



REGULAR PORT COMMISSION MEETING

Tuesday, August 15, 2023 at 10:00 AM
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, August 15, 2023 beginning at 10:00 a.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/84533534897?pwd=VE1JbGpnaXN5ZkU0RmZqVmc5dz09>

Meeting ID: 845 3353 4897

Passcode: 148219

One Tap Mobile

*+13462487799,,82182482989#,,, *912619# US (Houston)*

Dial by your location

+1 346 248 7799 US (Houston)

CALL TO ORDER

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

1. APPROVAL OF MINUTES
 - a) MINUTES OF JULY 18, 2023 - REGULAR MEETING
 - b) MINUTES OF JULY 25, 2023 - SPECIAL MEETING
 - c) MINUTES OF AUGUST 1, 2023 - SPECIAL MEETING

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

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. RECEIVE STATUS REPORTS
 - a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
 - b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver
 - c) Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver

5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
 - a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge - Presenter Jody Weaver
 - b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17 and 17Ar - Presenter Jody Weaver

6. 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: LEASES

7. DISCUSS NEW LEASE AGREEMENT FOR SPIRETECK INTERNATIONAL - PRESENTER JODY WEAVER
8. DISCUSS PROPERTY VALUES AND AMENDMENTS TO CHAPTER 54 WATERWAYS APPENDIX A - FEES, RATES AND CHARGES FOR FY 2023-2024. PRESENTER - JODY WEAVER

COMMENTS

9. 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, August 15, 2023**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **10:00 a.m. Friday, August 11, 2023**.

/s/ Rachel Garza

Rachel Garza, 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

INFORMATION:

- a) MINUTES OF JULY 18, 2023 - REGULAR MEETING
- b) MINUTES OF JULY 25, 2023 - SPECIAL MEETING
- c) MINUTES OF AUGUST 1, 2023 - SPECIAL MEETING



REGULAR PORT COMMISSION MEETING

Tuesday, July 18, 2023 at 10:00 AM

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

MINUTES

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

On this the 18th day of July 2023, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:00 a.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL:

Mike McGuire	Commissioner
Larry Nichols	Commissioner
Jaimie O'Neil	Commissioner

And with the following Commissioner absent:

Alex Davila	Commissioner / Chairman
Raymond Butler	Commissioner / Secretary
Mike Kovarek	Commissioner
Sue Traylor	Commissioner

Meeting was cancelled due to lack of quorum.



SPECIAL PORT COMMISSION MEETING

Tuesday, July 25, 2023, at 10:00 AM

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

MINUTES

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

On this the 25th day of July 2023, the Port Commission of the City of Port Lavaca, Texas, convened in special session at 10:00 a.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL:

Raymond Butler	Commissioner / Secretary
Mike McGuire	Commissioner
Sue Traylor	Commissioner
Larry Nichols	Commissioner
Robert Knox	Commissioner

And with the following Commissioner absent:

Alex Davila	Commissioner / Chairman
Jamie O'Neil	Commissioner

CONSENT AGENDA

1. APPROVAL OF MINUTES

a) MINUTES OF JUNE 20, 2023 - REGULAR MEETING

Motion made by Commissioner McGuire.

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

THAT, the minutes of the Port Commission Special Meeting held on July 25th, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Raymond Butler, Mike McGuire, Sue Traylor, Robert Knox, and Larry Nichols.

Voting Nay: None

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

Motion made by Commissioner Nichols.

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

THAT, the Harbor Master's Inspection Report of the Port Commission Special Meeting held on July 25th, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Raymond Butler, Mike McGuire, Sue Traylor, Robert Knox, and Larry Nichols.

Voting Nay: None

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's meeting packet dated July 25, 2023.

Agenda item discussed.

No action was taken.

4. RECEIVE STATUS REPORTS

- a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver

Comments from Matt Glaze, we are waiting on tribal council approval.
No other updates at this time.

b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver

- A copy of the May and June 2023, Mott MacDonald Progress Report can be found in the Port Commission Packet dated July 25, 2023
- Restore Project: No updates.

c) Review the 2023-2024 Proposed Budget and 5-year Capital Plan Improvement Plan for the Port Commission Revenue Fund - Presenter Susan Lang

- A copy of the proposed Annual Budget for FY 2023-2024 was provided to the Commissioners.
- A copy of these reports can be found in the Port Commission Packet dated July 25, 2023.

5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge - Presenter Jody Weaver

As reported last month, we have TCEQ approval of the Voluntary Restoration project to restore the area of disturbed cover along the shoreline of the northeast corner of the old HOR Landfill. Again, we are proposing to utilize a portion of the \$9.1M of CDBG-MIT Round 2 funding that the City of Port Lavaca has been allocated.

Although we have been allocated these funds, we must still make application for them to verify the project is eligible for use of this funding. Applications are due on October 20, 2023.

As you recall Mott McDonald was selected as the engineer for the CDBG-MIT Coastal Resiliency and Round 1 funding and is eligible to be the engineer for the round 2 funding as well. To optimize our options, we are advertising a Request for Qualifications from other engineers so we can select additional consulting engineers if we so choose.

b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17 and 17Ar - Presenter Jody Weaver

Our consultant John Hogue from CRG Environmental reached out to TCEQ recently to learn that the TCEQ project manager that had been assigned to this project is no longer employed with TCEQ. John was given the name of the new project manager and he sent the following message:

- We submitted to APAR in February. Groundwater is minimally impacted (slight PCL exceedance) and was confined to one (1) monitoring well. There is no active groundwater use onsite or within ½ mile of the Site. The City of Port Lavaca will not permit groundwater use onsite and is willing to place a deed restriction on the property to eliminate the exposure pathway. The city is hoping to develop the

Harbor area further and understand they may have to work with MSW. Continued monitoring appears unnecessary.

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

A. City Harbor

- 1) Track 9 & 9A - Duphil Pipeline inquired about short term lease.
- 2) Track 7, 8 & 11 lease for The Federation of Southern Cooperatives – Ratified 7/10
- 3) AIMS Companies are scheduling a time to CCTV the outfall – 2 weeks out from 7/13

B. Nautical Landings Building

- 1) June 12, 2023, Barefoot Construction commenced work on the new electrical service, they are scheduled with AEP to switch service at the end of next week July 21, 2023.
- 2) Port Lavaca Plumbing will need letter to exercise lease option by the end July.
- 3) Bay Limited will need a letter to exercise lease option by the end July.
- 4) Something More Media - received letter July 13, 2023.

C) Nautical Landings Marina

- 1) Matt Estes boat sank Tuesday, May 9, 2023, have contracted to have it refloated.
- 2) Abandon boat – no updates
- 3) Horizon Environmental has been onsite 13 times since last PC meeting.

D) Smith Harbor

- 1) Dredge spoils, Barefoot Construction to commence work at the end of the week of July 17, 2023.

E) Harbor of Refuge

- 1) LCI has been hauling fill material & stockpiling.
- 2) Encore Dredging cleaning moving equipment to track 11.
- 3) Urban Engineering is working on task order #32 for RR drain culvert replacement.
- 4) Aerial spraying – no updates.

ACTION ITEMS**7. DISCUSS PROPERTY VALUES AND AMENDMENTS TO CHAPTER 54
WATERWAYS APPENDIX A - FEES, RATES AND CHARGES FOR FY 2023-
2024. PRESENTER - JIM RUDELLAT**

Motion made by Commissioner Traylor

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

THAT, Commissioner Butler, makes recommendation to revise the daily rate for barges on the public dock
space, barges ranging up to 250 feet will have a rate fee cost of \$200 dollars, per twenty-four (24) hour period and any
barges ranging over 250 feet will have a rate fee cost of \$250 dollars, per twenty-four (24) hour period.

Seconded by Commissioner Nichols.

Motion passed by the following vote:

Voting Aye:

Raymond Butler, Mike McGuire, Sue Traylor, Robert Knox, and Larry Nichols.

Voting Nay: None

- After discussion Commissioners agreed to schedule a Special Port Commission Meeting on August 1, 2023,
at 10:00 am.

Motion made by Commissioner Nichols

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

THAT, Commissioner Butler makes recommendation to establish the monthly commercial fishing vessel
rental rate for a single boat slip to be \$175.00 for the 1st 25-ft and \$5.00 for each foot thereafter, which provides
a monthly rent of \$300 for a 50-ft slip.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye:

Raymond Butler, Mike McGuire, Sue Traylor, Robert Knox, and Larry Nichols.

Voting Nay: None

8. DISCUSS NEW LEASE AGREEMENT FOR POOR BOYS BAIT STAND AT SMITH HARBOR - PRESENTER JODY WEAVER

Motion made by Commissioner Nichols

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

THAT, Commissioner Butler, makes recommendation to accept a two (2) year lease agreement for Poor Boy's Bait Shop with the following terms:

- \$1,375.00/month beginning September 1, 2023.
- He places a 1/2-page color ad in the Fall/Winter 2024 Visitors Guide
- He places a full-page color ad in the Spring/Summer 2024 Visitor's Guide
- He places a 1/2-page color ad in the Fall/Winter 2025 and Spring/Summer 2025 Visitor's Guides
- If he fails to place any of these ads or not make payment on time, then the monthly rent will be increased by \$95.00/month effective immediately upon notification that an ad deadline or payment deadline was missed and will remain in place through the expiration of the lease.

Seconded by Commissioner Traylor.

During discussion, before the vote, Commissioner Nichols stated he would withdraw his motion.

Tabled this agenda item until the Special Port Commission Meeting August 1, 2023.

COMMENTS

9. COMMENTS FROM COMMISSIONERS.

Agenda item discussed.

No action necessary.

ADJOURNMENT

Commissioner Nichols made a motion to adjourn the meeting.

Commissioner Traylor seconded this motion.

Motion passed by the following vote:

Voting Aye:

Raymond Butler, Mike McGuire, Sue Traylor, Robert Knox, and Larry Nichols.

Voting Nay: None

The meeting was adjourned at 11:43 a.m.

These minutes were approved on August 15, 2023.

ATTEST:

Alex Davila, Chairman

Rachel Garza, Admin. Assistant



SPECIAL PORT COMMISSION MEETING

Tuesday, August 01, 2023 at 10:00 AM

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

MINUTES

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

On this the 1st day of August 2023, the Port Commission of the City of Port Lavaca, Texas, convened in special session at 10:03 a.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL:

Alex Davila	Commissioner / Chairman
Raymond Butler	Commissioner / Secretary
Mike McGuire	Commissioner
Sue Traylor	Commissioner
Larry Nichols	Commissioner
Robert Knox	Commissioner

And with the following Commissioner absent:

Jamie O'Neil	Commissioner
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CONSENT AGENDA

ACTION ITEMS: NEW BUSINESS

- 1. DISCUSS PROPERTY VALUES AND AMENDMENTS TO CHAPTER 54 WATERWAYS APPENDIX A - FEES, RATES AND CHARGES FOR FY 2023-2024. PRESENTER - JIM RUDELLAT**

Motion made by Commissioner McGuire

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

THAT, in accordance with the recommendation of Staff, Port Commission hereby accepts the following Tariff rates to propose to Council.

CRUDE OIL	\$ 0.125	per barrel
BULK PRODUCT	\$ 0.79	Liquid or Dry per ton

- Modify Helena Chemical's current tariff lease from \$3.30 to \$4.00 per linear foot for 591.25/lf dock space.
- Modify Helena Chemical's current Rail Fee from \$833.00 to \$1,000.00 per month.
- No change for the Nautical Landings Marina Boat Slips and electricity.
 - \$6.30 dollars per linear foot of dock space per month.
 - \$52.50 dollars for 30-amp electrical connection per month.
 - \$105.00 dollars for 50-amp electrical connection per month.
- No change on the Nautical Landings Marina Transient Slips.
 - \$15.75 dollars per day less than 35' dock space.
 - \$21.00 dollars per day over 35' dock space.

Seconded by Commissioner Butler.

Motion passed by the following vote:

Voting Aye: Alex Davila, Raymond Butler, Mike McGuire, Sue Traylor, Robert Knox, and Larry Nichols.

Voting Nay: None

2. **DISCUSS NEW LEASE AGREEMENT FOR POOR BOYS BAIT STAND AT SMITH HARBOR - PRESENTER JODY WEAVER**

Motion made by Commissioner Nichols

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

THAT, Chairman Davila, makes recommendation to accept the lease as proposed by staff with the following terms:

- 2-year lease (year 2 increases per the MCI)
- \$1,375.00/month beginning September 1, 2023.
- He places a 1/2-page color ad in the Fall/Winter 2024 Visitors Guide
- He places a full-page color ad in the Spring/Summer 2024 Visitor's Guide

- He places a 1/2-page color ad in the Fall/Winter 2025 and Spring/Summer 2025 Visitor's Guides
- If he fails to place any of these ads or not make payment on time, then the monthly rent will be increased by \$95.00/month effective immediately upon notification that an ad deadline or payment deadline was missed and will remain in place through the expiration of the lease.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Raymond Butler, Sue Traylor, Robert Knox, and Larry Nichols.

Voting Nay: Mike McGuire

Motion carries.

ADJOURNMENT

Commissioner Nichols made a motion to adjourn the meeting.

Commissioner Butler seconded this motion.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Raymond Butler, Sue Traylor, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

The meeting was adjourned at 11:18 a.m.

These minutes were approved on August 15, 2023.

ATTEST:

Alex Davila, Chairman

Rachel Garza, Admin. Assistant

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

INFORMATION:

Port Lavaca Port Commission Monthly Building Inspection

Month: 15 AUGUST 2023 Location: NLB

1. Building Maintenance:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 16 February 2023 Barefoot Construction commenced

Repairs. Build a new cupola, replaced siding at the north end of building and replaced about 30 % of bad deck boards and stained on the deck.

12 June 2023 commenced work 400 amp electrical panel received for new electrical services. 28 JULY 23 AEP connected new electrical service.

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

Comments:

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: 15 AUGUST 2023 Location: NLM / Smith Harbor

1. Gangway

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: Dock A there are six dock boxes with broken hinges and
Three boxes missing.

5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 1 AUGUST 23 replaced suction line on pump out
station at Dock B slip 50.

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: Dock A there are two 6' sections of rub rail damaged.

9. Cleats & Kevels

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A 15 broken cleats, Dock B 2 broken cleats.

10. Gates & Locks

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. Dredging

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12. Cement Cap

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

13. Bulkhead

Condition: Satisfactory Unsatisfactory Not Applicable

Com

Harbor Master: _____

Port Lavaca Port Commission Monthly Inspection

Month: 15 AUGUST 2023 Location: Harbor of Refuge

1. Road

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

2. Rail spur

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Matt Glaze working on bid package for the drain pipe replacement under the rail spur. 4 AUGUST 23 plains completed, 9 AUGUST 23 plains submitted to UP for approval.

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. PERMITCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

8. Rub Rails & FendersCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

9. Cleats & KeelsCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

10. Gates & LocksCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. MulchCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

12. Cement CapCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

13. BulkheadCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

14. CLEAN UPCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

Harbor Master: _____

Port Lavaca Port Commission Monthly Inspection

Month: 15 AUGUST 2023 Location: City Harbor

1. Fueling Area

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: 31 March 2023, Put disposable oil boom out at south end of harbor where the city storm drain spills in harbor, due to oil coming from drain.

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. 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: _____

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

ENA CHEMICAL

TARIFF REPORT FY 2022-2023

0.65

Date Received	Reference	Description	BARGE SHORT TONS	RAIL SHORT TONS	REPORTING MONTH	TOTAL FERTILIZER BULK TONS	BARGE ONLY	RAIL ONLY	TOTAL TARIFF AMOUNT PAID @ \$0.65 PER TON
11/15/2022	ACH PMT	HELENA CHEMICAL	3624.191	0	10/2022	3,624.191	\$2,355.72	\$0.00	\$2,355.72
12/2/2022	ACH PMT	HELENA CHEMICAL	11789.2	0	11/2022	11,789.200	\$7,662.98	\$0.00	\$7,662.98
1/11/2023	ACH PMT	HELENA CHEMICAL	1629.902	0	12/2022	1,629.902	\$1,059.44	\$0.00	\$1,059.44
1/27/2023	ACH PMT	HELENA CHEMICAL	3046.271	1509.621	01/2023	4,555.892	\$1,980.08	\$981.25	\$2,961.33
3/2/2023	ACH PMT	HELENA CHEMICAL	22473.47	756.675	02/2023	23,230.145	\$14,607.76	\$491.84	\$15,099.59
3/28/2023	ACH PMT	HELENA CHEMICAL	2992.468	1864.775	03/2023	4,857.243	\$1,945.10	\$1,212.10	\$3,157.21
4/24/2023	ACH PMT	HELENA CHEMICAL	14395.064	739.625	04/2023	15,134.689	\$9,356.79	\$480.76	\$9,837.55
6/2/2023	ACH PMT	HELENA CHEMICAL	9318.756	0	05/2023	9,318.756	\$6,057.19	\$0.00	\$6,057.19
6/27/2023	ACH PMT	HELENA CHEMICAL	4722.938	0	06/2023	4,722.938	\$3,069.91	\$0.00	\$3,069.91
7/26/2023	ACH PMT	HELENA CHEMICAL	1450.233	0	07/2023	1,450.233	\$942.65	\$0.00	\$942.65
		HELENA CHEMICAL			08/2023				
		HELENA CHEMICAL			09/2023				
TOTAL			75442.493	4870.696					
						FY 2022-2023 - TOTAL	\$49,037.62	\$3,165.95	\$52,203.57

99-1810-00

MONTHLY RAIL FEE

REPORTING

Date Received	MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
10/27/2022	OCT	ACH	MONTHLY RAIL FEE	\$833.00	10/2022	PAID
11/30/2022	NOV	ACH	MONTHLY RAIL FEE	\$833.00	11/2022	PAID
12/29/2022	DEC	ACH	MONTHLY RAIL FEE	\$833.00	12/2022	PAID
1/4/2023	JAN	ACH	MONTHLY RAIL FEE	\$833.00	01/2023	PAID
1/31/2023	FEB	ACH	MONTHLY RAIL FEE	\$833.00	02/2023	PAID
2/28/2023	MAR	ACH	MONTHLY RAIL FEE	\$833.00	03/2023	PAID
4/4/2023	APR	ACH	MONTHLY RAIL FEE	\$833.00	04/2023	PAID
4/27/2023	MAY	ACH	MONTHLY RAIL FEE	\$833.00	05/2023	PAID
5/30/2023	JUNE	ACH	MONTHLY RAIL FEE	\$833.00	06/2023	PAID
6/27/2023	JULY	ACH	MONTHLY RAIL FEE	\$833.00	07/2023	PAID
7/28/2023	AUG	ACH	MONTHLY RAIL FEE	\$833.00	08/2023	PAID
			MONTHLY RAIL FEE		09/2023	

MONTHLY TARIFF REPORT

DATE: July 20, 2023

REPORTING PERIOD: July 2023
(MONTH) (YEAR)

COMPANY NAME: HELENA AGRI-ENTERPRISES, LLC

MAILING ADDRESS: PO BOX 419
(P. O. Box Number or Street)

PORT LAVACA TX 77979
(City) (State) (Zip Code)

1450.233	Tons of Fertilizer	Barge	@ 0.65¢ per ton
----------	--------------------	-------	-----------------

	(Name Product)
	(Name Product)

0	Rail	@ 0.65¢ per ton
---	------	-----------------

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 \$ \$942.65 is attached hereto representing tariff due in accordance with 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 20 day of July, 2023.

Terminal Manager
(Title)

Trey Franz
(Printed Name)

(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 242 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

Journal of Management Inquiry 22(1) 3-17
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Barge
1,450.233
\$942.65
Rail
0.000

July 2023

BARGE SURVEY

Published: 06/26/23 Item #3.

Vessel ID:	BIG534	Commodity:	UREA	Empty Survey D/T:		Complete Date:	06/23/2023
Wet Dry:	DRY	Equipment Type:	RAKE	Loaded Survey D/T:		Release Date:	06/23/23 20:48
Vessel Type:	BARGE	Order No. :	34588777	Placement Date:	06/18/23 7:00	Origin City:	Donaldsonville
Voyage ID:	10592	Surveyor ID:		Start Date:	06/23/23 10:42	Origin State:	LA

Vessel Facts

Depth:	14 Ft.	0 In.	Bilge Radius:	0 Ft.	0 In.
Beam:	35 Ft.	0 In.	Rake Horizontal:	0 Ft.	0 In.
Length:	200 Ft.	0 In.	Rake Vertical:	0 Ft.	0 In.

Order Information

Order No:	34588777	Cust PO No:	587665014
Cust/Bill To:	100292	CHS INC	
Ship To:	207591	CUSTOMER ARRANGED BARGE	
City/State:			

Freeboard

	Empty	Loaded
Fwd/Bow Port:	12'-1.000"	5'-4.000"
Fwd/BowStar:	12'-1.500"	5'-4.000"
Mid Port:	12'-4.000"	5'-3.500"
Mid Star:	12'-4.000"	5'-3.500"
Aft/Stern Port:	12'-8.500"	5'-4.000"
Aft/Stern Star:	12'-8.500"	5'-3.000"
Mean Freeboard:	12'-4.580"	5'-3.670"
Mean Draft:	1'-7.420"	8'-8.330"
Water Density:	0.998	0.9980
Net Tons:	7.069	1,457.302
Tons Corrected for Density:		1,450.233

Tank Soundings

Empty						Loaded					
Bow						Bow					
0 Ft. 0.00 In.						0 Ft. 0.00 In.					
Port			Starboard			Port			Starboard		
No. 1:	0 Ft.	0.00 In.	0 Ft.	0.00 In.		No. 1:	0 Ft.	0.00 In.	0 Ft.	0.00 In.	
No. 2:	0 Ft.	0.00 In.	0 Ft.	0.00 In.		No. 2:	0 Ft.	0.00 In.	0 Ft.	0.00 In.	
No. 3:	0 Ft.	0.00 In.	0 Ft.	0.00 In.		No. 3:	0 Ft.	0.00 In.	0 Ft.	0.00 In.	
No. 4:	0 Ft.	0.00 In.	0 Ft.	0.00 In.		No. 4:	0 Ft.	0.00 In.	0 Ft.	0.00 In.	
No. 5:	0 Ft.	0.00 In.	0 Ft.	0.00 In.		No. 5:	0 Ft.	0.00 In.	0 Ft.	0.00 In.	
No. 6:	0 Ft.	0.00 In.	0 Ft.	0.00 In.		No. 6:	0 Ft.	0.00 In.	0 Ft.	0.00 In.	
Stern						Stern					
0 Ft. 0.00 In.						0 Ft. 0.00 In.					

EQUALIZER / GULF MARK

TARIFF REPORT FY 2022-2023

TARIFF AMOUNT

PAID @ \$0.10
PER BARREL

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	
11/29/2022	1159283	EQUALIZER, INC.	OIL	/	10/2022	32,424.330	\$3,242.43
1/11/2023	1164810	EQUALIZER, INC.	OIL	/	11/2022	52,978.240	\$5,297.82
1/27/2023	1165940	EQUALIZER, INC.	OIL	/	12/2022	72,185.200	\$7,218.52
2/22/2023	1169217	EQUALIZER, INC.	OIL	/	01/2023	51,425.550	\$5,142.55
3/21/2023	1172029	EQUALIZER, INC.	OIL	/	02/2023	50,414.030	\$5,041.41
4/26/2023	1176422	EQUALIZER, INC.	OIL	/	03/2023	66,110.200	\$6,611.02
5/26/2023	1179992	EQUALIZER, INC.	OIL	/	04/2023	72,043.510	\$7,204.35
6/29/2023	1183886	EQUALIZER, INC.	OIL	/	05/2023	58,158.560	\$5,815.86
8/1/2023	1187558	EQUALIZER, INC.	OIL	/	06/2023	60,497.010	\$6,049.70
		EQUALIZER, INC.	OIL	/	07/2023	PENDING PMT FOR JULY 2023	
		EQUALIZER, INC.	OIL	/	08/2023		
		EQUALIZER, INC.	OIL	/	09/2023		
FY 2022-2023 - TOTAL							\$51,623.66

DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
11/29/2022	OCTOBER	1159264	MONTHLY DOCK FEE	\$400.00	10/2022	PAID
12/30/2022	NOVEMBER	1162894	MONTHLY DOCK FEE	\$600.00	11/2022	PAID
1/24/2023	DECEMBER	1165848	MONTHLY DOCK FEE	\$800.00	12/2022	PAID
2/22/2023	JANUARY	1169222	MONTHLY DOCK FEE	\$600.00	01/2023	PAID
3/22/2023	FEBRUARY	1172061	MONTHLY DOCK FEE	\$600.00	02/2023	PAID
4/26/2023	MARCH	1176417	MONTHLY DOCK FEE	\$600.00	03/2023	PAID
5/26/2023	APRIL	1179997	MONTHLY DOCK FEE	\$600.00	04/2023	PAID
6/29/2023	MAY	1183887	MONTHLY DOCK FEE	\$600.00	05/2023	PAID
N/A	JUNE	N/A	MONTHLY DOCK FEE	N/A	06/2023	N/A
8/4/2023	JULY	1188002	MONTHLY DOCK FEE	\$400.00	07/2023	PAID
	AUGUST		MONTHLY DOCK FEE		08/2023	
	SEPTEMBER		MONTHLY DOCK FEE		09/2023	

**CITY OF PORT LAVACA
PORT COMMISSION**

Item #3.

MONTHLY TARIFF REPORT

DATE: 6/30/2023

REPORTING PERIOD: JUNE 2023
(MONTH) (YEAR)

COMPANY NAME: EQUALIZER INC

MAILING ADDRESS: PO BOX 154579
(P. O. Box Number or Street)

WACO TX 76715
(City) (State) (Zip Code)

 Tons of Fertilizer BARGE @ 0.65¢ per ton
(Name Product)
60,497.01 Barrels of Crude Oil CRUDE OIL @ 0.010¢ per barrel
(Name Product)
 Sacks of Oysters @ 0.10¢ per sack

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 \$ 6,049.70 is attached hereto representing tariff due in accordance with 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 30 day of JUNE, 2023

COMPTROLLER
(Title)

MARY MILLER
(Printed Name)

Mary Miller
(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 242 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

From : Camin Cargo Control
To : GulfMark Energy Inc.

Attn : Paul Migala / GulfMark Energy Inc.
Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com
shellys@gulfmarkenergy.com

Item #3.

Load RECAP - Original

Product : CRUDE OIL
Vessel : MM - 80 & 86
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 2 | 1
Date : 30-JUN-2023
File NA° : PVI-12989
Ref. NA° : ER230601

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 39,553.19
Free Water 3.90
GSV

Barrels @ 60 °F 39,550.9
Gallons @ 60 °F 1,661,107.28

Long Tons - Air 5,626.615
Metric Tons - Air 5,716.975
Short Tons - Air 6,301.809
Kilograms - Air 5,716,905.0
Pounds - Air 12,603,618.0

API Gravity @ 60 °F (C) 23.8

NSV

Barrels @ 60 °F 39,533.82
Gallons @ 60 °F 1,660,423.36

Long Tons - Air 5,624.296
Metric Tons - Air 5,714.549
Short Tons - Air 6,299.212
Kilograms - Air 5,714,549.0
Pounds - Air 12,598,424.0

S&W % 0.041**
S&W Vol. 16.30
S&W Source

** Quality based on individual open and close of shore tank

Total Vessel Quantities

Vessel : MM - 80 | MM - 86
TCV, Bbls @ 60 °F 39,603.90
Free Water 0.00
GSV

From : Camlin Cargo Control
To : GulfMark Energy Inc.

Attn : Paul Migala / GulfMark Energy Inc.
Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com
shellys@gulfmarkenergy.com

Item #3.

Load RECAP - Original

Product : CRUDE OIL
Vessel : FMT - 3060
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 2 | 1
Date : 09-JUN-2023
File NA° : PVI-12981
Ref. NA° : VG230601

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 20,971.19
Free Water 0.00
GSV

Barrels @ 60 °F 20,971.19
Gallons @ 60 °F 880,709.98

Long Tons - Air 2,981.548
Metric Tons - Air 3,029.393
Short Tons - Air 3,339.536
Kilograms - Air 3,029,393.0
Pounds - Air 6,678,667.0

API Gravity @ 60 °F (C) 23.9

NSV

Barrels @ 60 °F 20,963.12
Gallons @ 60 °F 880,451.04

Long Tons - Air 2,980.481
Metric Tons - Air 3,028.227
Short Tons - Air 3,338.049
Kilograms - Air 3,028,227.0
Pounds - Air 6,676,097.0

S&W % 0.03%**
S&W Vol. 0.07
S&W Source

** Quality based on individual open and close of shore tanks.

Total Vessel Quantities

Vessel : FMT - 3060
TCV, Bbls @ 60 °F 21,106.33
Free Water 0.00
GSV

CITY OF PORT LAVACA
PORT COMMISSION

AGING REPORT

08, Item #3.

ACCOUNT NO#	NAME	LAST PAY	--CURRENT--	30 Day	60 Day	90 Day	120 Day	--BALANCE--
99-1415-00		6/9/2023	3,624.17CR					3,624.17CR
99-1733-02		3/7/2023	223.07					223.07
99-1734-00		8/3/2023						0.00
99-1745-00		9/16/2022					Pending Decision	
99-1745-01		8/7/2023						0.00
99-1746-00		9/16/2022					Pending Decision	
99-1746-01		8/7/2023						0.00
99-1783-00		8/4/2023						0.00
99-1800-01		8/1/2023						0.00
99-1801-01		7/13/2023	300.00					300.00
99-1810-00		7/27/2023	0.82CR					0.82CR
99-1883-00		7/26/2023	438.09					438.09
99-1893-00		8/1/2023						0.00
99-1909-01		8/4/2023	635.58CR					635.58CR
99-1913-02		8/10/2023						0.00
99-1923-06		8/4/2023	116.56CR					116.56CR
99-1930-01		7/27/2023	31.41CR					31.41CR
99-1931-07		5/4/2023	315.00	90.00				405.00
99-1932-06		5/4/2023	315.00	90.00				405.00
99-1933-03		7/26/2023	93.75CR					93.75CR
99-1963-04		8/1/2023						0.00
99-1973-06		8/3/2023						0.00
99-1983-09		8/4/2023						0.00
99-1993-04		8/4/2023						0.00
99-2003-04		8/2/2023	0.16CR					0.16CR
99-2013-09	1)	8/3/2022	264.60	264.60	264.60	264.60	2,143.26	3,201.66
99-2015-14		8/1/2023						0.00
99-2043-07		8/1/2023						0.00
99-2053-10		7/3/2023	302.00					302.00
99-2063-10		8/2/2023	0.10					0.10
99-2103-07		8/1/2023						0.00
99-2153-04		8/1/2023						0.00
99-2163-03		8/1/2023						0.00
99-2193-07		7/31/2023						0.00
99-2213-04		8/1/2023						0.00
99-2223-11	2)	0/00/0000	291.90	291.90				583.80
99-2233-07	3)	7/3/2023	228.90	775.60				1,004.50
99-2253-07		7/3/2023	228.90					228.90
99-2313-14		8/1/2023						0.00
99-2421-07		8/1/2023						0.00
99-2433-04	4)	6/1/2023		252.30	846.90			1,099.20
99-2443-05		8/1/2023						0.00
99-2453-09	4)	6/1/2023		252.30	1,099.20			1,351.50
99-2481-05		8/1/2023						0.00
99-2543-09		8/1/2023						0.00
=====			1594.89CR	2016.70	2210.70	264.60	47658.91	50556.02

- 1) 99-2013-09 Mail 2nd demand letter.
2) 99-2223-11 Spoke with renter mailed check on 8/10/2023.
3) 99-2233-07 Phone call made to renter, requesting payment or eviction
4) 99-2433-04 Utility Billing will add to bad debt collections
4) 99-2453-09 Utility Billing will add to bad debt collections

Item #3.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-103271 REYES, ROLANDO JR.	I-1058	504 51000542.25	R & M- BUILDING : CONDENSING FAN MOTOR		63389	\$710.00
VENDOR TOTALS						\$710.00
01-102565 CARD SERVICE CENTER	I-0305/062023	504 51000529.11	LIGHTING & DECORATION : AMAZON - LED LIGHTS		433	\$1,629.90
VENDOR TOTALS						\$1,629.90
01-104071 ENTERPRISE FM TRUST	I-FBN4773124	504 51000544.55	R & M- VEHICLE : PORT COMMISSION		63418	\$40.83
01-104071 ENTERPRISE FM TRUST	I-FBN4773124	504 51000551.11	VEHICLE LEASE : MAINTENANCE MANAGEMENT		63418	\$984.95
VENDOR TOTALS						\$1,025.78
01-102882 FRONTIER SOUTHWEST INC.	I-18830907065/072023	504 51000536.02	TELEPHONE : PHONE CHARGES JULY 2023		63424	\$139.63
VENDOR TOTALS						\$139.63
01-102645 GEXA ENERGY, LP	I-33611663-4	504 51000536.01	ELECTRICITY : ELECTRICITY SERVICES JUNE 2023		63426	\$2,036.03
VENDOR TOTALS						\$2,036.03
AC/BAY LIMITED						\$159.91
LIGHT/BAY LIMITED & AC/DAYROOM & HARBOR MASTER						\$95.64
SPIRETECH						\$208.83
AC/EDWARD JONES & SOMETHING MORE						
LIGHTS/DAYROOM, HARBOR MASTER						
SUB PANEL/EDWARD JONES						\$202.88
PL PLUMBING, GAS, & CONF. ROOM						\$247.79
NL MARINA BUILDING FLOOD LIGHT						\$53.93
NL BOAT SLIPS						\$562.40
HARBOR OF REFUGE						\$0.00
HARBOR OF REFUGE FLOOD LIGHT						\$504.65
CITY HARBOR						\$0.00
VENDOR TOTALS						\$2,036.03

Item #3.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-100700 MCGREW, TERRI	I-412764	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63443	\$600.00
VENDOR TOTALS						\$600.00
01-100335 PORT LAVACA, CITY OF	I-06/2023	504 51000536.03	WATER : WATER / SEWER JUNE 2023		63350	\$487.65
VENDOR TOTALS						\$487.65
01-100373 QUILL CORPORATION	C-2118809	504 51000521.01	OFFICE : RETURN		63460	-\$89.09
01-100373 QUILL CORPORATION	I-33180129	504 51000521.01	OFFICE : OFFICE SUPPLIES		63460	\$24.29
01-100373 QUILL CORPORATION	I-33207900	504 51000521.01	OFFICE : CHAIR MAT		63460	\$89.09
VENDOR TOTALS						\$24.29
01-102309 REPUBLIC SERVICES #847	I-0847-001279504	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMMISSION		63462	\$321.76
VENDOR TOTALS						\$321.76
01-102621 UNIFIRST CORPORATION	I-2680025768	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63358	\$50.42
01-102621 UNIFIRST CORPORATION	I-2680026481	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63358	\$69.08
01-102621 UNIFIRST CORPORATION	I-2680027228	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63358	\$50.42
01-102621 UNIFIRST CORPORATION	I-2680028002	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63358	\$247.91
01-102621 UNIFIRST CORPORATION	I-2680028722	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63478	\$50.42
VENDOR TOTALS						\$468.25
01-102014 VERIZON WIRELESS	I-9937426388	504 51000536.02	TELEPHONE : CELL PHONE CHARGES		63364	\$40.18
VENDOR TOTALS						\$40.18

REPORT GRAND TOTAL: \$7,483.47

Item #3.

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2023504- HARBORS FUND
FINANCIAL SUMMARY

ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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REVENUE SUMMARY

USER & SERVICE CHARGES	705,843	705,843	0	41,567.17	565,863.81	0.00	139,979.19	80.17
FINES & FORFEITURES	12,000	12,000	0	0.00	4,589.03	0.00	7,410.97	38.24
OTHER REVENUE	6,666	6,666	0	1,214.87	21,118.21	0.00	14,452.21	316.80
GRANT AND CONTRIBUTION R	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
INTERGOVERNMENTAL REVENUE	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00

TOTAL REVENUES	1,738,501	1,738,501	0	42,782.04	591,571.05	0.00	1,146,929.95	34.03
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EXPENDITURE SUMMARY

TECHNOLOGY SERVICES	1,500	1,500	0	118.44	1,083.96	0.00	416.04	72.26
CITY HARBOR	17,000	17,000	0	1,104.96	9,471.55	0.00	7,528.45	55.72
HARBOR OF REFUGE	125,000	125,000	0	1,630.00	71,945.46	57,053.57	3,999.03	103.20
SMITH HARBOR	51,000	51,000	0	1,550.00	6,219.16	1,716.93	43,063.91	15.56
NAUTICAL LANDINGS MARINA	15,000	15,000	0	488.07	5,988.07	0.00	9,011.93	39.92
OPERATIONS	1,856,044	1,856,044	0	15,089.96	390,658.10	25,574.82	1,439,811.08	22.43
NON DEPARTMENTAL	0	0	0	0.00	66.52	0.00	66.52	0.00

TOTAL EXPENDITURES	2,065,544	2,065,544	0	19,981.43	485,432.82	84,345.32	1,495,765.86	27.58
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REVENUES OVER/ (UNDER) EXPENDITURES	(327,043)	(327,043)	0	22,800.61	106,138.23	(84,345.32)	(348,835.91)	6.66-
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Item #3.

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2023

PAGE: 2

504- 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 CITY HARBOR-DOCK LEASE	115,000	115,000	0	4,015.19	58,000.66	0.00	56,999.34	50.44
436.09 HOR - DAILY DOCK RENT	5,000	5,000	0	400.00	47,600.00	0.00	42,600.00	952.00
436.10 HOR - RENTAL	18,043	18,043	0	0.00	4,296.06	0.00	13,746.94	23.81
436.11 HOR - DOCK LEASES	280,000	280,000	0	20,911.01	202,587.17	0.00	77,412.83	72.35
436.12 TARIFFS	110,000	110,000	0	942.65	97,777.53	0.00	12,222.47	88.89
436.20 N I DOCK RENT- TRANSIT	500	500	0	0.00	80.00	0.00	420.00	16.00
436.21 N I DOCK LEASE	80,000	80,000	0	6,810.20	71,840.03	0.00	8,159.97	89.80
436.22 N I - BLDG LEASE	73,600	73,600	0	6,673.12	66,547.36	0.00	7,052.64	90.42
436.23 N I - BLDG RENTAL	4,500	4,500	0	150.00	550.00	0.00	3,950.00	12.22
436.24 SMITH HARBOR RENT	19,200	19,200	0	1,665.00	16,585.00	0.00	2,615.00	86.38
TOTAL USER & SERVICE CHARGES	705,843	705,843	0	41,567.17	555,863.81	0.00	139,979.19	80.17
FINES & FORFEITURES								
442.01 LATE PAYMENT PENALTIES	12,000	12,000	0	0.00	4,589.03	0.00	7,410.97	38.24
TOTAL FINES & FORFEITURES	12,000	12,000	0	0.00	4,589.03	0.00	7,410.97	38.24
OTHER REVENUE								
451.01 INTEREST INCOME	6,066	6,066	0	1,214.87	18,646.81	0.00	12,580.81	307.40
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
459.10 2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.11 AUCTION PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12 TML REIMBURSEMENTS	0	0	0	0.00	2,095.65	0.00	2,095.65	0.00
459.71 WASHER-DRYER INCOME	600	600	0	0.00	375.75	0.00	224.25	62.63
459.90 MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.92 EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	6,666	6,666	0	1,214.87	21,118.21	0.00	14,452.21	316.80
GRANT AND CONTRIBUTION R								
481.00 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
481.01 GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	0.00
482.01 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
482.02 GRANT REVENUE	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL GRANT AND CONTRIBUTION R	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
INTERGOVERNMENTAL REVENUE								
493.00.1 XFER IN- FUND 001	0	0	0	0.00	0.00	0.00	0.00	0.00
493.88 XFER IN- 206 FAF FUND	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00
TOTAL REVENUES	1,738,501	1,738,501	0	42,782.04	591,571.05	0.00	1,146,929.95	34.03

Item #3.

504-1 HARBORS FUND
TECHNOLOGY SERVICES
DEPARTMENTAL EXPENDITURES

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2023

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50070536.504 CABLE & INTERNET	1,500	1,500	0	118.44	1,083.96	0.00	416.04	72.26
TOTAL SERVICES	1,500	1,500	0	118.44	1,083.96	0.00	416.04	72.26
TOTAL TECHNOLOGY SERVICES	1,500	1,500	0	118.44	1,083.96	0.00	416.04	72.26

Item #3.

504 - HARBORS FUND
CITY HARBOR
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>SERVICES</u>								
50800533.20 CONTRACTED SERV-CITY H	15,000	15,000	0	0.00	8,250.00	0.00	6,750.00	55.00
TOTAL SERVICES	15,000	15,000	0	0.00	8,250.00	0.00	6,750.00	55.00
<u>MAINTENANCE</u>								
50800542.21 R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	116.59	0.00	883.41	11.66
50800543.22 R & M- BLDG.- CITY HAR	1,000	1,000	0	1,104.96	1,104.96	0.00	104.96	110.50
50800543.24 R & M- IMPROV OTB- CIT	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	2,000	2,000	0	1,104.96	1,221.55	0.00	778.45	61.08
TOTAL CITY HARBOR	17,000	17,000	0	1,104.96	9,471.55	0.00	7,528.45	55.72

Item #3.

504 - 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
SERVICES								
50820533.20 CONTRACTED SERV- HOR	25,000	25,000	0	0.00	49,853.83	10,753.57 (	35,607.40)	242.43
TOTAL SERVICES	25,000	25,000	0	0.00	49,853.83	10,753.57 (	35,607.40)	242.43
MAINTENANCE								
50820542.21 R & M- INFRASTRUCTURE	100,000	100,000	0	1,630.00	22,091.63	46,300.00	31,608.37	68.39
TOTAL MAINTENANCE	100,000	100,000	0	1,630.00	22,091.63	46,300.00	31,608.37	68.39
TOTAL HARBOR OF REFUGE	125,000	125,000	0	1,630.00	71,945.46	57,053.57 (	3,999.03)	103.20

Item #3.

504 - 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	50,000	50,000	0	1,550.00	6,219.16	1,716.93	42,063.91	15.87
TOTAL SERVICES	50,000	50,000	0	1,550.00	6,219.16	1,716.93	42,063.91	15.87
MAINTENANCE								
50840542.21 R & M- INFRA- 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	51,000	51,000	0	1,550.00	6,219.16	1,716.93	43,063.91	15.56

Item #3
504 - 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	10,000	10,000	0	0.00	5,500.00	0.00	4,500.00	55.00
TOTAL SERVICES	10,000	10,000	0	0.00	5,500.00	0.00	4,500.00	55.00
MAINTENANCE								
50860542.03 R & M- BUILDING- NL MA	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
50860542.21 R & M- INSEPRAS- NL MAR	3,000	3,000	0	488.07	488.07	0.00	2,511.93	16.27
50860542.25 R & M- BUILD (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.26 R & M- INSEPRAS- 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	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	5,000	5,000	0	488.07	488.07	0.00	4,511.93	9.76
TOTAL NAUTICAL LANDINGS MARINA	15,000	15,000	0	488.07	5,988.07	0.00	9,011.93	39.92

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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2023

PAGE: 8

504-1 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	75,966	75,966	0	5,847.68	61,370.64	0.00	14,595.36	80.79
51000511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07 SALARIES & WAGES-OVERT	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.05 EMPLOYER-SOCIAL SECURI	4,515	4,515	0	427.00	4,491.37	0.00	23.63	99.48
51000512.10 EMPLOYER-T.M.R.S.	4,460	4,460	0	342.08	3,635.71	0.00	824.29	81.52
51000512.20 GROUP H/D INS PREMIUMS	10,946	10,946	0	953.15	9,531.89	0.00	1,414.11	87.08
51000512.30 WORKER'S COMPENSATION	1,800	1,800	0	0.00	1,684.21	0.00	115.79	93.57
51000512.31 UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40 SAFETY PAY	500	500	0	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	98,187	98,187	0	7,569.91 ✓	80,713.82	0.00	17,473.18	82.20
MATERIALS & SUPPLIES								
51000521.01 OFFICE	1,200	1,200	0	60.87	901.55	0.00	298.45	75.13
51000523.03 CLEANING & JANITORIAL	10,500	10,500	0	1,068.25	8,434.00	0.00	2,066.00	80.32
51000524.19 COVID-19 EXPENDITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
51000525.01 FUEL	5,000	5,000	0	0.00	145.50	0.00	4,854.50	2.91
51000526.01 GENERAL SAFETY & TOOLS	300	300	0	0.00	148.09	0.00	151.91	49.36
51000528.03 NON-CAPITALIZED ASSETS	0	0	0	0.00	393.97	0.00	393.97	0.00
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	1,629.90	1,629.90	0.00	370.10	81.50
TOTAL MATERIALS & SUPPLIES	19,000	19,000	0	2,759.02	11,653.01	0.00	7,346.99	61.33
SERVICES								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	568.76	0.00	68.76	113.75
51000531.04 DUES, SUBSCR., & PUBLI	5,700	5,700	0	0.00	199.95	0.00	5,500.05	3.51
51000532.01 AUDIT FEES	3,500	3,500	0	0.00	5,100.00	0.00	1,600.00	145.71
51000532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07 LEGAL- REGULAR	15,000	15,000	0	0.00	810.00	0.00	14,190.00	5.40
51000533.14 CONTRACTED SERVICES	24,000	24,000	0	321.76	14,480.85	0.00	9,519.15	60.34
51000535.01 GENERAL LIABILITY INSU	2,819	2,819	0	0.00	3,547.76	0.00	728.76	125.85
51000535.10 WINDSTORM INS	21,681	21,681	0	0.00	5,835.65	0.00	15,845.35	26.92
51000535.11 FLOOD INS	1,700	1,700	0	0.00	1,792.00	0.00	92.00	105.41
51000536.01 ELECTRICITY	26,955	26,955	0	2,036.03	19,493.43	0.00	7,461.57	72.32
51000536.02 TELEPHONE	2,000	2,000	0	179.81	1,698.46	0.00	301.54	84.92
51000536.03 WATER	3,300	3,300	0	487.65	3,226.85	0.00	73.15	97.78
51000536.07 CABLE & INTERNET	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	107,155	107,155	0	3,025.25	56,753.71	0.00	50,401.29	52.96
MAINTENANCE								
51000541.02 LANDSCAPING	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
51000542.03 R & M- BUILDING	0	0	0	0.00	138.99	0.00	138.99	0.00
51000542.21 R & M- INFRAST. (HARBO	0	0	0	0.00	0.00	0.00	0.00	0.00
51000542.25 R & M- BUILD (NAUTICAL	11,000	11,000	0	710.00	3,547.54	0.00	7,452.46	32.25
51000543.04 R & M IMPROVEMENT OTB	2,500	2,500	0	0.00	0.00	0.00	2,500.00	0.00
51000543.06 R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000543.22 R & M- BUILD (CITY HAR	0	0	0	0.00	28.96	0.00	28.96	0.00
51000544.50 R & M- FURNITURE & EQU	6,000	6,000	0	0.00	1,065.82	0.00	4,934.18	17.76
51000544.55 R & M- VEHICLES & TRAI	500	500	0	40.83	430.77	0.00	69.23	86.15

Item #3.

HARBORS FUND

504 -

DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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	35,200	35,200	0	750.83	5,212.08	0.00	29,987.92	14.81
SUNDRY								
51000551.11 VEHICLE LEASES	13,992	13,992	0	984.95	6,823.39	0.00	7,168.61	48.77
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- ADMT	65,121	65,121	0	0.00	48,840.75	0.00	16,280.25	75.00
51000553.02 XFER OUT- FD 310- '08	124,813	124,813	0	0.00	24,919.48	0.00	99,893.52	19.97
51000553.05 XFER OUT- FD 322 - 201	130,576	130,576	0	0.00	105,946.68	0.00	24,629.32	81.14
51000553.60 XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.65 XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80 XFER OUT- FD 220	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	334,502	334,502	0	984.95	186,530.30	0.00	147,971.70	55.76
CAPITAL EXPENDITURES								
51000561.02 CE- LAND & IMPROVEMENT	0	0	0	0.00	1,590.00	0.00	1,590.00	0.00
51000562.03 CE- BUILDING & IMPROV	95,000	95,000	0	0.00	48,205.18	25,574.82	21,220.00	77.66
51000563.05 CE- INFRASTRUCTURE	1,167,000	1,167,000	0	0.00	0.00	0.00	1,167,000.00	0.00
TOTAL CAPITAL EXPENDITURES	1,262,000	1,262,000	0	0.00	49,795.18	25,574.82	1,186,630.00	5.97
TOTAL OPERATIONS	1,856,044	1,856,044	0	15,089.96	390,658.10	25,574.82	1,439,811.08	22.43

Item #3.

504 - HARBORS FUND
NON DEPARTMENTAL
DEPARTMENTAL EXPENDITURES

ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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PERSONNEL SERVICES

59800512.03	GROUP H/D	INS CLAIMS	0	0	0.00	0.00	0.00	0.00
59800512.05	EMPLOYER- SOCIAL	SECUR	0	0	0.00	36.98	0.00	0.00
59800512.10	EMPLOYER- TMRS		0	0	0.00	29.54	0.00	0.00
59800512.40	SAFETY PAY		0	0	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES			0	0	0.00	66.52	0.00	0.00

SUNDRY

59800551.203	GROUP H/D	INS CLAIMS	0	0	0.00	0.00	0.00	0.00
TOTAL SUNDRY			0	0	0.00	0.00	0.00	0.00

TOTAL NON DEPARTMENTAL

0	0	0	0	0.00	66.52	0.00	66.52	0.00
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TOTAL EXPENDITURES

2,065,544	2,065,544	0	19,981.43	485,432.82	84,345.32	1,495,765.86	0.00
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REVENUES OVER/ (UNDER)

(327,043)	(327,043)	0	22,800.61	106,138.23	(84,345.32)	(348,835.91)	6.66-
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*** END OF REPORT ***

BALANCE SHEET - UNAUDITED

AS OF: JULY 31ST, 2023

Item #3.

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	368,818.29	
112.11.6001	INVESTMENTS-LOGIC	271,251.95	368,818.29+
113.22	ALLOWANCE FOR UNCOLLECT(	14,575.43)	271,251.95+
113.24	UNAPPLIED CREDITS (	4,375.02)	
113.27	PTC ACCTS RECEIVABLE (UB	75,541.93	002
113.27.1004	ACCTS REC-HARBOR OF REFU	1,160,520.00	640,070.24*
116.01.0001	PREPAID INSURANCE	30,333.94	
151.01.1000	LAND	1,919,338.57	
152.01.1000	BUILDINGS	1,313,990.38	
152.02.2000	ACCUM DEPRECIATION-BUIL(	853,854.24)	0.*
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24	
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,709,300.60)	
154.01.1000	MACHINERY & EQUIPMENT	43,140.00	0.*
154.02.2000	ACCUM DEPR-MACHINERY & (	29,844.16)	
155.01.1000	CONSTRUCTION IN PROGRESS	57,151.00	
156.01.1000	INFRASTRUCTURE	7,996,420.23	
156.02.2000	ACCUM DEPREC.- INFRASTR(	2,832,083.21)	
		<u>9,843,453.87</u>	
TOTAL ASSETS			<u>9,843,453.87</u>

LIABILITIES

207.21	CUSTOMER DEPOSIT (	50.00)	
211.10	AP PENDING (DUE TO CONS	1,853.83	
211.99	YMCA (	4.35)	
212.30	ACCRUED VACATION	5,055.84	
213.01	BOND PREMIUM (SERIES '18	82,933.89	
215.90.1004	DEFERRED REV-HARBOR OF R	1,160,520.00	
216.20.3006	BONDS PAYABLE-CURRENT	180,000.00	
221.20	BONDS PAYABLE NON-CURREN	1,745,000.00	
		<u>3,175,309.21</u>	
TOTAL LIABILITIES			<u>3,175,309.21</u>

FUND EQUITY/BALANCE

320.07	ENCUMBRANCES (	247,642.05)	
320.08	RESERVE FOR ENCUMBRANCES	247,642.05	

304-PORT & HARBORS FUND

ACCOUNT#	TITLE	
320.09	PRIOR YEAR ENCUMBRANCE	156,670.66
320.10	PRIOR YEAR RESERV/ENC (	156,670.66)
320.60	FUND BALANCE COMMITTED	90,552.00
320.65	NET INVEST. IN CAPITAL A	3,393,536.00
320.98	FUND BALANCE UNRESV	3,077,918.43
TOTAL FUND EQUITY/BALANCE		<u>6,562,006.43</u>
TOTAL REVENUES		591,571.05
TOTAL EXPENSES		<u>485,432.82</u>
EXCESS REVENUES OVER EXPENDITURES		<u>106,138.23</u>
TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u><u>9,843,453.87</u></u>

BALANCE SHEET - UNAUDITED

AS OF: JULY 31ST, 2023

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210-PORT COMMISSION PROJECTS

ACCOUNT# TITLE

ASSETS

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104.02.0004	DUE FROM OTHER GOVERNMENT	120,000.00	
111.21	CLAIM ON CONS CASH (42,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00	
			120,000.00

TOTAL ASSETS

120,000.00

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	
			0.00

TOTAL REVENUES	120,000.00
TOTAL EXPENSES	0.00

EXCESS REVENUES OVER EXPENDITURES 120,000.00

TOTAL LIABILITIES & FUND EQUITY/BALANCE

120,000.00

310-08 PC DEBT SERVICE

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	(11,298.75)	
			(11,298.75)
TOTAL ASSETS			(11,298.75)
<u>LIABILITIES</u>			
212.60	ACCRUED BOND INTEREST	3,824.00	
			3,824.00
TOTAL LIABILITIES			3,824.00
<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	60,201.63	
TOTAL FUND EQUITY/BALANCE			83,125.34
TOTAL REVENUES		26,314.41	
TOTAL EXPENSES		124,562.50	
EXCESS REVENUES OVER EXPENDITURES		(98,248.09)	
TOTAL LIABILITIES & FUND EQUITY/BALANCE			(11,298.75)

322-SERIES 2018 DEBT SERVICE

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	(24,362.50)	
			(24,362.50)
	TOTAL ASSETS		(24,362.50)
<u>LIABILITIES</u>			
212.60	ACCRUED INTEREST PAYABLE	7,068.00	
			7,068.00
	TOTAL LIABILITIES		7,068.00
<u>FUND EQUITY/BALANCE</u>			
320.98	FUND BALANCE	(6,803.14)	
	TOTAL FUND EQUITY/BALANCE	(6,803.14)	
	TOTAL REVENUES	105,947.64	
	TOTAL EXPENSES	130,575.00	
	EXCESS REVENUES OVER EXPENDITURES	(24,627.36)	
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		(24,362.50)

Port Commission Snapshot

	May	June	July	FYTD
City Harbor				
Revenue	\$ 3,920.99	\$ 3,974.78	\$ 4,015.19	\$ 58,000.66
Expenses	\$ 1,900.57	\$ 1,788.36	\$ 2,206.34	\$ 28,418.50
Gain / (Loss)	<u>\$ 2,020.42</u>	<u>\$ 2,186.42</u>	<u>\$ 1,808.85</u>	<u>\$ 29,582.16</u>
Harbor of Refuge				
Revenue	\$ 34,715.36	\$ 42,653.97	\$ 22,253.66	\$ 356,849.79
Expenses	\$ 28,862.43	\$ 8,910.93	\$ 7,311.83	\$ 165,334.19
Gain / (Loss)	<u>\$ 5,852.93</u>	<u>\$ 33,743.04</u>	<u>\$ 14,941.83</u>	<u>\$ 191,515.60</u>
Nautical Landings				
Revenue	\$ 13,222.12	\$ 14,123.82	\$ 13,633.32	\$ 141,488.79
Expenses	\$ 9,165.04	\$ 13,724.42	\$ 8,659.42	\$ 100,439.37
Gain / (Loss)	<u>\$ 4,057.08</u>	<u>\$ 399.40</u>	<u>\$ 4,973.90</u>	<u>\$ 41,049.42</u>
Smith Harbor				
Revenue	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00	\$ 16,585.00
Expenses	\$ 438.05	\$ 412.18	\$ 1,803.85	\$ 10,579.42
Gain / (Loss)	<u>\$ 1,226.95</u>	<u>\$ 1,252.82</u>	<u>\$ (138.85)</u>	<u>\$ 6,005.58</u>
Total Gain / (Loss)	<u><u>\$ 13,157.38</u></u>	<u><u>\$ 37,581.68</u></u>	<u><u>\$ 21,585.74</u></u>	<u><u>\$ 268,152.76</u></u>

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

Cash Profit and Loss Statement

	May	June	July	FYTD
City Harbor				
Dock Lease	\$ 3,920.99	\$ 3,974.78	\$ 4,015.19	\$ 58,000.66
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total City Harbor	\$ 3,920.99	\$ 3,974.78	\$ 4,015.19	\$ 58,000.66
Harbor of Refuge				
Tarrifs				
Oil	\$ 7,204.35	\$ 5,815.86	\$ -	\$ 45,495.43
Fertilizer	\$ -	\$ 9,127.10	\$ 942.65	\$ 52,203.57
Oyster	\$ -	\$ -	\$ -	\$ 78.53
Rentals				\$ -
Daily Dock Rental	\$ 6,600.00	\$ 6,800.00	\$ 400.00	\$ 47,600.00
Dock Rentals	\$ -	\$ -	\$ -	\$ 4,296.06
Dock Leases	\$ 20,911.01	\$ 20,911.01	\$ 20,911.01	\$ 202,587.17
Late Payment Penalties	\$ -	\$ -	\$ -	\$ 4,589.03
Total Harbor of Refuge	\$ 34,715.36	\$ 42,653.97	\$ 22,253.66	\$ 356,849.79
Nautical Landings				
Dock Rent	\$ -	\$ -	\$ -	\$ 80.00
Dock Lease	\$ 6,449.00	\$ 7,450.70	\$ 6,810.20	\$ 71,840.03
Building Lease	\$ 6,673.12	\$ 6,673.12	\$ 6,673.12	\$ 66,547.36
Building Rentals	\$ 100.00	\$ -	\$ 150.00	\$ 550.00
Washer-Dryer	\$ -	\$ -	\$ -	\$ 375.75
Miscellaneous	\$ -	\$ -	\$ -	\$ 2,095.65
Late Payment Penalties			\$ -	\$ -
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
Total Nautical Landings	\$ 13,222.12	\$ 14,123.82	\$ 13,633.32	\$ 141,488.79
Smith Harbor				
Rent	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00	\$ 16,585.00
Late Payment Penalties				\$ -
Total Smith Harbor	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00	\$ 16,585.00
Interest Income	\$ 1,774.75	\$ 1,698.33	\$ 1,214.87	\$ 18,646.81
Total Income	\$ 55,298.22	\$ 64,115.90	\$ 42,782.04	\$ 591,571.05

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

Cash Profit and Loss Statement

Item #3.

	May	June	July	FYTD
City Harbor				
Overhead Allocation	\$ 1,900.57	\$ 1,788.36	\$ 1,101.38	\$ 18,917.99
R&M Infrastructure	\$ -	\$ -	\$ -	\$ 116.59
R&M Building	\$ -	\$ -	\$ 1,104.96	\$ 1,133.92
Contracted Services	\$ -	\$ -	\$ -	\$ 8,250.00
Total City Harbor	\$ 1,900.57	\$ 1,788.36	\$ 2,206.34	\$ 28,418.50
Harbor of Refuge				
Overhead Allocation	\$ 8,933.92	\$ 8,406.42	\$ 5,177.18	\$ 88,926.66
Electricity	\$ 504.51	\$ 504.51	\$ 504.65	\$ 4,462.07
R&M Infrastructure	\$ 19,424.00	\$ -	\$ 1,630.00	\$ 22,091.63
Contracted Services	\$ -	\$ -	\$ -	\$ 49,853.83
Total Harbor of Refuge	\$ 28,862.43	\$ 8,910.93	\$ 7,311.83	\$ 165,334.19
Nautical Landings				
Overhead Allocation	\$ 3,665.52	\$ 3,449.09	\$ 2,124.16	\$ 36,485.92
Cable & Internet	\$ -	\$ 118.44	\$ 118.44	\$ 1,083.96
R&M Building	\$ 425.00	\$ -	\$ 710.00	\$ 3,686.53
R&M Infrastructure	\$ -	\$ -	\$ 488.07	\$ 488.07
R&M Furniture & Equip	\$ -	\$ 1,065.82	\$ -	\$ 1,065.82
Cleaning & Janitorial	\$ 820.34	\$ 875.28	\$ 1,068.25	\$ 8,434.00
Lighting & Decoration	\$ -	\$ -	\$ 1,629.90	\$ 1,629.90
Contracted Services	\$ 507.26	\$ 366.76	\$ 321.76	\$ 19,980.85
Windstorm Insurance	\$ -	\$ 5,835.65	\$ -	\$ 5,835.65
Flood Insurance	\$ 1,792.00	\$ -	\$ -	\$ 1,792.00
Electricity	\$ 1,506.95	\$ 1,340.86	\$ 1,531.38	\$ 15,031.36
Telephone	\$ 195.56	\$ 135.94	\$ 179.81	\$ 1,698.46
Water	\$ 252.41	\$ 536.58	\$ 487.65	\$ 3,226.85
Landscaping	\$ -	\$ -	\$ -	\$ -
R&M Improvement OTB	\$ -	\$ -	\$ -	\$ -
Total Nautical Landings	\$ 9,165.04	\$ 13,724.42	\$ 8,659.42	\$ 100,439.37
Smith Harbor				
Overhead Allocation	\$ 438.05	\$ 412.18	\$ 253.85	\$ 4,360.26
Contracted Services	\$ -	\$ -	\$ 1,550.00	\$ 6,219.16
Total Smith Harbor	\$ 438.05	\$ 412.18	\$ 1,803.85	\$ 10,579.42
Total Expenses	\$ 40,366.09	\$ 24,835.89	\$ 19,981.43	\$ 304,771.48
Operating Cash Flow	\$ 14,932.13	\$ 39,280.01	\$ 22,800.61	\$ 286,799.57
CE- Land & Improvements	\$ -	\$ -	\$ -	\$ 1,590.00
CE - Buildings	\$ -	\$ 10,445.49	\$ -	\$ 48,205.19
CE - Infrastructure	\$ -	\$ -	\$ -	\$ -
Dredging	\$ -	\$ -	\$ -	\$ -
Transfer Out Fund 310	\$ -	\$ -	\$ -	\$ 24,919.48
Transfer Out Fund 322	\$ -	\$ -	\$ -	\$ 105,946.68
Net Cash Flow	\$ 14,932.13	\$ 28,834.52	\$ 22,800.61	\$ 106,138.22

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

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Cash, Encumbrances, Budgeted CIP, & Bond Payments

Item #3.

Ending Cash Assets				As of 05/31/2023	As of 06/30/2023	As of 07/31/2023
Ending Cash				\$ 332,843.17	\$ 354,088.14	\$ 368,818.29
Investments Logic				\$ 268,875.67	\$ 270,037.08	\$ 271,251.95
Fund 210 Port Projects				\$ (42,700.00)	\$ (42,700.00)	\$ (42,700.00) *1
Debt Service Funds (310 & 322)				\$ -	\$ -	\$ (35,661.25)
Total Ending Cash Assets				\$ 559,018.84	\$ 581,425.22	\$ 561,708.99
Current Encumbrances				Ordered	Received	Outstanding
PO#	Task Order	Contractor	Project Description			
23-00039	#22	Victoria Engineering	Harbor of Refuge Restoration	\$ 25,000.00	\$ 14,246.43	\$ 10,753.57
23-00046		LJA Engineering	Planning Services - Waterfront	\$ 50,000.00	\$ 48,283.07	\$ 1,716.93
23-00071		Barefoot, Mark E.	Structural & Electrical Imprv. @ NL	\$ 73,780.00	\$ 48,205.18	\$ 25,574.82
23-00097	#32	Victoria Engineering	Culvert Replacement	\$ 35,000.00	\$ -	\$ 35,000.00
23-00099		Terracon Consultants	Culvert Replacement	\$ 11,300.00	\$ -	\$ 11,300.00
23-00034		Victoria Engineering	Breakwater Engineering	\$ 40,000.00	\$ 10,000.00	\$ 30,000.00
					Total	\$ 114,345.32
Budgeted Capital Improvement Projects						
1 Texas Parks & Wildlife Match						\$ 167,000.00
					Total	\$ 167,000.00
Remaining Bond Payments						
1 FY 22/23 Remaining Bond Payments						\$ -
					Total	\$ -

*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: RECEIVE STATUS REPORTS

INFORMATION:

- a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
- b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver
- c) Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver

CITY OF PORT LAVACA

PORT COMMISSION MEETING: August 15, 2023

DATE: 8.11.2023

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: TPWL – Breakwater Renovations

Apparently TPWL has about 40 projects “Stuck” in the approval process. TPWL personnel are working to identify what the holdup is and get it correctly asap. Hopefully, this is a sign that we should have clearance to bid this project out very soon.

#46

Item #4.

Jody Weaver

From: Joshua Carter <Joshua.Carter@mottmac.com>
Sent: Friday, August 4, 2023 4:24 PM
To: Jody Weaver
Cc: Thomas Everett
Subject: RE: CDBG-MIT Coastal Resiliency Living Shoreline Breakwater

Jody,

Our team is progressing with the Cultural Resources investigation that will be required as part of regulatory approval for the project. Our subconsultants Gray and Pape are working on preparing a draft antiquities permit application to the Texas Historical Commission (THC). Part of that application is identifying landowners of the areas where the work will occur; we have 100% of the on-land portions of the work on City property. I wanted to verify that you are the appropriate point of contact (POC) to identify as the property owner on the permit application?

Also, for both the THC antiquities permit and for the USACE 10/404 permit, is it correct to assume the City will be the applicant? We will have our regulatory team act as the agent for the application and be the POC for the permitting process.

Thanks,
Josh

From: Joshua Carter <Joshua.Carter@mottmac.com>
Sent: Monday, July 31, 2023 9:45 AM
To: Jody Weaver <jweaver@portlavaca.org>
Cc: Katy <katy@ksbr-llc.com>; Jim Rudellat <jrudellat@portlavaca.org>
Subject: RE: CDBG-MIT Coastal Resiliency Living Shoreline Breakwater

Jody,

We received the draft habitat survey results. It turns out there is a large live oyster reef on the southern end of the site and the proposed alignment goes right over it, so we will need to revise the configuration of the breakwater in that location to avoid the direct impacts. We're now waiting to get full results of geotech borings back to see if there are any other considerations to avoid before we work on a revision to the alignment. I believe we'll get geotech data back this week. Then we will need to do some checking with modeling to be sure a revised alignment will provide same performance for the city. This won't take a long time, but will take several days. We'd like to set up a time to show you a few potential variations in layout before we begin working on modeling, but are not quite ready for that yet. Happy to discuss if you'd like.

Based on this, permit application will be delayed for some time until we can get a revised alignment in order.

Thanks,
Josh

Josh Carter, PE*, D.CE
Vice President
Ports and Coastal Portfolio Manager
Deputy Coastal Practice Leader

D +1 504-383-9785 C +1 512-289-3857
joshua.carter@mottmac.com

*NOTE: RESTORE
State is shut down until Sept. 1.
See email attached.*



Jody Weaver

From: Sheri Land <Sheri.Land@tceq.texas.gov>
Sent: Tuesday, August 8, 2023 8:19 AM
To: Jody Weaver
Cc: Samantha Litchke; Marissa Jimenez; RestoreGrants; Susan Lang
Subject: RE: Port Lavaca Clean up 42179

Hi Jody. We are at a stand still until the beginning of the fiscal year in September. The contract is in the queue waiting for approval at the beginning of the fiscal year – Sept 1 and will be headed your way for signature.

Sheri Land

RESTORE PROGRAM MANAGER

Texas Commission on Environmental Quality
RESTORE Act Program
General Law Division, MC 173
Phone: 512-239-0627
Cell: 512-815-7899
Sheri.Land@tceq.texas.gov

From: Jody Weaver <jweaver@portlavaca.org>
Sent: Monday, August 7, 2023 5:01 PM
To: Sheri Land <Sheri.Land@tceq.texas.gov>
Cc: Samantha Litchke <Samantha.Litchke@tceq.texas.gov>; Marissa Jimenez <Marissa.Jimenez@tceq.texas.gov>; RestoreGrants <RestoreGrants@tceq.texas.gov>; Susan Lang <slang@portlavaca.org>
Subject: RE: Port Lavaca Clean up 42179

Hi Sheri,

Just checking on any updates? I've got another Port Commission meeting next Tuesday and was hoping to have something to report.

Jody

From: Sheri Land <Sheri.Land@tceq.texas.gov>
Sent: Wednesday, July 12, 2023 12:54 PM
To: Jody Weaver <jweaver@portlavaca.org>
Cc: Samantha Litchke <Samantha.Litchke@tceq.texas.gov>; Marissa Jimenez <Marissa.Jimenez@tceq.texas.gov>; RestoreGrants <RestoreGrants@tceq.texas.gov>; Susan Lang <slang@portlavaca.org>
Subject: RE: Port Lavaca Clean up 42179

Us too!

Sheri Land

RESTORE PROGRAM MANAGER

Texas Commission on Environmental Quality
RESTORE Act Program
General Law Division, MC 173
Phone: 512-239-0627
Cell: 512-815-7899
Sheri.Land@tceq.texas.gov

Rachel Garza

From: Jody Weaver
Sent: Wednesday, August 9, 2023 1:09 PM
To: alex131davila@yahoo.com
Cc: Jim Rudellat; Rachel Garza; Jack Whitlow
Subject: Culvert replacement project at the HOR
Attachments: E25760.00 CoPL HOR RR Culvert Replacement - CP BID SET.pdf

Attached are the plans for the Culvert replacement project which is being advertised today with a bid opening of September 6. I have been in communication with the railroad and am submitting this for their review and approval. I offered to pay \$5,055 above the \$1055 application fee for an expedited review within 15 days, but I been assured that they will get the review back to us asap without paying that additional fee. The submittal and payment will go out this afternoon.

Kind Regards,

JoAnna P. "Jody" Weaver, P.E.

Interim City Manager

Phone: 361-552-9793

Mobile: 361-827-3601

Email: jweaver@portlavaca.org

202 N. Virginia Street Port Lavaca, Texas 77979



CITY OF PORT L
— TEXAS —

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

A) City Harbor

- 1) AIMS Companies are scheduling a time to CCTV the outfall – 2 weeks out from 7/13

B) Nautical Landings Building

- 1) 12 June 2023 Barefoot Construction commenced work on the new electric service.
AEP connected new electric service 28 July 2023.
- 2) Received letter from Spiretek International requesting a new lease for 2024.
Lease expires October 31, 2023

C) Nautical Landings Marina

- 1) Matt Estes boat sank Tuesday 9 May 2023 have contracted to have it refloated.
- 2) Abandon boat.
- 3) Horizon Environmental has been onsite 15 times since last PC meeting.

D) Smith Harbor

- 1) Dredge spoils, Barefoot Construction

E) Harbor of Refuge

- 1) LCI has been hauling fill material & stockpiling.
- 2) Encore Dredging cleaning moving equipment to track 11.
- 3) Urban Engineering is working on task order #32 for RR drain culvert replacement -
Engineering is completed.
- 4) Aerial spraying

F) To Do List - Raymond Butler

COMMUNICATION

SUBJECT: DISCUSS NEW LEASE AGREEMENT FOR SPIRETECK INTERNATIONAL
- PRESENTER JODY WEAVER

INFORMATION:

CITY OF PORT LAVACA

PORT COMMISSION MEETING: August 15, 2023

DATE: 8.11.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: CONSIDER RENTAL RATES AND TERMS FOR NEW LEASE FOR SPIRETEK

Spiretek's lease is up on October 31 and they have requested a new lease. Their current lease provides for an increase per the MCI on October 1 with a min 2%/Max 5% increase. Looking at how the MCI is trending vs last year, it appears that we will be applying the 2% minimum increase on October 1, which will bring their monthly payment to \$1,912.50.

The attached spreadsheet provides the current Nautical Landings Office Building leases, showing our internal calculations of how the total monthly amount collected is distributed between rent and utilities. *Note: Edward Jones' lease breaks this out in the lease document, but the others just pay a lump sum amount which includes utilities.*

CURRENT RENTAL RATES FOR SPIRETEK:

Suite 2 (1440 sf): (Spiretek) Currently this space is leasing for an overall rent of \$1.37/SF. (Suite 2 has a view of the bay, and access to the deck from the adjoining hallway). As of October 1, the rent will increase in accordance to the MCI with a 2% minimum which will bring the rent to \$1.39/SF overall.

We are proposing for consideration a starting rent for a new lease of \$1.40/sf as shown in the attached spreadsheet. This would increase each year by the MCI or provide a 2% min/5% max.

NAUTICAL LANDINGS OFFICE BUILDING LEASES: August 2023

Suite 1D	PL Plumbing	268 sf
Rent:	\$ 1.33 /sf	\$ 356.50
Elect:	\$ 0.37 /sf	\$ 100.00
Breakroom/restroom:	\$ 25.00	
	\$ 1.80 /sf	\$ 481.50

Suite 1E/F	G4S	320 sf
Rent:	\$ 1.531 /sf	\$ 490.00
Elect:	\$ 0.313 /sf	\$ 100.00
Breakroom/restroom:	\$ 25.00	
	\$ 1.922 /sf	\$ 615.00

Suite 2	Spiretek	1440 sf	As of Oct. 1, 22*
Rent:	\$ 1.197 /sf	\$ 1,723.75	
Elect:	\$ 0.139 /sf	\$ 200.00	
Water:	\$ 20.00		
Breakroom/restroom:	\$ 25.00		
	\$ 1.37	\$ 1,968.75	
* Min 2%/Max 5% increase on Oct 1 per MCI			

Rent with MC effective Oct 1 (2% min):			
	\$ 1,721.93	\$ 1.196 /sf	
18.10%	\$ 236.20	elect. Rate incr.	
	\$ 25.00	water rate incr	
	\$ 25.00		
2% incr*	\$ 2,008.13	\$ 1.39 /sf	
* per option submitted on time			

Proposed New rate to reflect increased utilities

\$ 1,721.93	\$ 1.20 /sf
\$ 236.20	\$ 0.164 /sf
\$ 32.90	
\$ 25.00	
\$ 2,016.03	\$ 1.400 /sf
USE \$ 2,016.00	\$1.400 /sf
+ Annual increase per MCI or with 2% min/5% max	

Suite 3	Edward Jones	1055 sf
Rent:	\$ 1.035 /sf	\$ 1,092.00
Elect:	\$ 0.109 /sf	\$ 115.00
Water:	\$ 20.00	
	\$ 1.16	\$ 1,227.00

Rent per lease effective Sept 1 (4% incr):	
\$ 1,135.68	
\$ 135.82	
\$ 27.42	
\$ 1,298.92	
4% annual increase for Yr 2 thru 5	

Suite 4	SMM	622 sf
Rent:	\$ 0.932 /sf	\$ 580.00
Elect:	\$ 0.109 /sf	\$ 68.00
Water:	\$ 20.00	
	\$ 1.07	\$ 668.00

Suite 5	Bay Ltd	1160 sf
Rent:	\$ 1.169 /sf	\$ 1,356.56
Elect:	\$ 0.164 /sf	\$ 190.00
Water:	\$ 20.00	
	\$ 1.35 /sf	\$ 1,566.56

Avg Elect. North end:	\$790	\$ 630.02	\$ (160.23)	** This can be estimate for Day Rm and part of HM to be paid by Marina Rates)	\$ 630.02	\$ (160.23)
Avg Elect. South end:	\$276	\$ 200.00	\$ (76.00)	** This would account for the conference room/kitchen/batrooms		
	\$1,066	\$ 830.02				

Avg water North end:	\$80	\$ 92.42		\$ 100.32		
Avg water South end:	\$60	\$ 50.00		\$ 50.00		
	\$140	\$ 142.42	\$ 2.42	\$ 150.32	\$ 10.32	

	rate in 2022	current rate	
Gexa electric cost rate increase	0.03883	0.04586	18.01%

Water	\$ 19.50	\$ 24.68	
GBRA	\$ 9.42	\$ 11.46	
Sewer	\$ 17.75	\$ 25.27	
	\$ 46.67	\$ 61.41	31.58%