



REGULAR PORT COMMISSION MEETING

Tuesday, December 16, 2025 at 3:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

PUBLIC NOTICE OF MEETING

The following item will be addressed at this or any other meeting of the Port Commission upon the request of the chairman, any member(s) of Port Commission and/or the City Attorney:

Announcement by the Chairman that Port Commission will retire into closed session for consultation with City Attorney on matters in which the duty of the attorney to the Port Commission under the Texas disciplinary rules of professional conduct of the state bar of Texas clearly conflicts with the open meetings act (title 5, chapter 551, section 551.071(2) of the Texas government code).

(All matters listed under the Consent Agenda item are routine by the Port Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.)

AGENDA

Port Commission will consider/discuss the following items and take any action deemed necessary.

MEETING PROCEDURE

Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting Tuesday, December 16, 2025 beginning at 3:30 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

The meeting will also be available via the video conferencing application "ZOOM".

Join Zoom Meeting:

<https://us02web.zoom.us/j/84703014695?pwd=Ks3xi4vE7NIGeXNha5XT1kgGNfxZgq.1>

Meeting ID: 847 0301 4695

Passcode: 639161

One tap mobile

+13462487799,,84703014695#,,,,*639161# US (Houston)

CALL TO ORDER

PLEDGE OF ALLEGIANCE**INVOCATION**

COMMENTS FROM THE PUBLIC - *(Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

CONSENT AGENDA - The Port Commission will consider/discuss the following items and take any action deemed necessary.

1. APPROVAL OF MINUTES - MINUTES OF THE NOVEMBER 18, 2025 - REGULAR PORT COMMISSION MEETING.
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR NOVEMBER 2025.

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
 - a) Tariff Report
 - b) Account Aging Report
 - c) Payment Report
 - d) Revenue and Expenditure Report
 - e) Balance Sheet / Property Tax Distribution
 - f) Profit and Loss Cash Flow Report
4. CITY MANAGER'S REPORT
 - 1) CDBG-MIT Coastal Resilience Living Shoreline Project
 - 2) Restore (cleanup of old barge(s) in Smith Harbor
 - 3) CDBG- MIT Round 2 Application for use of funds for Replacement of culverts under the rail in Corporation Ditch at the Harbor of Refuge and Voluntary Restoration of Harbor of Refuge Shoreline
 - 4) GLO CEPRA Grant (Harbor of Refuge Shoreline protection)
 - 5) MBMT Grant Downtown Waterfront Public Access Improvement
 - 6) TxDOT Truck Route signs

- 7) Parking Area on SBA Steel property at the HOR boat ramp
- 8) TxDOT Maritime Division

5. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT

- a) City Harbor
- b) Nautical Landings Building
- c) Nautical Landings Marina
- d) Smith Harbor
- e) Harbor of Refuge

ACTION ITEMS: NEW BUSINESS - The Port Commission will consider/discuss the following items and take any action deemed necessary.

ACTION ITEMS: LEASES

6. CONSIDER AND DISCUSS LEASE WITH LONNIE CARRILES FOR CITY HARBOR BOAT SLIP 2 - PRESENTER JODY WEAVER

7. CONSIDER AND DISCUSS LEASE WITH EQUALIZER FOR HARBOR OF REFUGE TRACT 3 - PRESENTER JODY WEAVER

8. ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:

- TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE

9. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.

COMMENTS

10. COMMENTS FROM COMMISSIONERS

ADJOURNMENT**CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, December 16, 2025**, beginning at 3:30 p.m., was posted at City Hall, easily accessible to the public, as of **5:00 p.m. Wednesday, December 10, 2025**.

Oralia G. Munoz

Administrative Assistant

ADA NOTICE

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: APPROVAL OF MINUTES - MINUTES OF THE NOVEMBER 18, 2025 -
REGULAR PORT COMMISSION MEETING.

INFORMATION:



REGULAR PORT COMMISSION MEETING

Tuesday, November 18, 2025 at 3:30 PM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

Port Commission will consider/discuss the following items and take any action deemed necessary.

STATE OF TEXAS	§
COUNTY OF CALHOUN	§
CITY OF PORT LAVACA	§

On this the 18th day of November 2025, the Port Commission of the City of Port Lavaca, Texas, convened in a regular session at 3:30 p.m. in the regular meeting place in City Council Chambers at City Hall, 202 N. Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL:

Raymond Butler	Commissioner/Chairman
Jerry Smith	Commissioner/Secretary
Jamie O’Neil	Commissioner
Jim Ward	Commissioner
Louis Rubio	Commissioner

And the following Commissioners absent:

Sue Traylor
Larry Nichols

CONSENT AGENDA –

1. APPROVAL OF MINUTES

A) MINUTES OF OCTOBER 21, 2025 - REGULAR PORT COMMISSION MEETING

Motion made by Commissioner Ward

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the October 21st, 2025, minutes of the Regular Port Commission meeting held on November 18th, 2025, are hereby approved.

Seconded by Commissioner Rubio

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Jamie O'Neil, Jim Ward, and Louis Rubio

Voting Nay: None

Motion carries.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR OCTOBER 2025.

Motion made by Commissioner Ward

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Harbor Master's October 2025 Inspection Reports of the Port Commission Regular meeting held on November 18, 2025, are hereby approved.

Seconded by Commissioner Rubio

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Jamie O'Neil, Jim Ward, and Louis Rubio

Voting Nay: None

Motion carries.

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet / Property Tax Distribution

f) Profit and Loss Cash Flow Report

- A copy of these reports, in their entirety, can be found in the Port Commission Meeting packet dated November 18th, 2025.

Agenda item discussed.

No action taken.

4. CITY MANAGER'S REPORT

In Jody Weaver's absence, Port Commission Chairman, Raymond Butler read the City Manager's Report.

- The following is a memo, in its entirety, from Jody Weaver, Interim City Manager:

1) **TPWL Grant – Renovations to Nautical Landings Marina Breakwater:**

TPWL conducted a final inspection on October 24th and has approved the project, and the final reimbursement has been received.

2) **CDBG-MIT Coastal Resilience Living Shoreline Project:**

We received the 95% plans for review on November 7th. I forwarded them to KSBR as well as Raymond Butler for review. The tentative bid schedule is:

Advertisement 1: November 19

Advertisement 2: November 26

Pre-Bid: December 4 or December 7

Bid Due Date: December 18

Special Port Commission Meeting on January 6 to review bids and make recommendation to Council Contract award by Council: January 12, 2026.

3) **Restore (cleanup of old barge(s) in Smith Harbor):**

We did in fact, receive a verification letter from USACE on October 29, stating that the proposed project does fall under Nationwide Permit 22. We are waiting for final clearance to bid from TCEQ.

4) **CDBG- MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline:**

We are waiting for the approval of the Authority to use Grant Funds (AUGF) document.

5) **GLO CEPRA Grant (Harbor of Refuge Shoreline Protection):**

Mott McDonald submitted the full USACE permit application on November 5. The file number is SWG-2025-00420, and the project manager assigned is Kory Barone, who was the manager on the Living Shoreline and the Smith Harbor projects.

6) **MBMT Grant Downtown Waterfront Public Access Improvement:**

Matt is still working on the plans for the parking lot and green infrastructure portion of the project.

7) **TxDOT Truck Route signs:**

The posts for the large signs are still in fabrication.

8) **Parking area on SBA Steel property at the HOR Boat ramp:**

I have not heard back from SBA legal team yet regarding a lease or purchase of the property in question at the HOR boat ramp.

9) **TxDOT Maritime Division:**

Jim, Oralia, and I will be meeting with the TxDOT Maritime team at 8:30 a.m. on November 21st to provide them a tour of our facilities and begin work on drafting a port profile for The City of Port Lavaca Ports & Harbors.

10) **GLO CMP Cycle 31 Project of Special Merit:**

We have been approved to move forward to the development stage of our submitted project, "Public Access Boardwalk at Smith Harbor". Matt prepared a Workplan for us, and I did the budget – both of which will be uploaded by the deadline on November 12. I've already uploaded the Attorney's Title Opinion and Certificate of Consistence signed by the mayor. I must also submit a USGS map, which I am working on today. GLO staff will then perform an environmental review and work with us to finalize the workplan and other documents required by March 31, 2026.

5. **RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT**

a) **City Harbor**

27 October 2025, spoke with Terence Courtney with The Federation about their Lease at City Harbor (old Evelyn's building). They have been on a month-to-month about a year, awaiting the completion of the purchase of Miller Seafood. They do want to sign a new lease, but are trying to decide whose name it will be under, The Federation or Coop and asked if I could give him a couple of weeks.

b) **Nautical Landings Building**

1. Working on a scope to replace six big windows south end front of the building, Identify the availability of windstorm regulations. The report has been sent to G&W Engineering for review. Awaiting bids. We have two bids: Barefoot Construction and Wade Wilson.
2. 3 November 2025 Barefoot Construction started inspecting a soft spot in the Floor in the men's bathroom in the dayroom. The floor decking & joist were Rotted from an internal wall water leak.
3. Starting bid process for roof & coating repair.

c) Nautical Landings Marina

Horizon Environmental has been on-site 10 times since the last Port Commission Meeting.

d) Smith Harbor

e) Harbor of Refuge

1. 7 August 2024 LCI delivering material from Alamo Heights road project.
2. 10 November 2025 – Encore has been cleaning up Tract 3. Photos taken November 10, 2025.

f) To Do List – Raymond Butler

ACTION ITEMS: NEW BUSINESS

6. CONSIDER APPROVAL CERTIFICATE OF CONSTRUCTION COMPLETION AND AUTHORIZE RETAINAGE AND FINAL PAYMENT FOR DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT - BULKHEAD AND DOCKS - PRESENTER JODY WEAVER

In Jody Weaver's absence, Port Commission Chairman, Raymond Butler read Agenda Item #6.

Motion made by Commissioner Smith

THAT, the Port Commission approve the payment of the final amount of \$14,968.75 on the access at Smith Harbor.

Seconded by Jim Ward

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Jamie O'Neil, Jim Ward, and Louis Rubio

Voting Nay: None

Motion carries.

ACTION ITEMS: LEASES

7. CONSIDER LEASE WITH EQUALIZER FOR HARBOR OF REFUGE TRACT 3 PRESENTER JODY WEAVER

In Jody Weaver's absence, Port Commission Chairman, Raymond Butler read Agenda Item #7.

Motion made by Commissioner Ward

THAT, the Port Commission accepts the lease agreement as presented in this packet, starting December 1, 2025.

Seconded by Commissioner O’Neil

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Jamie O’Neil, Jim Ward, and Louis Rubio

Voting Nay: None

Motion carries.

8. ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:

- TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE

9. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.

COMMENTS

10. COMMENTS FROM COMMISSIONERS

Agenda item discussed.

No action taken.

ADJOURNMENT

Commissioner Smith made a motion to adjourn the meeting.

Commissioner Ward seconded the motion.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Jamie O’Neil, Jim Ward and Louis Rubio

Voting Nay: None

Motion carries.

The meeting was adjourned at 4:13 p.m.

These minutes were approved on December 16, 2025.

ATTEST:

Raymond Butler, Chairman

Oralia G. Munoz, Administrative Assistant

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT
FOR NOVEMBER 2025.

INFORMATION:

Port Lavaca Port Commission Monthly Inspection

Month: **NOVEMBER 2025** Location: **City Harbor**
16 DECEMBER 2025

1. LEASES

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

2. Decking

Condition: **Satisfactory** Unsatisfactory **Not Applicable**
Comments:

3. Main Frame & Floats

Condition: **Satisfactory** Unsatisfactory **Not Applicable**
Comments:

4. CLEAN UP

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

5. Water Lines, Valves, Etc.

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

6. Electrical & Lights

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

7. Pilings, Guides & Rollers

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

8. Rub Rails & Fenders

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

9. Cleats & Kevels

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

10. Fire Extinguishers

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

11. Railing

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

12. Cement Slab

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

13. Bulkhead

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

Harbor Master:  _____

Port Lavaca Port Commission Monthly Inspection

Month: **NOVEMBER 2025** Location: **NLM / Smith Harbor**
16 DECEMBER 2025

1. Fire extinguisher

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

2. Decking

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

3. Main Frame & Floats

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

4. Dock Boxes

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

5. Water Lines, Valves, Etc.

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

6. Electrical & Lights

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

7. Pilings, Guides & Rollers

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

8. Rub Rails & Fenders

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

9. Cleats & Kevels

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

10. Gates & Locks

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

11. Dredging

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

12. shoreline

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

13. Bulkhead

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

Harbor Master:  _____

Port Lavaca Port Commission Monthly Building Inspection

Month: **NOVEMBER 2025** Location: **NLB**
16 DECEMBER 2025

1. Building Maintenance:

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments: **20 November 2025 Barefoot Construction replaced door to dayroom.**

2. Decking:

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

3. Flooring:

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

4. Windows:

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

5. Water Lines, Valves, Etc.

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

6. Electrical & Lights

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

7. HVAC

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments :

8. Roof:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comment:

9. Parking:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

10. Fire Extinguishers:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. Hand Railing:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

12. Stairs & Steps

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

Harbor Master:  _____

Port Lavaca Port Commission Monthly Inspection

Month: **NOVEMBER 2025** Location: **Harbor of Refuge**
16 DECEMBER 2025

1. Road

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

2. Rail spur

Condition: Satisfactory **Unsatisfactory** Not Applicable
Comments:

3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory **Not Applicable**
Comments:

4. Environmental

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

5. Water Lines, Valves, Etc.

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

6. Electrical & Lights

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

7. PERMIT

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

8. Rub Rails & Fenders

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

9. Cleats & Kevels

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

10. Gates & Locks

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

11. Mulch

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments: **27 August 2024 LCI started delivering material from the Alamo Heights road project.**

12. Cement Cap

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

13. Bulkhead

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

14. CLEAN UP

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

Harbor Master:  _____

COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

INFORMATION:

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet / Property Tax Distribution
- f) Profit and Loss Cash Flow Report

TARIFF AMOUNT
PAID @ \$0.125
PER BARREL

Date Received	Reference	Description	CRUDE OIL	REPORTING MONTH	BARRELS OF CRUDE OIL	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR
11/24/2025	1285072	EQUALIZER, INC.	OIL	10/2025	28,394.510	\$4,551.05	-22.01%
		EQUALIZER, INC.	OIL	11/2025		\$6,237.70	-100.00%
		EQUALIZER, INC.	OIL	12/2025		\$5,989.50	-100.00%
		EQUALIZER, INC.	OIL	01/2026		\$5,842.64	-100.00%
		EQUALIZER, INC.	OIL	02/2026		\$5,824.43	-100.00%
		EQUALIZER, INC.	OIL	03/2026		\$5,402.27	-100.00%
		EQUALIZER, INC.	OIL	04/2026		\$4,578.29	-100.00%
		EQUALIZER, INC.	OIL	05/2026		\$4,455.19	-100.00%
		EQUALIZER, INC.	OIL	06/2026		\$4,140.16	-100.00%
		EQUALIZER, INC.	OIL	07/2026		\$4,624.31	-100.00%
		EQUALIZER, INC.	OIL	08/2026		\$4,620.03	-100.00%
		EQUALIZER, INC.	OIL	09/2026			#DIV/0!
FY 2025-2026 - TOTAL						\$3,549.31	-93.69%

DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
11/24/2025	OCTOBER	1258068	MONTHLY DOCK FEE	\$900.00	10/2025	paid
	NOVEMBER		MONTHLY DOCK FEE		11/2025	
	DECEMBER		MONTHLY DOCK FEE		12/2025	
	JANUARY		MONTHLY DOCK FEE		01/2026	
	FEBRUARY		MONTHLY DOCK FEE		02/2026	
	MARCH		MONTHLY DOCK FEE		03/2026	
	APRIL		MONTHLY DOCK FEE		04/2026	
	MAY		MONTHLY DOCK FEE		05/2026	
	JUNE		MONTHLY DOCK FEE		06/2026	
	JULY		MONTHLY DOCK FEE		07/2026	
	AUGUST		MONTHLY DOCK FEE		08/2026	
	SEPTEMBER		MONTHLY DOCK FEE		09/2026	

BARGE: MM 118
Product/Cargo: Crude / Crude Oil
Port/Location: Port Lavaca, TX Gulfmark Energy Inc
AmSpec File#: 162-25-00333
Client Ref#: ER251001, MM 118 10/29/25
Date: 10/29/25



Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	19,838.49	19,838.49	19,833.52
US Gallons @ 60°F	833,216.58	833,216.58	833,007.84
Imperial Gallons @ 60°F	693,797.94	693,797.94	693,624.12
Pounds	6,338,358	6,338,358	6,336,770
Long Tons	2,829.624	2,829.624	2,828.915
Short Tons	3,169.179	3,169.179	3,168.385
Kilograms	2,875,031	2,875,031	2,874,311
Metric Tons (AIR)	2,875.031	2,875.031	2,874.311
Metric Tons (VAC)	2,878.382	2,878.382	2,877.661
Cubic Meters @ 15°C	3,152.775	3,152.775	3,151.985
Cubic Meters @ 20°C	3,164.447	3,164.447	3,163.654
Cubic Meters @ 60°F	3,154.068	3,154.068	3,153.278
Litres @ 15°C	3,152,775	3,152,775	3,151,985
Litres @ 20°C	3,164,447	3,164,447	3,163,654
Litres @ 60°F	3,154,068	3,154,068	3,153,278

1 POWER BOAT

Quantity Based On: Shore Figure
NSV Based On: Shore Tank Free Water and S&W

Comments:

API Used	FW	S&W %	S&W Bbls
23.4	See	Shore	Report

Joshua Pargas
 AmSpec: Joshua Pargas

Any and all information and data contained in AmSpec's final report(s) are obtained as a result of inspection and testing protocols undertaken according to the nominated instructions of the client, the results of which are based on industry technical standards and protocols. AmSpec warrants that it has exercised due diligence and care with respect to the information, opinions and professional judgments embodied in this report. The report reflects the findings at the time and place of inspection. AmSpec, LLC cannot attest to the veracity of any information or data supplied by third parties and as a consequence, cannot be held liable for same. AmSpec personnel do not release vessels. This responsibility solely remains with terminals, principals, charterers, owners and operators. Note: All of the above was performed in accordance with API Chapters 3, 7, 8, 11.1, 12 & 17 guidelines.

AmSpec, LLC

151 Alcoa Dr.
 Port Lavaca, TX 77979
 Email: portlavaca@amspecgroup.com

BARGE: Florida Marine - FMT 3060
Product/Cargo: Crude / Crude Oil
Port/Location: Port Lavaca, TX Gulfmark Energy Inc
AmSpec File#: 162-25-00309
Client Ref#: VG250901-B, FMT 3060 PORT LAVACA 10/11/25
Date: 10/12/25



Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	8,578.14	8,578.14	8,560.99
US Gallons @ 60°F	360,281.88	360,281.88	359,561.58
Imperial Gallons @ 60°F	299,997.42	299,997.42	299,397.65
Pounds	2,730,110	2,730,110	2,724,652
Long Tons	1,218.799	1,218.799	1,216.362
Short Tons	1,365.055	1,365.055	1,362.326
Kilograms	1,238,357	1,238,357	1,235,881
Metric Tons (AIR)	1,238.357	1,238.357	1,235.881
Metric Tons (VAC)	1,239.807	1,239.807	1,237.328
Cubic Meters @ 15°C	1,363.256	1,363.256	1,360.531
Cubic Meters @ 20°C	1,368.344	1,368.344	1,365.609
Cubic Meters @ 60°F	1,363.815	1,363.815	1,361.089
Litres @ 15°C	1,363,256	1,363,256	1,360,531
Litres @ 20°C	1,368,344	1,368,344	1,365,609
Litres @ 60°F	1,363,815	1,363,815	1,361,089

←
1-POWER BOAT

Quantity Based On: Shore Figure
 NSV Based On: Shore Tank Free Water and S&W

Comments:

API Used	FW	S&W %	S&W Bbls
24.0	See	Shore	Report

Joshua Pargas
 AmSpec: Joshua Pargas

Any and all information and data contained in AmSpec's final report(s) are obtained as a result of inspection and testing protocols undertaken according to the nominated instructions of the client, the results of which are based on industry technical standards and protocols. AmSpec warrants that it has exercised due diligence and care with respect to the information, opinions and professional judgments embodied in this report. The report reflects the findings at the time and place of inspection. AmSpec, LLC cannot attest to the veracity of any information or data supplied by third parties and as a consequence, cannot be held liable for same. AmSpec personnel do not release vessels. This responsibility solely remains with terminals, principals, charterers, owners and operators. Note: All of the above was performed in accordance with API Chapters 3, 7, 8, 11.1, 12 & 17 guidelines.

AmSpec, LLC

151 Alcoa Dr.
 Port Lavaca, TX 77979
 Email: portlavaca@amspecgroup.com

Date Received	Reference	Description	CRUDE OIL	BARRELS OF CRUDE OIL	REPORTING MONTH	TARIFF AMOUNT PAID @ \$0.125 PER BARREL	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR
12/5/2024	1243738	EQUALIZER, INC.	OIL	36,408.360	10/2024	\$4,551.05	\$8,131.17	-44.03%
12/30/2024	1246490	EQUALIZER, INC.	OIL	49,901.570	11/2024	\$6,237.70	\$10,238.16	-39.07%
1/24/2025	1249514	EQUALIZER, INC.	OIL	47,915.980	12/2024	\$5,989.50	\$10,054.49	-40.43%
2/24/2025	1252969	EQUALIZER, INC.	OIL	46,741.120	01/2025	\$5,842.64	\$8,575.51	-31.87%
3/27/2025	1256744	EQUALIZER, INC.	OIL	46,595.410	02/2025	\$5,824.43	\$7,182.71	-18.91%
4/17/2025	1259501	EQUALIZER, INC.	OIL	43,218.160	03/2025	\$5,402.27	\$6,845.77	-21.09%
5/27/2025	1263456	EQUALIZER, INC.	OIL	36,626.290	04/2025	\$4,578.29	\$3,090.26	48.15%
6/30/2025	1267291	EQUALIZER, INC.	OIL	35,641.480	05/2025	\$4,455.19	\$6,092.40	-26.87%
7/25/2025	1270544	EQUALIZER, INC.	OIL	33,121.300	06/2025	\$4,140.16	\$5,254.16	-21.20%
8/20/2025	1273692	EQUALIZER, INC.	OIL	36,994.470	07/2025	\$4,624.31	\$6,224.27	-25.71%
9/25/2025	1277857	EQUALIZER, INC.	OIL	36,960.200	08/2025	\$4,620.03	\$5,792.09	-20.24%
11/24/2025	1285069	EQUALIZER, INC.	OIL	7,877.980	09/2025	\$984.75	\$6,183.76	-84.08%
				458,002.320				
				FY 2024-2025 - TOTAL		\$57,250.32	\$83,664.75	-31.57%

DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
12/5/2024	OCTOBER	1243740	MONTHLY DOCK FEE	\$500.00	10/2024	paid
12/20/2024	NOVEMBER	1245947	MONTHLY DOCK FEE	\$500.00	11/2024	paid
1/24/2025	DECEMBER	1249516	MONTHLY DOCK FEE	\$500.00	12/2024	paid
2/20/2025	JANUARY	1252834	MONTHLY DOCK FEE	\$500.00	01/2025	paid
3/27/2025	FEBRUARY	1256743	MONTHLY DOCK FEE	\$500.00	02/2025	paid
4/17/2025	MARCH	1259471	MONTHLY DOCK FEE	\$500.00	03/2025	paid
5/27/2025	APRIL	1263429	MONTHLY DOCK FEE	\$500.00	04/2025	paid
6/30/2025	MAY	1267290	MONTHLY DOCK FEE	\$500.00	05/2025	paid
7/25/2025	JUNE	1270514	MONTHLY DOCK FEE	\$700.00	06/2025	paid
8/20/2025	JULY	1273693	MONTHLY DOCK FEE	\$1,350.00	07/2025	paid
9/25/2025	AUGUST	1277866	MONTHLY DOCK FEE	\$1,350.00	08/2025	paid
11/24/2025	SEPTEMBER	1285067	MONTHLY DOCK FEE	\$450.00	09/2025	paid

BARGE: Florida Marine - FMT-3060
Product/Cargo: Crude / Crude Oil
Port/Location: Port Lavaca, TX Gulfmark Energy Inc
AmSpec File#: 16225-00267
Client Ref#: V250901-B-FMT-3060-PORT-LAVACA
Date: 09/12/15



Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	7,879.95	7,879.95	7,877.98
US Gallons @ 60°F	330,957.90	330,957.90	330,875.16
Imperial Gallons @ 60°F	275,580.10	275,580.10	275,511.20
Pounds	2,514,378	2,514,378	2,513,749
Long Tons	1,122.490	1,122.490	1,122.209
Short Tons	1,257.189	1,257.189	1,256.875
Kilograms	1,140,503	1,140,503	1,140,217
Metric Tons (AIR)	1,140.503	1,140.503	1,140.217
Metric Tons (VAC)	1,141.834	1,141.834	1,141.549
Cubic Meters @ 15°C	1,252.298	1,252.298	1,251.985
Cubic Meters @ 20°C	1,256.947	1,256.947	1,256.633
Cubic Meters @ 60°F	1,252.812	1,252.812	1,251.985
Litres @ 15°C	1,252,298	1,252,298	1,251,985
Litres @ 20°C	1,256,947	1,256,947	1,256,633
Litres @ 60°F	1,252,812	1,252,812	1,252,499

1-POWER BOAT

Quantity Based On: Shore Figure
NSV Based On: Shore Tank Free Water and S&W

Comments:

API Used	FW	S&W%	S&W Bbls
25.3	See	Shore	Report

Joshua Pargas
 AmSpec: Joshua Pargas

Any and all information and data contained in AmSpec's final report(s) are obtained as a result of inspection and testing protocols undertaken according to the nominated instructions of the client, the results of which are based on industry technical standards and protocols. AmSpec warrants that it has exercised due diligence and care with respect to the information, opinions and professional judgments embodied in this report. The report reflects the findings at the time and place of inspection. AmSpec, LLC cannot attest to the veracity of any information or data supplied by third parties and as a consequence, cannot be held liable for same. AmSpec personnel do not release vessels. This responsibility solely remains with terminals, principals, charterers, owners and operators. Note: All of the above was performed in accordance with API Chapters 3, 7, 8, 11.1, 12 & 17 guidelines.

AmSpec, LLC

151 Alcoa Dr.
 Port Lavaca, TX 77979
 Email: portlavaca@amspecgroup.com

HELENA CHEMICAL

0.79

Date Received	Reference	Description	BARGE SHORT TONS	RAIL SHORT TONS	REPORTING MONTH	TOTAL FERTILIZER BULK TONS	BARGE ONLY	RAIL ONLY	TOTAL TARIFF AMOUNT PAID @ \$0.79 PER TON	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR	
10/27/2025	ACH PMT	HELENA CHEMICAL	17421.851	0	10/2025	17,421.851	\$13,763.26	\$0.00	\$13,763.26	\$7,460.90	84.47%	
11/26/2025	ACH PMT	HELENA CHEMICAL	10199.207	0	11/2025	10,199.207	\$8,057.37	\$0.00	\$8,057.37	\$3,569.26	125.74%	
	ACH PMT	HELENA CHEMICAL		0	12/2025			\$0.00		\$11,089.56	-100.00%	
	ACH PMT	HELENA CHEMICAL		0	01/2026			\$0.00		\$3,927.70	-100.00%	
	ACH PMT	HELENA CHEMICAL		0	02/2026			\$0.00		\$6,013.56	-100.00%	
	ACH PMT	HELENA CHEMICAL		0	03/2026			\$0.00		\$11,825.85	-100.00%	
	ACH PMT	HELENA CHEMICAL		0	04/2026			\$0.00		\$9,627.43	-100.00%	
	ACH PMT	HELENA CHEMICAL		0	05/2026			\$0.00		\$2,569.13	-100.00%	
	ACH PMT	HELENA CHEMICAL		0	06/2026			\$0.00		\$6,226.39	-100.00%	
	ACH PMT	HELENA CHEMICAL		0	07/2026			\$0.00		\$2,516.15	-100.00%	
	ACH PMT	HELENA CHEMICAL		0	08/2026			\$0.00		\$0.00	#DIV/0!	
	ACH PMT	HELENA CHEMICAL		0	09/2026			\$0.00		\$1,213.41	-100.00%	
TOTAL							27621.058	0	\$21,820.63	\$66,039.34	-66.96%	
							FY 2025-2026 - TOTAL	\$21,820.63				

Receivalbes - 5008

MONTHLY RAIL FEE

REPORTING MONTH

Date Received	MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
	OCT	ACH	MONTHLY RAIL FEE		10/2025	
	NOV	ACH	MONTHLY RAIL FEE		11/2025	
	DEC	ACH	MONTHLY RAIL FEE		12/2025	
	JAN	ACH	MONTHLY RAIL FEE		01/2026	
	FEB	ACH	MONTHLY RAIL FEE		02/2026	
	MAR	ACH	MONTHLY RAIL FEE		03/2026	
	APR	ACH	MONTHLY RAIL FEE		04/2026	
	MAY	ACH	MONTHLY RAIL FEE		05/2026	
	JUNE	ACH	MONTHLY RAIL FEE		06/2026	
	JULY	ACH	MONTHLY RAIL FEE		07/2026	
	AUG	ACH	MONTHLY RAIL FEE		08/2026	
	SEPT	ACH	MONTHLY RAIL FEE		09/2026	

\$0.00



MONTHLY TARIFF REPORT

DATE: NOV 19, 2025

REPORTING PERIOD: NOV 2025
(MONTH) (YEAR)

COMPANY NAME: Helena Agri-Enterprises, LLC

MAILING ADDRESS: 225 Schilling Blvd., Suite 300
(P. O. Box Number or Street)

Collierville TN 38017
(City) (State) (Zip Code)

<u>10,199.207</u> Tons	Tons of Fertilizer BARGE / RAIL	<u>DRY OR LIQUID</u> (Name of Product)	@ 0.79¢ per ton
<u>0</u> Tons	Barrels of Crude Oil	<u>CRUDE CONDENSATE</u> (Name of Product)	@ 0.125¢ per barrel

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 8,057.37 is attached hereto representing tariff due in accordance with the above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 19th day of NOV, 2025

Terminal Manager
(Title)

Trey Franz
(Printed Name)

(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 221 rgarza@portlavaca.org Fax No.: (361) 552-6062
Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979

01
25182
51634
05



KIRBY 30410, KIRBY 28021

RECAPITULATION

CERTIFICATE OF OFFICIAL QUANTITY BASED ON SHORE TANK FIGURES

<u>QUANTITY</u>	<u>SHORE FIGURES</u>	<u>BARGE FIGURES</u>	<u>SHORT TONS</u>
Pounds	12,046,801.00	Before	6,081.983
Long Tons	5,378.04	After	0.000
Metric Tons	5,464.344	Difference	6,081.983
Short Tons	6,023.401		

Details of shore figures and barge measurements are attached.

AmSpec Inc.



Larry C. Zeringue, Operations

11/6/2025
Page 1

This document is issued by the company subject to the Terms and Conditions at <https://www.amspecgroup.com/terms-conditions>. Any holder of this document is advised that information contained herein reflects the Company's findings at the time and place of its intervention only and within the scope of the client's instructions. The Company's sole responsibility is to its client and the Company disclaims any liability to third parties. Any alteration, forgery or falsification of the content or appearance of this document is unlawful.

RRL202



MMI 3025

RECAPITULATION

CERTIFICATE OF OFFICIAL QUANTITY BASED ON SHORE TANK FIGURES

<u>QUANTITY</u>	<u>SHORE FIGURES</u>	<u>BARGE FIGURES</u>	<u>SHORT TONS</u>
Pounds	2,290,565.00	Before	3,398.869
Long Tons	1,022.57	After	2,251.803
Metric Tons	1,038.984	Difference	1,147.066
Short Tons	1,145.283		

Details of shore figures and barge measurements are attached.

AmSpec Inc.



Larry C. Zeringue, Operations

10/27/2025
Page 1

This document is issued by the company subject to the Terms and Conditions at <https://www.amspecgroup.com/terms-conditions>. Any holder of this document is advised that information contained herein reflects the Company's findings at the time and place of its intervention only and within the scope of the client's instructions. The Company's sole responsibility is to its client and the Company disclaims any liability to third parties. Any alteration, forgery or falsification of the content or appearance of this document is unlawful.

RRL202

ACCOUNT AGING REPORT

Dec-2

Item #3.

ACCOUNT NO#	----- NAME -----	LAST PAY	LAST TRANS AMT	T--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	--BALANCE--	
5000		12/1/2025	\$ 728.57				\$	-	
5001		12/1/2025	\$ 1,484.86	\$ -			\$	-	
5002		10/24/2025	\$ 3,700.00	\$ -	Have \$3,700.00 credit. Paid for 3 months		\$	-	
5003		12/8/2025	\$ 417.75	\$ -			\$	-	
5004		11/25/2025	\$ 4,020.00	\$ -			\$	-	
5005		11/4/2025	\$ 2,823.00						
5006		12/3/2025	\$ 2,881.13	\$ -			\$	-	
5007		12/1/2025	\$ 2,970.76	\$ -			\$	-	
5007		12/1/2025	\$ 1,754.61	\$ -			\$	-	
5007		12/1/2025	\$ 3,058.07	\$ -			\$	-	
5008		11/26/2025	\$ 9,575.18						
5009		12/2/025	\$ 815.71	\$ 41.45			\$	41.45	
5010		12/3/2025	\$ 1,455.17	\$ -			\$	-	
5011		11/14/2025	\$ 2,500.00	\$ 1,041.36	\$ 3,179.06	\$ 422.04	\$	4,642.46	
5012		11/25/2025	\$ 1,862.49	\$ -			\$	-	
5013		12/1/2025	\$ 747.49	\$ 131.50			\$	131.50	
5014		12/1/2025	\$ 2,351.04	\$ -			\$	-	
99-1963-04		12/10/2025	\$ 133.35	\$ 266.70	28.02 in late fees.		\$	161.37	
99-1973-08		12/5/2025	\$ 241.50	\$ -			\$	-	
99-1983-09		12/1/2025	\$ 266.70	\$ -			\$	-	
99-1993-05		12/3/2025	\$ 317.10	\$ -			\$	-	
99-2003-04		12/1/2025	\$ 342.30	\$ -			\$	-	
99-2015-16		12/1/2025	\$ 342.30	\$ -			\$	-	
99-2043-07		12/1/2025	\$ 342.30	\$ -			\$	-	
99-2053-12		11/24/2025	\$ 264.60	\$ -			\$	-	
99-2063-12		12/4/2025	\$ 367.50	\$ -			\$	-	
99-2073-09		12/1/2025	\$ 291.90	\$ -			\$	-	
99-2443-05		12/1/2025	\$ 279.30	\$ -			\$	-	
99-2133-06		12/1/2025	\$ 291.80	\$ -			\$	-	
99-2173-08		11/17/2025	\$ 313.93	\$ 317.10			\$	348.81	
99-2193-07		11/20/2025	\$ 176.40	\$ -			\$	-	
99-2213-04		12/1/2025	\$ 176.40	\$ -			\$	-	
99-2253-07		12/1/2025	\$ 228.90	\$ -			\$	-	
99-2273-08		12/1/2025	\$ 176.40	\$ -			\$	-	
99-2233-08		12/1/2025	\$ 176.40	\$ -			\$	-	
99-2313-15		11/24/2025	\$ 176.40	\$ -			\$	-	
99-2443-06		12/1/2025	\$ 279.30	\$ -			\$	-	
99-2481-05		12/1/2025	\$ 291.90	\$ -			\$	-	
99-2421-07		12/1/2025	\$ 239.40	\$ -			\$	-	
99-2543-09		12/1/2025	\$ 319.20	\$ -			\$	-	
99-2163-03		12/1/2025	\$ 630.00	\$ -			\$	-	
=====									
**** BOOK # :00	99	TOTAL ACCOUNTS:	39	\$ 49,811.11	1,798.11	3179.06	422.04	0	5,325.59

PORT COMMISSION PAYMENT REPORT - NOVEMBER 2025

Item #3.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-104500 AMAZON CAPITAL SERVICE	I-1F63-4HND-9TJ4	504 51000521.01	OFFICE : CALCULATOR TAPE	80	\$15.19
VENDOR TOTALS					\$15.19
01-103058 BAREFOOT, MARK E.	I-002249	504 51000542.25	R & M- BUILDING : POWERWASH - NL BUILDING	69796	\$4,799.00
01-103058 BAREFOOT, MARK E.	I-002251	504 51000542.25	R & M- BUILDING : POWERWASH & PAINT NL BUILDING	69796	\$4,899.00
01-103058 BAREFOOT, MARK E.	I-002252	504 51000542.25	R & M- BUILDING : BATHROOM RESTORATION - NL	69856	\$4,698.00
01-103058 BAREFOOT, MARK E.	I-002253	504 51000542.25	R & M- BUILDING : REPAIR DOOR - NL DAY ROOM	69868	\$2,298.00
VENDOR TOTALS					\$16,694.00
01-104071 ENTERPRISE FLEET MANAG	I-FBN5465544	504 51000551.11	VEHICLE LEASE: MAINTENANCE MANAGEMENT	1235	\$724.65
VENDOR TOTALS					\$724.65
01-104610 ESCOBEDO, ROCIO	I-202511051291	504 51000523.03	CLEANING & JANITORIAL: CLEANING SERVICES	69810	\$550.00
VENDOR TOTALS					\$550.00
01-102490 U.S. BANK NATIONAL ASSOCIATION	I-10/2025	504 51000525.01	FUEL : FUEL OCTOBER 2025	69812	-\$0.87
VENDOR TOTALS					-\$0.87
01-102645 GEXA ENERGY, LP	I-34615507-4	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS OCT 2025	69815	\$2,461.92
			NAUTICAL LANDING FLOOD LIGHT		\$66.28
			NL BOAT SLIPS		\$820.26
			HARBOR OF REFUGE		\$0.00
			HARBOR OF REFUGE FLOOD LIGHT		\$376.80
			CITY HARBOR		\$0.00
			106 S COMMERCE ST UNIT MAIN		\$1,198.58
VENDOR TOTALS					\$2,461.92
01-100335 PORT LAVACA, CITY OF	I-10/2025	504 51000536.03	WATER : WATER / SEWER - OCTOBER	69830	\$382.13
VENDOR TOTALS					\$382.13

PORT COMMISSION PAYMENT REPORT - NOVEMBER 2025

Item #3.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102309 REPUBLIC SERVICES #847	I-0847-001419070	504 51000533.14	CONTRACTED SERVICES: CONTAINER - PORT COMMISSION	1213	\$293.94
			VENDOR TOTALS		\$293.94
01-103103 OELSCHEGEL, EARL	I-202511171300	504 51000542.25	R & M- BUILDING : LABOR AT NAUTICAL LANDING	69925	\$120.00
			VENDOR TOTALS		\$120.00
01-100093 SPARKLIGHT	I-20031799/1125	504 50070536.504	CABLE & INTERNET: INTERNET SERVICES	69931	\$131.56
			VENDOR TOTALS		\$131.56
01-102621 UNIFIRST CORPORATION	I-2680113547	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	69845	\$230.90
			VENDOR TOTALS		\$230.90
01-104238 VC3, INC.	I-INV3564785VC3	504 50070542.504	CONTRACTED SERVICES: WORKSTATION REPLACEMENT	69942	\$1,100.00
			VENDOR TOTALS		\$1,100.00
01-102014 VERIZON WIRELESS	I-6126172200	504 51000536.02	TELEPHONE : CELL PHONE CHARGES	69850	\$37.22
			VENDOR TOTALS		\$37.22
01-104681 MULTI SERVICE TECHNOLOGY	I-D58641CD	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	82	\$39.06
			VENDOR TOTALS		\$39.06
			REPORT GRAND TOTAL		\$22,779.70

CITY OF FORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

504-FORT & HARBORS FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDECT BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
USER & SERVICE CHARGES	818,955	792,072	26,883	73,785.11	148,094.22	0.00	643,977.78	18.70
FINES & FORFEITURES	500	500	0	533.59	880.53	0.00	380.53	176.11
OTHER REVENUE	35,600	35,500	100	2,924.39	5,745.11	0.00	29,754.89	16.18
GRANT AND CONTRIBUTION R	550,000	556,872	(6,872)	178,010.06	444,098.06	0.00	112,773.94	79.75
INTERGOVERNMENTAL REVENUE	116,184	96,284	19,900	0.00	96,284.00	0.00	0.00	100.00
TOTAL REVENUES	1,521,239	1,481,228	40,011	255,253.15	695,101.92	0.00	786,126.08	46.93
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	1,422	6,424	(5,002)	1,231.56	3,779.91	0.00	2,644.09	58.84
CITY HARBOR	7,000	8,000	(1,000)	0.00	0.00	0.00	8,000.00	0.00
HARBOR OF REFUGE	200,000	100,000	100,000	0.00	0.00	0.00	100,000.00	0.00
SMITH HARBOR	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00
NAUTICAL LANDINGS MARINA OPERATIONS	35,000	18,000	17,000	0.00	2,157.12	0.00	15,842.88	11.98
NON DEPARTMENTAL	1,390,148	1,585,137	(194,989)	39,615.67	83,505.68	25,836.75	1,475,794.57	6.90
TOTAL EXPENDITURES	1,644,570	1,728,561	(83,991)	40,847.23	89,442.71	25,836.75	1,613,281.54	6.67
REVENUES OVER/ (UNDER) EXPENDITURES	(123,331)	(247,333)	124,002	214,405.92	605,659.21	(25,836.75)	(827,155.46)	234.43-

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND
REVENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
USER & SERVICE CHARGES								
436.01	115,000	115,000	0	12,863.12	25,726.24	0.00	89,273.76	22.37
436.09	100,000	50,000	50,000	9,100.00	16,600.00	0.00	33,400.00	33.20
436.10	4,000	4,000	0	0.00	0.00	0.00	4,000.00	0.00
436.11	268,497	287,292	(18,795)	22,476.55	44,933.36	0.00	242,358.64	15.64
436.12	130,000	130,000	0	12,591.43	27,568.10	0.00	102,431.90	21.21
436.20	500	500	0	0.00	0.00	0.00	500.00	0.00
436.21	90,950	90,950	0	6,885.80	13,530.10	0.00	77,419.90	14.88
436.22	90,028	96,330	(6,302)	8,383.35	16,766.70	0.00	79,563.30	17.41
436.23	0	0	0	0.00	0.00	0.00	0.00	0.00
436.24	19,980	18,000	1,980	1,484.86	2,959.72	0.00	15,030.28	16.50
TOTAL USER & SERVICE CHARGES	818,955	792,072	26,883	73,785.11	148,094.22	0.00	643,977.78	18.70
FINES & FORFEITURES								
442.01	500	500	0	533.59	880.53	0.00	380.53	176.11
TOTAL FINES & FORFEITURES	500	500	0	533.59	880.53	0.00	380.53	176.11
OTHER REVENUE								
451.01	35,000	35,000	0	2,660.39	5,451.11	0.00	29,548.89	15.57
455.01	0	0	0	0.00	0.00	0.00	0.00	0.00
459.03	0	0	0	0.00	30.00	0.00	30.00	0.00
459.11	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12	0	0	0	0.00	0.00	0.00	0.00	0.00
459.71	600	500	100	264.00	264.00	0.00	236.00	52.80
459.90	0	0	0	0.00	0.00	0.00	0.00	0.00
459.92	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	35,600	35,500	100	2,924.39	5,745.11	0.00	29,754.89	16.18
GRANT AND CONTRIBUTION R								
481.00	0	0	0	0.00	0.00	0.00	0.00	0.00
481.01	0	0	0	0.00	0.00	0.00	0.00	0.00
482.02	550,000	556,872	(6,872)	178,010.06	444,098.06	0.00	112,773.94	79.75
TOTAL GRANT AND CONTRIBUTION R	550,000	556,872	(6,872)	178,010.06	444,098.06	0.00	112,773.94	79.75
INTERGOVERNMENTAL REVENUE								
493.00.1	116,184	96,284	19,900	0.00	96,284.00	0.00	0.00	100.00
493.88	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	116,184	96,284	19,900	0.00	96,284.00	0.00	0.00	100.00
TOTAL REVENUES	1,521,239	1,481,228	40,011	255,253.15	695,101.92	0.00	786,126.08	46.93

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND
 TECHNOLOGY SERVICES
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
MATERIALS & SUPPLIES								
50070526.1000 EQUIPMENT - OPERATIONS	0	3,000 (	3,000)	0.00	1,718.27	0.00	1,281.73	57.28
TOTAL MATERIALS & SUPPLIES	0	3,000 (	3,000)	0.00	1,718.27	0.00	1,281.73	57.28
SERVICES								
50070536.504 CABLE & INTERNET- PORT	1,422	1,500 (	78)	131.56	263.12	0.00	1,236.88	17.54
TOTAL SERVICES	1,422	1,500 (	78)	131.56	263.12	0.00	1,236.88	17.54
MAINTENANCE								
50070542.504 CONTRACTED SERVICES	0	1,924 (	1,924)	1,100.00	1,798.52	0.00	125.48	93.48
TOTAL MAINTENANCE	0	1,924 (	1,924)	1,100.00	1,798.52	0.00	125.48	93.48
TOTAL TECHNOLOGY SERVICES	<u>1,422</u>	<u>6,424 (</u>	<u>5,002)</u>	<u>1,231.56</u>	<u>3,779.91</u>	<u>0.00</u>	<u>2,644.09</u>	<u>58.84</u>

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2025

504-FORT & HARBORS FUND
 CITY HARBOR
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50600533.20 CONTRACTED SERV-CITY H	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
TOTAL SERVICES	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
MAINTENANCE								
50800542.21 R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
50800543.22 R & M- BLDG.- CITY HAR	1,000	2,000 (	1,000)	0.00	0.00	0.00	2,000.00	0.00
50800543.24 R & M- IMPROV OTB- CIT	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	2,000	3,000 (	1,000)	0.00	0.00	0.00	3,000.00	0.00
TOTAL CITY HARBOR	7,000	8,000 (	1,000)	0.00	0.00	0.00	8,000.00	0.00

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND
 HARBOR OF REFUGE
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>SERVICES</u>								
50620533.20 CONTRACTED SERV- HOR	150,000	50,000	100,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL SERVICES	150,000	50,000	100,000	0.00	0.00	0.00	50,000.00	0.00
<u>MAINTENANCE</u>								
50620542.21 R & M- INFRASTRUCTURE	50,000	50,000	0	0.00	0.00	0.00	50,000.00	0.00
TOTAL MAINTENANCE	50,000	50,000	0	0.00	0.00	0.00	50,000.00	0.00
<u>TOTAL HARBOR OF REFUGE</u>	<u>200,000</u>	<u>100,000</u>	<u>100,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00</u>

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND
 SMITH HARBOR
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50840533.20 CONTRACTED SERV- SMITH	10,000	10,000	0	0.00	0.00	0.00	10,000.00	0.00
TOTAL SERVICES	10,000	10,000	0	0.00	0.00	0.00	10,000.00	0.00
MAINTENANCE								
50840542.21 R & M- INFRAS- SMITH H	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
TOTAL MAINTENANCE	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
TOTAL SMITH HARBOR	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND
NAUTICAL LANDINGS MARINA
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50860533.20 CONTRACTED SERV- NL MA	30,000	10,000	20,000	0.00	0.00	0.00	10,000.00	0.00
TOTAL SERVICES	30,000	10,000	20,000	0.00	0.00	0.00	10,000.00	0.00
MAINTENANCE								
50860542.03 R & M- BUILDING- NL MA	2,000	5,000 (	3,000)	0.00	0.00	0.00	5,000.00	0.00
50860542.21 R & M- INFRAS- NL MAR	3,000	3,000	0	0.00	659.12	0.00	2,340.88	21.97
50860542.25 R & M- BUILD (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.26 R & M- INFRAS- NL MARI	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.27 R & M- IMPROV OTB- NL	0	0	0	0.00	1,498.00	0.00 (	1,498.00)	0.00
TOTAL MAINTENANCE	5,000	8,000 (	3,000)	0.00	2,157.12	0.00	5,842.88	26.96
TOTAL NAUTICAL LANDINGS MARINA	35,000	18,000	17,000	0.00	2,157.12	0.00	15,842.88	11.98

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND
OPERATIONS
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PERSONNEL SERVICES								
51000511.01 SALARIES & WAGES	119,672	125,350 (	5,678)	10,076.08	15,179.38	0.00	110,170.62	12.11
51000511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07 SALARIES & WAGES-OVERT	0	500 (	500)	0.00	99.83	0.00	400.17	19.97
51000512.05 EMPLOYER-SOCIAL SECURI	9,155	9,589 (	434)	698.99	1,393.46	0.00	8,195.54	14.53
51000512.10 EMPLOYER-T.M.R.S.	7,276	10,348 (	3,072)	626.95	1,191.52	0.00	9,156.48	11.51
51000512.20 GROUP H/D INS PREMIUMS	20,797	20,797	0	1,734.57	3,469.14	0.00	17,327.86	16.68
51000512.30 WORKER'S COMPENSATION	255	2,367 (	2,112)	0.00	2,057.37	0.00	309.63	86.92
51000512.31 UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40 SAFETY PAY	500	500	0	496.32	496.32	0.00	3.68	99.26
TOTAL PERSONNEL SERVICES	157,655	169,451 (	11,796)	13,632.91	23,887.02	0.00	145,563.98	14.10
MATERIALS & SUPPLIES								
51000521.01 OFFICE	1,000	1,500 (	500)	17.39	18.13	0.00	1,481.87	1.21
51000523.03 CLEANING & JANITORIAL	11,000	9,000	2,000	819.96	819.96	0.00	8,180.04	9.11
51000525.01 FUEL	500	500	0 (	0.87)	0.87)	0.00	500.87	0.17-
51000526.01 GENERAL SAFETY & TOOLS	150	150	0	0.00	0.00	0.00	150.00	0.00
51000528.03 NON-CAPITALIZED ASSETS	1,500	11,000 (	9,500)	0.00	0.00	0.00	11,000.00	0.00
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
TOTAL MATERIALS & SUPPLIES	16,150	24,150 (	8,000)	836.48	837.22	0.00	23,312.78	3.47
SERVICES								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	28.01	0.00	471.99	5.60
51000531.04 DUES, SUBSCR., & PUBLI	5,500	5,500	0	0.00	5,000.00	0.00	500.00	90.91
51000531.05 ADVERTISING & LEGAL NO	0	500 (	500)	0.00	0.00	0.00	500.00	0.00
51000531.07 PUBLIC & EMPLOYEE RELA	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.01 AUDIT FEES	6,000	5,500	500	0.00	0.00	0.00	5,500.00	0.00
51000532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07 LEGAL- REGULAR	3,000	3,000	0	0.00	0.00	0.00	3,000.00	0.00
51000533.14 CONTRACTED SERVICES	31,960	29,000	2,960	293.94	4,525.38	0.00	24,474.62	15.60
51000535.01 GENERAL LIABILITY INSU	3,849	3,906 (	57)	0.00	5,137.12	0.00	1,231.12)	131.52
51000535.10 WINDSTORM INS	20,000	20,000	0	0.00	14,621.49	0.00	5,378.51	73.11
51000535.11 FLOOD INS	2,250	2,500 (	250)	0.00	0.00	0.00	2,500.00	0.00
51000536.01 ELECTRICITY	31,627	31,553	74	2,461.92	2,461.92	0.00	29,091.08	7.80
51000536.02 TELEPHONE	2,100	2,100	0	37.22	221.90	0.00	1,878.10	10.57
51000536.03 WATER	6,200	6,200	0	382.13	382.13	0.00	5,817.87	6.16
TOTAL SERVICES	112,986	110,259	2,727	3,175.21	32,377.95	0.00	77,881.05	29.37
MAINTENANCE								
51000541.02 LANDSCAPING	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
51000542.25 R & M- BUILD (NAUTICAL	80,000	60,000	20,000	16,814.00	16,814.00	0.00	43,186.00	28.02
51000543.04 R & M IMPROVEMENT OTB	2,500	16,000 (	13,500)	0.00	0.00	0.00	16,000.00	0.00
51000543.06 R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000544.50 R & M- FURNITURE & EQU	4,000	3,000	1,000	0.00	0.00	0.00	3,000.00	0.00
51000544.55 R & M- VEHICLES & TRAI	500	500	0	0.00	0.00	0.00	500.00	0.00
51000544.65 R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
51000544.75 DREDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	92,200	84,700	7,500	16,814.00	16,814.00	0.00	67,886.00	19.85

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND
OPERATIONS
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SUNDRY								
51000551.11 VEHICLE LEASES	11,500	8,649	2,851	724.65	724.65	0.00	7,924.35	8.38
51000552.02 PRI & INT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.03 BOND ISSUANCE COST- AM	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.15 DEBT SERVICE- PRINCIP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.25 DEBT SERVICE- INTEREST	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.01 XFER OUT- FD 001- ADM	22,321	53,189	(30,868)	4,432.42	8,864.84	0.00	44,324.16	16.67
51000553.02 XFER OUT- FD 310- '08	126,560	127,138	(578)	0.00	0.00	0.00	127,138.00	0.00
51000553.60 XFER OUT- FD 322 - 201	133,776	134,601	(825)	0.00	0.00	0.00	134,601.00	0.00
51000553.65 XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80 XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.81 DEPRECIATION EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.84 BAD DEBT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	294,157	323,577	(29,420)	5,157.07	9,589.49	0.00	313,987.51	2.96
CAPITAL EXPENDITURES								
51000561.02 CE- LAND & IMPROVEMENT	50,000	673,000	(623,000)	0.00	0.00	25,836.75	647,163.25	3.84
51000562.03 CE- BUILDING & IMPROV	0	0	0	0.00	0.00	0.00	0.00	0.00
51000563.05 CE- INFRASTRUCTURE	667,000	200,000	467,000	0.00	0.00	0.00	200,000.00	0.00
TOTAL CAPITAL EXPENDITURES	717,000	873,000	(156,000)	0.00	0.00	25,836.75	847,163.25	2.96
TOTAL OPERATIONS	1,390,148	1,585,137	(194,989)	39,615.67	83,505.68	25,836.75	1,475,794.57	6.90

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND
 NON DEPARTMENTAL
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET			
SERVICES											
59600532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00			
TOTAL SERVICES	0	0	0	0.00	0.00	0.00	0.00	0.00			
TOTAL NON DEPARTMENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00			
TOTAL EXPENDITURES	1,644,570	1,728,561 (	83,991)	40,847.23	89,442.71	25,836.75	1,613,281.54	0.00		
REVENUES OVER/(UNDER) EXPENDITURES	(123,331)	(247,333)	124,002	214,405.92	605,659.21 (25,836.75)	(827,155.46)	234.43-

*** END OF REPORT ***

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
ASSETS			
111.21	CLAIM ON CONS CASH	419,524.54	
112.11.6001	INVESTMENTS-LOGIC	623,170.28	
113.22	ALLOWANCE FOR UNCOLLECTI	33,802.82	
113.24	UNAPPLIED CREDITS (	18,201.47)	
113.27	PTC ACCTS RECEIVABLE (UB	24,265.50	
113.27.1004	ACCTS REC-HARBOR OF REFU	1,013,928.00	
113.29.1000	ACCOUNTS RECEIVABLE-MISC	2,070.22	
116.01.0001	PREPAID INSURANCE	796.27	
151.01.1000	LAND	1,919,338.57	
152.01.1000	BUILDINGS	1,462,446.39	
152.02.2000	ACCUM DEPRECIATION-BUIL(	924,215.47)	
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24	
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,796,040.80)	
154.01.1000	MACHINERY & EQUIPMENT	24,707.00	
154.02.2000	ACCUM DEPR-MACHINERY & (	14,570.52)	
155.01.1000	CONSTRUCTION IN PROGRESS	100,951.67	
156.01.1000	INFRASTRUCTURE	7,996,420.23	
156.02.2000	ACCUM DEPREC.- INFRASTR(	3,168,908.42)	
		<u>9,750,465.05</u>	
TOTAL ASSETS			<u><u>9,750,465.05</u></u>

0 *
419,524.54 +
623,170.28 +
1,042,694.82 * +

LIABILITIES			
207.21	CUSTOMER DEPOSIT (	50.00)	
211.10	AP PENDING (DUE TO CONS	3,332.66	
211.67	SOCIAL SECURITY-PAYABLE	151.88	
211.71	TMRS- PAYABLE	49.64	
211.99	YMCA (	4.35)	
212.30	ACCRUED VACATION	3,270.01	
212.35	ACCRUED SICK	6,354.84	
213.01	BOND PREMIUM (SERIES '18	68,969.89	
214.01.0701	DUE TO PAYROLL FUND	1,734.12	
215.90.1004	DEFERRED REV-HARBOR OF R	1,013,928.00	
216.20.3006	BONDS PAYABLE-CURRENT	200,000.00	
217.11	NL MARINA DEPOSITS	2,582.90	
221.20	BONDS PAYABLE NON-CURREN	1,355,000.00	
		<u>2,655,319.59</u>	
TOTAL LIABILITIES			<u><u>2,655,319.59</u></u>

BALANCE SHEET - UNAUDITED

AS OF: NOVEMBER 30TH, 2025

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
<u>FUND EQUITY/BALANCE</u>			
320.07	ENCUMBRANCES	(220,887.05)	
320.08	RESERVE FOR ENCUMBRANCES	220,887.05	
320.09	PRIOR YEAR ENCUMBRANCE	188,424.23	
320.10	PRIOR YEAR RESERV/ENC	(188,424.23)	
320.60	FUND BALANCE COMMITTED	90,552.00	
320.65	NET INVEST. IN CAPITAL A	3,393,536.00	
320.98	FUND BALANCE UNRESV	3,225,726.98	
	TOTAL FUND EQUITY/BALANCE		6,709,814.98
	TOTAL REVENUES	695,101.92	
	TOTAL EXPENSES	89,442.71	
	UNPOSTED PRIOR YEAR	(220,328.73)	
	EXCESS REVENUES OVER EXPENDITURES		385,330.48
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		9,750,465.05

210-PORT COMMISSION PROJECTS

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	(72,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00	
			(30,000.00)
TOTAL ASSETS			(30,000.00)

LIABILITIES

			0.00
TOTAL LIABILITIES			0.00

FUND EQUITY/BALANCE

320.07	ENCUMBRANCES	(1,124,330.36)	
320.08	RESERVE FOR ENCUMBRANCES	1,124,330.36	
TOTAL FUND EQUITY/BALANCE			0.00

TOTAL REVENUES		0.00	
TOTAL EXPENSES		0.00	
UNPOSTED PRIOR YEAR	(30,000.00)		
EXCESS REVENUES OVER EXPENDITURES			(30,000.00)

TOTAL LIABILITIES & FUND EQUITY/BALANCE			(30,000.00)
---	--	--	--------------

BALANCE SHEET - UNAUDITED

AS OF: NOVEMBER 30TH, 2025

310-08 PC DEBT SERVICE

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	91,228.75	
		<u>91,228.75</u>	
	TOTAL ASSETS		<u>91,228.75</u>
<u>LIABILITIES</u>			
212.60	ACCRUED BOND INTEREST	3,824.00	
		<u>3,824.00</u>	
	TOTAL LIABILITIES		<u>3,824.00</u>
<u>FUND EQUITY/BALANCE</u>			
320.01	FUND BAL-RSRV'D/DEBT SER	24,244.46	
320.10	PRIOR YEAR RESERV/ENC (	1,320.75)	
320.98	FUND BALANCE UNRESV	63,710.17	
	TOTAL FUND EQUITY/BALANCE		<u>86,633.88</u>
	TOTAL REVENUES	95.55	
	TOTAL EXPENSES	0.00	
	UNPOSTED PRIOR YEAR	675.32	
	EXCESS REVENUES OVER EXPENDITURES		<u>770.87</u>
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u>91,228.75</u>

322-SERIES 2018 DEBT SERVICE

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	100.67	
		<u>100.67</u>	
	TOTAL ASSETS		<u>100.67</u>

LIABILITIES

212.60	ACCRUED INTEREST PAYABLE	7,068.00	
		<u>7,068.00</u>	
	TOTAL LIABILITIES		<u>7,068.00</u>

FUND EQUITY/BALANCE

320.98	FUND BALANCE	(6,818.99)	
	TOTAL FUND EQUITY/BALANCE	<u>(6,818.99)</u>	
	TOTAL REVENUES	0.10	
	TOTAL EXPENSES	0.00	
	UNPOSTED PRIOR YEAR	(148.44)	
	EXCESS REVENUES OVER EXPENDITURES	<u>(148.34)</u>	
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u>100.67</u>

Port Commission Snapshot

	September	October	November	FYTD	
City Harbor					
Revenue	\$ 12,821.16	\$ 12,863.12	\$ 12,905.00	\$ 25,768.12	
Expenses	\$ 3,417.46	\$ 3,161.98	\$ 3,492.76	\$ 6,654.74	
Gain / (Loss)	<u>\$ 9,403.70</u>	<u>\$ 9,701.14</u>	<u>\$ 9,412.24</u>	<u>\$ 19,113.38</u>	
Harbor of Refuge					
Revenue	\$ 36,331.14	\$ 45,280.42	\$ 44,659.69	\$ 89,940.11	
Expenses	\$ 16,815.29	\$ 15,561.85	\$ 11,624.29	\$ 27,186.15	
Gain / (Loss)	<u>\$ 19,515.85</u>	<u>\$ 29,718.57</u>	<u>\$ 33,035.40</u>	<u>\$ 62,753.96</u>	
Nautical Landings					
Revenue	\$ 14,857.10	\$ 15,057.65	\$ 15,533.15	\$ 30,590.80	
Expenses	\$ 26,649.14	\$ 29,142.87	\$ 25,178.69	\$ 54,321.56	
Gain / (Loss)	<u>\$ (11,792.04)</u>	<u>\$ (14,085.22)</u>	<u>\$ (9,645.54)</u>	<u>\$ (23,730.76)</u>	
Smith Harbor					
Revenue	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 2,969.72	
Expenses	\$ 787.66	\$ 728.78	\$ 551.49	\$ 1,280.27	
Gain / (Loss)	<u>\$ 697.20</u>	<u>\$ 756.08</u>	<u>\$ 933.37</u>	<u>\$ 1,689.45</u>	
Interest Income	<u>\$ 2,535.44</u>	<u>\$ 2,790.72</u>	<u>\$ 2,660.39</u>	<u>\$ 5,451.11</u>	
Property Tax Revenue	<u>\$ -</u>	<u>\$ 96,284.00</u>	<u>\$ -</u>	<u>\$ 96,284.00</u>	
Grant Revenue	<u>\$ 191,036.25</u>	<u>\$ 266,088.00</u>	<u>\$ 178,010.06</u>	<u>\$ 444,098.06</u>	
Total Gain / (Loss)	<u>\$ 211,396.39</u>	<u>\$ 391,253.29</u>	<u>\$ 214,405.92</u>	<u>\$ 605,659.21</u>	\$ 695,101.92

* This report does not conform to GAAP and is unaudited.

Cash Profit and Loss Statement

	September	October	November	FYTD
City Harbor				
Dock Lease	\$ 12,821.16	\$ 12,863.12	\$ 12,863.12	\$ 25,726.24
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ 41.88	\$ 41.88
Total City Harbor	\$ 12,821.16	\$ 12,863.12	\$ 12,905.00	\$ 25,768.12
Harbor of Refuge				
Tarrifs				
Oil	\$ 4,620.03	\$ -	\$ 4,534.06	\$ 4,534.06
Fertilizer	\$ -	\$ 14,976.67	\$ 8,057.37	\$ 23,034.04
Oyster	\$ -	\$ -	\$ -	\$ -
Rentals				
Daily Dock Rental	\$ 9,100.00	\$ 7,500.00	\$ 9,100.00	\$ 16,600.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 21,393.99	\$ 21,456.81	\$ 21,476.55	\$ 42,933.36
Railroad Fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
Late Payment Penalties	\$ 217.12	\$ 346.94	\$ 491.71	\$ 838.65
Total Harbor of Refuge	\$ 36,331.14	\$ 45,280.42	\$ 44,659.69	\$ 89,940.11
Nautical Landings				
Dock Rent	\$ 75.00	\$ -	\$ -	\$ -
Dock Lease	\$ 6,727.25	\$ 6,644.30	\$ 6,885.80	\$ 13,530.10
Building Lease	\$ 8,054.85	\$ 8,383.35	\$ 8,383.35	\$ 16,766.70
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ -	\$ 264.00	\$ 264.00
Miscellaneous	\$ -	\$ 30.00	\$ -	\$ 30.00
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
Total Nautical Landings	\$ 14,857.10	\$ 15,057.65	\$ 15,533.15	\$ 30,590.80
Smith Harbor				
Rent	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 2,969.72
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total Smith Harbor	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 2,969.72
Interest Income	\$ 2,535.44	\$ 2,790.72	\$ 2,660.39	\$ 5,451.11
Property Tax Revenue	\$ -	\$ 96,284.00	\$ -	\$ 96,284.00
Grant Revenue	\$ 191,036.25	\$ 266,088.00	\$ 178,010.06	\$ 444,098.06
Total Income	\$ 259,065.95	\$ 439,848.77	\$ 255,253.15	\$ 695,101.92

* This report does not conform to GAAP and is unaudited.

Cash Profit and Loss Statement

	September	October	November	FYTD	
City Harbor					
Overhead Allocation	\$ 3,417.46	\$ 3,161.98	\$ 2,392.76	\$ 5,554.74	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
R&M Building	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ -	\$ 1,100.00	\$ 1,100.00	
Total City Harbor	\$ 3,417.46	\$ 3,161.98	\$ 3,492.76	\$ 6,654.74	
Harbor of Refuge					
Overhead Allocation	\$ 16,064.26	\$ 14,863.33	\$ 11,247.49	\$ 26,110.83	
Electricity	\$ 751.03	\$ -	\$ 376.80	\$ 376.80	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ 698.52	\$ -	\$ 698.52	
Total Harbor of Refuge	\$ 16,815.29	\$ 15,561.85	\$ 11,624.29	\$ 27,186.15	
Nautical Landings					
Overhead Allocation	\$ 6,591.04	\$ 6,098.31	\$ 4,614.76	\$ 10,713.07	
Cable & Internet	\$ 131.56	\$ 131.56	\$ 131.56	\$ 263.12	
R&M Building	\$ 970.00	\$ -	\$ 16,814.00	\$ 16,814.00	
R&M Infrastructure	\$ 11,798.00	\$ 659.12	\$ -	\$ 659.12	
R&M Furniture & Equip	\$ 199.98	\$ -	\$ -	\$ -	
Cleaning & Janitorial	\$ 1,548.90	\$ -	\$ 819.96	\$ 819.96	
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ 293.94	\$ 5,949.71	\$ 293.94	\$ 6,243.65	
Windstorm Insurance	\$ -	\$ 14,621.49	\$ -	\$ 14,621.49	
Flood Insurance	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 4,382.44	\$ -	\$ 2,085.12	\$ 2,085.12	
Telephone	\$ 225.26	\$ 184.68	\$ 37.22	\$ 221.90	
Water	\$ 508.02	\$ -	\$ 382.13	\$ 382.13	
Landscaping	\$ -	\$ -	\$ -	\$ -	
R&M Improvement OTB	\$ -	\$ 1,498.00	\$ -	\$ 1,498.00	
Total Nautical Landings	\$ 26,649.14	\$ 29,142.87	\$ 25,178.69	\$ 54,321.56	
Smith Harbor					
Overhead Allocation	\$ 787.66	\$ 728.78	\$ 551.49	\$ 1,280.27	
Contracted Services	\$ -	\$ -	\$ -	\$ -	
Total Smith Harbor	\$ 787.66	\$ 728.78	\$ 551.49	\$ 1,280.27	
Total Expenses	\$ 47,669.56	\$ 48,595.48	\$ 40,847.23	\$ 89,442.71	
Operating Cash Flow	\$ (47,669.56)	\$ 391,253.29	\$ 214,405.92	\$ 605,659.21	
CE- Land & Improvements	\$ 128,457.00	\$ -	\$ -	\$ -	
CE - Buildings	\$ 19,990.00	\$ -	\$ -	\$ -	
CE - Infrastructure	\$ 201,455.75	\$ -	\$ -	\$ -	
Dredging	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 310	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 322	\$ -	\$ -	\$ -	\$ -	
Net Cash Flow	\$ (397,572.31)	\$ 391,253.29	\$ 214,405.92	\$ 605,659.21	\$ 89,442.71

* This report does not conform to GAAP and is unaudited.

PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	13,632.91
Office	\$	17.39
Travel & Training	\$	-
Fuel	\$	(0.87)
General safety and tools	\$	-
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	-
Audit Fees	\$	-
Health & Fitness	\$	-
Legal - Regular	\$	-
General Liability Ins.	\$	-
R & M Vehicles	\$	-
Vehicle Leases	\$	724.65
Administrative costs	\$	4,432.42
Total	\$	<u>18,806.50</u>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 2,392.76
Harbor of Refuge	59.81%	\$ 11,247.49
Nautical Landings	24.54%	\$ 4,614.76
Smith Harbor	2.93%	\$ 551.49
	100.00%	\$ 18,806.50

* Administrative costs are 3% of Fiscal Year 2023 actual revenue.

Fiscal Year 2023 actual revenue was \$744,048.

\$ 744,048 * 3% = \$ 22,321.44 per year

\$ 22,321.44 per year / 12 months = \$ 1,860.12 per month

Cash, Encumbrances, Budgeted CIP, & Bond Payments

Ending Cash Assets	As of 9/30/25	As of 10/31/25	As of 11/30/25
Ending Cash	\$ (24,868.88)	\$ 218,383.01	\$ 419,524.54
Inventments Logic	\$ 618,048.51	\$ 620,725.39	\$ 623,170.28
Fund 210 Port Projects	\$ (72,700.00)	\$ (72,700.00)	\$ (72,700.00) *1
Debt Service Funds (310 & 322)	\$ 91,233.77	\$ 91,282.10	\$ 91,329.42
Total Ending Cash Assets	\$ 611,713.40	\$ 857,690.50	\$ 1,061,324.24

Current Encumbrances	Ordered	Received	Outstanding
<u>PO#</u>			
<u>Task Order</u>			
25-00042	\$ 75,000.00	\$ 56,632.00	\$ 18,368.00
<u>Contractor</u>			
Victoria Engineering			
<u>Project Description</u>			
Downtown WaterFront Public Access			
Total	\$ 75,000.00	\$ 56,632.00	\$ 18,368.00

Budgeted Capital Improvement Projects	Ordered	Received	Outstanding
1 Nautical Landing Parking Lot			\$ 150,000.00
2 Bulkhead Smith Harbor			\$ 200,000.00
Total			\$ 350,000.00

Remaining Bond Payments	Total
1 FY 25/26 Remaining Bond Payments	\$ 261,238.00
Total	\$ 261,238.00

*1 This amount represents the negative fund balance in Fund 210 to be reimbursed by Fund 504. This amount includes Engineering for Breakwater for \$40,000, and CDBG- MIT application of \$30,400 that has been fully paid. We received reimbursement of \$120,000 for the EDA Grant on 04/25/2023 which reduced the negative fund balance in Fund 210.

* This report does not conform to GAAP and is unaudited.

COMMUNICATION

SUBJECT: CITY MANAGER'S REPORT

INFORMATION:

- 1) CDBG-MIT Coastal Resilience Living Shoreline Project
- 2) Restore (cleanup of old barge(s) in Smith Harbor
- 3) CDBG- MIT Round 2 Application for use of funds for Replacement of culverts under the rail in Corporation Ditch at the Harbor of Refuge and Voluntary Restoration of Harbor of Refuge Shoreline
- 4) GLO CEPRA Grant (Harbor of Refuge Shoreline protection)
- 5) MBMT Grant Downtown Waterfront Public Access Improvement
- 6) TxDOT Truck Route signs
- 7) Parking Area on SBA Steel property at the HOR boat ramp
- 8) TxDOT Maritime Division

CITY OF PORT LAVACA

MEETING: December 16, 2025 **AGENDA ITEM**

DATE: 12.10.2025

TO: PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: CITY MANAGER'S MONTHLY REPORT

1. **CDBG-MIT Coastal Resilience Living Shoreline Project:** We have begun advertising for bids and held a preconstruction conference on Tuesday, Dec. 9, with 4 potential bidders in attendance in person and a few others online with Teams. Bids are due on January 6. We will bring the bids to the Port Commission on January 20 for a recommendation to Council at a special meeting on January 26. The general consensus from the contractors in attendance was that this was a pretty straightforward project.
2. **ReStore {cleanup of old barge(s) in Smith Harbor}:**
We will begin advertising for bids for this project today, December 10, and will open bids on January 13. This bid award will also be brought to the Port Commission in January and Council on January 26.
3. **CDBG-MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline.**
We are still waiting for the approval of the Authority to use Grant Funds (AUGF) document.
4. **GLO CEPRA GRANT {Harbor of Refuge Shoreline Protection}:** No update. Mott McDonald submitted the full USACE permit application on November 5. The file number is SWG-2025-00420 and the project manager assigned is Kory Barone, who was the manager on the Living Shoreline and the Smith Harbor projects.
5. **MBMT Grant Downtown Waterfront Public Access Improvement:**
Matt has sent me draft bid drawings to review. He is showing several rain garden-type drainage basins, but there is no permeable pavement shown. I've told Matt that we want to include at least some permeable pavement as well ... at least show it as an alternate in the bid. I sent the plans to Clean Coast Texas for their input and comments as well.
6. **TxDOT Truck Route signs:** The posts for the large signs are still in fabrication.
7. **Parking area on SBA Steel property at the HOR Boat ramp:** No update: I have not heard back from SBA legal team yet regarding a lease or purchase of the property in question at the HOR boat ramp.
8. **TxDOT Maritime Division:** Jim, Oralia, and I met with several members of the TxDOT Maritime Division team and their consultant, Burns & McDonnell, on November 21 to provide them with a

CITY OF PORT LAVACA

tour of our facilities and begin work on drafting a port profile for The City of Port Lavaca Ports & Harbors. They have provided a list of documents/information that we need to gather and submit to them for the preparation of our Port Profile.

- Kmz file outlining port boundaries
- High-quality photos
- City Comprehensive Plan and Downtown Waterfront Master Plan

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S OPERATIONS,
PROMOTION/DEVELOPMENT ACTIVITY REPORT

INFORMATION:

- a) City Harbor
- b) Nautical Landings Building
- c) Nautical Landings Marina
- d) Smith Harbor
- e) Harbor of Refuge

REGULAR PORT COMMISSION MEETING:

DATE: 12/16/2025

TO: PORT COMMISSION

FROM: Jim Rudellat

SUBJECT: RECEIVE HARBOR MASTER'S OPERATIONS,
PROMOTION/DEVELOPMENT ACTIVITY REPORT

ATTACHMENT TO FOLLOW

A) City Harbor

- 1) 27 October 2025 Spoke with Terence Courtney with the federation about their lease at City Harbor (old Evelyn's building). They have been on a month-to-month for about a year, awaiting the completion of the purchase of Miller Seafood. They do want to sign a new lease but are trying to decide whose name it will be under, The Federation or The Coop. He asked if I could give him a couple of weeks. Spoke with them on 10 December 2025 are still working on it.

B) Nautical Landings Building

- 1) Working on a scope to replace six big windows south end front of the building, and identify the availability of windstorm regulations. The report has been sent to G&W Engineering for review.

We have two bids: Barefoot Construction for \$44,898.00, Louger Companies for \$46,456.00, and two no-bids from Wade Wilson & BLS.

- 2) 3 November 2025 Barefoot Construction started inspecting the soft spot in the floor in the men's bathroom in the dayroom. The floor decking & joists were rotted from an internal wall water leak.
- 3) Starting bid process for roof & coating repair.

C) Nautical Landings Marina

- 1) 9 December 2025 Pre-bid meeting Living Shoreline project
- 2) Horizon Environmental has been on-site 12 times since the last PC meeting.

D) Smith Harbor**E) Harbor of Refuge**

- 1) 21 November 2025 meeting with TxDot & their Consultant Team, they are going to help us with a Port Profile and Port Mission Plan, so we can hopefully receive Federal funding.
- 2) 7 August 2024 LCI delivering material from Alamo Heights road project.

F) To Do List - Raymond Butler

COMMUNICATION

SUBJECT: CONSIDER AND DISCUSS LEASE WITH LONNIE CARRILES FOR CITY HARBOR BOAT SLIP 2 - PRESENTER JODY WEAVER

INFORMATION:

REGULAR PORT COMMISSION MEETING:

DATE: 12/16/2025

TO: PORT COMMISSION

FROM: CITY HARBOR

**SUBJECT: CONSIDER LEASE WITH LONNIE CARRILES FOR CITY HARBOR BOAT
SLIP 2 – PRESENTER JODY WEAVER**

COMMUNICATION

SUBJECT: CONSIDER AND DISCUSS LEASE WITH EQUALIZER FOR HARBOR OF REFUGE TRACT 3 - PRESENTER JODY WEAVER

INFORMATION:

REGULAR PORT COMMISSION MEETING:

DATE: 12/16/2025

TO: PORT COMMISSION

FROM: Jody Weaver

**SUBJECT: CONSIDER LEASE WITH EQUALIZER FOR HARBOR OF REFUGE TRACT
3 – PRESENTER JODY WEAVER.**

COMMUNICATION

SUBJECT: ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:

INFORMATION:

- TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE

REGULAR PORT COMMISSION MEETING:

DATE: 12/16/2025

TO: PORT COMMISSION

FROM: Jody Weaver

**SUBJECT: ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL
RETIRE INTO CLOSED SESSION.**

COMMUNICATION

SUBJECT: RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.

INFORMATION:

REGULAR PORT COMMISSION MEETING:

DATE: 12/16/2025

TO: PORT COMMISSION

FROM: Jody Weaver

**SUBJECT: RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED
NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION**
