

## AGENDA

**Port Freeport  
Port Commission  
Regular Meeting  
Thursday, August 24, 2023, 2:00 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/81998842291?pwd=cElqdW4rQU1LeXlHZUIUVWNWZTFWdz09>

Meeting ID: 819 9884 2291

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Meeting ID: 819 9884 2291

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1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation.
3. Pledge of Allegiance: U.S. Flag & Texas Flag
4. Roll Call.
5. Safety Briefing.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.
7. Public Comment. (Public comment on any matter not on this Agenda will be limited to 5 minutes per participant and can be completed in person or by videoconference)
8. Public Testimony. (Public testimony on any item on this Agenda will be limited to 5 minutes per agenda item to be addressed per participant and can be completed in person or by videoconference. The participant shall identify in advance the specific agenda item or items to be addressed.
9. Receive update from federal consultants Van Scoyoc Associates.
10. Approval of minutes from meetings held July 20, 2023 and August 10, 2023.
11. Receive reports from Executive Staff on activities and matters related to administrative affairs, financial results, facility engineering matters, operations and vessel activity, port safety matters, port security matters, port tenant updates, USCOE, and other related port affairs.
  - A. Executive Director/CEO
  - B. Director of Engineering
  - C. Director of Operations
  - D. Director of Business & Economic Development
  - E. Chief Financial Officer

12. Approval of financial reports presented for the period ending July 31, 2023.
13. Receive report from Commissioners on matters related to:
  - A. August 3 Finance Committee Meeting
  - B. August 15 Capital Planning Committee Meeting
  - C. August 16 Personnel Committee Meeting
  - D. Port Commission related meetings or conferences, Port presentations and other Port related matters.
14. Approval of a Resolution Authorizing Execution of an Interlocal Agreement between Port Freeport and Texas Department of Transportation.
15. Approval of American Association of Port Authorities annual membership dues.
16. Approval of employee performance evaluation forms.
17. Discuss and consider adoption of a Resolution to propose the 2023 tax rate, to be adopted at a future meeting.

(The 2022 tax rate is \$0.035000; the 2023 No New Revenue Rate is \$0.030435; the 2023 Voter Approval Tax Rate is \$0.033240)
18. EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:
  - A. Under authority of Section 551.071 (Consultation with Attorney):
    1. Consultation with attorney under Government Code Section 551.071(1) (to seek or receive attorney's advice on pending or contemplated litigation).
    2. Consultation with attorney under Government Code Section 551.071(2) (to seek or receive attorney's advice on legal matters that are not related to litigation).
  - B. Under authority of Section 551.087 (Economic Development Negotiations or Incentives):
    1. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
      - i. Business and Economic Development Reports.
    2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
  - C. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
    1. The potential exchange, lease, or value of real property located in Freeport, Texas, including but not limited to the area known as the East End of Freeport and bordered by or adjacent to the following streets: FM 1495; East 2nd Street; Terminal Street and East 8th Street in Freeport, Texas.
    2. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 5, 7 and 8.
    3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 14, 19, 27, 34 and property on Quintana Island.
  - D. Under authority of Section 551.076 (Deliberation of Security Matters) for discussion regarding:
    1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.
19. RECONVENE OPEN SESSION:
20. 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.

A handwritten signature in black ink, reading "Phyllis Saathoff". The signature is written in a cursive, flowing style.

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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

## July 20, 2023

### In Person & Videoconference

A Regular Meeting of the Port Commission of Port Freeport was held July 20, 2023, beginning at 1:03 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/85910971997?pwd=UUZoeGF1eGVzK2tRSDBhVGx5WlZKZz09>

Meeting ID: 859 1097 1997

Passcode: 635744

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Meeting ID: 859 1097 1997

Find your local number: <https://us02web.zoom.us/j/85910971997?pwd=UUZoeGF1eGVzK2tRSDBhVGx5WlZKZz09>

Commissioners present in person:

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

Staff Members Present:

Ms. 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. Al Durel, Director of Operations  
Mr. Chris Hogan, Director of Protective Services  
Mr. Jason Miura, Director of Business & Economic Development  
Mr. Brandon Robertson, Director of Information Technology  
Ms. Missy Bevers, Executive Assistant  
Ms. Mary Campus, Controller  
Mr. Jesse Hibbetts, Operations Manager  
Ms. Randi Northrup, FSO  
Mr. Nick Malambri, Engineering Specialist  
Ms. Tricia Vela, Public Affairs Assistant  
Ms. Christine Lewis, Safety Coordinator  
Mr. Don Mullett, Crane Maintenance Manager  
Mr. Cecil Booth, Project Engineer  
Mr. Nick Malambri, Engineering Specialist  
Ms. Katie Tudor, Sales Representative

Ms. Emily Henderson, Sales & Marketing Specialist

Absent:

Mr. Rudy Santos, Commissioner

Also, present:

Mr. Chris Moore, Texas Port Ministry  
Mr. Paul Bridges, Paul Bridges & Associates  
Mr. Glen Collins, Sunstates Security  
Ms. Emily Beall, Breakthrough Consulting  
Mr. Peter Nemeth, Crain, Caton & James  
Ms. Megan Mikutis, Randle Law Office  
Mr. Stuart Herbst, Terracon  
Mr. Rick Stephanow, Gulf LNG Services  
Mr. James Nash, WGMA

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 Singhania noted that Commissioner Santos was absent. All other Commissioners were present in the board room.
5. Safety Briefing – Ms. Christine Lewis provided a safety moment regarding back-to-school driving tips.
6. Call to identify and discuss any conflicts of interest that may lead to a Commissioner abstaining from voting on any posted agenda item.

There were no conflicts noted by Commissioners.

7. Public Comment – There were no public comments.
8. Public Testimony – There was no public testimony.
9. Approval of minutes from the Regular Meeting held June 22, 2023.

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

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 began her report discussing a safety issue regarding the TxDOT Highway 36 project with the shifting of traffic patterns on July 17. West bound traffic has been moved to the newly constructed pavement while east bound traffic remains the same. Calls have been made to TxDOT requesting increased signage and communication to alert drivers to the new traffic pattern. Since the change, there have been three accidents. TxDOT is working to improve the signage. The next traffic safety and coordination meeting will be held August 8 at 3:00 p.m. Ms. Saathoff will be giving a presentation July 26 to the Lake Jackson Board of Realtors. Ms. Saathoff noted information she included in her report that may be of interest with regard to NOAA's proposed regulations in Gulf waters that would affect east part of the Gulf with required slower transits at night to protect endangered whales in the Gulf however, they are not in the west Gulf. The channel project is progressing with Reach 4 expected to be complete at the end of August. Ms. Saathoff noted that staff recently discussed the Grimaldi vessel fire in Newark with the OSS Committee adding that staff is doing everything they can to learn from this incident with Mr. Hogan continually working with local emergency personnel to tour the vessels and familiarize them with the layout. Commissioner Singhanian inquired how the Port's similar response company in Galveston would be handled. Mr. Hogan stated that we do not have a company on contract, but every vessel call that comes in has a plan and that plan designates the response contractor, noting that the Port is part of the unified command structure should an event occur. Ms. Saathoff added that when the unified command structure is put in place, the Coast Guard will take lead along with immediate local response. Commissioner Giesecke inquired about public affairs payment to Breakthrough Consulting asking if it's a quarterly payment or monthly. Ms. Saathoff responded stating it was a monthly payment for approximately four months of work explaining the consultants are putting together a new communication to go out bi-monthly, master email lists to broaden direct communication, introducing community pieces, increasing community outreach through social media platforms. He also inquired about the work Legend Labs completed for the Port. Ms. Saathoff stated the work has been brought to a certain point with the next step being logo work which Mr. Miura is coordinating to tie into the update of the website. Commissioner Singhanian requested that Legend Labs give an update to the Port Commission with what has been done thus far.

B. Director of Engineering

Mr. Hull reported the Velasco Terminal Berth 8 is still closing out while the port wide payment repairs will begin Monday and the FHCIP continues. He also shared a photo of Dredge 54 working in the bend easing area. He explained that Reach 4 is broken into three acceptance sections. The first section was completed, and the equipment was moved into the bend easing area as seen in the photo while the Corps completed their survey and sonar work to verify the work (in first section) was good. He noted that as of this meeting, the dredge was back in Reach 4 digging. He also reported the Gate 8 Guard House project is closing out and the drawings for the Parcel 14 Pump Station project are under review. Additionally, the Parcel 14 Rail project was substantially complete July 14 with a few items left on the punch list. Finally, the Gate 12 and Velasco Terminal Rider 37 project is on the agenda for consideration and Mr. Hull noted for the record the grant was applied for two years ago and cost is expected to increase from \$9 million to \$10 million.

C. Director of Operations

Mr. Durel reported that the month of June was a healthy month with July expected to be the same, adding that business is looking more like pre-Covid days. He stated that for the month of June, the total number of vessel arrivals port-wide was 103. LNG had 18 vessels

and Vulcan had 1 vessel with another expected in July. Steel is still flourishing with 600,000 tons having moved through the port year-to-date. Another two ships are expected in July. Total port wide vessels year-to-date is 810 vs. 936 this time last year. Security continues to meet multiple state and regional agencies to review hurricane plans. Safety recently coordinated a Safety Walkabout at the tenant safety meeting which is held every quarter. Commissioner Giesecke inquired about the imports vs. exports at Enterprise Terminal. Mr. Durel stated that it's primarily imports because they handle the Strategic Petroleum Reserve as they are supplying the product for them. He doesn't have exact numbers but expects it's probably of mix of imports/exports. Mr. Hogan introduced Glen Collins with Sunstates who replaced Randi Northrup who was recently hired as the facility security officer.

D. Director of Business & Economic Development

Mr. Miura submitted a written report and was available for questions. Ms. Saathoff complimented Mr. Miura on getting his new team oriented over the last several months who are honing-in on their key responsibilities and doing a good job.

E. Chief Financial Officer

Mr. Lowe gave a presentation regarding the financial results for the month of June.

11. Approval of financial reports presented for the period ending May 31, 2023.

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

12. Receive report from Commissioners on matters related to:

A. July 11 & 20 Finance Committee Meetings

Commissioner Giesecke reported the committee discussed changes to the Port Freeport Tariff No. 005 with a proposed 5% adjustment. They also discussed Vulcan Material's request to modify their temporary permit. Commissioner Giesecke deferred comments on the other items discussed as they're on the agenda for consideration. At the July 20 meeting, the committee received a report on the quarterly investment review.

B. July 18 OSS Committee Meeting

Commissioner Giesecke reported the committee received an update regarding the RFP process for the port rail switching operator. Mr. Miura added that staff received proposals from 7 interested parties to provide services for the Port Freeport switching operation on Parcel 14 to rail shippers. Staff met internally to review the proposals with a subsequent meeting scheduled July 26 that will involve the current rail shippers for feedback. Staff anticipates making a recommendation to the committee in August with approval of an operations agreement following in September. The committee also received an update from security. Commissioner Giesecke deferred comments on the other items discussed as they're on the agenda for consideration.

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

Commissioner Croft reported attending the Alliance Board of Directors meeting and the Industry Update.

Commissioner Kincannon reported attending the Highway 36A meeting and Freeport EDA meeting as well as the Industry Update.

Commissioner Giesecke reported attending the Industry Update as well.

Commissioner Fratila also reported attending the Industry Update and the Friends of the River meeting.

Commissioner Singhania reported attending the Freeport EDA meeting, Industry Update, Indo-American Gala and the Port CAP meeting. He also noted that Dr. Solis with Brazosport College has accepted an invitation to be the guest speaker at the September CAP meeting.

### 13. Receive update regarding procurement of Gantry Cranes.

Mr. Durel stated that staff has been working with Paul Bridges & Associates (PBA) to fine tune the crane requirements in order to get the best product that will last the Port the longest, reducing maintenance and down time. He introduced Paul Bridges with PBA who gave an update on the process. Mr. Bridges stated that all the technical questions have been reviewed and assessed. The base and optional proposals range from \$11.8 million to \$12.68 million per crane (based on the size of the cranes). As mentioned previously, the base proposal is based on cranes that are very similar in configuration to the existing cranes and the optional proposal is for cranes that would work the largest vessels calling ports in the world today. The manufacturer is currently waiting on the Port to come back with a counter proposal. PBA has internally calculated a counter proposal on what they think would be a fit for the ranges. PBA's next step would be to discuss proposals with port personnel. Mr. Durel asked Mr. Bridges to explain why PBA has zeroed in on negotiating with ZPMC vs. other manufacturers. Mr. Bridges explained that the maintenance operations crew wanted the new cranes to emulate the existing cranes as much as possible in order to maintain spare parts, maintenance qualities and levels. With that in mind, PBA wanted to obtain bids with a custom design in order to match existing cranes. In order to get a custom design, you need manufacturers who are willing to design and build cranes to specification. He noted that at this time, there are several large manufacturers who are getting all the projects with ZPMC being one and two others PBA routinely goes to however the latter typically only provide pricing based on their standard design which means the Port would get cranes designed to the manufacturer's designs and suppliers. With that, there would be different spares and different ways of maintaining the cranes. There are several firms PBA has received proposals from in the past that would build to specification but have indicated they could not be competitive with two cranes because of shipping costs for them. The other manufacturer from Europe has lost interest in the North American market at this time. Other Chinese firms has expressed interest but at this stage, PBA has chosen to obtain pricing from ZPMC with the custom design and spare parts costs considered. Mr. Durel clarified that the new cranes base proposal includes cranes that are slightly larger than the existing cranes with a reach of 18 across while the optional proposal will include much bigger cranes with a reach of 23 across. Mr. Bridges noted that the vessels calling ports today are designed so you can stack many more containers on deck, adding that the majority of the cranes are not capable of working these vessels because they don't have the



operating height above the deck. The cost range that the manufacturer provided for the cost difference between the base crane and larger crane is \$880,000. Staff also noted that a bidding process is still required. Once a bid is received and accepted, it would be 24 months before delivery. Additionally, the base bid includes a training module to use and keep onsite.

14. Approval of a Contract with K.R. Allen Construction, LLC for the Velasco Terminal Berths 7 & 8 Striping 2023 project, for an amount not to exceed \$46,013.70.

Mr. Hull stated this project is for the restriping of Berth 7 and original new striping for Berth 8. Two bids were received with one bid being disqualified because they did not submit a bid bond. The second bidder was K.R. Allen Construction, who met all the requirements. Staff has reviewed the bids and recommends approval of a contract with K.R. Allen Construction, LLC for an amount not to exceed \$46,013.70. This contractor is new to the Port with all references checking out very well.

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

15. Discuss and consider amendment to Advance Funding Agreement with the State of Texas for construction of the Velasco Terminal Access Project.

Mr. Miura stated that in August 2021, Port Freeport submitted a Rider 37 Grant Application for the Velasco Terminal Access Project. On October 28, 2021, the Texas Transportation Commission awarded Port Freeport a Texas Mobility Fund Grant (Rider 37) in amount \$6,228,128.42 for the Velasco Terminal Access Project. On June 5, 2023, Port Freeport entered an Advance Funding Agreement (AFA) with the State of Texas for receipt of those funds. After further internal review, staff recommends alternate improvements to the Velasco Terminal Access Project. Staff met with TxDOT to discuss the recommended alternate improvements and TxDOT has provided their initial approval and advised an amendment to the AFA will need to be executed. Mr. Miura then shared and explained two diagrams which depict the original diagram included with Port Freeport's 2021 Rider 37 application as well as the revised diagram depicting the recommended improvements. He further stated that on June 23, 2022, the Port Commission approved a resolution authorizing and approving an Advance Funding Agreement with the State of Texas for the Rider 37 funding. The resolution authorized the CEO/Executive Director to execute all documents necessary to complete the transaction. Staff recommends the alternate improvements and requests the Port Commission's concurrence to proceed with executing the necessary amendment to the AFA. Mr. Miura stated that staff does not have an amendment to present to the Commission noting that it will primarily consist of a diagram as an exhibit adding that since Ms. Saathoff has already been given authority to execute all documents, staff wanted to seek Commission's approval to move forward with executing the amendment.

A motion was made by Commissioner Kincannon to amend the Advance Funding Agreement with TxDOT to provide re-routing from FM 1495 on 8<sup>th</sup> Street to Poplar Street and Poplar Street to 5<sup>th</sup> Street, eliminating the remaining section of 8<sup>th</sup> Street, (substitution of exhibit) and authorizing the Executive Director/CEO to execute said document. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

16. Approval of Amendment No. 1 to the Professional Services Agreement with Freese & Nichols for the East End Rider 37 Expansion & Gate 12 project, for an amount not to exceed \$70,000.00.

Mr. Hull explained the previously approved re-routing is slightly longer and will cover more roadway by approximately 200 feet. In addition, the notice to proceed has been issued for the Gate 12 portion of the work but the notice to proceed was held for the roadway portion. This amendment covers the additional geotechnical testing, materials testing, surveying and mobilization. Staff recommends approval of Amendment #1 to the PSA for an amount not to exceed \$70,000.

A motion was made by Commissioner Giesecke to approve the amendment with Freese & Nichols for the East End Rider 37 Expansion & Gate 12 project in the amount not to exceed \$70,000. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

17. Adoption of a Resolution Approving and Authorizing the Submission of a Seaport Connectivity Program Application for the Gate 4 Access Road Project.

Mr. Miura stated that June 19, 2023, staff received communication from TxDOT that HB1 successfully made it through the legislative process, was signed by the Governor June 18, and the Port Rider Program was funding \$40 million for the biennium and \$20 million each year. It is now called the 2023 Seaport Connectivity Program with applications due July 9. Mr. Miura stated there was concern from port authorities that submitting applications with the short window would not allow them time to obtain approvals from their commissions. An exception was made to the process in order to submit applications first and seek necessary approvals at the next available opportunity. The Port submitted two applications. The first was for the Gate 4 Access Road Widening project with a cost of \$1.2 million and a 75% grant request of \$900,000 and the Port's portion \$300,000. Mr. Miura showed the project on a map that was submitted with the project which would widen the access road to Gate 4 to four lanes. The second project is the East 5<sup>th</sup> Street Reconstruction project that encompasses a total reconstruction of 5th Street. The current street was not designed for commercial truck traffic and will also be the primary road to access the container terminal. The cost of the project is \$4.8 million with a 75% grant request of \$3.6 million and the Port's portion being 25% at \$1.2 million.

Mr. Miura also gave the following timeline for the applications...

July 26 - TxDOT will score and vet the applications to ensure compliance.

August 8 – TxDOT will present their scoring to the Port Authority Advisory Committee.

September 28 - TxDOT will present the Port Authority Advisory Committee's recommendation to the Texas Transportation Commission for approval.

If the Port is awarded, the next step will be for the Port Commission to approve a resolution permitting the Port to enter an Advance Funding Agreement with TxDOT and authorize the Executive Director to execute documents.

A motion was made by Commissioner Giesecke to approve and authorize the submission of a Seaport Connectivity Program Application for the Gate 4 Access Road Project. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

18. Adoption of a Resolution Approving and Authorizing the Submission of a Seaport Connectivity Program Application for the East 5<sup>th</sup> Street Reconstruction Project.

This item was covered under agenda item #17.

A motion was made by Commissioner Giesecke to approve and authorize the submission of a Seaport Connectivity Program Application for the East 5<sup>th</sup> Street Reconstruction Project. The motion was seconded by Commissioner Kincannon with all Commissioners present voting in favor of the motion.

19. Approval of a purchase of a new tractor for maintenance from Wharton Tractor Company, in the amount of \$66,429.90.

Mr. Hibbetts stated that staff met with the OSS Committee to discuss the purchase of a new tractor. Two bids were received with Wharton Tractor Company submitting the lowest proposal that exceeded the Port's request. The Port will get a Workman 105 New Holland in replace of the 95 Workmaster originally requested, in the amount of \$66,429.90. The new tractor will also include cabin, air, and front-end loader. Staff and the OSS Committee recommend approval.

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

20. Adoption of a Resolution declaring items surplus and ordered sold separately for cash, after notice of sale and receipt of bids to the highest bidder, destroyed or otherwise disposed of if not bids are received; or offered as trade-in for new property of the same general type.

Mr. Hibbetts stated that both operations and security have vehicles to surplus, a 2011 Ford Expedition and a 2008 Chevy Colorado. Security recently purchased a new vehicle with another in the budget for the coming year and operations has a vehicle with crank shaft issues. With that in mind, staff requests to surplus these two vehicles and look at bids for a 2024 Hybrid Maverick. There is a short window to place an order for the vehicles. Staff will proceed to see what kind of pricing they receive. This does not obligate the port to purchase the vehicles, however if the window for ordering is missed, you have to wait another year. With regard to the longevity of the hybrids, Mr. Hogan has read that battery replacement might be an issue in 7-8 years, but on the plus side, the hybrids get 35-40/mpg. Staff and the OSS Committee recommend approval to surplus these vehicles.

A motion was made by Commissioner Giesecke to adopt a resolution declaring items surplus and ordered sold separately for cash, after notice of sale and receipt of bids to the highest bidder, destroyed or otherwise disposed of if not bids are received; or offered as trade-in for new property of the same general type resolution for the 2011 Ford Expedition and 2008 Chevy Colorado. The motion was seconded by Commissioner Fratila with all Commissioners present voting in favor of the motion.

21. Approval regarding the 2023 Port Freeport Golf Tournament budget and benefactor.

Ms. Saathoff stated that staff requests approval of the proposed budget and benefactor for the annual golf tournament hosted by Port Freeport set for October 16, 2023. Staff recommends

moving forward with a single-flight tournament and has reserved The Wilderness for the location of the golf tournament. While there has been an increase in fees, food costs and promotional items, staff is requesting a total budget amount of \$20,000 with a Port Freeport contribution of \$3,000. Total revenues are budgeted in the same range as the previous year at \$95,200 if budget is met. Current total expenses are estimated at \$17,800, which would be a net amount of \$80,400. Staff recommends these proceeds go to Texas Port Ministry to support the services they provide to seafarers and truckers that call Port Freeport and the area.

A motion was made by Commissioner Croft to approve 2023 Port Freeport Golf Tournament budget and benefactor. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion.

22. Approval of Executive Director/CEO & Commissioners' travel for the month of October 2023.

Commissioner Singhanian stated that in addition to Ms. Saathoff attending the National Waterways Conference (NWC), Commissioner Kincannon will also attend and requested a motion to approve this item.

A motion was made by Commissioner Giesecke to approve travel for the National Waterways Conference. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

Commissioner Singhanian then covered the AAPA Annual Convention stating that a caveat with this conference is that you cannot book the hotel until you register for the event. Commissioner Singhanian noted that he, Ms. Saathoff and Commissioner Fratila have all indicated they would attend but asked staff to possibly reserve additional rooms for other attendees.

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

At this time, Commissioner Singhanian requested a 10-minute recess before moving on to the next agenda item.

23. Conduct workshop regarding Tax Rate, Tax Rate Setting Process & Cash Flow Projection.

Mr. Lowe began by sharing same slides as discussed with the finance committee stating that the port's current tax rate is \$0.035/\$100 of assessed value that is broken out into an M&O portion of \$0.018144 or \$3,515,000 and a debt service portion of \$0.016856 or \$3,266,000 which equates to total tax revenue of \$6,782,000 and what the port came into the current fiscal year with. Mr. Lowe explained that for FY24 he assumed an estimated tax roll of \$21.5 billion with the certified roll expected in the next week. With the estimated tax roll, and a FY24 debt service payment of \$4,654,105 it equates to an \$0.021647 I & S tax rate. If the total tax rate is kept at \$0.035, the shift to M&O would be \$0.013353 and bring in \$2,870,895 of M&O tax revenue. Mr. Lowe reiterated that this is not a recommendation but rather what he anticipates will naturally happen and what the tax roll will be. Commissioner Giesecke inquired about an estimation of what the No New Tax Rate would look like for the coming year. Mr. Lowe responded that it would be around \$3,515,000 with an allowance of 8% growth, adding there are little nuances of pluses and minuses depending on the tax collection rate. On the next slide, Mr. Lowe explained that the calculations started with requests from Commissioner Giesecke's

request as well as subsequent conversations. He captured some of the Port's key financial metrics and projections of those key metrics as we move forward to see what is on the horizon in regard to the port's debt payment and what that means to the required payment and how it would influence the tax rate should the Commission choose to do that. Mr. Lowe noted the revenue budget has not been finalized, so the numbers presented are projections only. For 2024, operations revenue will be in excess of \$43 million with the cash flow from that is \$13.7 million. Commissioner Giesecke noted that its titled "cash flow from ops" on the spreadsheet but is cash flow from ops netting less the debt service. Mr. Lowe identified \$29 million of capital needs and the \$4,654,000 of debt payments the port is obligated to make in 2024 and has carried out these projections through 2030. He factored in the Volkswagen contract with estimated timings in 2024, and also estimated additional customers the Port is in current commercial discussions with, with an added 2% customer growth per year. Mr. Lowe explained that if the tax roll comes in a \$21.5 billion, it will require a tax rate of \$0.02165 to just pay the debt. This does not include the M&O, just debt service. The spreadsheet shows an increase in the tax roll of \$2 billion for 2025 with the first LNG asset abatement ending and coming onto the tax roll. You see that increase each year along with the debt payment requirement increasing as well. Staff identified larger projects that are a priority over the next few years. Rider 37 Access Project, Land Acquisitions, Cathodic Protection, P14 Pump Station, Portwide Pavement Upgrades, 2 STS Gantry Cranes, DMPA1 Levee Raise are all included in FY2024 with the gantry cranes spread out over three fiscal years. With regard to the DMPA1 Levee Raise, staff explained it would be needed to dispose of material as a result of the FHCIP as well as provide placement should there be a situation where the material isn't suitable for offshore placement, we would immediately need to provide a placement for it. Currently, the port has no excess capacity available. The port was given permission to take the remaining material for the channel project offshore; however, all capacity was used in placement area 1 for the first part of the contract. Additional discussion regarding the need for additional capacity as well as whether or not bond funds could be used for dredge material placement. Staff is in contact with bond counsel to see if the funds are eligible as the bonds were very specifically written to use funds for the FHCIP. Mr. Lowe further explained that the intent of the slide was to see where the port sees revenue and cash flow going, the capital needs and the debt payment with the only fixed number being the GO payment. The final slide is the support to the cash number with Mr. Lowe taking the 2023 approved budget, making assumptions for 2024 with additional revenue from customers, assuming there would increases in fixed cost (CPI growth). He also took out the M&O portion of tax that has been discussed to present it (worst case scenario) from a cash flow perspective, assuming the M&O was gone and the additional debt payments 2024/2023 noting the slide was to show the support back to the cash flow line item on the previous slide. (debt service??)?? Mr. Lowe ended by stating that staff's intent was to zone in on the debt service tax requirement and the GO debt payment line. Commissioner Giesecke noted when looking at the out years of the GO debt payments when they reach full payment, the amount is \$7.250 million which is almost equivalent to what Volkswagen and the big new tenant will be paying in revenue when they come online. With regard to the M&O rate, Commissioner Giesecke noted that for 2024, it's still significant but will approach zero. Mr. Lowe responded stating that in 2017 the Port presented information that said we would maintain our tax rate with it being at .0401 with 3 cents going to M&O and 1 cent going to debt service with the expectation this would flip and once the port fully authorized the bonds, it would require 3 cents of debt service maintaining 1 cent of M&O. Instead, the port will not get the 3 cents for the debt service with Mr. Lowe estimating \$2.4 cent in 2025 would be the max. He further stated that the port issued debt at a lower interest rate than originally modeled and the tax roll has grown faster than anticipated, so the tax rate has already been lowered some (1/2 cent) and the M&O will continue to decrease for at least the next two years. Commissioner Giesecke commented that it's hard for

him to justify collecting an M&O rate when operations more than cover that portion at the Port and wants to see going to a zero M&O now, FY2024. Commissioner Singhania commented that he would like to see the M&O go to zero and have an I&S rate the port can sustain without going up and down. Based on numbers staff is presenting, the delta would be manageable with the money put into the channel reserve. Mr. Lowe responded that when the port gets the certified tax roll (July 25), he can provide the debt service number without consideration to voter approval or no new revenue. Commissioner Singhania asked that another meeting be scheduled for August 10 at 1:00 to further discuss after receiving the certified tax roll from the County. Commissioner Croft commented on how the 1 cent differential will affect taxpayers and what the average homeowner's small benefit would be. While Commissioner Giesecke understands Commissioner's Crofts point, the port is unique in having the revenue to replace the M&O tax and he feels like it should be done to be good stewards of the taxpayer's money. Commissioner Singhania added that it's also a question of principle rather than absolute dollars. The port is a business with a lot invested by the taxpayers over last 100 years and so we should be M&O independent.

24. Discuss and consider encumbering funds for the purpose of reducing the portion of the 2023 property tax rate used to pay debt service for General Obligation Bonds (i.e. the I&S rate).

Commissioner Giesecke stated that he wants to still go through the process of getting to a zero-tax rate total (not this year) but done in a judicious and careful manner keeping in mind the capital projects needed to perform for future business and users. He further stated that he wants to discuss having some amount encumbered this fiscal year if for no other reason than to establish a process for it. Commissioner Fratila clarified that Commissioner Giesecke wants to set aside an amount of money and incrementally each year add an additional amount. Mr. Lowe gave an overview of the process stating that every year the County sends over tax worksheets asking if there are any encumbered funds and what the debt obligation is. The County uses that information to generate the no new revenue and voter approval rates. Currently, the forms have not been completed based on the request for this agenda item. Mr. Lowe explained that the way the bonds work is the bonds were issued to the general public and investors on the basis of there's a tax to cover them. The port cannot do away with the tax. On a yearly basis, you can choose to encumber funds to pay that obligation on a year-by-year basis. The port would take whatever number the Commission chose to encumber and include it on the form. The County would subtract the number you chose to encumber from the \$4.6 million (port's debt), whatever is leftover is then divided by the tax roll and that becomes the rate. However, for the bond side of things, in order to maintain the bond convenience, it has to be done on a yearly basis. The investors invested in the port knowing they have a tax basis that can support it. If the commission is going to encumber funds, that figure needs to be sent to the County so they can do the tax calculations. This also goes into the process of staff presenting the rates to the commission, proposing a rate, publishing it in the newspaper and then voting on. Mr. Lowe added that if the port is going to encumber funds on a yearly basis, it needs to be done by late July or mid-August to give the County time to complete the worksheets so staff can present a no new revenue and voter approval rate every year.

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) 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.
    - i. Business and Economic Development Reports.
  2. To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- C. Under authority of Section 551.072 (Deliberation 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, 7 and 8.
  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 551.076 (Deliberation of Security Matters) for discussion regarding:
1. Discussion regarding issues related to the deployment, or specific occasions for implementation of security personnel or devices or security audit and services.
26. RECONVENE OPEN SESSION to review and consider the following:

27. Approval of a Lease Agreement between Port Freeport and Del Monte Fresh Produce N.A., Inc.

Mr. Miura stated the lease agreement contemplates the development of a refrigerated container yard in a long-term agreement of 20 years with extensions between Port Freeport and Del Monte Fresh Produce. He added that this partnership with Del Monte is going to bring significant positive economic impact to the port and surrounding community through the creation of jobs and personal wealth with today being the start of a long-term partnership. Staff recommends approval of this lease agreement with Del Monte as presented, with an effective date of July 20, 2023.

A motion was made by Commissioner Croft to approve the lease agreement between Port Freeport and Del Monte Fresh Produce N.A., Inc. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion.

28. Adjourn.

With no further business before the Commission, the meeting adjourned at 7:13 PM.

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Ravi K. Singhanian, Chairman

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Rob Giesecke, Vice Chairman

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Barbara Fratila, Secretary

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Kim Kincannon, Asst. Secretary

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Dan Croft, Commissioner

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Absent  
Rudy Santos, Commissioner



Minutes of Port Commission Regular Meeting  
August 10, 2023  
In Person & Videoconference

A Special Meeting of the Port Commission of Port Freeport was held August 10, 2023, beginning at 1:03 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.

The videoconference is available online as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/88228553107?pwd=RjdBYzhUNnFoTkRmdW5UVUxEaG8wQT09>

Meeting ID: 882 2855 3107

Passcode: 640330

Dial by your location

• +1 346 248 7799 US (Houston)

Meeting ID: 882 2855 3107

Find your local number: <https://us02web.zoom.us/u/k4yK0R9si>

Commissioners present in person:

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

Commissioners & Staff Present by videoconference:

Ms. Barbara Fratila, Secretary  
Ms. Phyllis Saathoff, Executive Director/CEO

Staff Members Present:

Mr. Grady Randle, Legal Counsel  
Mr. Rob Lowe, Director of Administration/CFO  
Mr. Al Durel, Director of Operations  
Mr. Mike Wilson, Director of Economic Development & Freight Mobility  
Mr. Chris Hogan, Director of Protective Services  
Mr. Jason Hull, Director of Engineering  
Mr. Jason Miura, Director of Business & Economic Development  
Mr. Brandon Robertson, Director of Information Technology  
Ms. Missy Bevers, Executive Assistant  
Ms. Mary Campus, Controller  
Mr. Austin Seth, Operations Supervisor

Ms. Christine Lewis, Safety Coordinator  
Ms. Bailee Pavlovsky, Accounting

Also, present:

Mr. Mike Hayes, Texas Port Ministry  
Mr. Paul Bridges, Paul Bridges & Associates  
Mr. Peter Nemeth, Crain, Caton & James  
Mr. Julio Gonzalez  
Mr. John Hoss

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation – Mr. Mike Hayes, Texas Port Ministry
3. Pledge of Allegiance – U.S. Flag and Texas Flag
4. Roll Call – Commissioner Singhanian noted that Commissioner Fratila was participating via videoconference. All other Commissioners were present in the Board Room.
5. Safety Briefing – Ms. Christine Lewis provided a safety moment with regard to National Immunization Awareness for the month of August.
6. Call to identify and discuss any conflicts of interest that may lead to a commissioner abstaining from voting on any posted agenda item.

There were no conflicts noted by Commissioners.

7. Public Comment – There was no public comment.
8. Public Testimony – There were no public testimony.
9. Receive report from Executive Director/CEO and/or Port staff on activities and matters related administrative affairs, financial results, facility engineering matters, operations and vessel activity, port safety matters, port security matters, Port tenant updates, USCOE, and other related port affairs.

Ms. Saathoff reported that Bill Stone, Plant Manager for Phillips 66, will be visiting the Port August 16 and a group from TxDOT will be visiting August 21. The U.S. Army Corps of Engineers Stakeholder Forum will be held August 22 and 23. Staff also received notice that U.S.C.G. Captain Donohue will be visiting Freeport to meet with the Pilots and port staff September 12. Mr. Hogan gave a brief report on recent security matters regarding a breach in security and the positive response from staff to mitigate the issue. Ms. Saathoff also commended the operations staff for their preparedness on August 9 when water supply was shut off for a brief time due to a water leak. Staff was ready with special action resources available (if needed) to back up water with vessel operations. The City resolved the issue very quickly and backup was not needed.

10. Receive report and/or any business announcement from Commissioners.

There were no reports or announcements from Commissioners.

11. Receive update regarding procurement of Gantry Cranes.

Mr. Durel stated a few things have developed over the last week with regard to the availability of used gantry cranes. He introduced Paul Bridges with Paul Bridges & Associates (PBA) who gave the update. Mr. Bridges stated that the Port has received proposals for two new super post panamax sized cranes. PBA will present a recommended counteroffer to Port Freeport for use and to determine how to proceed. With regard to the used cranes, PBA has been presented with two used crane proposals, one on the East Coast and one from Spain. The existing contact from Tuxpan confirmed they would only have one crane available, therefore discussions with them have ceased. PBA has not received a purchase price from the East Coast or Spain, but PBA has estimated a range of pricing which includes refurbishment, relocation and possible modifications in order to reach the super post panamax geometry. The range for the used cranes that would only meet the existing crane size is \$5.3 million per crane, and up to \$12.5 million per crane to include modifications to reach the super post panamax. Mr. Durel explained the history of the Tuxpan cranes for the benefit of new Commissioners Fratila and Kincannon. Mr. Bridges also noted that transportation costs for used cranes are the major cost for this equipment, adding that initial cost estimation for the shipment of the used cranes would be approximately \$12 million for two overseas cranes and \$7-\$8 million for shipping of the East Coast cranes. Additionally, Mr. Bridges stated that the used cranes both have outreaches that would meet the super post panamax specifications provided for the new cranes however the height of the cranes would not meet the requirements specified and would have to be modified, noting that these cranes are 13-14 years old. Commissioner Giesecke inquired if the length of the super post panamax vessels are a concern for transiting through the channel. Mr. Hull stated it would be the pilots' call and what they are comfortable doing. Ms. Saathoff added that the number of tugs will also come into play and how many the pilots will want to put on the vessels. Commissioner Giesecke stated that with the cost of shipping alone for the used cranes (without the purchase price), it doesn't make sense to purchase used cranes. Commissioner Singhania inquired about the difference in pricing for used vs. new cranes stating that if it's reasonable money, he wants to see the port get the right cranes especially with the investment put into the channel. Mr. Durel pointed out that with the shipping costs and bringing the used cranes to where they need to be, the total cost is already close to what you would pay for new cranes, adding that staff still doesn't know the purchase price or what kind of condition the used cranes are in. Mr. Bridges reminded the Commission that the difference in pricing from the manufacturer for new panamax vs. super post panamax is \$880,000/crane, adding that in order to get the used cranes to that point would be a significant savings of cost to go with the new cranes. With new cranes, it is a 2-year time period before they arrive. With used cranes, they could be here within a year without refurbishment, plus an additional 6 months for refurbishment, however, the modifications most likely take place on the Port's dock so there would need to be space for that. Commissioner Santos confirmed that if staff stayed on course with purchasing new cranes, they would be delivered to the port ready to use in 24 months. Ms. Saathoff added that it is her recommendation to move forward with purchasing new cranes, as she is concerned with purchasing used cranes that are the same age as the current cranes. Additionally, having the modifications done on the used cranes drives up the cost, along with the age and technology, Ms. Saathoff feels it's best to move forward with

purchasing new cranes. After all Commissioners weighed in offering comments on the pros and cons of purchasing new cranes vs. used cranes, the Commission agreed that staff continue moving forward with purchasing new cranes as it makes more sense with this option with all considerations weighed by staff and PBA.

12. Approval of a Professional Services Agreement with Terracon Consultants for the Port Wide Pavement Repairs 2023 project, for an amount not to exceed \$26,832.00.

Mr. Hull stated this agreement is for the materials testing on the port wide pavement repairs that is ongoing, adding this PSA is awarded based on competency, demonstrated qualifications, scope of work and fee. Staff recommends approval.

A motion was made by Commissioner Santos to approve staff's recommendation. The motion was seconded by Commissioner Giesecke with all Commissioners present voting in favor of the motion.

13. Discussion regarding Tax Rate, Tax Rate Setting Process & Cash Flow Projection.

At this time, Commissioner Singhanian noted that the following discussion may overlap between items 13 and 14. Mr. Lowe agreed, adding that the bias for the current conversation is the topic of encumbering funds which was brought to him by Commissioner Giesecke and has been presented in the finance committee prior to this meeting. He began with an overview of the tax rate timing considerations stating the state statute requires the tax rate be adopted by September 29 with Brazoria County requesting this be done by September 20. The newspaper/website posting is required 7 days in advance of adoption with The Facts requiring a two-day notice. The Brazoria County Tax Assessor/Collector requires a few days' notice to prepare the worksheets to come up with what the numbers will be that will lead to the Commission making a proposal and then making notification to the Facts. As of today, staff has not returned tax worksheets to the County. Based on what decisions are made today, one of the following will take place...

- *If no funds are encumbered for the FY24 Debt Service payments.*
  - *Staff completes worksheet and submits to BC Tax Assessor/Collector on August 11<sup>th</sup>.*
  - *BC Tax Assessor/Collector computes NNRT, NNR M&O and VATR.*
  - *Port Commission proposes tax rate on August 24<sup>th</sup>.*
  - *Public posting made of proposed rates 7 days prior to adoption.*
  - *Port Commission adopts budget and rate on September 14<sup>th</sup>.*
- *If Port Commission passes resolution to encumber funds.*
  - *Port Commission passes resolution to encumber funds by August 10<sup>th</sup>.*
  - *Staff transfers funds to reserve account specific to GO Debt Accounts.*
  - *Staff completes worksheet and submits to BC Tax Assessor/Collector on August 11<sup>th</sup>.*
  - *BC Tax Assessor/Collector computes NNRT, NNR M&O and VATR.*
  - *Port Commission proposes tax rate on August 24<sup>th</sup>.*
  - *Public postings made of proposed rates 7 days prior to adoption.*
  - *Port Commission adopts budget and rate on September 14<sup>th</sup>.*

14. Discuss and consider encumbering funds for the purpose of reducing the portion of the 2023 property tax rate used to pay debt service for General Obligation Bonds (i.e. the I&S rate).

Mr. Lowe then presented the worksheets he prepared with updates made prior to the meeting. The new spreadsheet assumes a 2023 tax rate of \$0.01500. In 2024 the GO debt payment will be \$4,654,200 and collect about \$3,408,546 which means a \$1.25 million encumbrance would be required this year. If the Port encumbered \$1 million, the tax rate would go to about \$0.01600, noting the less funds you encumber, the higher the tax rate moves. Mr. Lowe built the spreadsheet with the assumption the Commission would not go above the No New Revenue Rate (NNRR) which is decided every year by the Commission. The bonds are sold with the knowledge of the investors that the Port has tax dollars backing the bonds. The process today is an annual process of encumbering funds, if they are available, and if the Commission so chooses. Commissioner Singhania clarified that if looking at 2025, without encumbering funds, there is a tax rate of \$0.02284. However, if you go to \$0.01500, you have to encumber approximately \$2 million. If the Commission decides not to encumber any funds, you can go to \$0.02284 without a public vote. Mr. Lowe also clarified this annual process for encumbering funds is just for the I&S rate. The decision made on the M&O rate and the overall tax rate will be based on what the Commission proposes on the tax rate in 2-3 weeks. Commissioner Giesecke noted that this worksheet assumes no M&O, adding that in 2026 if the Commission decide not to encumber any funds, the I&S rate would be \$0.02168, or it could encumber any number between \$6,205,750 and zero. Mr. Lowe agreed, stating that what the Commission chooses to do will determine what notice goes in the newspaper as to year over year taxes. Additionally, there is language the statute sets out that if you're proposing a rate that's less than a no new revenue it reads one way, if its more, it reads another way and if it's above the voter approval rate you have a whole other process but all simply to let the public know what the Port is doing as an entity. If the commission encumbered \$100,000 this year and the following year chose not to encumber any funds, you can do that. The tax rate would go back to what the I&S is, noting the key to it all is that the voters have already approved this with their approval of the \$130 million debt issuance in 2018. These are the associated payments with the debt the voters approved so this is why the port would not have to go back to the voters each year for approval. It's a matter of explaining to the public why the postings say we're raising more taxes than the year before by stating it's because last year the Port chose to encumber funds. After additional clarifications and discussion, Mr. Lowe shared a slide showing what the operating revenue, cash flow and capital needs would be through 2030 as well as the debt payment. Looking at 2024, (unapproved budget) it shows \$45.7 million projected in the revenue budget (to be approved). He then projected out, beginning in 2025, to show a full year of revenue with new tenants and an index growth and did the same with respect to expenses, showing \$15.7 million in available cash flow. Mr. Lowe stated the \$28 million for capital needs will change as the budget comes together, noting that the projects listed on the slide will not add up to that number; they are only what the major projects/initiatives are in order to give the Commission an idea of what cash flow is available vs. what the capital needs are. This combined with the approach taken regarding encumbering funds will determine if the capital projects are approved and/or if additional revenue debt is approved. Revenue debt is outside of the GO debt and based on operating abilities to repay the debts. With consideration for cranes and backland development, once the capital plan is approved this year, staff will most likely come back to the commission with a plan to finance these, if needed. The final spreadsheet shows the support for the previous sheet with the methodology behind the

exercise. Commissioner Giesecke pointed out that the growth in revenue projected is a very conservative number, assuming no new business is acquired in the next few years. He also noted the operating revenue is shown growing at less than 3%, the operating expenses are assumed to increase at 3.5% but when you look at 2027/2028, when the debt service payments level off, you still see the increase in net cash. Additionally, if revenue goes up 5% per year and expenses go up 5% per year from where we are now, we'll see about a \$1.5 million increase in net because expenses are very small compared to operating revenue. He further noted that when adding the numbers under capital needs, the number is \$129 million in capital needs. If you add the number for cash flow, you get \$156.7 million. This does not include the encumbered amount. If the Port encumbered \$1.25 million and stays with \$0.015 for the no new revenue rate, we would need to pull out about \$15 million so it would be about \$141 in free cash over the next few years to pay for capital projects. He added that if the port has a long-time asset or long-term cash flow to pay the debt service, he's not opposed to debt under the right circumstances. He doesn't view this as an either/or proposition but feels the Port can do the real tax relief this year and still meet capital needs moving forward. He also thanked staff for putting the information together.

With that, Commissioner Giesecke made a motion to adopt a resolution encumbering \$1.25 million in funds to go into the I&S fund for this fiscal year. The motion was seconded by Commissioner Kincannon.

Commissioner Singhania then stated that regardless of what transpires today, he would like to see what staff thinks they can do to grow the revenue. Looking at the investments the Port has made and planning to make, there has to be some revenue that staff has in mind that could be generating more. He wants to see a plan of projection for revenue growth.

Commissioner Fratila commented that while she understands you want to see the growth and revenue projections, she takes a more conservative approach and is comfortable with the conservative numbers Mr. Lowe presented adding, she would be comfortable encumbering possibly \$1 million. Furthermore, she looks at this as we're doing it this year, it doesn't have to be done for future years but let's see how it works out this year with conservative estimates.

Commissioner Croft commented that he has asked for a breakdown of what these numbers really mean to taxpayers. If taking it down to 1.5 cents, for the average homeowner, if you apply this scenario and after deductions, it's still only getting to approximately \$375/year or \$30/month, noting this is the reality of the individual homeowner. At the same time, industry gets a disproportionate amount benefit from what the Port is doing. He's good moving in this direction but would also like to see the Port move towards some type of industrial agreement with the top Port industrial users. Currently, the taxable value which taxes are paid to the Port is \$5.2 billion, with it moving to at least \$12.2 billion in the foreseeable future because of the abatements. When you apply the numbers with growth, industry is getting a disproportionate benefit unless some type of alternative is proposed. He has no problem moving in the direction discussed provided there is some consideration towards a type of expense for those who benefit the most from the Port.

Commissioner Giesecke argued that it would be larger but not disproportionate, it's proportionate because industry would get the bigger benefit because industry is paying the larger share of the tax. Commissioner Croft clarified that when he says disproportionate,

he's talking \$30 per month vs. thousands per month for industry. Commissioner Giesecke added that it's perfectly proportionate because it's based on the valuation, noting that it becomes somewhat disproportionate because the homeowner gets the homestead and over 65 exemptions, noting the more you pay in tax the larger tax rate reduction you receive.

Commissioner Croft followed up stating that he would still like to see something presented and/or articulated to those people who sense they're going to get a type of windfall that will go to industry. Everyone benefits from the industry that's come in but if an industrial agreement type arrangement can be pursued, he would like to move on that.

Commissioner Kincannon commented that with a lower tax rate, it makes an argument for future abatements not very good.

Commissioner Santos commented that industry has been a great partner to the Port and asked if it was considered a capital need should the Port ever needed to do something with the friends of the river or if maintenance dredging agreements were included in the scenario with capital needs. Commissioner Singhania commented that he hopes this will be one of the subjects discussed at the strategic workshop in November and has asked Mr. Randle to revisit what the charter says the Port has to do. Commissioner Santos further commented that he's never done encumbrances before when building a budget, this was new to him. He agrees with Commissioner Fratila that we encumber now and reevaluate where we're at next year. He is also a conservative person and would like to see a \$1 million encumbrance.

Commissioner Singhania commented he doesn't agree that it gives a free ride to industry. The Port gives abatements for industry to come here in order to create jobs and economy. The commission can talk with industry about Commissioner Croft's suggestion of an agreement to see if it's something they're interested in but also wants to evaluate a year from now to see if there is any feedback from industry. He also agrees with Commissioner Fratila's suggestion of encumbering \$1 million and asked Commissioner Giesecke if he wanted to amend his motion.

After conferring with legal counsel on the proper way to change his motion, Commissioner Giesecke tabled his first motion.

A new motion was then made by Commissioner Giesecke to encumber \$1 million funds to the I&S fund for FY 2024. The motion was seconded by Commissioner Kincannon with all Commissioners voting in favor of the motion with a 6-0 vote.

Commissioner Singhania noted that he would like to see Commissioner Croft take the lead with talking with industry regarding a possible industrial agreement.

15. Receive comments from Grady Randle, General Counsel on non-committee members attendance/participation in committee meetings.

Commissioner Singhania began stating that in the past, it was an understanding from legal counsel that no more than three commissioners would attend a committee meeting. That practice has been in place; however, he was recently asked if other commissioners can attend committee meetings as a public participant. Mr. Randle explained that as long as you post

the committee meeting, you are good. The very conservative advice is to keep the number of commissioners under a quorum. The law allows a quorum to go to a committee meeting, however it is up to the Commission to decide on the policy. With regard to committee meeting executive sessions, other commissioners should not attend but it's up to the three members of the committee whether or not others should join. Commission Fratila commented that she was the one who wanted to attend the committee meeting simply because she wanted to have the information prior to this commission meeting. She sat in the audience to hear the presentation, not to participate. Commissioner Santos inquired whether or not it would be an issue if a commissioner could zoom into a meeting to listen. Mr. Randle stated that yes as long as the meeting is posted because you would have a quorum. Commissioner Santos added that he appreciates committee meetings, but he also feels that sometimes the commission puts staff through redundancy in preparation for a committee meeting and then bring same information to the commission, spending the same amount of time (or more) discussing. Commissioner Giesecke agreed with Commissioner Santos adding that he intends to avoid this situation with certain items as chairman of the finance committee. Commissioner Giesecke then commented on commissioners attending committee meetings, he would like to see a policy created stating that any other commissioners can attend and observe but not participate in discussion/deliberation, so there is no perception by the public that a commission meeting was being held. Commissioner Singhania agreed. Finally, Commissioner Fratila stated that she doesn't want to attend every committee meeting but felt the finance committee was important enough to hear noting that if she ever attended other meetings, she would always give the members a heads up that she wants to listen adding that coming in a new commissioner to a situation where new information was being proposed, she wanted to hear what the staff had prepared.

16. Discussion regarding delaying start time to 2:00 p.m. for the August 24, 2023 meeting.

Commissioner Singhania stated that he requested this item because a number of commissioners will be attending the chamber luncheon that day with State Representative Cody Vasut speaking and wants to allow everyone to attend the full meeting. He proposes delaying the meeting to 2:00 p.m.

A motion was made by Commissioner Santos to delay the start of the commission meeting August 24<sup>th</sup> to 2:00 p.m. The motion was seconded by Commissioner Croft with all Commissioners voting in favor of the motion.

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

- A. Under authority of Section 551.071 (Consultation with Attorney) for discussion regarding:
  - 1. Consultation with attorney under Government Code Section 551.071(1) (to seek or receive attorney's advice on pending or contemplated litigation or a settlement offer).
  - 2. Consultation with attorney under Government Code Section 551.071(2) (to seek or receive attorney's advice on legal matters that are not related to litigation).
- B. Under authority of Section 551.072 (Deliberation Concerning Real Property Matters) for discussion regarding:



1. Discussion regarding the potential exchange, lease, or value of real property located in Freeport, Texas, including but not limited to the area known as the East End of Freeport and bordered by or adjacent to the following streets: FM1495; East 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, 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.

18. RECONVENE OPEN SESSION:

19. Adjourn.

With no further business before the Commission, Commissioner Croft motioned to adjourn the meeting at 3:58 PM. Commissioner Giesecke seconded the motion.

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Ravi K. Singhanian, Chairman

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Rob Giesecke, Vice Chairman

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Barbara Fratila, Secretary

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Kim Kincannon, Asst. Secretary

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Rudy Santos, Commissioner

---

Dan Croft, Commissioner



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## MEMORANDUM

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

**FROM:** Darlene Winkler, Communications Specialist

**DATE:** August 24, 2023

**SUBJECT:** Public Affairs – August 2023

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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.

***Freeport Harbor Channel Marine Traffic*** – The website is being maintained as a resource to the Freeport Harbor Channel community for information on marine traffic related to FHCIP dredging. Great Lakes Dredge and Dock Co. LLC (GLDD) was awarded the contract for Reaches 1, 2, and 4 by the United States Corps of Engineers on May 30th. A mechanical dredge commenced work in Reach 4 (Upper Stauffer Channel) June 26, 2023, and will complete September 1, 2023. The dredged material is being placed in barges and towed offshore to the approved designated area in the Gulf of Mexico. Updates will be posted accordingly.

***Freeport Harbor Channel Improvement Project*** – Staff continues to respond to inquiries from the public regarding Port Freeport and the Freeport Harbor Channel Improvement Project, as well as maintain updated information on both [www.portfreeport.com](http://www.portfreeport.com) and [www.portfreeportbondelection.com](http://www.portfreeportbondelection.com).

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

***Press Releases and News Postings*** — The following press releases were distributed in late July and August.

*Port Commission Elects New Officers* was released on July 20.

#### PORT COMMISSION

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

*Port Freeport Announces New Environmental, Social, Governance, And Sustainability Committee* was distributed on July 31.

*Port Freeport Announces Signing With Del Monte North America* was distributed on August 15.

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

July 3 - Office Closure - Independence Day

July 4 - Independence Day

July 10 - CAER Siren Testing (Shared Post)

July 10 – Reminder: Finance Advisory Committee Meeting

July 14 - Our Community (Boosted)

July 14 - Press Release: *Fratila And Kincannon Sworn-In As Port Commissioners*

July 17 - Reminder: OSS Advisory Committee Meeting

July 19 – Reminder: Finance Advisory Committee Meeting

July 19 – Reminder: Port Commission Meeting

July 20 - Press Release: *Port Commission Elects New Officers*

July 21 - Recap-July Commission Meeting

July 24 - Public Notice - Freeport Project (PF Shared)

July 26 - Phyllis Presented at Brazoria County Realtors Luncheon

July 31 - Press Release - Port Freeport Announces New Environmental, Social, Governance, And Sustainability Committee

So far in August, the following Facebook posts have been made.

August 1 - I Am Port Freeport Ad (Boosted)

August 2 - Reminder - Finance Advisory Committee Meeting

August 7 - TXDOT Maritime Post – (Shared Post)

August 8 - School Bus Safety

August 9 - Reminder: Special Commission Meeting

August 14 - Reminder: Capital Planning Committee Meeting

August 15 - Reminder: Personnel Committee Meeting

August 15 - Press Release: *Fresh Del Monte And Port Freeport Sign Lease Agreement To Start Next Year*

August 16 - First Day of School

## **Port Events**

***Community Advisory Panel (C.A.P.)*** – The next quarterly meeting is scheduled for September 12<sup>th</sup> at the Clute Community Event Center. Dr. Vincent Solis, President, of Brazosport College will be the guest speaker. New member appointments should be emailed to Tricia Vela at [vela@portfreeport.com](mailto:vela@portfreeport.com).

The proposed date for the year-end quarterly C.A.P. meeting is listed below.

Tuesday, December 5<sup>th</sup>, Angleton High School CTE

***Port Freeport Take-A-Child Fishing Tournament (TACFT)*** - Save The Dates: Captain's Dinner,

May 9, 2024, and May 11, 2024, for the 24<sup>th</sup> Annual Take-A-Child Fishing Tournament.

***Port Freeport Golf Tournament*** – Planning is underway for the 12<sup>th</sup> Annual Port Freeport Golf Tournament benefiting Texas Port Ministry (TPM). The tournament will be held on Monday, October 16, 2023, at The Wilderness Golf Course in Lake Jackson, Texas with a four-person team shotgun start format. Registration will begin at 7:00 am and the tee time is 8:00 am. Sponsorship and additional tournament information are posted online at <https://www.portfreeport.com/freeport-community/golf-tournament>, and it's being marketed to over 700 Port Freeport contacts.

Sponsors have committed over \$33,200, donated items, discounted services, and 14 teams.

The tournament flyer has been shared with Port contacts and the Port Commissioners, the Public Affairs requests that the flyer be shared with any interested organization or send additional contacts to Darlene Winkler at [winkler@portfreeport.com](mailto:winkler@portfreeport.com). All support is appreciated to assist with this fundraising effort.

#### **Port Presentations, Tours, and Meetings**

July 26 - Brazoria County Realtors Luncheon (Phyllis speaker)

#### **Community Events and Meetings - *(Informational purpose only)***

Weekly – Business Roundtable Virtual Meetings (speakers vary)

July 27-30 – City of Clute 42nd Annual Great Texas Mosquito Festival

August 10 - Brazosport Chamber of Commerce Annual Auction and Banquet

#### **Upcoming Community Events and Meetings - *(Informational purpose only)***

September 6 – The Alliance Lower Brazos River Coalition Luncheon

September 7 – Brazoria Chamber of Commerce Banquet

September 14 -The Brazoria County Business Hall of Fame

September 16 - Brazoria County Hispanic Chamber of Commerce Latin Festival

September 16 – West Columbia Chamber of Commerce Gala

September 18 – Angleton Chamber of Commerce Fall Golf Tournament

September 24 - Angleton Chamber of Commerce Legislative Update Luncheon

September 28 – Angleton Chamber of Commerce 2nd Annual Women's Conference

September 29 – Brazosport College Cirque Du Soiree (*information only, no Port purchased tickets*)

October 6 - Boys and Girl Club Celebrity Golf Tournament

October 7 – Columbia Heritage Foundation Roughneck Blowout

October 13 – Freeport Police Department Blue Santa Golf Tournament

October 25 – The Alliance Transportation & Infrastructure Summit



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## MEMORANDUM

**TO:** Commissioners  
Directors  
Legal Counsel

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

**DATE:** August 7, 2023

**SUBJECT:** Departmental Report

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### PROJECTS

1. **Port-wide Pavement Repairs** – This project involves repairing and/or replacing asphalt and concrete pavement throughout the various areas of the Port. Work west of Warehouse 51 is underway now removing asphalt pavement and preparing to pour back with concrete pavement.



2. **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 dredge, GL 54, has begun work in Reach 4, and the Bend Easing. Work has begun on the side slopes in the bend easing area to prepare them for erosion protection.



3. **Parcel 14 Pump Station** - This project involves adding a dewatering pump on Port property along East Floodgate Road in order to maintain an empty outfall ditch. At this time the pump submittals have been signed and returned to the contractor so he can order the pumps. The lead time is very long, and the equipment is expected to arrive in November 2023.
4. **Parcel 14 Rail Expansion** – This project involves constructing 4 more tracks to the existing 3 tracks on Parcel 14. The project is now complete, and the project is closing out now.



5. **Gate 12 and Velasco Terminal Rider 37** – Gate 12 continues to move forward with plan development. I anticipate issuing the Notice to Proceed for the 2<sup>nd</sup> Street connection to Pine Street, 8<sup>th</sup> Street and Terminal Street access Roads next week. I will do this as soon as the proper outcome of the next City Council and Port Commission meeting this week. There is also anticipated to be an 11% increase in construction costs over the two years since the grant was applied for. This is an increase from \$9 to \$10 Million for the road work portions of the project.

**PORT FREEPORT  
OPERATIONS ACTIVITY SUMMARY  
JULY 2023**

**A. MONTHLY ACTIVITY EXPLANATION**

- \* Total import/export activity for the month of July was as expected.
- \* LNG experienced ( **17** ) vessels this month.
- \* Riviana experienced ( **1** ) vessel this month.
- \* Vulcan Material experienced ( **1** ) vessel this month.
- \* Total ( **8** ) RoRo vessels handled.
- \* Tenaris experienced ( **2** ) vessels, ( **18** ) barges and ( **0** ) railcars this month.
- \* Total of ( **10** ) Container vessel calls.
- \* CEMEX transferred product from truck to ( **18** ) rail cars.
- \* Vulcan Material handled ( **189** ) rail cars this month.
- \* Average vessel activity in 2022 was 38 per month. This month, we handled 40 vessels (17 LNG & 23 Inner Harbor).
- \* *Enterprise/Seaway received ( **10** ) vessels.*
- \* *There were ( **92** ) 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 ( **92** ) vessels for export.
- \* Tenaris has handled ( **30** ) vessels, ( **99** ) barges and ( **391** ) railcars.
- \* Total ( **90** ) RoRo vessels handled.
- \* YTD ( **93** ) Container vessel calls.
- \* CEMEX handled ( **170** ) railcars with **11,579** Tons of Co2.
- \* Vulcan handled ( **1,226** ) railcars with **140,954** Tons of Limestone and ( **2** ) Vessels.
- \* Total vessels handled this fiscal year is **325** compared to **415** last year ( **92** LNG & **233** Inner Harbor).
- \* *Enterprise Seaway Vessels Year-to-date ( **108** )*
- \* *Total Port wide Vessels Fiscal Year-to-date ( **902** )*
- \* *Total Vehicles Handled Year-to-date ( **73,300** )*
- \* *Total Containers Handled ( **40,123** )*
- \* *Total Railcars Handled ( **1,799** )*



### **C. INSIGHT TO ACTIVITY FOR AUGUST 2023**

- \* LNG has scheduled ( **17** ) vessels.
- \* Riviana Foods has scheduled ( **0** ) vessels.
- \* Vulcan Material has scheduled ( **0** ) vessels and ( **95** ) Railcars for August.
- \* Expecting to handle ( **8** ) RoRo vessels.
- \* Tenaris has ( **1** ) vessels, ( **10** ) barges and ( **0** ) Railcars planned.
- \* Expecting ( **8** ) Container vessels.

### **D. OPERATIONAL MEETINGS AND AGENDAS**

- \* OPTS, Safety, Security – Attended the O.S.S. Committee Meeting.
- \* Safety – Christine Lewis – Developed the “Tri-Fold” Safety Brochure.
- \* Security – Chris Hogan – Hosted the Local “BMAT” Meeting at the Ports EOC.
- \* Austin – Jesse –Al – Hogan – Attended Port Board Meeting Held on July 20<sup>th</sup>.
- \* Jesse – Continues Preparing the Ops Revenue Budget 2024.
- \* Austin – Jesse – Al – Participated in the Review Committee for the “Port Rail Terminal Switching Operator” RFP.
- \* Austin – Jesse - Hannah – Attended General Meeting with Tenants to Review Proposes to the “Port Tariff”.
- \* Hannah – Austin – Christine – Participated in the “Flagger ILA Training Class” Hosted by WGMA held at the Texas Port Ministries Office.
- \* Austin – Jesse - Hannah – Attended the Quarterly Tenant Safety Committee.
- \* Al-Jesse-Austin-Ops Staff-Maint Staff- Attended Monthly Port Ops Safety Meeting.



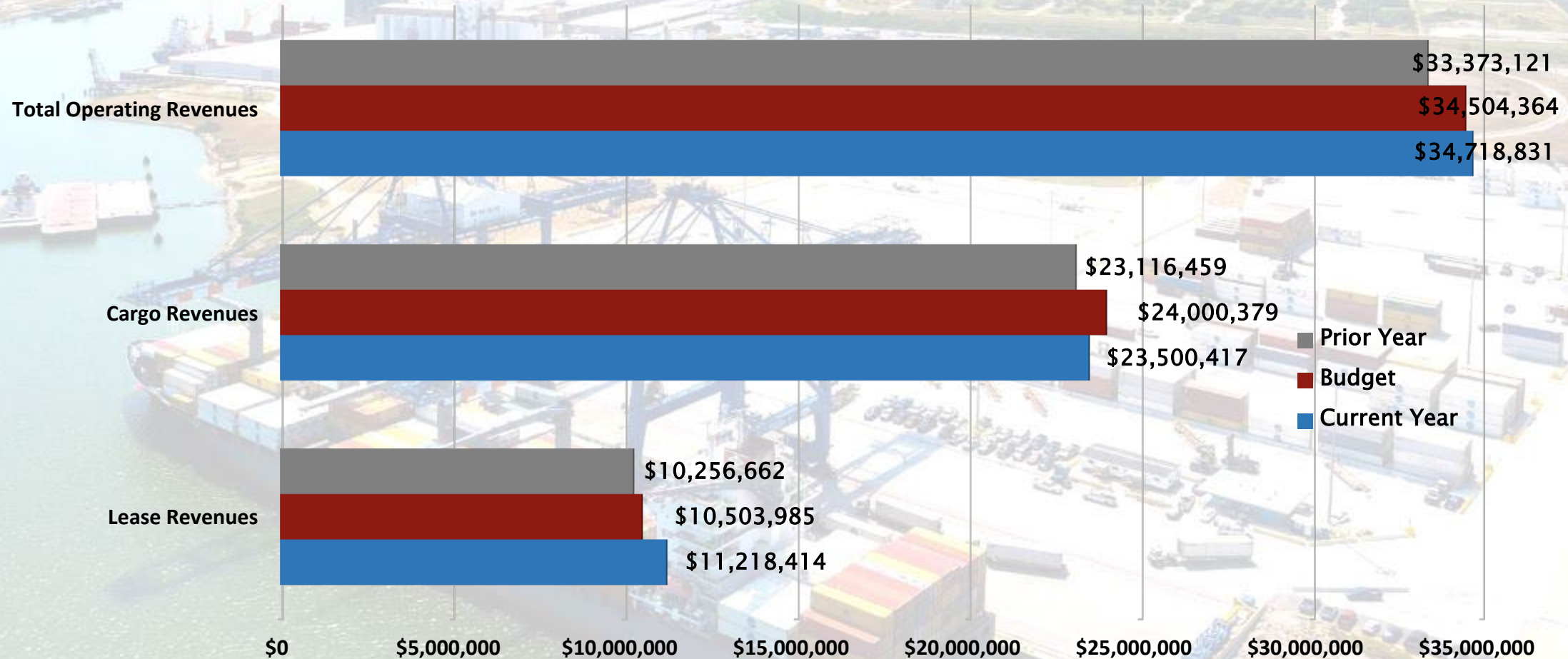
# Financial Report for July 31, 2023

August 24, 2023

Rob Lowe | Chief Financial Officer



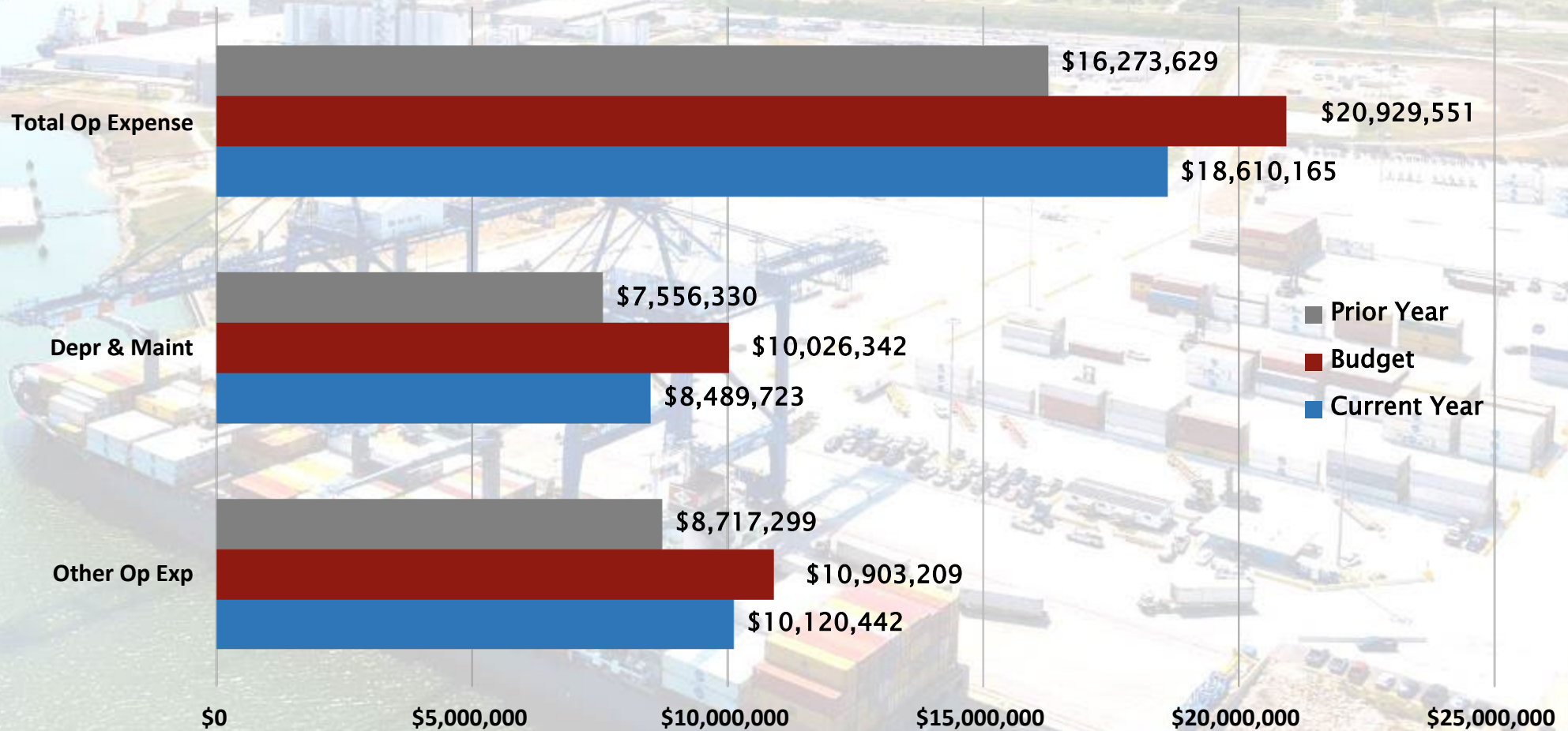
# FY 2023 YTD OPERATING REVENUES



## COMPARISON:

- Operating revenues are up over PY 4% and budget 1%
- Cargo revenues above PY by 2%; below budget by 2%
- As compared to budget, cargo volumes are up in agriculture products, containerized cargo , general cargo, and project cargo
- Lease revenues are above PY 9% and are 7% above budget

# FY 2023 YTD OPERATING EXPENSE

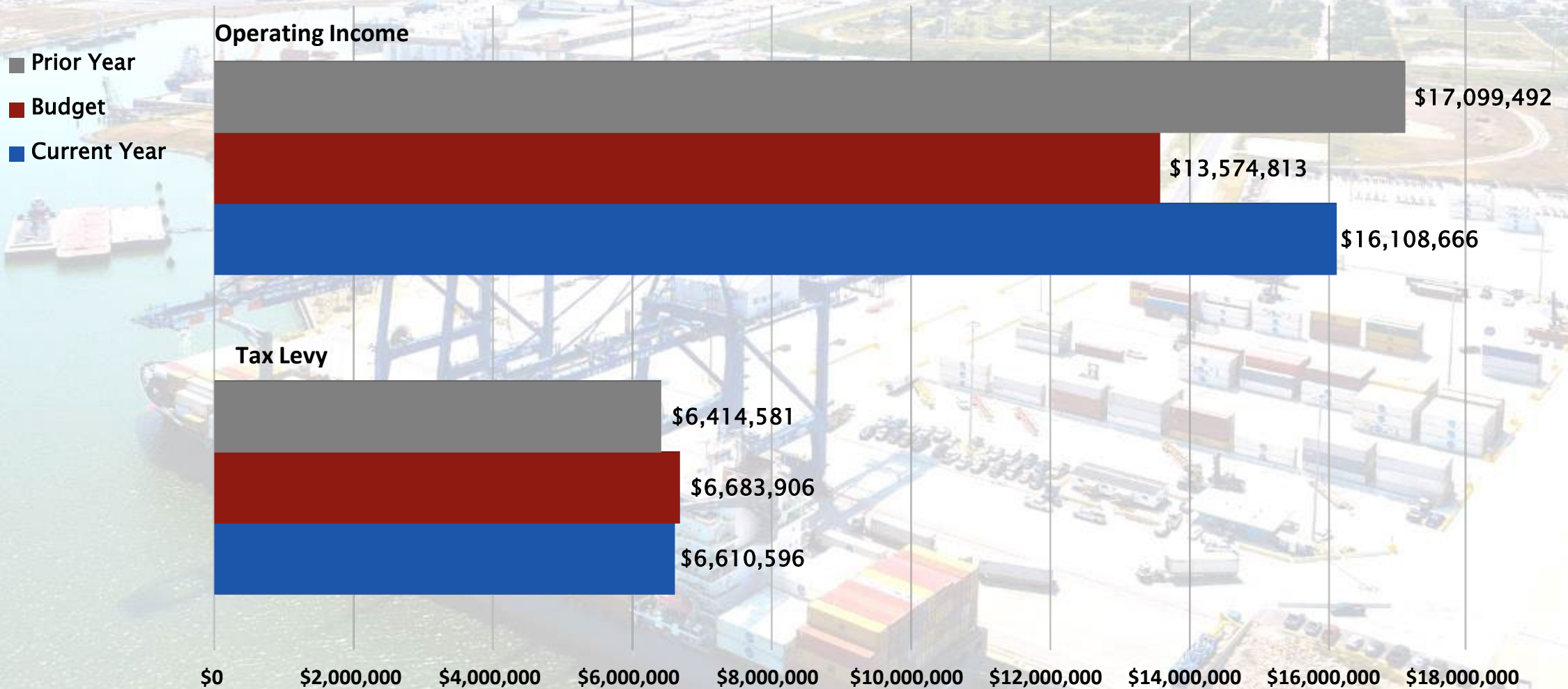


## COMPARISON:

- Total operating expenses are above prior year by 14%, below budget 11%
- Depr & maint are 12% above the PY and 15% below budget
- Other expenses are 16% above PY and below budget by 7%



# FY 2023 YTD OPERATING INCOME



## COMPARISON:

- Operating income is 6% below PY and above budget 19%



# FY 2023 YTD CHANGE IN NET POSITION

## Change in Net Position

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

	Year To Date	YTD Budget	Total 2023 Budget
<b>Operating Income</b>	\$ 16,108,666	\$ 13,574,813	\$ 15,971,000
<b>Non-Operating Revenue (Expenses)</b>	\$ 789,368	\$ (1,505,197)	\$ (3,136,000)
<b>Capital Contributed (To) From Others</b>			
<b>Freeport Harbor Channel Improvement Project</b>	\$ (20,273,449)	\$ -	\$ (60,932,700)
<b>Other</b>	\$ (47,000)		\$ -
<b>Grants</b>	\$ 4,509,498	\$ 10,380,278	\$ 24,763,800
<b>Emergency Recovery Efforts</b>	\$ -	\$ -	\$ -
<b>Change In Net Position</b>	\$ 1,087,083	\$ 22,449,894	\$ (23,333,900)



# FY 2023 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	<b>\$ 18,417,518</b>	<b>\$ 22,714,863</b>
<i>Cash Provided by Non-Cap Financing</i>	<b>6,575,784</b>	<b>6,215,911</b>
<i>Cash Used by Cap Financing</i>	<b>(5,903,764)</b>	<b>(100,156,166)</b>
<i>Cash Provided by Investing Activities</i>	<b>3,243,834</b>	<b>224,181</b>
<i>Net Increase (Decrease) in Cash</i>	<b>\$ 22,333,372</b>	<b>(\$ 71,001,211)</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 are used for capital improvements. This includes the issuance of \$55.8 million in 2023 General Obligation Bonds for the Freeport Channel Improvement Project.



# FY 2023 STATISTICS

<i><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>	<b>46%</b>	<b>51%</b>	<b>39%</b>
<i><b>Current Ratio (unrestricted)</b></i>	<b>3.5 to 1</b>	<b>4.2 to 1</b>	<b>n/a</b>
<i><b>Debt to Net Assets Ratio</b></i>	<b>1.432 to 1</b>	<b>1.268 to 1</b>	<b>n/a</b>



# 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>July 31, 2023 FY 2023</b></i>	<b>92%</b> <b>\$4,884,757</b>	<b>2%</b> <b>\$130,864</b>	<b>3%</b> <b>\$138,313</b>	<b>3%</b> <b>\$171,625</b>
<i><b>July 31, 2022 FY 2022</b></i>	<b>87%</b> <b>\$2,986,465</b>	<b>12%</b> <b>\$413,246</b>	<b>1%</b> <b>\$24,771</b>	<b>0%</b> <b>\$8,418</b>
<i><b>July 31, 2021 FY 2021</b></i>	<b>94%</b> <b>\$4,326,913</b>	<b>5%</b> <b>\$216,303</b>	<b>0%</b> <b>\$3,083</b>	<b>1%</b> <b>\$23,650</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.





# PORT FREEPORT<sup>SM</sup>

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## Interim Financial Report

(unaudited)

For the Period ending:

July 31, 2023

PORT COMMISSION

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

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

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# Management Narrative

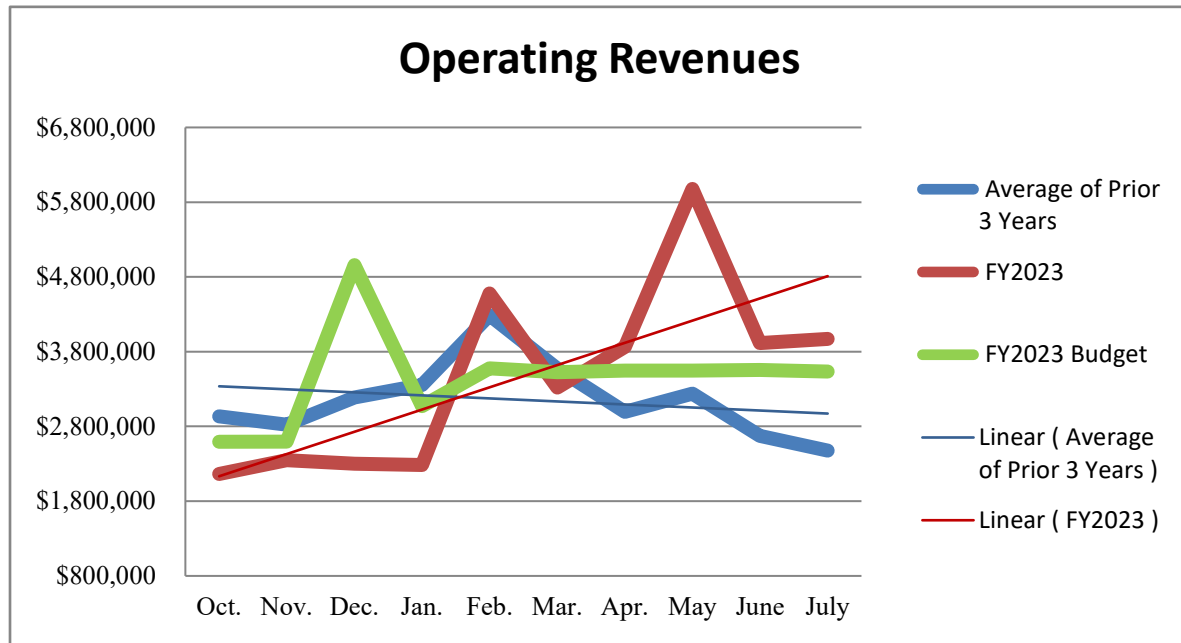
For the first ten months of Fiscal Year 2023, the Port remained on a sound financial foundation with operating revenues 1% above planned levels. Operating expenses were under planned levels and are below budget by a factor of 11%. These factors combined have contributed to producing an operating profit of \$16,108,666 and an operating margin of 46%, which is above planned performance levels by 19% or \$2,533,853 and is \$990,826 or 6% below the prior year's results. This is primarily due to the delay of Freeport LNG startup and the related budgeted business interruption claim which is pending the final processing.

The Port's overall position remains strong as evidenced in a current ratio (unrestricted) of 3.5 to 1, which reflects a strong liquidity position, and a debt ratio of 143.2% 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)	
Statement of Revenues, Expenses and Changes in Net Assets				
Operating revenues	\$ 34,718,831	\$ 34,504,364	\$ 214,467	1%
Operating expense	<u>18,610,165</u>	<u>20,929,551</u>	2,319,386	11%
Operating income (loss)	<u>16,108,666</u>	<u>13,574,813</u>	2,533,853	19%
Operating margin	46.4%	39.3%		
Net non operating revenues (expense)	(19,531,081)	(1,505,197)	(18,025,884)	1198%
Capital contributions	4,509,498	10,380,278	(5,870,780)	0%
Net extraordinary revenue (expense)	<u>-</u>	<u>-</u>	-	0%
Change in net assets	<u>\$ 1,087,083</u>	<u>\$ 22,449,894</u>	\$ (21,362,811)	
Balance Sheet				
Cash and cash equivalents	\$ 79,699,229	Current ratio (unrestricted)		
Lease receivable	180,406,546	(Exclusive of GASB 87)		
Current unrestricted assets (less lease receivable)	37,269,300	3.5 to 1		
Total assets	733,419,500			
Current unrestricted liabilities	10,670,095	Debt to Net Assets Ratio		
Total liabilities	332,773,127	143.2%		
Deferred inflow of resources	175,560,971			
Total Net Assets	\$ 225,085,402			

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

## OPERATING REVENUES



**Total operating revenues** for the period ending July 31, 2023, are \$34,718,831. This is \$214,467 or 1% above planned levels. The following provide more specific explanations for variances in revenue:

**Wharfage** revenue stands at \$11,225,906, which is over budget by \$1,084,342 or 11%. The following is a brief analysis of wharfage results by cargo category:

	10 Months Budget	Year To Date	Over (Under)	% Over (Under)
Agriculture Products	\$ 219,167	\$ 274,054	\$ 54,887	25%
Bulk Aggregate	121,333	58,413	(62,920)	-52%
Containerized Cargo	1,219,799	1,462,838	243,039	20%
General Cargo	7,221,416	8,086,491	865,075	12%
Project Cargo	-	38,077	38,077	0%
Ro-Ro Cargo	1,359,849	1,306,033	(53,816)	-4%
Total	\$ 10,141,564	\$ 11,225,906	\$ 1,084,342	

**Dockage** revenue stands at \$4,633,642, which is \$1,628,490 or 26% below budgeted levels. Year-to-date ship calls are 325 compared to a budget of 395.

**Equipment use fees**, stands at \$1,273,774, which is over budget \$187,571 or 17% due to crane and equipment usage.

**Security fees**, corresponding with wharfage and dockage, stand at \$1,875,315, which is \$14,601 or 1% above budget.

**Facility use fees** are \$1,249,838. This is over budget by \$51,838 or 4% due to reduced facility usage outside of tenant leased areas and reduced rail activity which is offset by a guaranteed minimum rail billing.

**Other customer service fees** (Port service charges, incidental services, customer re-bills, water, etc.) are \$1,144,698 which is \$51,682 or 5% above budgeted levels.

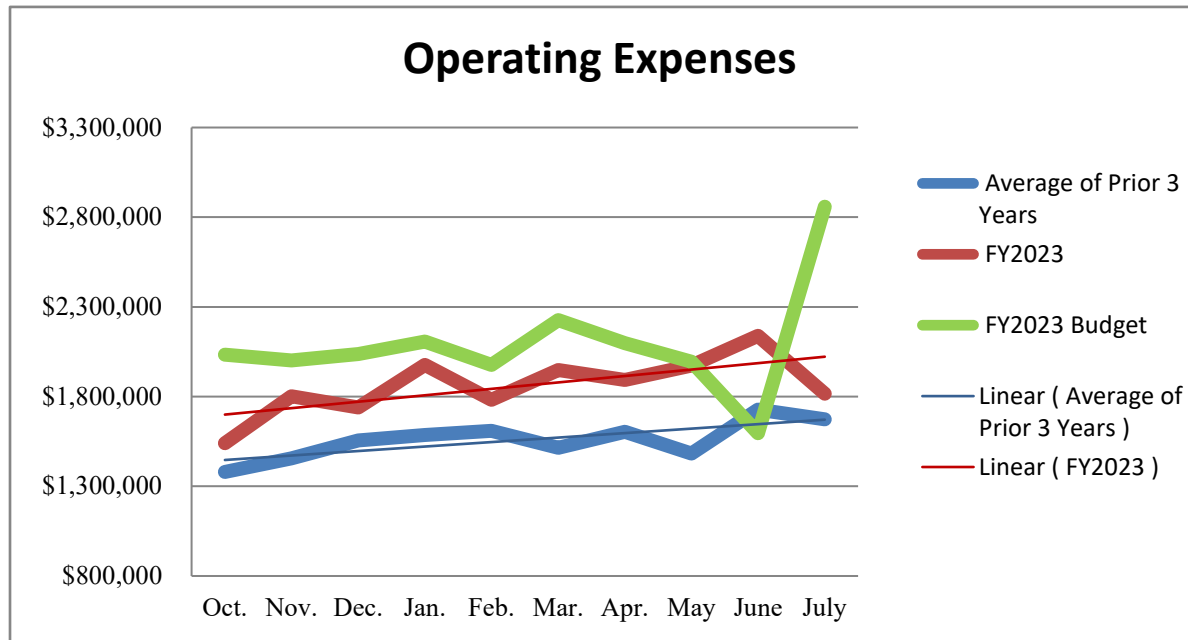
**Ground leases** stand at \$10,475,366, which is \$709,124 or 7% above budget levels due to increased area utilized by RoRo tenant and CPI increases.

**Other leases** are \$743,048, which is \$5,305 or 1% above budget levels.

**Other revenue** is \$97,244, which is above budgeted levels.

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

## OPERATING EXPENSES



**Total operating expenses** are \$18,610,165, which is under budget \$2,319,386 or 11% for the period ended July 31, 2023. Following are more specific explanations for variances in operating expenses:

**Port salaries/wages and benefits** are \$4,364,100. This is \$645,678 or 13% less than budget. Currently, there are five vacancies and one new position not filled when compared to Fiscal Year 2023 Budget.

**Professional services** are \$2,602,028, which is over budget \$148,724 or 6%. Security services, at \$1,738,942, is the majority of this budget item and is 6% above budgeted levels. This is offset by revenue charged for security for the temporary area utilized by the ro-ro carriers.

**Training, travel & promotional** expenses are \$394,879 which is under budget \$381,605 or 49%. Following is a brief explanation of some of the sub-categories within this line item:

- Commercial advertising is \$64,669, which is below budgeted levels \$211,167 or 76% due to timing or postponement of ad development (website) services.
- Sales/promotional travel costs are \$34,596 which is under budgeted levels by \$31,592 or 48% due to timing of travel.
- Governmental relations costs are \$27,173 which is below budget by \$18,155 or 40% due to timing of government related travel.
- Community events are \$25,668 which is under budgeted levels \$23,100 or 47% due to the timing or postponement of events.
- Technical training is \$51,327 which is \$63,267 or 55% under budget due to timing or postponement of training.

**Supplies** are \$158,205 which is \$8,241 or 5% above budget due to increased operational supplies and equipment less than \$5,000 unplanned replacements.

**Utilities** at \$673,137 are under budget \$39,285 or 6%. The City of Freeport is still having meter issues and therefore billing issues, so the water/sewer billing has been estimated.

**Business insurance** is \$1,536,921, which is \$154,299 or 11% above budgeted levels due to an increase in property and liability insurance premiums which was offset by a continuity credit received.

**Other services and charges** at \$391,172 are \$27,463 or 7% below budget.

**Maintenance and repair** expenses at \$1,097,393 are \$173 or less than 1% below budget. Following is a brief explanation of some of the repairs by facility/equipment type:

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



- Roof & gutter repairs at Gate 4 were \$11,507.
- Security boat repairs were \$5,100.
- Emergency repairs to the truck scale were \$20,792.
- Scale maintenance and calibration services were \$10,978.
- Repairs and replacement to transit shed 3 overhead doors were \$13,875.
- Emergency repairs for the winter freeze water leak at Warehouse 51 were \$4,250.
- Emergency repairs to the Warehouse 51 fire system were \$9,112.
- Emergency repairs to the HWY 36 rail crossing were \$1,180.
- Emergency repairs to Riviana rail track due to derailment were \$20,299.
- Repairs to Quintana open storage yard were \$24,302.
- Repairs to the street sweeper were \$4,189.
- Emergency repairs to backflow preventers after the winter freeze were \$4,165.
- Stormwater outfall vegetation clearing was \$19,500.

**Depreciation** expense at \$7,392,330 is \$1,536,446 or 17% below budget levels due to timing of additions.

**Operating income** is \$16,108,666 compared to a total fiscal year budget of \$15,971,000, shows a positive result for Fiscal Year 2023.

#### **NON-OPERATING REVENUES (EXPENSES)**

**Ad Valorem tax collections** are posted utilizing the certified appraised values less the related fees. Adjustments are made throughout the year from the tax office reports to reflect appraisal and tax office adjustments as well as prior year collections, penalty, and interest. Year to date values are \$6,610,596 compared to an annual budget of \$6,672,300.

**Investment income** is \$3,244,333, which is above budget due to changes in fair market values, increased funds invested, and interest rates. Investment rates conditions are improving.

**Debt interest and fees** are \$9,065,561, which is \$867,958 or 11% above budgeted levels, due to timing, interest rate and fees related to debt issuance.

**Capital Contributions to Others** budget includes \$60,932,700 in contributions to the U.S. Army Corps of Engineers for the Freeport Harbor Channel Improvement Project. There has been \$20,273,449 in expenses for this project. In addition, there was a \$15,000 contribution to Brazoria County Parks Department for Surfside Jetty Park playground equipment and a \$32,000 contribution to Brazoria County for cost share engineering for the San Bernard River.

**Grant Revenue** budgeted for the Fiscal Year 2023 is \$24,763,800. There has been \$4,509,498 in grant revenue for Fiscal Year 2023. The grant revenue is funded on a reimbursement basis, so the capital contributions are recorded when the expenditures for each project are reported quarterly.

**PORT FREEPORT  
BALANCE SHEET**

	<u>7/31/2023</u>	<u>9/30/2022</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS:</b>		
CASH AND CASH EQUIVALENTS	\$ 24,336,453	\$ 34,588,852
INVESTMENTS	4,061,373	9,986,124
RECEIVABLES (net of allowance for uncollectibles):		
TRADE ACCOUNTS	5,293,999	3,475,052
PROPERTY TAXES	82,944	72,018
LEASE RECEIVABLE	180,406,546	180,406,546
OTHER	3,076	4,927,326
OTHER GOVERNMENTS	641,051	641,487
ACCRUED INTEREST	11,630	626
PREPAIDS	1,709,297	1,033,776
INVENTORY	1,129,477	1,091,309
<b>TOTAL UNRESTRICTED CURRENT ASSETS</b>	<b>\$ 217,675,846</b>	<b>\$ 236,223,116</b>
<b>RESTRICTED ASSETS:</b>		
CASH AND CASH EQUIVALENTS	55,362,776	29,895,456
INVESTMENTS	19,750,075	6,706,873
RECEIVABLES (net of allowance for uncollectibles):		
PROPERTY TAXES	62,595	38,709
OTHER	-	683
ACCRUED INTEREST	11,968	22,473
BOND DISCOUNTS AND ISSUANCE COSTS	5,441	6,604
<b>TOTAL RESTRICTED ASSETS</b>	<b>75,192,855</b>	<b>36,670,798</b>
<b>TOTAL CURRENT ASSETS</b>	<b>292,868,701</b>	<b>272,893,914</b>
<b>PROPERTY, PLANT, AND EQUIPMENT:</b>		
PROPERTY, PORT, AND FACILITIES	545,836,964	516,431,994
LESS ACCUMULATED DEPRECIATION	(105,286,165)	(97,893,835)
PROPERTY, PLANT, AND EQUIPMENT NET	440,550,799	418,538,159
<b>TOTAL ASSETS</b>	<b>\$ 733,419,500</b>	<b>\$ 691,432,073</b>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES:</b>		
ACCOUNTS PAYABLE	\$ 7,954,948	\$ 12,250,775
EQUIPMENT LEASE PAYABLE	1,523,850	1,523,850
ACCRUED COMPENSATED ABSENCES	0	134,601
UNEARNED LEASE INCOME	1,191,297	4,236,646
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 10,670,095</b>	<b>\$ 18,145,872</b>
<b>LIABILITIES PAYABLE FROM RESTRICTED ASSETS:</b>		
ACCRUED BOND INTEREST PAYABLE	1,283,629	2,910,569
BONDS PAYABLE	-	5,865,000
<b>TOTAL CURRENT LIABILITIES FROM RESTRICTED ASSETS</b>	<b>1,283,629</b>	<b>8,775,569</b>
<b>NON-CURRENT LIABILITIES</b>		
EQUIPMENT LEASE PAYABLE	1,558,990	1,558,990
BONDS PAYABLE	297,970,000	242,170,000
BOND PREMIUMS	21,290,413	21,222,354
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>320,819,403</b>	<b>264,951,344</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 332,773,127</b>	<b>\$ 291,872,785</b>
<b>DEFERRED INFLOW OF RESOURCES</b>		
DEFERRED INFLOW OF RESOURCES	175,560,971	175,560,971
<b>TOTAL DEFERRED INFLOW OF RESOURCES</b>	<b>\$ 175,560,971</b>	<b>\$ 175,560,971</b>
<b>NET ASSETS</b>		
NET INVESTMENT IN CAPITAL ASSETS	\$ 247,119,140	\$ 219,424,654
RESTRICTED-DEBT SERVICE	12,845,214	12,959,784
RESTRICTED-CAPITAL PROJECTS (Corps)	12,270	12,346
RESTRICTED CONTRIBUTED TO OTHERS	18,142,759	6,580,882
RESERVE FOR CAPITAL IMPROVEMENTS	42,903,542	14,200,612
UNRESTRICTED DEBT CONTRIBUTED TO OTHERS	(128,906,153)	(73,574,150)
UNRESTRICTED	32,968,630	44,394,189
<b>TOTAL NET ASSETS</b>	<b>\$ 225,085,402</b>	<b>\$ 223,998,317</b>

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

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	10 MONTHS BUDGET	% OVER (UNDER)	TOTAL 2022/2023 BUDGET
<b>OPERATING REVENUES:</b>						
Wharfage	\$ 11,225,906	\$ 10,689,004	5%	\$ 10,141,564	11%	\$ 12,546,200
Dockage & deep water berth	4,633,642	6,400,092	-28%	6,262,132	-26%	7,743,700
Equipment & pallet use fees	1,273,774	1,171,065	9%	1,086,203	17%	1,303,450
Facility use fees	1,249,838	1,427,861	-12%	1,198,000	4%	1,437,600
Security Fees	1,875,315	2,179,226	-14%	1,860,714	1%	2,294,250
Other Customer Service Fees	1,144,698	1,225,436	-7%	1,093,016	5%	1,308,300
Ground leases	10,475,366	9,526,015	10%	9,766,242	7%	11,699,000
Other leases	743,048	730,647	2%	737,743	1%	885,300
GASB 87 Lease recognition	-	-	0%	-	0%	-
Other revenue	97,244	23,775	309%	18,750	419%	25,000
Business interruption Claim	2,000,000	-	0%	2,340,000	-15%	2,340,000
<b>Total Operating Revenues</b>	<b>34,718,831</b>	<b>33,373,121</b>	<b>4%</b>	<b>34,504,364</b>	<b>1%</b>	<b>41,582,800</b>
<b>OPERATING EXPENSES:</b>						
Port salaries/wages	3,288,561	2,870,350	15%	3,738,378	-12%	4,494,200
Port employee benefits	1,075,539	992,488	8%	1,271,400	-15%	1,749,800
Professional services	2,602,028	1,990,012	31%	2,453,304	6%	2,948,700
Training, travel, and promotional	394,879	369,560	7%	776,484	-49%	879,900
Supplies	158,205	139,341	14%	149,964	5%	176,200
Utilities	673,137	553,985	22%	712,422	-6%	854,900
Business Insurance	1,536,921	1,242,015	24%	1,382,622	11%	1,672,300
Other services & charges	391,172	549,548	-29%	418,635	-7%	503,600
Maintenance & repair	1,097,393	986,273	11%	1,097,566	0%	1,225,400
Depreciation	7,392,330	6,580,057	12%	8,928,776	-17%	11,106,800
<b>Total Operating Expenses</b>	<b>18,610,165</b>	<b>16,273,629</b>	<b>14%</b>	<b>20,929,551</b>	<b>-11%</b>	<b>25,611,800</b>
<b>OPERATING INCOME (LOSS)</b>	<b>16,108,666</b>	<b>17,099,492</b>	<b>-6%</b>	<b>13,574,813</b>	<b>19%</b>	<b>15,971,000</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>						
Ad Valorem tax collections	6,610,596	6,414,581	3%	6,683,906	-1%	6,672,300
Investment Income	3,244,333	5,736	56461%	8,500	38069%	10,000
Gain (loss) on sale of assets	-	705,093	-100%	-	0%	-
Debt interest and fees	(9,065,561)	(7,801,659)	16%	(8,197,603)	11%	(9,818,300)
<b>CAPITAL CONTRIBUTIONS (TO) FROM OTHERS:</b>						
Freeport Harbor Improvement Project	(20,273,449)	(45,323,009)	-55%	-	0%	(60,932,700)
Contributed Capital-Other	(47,000)	-	0%	-	0%	-
<b>OTHER:</b>						
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(19,531,081)</b>	<b>(45,999,258)</b>	<b>-58%</b>	<b>(1,505,197)</b>	<b>1198%</b>	<b>(64,068,700)</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND EXTRAORDINARY EXPENSE</b>	<b>(3,422,415)</b>	<b>(28,899,766)</b>	<b>-88%</b>	<b>12,069,616</b>	<b>-128%</b>	<b>(48,097,700)</b>
<b>CAPITAL CONTRIBUTIONS:</b>						
Grants:						
Grants Port-Freeport	4,509,498	143,056	3052%	10,380,278	-57%	24,763,800
<b>Total Capital Contributions-Grants</b>	<b>4,509,498</b>	<b>143,056</b>	<b>3052%</b>	<b>10,380,278</b>	<b>-57%</b>	<b>24,763,800</b>
<b>EXTRAORDINARY ITEM</b>						
Emergency Recovery Efforts - Hurricane	-	(161,745)	-100%	-	0%	-
<b>Net Extraordinary Income (Expense)</b>	<b>-</b>	<b>(161,745)</b>	<b>-100%</b>	<b>-</b>	<b>0%</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ 1,087,083</b>	<b>\$ (28,918,455)</b>	<b>-104%</b>	<b>\$ 22,449,894</b>	<b>-95%</b>	<b>\$ (23,333,900)</b>

# STATEMENT OF CASH FLOWS

July 31, 2023

	YEAR TO DATE	PRIOR YEAR TO DATE
<b>Cash Flows from Operating Activities:</b>		
Operating Income (Loss)	\$ 16,108,666	\$ 17,099,492
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:		
Depreciation	7,392,330	6,580,057
Dredge Material Placement Fees	-	-
Change in Assets and Liabilities:		
Trade receivables	(1,818,945)	1,652,108
Other receivables	4,924,250	(762,658)
Lease Receivable	-	-
Deferred inflow of resources	-	-
Inventories	(38,168)	(27,193)
Prepaid and Other	(674,838)	(285,721)
Accounts payable	(4,295,827)	1,464,449
Deferred lease income	(3,045,349)	(2,867,448)
Accrued compensated absences	(134,601)	(138,223)
<b>Total Cash Provided from (Used for) Operating Activities</b>	<b>18,417,518</b>	<b>22,714,863</b>
<b>Cash Flows from Non-capital Financing Activities:</b>		
Property tax receipts	6,641,341	6,441,300
Property tax collection expense	(65,557)	(63,644)
Emergency Recovery Efforts - Disaster Related	-	(161,745)
<b>Total Cash Provided from (Used for) Non-capital Financing Activities</b>	<b>6,575,784</b>	<b>6,215,911</b>
<b>Cash Flows from Capital Financing Activities:</b>		
Principal payments under debt obligations	(5,865,000)	(5,630,000)
Interest and fees paid under debt obligations	(10,623,279)	(9,758,537)
Proceeds from sale of long-term debt obligations	55,800,000	-
Land, capital improvement, and equipment purchases	(29,404,970)	(40,303,861)
Other capital acquisition (costs) or recoveries, extraordinary	-	-
Capital contributions	(20,320,449)	(45,323,009)
Gants received	4,509,934	154,148
Proceeds from sale/disposal of capital assets	-	705,093
<b>Total Cash Provided from (Used for) Capital Financing Activities</b>	<b>(5,903,764)</b>	<b>(100,156,166)</b>
<b>Cash Flows from Investing Activities:</b>		
Investment earnings	2,383,242	1,192,771
Change in FMV of marketable investment securities	860,592	(968,590)
<b>Total Cash Provided from (Used for) Investing Activities</b>	<b>3,243,834</b>	<b>224,181</b>
<b>Net Increase(Decrease) in Cash and Cash Equivalents</b>	<b>22,333,372</b>	<b>(71,001,211)</b>
<b>Cash and Cash Equivalents at Beginning of Period</b>	<b>81,177,305</b>	<b>155,440,709</b>
<b>Cash and Cash Equivalents at End of Period</b>	<b>\$ 103,510,677</b>	<b>\$ 84,439,498</b>

## NOTES TO FINANCIAL STATEMENTS

### **Note 1 - Accounts Receivable Aging**

0 - 30 days	\$	4,884,757	92%
31 - 60 days		130,864	2%
61 - 90 days		138,313	3%
Over 90 days	\$	171,625	3%
Allowance for uncollectibles		(31,560)	-1%
<b>Net Trade A/R</b>	<b>\$</b>	<b>5,293,999</b>	

### **Note 2 - Accounts Payable Information**

Retainage Withheld	\$	6,150,729
Corps of Engineers*		620,518
Employee Payroll Related		9,302
Accounts Payable		1,174,399
<b>Total A/P</b>	<b>\$</b>	<b>7,954,948</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	\$ 1,750,000	\$ 30,045,000
General Obligation Bonds, Series 2021	37,135,000	-	37,135,000
General Obligation Bonds, Series 2023	55,800,000	-	55,800,000
Senior Lien Revenue Refunding Bonds, Series 2013A	33,065,000	20,345,000	12,720,000
Senior Lien Revenue and Refunding Bonds, Series 2015A	39,635,000	6,365,000	33,270,000
Senior Lien Revenue and Refunding Bonds, Series 2018	32,865,000	2,795,000	30,070,000
Senior Lien Revenue and Refunding Bonds, Series 2019A	45,200,000	3,345,000	41,855,000
Senior Lien Revenue and Refunding Bonds, Series 2019B	29,480,000	2,290,000	27,190,000
Senior Lien Revenue and Refunding Bonds, Series 2021	29,885,000	-	29,885,000
2014 Equipment Lease Payable	14,100,000	11,017,160	3,082,840
<b>Total Bonds</b>	<b>\$ 348,960,000</b>	<b>\$ 47,907,160</b>	<b>\$ 301,052,840</b>

Less Current Portion of Long-Term Debt Payable	\$	1,523,850
Long-term Debt Payable	\$	299,528,990

### **Note 4 - Net Asset Information**

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

Fiscal Year 2016 Amount Funded	\$	3,423,398
Fiscal Year 2017 Amount Funded	\$	3,570,000
Fiscal Year 2018 Amount Funded	\$	3,887,346
Fiscal Year 2019 Amount Funded	\$	4,269,552
Fiscal Year 2020 Amount Funded	\$	4,120,672
Fiscal Year 2021 Amount Funded	\$	3,981,963
Fiscal Year 2022 Amount Funded	\$	3,627,381
Fiscal Year 2023 Amount Funded	\$	3,351,718

**PORT FREEPORT**  
**OPERATING EXPENSES BY DEPARTMENT**  
**July 31, 2023**

	YEAR TO-DATE	PRIOR YEAR TO-DATE	PRIOR YEAR % OVER (UNDER)	10 MONTHS BUDGET	BUDGET % OVER (UNDER)	TOTAL 2023 BUDGET
<b>COMMISSIONERS</b>						
<b>OPERATING EXPENSES:</b>						
Port salaries/wages	\$ 48,000	\$ 48,000	0%	\$ 51,166	0%	\$ 61,400
Port employee benefits	54,940	61,316	-10%	63,867	0%	76,793
Professional services	44,460	-	0%	34,300	30%	34,300
Training, travel & promotional	46,215	22,968	101%	67,894	-32%	75,900
Supplies	803	84	856%	416	93%	500
Utilities	6,425	6,437	0%	6,710	-4%	8,050
<b>Total Operating Expenses</b>	<b>\$ 200,843</b>	<b>\$ 138,805</b>	<b>45%</b>	<b>\$ 224,353</b>	<b>-10%</b>	<b>\$ 256,943</b>

**ADMINISTRATION & FOREIGN TRADE ZONE**

<b>OPERATING EXPENSES:</b>						
Port salaries/wages	\$ 1,023,275	\$ 957,627	7%	\$ 1,267,424	-19%	\$ 1,515,900
Port employee benefits	303,074	284,442	7%	384,625	-21%	536,841
Professional services	682,611	479,838	42%	713,208	-4%	868,450
Training, travel & promotional	92,685	80,896	15%	167,862	-45%	197,400
Supplies	28,625	22,161	29%	26,814	7%	31,300
Utilities	74,092	52,180	42%	61,042	21%	73,250
Business Insurance	1,536,921	1,242,015	24%	1,382,622	11%	1,672,300
Other services & charges	281,660	447,563	-37%	299,266	-6%	359,450
Maintenance & repair	104,948	73,745	42%	302,100	-65%	332,400
Depreciation	7,392,330	6,580,057	12%	8,928,776	-17%	11,106,800
<b>Total Operating Expenses</b>	<b>\$ 11,520,221</b>	<b>\$ 10,220,524</b>	<b>13%</b>	<b>\$ 13,533,739</b>	<b>-15%</b>	<b>\$ 16,694,091</b>

**ENGINEERING**

<b>OPERATING EXPENSES:</b>						
Port salaries/wages	\$ 351,967	\$ 332,519	6%	\$ 380,084	-7%	\$ 456,100
Port employee benefits	125,497	115,206	9%	125,004	0%	177,458
Professional services	26,674	45,273	-41%	58,336	-54%	70,000
Training, travel & promotional	8,792	7,255	21%	24,626	-64%	29,500
Supplies	2,738	2,224	23%	4,958	-45%	5,950
Utilities	7,500	5,916	27%	6,168	22%	7,400
Other services & charges	4,724	120	3837%	6,338	-25%	7,600
Maintenance & repair	1,259	184	584%	420	200%	500
<b>Total Operating Expenses</b>	<b>\$ 529,151</b>	<b>\$ 508,697</b>	<b>4%</b>	<b>\$ 605,934</b>	<b>-13%</b>	<b>\$ 754,508</b>

**OPERATIONS**

<b>OPERATING EXPENSES:</b>						
Port salaries/wages	\$ 1,403,372	\$ 1,131,097	24%	\$ 1,461,110	-4%	\$ 1,762,486
Port employee benefits	450,876	397,894	13%	500,565	-10%	687,050
Professional services	105,647	11,605	810%	5,000	2013%	5,000
Training, travel & promotional	24,557	18,534	32%	26,852	-9%	31,000
Supplies	80,218	71,794	12%	68,854	17%	81,450
Utilities	543,229	452,320	20%	582,626	-7%	699,150
Other services & charges	55,579	54,568	2%	58,155	-4%	70,700
Maintenance & repair	891,480	837,250	6%	734,600	21%	820,100
<b>Total Operating Expenses</b>	<b>\$ 3,554,958</b>	<b>\$ 2,975,062</b>	<b>19%</b>	<b>\$ 3,437,762</b>	<b>3%</b>	<b>\$ 4,156,936</b>

**PORT FREEPORT**  
**OPERATING EXPENSES BY DEPARTMENT**  
**July 31, 2023**

	YEAR	PRIOR YEAR	PRIOR YEAR	10	BUDGET	TOTAL
	TO-DATE	TO-DATE	% OVER (UNDER)	MONTHS BUDGET	% OVER (UNDER)	2023 BUDGET
<b><u>BUSINESS DEVELOPMENT</u></b>						
<b>OPERATING EXPENSES:</b>						
Port salaries/wages	\$ 347,567	\$ 299,165	16%	\$ 411,874	-16%	\$ 494,250
Port employee benefits	111,604	105,025	6%	149,639	-25%	204,321
Professional services	3,312	7,664	-57%	-	0%	-
Training, travel & promotional	220,089	237,787	-7%	475,948	-54%	530,200
Supplies	4,208	2,900	45%	4,124	2%	4,850
Utilities	7,658	6,123	25%	7,874	-3%	9,450
Other services & charges	19,140	16,173	18%	20,626	-7%	24,750
Maintenance & repair	-	-	0%	-	0%	-
<b>Total Operating Expenses</b>	<b>\$ 713,578</b>	<b>\$ 674,837</b>	<b>6%</b>	<b>\$ 1,070,085</b>	<b>-33%</b>	<b>\$ 1,267,821</b>

**PROTECTIVE SERVICES**

<b>OPERATING EXPENSES:</b>						
Port salaries/wages	\$ 114,380	\$ 101,942	12%	\$ 166,720	-31%	\$ 204,064
Port employee benefits	29,548	28,605	3%	47,700	-38%	67,337
Professional services	1,739,324	1,445,632	20%	1,642,460	6%	1,970,950
Training, travel & promotional	2,541	2,120	20%	13,302	-81%	15,900
Supplies	41,613	40,178	4%	44,798	-7%	52,150
Utilities	34,233	31,009	10%	48,002	-29%	57,600
Other services & charges	30,069	31,124	-3%	34,250	-12%	41,100
Maintenance & repair	99,706	75,094	33%	60,446	65%	72,400
<b>Total Operating Expenses</b>	<b>\$ 2,091,414</b>	<b>\$ 1,755,704</b>	<b>19%</b>	<b>\$ 2,057,678</b>	<b>2%</b>	<b>\$ 2,481,501</b>

**CONSOLIDATED - TOTAL**

<b>OPERATING EXPENSES:</b>						
Port salaries/wages	\$ 3,288,561	2,870,350	15%	\$ 3,738,378	-12%	\$ 4,494,200
Port employee benefits	1,075,539	992,488	8%	1,271,400	-15%	1,749,800
Professional services	2,602,028	1,990,012	31%	2,453,304	6%	2,948,700
Training, travel & promotional	394,879	369,560	7%	776,484	-49%	879,900
Supplies	158,205	139,341	14%	149,964	5%	176,200
Utilities	673,137	553,985	22%	712,422	-6%	854,900
Business Insurance	1,536,921	1,242,015	24%	1,382,622	11%	1,672,300
Other services & charges	391,172	549,548	-29%	418,635	-7%	503,600
Maintenance & repair	1,097,393	986,273	11%	1,097,566	0%	1,225,400
Depreciation	7,392,330	6,580,057	12%	8,928,776	-17%	11,106,800
<b>Total Operating Expenses</b>	<b>\$ 18,610,165</b>	<b>\$ 16,273,629</b>	<b>14%</b>	<b>\$ 20,929,551</b>	<b>-11%</b>	<b>\$ 25,611,800</b>

# PORT FREEPORT - VELASCO TERMINAL ONLY

## STATEMENT OF REVENUES AND EXPENSES

July 31, 2023

	YEAR TO DATE	PRIOR YEAR TO DATE	% OVER (UNDER)	10 MONTHS BUDGET	% OVER (UNDER)	TOTAL 2023 BUDGET
<b>OPERATING REVENUES:</b>						
Wharfage	\$ 1,518,379	\$ 1,420,811	7%	\$ 1,341,130	13%	\$ 1,609,358
Dockage & deep water berth	590,215	655,183	-10%	516,770	14%	620,126
Equipment & pallet use fees	1,121,541	1,020,641	10%	920,810	22%	1,104,979
Facility use fees	100,823	378,091	-73%	-	0%	-
Security Fees	194,263	198,036	-2%	237,610	-18%	285,134
Other Customer Service Fees	314,824	306,037	3%	369,250	-15%	443,100
Ground leases	309,571	317,650	-3%	83,050	273%	99,660
<b>Total Operating Revenues</b>	<b>4,149,616</b>	<b>4,296,449</b>	<b>-3%</b>	<b>3,468,620</b>	<b>20%</b>	<b>4,162,357</b>
<b>OPERATING EXPENSES:</b>						
Port salaries/wages	283,424	192,624	47%	231,320	23%	281,328
Port employee benefits	78,905	49,619	59%	67,429	17%	95,899
Professional services	25,236	-	0%	-	0%	-
Training, travel, and promotional	-	-	0%	1,000	-100%	1,200
Supplies	55	-	0%	-	0%	-
Utilities	106,310	93,995	13%	130,376	-18%	156,450
Business Insurance	353,275	273,383	29%	324,812	9%	393,694
Maintenance & repair	385,113	470,315	-18%	292,240	32%	318,450
Depreciation	2,396,679	2,382,420	1%	3,283,816	-27%	4,332,850
<b>Total Operating Expenses</b>	<b>3,628,997</b>	<b>3,462,356</b>	<b>5%</b>	<b>4,330,993</b>	<b>-16%</b>	<b>5,579,871</b>
<b>OPERATING INCOME (LOSS)</b>	<b>520,619</b>	<b>834,093</b>	<b>38%</b>	<b>(862,373)</b>	<b>160%</b>	<b>(1,417,514)</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>						
Debt interest and fees	(1,540,581)	(1,650,947)	-7%	(2,750,900)	-44%	(3,302,248)
<b>Total Non-Operating Revenue (Expenses)</b>	<b>(1,540,581)</b>	<b>(1,650,947)</b>	<b>-7%</b>	<b>(2,750,900)</b>	<b>-44%</b>	<b>(3,302,248)</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ (1,019,962)</b>	<b>\$ (816,854)</b>	<b>25%</b>	<b>\$ (3,613,273)</b>	<b>-72%</b>	<b>\$ (4,719,762)</b>



**PORT FREEPORT**  
Port Improvement Projects Summary  
July 31, 2023

Project	Contract Award	Change Orders	Total Contract	Current Year Budget	Incurred to Date FY 2023	CIP Prior Years	Incurred to Date Total	Balance to Finish
<b>Velasco Term Phase II - Berth 8</b>	<b>133,904,911.58</b>	<b>(13,283,496.98)</b>	<b>120,621,414.60</b>	<b>23,000,000.00</b>	<b>12,780,716.10</b>	<b>105,264,205.17</b>	<b>118,044,921.27</b>	<b>2,576,493.33</b>
EDSA	4,146,923.24	589,830.00	4,736,753.24		436,082.90	4,179,988.94	4,616,071.84	120,681.40
Construction	129,723,621.00	(13,873,326.98)	115,850,294.02		12,344,633.20	101,049,848.89	113,394,482.09	2,455,811.93
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>24,928,632.25</b>	<b>392,100.00</b>	<b>25,320,732.25</b>	<b>0.00</b>	<b>5,878,999.26</b>	<b>19,519,570.24</b>	<b>25,398,569.50</b>	<b>(77,837.25)</b>
EDSA	53,944.25	392,100.00	446,044.25		251,778.60	272,102.90	523,881.50	(77,837.25)
Construction	24,874,688.00	0.00	24,874,688.00		5,627,220.66	19,247,467.34	24,874,688.00	0.00
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>426,684.00</b>	<b>0.00</b>	<b>426,684.00</b>	<b>5,563,750.00</b>	<b>230,858.00</b>	<b>0.00</b>	<b>230,858.00</b>	<b>195,826.00</b>
EDSA	426,684.00	0.00	426,684.00		230,858.00	0.00	230,858.00	195,826.00
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- Access Project</b>	<b>1,218,718.00</b>	<b>0.00</b>	<b>1,218,718.00</b>	<b>9,028,950.00</b>	<b>11,000.00</b>	<b>0.00</b>	<b>11,000.00</b>	<b>1,207,718.00</b>
EDSA	1,218,718.00	0.00	1,218,718.00		11,000.00	0.00	11,000.00	1,207,718.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>VT- Refrigerated Cross Dock</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13,705,950.00</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>616,768.31</b>	<b>0.00</b>	<b>616,768.31</b>	<b>4,000,000.00</b>	<b>616,768.31</b>	<b>0.00</b>	<b>616,768.31</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	616,768.31	0.00	616,768.31		616,768.31	0.00	616,768.31	0.00
<b>Parcel 14 Rail Development Phase II</b>	<b>9,670,314.00</b>	<b>0.00</b>	<b>9,670,314.00</b>	<b>10,521,050.00</b>	<b>9,212,773.72</b>	<b>184,127.34</b>	<b>9,396,901.06</b>	<b>273,412.94</b>
EDSA	407,412.00	0.00	407,412.00		156,030.65	184,127.34	340,157.99	67,254.01
Construction	9,262,902.00	0.00	9,262,902.00		9,056,743.07	0.00	9,056,743.07	206,158.93
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>Pumpstation 1400 E Floodgate &amp; P14 Drainage</b>	<b>1,444,585.61</b>	<b>0.00</b>	<b>1,444,585.61</b>	<b>575,000.00</b>	<b>660.61</b>	<b>1,440.00</b>	<b>2,100.61</b>	<b>1,442,485.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	1,442,485.00	0.00	1,442,485.00		0.00	0.00	0.00	1,442,485.00
Other not in contract	2,100.61	0.00	2,100.61		660.61	1,440.00	2,100.61	0.00
<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>0.00</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>205,183.45</b>	<b>0.00</b>	<b>205,183.45</b>	<b>300,000.00</b>	<b>184,106.34</b>	<b>3,528.00</b>	<b>187,634.34</b>	<b>17,549.11</b>
EDSA	33,600.00	0.00	33,600.00		27,384.00	3,528.00	30,912.00	2,688.00
Construction	162,525.00	0.00	162,525.00		156,119.11	0.00	156,119.11	6,405.89
Other not in contract	9,058.45	0.00	9,058.45		603.23	0.00	603.23	8,455.22
<b>EOC Additional Parking</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>VT Backlands Area IV</b>	<b>528,394.21</b>	<b>0.00</b>	<b>528,394.21</b>	<b>0.00</b>	<b>53,086.60</b>	<b>99,572.65</b>	<b>152,659.25</b>	<b>375,734.96</b>
EDSA	528,388.18	0.00	528,388.18		53,086.60	99,566.62	152,653.22	375,734.96
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>Transformer Yard Replacement</b>	<b>4,078.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>200,000.00</b>	<b>0.00</b>	<b>4,078.00</b>	<b>4,078.00</b>	<b>0.00</b>
EDSA	4,078.00	0.00	4,078.00		0.00	4,078.00	4,078.00	0.00
Construction	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Other not in contract	0.00	0.00	0.00		0.00	0.00	0.00	0.00
<b>Fence Razor Wire Upgrade</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60,000.00</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>Portwide Areas Upgrade to Concrete</b>	<b>4,730,450.40</b>	<b>0.00</b>	<b>4,730,450.40</b>	<b>3,400,000.00</b>	<b>1,851.40</b>	<b>0.00</b>	<b>1,851.40</b>	<b>4,728,599.00</b>
EDSA	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Construction	4,728,599.00	0.00	4,728,599.00		0.00	0.00	0.00	4,728,599.00
Other not in contract	1,851.40	0.00	1,851.40		1,851.40	0.00	1,851.40	0.00
<b>Inner Harbor Berth Repairs</b>	<b>240,300.00</b>	<b>0.00</b>	<b>240,300.00</b>	<b>0.00</b>	<b>126,350.00</b>	<b>113,950.00</b>	<b>240,300.00</b>	<b>0.00</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		126,350.00	54,150.00	180,500.00	0.00
Other not in contract	59,800.00	0.00	59,800.00		0.00	59,800.00	59,800.00	0.00
<b>Total</b>				<b>\$ 70,424,700.00</b>	<b>\$ 29,097,170.34</b>	<b>\$ 125,190,471.40</b>	<b>\$ 154,287,641.74</b>	<b>\$ 10,739,981.09</b>

## Vendor Expenditure

Period: 07/01/23..07/31/23

Port Freeport

Saturday, August 12, 2023

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This report also includes bank accounts that only have balances.

Bank Account: Date Filter: 07/01/23..07/31/23

Check Ledger Entry:

Check No.	Check Date	Vendor No.	Vendor Name	Check Amount	Line Amount
Invoice No.	PO No.	GL Account Name	Line Description		
<b>92804</b>	<b>07/10/23</b>	<b>V00009</b>	<b>Williams Diesel, Inc</b>	<b>15.03</b>	
127591	125042		M&R TOE-Street Sweeper		15.03
			Line Amount Total		15.03
<b>92805</b>	<b>07/10/23</b>	<b>V00010</b>	<b>Specialties Company</b>	<b>477.70</b>	
127614	125027		M&R TOE-Gantry Crane		238.85
127614	125027		M&R TOE-Gantry Crane		238.85
			Line Amount Total		477.70
<b>92806</b>	<b>07/10/23</b>	<b>V00038</b>	<b>Killum Pest Control</b>	<b>329.00</b>	
127598	125028		M&R Warehouse-Warehouse 51		329.00
			Line Amount Total		329.00
<b>92807</b>	<b>07/10/23</b>	<b>V00050</b>	<b>Northern Tool &amp; Equipment</b>	<b>1,284.89</b>	
127244	124691		M&R Bldgs-Operations Bldg		543.98
127511	124951		M&R Warehouse-Warehouse 51		329.99
127475	124922		M&R Bldgs-Maintenance Bldg		194.95
127414	124796		Maint and Operations Supplies		129.98
127415	124795		Maint and Operations Supplies		85.99
			Line Amount Total		1,284.89
<b>92808</b>	<b>07/10/23</b>	<b>V00067</b>	<b>Quill Corporation</b>	<b>814.46</b>	
127610	125011		Office Supplies		645.92
127611	125017		Office Supplies		168.54
			Line Amount Total		814.46
<b>92809</b>	<b>07/10/23</b>	<b>V00071</b>	<b>Verizon Wireless</b>	<b>1,274.60</b>	
127579	124994		Telephone		1,053.31
127579	124994		Telephone		69.31
127579	124994		Telephone		151.98
			Line Amount Total		1,274.60
<b>92810</b>	<b>07/10/23</b>	<b>V00073</b>	<b>Roger Johnston</b>	<b>797.01</b>	
127578	124995		M&R Bldgs-Operations Bldg		467.85
127578	124995		M&R Bldgs-Buildings VT Berth 7		329.16
			Line Amount Total		797.01
<b>92811</b>	<b>07/10/23</b>	<b>V00098</b>	<b>Suburban Propane</b>	<b>809.88</b>	
127593	125029		Fuel/Oil		809.88
			Line Amount Total		809.88
<b>92812</b>	<b>07/10/23</b>	<b>V00100</b>	<b>LJA Engineering Inc.</b>	<b>987.00</b>	
127602	111718		Construction In Progress-Area 3		987.00
127602	111718		Construction in Progress-Area-3+		
127602	111718		Construction in Progress-Area-3+		
127602	111718		Construction in Progress-Area-3+		
127602	111718		Construction in Progress-Area-3+		
127602	111718		Construction in Progress-Area-3+		
127602	111718		Construction In Progress-Area 4		
127602	111718		Construction In Progress-Area 5 Phase II		
127602	111718		Construction in Progress-Area 4		
127602	111718		Balance carried over from PO# 10615		
127602	111718		Board Approved 11/14/13		
			Line Amount Total		987.00

## Vendor Expenditure

Period: 07/01/23..07/31/23

Port Freeport

Saturday, August 12, 2023

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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>92813</b>	<b>07/10/23</b>	<b>V00114</b>	<b>AT&amp;T:171-799-3737 001</b>	<b>728.46</b>	
127580	125019		Telephone	142.13	
127580	125019		Telephone	71.10	
127580	125019		Telephone	284.10	
127580	125019		Telephone	17.77	
127580	125019		Telephone	71.17	
127580	125019		Telephone	17.77	
127580	125019		Telephone	17.77	
127580	125019		Telephone	35.55	
127580	125019		Telephone	71.10	
			Line Amount Total	728.46	
<b>92814</b>	<b>07/10/23</b>	<b>V00161</b>	<b>Strategic Roofing Solutions LLC</b>	<b>11,507.00</b>	
127567	124710		M&R Bldgs-Gate 4	11,507.00	
127567	124710		Gate 4 Gutter Replacement		
			Line Amount Total	11,507.00	
<b>92815</b>	<b>07/10/23</b>	<b>V00194</b>	<b>Johnson Supply</b>	<b>224.22</b>	
127584	125015		M&R Terminal Facilities-Other	162.18	
127584	125015		Clean Ice Machines & A/C Units		
127608	125044		M&R Transit Shed-T.S. 1	62.04	
			Line Amount Total	224.22	
<b>92816</b>	<b>07/10/23</b>	<b>V00201</b>	<b>CDW Government</b>	<b>4,590.97</b>	
127583	124760		Furniture and Equipment Purchases <\$5,000	4,028.83	
127583	124760		Furniture and Equipment Purchases <\$5,000	562.14	
127583	124760		DIR Contract#DIR-CPO 5093		
			Line Amount Total	4,590.97	
<b>92817</b>	<b>07/10/23</b>	<b>V00209</b>	<b>Datavox, Inc.</b>	<b>4,456.25</b>	
127605	123951		EOC Operations Center Enhancements	4,456.25	
127605	123951		Commission approval 2/23/2023		
			Line Amount Total	4,456.25	
<b>92818</b>	<b>07/10/23</b>	<b>V00210</b>	<b>Mimecast North America, Inc.</b>	<b>592.34</b>	
127609	125016		Contract Services	592.34	
			Line Amount Total	592.34	
<b>92819</b>	<b>07/10/23</b>	<b>V00219</b>	<b>Toyota Lift of Houston</b>	<b>164.87</b>	
127592	125032		M&R TOE-Toyota Forklift	164.87	
			Line Amount Total	164.87	
<b>92820</b>	<b>07/10/23</b>	<b>V00228</b>	<b>Department of Information Resources</b>	<b>242.40</b>	
127607	125005		Telephone	47.29	
127607	125005		Telephone	23.66	
127607	125005		Telephone	94.55	
127607	125005		Telephone	5.91	
127607	125005		Telephone	23.68	
127607	125005		Telephone	5.91	
127607	125005		Telephone	5.91	
127607	125005		Telephone	11.83	
127607	125005		Telephone	23.66	
			Line Amount Total	242.40	
<b>92821</b>	<b>07/10/23</b>	<b>V00291</b>	<b>Moore Supply</b>	<b>1,052.80</b>	
127596	125002		M&R Docks-Dock Berth 2	845.20	

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Line Amount Total	2,280,683.72
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<b>92832</b>	<b>07/12/23</b>	<b>V00026</b>	<b>Lowe's</b>	<b>945.40</b>	
	127661	125088		M&R TOE-2021 John Deere Gator HPX615E	48.44
	127661	125088		M&R Roads-Other	896.96
				Line Amount Total	945.40
<b>92833</b>	<b>07/12/23</b>	<b>V00039</b>	<b>Brazosport Tire</b>	<b>2,730.05</b>	
	127636	125064		M&R Groundskeeping Equipment-5510 John Deere	250.00
	127635	125063		M&R TOE-Toyota Forklift	412.06
	127632	125060		M&R TOE-Toyota Forklift	44.77
	127632	125060		M&R TOE-Toyota Forklift	44.77
	127632	125060		M&R TOE-Toyota Forklift	44.77
	127632	125060		M&R TOE-Toyota Forklift	44.77
	127632	125060		M&R TOE-Toyota Forklift	44.76
	127632	125060		M&R TOE-Toyota Forklift	44.76
	127632	125060		M&R TOE-Toyota Forklift	44.76
	127632	125060		M&R TOE-Toyota Forklift	44.76
	127632	125060		M&R TOE-Toyota Forklift	44.76
	127634	125062		M&R TOE-Toyota Forklift	833.61
	127631	125059		M&R Vehicles-Chevy Tahoe	479.40
	127633	125061		M&R TOE-John Deere Gator	396.86
				Line Amount Total	2,730.05
<b>92834</b>	<b>07/12/23</b>	<b>V00045</b>	<b>Leo Martin Chevrolet</b>	<b>612.10</b>	
	127657	125066		M&R Vehicles-Chevy Tahoe	241.24
	127658	125068		M&R Vehicles-Chevy Colorado	127.93
	127659	125069		M&R Vehicles-Chevy Colorado	69.72
	127660	125070		M&R Vehicles-Chevy Tahoe	173.21
				Line Amount Total	612.10
<b>92835</b>	<b>07/12/23</b>	<b>V00046</b>	<b>Sprint Waste Services</b>	<b>1,127.80</b>	
	127669	125112		Contract Services	522.90
	127670	125113		Contract Services	170.82
	127670	125113		Contract Services	214.12
	127671	125114		Contract Services	219.96
				Line Amount Total	1,127.80
<b>92836</b>	<b>07/12/23</b>	<b>V00049</b>	<b>Brazos Fasteners</b>	<b>17.67</b>	
	127630	125057		M&R Docks-Dock Berth 8	17.67
				Line Amount Total	17.67
<b>92837</b>	<b>07/12/23</b>	<b>V00054</b>	<b>Summit Electric Supply</b>	<b>579.67</b>	
	127674	125091		M&R Transit Shed-T.S. 3	579.67
				Line Amount Total	579.67
<b>92838</b>	<b>07/12/23</b>	<b>V00071</b>	<b>Verizon Wireless</b>	<b>151.96</b>	
	127687	125118		Telephone	75.98
	127687	125118		Telephone	37.99
	127687	125118		Telephone	37.99
				Line Amount Total	151.96
<b>92839</b>	<b>07/12/23</b>	<b>V00075</b>	<b>Vicki L. Smith</b>	<b>75.00</b>	
	127688	125050		Telephone	75.00
				Line Amount Total	75.00
<b>92840</b>	<b>07/12/23</b>	<b>V00083</b>	<b>Jason Hull</b>	<b>136.75</b>	
	127654	125082		Telephone	136.75
				Line Amount Total	136.75

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
<b>92841</b>	<b>07/12/23</b>	<b>V00096</b>	<b>Centerpoint Energy</b>	<b>29.09</b>	
127637	125065		Water & Gas		29.09
			Line Amount Total		29.09
<b>92842</b>	<b>07/12/23</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>	<b>5,453.14</b>	
127679	125073		Security Service Fees		995.02
127680	125074		Security Service Fees		647.01
127681	125076		Security Service Fees		818.58
127682	125078		Security Service Fees		66.30
127683	125080		Security Service Fees		951.63
127684	125081		Security Service Fees		138.84
127712	125128		Security Service Fees		803.14
127720	125133		Security Service Fees		590.07
127721	125134		Security Service Fees		442.55
			Line Amount Total		5,453.14
<b>92843</b>	<b>07/12/23</b>	<b>V00104</b>	<b>Donald Mullett</b>	<b>212.84</b>	
127715	125051		Flexible Spending Emp Reimbursement		212.84
			Line Amount Total		212.84
<b>92844</b>	<b>07/12/23</b>	<b>V00110</b>	<b>Jason Miura</b>	<b>321.36</b>	
127655	125053		Flexible Spending Emp Reimbursement		19.16
127656	125083		Telephone		136.75
127656	125083		Sales/Promotion Travel		113.64
127656	125083		Commercial Events		51.81
			Line Amount Total		321.36
<b>92845</b>	<b>07/12/23</b>	<b>V00149</b>	<b>Brazoria Chamber of Commerce</b>	<b>450.00</b>	
127627	125121		Community Advertising		300.00
127628	125122		Community Events		150.00
127628	125122		Sponsorship for Braz CofC No Name Festival		
			Line Amount Total		450.00
<b>92846</b>	<b>07/12/23</b>	<b>V00200</b>	<b>The Chamber Brazosport Area</b>	<b>850.00</b>	
127686	125054		Community Events		850.00
127686	125054		Aug 10 Dinner & Auction Table Sponsor		
			Line Amount Total		850.00
<b>92847</b>	<b>07/12/23</b>	<b>V00272</b>	<b>Highway 36A Coalition</b>	<b>180.00</b>	
127651	125123		Community Events		180.00
			Line Amount Total		180.00
<b>92848</b>	<b>07/12/23</b>	<b>V00389</b>	<b>Austin Seth</b>	<b>225.64</b>	
127626	125087		Sales/Promotion Travel		225.64
			Line Amount Total		225.64
<b>92849</b>	<b>07/12/23</b>	<b>V00502</b>	<b>Brazosport Muffler</b>	<b>900.00</b>	
127582	125013		M&R Vehicles-Chevy Tahoe		900.00
127582	125013		Labor on Converter Kit		
			Line Amount Total		900.00
<b>92850</b>	<b>07/12/23</b>	<b>V00828</b>	<b>OnSite Decals, LLC</b>	<b>820.00</b>	
127666	125055		2023 Ford Maverick Pickup		820.00
			Line Amount Total		820.00

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<b>92851</b>	<b>07/12/23</b>	<b>V00863</b>	<b>Enrico Arbolante</b>	<b>174.20</b>	
127639	125052		Flexible Spending Emp Reimbursement		174.20
			Line Amount Total		174.20
<b>92852</b>	<b>07/12/23</b>	<b>V00875</b>	<b>Hannah Fitzsimmons</b>	<b>186.48</b>	
127650	125085		Telephone		150.00
127650	125085		Sales/Promotion Travel		36.48
			Line Amount Total		186.48
<b>92853</b>	<b>07/12/23</b>	<b>V00880</b>	<b>Christine Lewis</b>	<b>92.34</b>	
127638	125084		Telephone		75.00
127638	125084		Office Supplies		17.34
			Line Amount Total		92.34
<b>92854</b>	<b>07/12/23</b>	<b>V00946</b>	<b>Full Source, LLC</b>	<b>392.38</b>	
127643	125098		Safety Supplies		392.38
			Line Amount Total		392.38
<b>92855</b>	<b>07/12/23</b>	<b>V00959</b>	<b>Select Environmental, LLC</b>	<b>470.00</b>	
127668	125058		Fuel/Oil		470.00
			Line Amount Total		470.00
<b>92856</b>	<b>07/12/23</b>	<b>V00960</b>	<b>Xtreme Bed Liners</b>	<b>425.00</b>	
127711	125067		2023 Ford Maverick Pickup		425.00
			Line Amount Total		425.00
<b>92857</b>	<b>07/19/23</b>	<b>V00004</b>	<b>City of Freeport</b>	<b>25,376.08</b>	
127756	125171		Water & Gas		25,376.08
			Line Amount Total		25,376.08
<b>92858</b>	<b>07/19/23</b>	<b>V00005</b>	<b>Phyllis Saathoff</b>	<b>1,100.83</b>	
127777	125166		Telephone		136.75
127777	125166		Office Supplies		5.14
127777	125166		Governmental Relations Travel		746.88
127777	125166		Community Events		212.06
			Line Amount Total		1,100.83
<b>92859</b>	<b>07/19/23</b>	<b>V00006</b>	<b>Michaela Bevers</b>	<b>75.00</b>	
127732	125165		Telephone		75.00
			Line Amount Total		75.00
<b>92860</b>	<b>07/19/23</b>	<b>V00009</b>	<b>Williams Diesel, Inc</b>	<b>300.48</b>	
127590	125022		M&R Security Equipment-SeaArk Commander Boat		300.48
			Line Amount Total		300.48
<b>92861</b>	<b>07/19/23</b>	<b>V00010</b>	<b>Specialties Company</b>	<b>1,848.60</b>	
127612	125020		M&R TOE-Gantry Crane		454.15
127612	125020		M&R TOE-Gantry Crane		454.15
127613	125021		M&R TOE-Gantry Crane		470.15
127613	125021		M&R TOE-Gantry Crane		470.15
			Line Amount Total		1,848.60
<b>92862</b>	<b>07/19/23</b>	<b>V00021</b>	<b>Gulf Coast Paper Company</b>	<b>155.59</b>	
127647	125106		Office Supplies		66.98
127648	125107		Office Supplies		55.12
127649	125124		Office Supplies		12.76
127649	125124		Office Supplies		6.38
127649	125124		Office Supplies		1.59



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127649	125124		Office Supplies		6.38
127649	125124		Office Supplies		6.38
			Line Amount Total		155.59
<b>92863</b>	<b>07/19/23</b>	<b>V00030</b>	<b>Girouard's Ace Hardware</b>	<b>2,154.41</b>	
127724	125139		M&R Groundskeeping and Misc. Equipment		91.54
127724	125139		M&R TOE-John Deere Gator		26.41
127724	125139		M&R TOE-John Deere Gator		19.18
127724	125139		M&R TOE-Street Sweeper		23.28
127724	125139		M&R TOE-2020 John Deere HPX615E		5.10
127724	125139		M&R TOE-Gantry Crane		7.00
127724	125139		M&R TOE-Gantry Crane		6.99
127724	125139		M&R Bldgs-Operations Bldg		83.65
127724	125139		M&R Bldgs-Scale House		77.04
127724	125139		M&R Bldgs-Maintenance Bldg		16.35
127724	125139		M&R Bldgs-Gate 4		6.39
127724	125139		M&R Docks-Dock Berth 1		591.19
127724	125139		M&R Docks-Dock Berth 2		698.41
127724	125139		M&R Docks-Dock Berth 7-VT		24.97
127724	125139		M&R Docks-Dock Berth 8		387.33
127724	125139		M&R Roads-Parcel 14 Road		18.34
127724	125139		M&R Leased Facilities-24A (Chiquita)		71.24
			Line Amount Total		2,154.41
<b>92864</b>	<b>07/19/23</b>	<b>V00040</b>	<b>The Brazosport Facts</b>	<b>2,617.31</b>	
127748	125156		Community Advertising		500.00
127775	125159		Community Advertising		844.05
127775	125159		Legal Fees		840.17
127775	125159		Legal Fees		433.09
			Line Amount Total		2,617.31
<b>92865</b>	<b>07/19/23</b>	<b>V00049</b>	<b>Brazos Fasteners</b>	<b>13.75</b>	
127581	125026		M&R TOE-Gantry Crane		13.75
			Line Amount Total		13.75
<b>92866</b>	<b>07/19/23</b>	<b>V00050</b>	<b>Northern Tool &amp; Equipment</b>	<b>239.98</b>	
127594	125008		M&R TOE-Gantry Crane		119.99
127594	125008		M&R TOE-Gantry Crane		119.99
			Line Amount Total		239.98
<b>92867</b>	<b>07/19/23</b>	<b>V00053</b>	<b>Shred it Houston</b>	<b>241.81</b>	
127741	125170		Office Supplies		47.18
127741	125170		Office Supplies		23.59
127741	125170		Office Supplies		94.36
127741	125170		Office Supplies		5.90
127741	125170		Office Supplies		23.59
127741	125170		Office Supplies		5.90
127741	125170		Office Supplies		5.90
127741	125170		Office Supplies		11.80
127741	125170		Office Supplies		23.59
			Line Amount Total		241.81
<b>92868</b>	<b>07/19/23</b>	<b>V00054</b>	<b>Summit Electric Supply</b>	<b>7,802.27</b>	
127470	124569		M&R TOE-Gantry Crane		2,898.45
127470	124569		M&R TOE-Gantry Crane		2,898.44
127470	124569		Fluke 1550C 5KV MEGGER		
127516	124941		M&R Bldgs-Gate 14		61.13

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127518	124945		M&R Leased Facilities-24A (Chiquita)	719.23	
127519	124946		M&R Docks-Dock Berth 1	186.66	
127519	124946		M&R TOE-General Terminal Ops Equip & Tools	200.29	
127520	124947		M&R TOE-Gantry Crane	371.00	
127520	124947		M&R TOE-Gantry Crane	370.99	
127521	124948		M&R Bldgs-Maintenance Bldg	62.00	
127742	125141		M&R Leased Facilities-24A (Chiquita)	34.08	
			Line Amount Total	7,802.27	
<b>92869</b>	<b>07/19/23</b>	<b>V00060</b>	<b>Sun Coast Resources</b>	<b>2,145.74</b>	
127702	125001		Fuel/Oil	2,145.74	
127702	125001		Unleaded Gasoline		
			Line Amount Total	2,145.74	
<b>92870</b>	<b>07/19/23</b>	<b>V00074</b>	<b>Noble Building &amp; Development</b>	<b>108,323.93</b>	
127766	124504		Construction in Progress	114,025.19	
127766	124504		Furnish labor, materials, equipment & insurance		
127766	124504		for Gate 8 Guardhouse Expansion project 22-07		
127766	124504		Retainage Payable		
127766	124504		Retainage Payable	-5,701.26	
			Line Amount Total	108,323.93	
<b>92871</b>	<b>07/19/23</b>	<b>V00087</b>	<b>Reliant</b>	<b>67,620.22</b>	
127699	125119		Electricity	3,779.76	
127699	125119		Electricity	57,577.11	
127699	125119		Electricity	2,732.39	
127699	125119		Electricity	3,530.96	
			Line Amount Total	67,620.22	
<b>92872</b>	<b>07/19/23</b>	<b>V00095</b>	<b>Swisher &amp; Swisher</b>	<b>8,750.00</b>	
127708	124792		M&R Other-Mowing, Weed Control Etc	8,750.00	
			Line Amount Total	8,750.00	
<b>92873</b>	<b>07/19/23</b>	<b>V00100</b>	<b>LJA Engineering Inc.</b>	<b>7,070.87</b>	
127697	111718		Construction In Progress-Area 3	7,070.87	
127697	111718		Construction in Progress-Area-3+		
127697	111718		Construction in Progress-Area-3+		
127697	111718		Construction in Progress-Area-3+		
127697	111718		Construction in Progress-Area-3+		
127697	111718		Construction in Progress-Area-3+		
127697	111718		Construction In Progress-Area 4		
127697	111718		Construction In Progress-Area 5 Phase II		
127697	111718		Construction in Progress-Area 4		
127697	111718		Balance carried over from PO# 10615		
127697	111718		Board Approved 11/14/13		
			Line Amount Total	7,070.87	
<b>92874</b>	<b>07/19/23</b>	<b>V00101</b>	<b>Sunstates Security, LLC</b>	<b>180,278.66</b>	
127703	125072		Security Service Fees	34,911.16	
127704	125075		Security Service Fees	35,224.50	
127705	125077		Security Service Fees	1,012.38	
127706	125079		Security Service Fees	35,125.26	
127722	125131		Security Service Fees	35,235.02	
127723	125132		Security Service Fees	1,012.38	
127745	125152		Security Service Fees	780.98	
127746	125153		Security Service Fees	381.81	
127747	125154		Security Service Fees	624.78	

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
127767	125155		Security Service Fees	35,970.39	
			Line Amount Total	180,278.66	
<b>92875</b>	<b>07/19/23</b>	<b>V00102</b>	<b>ABB, Inc Marine &amp; Ports</b>	<b>2,886.53</b>	
127716	125125		M&R TOE-Gantry Crane	962.18	
127716	125125		M&R TOE-Gantry Crane	962.18	
127716	125125		M&R IT Equipment	962.17	
			Line Amount Total	2,886.53	
<b>92876</b>	<b>07/19/23</b>	<b>V00103</b>	<b>Nicholas Malambri</b>	<b>300.00</b>	
127753	125173		Telephone	300.00	
			Line Amount Total	300.00	
<b>92877</b>	<b>07/19/23</b>	<b>V00105</b>	<b>Cecil Booth</b>	<b>335.37</b>	
127714	125126		Telephone	300.00	
127714	125126		Automobile Expense	35.37	
			Line Amount Total	335.37	
<b>92878</b>	<b>07/19/23</b>	<b>V00106</b>	<b>Freese &amp; Nichols</b>	<b>35,337.01</b>	
127604	120785		Professional Services for the	35,337.01	
127604	120785		Parcel 14 Rail Expansion project		
127604	120785		Project No. 22-03		
127604	120785		Board Approved 3/10/2022		
			Line Amount Total	35,337.01	
<b>92879</b>	<b>07/19/23</b>	<b>V00115</b>	<b>AT&amp;T:979-373-0020 6635</b>	<b>2,433.37</b>	
127690	125120		Telephone	924.68	
127690	125120		Telephone	462.34	
127690	125120		Telephone	121.67	
127690	125120		Telephone	462.34	
127690	125120		Telephone	462.34	
			Line Amount Total	2,433.37	
<b>92880</b>	<b>07/19/23</b>	<b>V00124</b>	<b>Carriage House Partners</b>	<b>5,000.00</b>	
127691	123362		Consultant Fees - Other	5,000.00	
			Line Amount Total	5,000.00	
<b>92881</b>	<b>07/19/23</b>	<b>V00159</b>	<b>Principal Life Insurance-PLIC-SBD Grand Island</b>	<b>1,539.97</b>	
127773	125183		Group Life Insurance	360.59	
127773	125183		Group Life Insurance	168.43	
127773	125183		Group Life Insurance	430.94	
127773	125183		Group Life Insurance	13.48	
127773	125183		Group Life Insurance	181.70	
127773	125183		Group Life Insurance	60.78	
127773	125183		Group Life Insurance	35.52	
127773	125183		Group Life Insurance	123.26	
127773	125183		Group Life Insurance	59.06	
127773	125183		Group Life Insurance	106.21	
			Line Amount Total	1,539.97	
<b>92882</b>	<b>07/19/23</b>	<b>V00172</b>	<b>Lincoln National Life Insurance Company</b>	<b>1,358.84</b>	
127760	125146		Retirement Expense	309.41	
127760	125146		Retirement Expense	139.50	
127760	125146		Retirement Expense	526.10	
127760	125146		Retirement Expense	85.33	
127760	125146		Retirement Expense	74.20	
127760	125146		Retirement Expense	36.94	

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127760	125146		Retirement Expense	90.89	
127760	125146		Retirement Expense	72.35	
127760	125146		Retirement Expense	24.12	
			Line Amount Total	1,358.84	
<b>92883</b>	<b>07/19/23</b>	<b>V00177</b>	<b>Arthur J. Gallagher Risk Management Services, LLC</b>	<b>44.25</b>	
127750	125182		Insurance Expense	44.25	
			Line Amount Total	44.25	
<b>92884</b>	<b>07/19/23</b>	<b>V00178</b>	<b>Waypoint</b>	<b>177.61</b>	
127588	125024		Furniture and Equipment Purchases <\$5,000	96.09	
127589	125023		Furniture and Equipment Purchases <\$5,000	81.52	
127589	125023		Power Extension Cord		
			Line Amount Total	177.61	
<b>92885</b>	<b>07/19/23</b>	<b>V00187</b>	<b>Brazoria County Septic Service</b>	<b>1,477.00</b>	
127754	125140		Contract Services	1,477.00	
			Line Amount Total	1,477.00	
<b>92886</b>	<b>07/19/23</b>	<b>V00193</b>	<b>Grainger</b>	<b>163.12</b>	
127644	125110		M&R TOE-Gantry Crane	81.56	
127644	125110		M&R TOE-Gantry Crane	81.56	
			Line Amount Total	163.12	
<b>92887</b>	<b>07/19/23</b>	<b>V00250</b>	<b>Lincoln National Life Insurance Company</b>	<b>3,043.65</b>	
127761	125147		Group STD Insurance	294.60	
127761	125147		Group LTD Insurance	256.22	
127761	125147		Group STD Insurance	177.97	
127761	125147		Group LTD Insurance	151.20	
127761	125147		Group STD Insurance	559.09	
127761	125147		Group LTD Insurance	379.12	
127761	125147		Group STD Insurance	46.62	
127761	125147		Group LTD Insurance	28.19	
127761	125147		Group STD Insurance	187.10	
127761	125147		Group LTD Insurance	165.93	
127761	125147		Group STD Insurance	51.60	
127761	125147		Group LTD Insurance	50.97	
127761	125147		Group STD Insurance	49.23	
127761	125147		Group LTD Insurance	29.76	
127761	125147		Group STD Insurance	135.04	
127761	125147		Group LTD Insurance	103.17	
127761	125147		Group STD Insurance	80.54	
127761	125147		Group LTD Insurance	48.71	
127761	125147		Group STD Insurance	140.61	
127761	125147		Group LTD Insurance	107.98	
			Line Amount Total	3,043.65	
<b>92888</b>	<b>07/19/23</b>	<b>V00266</b>	<b>Pitney Bowes Bank Inc Purchase Power</b>	<b>404.64</b>	
127738	125148		Postage and Freight	35.63	
127738	125148		Postage and Freight	17.82	
127738	125148		Postage and Freight	71.21	
127738	125148		Postage and Freight	4.45	
127738	125148		Postage and Freight	17.84	
127738	125148		Postage and Freight	4.45	
127738	125148		Postage and Freight	4.45	
127738	125148		Postage and Freight	8.91	
127738	125148		Postage and Freight	17.82	

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127739	125145		Postage and Freight		43.32
127739	125145		Postage and Freight		21.67
127739	125145		Postage and Freight		86.60
127739	125145		Postage and Freight		5.42
127739	125145		Postage and Freight		21.70
127739	125145		Postage and Freight		5.42
127739	125145		Postage and Freight		5.42
127739	125145		Postage and Freight		10.84
127739	125145		Postage and Freight		21.67
			Line Amount Total		404.64
<b>92889</b>	<b>07/19/23</b>	<b>V00267</b>	<b>IWS Gas and Supply of Texas</b>	<b>70.45</b>	
127652	125095		Maint and Operations Supplies		70.45
			Line Amount Total		70.45
<b>92890</b>	<b>07/19/23</b>	<b>V00270</b>	<b>The Bulletin</b>	<b>495.00</b>	
127685	125071		Community Advertising		495.00
			Line Amount Total		495.00
<b>92891</b>	<b>07/19/23</b>	<b>V00273</b>	<b>Texas Comptroller of Public Accounts</b>	<b>100.00</b>	
127586	125025		Dues & Memberships & Licenses		100.00
			Line Amount Total		100.00
<b>92892</b>	<b>07/19/23</b>	<b>V00275</b>	<b>Alvin Sun and Advertiser</b>	<b>200.00</b>	
127726	125158		Community Advertising		200.00
			Line Amount Total		200.00
<b>92893</b>	<b>07/19/23</b>	<b>V00279</b>	<b>Avalon Risk PFTA</b>	<b>600.00</b>	
127727	125168		Prepaid Insurance		600.00
			Line Amount Total		600.00
<b>92894</b>	<b>07/19/23</b>	<b>V00307</b>	<b>Joyce Hudman, County Clerk</b>	<b>200.00</b>	
127751	125184		Office Supplies		200.00
			Line Amount Total		200.00
<b>92895</b>	<b>07/19/23</b>	<b>V00341</b>	<b>Matthews Crane Certification</b>	<b>4,350.00</b>	
127763	124901		M&R TOE-Gantry Crane		2,175.00
127763	124901		M&R TOE-Gantry Crane		2,175.00
127763	124901		2 ea ZPMC Ship to shore container Crane		
127763	124901		3 ea ZPMC 20/40/45 ft container handling spreader		
127763	124901		2 ea ZPMC 20/40/45 ft container spreader		
			Line Amount Total		4,350.00
<b>92896</b>	<b>07/19/23</b>	<b>V00342</b>	<b>Rico Elevators, Inc.</b>	<b>4,225.00</b>	
127700	124453		M&R TOE-Gantry Crane		1,590.00
127700	124453		M&R TOE-Gantry Crane		1,590.00
127701	125108		M&R TOE-Gantry Crane		1,045.00
			Line Amount Total		4,225.00
<b>92897</b>	<b>07/19/23</b>	<b>V00401</b>	<b>Lamb &amp; Lerch</b>	<b>385.00</b>	
127731	125151		Consultant Fees - Other		385.00
			Line Amount Total		385.00
<b>92898</b>	<b>07/19/23</b>	<b>V00490</b>	<b>Applied Industrial Technologies</b>	<b>2,566.26</b>	
127689	124999		Inventory- Spare Parts ZPMC Cranes-Bearings		1,458.25
127689	124999		Inventory- Spare Parts ZPMC Cranes- Seals		1,023.00
127689	124999		shipping		85.01
			Line Amount Total		2,566.26

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<b>92899</b>	<b>07/19/23</b>	<b>V00502</b>	<b>Brazosport Muffler</b>	<b>850.00</b>	
127725	125014		M&R Vehicles-Chevy Tahoe		850.00
127725	125014		Converter Kit		
			Line Amount Total		850.00
<b>92900</b>	<b>07/19/23</b>	<b>V00539</b>	<b>Cintas</b>	<b>882.61</b>	
127606	125041		Office Supplies		71.30
127606	125041		Office Supplies		378.03
127606	125041		Office Supplies		119.75
127606	125041		Office Supplies		313.53
			Line Amount Total		882.61
<b>92901</b>	<b>07/19/23</b>	<b>V00556</b>	<b>Leaf Engineers</b>	<b>1,100.00</b>	
127717	124518		Construction in Progress		1,100.00
127717	124518		Professional Svcs for the Fiber Optic Ext Proj		
			Line Amount Total		1,100.00
<b>92902</b>	<b>07/19/23</b>	<b>V00625</b>	<b>PAS Property Acquisition Services LLC</b>	<b>2,400.00</b>	
127770	125177		Construction in Progress		1,150.00
127771	125178		Construction in Progress		1,250.00
			Line Amount Total		2,400.00
<b>92903</b>	<b>07/19/23</b>	<b>V00633</b>	<b>Wholesale Electric Supply</b>	<b>2,335.00</b>	
127710	124844		M&R Terminal Facilities-Other		2,335.00
127710	124844		MPM Meter Trouble Shoot		
			Line Amount Total		2,335.00
<b>92904</b>	<b>07/19/23</b>	<b>V00653</b>	<b>Paul Bridges &amp; Associates, LLC</b>	<b>2,860.00</b>	
127719	124918		Construction in Progress		2,860.00
127719	124918		Work for Cranes 1 and 2 relocation to Dock 8		
			Line Amount Total		2,860.00
<b>92905</b>	<b>07/19/23</b>	<b>V00663</b>	<b>B&amp;K Motor Parts, Inc</b>	<b>2,653.87</b>	
127713	125116		M&R TOE-General Terminal Ops Equip & Tools		51.95
127713	125116		Fuel/Oil		463.47
127713	125116		M&R Groundskeeping Equipment-5510 John Deere		10.87
127713	125116		M&R TOE-Caterpillar		101.51
127713	125116		M&R TOE-Yard Truck-PF29		123.57
127713	125116		M&R Vehicles-Ford Pick Up		376.50
127713	125116		M&R Vehicles-Chevy Van		165.06
127713	125116		M&R Vehicles-Chevy Tahoe		1,351.97
127713	125116		M&R Vehicles-2021 Chevy Tahoe		8.97
			Line Amount Total		2,653.87
<b>92906</b>	<b>07/19/23</b>	<b>V00668</b>	<b>DARE Capital Partners, LLC</b>	<b>2,196.41</b>	
127694	125097		M&R Other-Mowing, Weed Control Etc		1,372.81
127694	125097		Contract Labor Expense		823.60
			Line Amount Total		2,196.41
<b>92907</b>	<b>07/19/23</b>	<b>V00673</b>	<b>Phoenix Products LLC</b>	<b>978.08</b>	
127667	125109		M&R TOE-Gantry Crane		489.04
127667	125109		M&R TOE-Gantry Crane		489.04
			Line Amount Total		978.08
<b>92908</b>	<b>07/19/23</b>	<b>V00702</b>	<b>Jacqueline M Hodges</b>	<b>325.00</b>	
127729	125162		Construction in Progress		325.00
127729	125162		Port FP vs City of FP		
			Line Amount Total		325.00

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<b>92909</b>	<b>07/19/23</b>	<b>V00711</b>	<b>Larry Allen Mize</b>	<b>125.00</b>	
127752	125181		Construction in Progress		125.00
			Line Amount Total		125.00
<b>92910</b>	<b>07/19/23</b>	<b>V00713</b>	<b>Glen Whisenant</b>	<b>2,000.00</b>	
127769	125179		Construction in Progress		2,000.00
			Line Amount Total		2,000.00
<b>92911</b>	<b>07/19/23</b>	<b>V00714</b>	<b>Tracy Read</b>	<b>2,000.00</b>	
127774	125180		Construction in Progress		2,000.00
			Line Amount Total		2,000.00
<b>92912</b>	<b>07/19/23</b>	<b>V00757</b>	<b>Innovative IDM, LLC</b>	<b>3,597.88</b>	
127695	124520		M&R TOE-Gantry Crane		2,047.26
127695	124520		M&R TOE-Gantry Crane		87.42
127695	124520		G 7 Yakasawa Drive Repair for Elevator/Crane 1		
127695	124520		Model CIMR-G7B4015		
127695	124520		Quote 313628		
127696	124521		M&R TOE-Gantry Crane		600.52
127696	124521		M&R TOE-Gantry Crane		600.52
127696	124521		shipping		131.08
127696	124521		shipping		131.08
127696	124521		crane 1&2 elevator Quote 313676		
			Line Amount Total		3,597.88
<b>92913</b>	<b>07/19/23</b>	<b>V00770</b>	<b>UniFirst Holdings Inc.</b>	<b>434.98</b>	
127768	123260		Annual Contract - Ops Employees uniforms, mats,		
127768	123260		towels, soap etc.		
127768	123260		Maint and Operations Supplies		287.96
127768	123260		Other Receivables		71.20
127768	123260		M&R Bldgs-Operations Bldg		29.44
127768	123260		Annual Contract - EOC mats, soap etc.		
127768	123260		M&R Bldgs-Admin Bldg 1100 Cherry St		30.13
127768	123260		Annual Contract - Admin mats, soap etc.		
127768	123260		M&R Bldgs-Security Bldg		16.25
127768	123260		1 Year Agreement (October 2022-September 2023)		
			Line Amount Total		434.98
<b>92914</b>	<b>07/19/23</b>	<b>V00798</b>	<b>Norma J. Byrd</b>	<b>325.00</b>	
127735	125160		Construction in Progress		325.00
127735	125160		Port FP v City of FP		
			Line Amount Total		325.00
<b>92915</b>	<b>07/19/23</b>	<b>V00849</b>	<b>Thomas A. Grupe</b>	<b>325.00</b>	
127749	125161		Construction in Progress		325.00
127749	125161		Port FP v City of FP		
			Line Amount Total		325.00
<b>92916</b>	<b>07/19/23</b>	<b>V00865</b>	<b>Surfside Marina</b>	<b>2,899.09</b>	
127707	125089		M&R Security Equipment-SeaArk Commander Boat		2,899.09
127707	125089		Emergency Repairs		
			Line Amount Total		2,899.09
<b>92917</b>	<b>07/19/23</b>	<b>V00873</b>	<b>Nearmap US, Inc.</b>	<b>5,250.00</b>	
127718	125117		Contract Services		5,250.00
			Line Amount Total		5,250.00

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<b>92918</b>	<b>07/19/23</b>	<b>V00910</b>	<b>LJA Infrastructure, Inc.</b>	<b>1,088,152.67</b>	
127762	122864		Construction in Progress		1,145,343.09
127762	122864		Furnish: Labor, Materials, Equipment, & Insurance		
127762	122864		for the Parcel 14 Rail Expansion		
127762	122864		Project 22-03		
127762	122864		Board Approved: 10/27/22		
127762	122864		Retainage Payable		
127762	122864		Retainage Payable		
127762	122864		Retainage Payable		
127762	122864		Retainage Payable		
127762	122864		Retainage Payable		
127762	122864		Retainage Payable		-57,190.42
			Line Amount Total		1,088,152.67
<b>92919</b>	<b>07/19/23</b>	<b>V00929</b>	<b>Katie Tudor</b>	<b>479.46</b>	
127730	125164		Commercial Events		188.64
127730	125164		Sales/Promotion Travel		290.82
			Line Amount Total		479.46
<b>92920</b>	<b>07/19/23</b>	<b>V00938</b>	<b>Principal Life Insurance-PLIC-SBD Grand Island</b>	<b>2,489.66</b>	
127772	125176		Group Dental Insurance		388.26
127772	125176		Group Vision Insurance		73.68
127772	125176		Group Dental Insurance		268.94
127772	125176		Group Vision Insurance		51.57
127772	125176		Group Dental Insurance		748.49
127772	125176		Group Vision Insurance		149.12
127772	125176		Group Dental Insurance		13.62
127772	125176		Group Vision Insurance		3.03
127772	125176		Group Dental Insurance		205.86
127772	125176		Group Vision Insurance		44.61
127772	125176		Group Dental Insurance		27.24
127772	125176		Group Vision Insurance		6.06
127772	125176		Group Dental Insurance		52.70
127772	125176		Group Vision Insurance		12.08
127772	125176		Group Dental Insurance		-90.10
127772	125176		Group Vision Insurance		-18.14
127772	125176		Group Dental Insurance		168.34
127772	125176		Group Vision Insurance		32.10
127772	125176		Group Dental Insurance		68.30
127772	125176		Group Vision Insurance		13.02
127772	125176		Group Dental Insurance		163.84
127772	125176		Group Vision Insurance		32.10
127772	125176		Other Receivables-Hoss		74.94
			Line Amount Total		2,489.66
<b>92921</b>	<b>07/19/23</b>	<b>V00939</b>	<b>Cavotec USA, Inc</b>	<b>9,221.52</b>	
127692	124452		M&R TOE-Gantry Crane		2,517.80
127692	124452		M&R TOE-Gantry Crane		397.16
127692	124452		M&R TOE-Gantry Crane		484.04
127692	124452		M&R TOE-Gantry Crane		70.50
127692	124452		M&R TOE-Gantry Crane		2,517.80
127692	124452		M&R TOE-Gantry Crane		397.16
127692	124452		M&R TOE-Gantry Crane		484.04
127692	124452		M&R TOE-Gantry Crane		70.49
127692	124452		packing		1,141.27



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127692	124452		packing	1,141.26	
			Line Amount Total	9,221.52	
<b>92922</b>	<b>07/19/23</b>	<b>V00944</b>	<b>Breakthrough Consulting Group, LLC</b>	<b>6,150.00</b>	
127755	124506		Consultant Fees - Other	6,150.00	
127755	124506		Public Relations Assistance May 1st-August 1st		
127755	124506		Monthly flat fee		
127755	124506		30 days written notice to termine		
			Line Amount Total	6,150.00	
<b>92923</b>	<b>07/25/23</b>	<b>V00001</b>	<b>Norma Cheline</b>	<b>1,300.00</b>	
127815	122825		Renewal of Storage Building Lease	1,300.00	
127815	122825		January 1, 2023 to December 31, 2023		
			Line Amount Total	1,300.00	
<b>92924</b>	<b>07/25/23</b>	<b>V00009</b>	<b>Williams Diesel, Inc</b>	<b>50.17</b>	
127796	125195		M&R Security Equipment-SeaArk Commander Boat	50.17	
			Line Amount Total	50.17	
<b>92925</b>	<b>07/25/23</b>	<b>V00011</b>	<b>Gulftex Vending</b>	<b>143.18</b>	
127784	125191		Office Supplies	143.18	
			Line Amount Total	143.18	
<b>92926</b>	<b>07/25/23</b>	<b>V00013</b>	<b>Mary Campus</b>	<b>11.92</b>	
127802	125223		Automobile Expense	11.92	
			Line Amount Total	11.92	
<b>92927</b>	<b>07/25/23</b>	<b>V00014</b>	<b>Al Durel</b>	<b>192.00</b>	
127797	125224		Subscriptions	192.00	
			Line Amount Total	192.00	
<b>92928</b>	<b>07/25/23</b>	<b>V00021</b>	<b>Gulf Coast Paper Company</b>	<b>681.28</b>	
127646	125105		Office Supplies	681.28	
			Line Amount Total	681.28	
<b>92929</b>	<b>07/25/23</b>	<b>V00032</b>	<b>Matheson Tri Gas</b>	<b>617.76</b>	
127662	125099		Maint and Operations Supplies	617.76	
			Line Amount Total	617.76	
<b>92930</b>	<b>07/25/23</b>	<b>V00038</b>	<b>Killum Pest Control</b>	<b>780.00</b>	
127759	120372		Pest Control Services(Quarterly) Jan 2022-Dec 2022		
127759	120372		M&R Bldgs-Admin Bldg 1100 Cherry St	78.00	
127759	120372		M&R Bldgs-Buildings VT Berth 7	78.00	
127759	120372		M&R Bldgs-Scale House	78.00	
127759	120372		M&R Bldgs-Maintenance Bldg	78.00	
127759	120372		M&R Bldgs-Operations Bldg	78.00	
127759	120372		M&R Transit Shed-T.S. 1	78.00	
127759	120372		M&R Bldgs-Security Bldg	78.00	
127759	120372		M&R Bldgs-Gate 4	78.00	
127759	120372		M&R Bldgs-Gate 8-Guard Bldg	78.00	
127759	120372		M&R Bldgs-Gate 14	78.00	
			Line Amount Total	780.00	
<b>92931</b>	<b>07/25/23</b>	<b>V00041</b>	<b>Evco Industrial Hardware</b>	<b>95.77</b>	
127640	125102		M&R TOE-General Terminal Ops Equip & Tools	25.61	
127641	125103		M&R TOE-Gantry Crane	35.08	
127641	125103		M&R TOE-Gantry Crane	35.08	
			Line Amount Total	95.77	

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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	
92932	07/25/23	V00044	Ready Refresh	646.45	
127808	125227		Office Supplies	143.70	
127808	125227		Office Supplies	71.84	
127808	125227		Office Supplies	17.96	
127808	125227		Office Supplies	71.84	
127808	125227		Office Supplies	269.27	
127808	125227		Office Supplies	71.84	
			Line Amount Total	646.45	
92933	07/25/23	V00054	Payment vendor ledger entry is not found check# 92933.	0.00	
			Line Amount Total		
92934	07/25/23	V00054	Payment vendor ledger entry is not found check# 92934.	0.00	
			Line Amount Total		
92935	07/25/23	V00054	Summit Electric Supply	6,331.09	
127446	124886		M&R Bldgs-Operations Bldg	33.25	
127447	124891		Maint & Repair - Office Equipment	72.06	
127517	124942		M&R Bldgs-Gate 4	11.25	
127545	124884		M&R TOE-General Terminal Ops Equip & Tools	81.41	
127545	124884		M&R Bldgs-Gate 4	124.32	
127615	125009		M&R TOE-Gantry Crane	400.53	
127615	125009		M&R TOE-Gantry Crane	400.53	
127616	125010		M&R TOE-Gantry Crane	26.15	
127616	125010		M&R TOE-Gantry Crane	26.14	
127617	125030		M&R Leased Facilities-24A (Chiquita)	706.66	
127618	125031		M&R TOE-General Terminal Ops Equip & Tools	16.56	
127619	125033		M&R Bldgs-Gate 4	626.15	
127620	125035		M&R Transit Shed-T.S. 1	298.80	
127621	125036		M&R TOE-General Terminal Ops Equip & Tools	11.50	
127622	125038		M&R Leased Facilities-24A (Chiquita)	212.69	
127623	125039		M&R TOE-General Terminal Ops Equip & Tools	312.21	
127672	125034		M&R Transit Shed-T.S. 3	812.05	
127673	125037		M&R Bldgs-Maintenance Bldg	33.91	
127675	125092		M&R Warehouse-Warehouse 51	121.90	
127676	125093		M&R Warehouse-Warehouse 51	941.96	
127677	125094		M&R Bldgs-Gate 4	121.58	
127678	125115		M&R TOE-Taylor Generator #11878	31.85	
127678	125115		M&R TOE-Taylor Generator #12187	31.85	
127678	125115		M&R TOE-Taylor Generator #12216	31.85	
127678	125115		M&R TOE-Taylor Generator #12462	31.84	
127678	125115		M&R TOE-Taylor Generator #12350	31.84	
127678	125115		M&R TOE-Taylor Generator #12010	31.84	
127743	125142		M&R Leased Facilities-24A (Chiquita)	706.66	
127744	125143		M&R Leased Facilities-24A (Chiquita)	41.75	
			Line Amount Total	6,331.09	
92936	07/25/23	V00080	On Hold Marketing Works	39.00	
127737	125169		Lease Expense	39.00	
			Line Amount Total	39.00	
92937	07/25/23	V00084	Crain, Caton & James	20,792.40	
127821	125210		Legal Fees	1,813.50	
127821	125210		Legal Fees	24.90	

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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
127822	125211		Legal Fees		8,950.50
127823	125212		Legal Fees		7,254.00
127829	125213		Construction in Progress		2,749.50
			Line Amount Total		20,792.40
<b>92938</b>	<b>07/25/23</b>	<b>V00085</b>	<b>Moffatt &amp; Nichol</b>	<b>52,379.00</b>	
127764	109484		Professional Services for the Velasco Terminal		
127764	109484		Berths 8 & 9		
127764	109484		Construction in Progress		
127764	109484		Board Approved 1/24/19		
127764	109484		Change Order #1		
127764	109484		Construction in Progress		40,918.00
127764	109484		Board Approved 1/28/2021		
127765	117346		Construction in Progress		11,461.00
127765	117346		Board Approved 3/25/2021		
			Line Amount Total		52,379.00
<b>92939</b>	<b>07/25/23</b>	<b>V00097</b>	<b>Comcast Business</b>	<b>1,283.70</b>	
127819	125228		Contract Services		1,283.70
			Line Amount Total		1,283.70
<b>92940</b>	<b>07/25/23</b>	<b>V00104</b>	<b>Donald Mullett</b>	<b>3,000.80</b>	
127781	125202		Inventory- Spare Parts ZPMC Cranes		958.50
127812	125203		Inventory- Spare Parts ZPMC Cranes		2,042.30
			Line Amount Total		3,000.80
<b>92941</b>	<b>07/25/23</b>	<b>V00119</b>	<b>JH Sanchez Holding Company</b>	<b>6,495.00</b>	
127758	120825		M&R Bldgs-Admin Bldg 1100 Cherry St		2,723.00
127758	120825		M&R Bldgs-Security Bldg		650.45
127758	120825		M&R Bldgs-Operations Bldg		629.45
127758	120825		M&R Bldgs-Buildings VT Berth 7		948.60
127758	120825		M&R Bldgs-Buildings VT Berth 7		202.00
127758	120825		M&R Transit Shed-T.S. 3		91.50
127758	120825		M&R Bldgs-Maintenance shop RR		110.00
127758	120825		M&R Bldgs-Customs Office Bldg		880.00
127758	120825		M&R Bldgs-Operations Bldg		260.00
127758	120825		Board Approved 1/23/2020		
127758	120825		4th year of contract Feb 23-Jan 24		
			Line Amount Total		6,495.00
<b>92942</b>	<b>07/25/23</b>	<b>V00166</b>	<b>Van Scoyoc Associates</b>	<b>11,014.99</b>	
127817	115717		Consultant Fees - Other		11,000.00
127817	115717		Govt. Liaison Service Agreement Oct.2020-Sept 2023		
127817	115717		Consultant Fees - Other		14.99
127817	115717		Expenses Incurred-Not to exceed \$8K over course of		
127817	115717		3yrs contract-CA 10/8/2020		
			Line Amount Total		11,014.99
<b>92943</b>	<b>07/25/23</b>	<b>V00178</b>	<b>Waypoint</b>	<b>208.20</b>	
127795	125200		Contract Services		208.20
			Line Amount Total		208.20
<b>92944</b>	<b>07/25/23</b>	<b>V00181</b>	<b>Canon Solutions America, Inc.</b>	<b>172.87</b>	
127779	125187		Maint & Repair - Office Equipment		172.87
			Line Amount Total		172.87

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Invoice No.	PO No.	GL Account Name	Line Description	Line Amount	
<b>92945</b>	<b>07/25/23</b>	<b>V00185</b>	<b>Newbart Products</b>	<b>179.00</b>	
127734	125149		Badge Supplies		179.00
			Line Amount Total		179.00
<b>92946</b>	<b>07/25/23</b>	<b>V00187</b>	<b>Brazoria County Septic Service</b>	<b>1,688.00</b>	
127820	125221		Contract Services		1,688.00
			Line Amount Total		1,688.00
<b>92947</b>	<b>07/25/23</b>	<b>V00193</b>	<b>Grainger</b>	<b>90.62</b>	
127645	125111		M&R TOE-Gantry Crane		45.31
127645	125111		M&R TOE-Gantry Crane		45.31
			Line Amount Total		90.62
<b>92948</b>	<b>07/25/23</b>	<b>V00196</b>	<b>Hydradyne, LLC</b>	<b>9,152.69</b>	
127814	123363		M&R TOE-Gantry Crane		4,361.52
127814	123363		M&R TOE-Gantry Crane		4,361.52
127814	123363		Freight		214.83
127814	123363		Freight		214.82
			Line Amount Total		9,152.69
<b>92949</b>	<b>07/25/23</b>	<b>V00198</b>	<b>Brazosport Starter &amp; Alternator Service</b>	<b>608.00</b>	
127728	125150		M&R TOE-Yale Forklift		304.00
127728	125150		M&R TOE-Yale Forklift		304.00
			Line Amount Total		608.00
<b>92950</b>	<b>07/25/23</b>	<b>V00214</b>	<b>McFarland PLLC</b>	<b>22,240.43</b>	
127827	125215		Construction in Progress		20,231.25
127827	125215		Construction in Progress		2,009.18
			Line Amount Total		22,240.43
<b>92951</b>	<b>07/25/23</b>	<b>V00248</b>	<b>Promotions Unlimited</b>	<b>315.44</b>	
127786	125188		Community Event-TACFT		315.44
			Line Amount Total		315.44
<b>92952</b>	<b>07/25/23</b>	<b>V00256</b>	<b>Blueline Shop &amp; Copy Center</b>	<b>136.94</b>	
127798	125220		M&R Bldgs-Gate 8-Guard Bldg		65.94
127798	125220		M&R Warehouse-Warehouse 51		35.50
127798	125220		M&R Transit Shed-T.S. 1		35.50
			Line Amount Total		136.94
<b>92953</b>	<b>07/25/23</b>	<b>V00267</b>	<b>IWS Gas and Supply of Texas</b>	<b>100.29</b>	
127653	125096		Maint and Operations Supplies		100.29
			Line Amount Total		100.29
<b>92954</b>	<b>07/25/23</b>	<b>V00286</b>	<b>Brazoria Heritage Foundation</b>	<b>100.00</b>	
127629	125104		Community Events		100.00
127629	125104		Santa Anna Ball - Kim & Laurie Kincannon		
			Line Amount Total		100.00
<b>92955</b>	<b>07/25/23</b>	<b>V00413</b>	<b>PBK</b>	<b>4,032.00</b>	
127698	122113		Construction in Progress		2,016.00
127698	122113		Professional Services for Gate 8		
127698	122113		Guardhouse Expansion - Project No. 22-07		
127698	122113		Board Approved: 07/28/2022		
127776	122113		Construction in Progress		2,016.00
127776	122113		Professional Services for Gate 8		
127776	122113		Guardhouse Expansion - Project No. 22-07		

## Vendor Expenditure

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
127776	122113		Board Approved: 07/28/2022		
			Line Amount Total		4,032.00
<b>92956</b>	<b>07/25/23</b>	<b>V00473</b>	<b>Brian Knapp</b>	<b>328.02</b>	
127799	125225		Flexible Spending Emp Reimbursement		328.02
			Line Amount Total		328.02
<b>92957</b>	<b>07/25/23</b>	<b>V00490</b>	<b>Applied Industrial Technologies</b>	<b>1,508.22</b>	
127809	124999		Inventory- Spare Parts ZPMC Cranes-Bearings		1,458.25
127809	124999		Inventory- Spare Parts ZPMC Cranes- Seals		
127809	124999		shipping		49.97
			Line Amount Total		1,508.22
<b>92958</b>	<b>07/25/23</b>	<b>V00517</b>	<b>Covenant K9 Detection Services</b>	<b>4,800.00</b>	
127693	122677		Security Service Fees		4,800.00
127693	122677		October 2022 - September 2023		
127693	122677		Board Approved 9/23/2021		
			Line Amount Total		4,800.00
<b>92959</b>	<b>07/25/23</b>	<b>V00528</b>	<b>Kane Russell Coleman Logan</b>	<b>1,456.00</b>	
127826	125214		Legal Fees		1,456.00
			Line Amount Total		1,456.00
<b>92960</b>	<b>07/25/23</b>	<b>V00571</b>	<b>Miner Ltd.</b>	<b>864.94</b>	
127803	125218		M&R Warehouse-Warehouse 51		864.94
			Line Amount Total		864.94
<b>92961</b>	<b>07/25/23</b>	<b>V00653</b>	<b>Paul Bridges &amp; Associates, LLC</b>	<b>20,215.06</b>	
127816	124451		Consultant Fees - Other		20,215.06
127816	124451		Proposed Cost for Crane Procurement Oversight		
			Line Amount Total		20,215.06
<b>92962</b>	<b>07/25/23</b>	<b>V00668</b>	<b>DARE Capital Partners, LLC</b>	<b>3,595.09</b>	
127810	125197		M&R Other-Mowing, Weed Control Etc		1,507.53
127810	125197		Contract Labor Expense		823.60
127811	125204		Contract Labor Expense		494.16
127811	125204		M&R Other-Mowing, Weed Control Etc		769.80
			Line Amount Total		3,595.09
<b>92963</b>	<b>07/25/23</b>	<b>V00673</b>	<b>Phoenix Products LLC</b>	<b>600.00</b>	
127806	125217		Contract Services		600.00
			Line Amount Total		600.00
<b>92964</b>	<b>07/25/23</b>	<b>V00755</b>	<b>Vogel Digital Marketing</b>	<b>750.00</b>	
127794	125209		Ad Development Services		750.00
			Line Amount Total		750.00
<b>92965</b>	<b>07/25/23</b>	<b>V00757</b>	<b>Innovative IDM, LLC</b>	<b>3,606.06</b>	
127825	125127		M&R TOE-Gantry Crane		1,803.03
127825	125127		M&R TOE-Gantry Crane		1,803.03
127825	125127		Dynamic Braking resistor for the elevators on		
127825	125127		Crane 1 & 2		
			Line Amount Total		3,606.06
<b>92966</b>	<b>07/25/23</b>	<b>V00809</b>	<b>Thomson Reuters Holdings Inc.</b>	<b>192.61</b>	
127709	122714		Subscriptions		187.00
127709	122714		Amended Amount for Price Increase		5.61
127709	122714		Monthly Feature Fee for CLEAR Investigation/		

## Vendor Expenditure

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Invoice No.	PO No.	GL Account Name	Line Description		Line Amount
127709	122714		Background Services for 1 Year		
127709	122714		October 2022 - September 2023		
			Line Amount Total		192.61
<b>92967</b>	<b>07/25/23</b>	<b>V00864</b>	<b>Visual Edge IT</b>	<b>104.13</b>	
127489	124924		Contract Services		104.13
			Line Amount Total		104.13
<b>92968</b>	<b>07/25/23</b>	<b>V00901</b>	<b>Integrated Architecture &amp; Design</b>	<b>691.50</b>	
127757	122578		M&R Bldgs-Admin Bldg 1100 Cherry St		691.50
127757	122578		Professional Services for the Administration		
127757	122578		Building Repairs & Improvements		
127757	122578		Project 22-08		
			Line Amount Total		691.50
<b>92969</b>	<b>07/25/23</b>	<b>V00909</b>	<b>Randle Law Office Ltd.</b>	<b>13,059.85</b>	
127807	125230		Legal Fees		418.00
127828	125229		Legal Fees		12,317.50
127828	125229		Legal Fees		324.35
			Line Amount Total		13,059.85
<b>92970</b>	<b>07/25/23</b>	<b>V00921</b>	<b>Edge Engineering &amp; Science LLC</b>	<b>1,808.42</b>	
127824	123579		Consultant Fees - Other		1,808.42
127824	123579		2023 Environmental Regulatory Compliance Svcs		
			Line Amount Total		1,808.42
<b>92971</b>	<b>07/25/23</b>	<b>V00947</b>	<b>Green's Services</b>	<b>2,650.00</b>	
127813	124624		M&R Roads- Pete Schaff Blvd		2,650.00
127813	124624		Striping - Pete Schaff Blvd		
			Line Amount Total		2,650.00
<b>92972</b>	<b>07/25/23</b>	<b>V00961</b>	<b>Bauer Visial Graphics</b>	<b>20.00</b>	
127778	125198		M&R Bldgs-Operations Bldg		20.00
			Line Amount Total		20.00
			<b>Texas Gulf Bank Accounts Payable</b>	<b>4,188,632.66</b>	

**RESOLUTION AUTHORIZING EXECUTION OF  
INTERLOCAL AGREEMENT  
BETWEEN PORT FREEPORT AND TEXAS DEPARTMENT OF TRANSPORTATION**

At a regular meeting of the Port Commission of Port Freeport of Brazoria County, Texas (“Port”) held at the office of the Port at 1100 Cherry Street, Freeport, Texas, on the 24<sup>th</sup> day of August 2023, among other business, on motion duly made and seconded, the following Resolution was passed and adopted:

**FINDINGS**

1. Due and proper notice of the date, time, place, and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.
2. Pursuant to Chapter 791 of the Texas Government Code, Port Freeport, and the Texas Department of Transportation desire to enter into an Interlocal Agreement providing for the issuance of permits to vehicles subject to Transportation Code chapter 623, sub-chapter K and carrying cargo on a designated route.
3. Pursuant to Chapter 60 of the Texas Water Code, Port Freeport may enter into contracts necessary, or convenient to the operation or development of the districts port and waterways.

**NOW THEREFORE, BE IT RESOLVED** that the form and substance of the proposed Interlocal agreement be, and are hereby authorized and approved; and

**BE IT FURTHER RESOLVED** that Phyllis Saathoff, Executive Director/CEO of Port Freeport, is hereby authorized and directed to execute and deliver the Interlocal Agreement, substantially in the form presented at this meeting and with such non-material changes as may be approved by such official, her execution thereof to constitute conclusive evidence of such approval.

Approved this 24<sup>th</sup> day of August 2023.

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Ravi K. Singhania  
Port Commission Chairman

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Barbara Fratila  
Port Commission Secretary





## DUES RENEWAL

May 10, 2023

Invoice # US 2024-1058

Federal ID # 53-0193338

Dunns # 083654095

1058  
Port Freeport  
1100 Cherry St  
Freeport TX 77541-5520 United States

Gross Dues for Fiscal Year 2024 (7/1/23 - 6/30/24)	\$28,225.00
TOTAL AMOUNT PAYABLE UPON RECEIPT IN U.S. DOLLARS	<b>\$28,225.00</b>

Payments to AAPA are not deductible as charitable contributions for federal income tax purposes.  
However, they may be tax deductible as ordinary and necessary business expenses.

Please mail checks to our NEW lockbox and UPDATE your payment system:  
American Association of Port Authorities (AAPA)  
P.O. Box 200815  
Pittsburgh, PA 15251-5064

**PLEASE RETURN BOTTOM PORTION OF INVOICE WITH REMITTANCE**

UNITED STATES PORT MEMBERSHIP DUES

\$28,225.00

1058

Invoice # US 2024-1058

Port Freeport  
1100 Cherry St  
Freeport, TX 77541-5520  
UNITED STATES

☐ **Yes, we would like to support the AAPA Port Energy & Environment Program. I have included \$\_\_\_\_\_ for this purpose.**  
*American Association of Port Authorities - 1201 Maryland Avenue, Suite 860, Washington, DC 20024 - Phone: (703) 684-5700*

**\*\*CONFIDENTIAL PORT FREEPORT\*\***  
**MANAGEMENT PERFORMANCE APPRAISAL**

Employee: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_  
 Supervisor: \_\_\_\_\_ Department: \_\_\_\_\_ Date of  
 Last Appraisal: \_\_\_\_\_

**PERFORMANCE RATINGS:**

<b>5</b>	<b>OUTSTANDING</b>	<b>Performance is exceptional in all areas; recognizable as superior</b>
<b>4</b>	<b>VERY GOOD</b>	<b>Performance clearly exceeds job expectations; high quality on consistent basis</b>
<b>3</b>	<b>GOOD</b>	<b>Performance meets job expectations; competent and dependable</b>
<b>2</b>	<b>IMPROVEMENT NEEDED</b>	<b>Performance is deficient in areas; improvement needed</b>
<b>1</b>	<b>UNSATISFACTORY</b>	<b>Performance is unacceptable; needs immediate, marked and sustained improvement</b>

**TECHNICAL KNOWLEDGE**

Applies skills, training and professional experience to the job and is able to share this knowledge with others. Continues to seek out additional skills, training and experience to increase job performance.	<div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Outstanding</span> <span><input type="checkbox"/> Very Good</span> <span><input type="checkbox"/> Good</span> </div> <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Improvement Needed</span> <span><input type="checkbox"/> Unsatisfactory</span> </div>
COMMENTS/EXAMPLES:	

**FISCAL MANAGEMENT**

Operates within planned budget guidelines. Utilizes District resources economically, controls expenditures and contributes cost reduction ideas and revenue enhancement ideas.	<div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Outstanding</span> <span><input type="checkbox"/> Very Good</span> <span><input type="checkbox"/> Good</span> </div> <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Improvement Needed</span> <span><input type="checkbox"/> Unsatisfactory</span> </div>
COMMENTS/EXAMPLES:	

## EFFECTIVENESS

<b>Task Management/Quality of Work:</b> Effectively plans and organizes activities/resources to maximize productivity. Develops goals and provides solutions with action plans. Open to change, flexible and responsive in urgent matters. Work is accurate, complete and consistently meets deadlines. Takes accountability for assignments.	<input type="checkbox"/> Outstanding <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input type="checkbox"/> Improvement Needed <input type="checkbox"/> Unsatisfactory
COMMENTS/EXAMPLES:	

## COMMUNICATION SKILLS

Communicates clearly and with correct grammar, both verbally and in writing. Issues thoroughly researched and presented in organized, logical format. Conducts effective meetings/presentations. Effectively communicates with customers and vendors.	<input type="checkbox"/> Outstanding <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input type="checkbox"/> Improvement Needed <input type="checkbox"/> Unsatisfactory
COMMENTS/EXAMPLES:	

## DECISION MAKING

<b>Results Oriented:</b> Effectively evaluates situations or problems to determine, recommend and/or execute effective course of action, knows how and when to seek assistance/additional information. Decisions are implemented in a timely manner with necessary controls and follow-up, sets realistic deadlines.	<input type="checkbox"/> Outstanding <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input type="checkbox"/> Improvement Needed <input type="checkbox"/> Unsatisfactory
COMMENTS/EXAMPLES:	

## MANAGERIAL CAPABILITIES

<b>Leadership:</b> Demonstrates the ability to influence and motivate others toward the accomplishment of goals. Responds to others promptly. Exhibits positive commitment to work and Port.	<input type="checkbox"/> Outstanding <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input type="checkbox"/> Improvement Needed <input type="checkbox"/> Unsatisfactory
COMMENTS/EXAMPLES:	
<b>Staff Development/Utilization:</b> Recognizes and develops staff potential through training, strategic delegation of authority and work assignments. Works effectively with and through fellow employees to accomplish District goals. Conducts effective and timely reviews, provides feedback.	<input type="checkbox"/> Outstanding <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input type="checkbox"/> Improvement Needed <input type="checkbox"/> Unsatisfactory
COMMENTS/EXAMPLES:	

## OTHER

<b>Safety:</b> Identifies hazards, evaluates and promotes safety. Attends required safety training. Works safely. Adheres to safety and security policies. Environmental stewardship. Offers preventative actions and solutions.	<input type="checkbox"/> Outstanding <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input type="checkbox"/> Improvement Needed <input type="checkbox"/> Unsatisfactory
COMMENTS/EXAMPLES:	

**ATTACH A COPY OF YOUR KEY PERFORMANCE FACTORS (KPF)**

**CONCLUDING COMMENTS:**

**EMPLOYEE'S COMMENTS:**

*(The employee's signature does not reflect agreement with the appraisal; only that it has been reviewed with the employee.)*

Supervisor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Employee's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*CONFIDENTIAL PORT FREEPORT\*\***  
**NON-MANAGEMENT PERFORMANCE APPRAISAL**

Employee: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_  
 Supervisor: \_\_\_\_\_ Department: \_\_\_\_\_ Date of Last Appraisal: \_\_\_\_\_

**PERFORMANCE RATINGS:**

<b>5</b>	<b>OUTSTANDING</b>	<b>Performance is exceptional in all areas; recognizable as superior</b>
<b>4</b>	<b>VERY GOOD</b>	<b>Performance clearly exceeds job expectations; high quality on consistent basis</b>
<b>3</b>	<b>GOOD</b>	<b>Performance meets job expectations; competent and dependable</b>
<b>2</b>	<b>IMPROVEMENT NEEDED</b>	<b>Performance is deficient in areas; improvement needed</b>
<b>1</b>	<b>UNSATISFACTORY</b>	<b>Performance is unacceptable; needs immediate, marked and sustained improvement</b>

**KNOWLEDGE & SKILLS**

Technical knowledge and skills using software, P.C.'s & other equipment to perform duties. Consider how well new skills are learned and applied.	<table border="1" style="width: 100%;"> <tr> <td style="width: 33%;"><b>Percentage 20%</b></td> <td style="width: 33%;"><b>Rating</b></td> <td style="width: 33%;"><b>Total</b></td> </tr> <tr> <td colspan="3"> <b>Rating Scale</b>  <input type="checkbox"/> 5-Outstanding  <input type="checkbox"/> 4-Very Good  <input type="checkbox"/> 3-Good  <input type="checkbox"/> 2- Improvement Needed  <input type="checkbox"/> 1- Unsatisfactory         </td> </tr> </table>	<b>Percentage 20%</b>	<b>Rating</b>	<b>Total</b>	<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory		
<b>Percentage 20%</b>	<b>Rating</b>	<b>Total</b>					
<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory							
COMMENTS/EXAMPLES:							

**QUALITY**

Ability to complete assignments in a satisfactory manner using knowledge and skills.	<table border="1" style="width: 100%;"> <tr> <td style="width: 33%;"><b>Percentage 20%</b></td> <td style="width: 33%;"><b>Rating</b></td> <td style="width: 33%;"><b>Total</b></td> </tr> <tr> <td colspan="3"> <b>Rating Scale</b>  <input type="checkbox"/> 5-Outstanding  <input type="checkbox"/> 4-Very Good  <input type="checkbox"/> 3-Good  <input type="checkbox"/> 2- Improvement Needed  <input type="checkbox"/> 1- Unsatisfactory         </td> </tr> </table>	<b>Percentage 20%</b>	<b>Rating</b>	<b>Total</b>	<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory		
<b>Percentage 20%</b>	<b>Rating</b>	<b>Total</b>					
<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory							
COMMENTS/EXAMPLES:							

## PRODUCTIVITY

Ability to complete assignments in a timely manner.	<table><tr><td><b>Percentage 20%</b></td><td><b>Rating</b></td><td><b>Total</b></td></tr><tr><td colspan="3"><b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory</td></tr></table>	<b>Percentage 20%</b>	<b>Rating</b>	<b>Total</b>	<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory		
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<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory							
COMMENTS/EXAMPLES:							

## DEPENDABILITY

Reliability of employee in relation to attendance & completion of assignments. (Scheduling of absences should be considered.)	<table><tr><td><b>Percentage 20%</b></td><td><b>Rating</b></td><td><b>Total</b></td></tr><tr><td colspan="3"><b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory</td></tr></table>	<b>Percentage 20%</b>	<b>Rating</b>	<b>Total</b>	<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory		
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<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory							
COMMENTS/EXAMPLES:							

## SAFETY

Working in a safe manner, wearing all required PPE, completing equipment inspections, Adheres to safety and security policies. Attends mandatory safety classes, no careless actions and equipment operations. Accidents are minimal and reported immediately. Environmental stewardship. Offers preventative actions and solutions.	<table><tr><td><b>Percentage 20%</b></td><td><b>Rating</b></td><td><b>Total</b></td></tr><tr><td colspan="3"><b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory</td></tr></table>	<b>Percentage 20%</b>	<b>Rating</b>	<b>Total</b>	<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory		
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<b>Rating Scale</b> <input type="checkbox"/> 5-Outstanding <input type="checkbox"/> 4-Very Good <input type="checkbox"/> 3-Good <input type="checkbox"/> 2- Improvement Needed <input type="checkbox"/> 1- Unsatisfactory							



COMMENTS/EXAMPLES:

## PART II - DEVELOPMENT

1. Analysis of present strengths and development needs.

**STRENGTHS & ASSETS:**

**DEVELOPMENT NEEDS AND STRATEGIES TO MEET THOSE NEEDS:**

**OVERALL JOB PERFORMANCE:**

**TOTAL SCORE:** \_\_\_\_\_

SCORE:

5	<b>OUTSTANDING</b>	Performance is exceptional in all areas; recognizable as superior
4	<b>VERY GOOD</b>	Performance clearly exceeds job expectations; high quality on consistent basis
3	<b>GOOD</b>	Performance meets job expectations; competent and dependable
2	<b>IMPROVEMENT NEEDED</b>	Performance is deficient in areas; improvement needed
1	<b>UNSATISFACTORY</b>	Performance is unacceptable; needs immediate, marked and sustained improvement

**EMPLOYEE COMMENTS:**

*(The employee's signature does not reflect agreement with the appraisal; only that it has been reviewed with the employee.)*

Supervisor's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Employee's Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**PORT  
FREEPORT is  
GROWING**

**Bigger, Deeper, Wider**

# Setting the 2023 Tax Rate

- Annual rate setting process for debt service (I&S) and maintenance and operations (M&O) tax rates
- 2023 I&S rate will include 2019, 2021, & 2023 GO Bond issuance payments.
- On August 10<sup>th</sup>, The Port Commission encumbered \$1M of the Port's funds for FY2024 GO debt payment.





# Bond Election Approved by Voters – May 5, 2018

## Port Freeport – Proposition A



FOR



AGAINST

**"THE ISSUANCE OF \$130,000,000 OF BONDS FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, OR DEVELOPING THE FREEPORT HARBOR CHANNEL IMPROVEMENT PROJECT, AND THE LEVYING OF THE TAX IN PAYMENT THEREOF"**

**First Issuance of \$35M took place on June 19, 2019**  
**Second Issuance of \$39.2M took place on Jan 28, 2021**  
**Final Issuance of \$55.8M took place on Mar 8, 2023**



# Tax Rate and Budget Schedule

- August 24 – Review NNRTTR and VATR
- August 24 – Take a record vote to propose 2023 tax rate
- August 25 – Report proposed rate and results of vote to BC Tax Assessor-Collector
- August 31 – Conduct Budget Workshop
- September 7 – BC Tax Assessor-Collector will publish either:
  - Notice of **voting** on tax rate if proposed rate is at or below NNRTTR \*
  - Notice of **hearing** on tax increase if proposed rate is above NNRTTR \*
- September 14 – Adopt 2023 tax rate
- September 14 – Conduct Budget Workshop and Adopt Budget

\* Requires seven day public posting in local newspaper

# 2023 Tax Rate Calculation Worksheet

**No New Revenue Tax Rate** is the total tax rate that would provide the same amount of revenue in the year before on properties taxed in both years. Generally equal to last year's taxes divided by the current taxable value of properties that were also on the tax roll last year.

	Levy Amount	Rate per \$100
<b>2023 Tax Base</b>	<b>\$ 22,723,640,482</b>	
<b>Deduct New Improvements *</b>	<b>\$ (1,524,102,486)</b>	
<b>2023 Adjusted Taxable Value</b>	<b>\$ 21,199,537,996</b>	
<b>Last Year's Adjusted Total Taxes</b>	<b>\$ 6,574,476</b>	
<b>2023 No New Revenue Tax Rate</b>		<b>0.031012</b>
<b>* Items not on the 2022 appraisal rolls</b>		

# 2023 Proposed Tax Rate

- Proposing a rate at or below the **No New Revenue Tax Rate of \$.031012** would require a notice of voting to be published at least seven days prior to the vote.
- Proposing a rate above the NNR tax rate and not exceeding the **Voter Approval tax rate of \$.033567** would require a notice of hearing on tax increase to be published at least seven days prior to the hearing.



## 2023 vs 2022 Budgeted Tax Revenue Components @ I&S Debt Rate Only

TAXABLE VALUE FOR 2022 APPRAISAL ROLL	\$ 19,377,876,871
---------------------------------------	-------------------

### 2022 LEVY:

M & O (.018144)	3,515,922
DEBT SERVICE (.016856)	3,266,335
TOTAL LEVY (.035000)	6,782,257

TAXABLE VALUE FOR 2023 APPRAISAL ROLL	\$ 22,723,640,482
---------------------------------------	-------------------

### 2023 LEVY:

M & O	-
DEBT SERVICE (.016007)	3,637,373
TOTAL LEVY (.016007)	3,637,373

## 2023 vs 2022 Budgeted Tax Revenue Components @ No New Revenue Tax Rate

TAXABLE VALUE FOR 2022 APPRAISAL ROLL	\$ 19,377,876,871
---------------------------------------	-------------------

### 2022 LEVY:

M & O (.018144)	3,515,922
DEBT SERVICE (.016856)	3,266,335
TOTAL LEVY (.035000)	6,782,257

TAXABLE VALUE FOR 2023 APPRAISAL ROLL	\$ 22,723,640,482
---------------------------------------	-------------------

### 2023 LEVY:

M & O (.015005)	3,409,682
DEBT SERVICE (.016007)	3,637,373
TOTAL LEVY (.031012)	7,047,055

# Thank You

For additional information, please contact us

<http://www.portfreeport.com/contact-us>