

AGENDA

**Port Freeport
Port Commission
Regular Meeting
Thursday, April 22, 2021, 1:00 pm - 5:00 pm
Via Video/Teleconference - Administration Building - 1100 Cherry Street - Freeport**



Notice is hereby given that in accordance with the order the Office of the Governor issued March 16, 2020, and due to imminent threat to public health and safety and urgent public necessity, the Port Freeport Port Commission will conduct a Regular Meeting on Thursday, April 22, 2021 at 1:00 p.m. by video/teleconference initiated from the Administration Building, 1100 Cherry Street, Freeport, Texas. In order to meet CDC guidelines for social distancing and slow the spread of the Coronavirus (COVID-19), the public can join the video/teleconference meeting by following the instructions below. When the spread of COVID-19 is no longer an imminent threat to our community, in-person meetings will resume.

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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88160180387?pwd=blptYUhsdzN3UGVqMEFER3VkYmFFZz09>

Meeting ID: 881 6018 0387

Passcode: 294685

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1 253 215 8782 US (Tacoma)

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 301 715 8592 US (Washington DC)

Meeting ID: 881 6018 0387

Find your local number: <https://us02web.zoom.us/j/88160180387>

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation.
3. Pledge of Allegiance: U.S. Flag & Texas Flag
4. Roll Call.
5. Public Comment. (Public comment will be limited to 5 minutes per participant and must be completed virtually via the toll free number)
6. Approval of minutes from the Regular Meeting held April 8, 2021.
7. Receive reports from Executive Staff on activities and matters related to COVID-19 health safety matters, administrative affairs, financial results, facility engineering matters, operations and vessel activity, port safety matters, port security matters, Port tenant updates, USCOE, and other related port affairs.
 - A. Executive Director/CEO
 - B. Chief Financial Officer

- C. Director of Engineering
 - D. Director of Operations
 - E. Director of Business & Economic Development
8. Receive report from Commissioners on matters related to:
- A. March 30 & April 19 OSS Advisory Committee
 - B. April 19 Finance Advisory Committee
 - C. Meetings and conferences attended, Port presentations and other related Port Commission matters.
9. Approval of financial reports presented for the period ending March 31, 2021.
10. Adoption of a Resolution approving the acceptance of the Port's portion of proceeds received from high bidders on delinquent tax property held in trust by Brazoria County, Texas and authorizing the Chairman to join in conveyance to high bidders.
11. 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 to discuss potential litigation.
 - B. Under authority of Section 551.072 (Deliberation of Real Property Matters) for discussion regarding:
 - 1. Discussion regarding the potential exchange, lease, or value of real property located in Freeport, Texas, including but not limited to the area known as the East End of Freeport and bordered by or adjacent to the following streets: FM 1495; East 2nd Street; Terminal Street and East 8th Street in Freeport, Texas.
 - 2. The potential purchase, exchange, lease or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 5 and 7.
 - 3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcel 14 and Surfside Lots.
 - C. 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.
12. RECONVENE OPEN SESSION:
13. Adjourn.

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

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



Phyllis Saathoff, Executive Director/CEO
PORT FREEPORT

Minutes of Port Commission Regular Meeting
April 8, 2021
Via Video/Teleconference

Notice is hereby given that in accordance with the order the Office of the Governor issued March 16, 2020, and due to imminent threat to public health and safety and urgent public necessity, the Port Freeport Port Commission will conduct a Regular Meeting on Thursday, April 8, 2021 at 1:00 p.m. by video/teleconference initiated from the Administration Building, 1100 Cherry Street, Freeport, Texas. In order to meet CDC guidelines for social distancing and slow the spread of the Coronavirus (COVID-19), the public can join the video/teleconference meeting by following the instructions below. When the spread of COVID-19 is no longer an imminent threat to our community, in-person meetings will resume.

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Join Zoom Meeting

<https://us02web.zoom.us/j/86026370825?pwd=WEVYR3VEMmpRYkJUbfJjMFpRUW9Hdz09>

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- +1 301 715 8592 US (Washington DC)

Meeting ID: 860 2637 0825

Find your local number: <https://us02web.zoom.us/u/kbQxFhiMu1>

Commissioners present:

- Mr. Shane Pirtle, Chairman
- Mr. Paul Kresta, Vice Chairman
- Mr. Rudy Santos, Secretary
- Mr. John Hoss, Asst. Secretary
- Mr. Ravi Singhanian, Commissioner
- Mr. Dan Croft, Commissioner

Staff Members Present:

- Mr. Jason Cordoba, Legal Counsel
- Ms. Phyllis Saathoff, Executive Director/CEO
- Mr. Rob Lowe, Director of Administration/CFO
- Mr. Al Durel, Director of Operations
- Mr. Mike Wilson, Director of Economic Development & Freight Mobility
- Mr. Chris Hogan, Director of Protective Services
- Mr. Jason Miura, Director of Business & Economic Development
- Mr. Brandon Robertson, Network Systems Manager

Ms. Missy Bevers, Executive Assistant
Ms. Mary Campus, Controller
Ms. Jessica Follett, Public Affairs Manager
Mr. Cecil Booth, Project Engineer
Mr. Nick Malambri, Engineering Specialist
Mr. Jason Caywood, Security Technician

Also, present via teleconference:

Mr. Davin Vo, FordAV
Mr. Bobby Fuller, Texas Port Ministry
Mr. Chad Janosky, Bay-Houston Towing

Commissioner Pirtle stated the following information...

Today is April 8, 2021, and the time is 1:00 p.m. This is the regular meeting of the Port Commission. I am Shane Pirtle, Chairman. We are conducting this meeting by video/telephone conference pursuant to Governor Abbott's order suspending certain provisions of the Texas Open Meetings Act in order to minimize the impact of the coronavirus outbreak. This meeting is being recorded as required by the Texas Open Meetings Act.

With the posting of today's meeting a call-in number was indicated on the agenda, along with the agenda packet. Both may be found on the Port's website www.portfreeport.com. Additionally, the public may join the meeting from a computer, tablet, or smartphone or by phone using the call-in number.

This meeting will not be open for the public to physically attend the meeting, but the Port welcomes the public to attend virtually. Public comment will be available at the beginning of the meeting as indicated on the agenda. Following public comment, the public will not be permitted to communicate with the Port Commission.

In the event any member of the public is having any technical difficulty during the meeting, please call (979) 233-2667, and someone will assist you.

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

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

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et. seq., to review and consider the following:
2. Invocation – Commissioner Shane Pirtle
3. Pledge of Allegiance – U.S. Flag and Texas Flag
4. Roll Call – Commissioner Pirtle stated those present in the board room (at a safe distance) included himself Commissioner Kresta, Commissioner Singhania, Commissioner Croft, Phyllis Saathoff – CEO and Jason Cordoba – Legal Counsel. He noted that Commissioner Hoss and Commissioner Santos would be joining the meeting later, virtually. Ms. Saathoff noted additional staff in the room.

5. Public Comment – There were no public comments.
6. Approval of minutes from a Regular Meeting held March 25, 2021.

A motion was made by Commissioner Kresta to approve the minutes. The motion was seconded by Commissioner Singhania with a correction to Item 13 to include Commissioner Hoss as the second motion for approval of the item. All Commissioners present voted in favor of the motion.

7. Receive reports from Executive Director/CEO and/or Port staff on activities and matters related to COVID-19 health safety matters, administrative affairs, financial results, facility engineering matters, operations and vessel activity, port safety matters, port security matters, Port tenant updates, USCOE, and other related port affairs.

Ms. Saathoff thanked Port Freeport staff for all the preparations and work they put into the event held earlier in the day celebrating the groundbreaking of the Freeport Harbor Channel Improvement Project. The Port Commission echoed Ms. Saathoff's comments regarding the event, but also thanking Ms. Saathoff for her efforts in getting support and funding for the project. Mr. Saathoff also reported that she was in Austin this past Tuesday to testify on the Texas Ports Association (TPA) Omnibus Bill (HB3027) which was before the House Transportation Committee. She noted the Senate companion bill will move before the Senate Select Committee on Ports next week.

8. Approval of Construction Contract with AAR Incorporated for the East End Properties 2021 project, for an amount not to exceed \$104,400.00.

Mr. Hull stated the contract before the board is for asbestos abatement and demolition of nine properties in the East End. Three bids were received with AAR submitting the lowest and best bid for an amount not to exceed \$104,400.00. Staff recommends approval of this contract.

At this time, Commissioner Hoss joined the meeting virtually.

A motion was made by Commissioner Kresta to approve this contract as recommended by staff for an amount not to exceed \$104,400.00. The motion was seconded by Commissioner Hoss will all Commissioners present voting in favor of the motion.

Commissioner Santos joined the meeting virtually in Executive Session at 1:27 p.m.

9. 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 to discuss potential 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 are known as the East End of Freeport and bordered by or adjacent to the following streets: FM1495; East 2nd Street; Terminal Street and East 8th Street in Freeport, Texas.
2. The potential purchase, exchange, lease, or value of real property located at Port Freeport, including but not limited to the real property located at and contiguous to Berths 1, 2, 5 and 7.
3. The potential exchange, lease, or value of real property located at Port Freeport, including but not limited to Parcels 14, 43 and Surfside Lots.

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

11. Discuss and consider approval of Release of Right of First Refusal for 204 South Avenue I.

Mr. Cordoba stated this release regarding the property at 204 South Avenue I was part of the swap program. As part of the program, a restricted covenant is included in the Deed requiring families to maintain their homestead for at least five years. A request has been made by the owners of this property to have the covenant released. Mr. Cordoba presented a letter agreement and read a portion of the agreement detailing the extraordinary circumstances as well as the conditions required by the Port for the release. The release will only be executed by the Port upon all conditions being met by the owners.

A motion was made by Commissioner Singhanian to approve the release as recommended by Counsel. The motion was seconded by Commissioner Croft with all Commissioners present voting in favor of the motion.

12. Adjourn.

With no further business before the Commission, the meeting adjourned at 2:49 PM.

Shane Pirtle, Chairman

Paul Kresta, Vice Chairman

Rudy Santos, Secretary

John Hoss, Asst. Secretary

Ravi K. Singhanian, Commissioner

Dan Croft, Commissioner



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WWW.PORTFREEPORT.COM

MEMORANDUM

TO: Phyllis Saathoff, Executive Director/CEO
FROM: Jessica Follett, Public Affairs Manager
DATE: April 15, 2021
SUBJECT: Public Affairs – April 2021

PUBLIC AFFAIRS

Communications and Media

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

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

Freeport Harbor Channel Marine Traffic – The website will be maintained as a resource to the Freeport Harbor Channel community for information on marine traffic related to ongoing maintenance and FHCIP dredging.

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

Print and Social Media Monitoring – Staff continues to monitor publications, newspapers and social media for matters pertaining to Port Freeport.

Press Releases and News Postings – The following press releases were distributed or will be distributed in late March and April:

Saathoff Participates in U.S. Coast Guard Sector Houston-Galveston's Women's History Month Event was released as a news posting on Port Freeport's website and Facebook on March 31, 2021.

Port Freeport Breaks Ground on the Freeport Harbor Channel Improvement Project was released on April 8, 2021 following the groundbreaking ceremony on the FHCIP.

Community Events and Meetings

Port Events

Freeport Harbor Channel Improvement Project Groundbreaking Ceremony – April 8, 2021 – Port Freeport celebrated a historic milestone on April 8 at 10 a.m. with a groundbreaking ceremony commemorating turning dirt on Reach 3 of the FHCIP. An open-air ceremony featuring the U.S. Congressman Weber, U.S. Army Corps of Engineers dignitaries, the Port Commission and staff, Great Lakes Dredge & Dock Company, LLC, the Brazos Pilots Association, and industry representatives preceded a ceremonial groundbreaking and signaling of the lowering of the dredge cutterhead in the channel. Approximately 130 members of the public, including port tenants and community and industry partners, attended the event.

Press coverage was obtained in *The Facts*, the *American Journal of Transportation*, and *Dredging Today*, and multiple newsletters promoted the press release, including Congressman Weber, The Alliance, Greater Houston Port Bureau, WGMA, and the Highway 36A Coalition.

Community Advisory Panel (C.A.P.) – April 15, 2021 – We held our first C.A.P. meeting for 2021 on April 15 from 6 – 8 p.m. at the ABC Gulf Coast Building in Freeport. Dave Johanson with Great Lakes Dredge & Dock Company, LLC provided an update on the Freeport Harbor Channel Improvement Project Reach 3 dredging and Phyllis Saathoff, Port Freeport Executive Director/CEO, providing an update on the FHCIP groundbreaking and levee stabilization wall and Berth 8 progress. All safety measures were followed including mask coverings, individually plated dinners, and social distancing.

Port Freeport Take-A-Child Fishing Tournament – May 8, 2021 – The Public Affairs Department is continuing to plan for the TACFT which will take place on May 8, 2021 at Freeport Municipal Park from 8 a.m. to noon. A total of \$41,200.00 in sponsorships have been committed for the TACFT. Our 56 sponsors' generosity will help put on an event benefitting the children, families, and community within the navigation district. All funds raised go back into the event in the form of goodie bag items, door prizes, and awards for participants. Community ads promoting the event are being circulated in *The Facts*, *The Bulletin*, and on Facebook. Volunteers are being secured for the event and social distancing precautions will be made.

The Captain's Dinner will take place on May 6, 2021 at RiverPlace in Freeport. Sponsors, volunteers, and logo drawing winners will be invited.

Port Presentations, Tours, and Meetings

March 26, 2021 – Jessica Follett, Public Affairs Manager, participated in a Zoom discussion with State Rep. Cody Vasut and his staff regarding legislative matters pertaining to the ongoing 87th Texas Legislative Session.

March 30, 2021 – Phyllis Saathoff, Executive Director/CEO, participated in a U.S. Coast Guard Houston-Galveston Sector Women's History Month event to discuss her experience in the maritime industry and career progression. A news posting was shared on Port Freeport's website and Facebook highlighting this event and was picked up by AAPA and WGMA for their respective newsletters.

March 30, 2021 – Jessica Follett, Public Affairs Manager, presented a gift card to Amber Newman with the Brazoria County Boys & Girls Club for their participation in the 21st Annual Take-A-Child Fishing Tournament Logo Drawing Contest. Students from the Boys & Girls Club submitted the most entries, collectively.

March 31, 2021 – Phyllis Saathoff, Executive Director/CEO, participated virtually in a McCarthy Partnership for Women event to discuss her experience in the maritime industry and provide updates on the Freeport Harbor Channel Improvement Project and Berth 8 expansion project.

April 14, 2021 – Phyllis Saathoff, Executive Director/CEO, participated in a Port Panel discussion with Roger Guenther, Executive Director at Port Houston, during The Woodlands Chamber of Commerce’s 2021 Economic Outlook Conference.

Community Events and Meetings

March 26, 2021 – Jessica Follett, Public Affairs Manager, participated in new community group networking meeting. The group does not yet have a name but consists of non-profit, banking, industry, media, legal, healthcare, and education representatives from the Brazosport and surrounding areas. They aim to meet twice a month.

April 16, 2021 – Jessica Follett, Public Affairs Manager, will participate in new community group networking meeting. The group does not yet have a name but consists of non-profit, banking, industry, media, legal, healthcare, and education representatives from the Brazosport and surrounding areas. They aim to meet twice a month.

Upcoming Community Events and Meetings

Weekly – Business Roundtable Virtual Meetings (speakers vary)

April 16, 2021 – Angleton Chamber Shot in the Dark Glow Golf Tournament

- Port Freeport is a hole sponsor.

April 22, 2021 – 100 Club Law Enforcement Appreciation Banquet

April 22, 2021 – The Alliance Quarterly Meeting “Hospital Update” Luncheon

April 23, 2021 – Brazosport College Foundation Gator Classic Golf Tournament

- Port Freeport has a team.

April 23, 2021 – Sweeny Community Hospital Golf Tournament

April 30, 2021 – United Way/Dow Annual Golf Tournament

- Port Freeport has a team.

May 1, 2021 – Uniform Election Day

May 7, 2021 – Brazoria County Hispanic Chamber of Commerce Golf Tournament

- Port Freeport is a hole sponsor.

May 14, 2021 – Junior Achievement Annual Golf Tournament

- Port Freeport has a team; Phyllis Saathoff is a guest golfer.

May 17, 2021 – Exchange Club of Angleton Golf Tournament

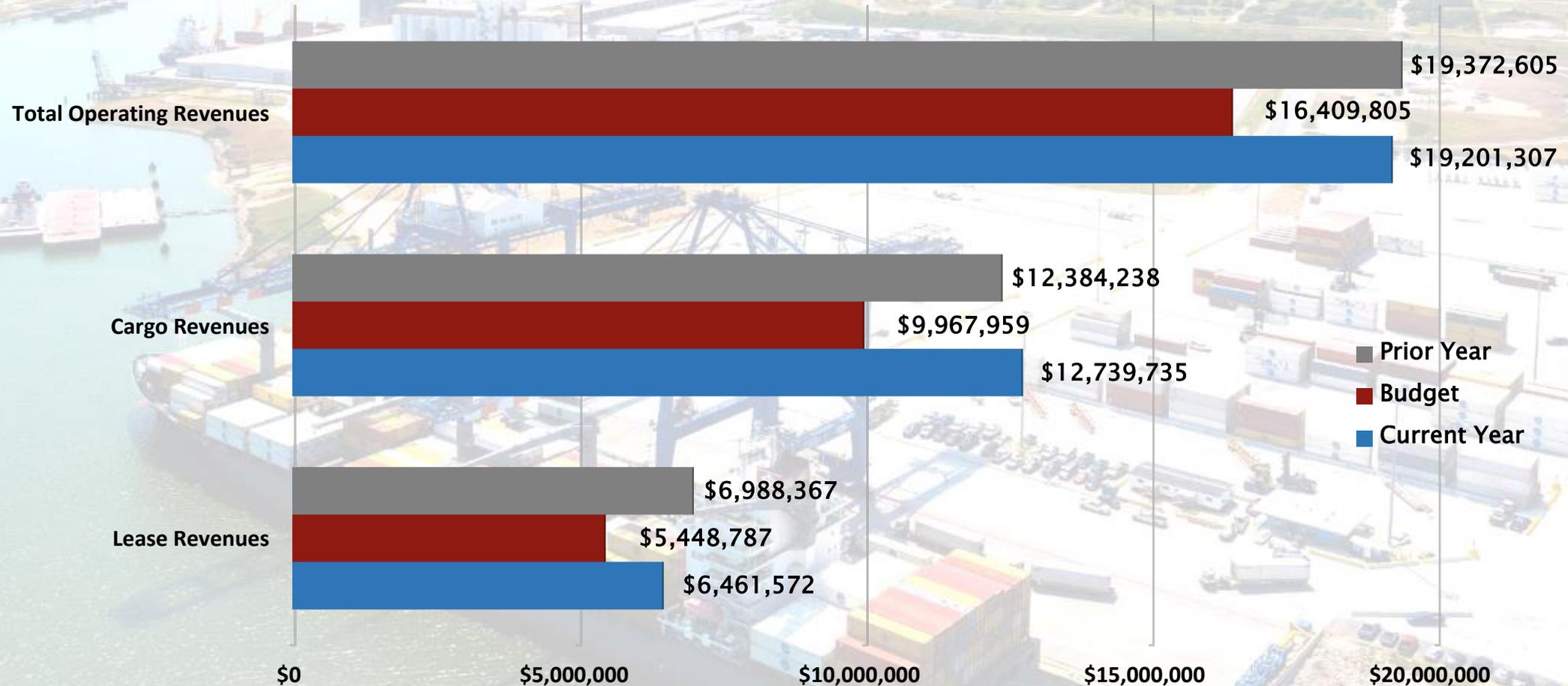


Financial Report for March 2021

April 22, 2021

Rob Lowe | Chief Financial Officer

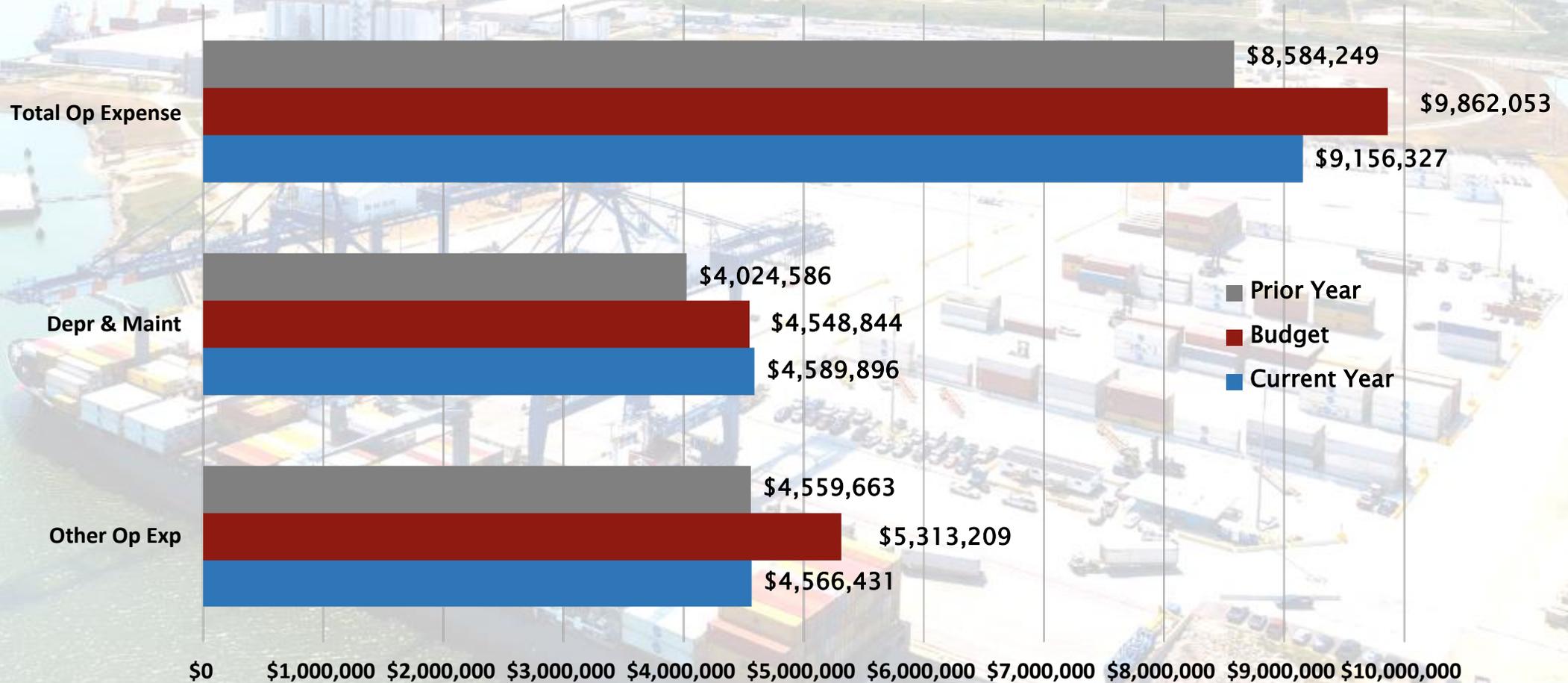
FY 2021 YTD OPERATING REVENUES



COMPARISON:

- Operating revenues are down over PY 1% and over budget by 17%
- Cargo revenues above PY by 3%; budget by 28%
- As compared to budget, cargo volumes are up except for agriculture products, bulk aggregate and containerized cargo
- Lease revenues are below PY 8% and slightly above budget

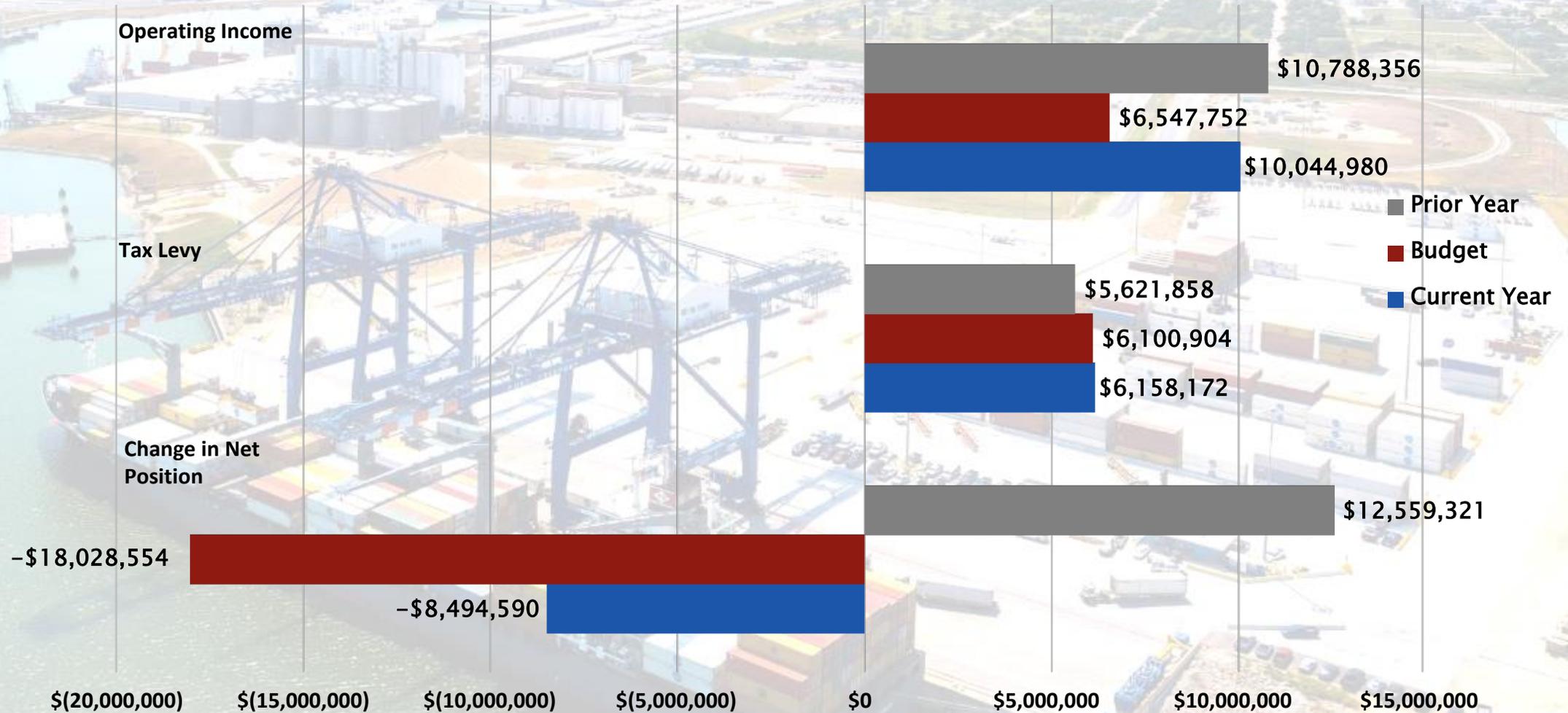
FY 2021 YTD OPERATING EXPENSE



COMPARISON:

- Total operating expenses are above prior year by 7%, below budget 7%
- Depr & maint are up over the PY by 14%, above budget 1%
- Other expenses are slightly above PY and below budget by 14%

FY 2021 YTD OPERATING INCOME



COMPARISON:

- Operating income is 7% below PY and above budget by 53%
- Change in Net Position-see next slide for further explanation

FY 2021 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 2021 Budget
Operating Income	\$ 10,044,980	\$ 6,547,752	\$ 11,338,000
Non-Operating Revenue (Expenses)	\$ 2,546,692	\$ 2,261,694	\$ (2,702,200)
Capital Contributed (To) From Others			
Freeport Harbor Channel Improvement Project	\$ (3,993,310)	\$ (3,500,000)	\$ (35,800,000)
Berth 2 Floodwall Modifications	\$ -	\$ -	\$ (2,000,000)
Levee Stabilization - Reach 2	\$ (17,092,952)	\$ (23,375,500)	\$ (28,587,000)
Contributed to Port	\$ -	\$ 37,500	\$ 37,500
Grants	\$ -	\$ -	\$ 245,300
Change In Net Position	\$ (8,494,590)	\$ (18,028,554)	\$ (57,468,400)

FY 2021 YTD CASH FLOWS

<i>Cash Flow Measure</i>	<i>Current Year</i>	<i>Prior Year</i>
<i>Cash Provided by Operations</i>	\$ 24,918,230	\$ 9,810,967
<i>Cash Provided by Non-Cap Financing</i>	5,263,979	4,706,284
<i>Cash Used by Cap Financing</i>	(4,465,384)	69,192,847
<i>Cash Provided by Investing Activities</i>	234,028	1,714,852
<i>Net Increase (Decrease) in Cash</i>	\$ 25,950,853	\$ 85,424,950

COMPARISON:

- Operating cash flow is positive due to increase in operating revenues
- Cash provided from non cap financing are tax levy collections
- Capital Financing funds used for capital improvements. Cash flow includes the issuance of 2021 General Obligation Bonds

FY 2021 STATISTICS

<i>Measure</i>	<i>Current Year</i>	<i>Prior Year</i>	<i>Budget</i>
<i>Operating Margin</i>	<i>52%</i>	<i>56%</i>	<i>40%</i>
<i>Current Ratio (unrestricted)</i>	<i>2.1 to 1</i>	<i>7.8 to 1</i>	<i>n/a</i>
<i>Debt to Net Assets Ratio</i>	<i>1.083 to 1</i>	<i>0.89 to 1</i>	<i>n/a</i>

ACCOUNTS RECEIVABLE AGING

<i>Year</i>	<i>0-30 days</i>	<i>31-60 days</i>	<i>61-90 days</i>	<i>Over 90 days</i>
<i>March 31, 2021 FY 2021</i>	91% \$4,115,939	8% \$356,568	0% \$4,485	1% \$39,640
<i>March 31, 2020 FY 2020</i>	92% \$3,660,770	7% \$292,941	1% \$43,268	0% \$6,867
<i>March 31, 2019 FY 2019</i>	97% \$4,430,095	3% \$150,529	0% \$12,810	0% \$10,450

FINANCE NOTES

- **30 Day posting is currently up for Dow Tax Abatement application**
- **Plan to exercise 1 year option from Board Approved contract with KM&L for Fiscal Year 2021 Auditing Services**

MEMORANDUM

TO: Commissioners
Directors
Legal Counsel

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

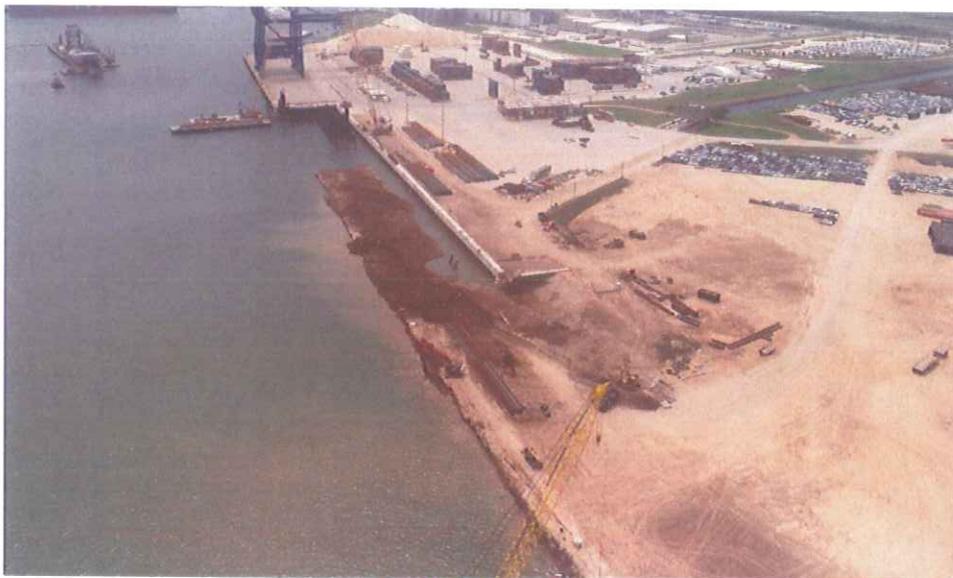
DATE: April 14, 2021

SUBJECT: Departmental Report

PROJECTS

- 1. Velasco Terminal, Berths 8** – This project entails construction of Berth 8, which will extend the wharf another 928 feet north of Berth 7. Installation of piling continues as more piling will be delivered in January. The channel dredging will be a separate construction project that will begin in the second quarter of 2021. I have requested a fee proposal from Moffatt-Nichol for design work to add temporary RORO loading/unloading ramp while using the ultimate piling to reduce the amount of removal when the container wharf is extended in the future. I will request a Change Order from McCarthy when the design is finished.

\$58,169,528/\$115,804,280=50% complete



[PORT COMMISSION](#)

2. **FHCIP** – This project consists of deepening and improving the Freeport Channel. This is a Civil Works project that was authorized in WRRDA 2014. The Corps issued the notice to proceed (NTP) to Great Lakes Dredge and Dock Company on 10/13/2020. Dredging began April 8, 2021. GLDD anticipates finishing in early June, but they are contractually obligated to finish before June 10, 2021.
3. **Levee Stabilization and Wave Barrier Relocation** – This project involves relocation of the north wave barrier to allow for a bend easing and stabilization of a levee on the Dow thumb that has a lower than satisfactory factor of safety for global stability. The second shipment of pipe piling have been driven and the sheets are being driven between the pipe piling now. A third and final shipment of pipe piling will arrive in early May and be driven by June 1st.

$\$16,151,794/\$29,085,000=56\%$ complete



4. **Operations and Shop Building Improvements** – This project is to make repairs to exterior walls and upgrade the operational effectiveness and efficiencies outside the buildings. The project was awarded to Bartlett-Cocke. Contracts have now been signed and materials are being procured. Work is to be substantially completed by July 15, 2021.
5. **Berth 2 and 3 Floodwall Modifications** –The modifications include demolition of two sections of concrete wall, approximately 100-ft long each, and replacing them with sections of a removable and deployable system. The design is moving forward using conservative wave modeling. The permit application was submitted to VDD on June 5, 2020. The VDD and the Corps are reviewing the submittal package at this time. Our engineering consultant has asked for direction on how to proceed as

the Corps is telling the VDD that the wall should be a different height than what the VDD is telling us.

6. **East End Properties Demolition 2021** - This project involves removing asbestos from structures in the East End and then demolition of the structures. Contracts are being prepared now for signature. A notice to proceed is anticipated to be issued in early May with substantial completion anticipate on August 1st, 2021.

10/11

**PORT FREEPORT
OPERATIONS ACTIVITY RECAP
MARCH 2021**

A. MONTHLY ACTIVITY EXPLANATION

- * Total import/export activity for the month of March was better than expected.
- * LNG experienced (18) vessels.
- * Riviana did not schedule any vessels this month.
- * Vulcan Material did not experience any vessels this month.
- * HAL handled (11) RoRo vessels.
- * Tenaris experienced (2) vessel this month.
- * Total of (10) Container vessel calls.
- * CEMEX transferred product from Truck to (25) Rail cars.
- * **Average vessel activity in 2020 was 34 per month. This month, we handled 44 vessels (18 LNG & 26 Inner Harbor).**
- * *Enterprise/Seaway received (14) vessels.*
- * *There were (113) Total Vessel arrivals Port wide.*

B. FISCAL YEAR ACTIVITY EXPLANATION

- * Total Tons for this year are better than expected. This is due to the addition of vessel calls by LNG and RoRo vessels.
- * LNG has handled (91) vessels for export.
- * Tenaris has handled (10) vessel.
- * HAL has handled (71) RoRo vessels.
- * YTD (69) Container vessel calls.
- * CEMEX handled (106) Railcars with **8,715** Tons of Co2.
- * Vulcan handled (855) Railcars with **98,164** Tons of Limestone.
- * Total vessels handled this fiscal year is **251** compared to 220 last year (91 LNG & 160 Inner Harbor).

C. INSIGHT TO ACTIVITY FOR APRIL 2021

- * LNG has scheduled (15) Vessels.
- * Riviana Foods has not scheduled a vessel.
- * Vulcan Material has scheduled (1) vessel for April.
- * HAL is expecting to handle (11) RoRo vessels.
- * Tenaris has (2) vessels planned.
- * Expecting (11) Container vessels.

D. OPERATIONAL MEETINGS AND AGENDAS

- * OPTS, Safety, Security, IT and Accounting attended the O.S.S. Committee to review “Lessons Learned” from the “Winter Storm Event”

- * Safety – Mike Quilty Met with Stevedores prior to the vessel Hoegh Trapper RORO began work.
- * Safety – Mike Quilty Met with AmPorts supervision regarding transferring heavy equipment.
- * Safety – Mike Quilty Met with Red Hook and ILA.
- * Safety – Mike Quilty Conducted safety meeting with Port OPTS and Maintenance staff.

- * Security – Chris Hogan Attended many meetings and conference calls related to COVID-19.
- * Security – Chris Hogan Met with local and county emergency managers.
- * Security – Chris Hogan Attended O.S.S. Committee to review Lessons Learned as related to “Winter Storm Event”
- * Security – Chris Hogan Attended FSO Committee meeting at USCG Sector.

- * OPTS Team Attended meeting with Riviana.
- * Maintenance Team Worked closely with Port Public Affairs team to set up for Ground Breaking Ceremony.
- * OPTS Team attended O.S.S. Committee as it related to the “Winter Storm Event”
- * AI Attended follow up meeting regarding to the “NOAA Ports” system.
- * OPTS/Safety Attended meeting with AmPorts corporate safety manager.
- * All personnel practicing and following COVID-19 guidelines.
- * **OPT/Safety – Reviewing traffic flow and choke points within the Port.**

RESOLUTION APPROVING SALE OF PROPERTY HELD IN TRUST

At a regular meeting of the Port Commission of Port Freeport held at the office of Port Freeport at 1100 Cherry Street, Freeport, Texas, on the 22nd day of April, 2021, among other business came on to be considered the following resolution, which, upon motion duly made and seconded, was adopted by vote of all Commissioners present:

FINDINGS

1. Due and proper notice of the date, time, place and purpose of this meeting has been duly given in accordance with the provisions of the Texas Open Meetings Act, and such meeting has been conducted in accordance with said Open Meetings Act.

2. The County of Brazoria, State of Texas, has heretofore instituted tax suits and has been awarded tax judgments relative to the hereinafter described tracts and parcels of land, where, in each instance, as a result of delinquent tax sales, the high bid was less than the amount of taxes owing on each respective parcel. Each such parcel was bid off to Brazoria County for the amount of judgment against each respective parcel and each such parcel of property is held in trust due to delinquent tax foreclosure.

3. The Property Resale Committee of Brazoria County has advertised for, received, and opened sealed bids on each said parcel of property held in trust and determined that in each instance, the high bid is less than the amount of taxes owing on each respective parcel. The account number, legal description, entity holding in trust, appraised value, opening bid and amount bid for each respective parcel, are described in Exhibit "A" attached hereto.

4. The Property Resale Committee of Brazoria County has requested that Port Freeport approve the sale amount of each respective item of property as described in Exhibit "A" attached hereto, in accordance with Section 34.05 of the Property Tax Code of the State of Texas, and that Port Freeport join in the conveyances to respective high bidders to evidence Port Freeport's consent to each such sale.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that Port Freeport hereby consents to the acceptance of the high bid as to each respective parcel as described in Exhibit "A" attached hereto and the conveyance of each respective parcel to each respective high bidder; and that Port Freeport accept its pro rata share of the proceeds; and

BE IT FURTHER RESOLVED, that the Chairman of the Port Commission be, and he is hereby authorized to join in the conveyance to each respective high bidder of each respective parcel to evidence Port Freeport's consent to each respective sale for less than the amount of taxes owing.

April 22, 2021 Resolution
Exhibit A - Resale Offers

Account Number	Legal Description	In Trust To	Adjudged Value	Required Opening Bid	Amount Bid
1537-0082-000	BAR X RANCH SEC 5 BLK 6 LOT 82 (38 J B BAILEY 53-97 CARTER MITCHELL) ACRES 0.900	BRAZORIA COUNTY	\$8,280.00	\$6,984.36	\$3,800.00
1538-0011-001	BAR X RANCH SEC 6 (A0019 SF AUSTIN DIV 12 & A0097 MITCHELL) BLK 1 LOT 11 ACRES 0.910	BRAZORIA COUNTY	\$8,370.00	\$6,680.53	\$4,000.00
1538-0012-001	BAR X RANCH SEC 6 (A0019 SF AUSTIN DIV 12 & A0097 MITCHELL) BLK 1 LOT 12 ACRES 0.900	BRAZORIA COUNTY	\$7,200.00	\$6,101.73	\$4,000.00
1538-0085-002	BAR X RANCH SEC 6 (A0019 SF AUSTIN DIV 12 & A0097 MITCHELL) BLK 2 LOT 85 ACRES 0.900	ANGLETON ISD	\$7,200.00	\$6,878.74	\$4,000.00
1540-0005-001	BAR X RANCH SEC 8 (A0053 S CARTER) BLK 1 LOT 5 ACRES 0.860	BRAZORIA COUNTY	\$7,910.00	\$7,769.83	\$3,900.00
1543-0059-000	BAR X RANCH SEC 11 (A0053 S CARTER & A0097 A MITCHELL) BLK 3 LOT 59 ACRES 1.140	ANGLETON ISD	\$12,460.00	\$10,948.50	\$7,000.00
7501-0100-000	SHADOW BEND (AO102 E P MYRICK) BLK 1 LOT 95 ACRES 0.2751	DANBURY ISD	\$1,000.00	\$708.40	\$500.00
8110-0703-000	VELASCO (FREEPORT) BLK 71 LOT 1 ACRES 0.0775	CITY OF FREEPORT	\$2,780.50	\$2,530.00	\$1,275.00
Totals			\$55,200.50	\$48,602.09	\$28,475.00