	<b>V00105</b>	<b>Cecil Booth</b>	<b>185.15</b>	
124784	122374		Telephone	150.00	
124784	122374		Construction in Progress	35.15	
			Line Amount Total	185.15	
<b>91042</b>	<b>09/13/22</b>	<b>V00115</b>	<b>AT&amp;T:979-373-0020 6635</b>	<b>1,428.10</b>	
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	
<b>91043</b>	<b>09/13/22</b>	<b>V00116</b>	<b>Randy Thompson</b>	<b>45.00</b>	
124885	122419		Telephone	45.00	
			Line Amount Total	45.00	
<b>91044</b>	<b>09/13/22</b>	<b>V00124</b>	<b>Carriage House Partners</b>	<b>4,250.00</b>	
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	
<b>91045</b>	<b>09/13/22</b>	<b>V00143</b>	<b>ITMA</b>	<b>3,000.00</b>	
124897	122436		Commercial Events	3,000.00	

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124897		122436	Platinum Sponsor-2022 Golf Tournament		
			Line Amount Total		3,000.00
<b>91046</b>	<b>09/13/22</b>	<b>V00178</b>	<b>Waypoint</b>	<b>1,279.00</b>	
124798		122377	Contract Services		1,279.00
			Line Amount Total		1,279.00
<b>91047</b>	<b>09/13/22</b>	<b>V00181</b>	<b>Canon Solutions America, Inc.</b>	<b>217.30</b>	
124865		122380	Maint & Repair - Office Equipment		217.30
			Line Amount Total		217.30
<b>91048</b>	<b>09/13/22</b>	<b>V00187</b>	<b>Brazoria County Septic Service</b>	<b>1,477.00</b>	
124864		122404	Contract Services		1,477.00
			Line Amount Total		1,477.00
<b>91049</b>	<b>09/13/22</b>	<b>V00192</b>	<b>Glomar International, Inc.</b>	<b>385.87</b>	
124850		122397	M&R TOE-Gantry Crane		192.94
124850		122397	M&R TOE-Gantry Crane		192.93
			Line Amount Total		385.87
<b>91050</b>	<b>09/13/22</b>	<b>V00201</b>	<b>CDW Government</b>	<b>3,543.12</b>	
124793		121899	Contract Services		3,543.12
124793		121899	AutoCAD yearly renewal		
124793		121899	Quote: MWFK847		
			Line Amount Total		3,543.12
<b>91051</b>	<b>09/13/22</b>	<b>V00249</b>	<b>JOC Group Inc.</b>	<b>3,200.00</b>	
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
<b>91052</b>	<b>09/13/22</b>	<b>V00250</b>	<b>Lincoln National Life Insurance Company</b>	<b>4,046.67</b>	
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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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
<b>91053</b>	<b>09/13/22</b>	<b>V00256</b>	<b>Blueline Shop &amp; Copy Center</b>	<b>23.40</b>	
124853	122392		M&R TOE-Gantry Crane		11.70
124853	122392		M&R TOE-Gantry Crane		11.70
			Line Amount Total		23.40
<b>91054</b>	<b>09/13/22</b>	<b>V00267</b>	<b>IWS Gas and Supply of Texas</b>	<b>158.95</b>	
124844	122403		M&R TOE-General Terminal Ops Equip & Tools		158.95
			Line Amount Total		158.95
<b>91055</b>	<b>09/13/22</b>	<b>V00272</b>	<b>Highway 36A Coalition</b>	<b>180.00</b>	
124874	122389		Community Events		180.00
			Line Amount Total		180.00
<b>91056</b>	<b>09/13/22</b>	<b>V00337</b>	<b>Daikin Applied Inc</b>	<b>4,754.75</b>	
124779	122357		M&R Bldgs-Security Bldg		4,754.75
			Line Amount Total		4,754.75
<b>91057</b>	<b>09/13/22</b>	<b>V00417</b>	<b>On The River Restaurant</b>	<b>807.98</b>	
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
<b>91058</b>	<b>09/13/22</b>	<b>V00433</b>	<b>Indo American Chamber of Commerce</b>	<b>7,500.00</b>	
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
<b>91059</b>	<b>09/13/22</b>	<b>V00499</b>	<b>Occupational Health Centers of the Southwest, PA</b>	<b>286.00</b>	
124856	122387		Employment Related		286.00
			Line Amount Total		286.00
<b>91060</b>	<b>09/13/22</b>	<b>V00515</b>	<b>Talk About Good</b>	<b>1,652.00</b>	
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
<b>91061</b>	<b>09/13/22</b>	<b>V00517</b>	<b>Covenant K9 Detection Services</b>	<b>5,250.00</b>	
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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<b>91062 09/13/22</b>	<b>V00647</b>	<b>Exagono dba Brand Fire Texas</b>		<b>1,284.59</b>	
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
<b>91063 09/13/22</b>	<b>V00668</b>	<b>DARE Capital Partners, LLC</b>		<b>1,643.58</b>	
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
<b>91064 09/13/22</b>	<b>V00770</b>	<b>UniFirst Holdings Inc.</b>		<b>85.43</b>	
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
<b>91065 09/13/22</b>	<b>V00788</b>	<b>Montrose Environmental Solutions</b>		<b>3,405.00</b>	
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
<b>91066 09/13/22</b>	<b>V00809</b>	<b>Thomson Reuters Holdings Inc.</b>		<b>187.00</b>	
124890	118864		Subscriptions		187.00
124890	118864		Monthly Feature Fee for CLEAR Investigation/		
124890	118864		Background Services for 1 Year		



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124890	118864		October 2021 - September 2022		
			Line Amount Total		187.00
<b>91067</b>	<b>09/13/22</b>	<b>V00821</b>	<b>Summit Fire &amp; Security</b>	<b>3,187.84</b>	
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
<b>91068</b>	<b>09/13/22</b>	<b>V00867</b>	<b>Gallagher Bassett Services, Inc.</b>	<b>18,100.00</b>	
124794	121331		Consultant Fees - Other		18,100.00
124794	121331		Property Insurance Appraisal Fee		
			Line Amount Total		18,100.00
<b>91069</b>	<b>09/13/22</b>	<b>V00875</b>	<b>Hannah Fitzsimmons</b>	<b>100.98</b>	
124882	122423		Telephone		75.00
124882	122423		Office Supplies		25.98
			Line Amount Total		100.98
<b>91070</b>	<b>09/13/22</b>	<b>V00880</b>	<b>Christine Lewis</b>	<b>533.59</b>	
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
<b>91071</b>	<b>09/13/22</b>	<b>V00884</b>	<b>Prime Focus LLC</b>	<b>9,500.00</b>	
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
<b>91072</b>	<b>09/13/22</b>	<b>V00895</b>	<b>Patrick Taylor</b>	<b>50.00</b>	
124832	122410		M&R Docks-Dock Berth 7-VT		50.00
			Line Amount Total		50.00
<b>91073</b>	<b>09/13/22</b>	<b>V00611</b>	<b>Payment vendor ledger entry is not found check# 91073.</b>	<b>3,206,360.96</b>	
			Line Amount Total		
<b>91075</b>	<b>09/13/22</b>	<b>V00611</b>	<b>McCarthy Building Companies, Inc.</b>	<b>3,206,360.96</b>	
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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124876	122379		Office Supplies		44.10
			Line Amount Total		276.13
<b>91077</b>	<b>09/20/22</b>	<b>V00009</b>	<b>Williams Diesel, Inc</b>	<b>102.39</b>	
124915	122457		M&R TOE-Street Sweeper		58.65
124916	122458		M&R TOE-Street Sweeper		43.74
			Line Amount Total		102.39
<b>91078</b>	<b>09/20/22</b>	<b>V00010</b>	<b>Specialties Company</b>	<b>381.86</b>	
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
<b>91079</b>	<b>09/20/22</b>	<b>V00011</b>	<b>Gulftex Vending</b>	<b>253.42</b>	
124906	122454		Office Supplies		253.42
			Line Amount Total		253.42
<b>91080</b>	<b>09/20/22</b>	<b>V00013</b>	<b>Mary Campus</b>	<b>11.85</b>	
124943	122490		Automobile Expense		11.85
			Line Amount Total		11.85
<b>91081</b>	<b>09/20/22</b>	<b>V00016</b>	<b>Rodney Blackstock</b>	<b>26.94</b>	
124949	122493		M&R Security Equipment-SeaArk Commander Boat		26.94
			Line Amount Total		26.94
<b>91082</b>	<b>09/20/22</b>	<b>V00021</b>	<b>Gulf Coast Paper Company</b>	<b>147.52</b>	
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
<b>91083</b>	<b>09/20/22</b>	<b>V00040</b>	<b>The Brazosport Facts</b>	<b>599.99</b>	
124942	122469		Community Advertising		261.00
124942	122469		Legal Fees		338.99
			Line Amount Total		599.99
<b>91084</b>	<b>09/20/22</b>	<b>V00041</b>	<b>Evco Industrial Hardware</b>	<b>447.68</b>	
124901	122450		M&R Warehouse-WH51 Sprinkler System		447.68
			Line Amount Total		447.68
<b>91085</b>	<b>09/20/22</b>	<b>V00046</b>	<b>Sprint Waste Services</b>	<b>471.24</b>	
124912	122456		Contract Services		471.24
			Line Amount Total		471.24
<b>91086</b>	<b>09/20/22</b>	<b>V00049</b>	<b>Brazos Fasteners</b>	<b>43.76</b>	
124900	122448		M&R TOE-Gantry Crane		21.88
124900	122448		M&R TOE-Gantry Crane		21.88
			Line Amount Total		43.76
<b>91087</b>	<b>09/20/22</b>	<b>V00067</b>	<b>Quill Corporation</b>	<b>278.28</b>	
124909	122464		Office Supplies		227.94
124926	122465		Office Supplies		50.34
			Line Amount Total		278.28

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<b>91088</b>	<b>09/20/22</b>	<b>V00070</b>	<b>Darlene Winkler</b>	<b>74.87</b>	
124934	122484		Community Events	31.25	
124946	122485		Community Events	29.30	
124946	122485		Promotional Items - Community	14.32	
			Line Amount Total	74.87	
<b>91089</b>	<b>09/20/22</b>	<b>V00083</b>	<b>Jason Hull</b>	<b>261.33</b>	
124925	122476		Flexible Spending Emp Reimbursement	261.33	
			Line Amount Total	261.33	
<b>91090</b>	<b>09/20/22</b>	<b>V00097</b>	<b>Comcast Business</b>	<b>2,631.42</b>	
124919	122463		Contract Services	2,631.42	
			Line Amount Total	2,631.42	
<b>91091</b>	<b>09/20/22</b>	<b>V00098</b>	<b>Suburban Propane</b>	<b>308.35</b>	
124913	122453		Fuel/Oil	308.35	
			Line Amount Total	308.35	
<b>91092</b>	<b>09/20/22</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>	<b>36,172.80</b>	
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	
<b>91093</b>	<b>09/20/22</b>	<b>V00110</b>	<b>Jason Miura</b>	<b>611.35</b>	
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	
<b>91094</b>	<b>09/20/22</b>	<b>V00112</b>	<b>Tricia Vela</b>	<b>198.53</b>	
124933	122475		Telephone	75.00	
124933	122475		Community Events	123.53	
			Line Amount Total	198.53	
<b>91095</b>	<b>09/20/22</b>	<b>V00125</b>	<b>AT&amp;T:979-230-9161 754-5</b>	<b>502.11</b>	
124922	122481		Telephone	56.95	
124922	122481		Telephone	56.95	
124922	122481		Telephone	388.21	
			Line Amount Total	502.11	
<b>91096</b>	<b>09/20/22</b>	<b>V00132</b>	<b>American Journal of Transportation</b>	<b>620.00</b>	
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	
<b>91097</b>	<b>09/20/22</b>	<b>V00150</b>	<b>Brazoria County Clerk's Office</b>	<b>200.00</b>	
124923	122483		Office Supplies	200.00	
			Line Amount Total	200.00	
<b>91098</b>	<b>09/20/22</b>	<b>V00159</b>	<b>Principal Life Insurance-PLIC-SBD Grand Island</b>	<b>4,051.38</b>	
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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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
<b>91099</b>	<b>09/20/22</b>	<b>V00166</b>	<b>Van Scoyoc Associates</b>	<b>11,016.35</b>	
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		
124940	115717		3yrs contract-CA 10/8/2020		
			Line Amount Total		11,016.35
<b>91100</b>	<b>09/20/22</b>	<b>V00187</b>	<b>Brazoria County Septic Service</b>	<b>1,688.00</b>	
124918	122452		Contract Services		1,688.00
			Line Amount Total		1,688.00
<b>91101</b>	<b>09/20/22</b>	<b>V00192</b>	<b>Glomar International, Inc.</b>	<b>977.29</b>	
124904	122446		M&R TOE-Gantry Crane		488.65
124904	122446		M&R TOE-Gantry Crane		488.64
			Line Amount Total		977.29
<b>91102</b>	<b>09/20/22</b>	<b>V00193</b>	<b>Grainger</b>	<b>268.40</b>	
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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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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<b>91113 09/20/22</b>	<b>V00860</b>	<b>Power Engineering Services, Inc</b>		<b>4,078.00</b>	
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
<b>91114 09/20/22</b>	<b>V00864</b>	<b>Visual Edge IT</b>		<b>82.23</b>	
124914	122444		Contract Services		82.23
			Line Amount Total		82.23
<b>91115 09/20/22</b>	<b>V00896</b>	<b>Five Star Products, Inc.</b>		<b>1,184.00</b>	
124947	122486		M&R Docks-Dock Berth 1		1,184.00
			Line Amount Total		1,184.00
<b>91116 09/23/22</b>	<b>V00030</b>	<b>Girouard's Ace Hardware</b>		<b>1,094.48</b>	
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
<b>91117</b>	<b>09/23/22</b>	<b>V00663</b>	<b>B&amp;K Motor Parts, Inc</b>	<b>2,799.81</b>	
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
<b>91118</b>	<b>09/23/22</b>	<b>V00029</b>	<b>Texas Association of Counties</b>	<b>8,686.00</b>	
			Line Amount Total		
<b>91119</b>	<b>09/23/22</b>	<b>V00204</b>	<b>Brazoria County Appraisal District</b>	<b>10,065.00</b>	
122099	119824		Appraisal District Fees		10,065.00
			Line Amount Total		10,065.00
<b>91120</b>	<b>09/27/22</b>	<b>V00085</b>	<b>Moffatt &amp; Nichol</b>	<b>15,181.40</b>	
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
<b>91121</b>	<b>09/27/22</b>	<b>V00002</b>	<b>EM-Print Company</b>	<b>68.00</b>	
124984	122549		Office Supplies		68.00
			Line Amount Total		68.00
<b>91122</b>	<b>09/27/22</b>	<b>V00004</b>	<b>City of Freeport</b>	<b>1,523.73</b>	
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
<b>91123</b>	<b>09/27/22</b>	<b>V00005</b>	<b>Phyllis Saathoff</b>	<b>1,961.82</b>	
125009	122551		Telephone		136.75
125009	122551		Commercial Events		733.49



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125009	122551		Sales/Promotion Travel	1,091.58	
			Line Amount Total	1,961.82	
<b>91124</b>	<b>09/27/22</b>	<b>V00008</b>	<b>Port Freeport - Petty Cash</b>	<b>296.71</b>	
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	
<b>91125</b>	<b>09/27/22</b>	<b>V00010</b>	<b>Specialties Company</b>	<b>255.80</b>	
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	
<b>91126</b>	<b>09/27/22</b>	<b>V00015</b>	<b>Mike Wilson</b>	<b>510.44</b>	
124972	122510		Flexible Spending Emp Reimbursement	510.44	
			Line Amount Total	510.44	
<b>91127</b>	<b>09/27/22</b>	<b>V00023</b>	<b>Patrick's Enterprises, Inc.</b>	<b>309.60</b>	
124957	122498		Office Supplies	309.60	
			Line Amount Total	309.60	
<b>91128</b>	<b>09/27/22</b>	<b>V00031</b>	<b>Culligan Water Systems</b>	<b>526.56</b>	
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	
<b>91129</b>	<b>09/27/22</b>	<b>V00041</b>	<b>Evco Industrial Hardware</b>	<b>244.49</b>	
124968	122534		M&R TOE-Gantry Crane	122.25	
124968	122534		M&R TOE-Gantry Crane	122.24	
			Line Amount Total	244.49	
<b>91130</b>	<b>09/27/22</b>	<b>V00043</b>	<b>Union Pacific Railroad Company</b>	<b>70,559.10</b>	
125012	122536		Property Lease Expense	70,559.10	
			Line Amount Total	70,559.10	

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<b>91131 09/27/22</b>	<b>V00044</b>	<b>Ready Refresh</b>		<b>364.65</b>	
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	
<b>91132 09/27/22</b>	<b>V00049</b>	<b>Brazos Fasteners</b>		<b>21.54</b>	
125015	122554		M&R TOE-Gantry Crane	10.77	
125015	122554		M&R TOE-Gantry Crane	10.77	
			Line Amount Total	21.54	
<b>91133 09/27/22</b>	<b>V00051</b>	<b>Velasco Drainage District</b>		<b>4,830.00</b>	
125013	122552		FHIP Reach 1	3,390.00	
125014	122553		Construction in Progress	1,440.00	
			Line Amount Total	4,830.00	
<b>91134 09/27/22</b>	<b>V00054</b>	<b>Summit Electric Supply</b>		<b>1,212.43</b>	
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	
<b>91135 09/27/22</b>	<b>V00060</b>	<b>Sun Coast Resources</b>		<b>2,229.98</b>	
124937	122409		700 Gallons of Unleaded Fuel	2,229.98	
			Line Amount Total	2,229.98	
<b>91136 09/27/22</b>	<b>V00062</b>	<b>AT&amp;T Mobility</b>		<b>47.17</b>	
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	
<b>91137 09/27/22</b>	<b>V00084</b>	<b>Crain, Caton &amp; James</b>		<b>71,278.80</b>	
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	
<b>91138 09/27/22</b>	<b>V00088</b>	<b>Blue Cross Blue Shield of Texas</b>		<b>67,508.36</b>	
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	

## Vendor Expenditure

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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	
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	
<b>91139</b>	<b>09/27/22</b>	<b>V00098</b>	<b>Suburban Propane</b>	<b>1,206.38</b>	
124989	122542		Fuel/Oil	282.91	
124990	122543		Fuel/Oil	923.47	
			Line Amount Total	1,206.38	
<b>91140</b>	<b>09/27/22</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>	<b>74,387.82</b>	
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	
<b>91141</b>	<b>09/27/22</b>	<b>V00119</b>	<b>JH Sanchez Holding Company</b>	<b>6,495.00</b>	
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	
<b>91142</b>	<b>09/27/22</b>	<b>V00132</b>	<b>American Journal of Transportation</b>	<b>4,160.00</b>	
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	
<b>91143</b>	<b>09/27/22</b>	<b>V00192</b>	<b>Glomar International, Inc.</b>	<b>2,190.93</b>	
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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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
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	
<b>91144</b>	<b>09/27/22</b>	<b>V00197</b>	<b>Motion Industries</b>	<b>1,011.12</b>	
125004	122558		M&R TOE-Gantry Crane	505.56	
125004	122558		M&R TOE-Gantry Crane	505.56	
			Line Amount Total	1,011.12	
<b>91145</b>	<b>09/27/22</b>	<b>V00214</b>	<b>McFarland PLLC</b>	<b>30,500.00</b>	
125006	122526		Legal Fees	1,425.00	
125005	122525		Construction in Progress	29,075.00	
			Line Amount Total	30,500.00	
<b>91146</b>	<b>09/27/22</b>	<b>V00219</b>	<b>Toyotalift of Houston</b>	<b>748.13</b>	
124991	122537		M&R TOE-Toyota Forklift	136.73	
124992	122538		M&R TOE-Toyota Forklift	611.40	
			Line Amount Total	748.13	
<b>91147</b>	<b>09/27/22</b>	<b>V00235</b>	<b>Brazoria County Hispanic Chamber of Commerce</b>	<b>500.00</b>	
124981	122540		Community Events (FY2023)	500.00	
			Line Amount Total	500.00	
<b>91148</b>	<b>09/27/22</b>	<b>V00355</b>	<b>Boys &amp; Girls Club of Brazoria County</b>	<b>250.00</b>	
124964	122507		Community Events	250.00	
			Line Amount Total	250.00	
<b>91149</b>	<b>09/27/22</b>	<b>V00499</b>	<b>Occupational Health Centers of the Southwest, PA</b>	<b>233.00</b>	
125027	122564		Employment Related	233.00	
			Line Amount Total	233.00	
<b>91150</b>	<b>09/27/22</b>	<b>V00528</b>	<b>Kane Russell Coleman Logan</b>	<b>6,583.50</b>	
125003	122527		Legal Fees	6,583.50	
			Line Amount Total	6,583.50	
<b>91151</b>	<b>09/27/22</b>	<b>V00608</b>	<b>Economic Development Alliance for Brazoria Countv</b>	<b>32.00</b>	
124983	122541		Community Events	32.00	
			Line Amount Total	32.00	
<b>91152</b>	<b>09/27/22</b>	<b>V00624</b>	<b>CBRE, Inc.-Valuation and Advisory Services</b>	<b>5,625.00</b>	
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	
<b>91153</b>	<b>09/27/22</b>	<b>V00647</b>	<b>Exagono dba Brand Fire Texas</b>	<b>2,304.88</b>	
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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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
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
<b>91154</b>	<b>09/27/22</b>	<b>V00668</b>	<b>DARE Capital Partners, LLC</b>	<b>1,335.21</b>	
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
<b>91155</b>	<b>09/27/22</b>	<b>V00759</b>	<b>TransTech of SC Inc.</b>	<b>8,846.34</b>	
125022	121681		Various part for PCR & SCR Cable Reels for Crane 1		
125022	121681		& 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
<b>91156</b>	<b>09/27/22</b>	<b>V00770</b>	<b>UniFirst Holdings Inc.</b>	<b>55.06</b>	
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 Aggreement 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	
Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
<b>91157 09/27/22</b>		<b>V00821</b>	<b>Summit Fire &amp; Security</b>	<b>470.00</b>	
124929	122473		M&R Transit Shed-T.S. Sprinkler System		470.00
			Line Amount Total		470.00
<b>91158 09/27/22</b>		<b>V00833</b>	<b>M &amp; J Environmental Services LLC</b>	<b>419.00</b>	
125008	119313		Disinfectant Treatment for Admin-5,000 sq ft (77%)		322.63
125008	119313		Disinfectant Teatment for EOC - 1,500 sq ft (23%)		96.37
			Line Amount Total		419.00
<b>91159 09/27/22</b>		<b>V00847</b>	<b>Barbara Schoppe</b>	<b>21.24</b>	
124980	122550		Office Supplies		21.24
			Line Amount Total		21.24
<b>91160 09/27/22</b>		<b>V00894</b>	<b>T. Baker Smith, LLC</b>	<b>2,730.00</b>	
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
<b>91161 09/28/22</b>		<b>V00531</b>	<b>Rob Lowe</b>	<b>204.88</b>	
125029	122567		Telephone		136.75
125029	122567		Automobile Expense		68.13
			Line Amount Total		204.88
<b>91162 09/28/22</b>		<b>V00870</b>	<b>Angel Aluiso</b>	<b>35,000.00</b>	
125030	122566		Construction in Progress		35,000.00
			Line Amount Total		35,000.00
<b>91163 09/30/22</b>		<b>V00008</b>	<b>Port Freeport - Petty Cash</b>	<b>296.71</b>	
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
<b>Texas Gulf Bank Accounts Payable</b>				<b>7,267,783.00</b>	



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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

## Stevedore 2023 Renewals

[illegible]



**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**

**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 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

## Port Freeport Dental and Vision Renewal for 2023

	Principal					Principal Buy-Up Plan			Met Life	
Dental	In-Network	Out-Network				In-Network	Out-Network		In-Network	Out-Network
Type A - Preventive	100%	100%				100%	100%		100%	100%
Type B - Basic Resorative	80%	80%				80%	80%		80%	80%
Type C - Major Restorative	50%	50%				50%	50%		50%	50%
Type D - Orthodontia	50%	50%				50%	50%		50%	50%
Deductible	In-Network					In-Network			In-Network	
Individual	\$50	\$50				\$50	\$50		\$50	\$50
Family	\$150	\$150				\$150	\$150		\$150	\$150
Annual Maximum Benefits										
Per Person	\$1,500	\$1,500				\$2,000	\$2,000		\$1,500	\$1,500
Child Orthodontia	\$1,000	\$1,000				\$1,000	\$1,000		\$1,000	\$1,000
Principal Vision										
Coverage Type	In-Network	Out-of-Network				In-Network	Out-of-Network		In-Network	Out-of-Network
Vision Exam- every 12 months	\$10 co-pay	Up to \$45				\$10 co-pay	Up to \$45		\$10 co-pay	Up to \$45
Lenses - every 12 months	\$25 co-pay					\$25 co-pay			\$25 co-pay	
Single		Up to \$30					Up to \$30			Up to \$30
Lined Bifocal		Up to \$50					Up to \$50			Up to \$50
Lined Trifocal		Up to \$65					Up to \$65			Up to \$65
Lenticular		Up to \$105					Up to \$105			Up to \$100
Frames- every 24 months	\$130 allowance	Up to \$70				\$130 allowance	Up to \$70		\$130 allowance	Up to \$70
**Elective Contact Lenses - every 12 months	\$150 allowance	Up to \$105				\$150 allowance	Up to \$105		\$130 allowance	Up to \$105
Additional Glasses	30% discount, same day as exam					30% discount, same day as exam				
Sunglasses Discount	20% discount, within 12 months of exam					20% discount, within 12 months of exam				
			<b>Expiring:</b>	<b>Renewal:</b>		<b>Expiring:</b>	<b>Renewal:</b>			
<b>Quoted Current Census Total Monthly Premium (Including Dependents)</b>			<b>\$2,841.58</b>	<b>\$2,919.71</b>	<b>3%</b>				<b>\$3,431.78</b>	<b>17%</b>
<b>Monthly Rate:</b>										
Employee			\$ 32.03	\$ 33.30	<b>4%</b>	\$ 36.32	\$ 37.80	<b>4%</b>	\$ 35.98	<b>11%</b>
Employee & Spouse			\$ 63.51	\$ 66.03	<b>4%</b>	\$ 72.01	\$ 74.94	<b>4%</b>	\$ 71.91	<b>12%</b>
Employee & Child			\$ 80.05	\$ 83.33	<b>4%</b>	\$ 94.83	\$ 98.84	<b>4%</b>	\$ 80.81	<b>1%</b>
Employee & Family			\$ 117.82	\$ 122.59	<b>4%</b>	\$ 138.04	\$ 143.80	<b>4%</b>	\$ 124.93	<b>6%</b>

**Current Allocation:**

Employee:

Port 100%	\$	32.03	\$	33.30	\$	35.98
Employee 0%	\$	-	\$	-	\$	-

Dependent:

Employee & Spouse				
Port 70%	\$	54.07	56.21	\$ 61.13
Employee 30%	\$	9.44	\$ 9.82	\$ 10.78
Employee & Children				
Port 70%	\$	65.64	\$ 68.32	\$ 67.36
Employee 30%	\$	14.41	\$ 15.01	\$ 13.45
Employee & Family				
Port 70%	\$	92.08	\$ 95.80	\$ 98.25
Employee 30%	\$	25.74	\$ 26.79	\$ 26.68

**\*\*Carriers such as Ameritas, Dental Select, Humana and BCBS could not mirror current benefits. Premiums were higher with fewer benefits.**

## **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 17<sup>th</sup> 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 17<sup>th</sup> 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 88<sup>th</sup> 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 88<sup>th</sup> 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 88<sup>th</sup> 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 .



# PAUL BRIDGES & ASSOCIATES

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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
<b>TOTAL</b>		<b>\$108,575.00</b>	<b>\$23,500.00</b>	<b>\$132,075.00</b>

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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