



REGULAR PORT COMMISSION MEETING

Tuesday, May 20, 2025 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, MAY 20, 2025 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/87052477640?pwd=HiavHlVOsLT8fc3cuO8LvbZ2tkjRRt.1>

Meeting ID: 870 5247 7640

Passcode: 605820

One Tap Mobile

*+13462487799,,87052477640#,,,,*605820# 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 APRIL 15, 2025 - REGULAR MEETING
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR APRIL 2025.
3. CONDUCT ELECTION OF OFFICERS AND TAKE ANY ACTION DEEMED NECESSARY
4. REVIEW CURRENT MEETING TIME AND DATE FOR REGULAR PORT COMMISSION MEETINGS AND MAKE ANY CHANGES DEEMED NECESSARY

REPORTS

5. 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
6. CITY MANAGER'S REPORT
 - 1.) TPWL Grant - Renovations to the Nautical Landings Marina Breakwater
 - 2.) CDBG-MIT Coastal Resilience Living Shoreline Project
 - 3.) ReStore (cleanup of old barge(s) in Smith Harbor)

- 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.
- 5.) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection)
- 6.) Harbor of Refuge (Tract 11) Erosion
- 7.) MBMT Grant Downtown Waterfront Public Access Improvement
- 8.) TxDOT Truck Route signs
- 9.) Parking area on SBA Steel property at the HOR Boat ramp
- 10.) CALHOUN COUNTY MARINE ADVISORY COUNCIL

7. 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

8. DISCUSS DRAFT TARIFF CIRCULUR NO. 1

ACTION ITEMS: LEASES

9. 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. (MILLER'S SEAFOOD CO., INC. LEASE AT CITY HARBOR)(ENCORE DREDGING PARTNERS, LLC LEASES AT HARBOR OF REFUGE)

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

COMMENTS

11. 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, May 20, 2025**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **4:00 p.m. Friday, May 16, 2025**.

/s/ Oralia G. Munoz

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

INFORMATION:

A) MINUTES OF APRIL 15, 2025 - REGULAR MEETING



REGULAR PORT COMMISSION MEETING

Tuesday, April 15, 2025 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 15th day of April 2025, the Port Commission of the City of Port Lavaca, Texas, convened in a regular 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:

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

And with the following Commissioners absent:

Alex Davila	Commissioner/Chairman
Robert Knox	Commissioner
Jamie O'Neil	Commissioner

CONSENT AGENDA

1. APPROVAL OF MINUTES

A) MINUTES OF MARCH 18, 2025 - 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 March 18th, 2025, minutes of the Regular Port Commission meeting held on April 15th, 2025, are hereby approved.

Seconded by Commissioner Nichols.

Motion passed by the following vote:

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

Voting Nay: None

Motion carries.

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

Motion made by Commissioner McGuire

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

THAT, the Harbor Master's March 2025 Inspection Reports of the Port Commission Regular meeting held on April 15, 2025, are hereby approved.

Seconded by Commissioner Nichols.

Motion passed by the following vote:

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

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 April 15th, 2025.

Agenda item discussed.

No action was taken.

4. 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

The Contract documents have been executed, and Matt Glaze is working on scheduling a pre-construction conference for the week after Easter. If there are Port Commission members that would like to attend the pre-construction conference, let me know and I will include you in the invitation once the date is set.

2.) CDBG-MIT Coastal Resiliency Living Shoreline Project

I am working on collecting the front-end documents to provide to Mott McDonald to use in the bid documents. We have no word on the status of the permit application. It is thought that the NMFS is the hold up (this was the same agency that took so long with the Nautical Landings Breakwater application). NMFS is highly understaffed right now.

3.) ReStore (cleanup of old barge(s) in Smith Harbor

We have a meeting scheduled with TCEQ and our consultant Kim Griffith to discuss comments on the COE Permit and Deed information. To answer the questions regarding the deed to Smith Harbor, I'm having Gulf-Coast Title prepare a Title Opinion.

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.

As you recall, the \$9.1M CDBG-MIT Round 2 finding was finally approved by GLO several weeks ago. The mayor has not yet received the contract from GLO to sign. KSBR has made a formal inquiry to see when we can expect this contract so it's not accidentally overlooked in the mayor's emails.

5.) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection): Mott McDonald continues to work on the 30% design drawings and the COE permit application.

At last month's meeting, the Board expressed interest in funding a project to install rip-rap along the eastern shoreline of the peninsula at the Harbor of Refuge (Tract 11). I did speak with Josh Carter with Coast & Harbors Engineering and placing rip rap along the shoreline in the short-term, knowing that that shoreline restoration project is a few years down the road. He suggested that the first step would be to determine the USACE jurisdictional boundary. Much of the work to do this has already been done by Triton Environmental for the CEPRA grant project. Josh Carter said that with the jurisdictional determination, they could develop a design with modest effort as they already have a survey of the site and a good understanding of the coastal conditions. He said their deliverables would be plans with detailed notes and simple specifications. So, I am working towards getting a jurisdictional determination for as little cost as possible and then with that, work with Coast & Harbors on an effective design and estimated cost.

6.) MBMT Grant Downtown Waterfront Public Access Improvement:

We received the COE Letter of Permission on March 28. We are meeting with the GLO Clean Coast Texas team to see how they may be able to help with technical and financial resources for the Green Infrastructure component of the project. Matt has submitted an invoice to reflect completion of the permitting phase. Once I get the canceled check back, I will submit it to MBMT for reimbursement along with a written project status report.

7.) TxDOT Truck Route signs:

The pre-construction conference has not yet been scheduled, but I received word today that TXDOT has finally received the contract which was held up for 6 months by UPRR. So we should have a pre-con date soon.

8.) Parking area on SBA Steel property at the HOR:

I have been in contact with Mr. Richard Keane of SBA Steel who owns the and where there is a parking area near the HOR boat ramp. They did not locate any documents in their files to show any sort of agreement had been executed in the past regarding this parking area. They are not interested in selling, but will entertain a long term lease and asked me to send them a proposal. The area in question is approximately 22,000 sf (0.5 ac). According to CAD, the property is valued at \$0.21 per sf, so the parking area = \$4,686. Based upon the 10% rate of return rule of thumb, this would result in an annual rate of \$469.00. Perhaps since the use is for public benefit, they may consider something less.

Motion made by Commissioner Nichols.

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

THAT, Port Commission Secretary Butler, in accordance with the staff's recommendation that City Manager, Jody Weaver make SBA Steel an offer to lease this parking property for a long term at a fee not to exceed \$250.00 per year.

Seconded by Commissioner Traylor

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

Voting Nay: None.

Motion Carries.

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

a) City Harbor

- 1) 27 March 2025, City Council ratified Sunland Construction lease, commenced 1 April 2025.

b) Nautical Landings Building

- 1) Barefoot Construction is working on the storm window & door covers.
- 2) Working on a scope to replace six big windows south end front of the building, identify availability windstorm regulations.

c) Nautical Landings Marina

- 1) Horizon Environmental has been onsite 15 times since the last PC meeting.
- 2) 11 April 2025 Port Lavaca Plumbing installed mechanical water meter – continue monitoring.

d) Smith Harbor

- 1) Move six power poles off the bulkhead.
- 2) 28 March 2025 received USACE permit.

e) Harbor of Refuge

- 1) 7 August 2024 LCI delivering material from Alamo Heights road project.
- 2) Weed control spraying – No Updates.
- 3) Monitoring Harbor of Refuge vessels – Look into ways to monitor the usage.

ACTION ITEMS: NEW BUSINESS**6. DISCUSS DRAFT TARIFF CIRCULAR NO. 1**

- A copy of the Tariff Circular was given to the Port Commission members, and the Circular can be found in the packet dated April 15th, 2025.

ACTION ITEMS: LEASES**7. 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
- Secretary Butler announced that Port Commission will not retire into closed session.

No Action was taken.

8. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.**COMMENTS****9. COMMENTS FROM COMMISSIONERS**

Agenda item discussed.

No Action taken.

ADJOURNMENT

Commissioner Traylor made a motion to adjourn the meeting.

Commissioner McGuire seconded the motion.

Motion passed by the following vote:

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

Voting Nay: None

The meeting was adjourned at 11:03 a.m.

These minutes were approved on May 20th, 2025.

ATTEST:

Alex Davila, Chairman

Larry Nichols, Commissioner

Oralia G. Munoz, Admin. Assist.

COMMUNICATION

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

INFORMATION:

Port Lavaca Port Commission Monthly Inspection

Month: **APRIL 2025** Location: **City Harbor**
20 MAY 2025

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:

5. Water Lines, Valves, Etc.

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

6. Electrical & Lights

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

7. Pilings, Guides & RollersCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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

Comments:

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

Comments:

10. Fire ExtinguishersCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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

Comments:

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

Comments:

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

Comments:

Harbor Master: _____

Port Lavaca Port Commission Monthly Building Inspection

Month: **APRIL 2025** Location: **NLB**

20 MAY 2025

1. Building Maintenance:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

2. Decking:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

3. Flooring:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

4. Windows:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **4 November 2024 Barefoot Construction started building new window covers out of the corrugated plastic. 15 May 2025 completed covers.**

5. Water Lines, Valves, Etc.

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

6. Electrical & Lights

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **24 April 2025 Barefoot Construction replaced coin Operated washing machine in the Day Room.**

7. HVAC

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: 17 April 2025 Barefoot Construction replaced
Condensing unit for Day Room & Harbormasters office. 25 April 2025
Barefoot Construction repaired Suite 2 ac replaced filters added freon.

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: 17 March 2025 Afsco inspected.

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: APRIL 2025 Location: NLM / Smith Harbor

20 MAY 2025

1. Fire extinguisher

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 8 May 2025 Barefoot Construction completed installing Fire extinguishers & life rings on dock A and B.

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 & RollersCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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

Comments:

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

Comments:

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

Comments:

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

Comments:

12. RoadCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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

Comments:

Harbor Master: _____

Port Lavaca Port Commission Monthly Inspection

Month: **APRIL 2025** Location: **Harbor of Refuge**

20 MAY 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

Item #5.

Received	Reference	Description	CRUDE OIL	REPORTING MONTH	BARRELS OF CRUDE OIL	PAID @ \$0.125 PER BARREL	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV
12/5/2024	1243738	EQUALIZER, INC.	OIL	10/2024	36,408.360	\$4,551.05	\$8,131.17	-44.03%
12/30/2024	1246490	EQUALIZER, INC.	OIL	11/2024	49,901.570	\$6,237.70	\$10,238.16	-39.07%
1/24/2025	1249514	EQUALIZER, INC.	OIL	12/2024	47,915.980	\$5,989.50	\$10,054.49	-40.43%
2/24/2025	1252969	EQUALIZER, INC.	OIL	01/2025	46,741.120	\$5,842.64	\$8,575.51	-31.87%
3/27/2025	1256744	EQUALIZER, INC.	OIL	02/2025	46,595.410	\$5,824.43	\$7,182.71	-18.91%
4/17/2025	1259501	EQUALIZER, INC.	OIL	03/2025	43,218.160	\$5,402.27	\$6,845.77	-21.09%
		EQUALIZER, INC.	OIL	04/2025			\$3,090.26	-100.00%
		EQUALIZER, INC.	OIL	05/2025			\$6,092.40	-100.00%
		EQUALIZER, INC.	OIL	06/2025			\$5,254.16	-100.00%
		EQUALIZER, INC.	OIL	07/2025			\$6,224.27	-100.00%
		EQUALIZER, INC.	OIL	08/2025			\$5,792.09	-100.00%
		EQUALIZER, INC.	OIL	09/2025			\$6,183.76	-100.00%
FY 2024-2025 - TOTAL						\$33,847.59	\$83,664.75	-59.54%

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
	APRIL		MONTHLY DOCK FEE		04/2025	
	MAY		MONTHLY DOCK FEE		05/2025	
	JUNE		MONTHLY DOCK FEE		06/2025	
	JULY		MONTHLY DOCK FEE		07/2025	
	AUGUST		MONTHLY DOCK FEE		08/2025	
	SEPTEMBER		MONTHLY DOCK FEE		09/2025	

MONTHLY TARIFF REPORT

DATE: 3/31/2025

REPORTING PERIOD: MARCH 2025
(MONTH) (YEAR)

COMPANY NAME: EQUALIZER INC

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

WACO TX 76715-4579
(City) (State) (Zip Code)

<u>Tons</u>	Tons of Fertilizer BARGE / RAIL	<u>DRY OR LIQUID</u> (Name of Product)	@ 0.79¢ per ton
<u>43,218.16</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 \$ 5,402.27 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 31 day of MARCH, 2025

(Title)

(Printed Name)

Mary Miller
(Date/Authorized Signature)

Port Commission's Main Office Phone Number:
Port Commission's Main Mailing Address:

(361) 552-9793 Ext. 221 rgarza@portlavaca.org Fax No.: (361) 552-6062
City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979

From : Camlin Cargo Control
To : GulfMark Energy Inc.

Item #5.

Attn : Paul Migala / GulfMark Energy Inc. paulm@gulfmarkenergy.com
Shelly Smith / GulfMark Energy Inc. shellys@gulfmarkenergy.com

Load Record - Original

Product : CRUDE OIL
Vessel : FMT - 3060
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 2 | 1
Date : 12-MAR-2025
File NA° : PVI-13484
Ref. NA° : VG250301-B

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 8,237.73
Free Water 0.00
GSV

Barrels @ 60 °F 8,237.73
Gallons @ 60 °F 345,984.66

Long Tons - Air 1,170.433
Metric Tons - Air 1,189.215
Short Tons - Air 1,310.885
Kilograms - Air 1,189,215.0
Pounds - Air 2,621,770.0

API Gravity @ 60 °F (T) 24.0

NSV

Barrels @ 60 °F 8,160.05
Gallons @ 60 °F 342,722.10

Long Tons - Air 1,159.396
Metric Tons - Air 1,178.001
Short Tons - Air 1,298.523
Kilograms - Air 1,178,001.0
Pounds - Air 2,597,047.0

S&W % 0.943**
S&W Vol. 77.68
S&W Source Shore Tanks Before Load
** Quality based on Individual open and close of shore tank.

Total Vessel Quantities

Vessel : FMT - 3060
TCV, Bbls @ 60 °F 8,250.87
Free Water 0.00
GSV

0.*
8,160.05+
35,058.11+
43,218.16*

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 #5.

Load RECAP - Original

Product

: CRUDE OIL

Vessel

: MM - 146 & 300

Location

: Gulfmark -Port Lavaca, TX
Tank(s) - 2 | 1

Date

: 31-MAR-2025

File NA°

: PVI-13496

Ref. NA°

: ER250301

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 35,079.50
Free Water 0.00
GSV

Barrels @ 60 °F 35,079.50
Gallons @ 60 °F 1,473,339.00

Long Tons - Air 4,980.957
Metric Tons - Air 5,060.886
Short Tons - Air 5,578.672
Kilograms - Air 5,060,886.0
Pounds - Air 11,157,344.0

API Gravity @ 60 °F (C) 24.1

NSV

Barrels @ 60 °F 35,058.11
Gallons @ 60 °F 1,472,440.62

Long Tons - Air 4,977.920
Metric Tons - Air 5,057.800
Short Tons - Air 5,575.270
Kilograms - Air 5,057,800.0
Pounds - Air 11,150,540.0

S&W % 0.061**
S&W Vol. 21.39
S&W Source Shore Tanks Before Load
** Quality based on Individual open and close of shore tank.

Total Vessel Quantities

Vessel : MM - 146 | MM - 300
TCV, Bbls @ 60 °F 35,226.83
Free Water 0.00
GSV

HEM
Item #5.
HEMICAL

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
10/24/2024	ACH PMT	HELENA CHEMICAL	9444.178	0	10/2024	9,444.178	\$7,460.90	\$0.00	\$7,460.90	\$3,317.93	124.87%
11/29/2024	ACH PMT	HELENA CHEMICAL	4518.05	0	11/2024	4,518.050	\$3,569.26	\$0.00	\$3,569.26	\$9,399.17	-62.03%
1/22/2025	ACH PMT	HELENA CHEMICAL	14037.423	0	12/2024	14037.423	\$11,089.56	\$0.00	\$11,089.56	\$7,691.95	44.17%
1/31/2025	ACH PMT	HELENA CHEMICAL	4971.778	0	01/2025	4971.778	\$3,927.70	\$0.00	\$3,927.70	\$2,668.29	47.20%
3/5/2025	ACH PMT	HELENA CHEMICAL	7612.1	0	02/2025	7612.1	\$6,013.56	\$0.00	\$6,013.56	\$5,043.55	19.23%
4/3/2025	ACH PMT	HELENA CHEMICAL	14969.427	0	03/2025	14969.427	\$11,825.85	\$0.00	\$11,825.85	\$5,728.32	106.45%
5/14/2025	ACH PMT	HELENA CHEMICAL	12186.625	0	04/2025	12186.625	\$9,627.43	\$0.00	PYMT PENDING	\$13,167.05	#VALUE!
	ACH PMT	HELENA CHEMICAL		0	05/2025			\$0.00		\$4,782.94	-100.00%
	ACH PMT	HELENA CHEMICAL		0	06/2025			\$0.00		\$9,738.06	-100.00%
	ACH PMT	HELENA CHEMICAL		0	07/2025			\$0.00		\$2,391.85	-100.00%
	ACH PMT	HELENA CHEMICAL		0	08/2025			\$0.00		\$9,589.51	-100.00%
	ACH PMT	HELENA CHEMICAL		0	09/2025					\$1,250.04	-100.00%
TOTAL			67739.581	0			\$53,514.26	\$0.00	\$53,514.26	\$74,768.66	-28.43%
FY 2024-2025 - TOTAL											

Receivables - 5008

MONTHLY RAIL FEE

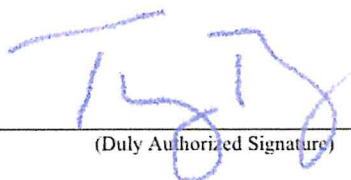
Date Received	REPORTING MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
10/28/20024	OCT	ACH	MONTHLY RAIL FEE	\$1,000.00	10/2024	PAID
11/26/2024	NOV	ACH	MONTHLY RAIL FEE	\$1,000.00	11/2024	PAID
11/26/2024	DEC	ACH	MONTHLY RAIL FEE	\$1,000.00	12/2024	PAID
1/6/2025	JAN	ACH	MONTHLY RAIL FEE	\$1,000.00	01/2025	PAID
1/29/2025	FEB	ACH	MONTHLY RAIL FEE	\$1,000.00	02/2025	PAID
3/3/2025	MAR	ACH	MONTHLY RAIL FEE	\$1,000.00	03/2025	PAID
4/3/2025	APR	ACH	MONTHLY RAIL FEE	\$1,000.00	04/2025	PAID
4/30/2025	MAY	ACH	MONTHLY RAIL FEE	\$1,000.00	05/2025	PAID
	JUNE	ACH	MONTHLY RAIL FEE		06/2025	
	JULY	ACH	MONTHLY RAIL FEE		07/2025	
	AUG	ACH	MONTHLY RAIL FEE		08/2025	
	SEPT	ACH	MONTHLY RAIL FEE		09/2025	

\$8,000.00

MONTHLY TARIFF REPORT**DATE:** MAY 15, 2025**REPORTING PERIOD:** APRIL 2022
(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)12186.625 Tons of Fertilizer Barge @ 0.79¢ per ton
(Name Product) Tons of Fertilizer Rail @ 0.125¢ per ton
(Name Product)

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 \$ 9,627.43 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 14 day of MAY, 2025.Terminal Manager
(Title)Trey Franz
(Printed Name)
(Duly Authorized Signature)Port Commission's Main Office Phone Number:
Port Commission's Main Mailing Address:

(361) 552-9793 Ext. 229

omunoz@portlavaca.org
City of Port Lavaca Port CommissionFax No.: (361) 552-6062
Port Lavaca, TX 77979

BARGES	MATERIAL / REF #	DATE	HELENA / Tons	LIQUID / DRY
K24704/K28306	NITSOL	3/22/2025	6,008.527	LIQUID
BIG 730B	MAP	4/1/2025	1,521.180	DRY
IN116518	POTASH2	4/2/2025	1,622.300	DRY
MTG410	UREA	4/8/2025	1,435.526	DRY
LTD 933B	UREA	4/15/2025	1,599.092	DRY

[illegible]

Barge
12,186.625
\$9,627.43
Rail
0.000

ACCOUNT AGING REPORT

Item #5.

ACCOUNT NO#	----- NAME -----	LAST PAY	LAST TRANS AMT	T --CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
5000		5/12/2025	\$ 759.00					\$	-
5001		5/10/2025	\$ 1,484.86					\$	-
5002		4/23/2025	\$ 11,100.00					\$	-
5003		5/1/2025	\$ 409.56					\$	-
5004		5/2/2025	\$ 2,500.39					\$	-
5005		5/2/2025	\$ 2,563.90					\$	-
5005		5/2/2025	\$ 3,500.00					\$	-
5006		5/5/2025	\$ 2,881.13					\$	-
5007		5/10/2025	\$ 2,900.00					\$	-
5007		5/10/2025	\$ 1,712.65					\$	-
5007		5/10/2025	\$ 2,995.46					\$	-
5008		4/30/2025	\$ 10,426.89					\$	-
5009		4/17/2025	\$ 815.71					\$	-
5010		5/1/2025	\$ 1,398.46					\$	-
5011		5/9/2025	\$ 967.50					\$	-
5012		5/1/2025	\$ 1,770.00					\$	-
5013		5/1/2025	\$ 747.49					\$	-
5014		4/30/2025	\$ 2,267.19					\$	-
5016		5/8/2025	1,575.00					\$	-
99-1963-04		5/14/2025	\$ 133.35					\$	-
99-1983-09		5/6/2025	\$ 266.70					\$	-
99-1993-04		5/6/2025	\$ 317.10					\$	-
99-2003-04		5/5/2025	\$ 342.30					\$	-
99-2015-16		5/1/2025	\$ 342.30					\$	-
99-2043-07		5/1/2025	\$ 342.30					\$	-
99-2053-12		4/3/2025	\$ 264.60					\$	264.60
99-2063-11		5/1/2025	\$ 367.50					\$	-
99-2073-09		5/1/2025	\$ 291.90					\$	-
99-2133-06		5/1/2025	\$ 291.80					\$	-
99-2163-03		5/1/2025	\$ 630.00					\$	-
99-2193-07		4/25/2025	\$ 176.40					\$	-
99-2213-04		5/1/2025	\$ 176.40					\$	-
99-2233-08		5/5/2025	\$ 176.40					\$	-
99-2243-12		5/2/2025	\$ 241.50					\$	-
99-2253-07		5/7/2025	\$ 228.90					\$	-
99-2273-08		5/1/2025	\$ 176.40					\$	-
99-2313-15		4/3/2025	\$ 176.40					\$	176.40
99-2373-10		5/8/2025	\$ 241.50					\$	-
99-2421-07		5/1/2025	\$ 239.40					\$	-
99-2443-05		5/1/2025	\$ 279.30					\$	-
99-2481-05		5/1/2025	\$ 291.90					\$	-
99-2543-09		5/1/2025	\$ 319.20					\$	-
=====									
**** BOOK # :00 99	TOTAL ACCOUNTS:	42	\$ 59,088.74	0.00	0	0	0	0	441.00

Item #5.

VEHICLE #	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT	
01-103058	BAREFOOT, MARK E.	I-002211	504 51000542.25	R & M- BUILDING :	REPLACE A/C CONDENSOR	68459	\$1,175.00	
				VENDOR TOTALS			\$1,175.00	
01-100630	ECLIPSE ENTERPRISES	I-35004	504 51000544.55	R & M- VEHICLE :	CITY LOGO CAR DECALS	68348	\$85.00	
				VENDOR TOTALS			\$85.00	
01-104071	ENTERPRISE FLEET MANAGEMEN	I-FBN5289271	504 51000544.55	R & M- VEHICLE:	MAINTENANCE MANAGEMENT	68464	\$177.80	
01-104071	ENTERPRISE FLEET MANAGEMEN	I-FBN5289271	504 51000551.11	VEHICLE LEASE:	MAINTENANCE MANAGEMENT	68464	\$1,827.64	
				VENDOR TOTALS			\$2,005.44	
01-102645	GEXA ENERGY, LP	I-34375806-4	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS MARCH 2025			68281	\$2,714.26
				NAUTICAL LANDING FLOOD LIGHT				\$64.14
				NL BOAT SLIPS				\$598.27
				HARBOR OF REFUGE				\$0.00
				HARBOR OF REFUGE FLOOD LIGHT				\$368.91
				CITY HARBOR				\$0.00
				106 S COMMERCE ST UNIT MAIN				\$1,682.94
				VENDOR TOTALS			\$2,714.26	
01-100700	MCGREW, TERRI	I-41785	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES			68377	\$620.00
				VENDOR TOTALS			\$620.00	
01-104228	PATILLO, BROWN & HILL	I-501960	504 51000532.01	AUDIT FEES : AUDIT FEES			68391	\$1,200.00
				VENDOR TOTALS			\$1,200.00	
01-102309	REPUBLIC SERVICES	I-0847-001385047	504 51000533.14	CONTRACTED SERVICES: CONTAINER - PORT COMMISSION			68296	\$347.50
				VENDOR TOTALS			\$347.50	

MISSION PAYMENT REPORT - APRIL 2025

VE	NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-100418	TML INTERGOVERNMENTAL	I-9059/042025	504 51000535.01	GENERAL LIABILITY: INSURANCE		68405	\$10.09
				VENDOR TOTALS			\$10.09
01-102621	UNIFIRST CORPORATION	I-2680091478	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		68301	\$79.72
01-102621	UNIFIRST CORPORATION	I-2680094254	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		68457	\$100.68
				VENDOR TOTALS			\$180.40
01-102014	VERIZON WIRELESS	I-6108675296	504 51000536.02	TELEPHONE : CELL PHONE CHARGES		68303	\$40.23
				VENDOR TOTALS			\$40.23
01-102134	VICTORIA ENGINEERING	I-17571	504 51000561.02	CE- LAND & IMPROVEMENT: DOWNTOWN WATERFRONT		68414	\$5,000.00
				VENDOR TOTALS			\$5,000.00
01-101509	WRIGHT NATIONAL FLOOD	I-0605584/0425	504 51000535.11	FLOOD INSURANCE : FLOOD INS. 106 S. COMMERCE ST		953	\$2,380.00
				VENDOR TOTALS			\$2,380.00
REPORT GRAND TOTAL:							\$15,757.92

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

-PORT & HARBORS FUND
ANCIAL SUMMARY

ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
USER & SERVICE CHARGES	818,955	0	69,609.97	484,171.30	0.00	334,783.70	59.12
FINES & FORFEITURES	500	0	22.89	402.67	0.00	97.33	80.53
OTHER REVENUE	35,600	0	2,486.62	18,230.58	0.00	17,369.42	51.21
GRANT AND CONTRIBUTION R	550,000	0	0.00	25,200.00	0.00	524,800.00	4.58
INTERGOVERNMENTAL REVENUE	116,184	0	0.00	116,184.00	0.00	0.00	100.00
TOTAL REVENUES	1,521,239	0	72,119.48	644,188.55	0.00	877,050.45	42.35
EXPENDITURE SUMMARY							
TECHNOLOGY SERVICES	1,422	1,422	133.56	3,566.16	0.00	2,144.16	250.78
CITY HARBOR	7,000	0	0.00	3,475.00	0.00	3,525.00	49.64
HARBOR OF REFUGE	200,000	0	0.00	10,000.00	0.00	190,000.00	5.00
SMITH HARBOR	11,000	0	0.00	4,875.00	0.00	6,125.00	44.32
NAUTICAL LANDINGS MARINA	35,000	0	0.00	8,502.48	0.00	26,497.52	24.29
OPERATIONS	1,390,148	0	30,458.84	328,484.75	489,962.00	571,701.25	58.87
TOTAL EXPENDITURES	1,644,570	0	30,592.40	358,903.39	489,962.00	795,704.61	51.62
REVENUES OVER/ (UNDER) EXPENDITURES	(123,331)	(123,331)	0	285,285.16	(489,962.00)	81,345.84	165.96

Grant 1,521,239.00
550,000.00
000 971,239.00
Revenues 644,188.55
0970 971,239.00
0.66*

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

1-PORT & HARBORS FUND
VENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
ER & SERVICE CHARGES								
6.01 CITY HARBOR-DOCK LEASE	115,000	115,000	0	12,860.21	83,528.44	0.00	31,471.56	72.63
6.09 HOR - DAILY DOCK RENTAL	100,000	100,000	0	500.00	52,875.00	0.00	47,125.00	52.88
6.10 HOR - RENTAL	4,000	4,000	0	0.00	0.00	0.00	4,000.00	0.00
6.11 HOR - DOCK LEASES	268,497	268,497	0	23,183.09	159,404.26	0.00	109,092.74	59.37
6.12 TARIFFS	130,000	130,000	0	17,228.12	77,734.42	0.00	52,265.58	59.80
6.20 N L DOCK RENT- TRANSIE	500	500	0	204.75	488.25	0.00	11.75	97.65
6.21 N L-DOCK LEASE	90,950	90,950	0	6,150.80	44,847.08	0.00	46,102.92	49.31
6.22 N L -BLDG LEASE	90,028	90,028	0	7,998.14	54,899.83	0.00	35,128.17	60.98
6.23 N L - BLDG RENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00
6.24 SMITH HARBOR RENT	19,980	19,980	0	1,484.86	10,394.02	0.00	9,585.98	52.02
TOTAL USER & SERVICE CHARGES	818,955	818,955	0	69,609.97	484,171.30	0.00	334,783.70	59.12
NES & FORFEITURES								
12.01 LATE PAYMENT PENALTIES	500	500	0	22.89	402.67	0.00	97.33	80.53
TOTAL FINES & FORFEITURES	500	500	0	22.89	402.67	0.00	97.33	80.53
THER REVENUE								
31.01 INTEREST INCOME	35,000	35,000	0	2,366.62	17,941.08	0.00	17,058.92	51.26
35.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
39.10 2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
39.11 AUCTION/SALE PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
39.12 TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00	0.00	0.00
39.71 WASHER-DRYER INCOME	600	600	0	120.00	289.50	0.00	310.50	48.25
39.90 MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	0.00
39.92 EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	35,600	35,600	0	2,486.62	18,230.58	0.00	17,369.42	51.21
RANT AND CONTRIBUTION R								
81.00 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
81.01 GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	0.00
82.02 GRANT REVENUE	550,000	550,000	0	0.00	25,200.00	0.00	524,800.00	4.58
TOTAL GRANT AND CONTRIBUTION R	550,000	550,000	0	0.00	25,200.00	0.00	524,800.00	4.58
NTERGOVERNMENTAL REVENUE								
93.00.1 XFER IN- FUND 001	116,184	116,184	0	0.00	116,184.00	0.00	0.00	100.00
93.88 XFER IN- 206 FARE FUND	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	116,184	116,184	0	0.00	116,184.00	0.00	0.00	100.00
TOTAL REVENUES	1,521,239	1,521,239	0	72,119.48	644,188.55	0.00	877,050.45	42.35

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

-PORT & HARBORS FUND
HNOLOGY SERVICES
ARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERIALS & SUPPLIES								
770526.1000 EQUIPMENT - OPERATIONS	0	0	0	0.00	2,664.73	0.00	(2,664.73)	0.00
TOTAL MATERIALS & SUPPLIES	0	0	0	0.00	2,664.73	0.00	(2,664.73)	0.00
SERVICES								
770536.504 CABLE & INTERNET- PORT	1,422	1,422	0	133.56	901.43	0.00	520.57	63.39
TOTAL SERVICES	1,422	1,422	0	133.56	901.43	0.00	520.57	63.39
TOTAL TECHNOLOGY SERVICES	1,422	1,422	0	133.56	3,566.16	0.00	(2,144.16)	250.78

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

-PORT & HARBORS FUND
Y HARBOR
ARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
VICES								
00533.20 CONTRACTED SERV-CITY H	5,000	5,000	0	0.00	3,475.00	0.00	1,525.00	69.50
TOTAL SERVICES	5,000	5,000	0	0.00	3,475.00	0.00	1,525.00	69.50
NTENANCE								
00542.21 R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
00543.22 R & M- BLDG.- CITY HAR	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
00543.24 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	0.00	0.00	0.00	2,000.00	0.00
TOTAL CITY HARBOR	7,000	7,000	0	0.00	3,475.00	0.00	3,525.00	49.64

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

1-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
EXPENSES								
320533.20 CONTRACTED SERV- HOR	150,000	150,000	0	0.00	10,000.00	0.00	140,000.00	6.67
TOTAL SERVICES	150,000	150,000	0	0.00	10,000.00	0.00	140,000.00	6.67
EXPENSES								
320542.21 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
TOTAL HARBOR OF REFUGE	200,000	200,000	0	0.00	10,000.00	0.00	190,000.00	5.00

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

PORT & HARBORS FUND
HARBOR
ARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
VICES								
40533.20 CONTRACTED SERV- SMITH	10,000	10,000	0	0.00	4,875.00	0.00	5,125.00	48.75
TOTAL SERVICES	10,000	10,000	0	0.00	4,875.00	0.00	5,125.00	48.75
NTENANCE								
40542.21 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
AL SMITH HARBOR	11,000	11,000	0	0.00	4,875.00	0.00	6,125.00	44.32

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

PORT & HARBORS FUND
MARINA
EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
RVICES								
360533.20 CONTRACTED SERV- NL MA	30,000	30,000	0	0.00	4,828.00	0.00	25,172.00	16.09
TOTAL SERVICES	30,000	30,000	0	0.00	4,828.00	0.00	25,172.00	16.09
NTENANCE								
360542.03 R & M- BUILDING- NL MA	2,000	2,000	0	0.00	2,884.00	0.00	884.00	144.20
360542.21 R & M- INFRAS- NL MAR	3,000	3,000	0	0.00	790.48	0.00	2,209.52	26.35
360542.25 R & M- BUILD (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
360543.26 R & M- INFRAS- NL MARI	0	0	0	0.00	0.00	0.00	0.00	0.00
360543.27 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	0.00	3,674.48	0.00	1,325.52	73.49
TOTAL NAUTICAL LANDINGS MARINA	35,000	35,000	0	0.00	8,502.48	0.00	26,497.52	24.29

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

-PORT & HARBORS FUND

RATIONS

ARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SONNEL SERVICES								
00511.01 SALARIES & WAGES	119,672	119,672	0	9,178.91	58,241.06	0.00	61,430.94	48.67
00511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
00511.07 SALARIES & WAGES-OVERT	0	0	0	121.13	456.30	0.00	456.30	0.00
00512.05 EMPLOYER-SOCIAL SECURI	9,155	9,155	0	677.60	4,518.95	0.00	4,636.05	49.36
00512.10 EMPLOYER-T.M.R.S.	7,276	7,276	0	551.51	3,783.62	0.00	3,492.38	52.00
00512.20 GROUP H/D INS PREMIUMS	20,797	20,797	0	1,734.63	10,211.60	0.00	10,585.40	49.10
00512.30 WORKER'S COMPENSATION	255	255	0	0.00	1,497.34	0.00	1,242.34	587.19
00512.31 UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
00512.40 SAFETY PAY	500	500	0	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	157,655	157,655	0	12,263.78	78,708.87	0.00	78,946.13	49.92
ERIALS & SUPPLIES								
00521.01 OFFICE	1,000	1,000	0	0.00	856.00	0.00	144.00	85.60
00523.03 CLEANING & JANITORIAL	11,000	11,000	0	800.40	4,797.96	0.00	6,202.04	43.62
00525.01 FUEL	500	500	0	0.00	33.43	0.00	466.57	6.69
00526.01 GENERAL SAFETY & TOOLS	150	150	0	0.00	0.00	0.00	150.00	0.00
00528.03 NON-CAPITALIZED ASSETS	1,500	1,500	0	0.00	0.00	0.00	1,500.00	0.00
00529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
TOTAL MATERIALS & SUPPLIES	16,150	16,150	0	800.40	5,687.39	0.00	10,462.61	35.22
VICES								
00531.01 TRAVEL & TRAINING	500	500	0	0.00	0.00	0.00	500.00	0.00
00531.04 DUES, SUBSCR., & PUBLI	5,500	5,500	0	0.00	199.95	0.00	5,300.05	3.64
00531.05 ADVERTISING & LEGAL NO	0	0	0	0.00	409.25	0.00	409.25	0.00
00532.01 AUDIT FEES	6,000	6,000	0	1,200.00	4,200.00	0.00	1,800.00	70.00
00532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
00532.07 LEGAL- REGULAR	3,000	3,000	0	0.00	465.50	0.00	2,534.50	15.52
00533.14 CONTRACTED SERVICES	31,960	31,960	0	519.75	15,183.15	0.00	16,776.85	47.51
00535.01 GENERAL LIABILITY INSU	3,849	3,849	0	10.09	5,005.11	0.00	1,156.11	130.04
00535.10 WINDSTORM INS	20,000	20,000	0	0.00	14,555.69	0.00	5,444.31	72.78
00535.11 FLOOD INS	2,250	2,250	0	2,380.00	2,380.00	0.00	130.00	105.78
00536.01 ELECTRICITY	31,627	31,627	0	2,714.26	13,965.04	0.00	17,661.96	44.16
00536.02 TELEPHONE	2,100	2,100	0	199.10	1,473.25	0.00	626.75	70.15
00536.03 WATER	6,200	6,200	0	245.94	3,414.87	0.00	2,785.13	55.08
TOTAL SERVICES	112,986	112,986	0	7,269.14	61,251.81	0.00	51,734.19	54.21
INTENANCE								
00541.02 LANDSCAPING	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
00542.25 R & M- BUILD (NAUTICAL	80,000	80,000	0	1,175.00	16,323.50	0.00	63,676.50	20.40
00543.04 R & M IMPROVEMENT OTB	2,500	2,500	0	0.00	0.00	0.00	2,500.00	0.00
00543.06 R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
00544.50 R & M- FURNITURE & EQU	4,000	4,000	0	0.00	1,007.89	0.00	2,992.11	25.20
00544.55 R & M- VEHICLES & TRAI	500	500	0	262.80	338.76	0.00	161.24	67.75
00544.65 R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
00544.75 DREDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTENANCE	92,200	92,200	0	1,437.80	17,670.15	0.00	74,529.85	19.17

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

PORT & HARBORS FUND

OPERATIONAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
DRY								
00551.11 VEHICLE LEASES	11,500	11,500	0	1,827.64	7,227.97	0.00	4,272.03	62.85
00552.02 PRI & INT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
00552.03 BOND ISSUANCE COST- AM	0	0	0	0.00	0.00	0.00	0.00	0.00
00552.15 DEBT SERVICE- PRINCIP	0	0	0	0.00	0.00	0.00	0.00	0.00
00552.25 DEBT SERVICE- INTEREST	0	0	0	0.00	0.00	0.00	0.00	0.00
00553.01 XFER OUT- FD 001- ADMIN	22,321	22,321	0	1,860.08	13,020.56	0.00	9,300.44	58.33
00553.02 XFER OUT- FD 310- '08	126,560	126,560	0	0.00	63,280.00	0.00	63,280.00	50.00
00553.05 XFER OUT- FD 322 - 201	133,776	133,776	0	0.00	66,888.00	0.00	66,888.00	50.00
00553.60 XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	0.00
00553.65 XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
00553.80 XFER OUT- FD 220	0	0	0	0.00	0.00	0.00	0.00	0.00
00554.81 DEPRECIATION EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
00554.84 BAD DEBT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	294,157	294,157	0	3,687.72	150,416.53	0.00	143,740.47	51.13
TOTAL EXPENDITURES								
000561.02 CE- LAND & IMPROVEMENT	50,000	50,000	0	5,000.00	5,000.00	44,800.00	200.00	99.60
000562.03 CE- BUILDING & IMPROV	0	0	0	0.00	9,750.00	0.00 (	9,750.00)	0.00
000563.05 CE- INFRASTRUCTURE	667,000	667,000	0	0.00	0.00	445,162.00	221,838.00	66.74
TOTAL CAPITAL EXPENDITURES	717,000	717,000	0	5,000.00	14,750.00	489,962.00	212,288.00	70.39

TAL OPERATIONS	1,390,148	1,390,148	0	30,458.84	328,484.75	489,962.00	571,701.25	58.87
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TAL EXPENDITURES	1,644,570	1,644,570	0	30,592.40	358,903.39	489,962.00	795,704.61	0.00
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VENUES OVER/(UNDER) EXPENDITURES	(123,331) (123,331)	0	41,527.08	285,285.16 (489,962.00)	81,345.84	165.96
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** END OF REPORT ***

BALANCE SHEET - UNAUDITED

AS OF: APRIL 30TH, 2025

Item #5.

504-PORT & HARBORS FUND

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	347,000.93
112.11.6001	INVESTMENTS-LOGIC	605,924.65
113.22	ALLOWANCE FOR UNCOLLECT(	14,575.43)
113.24	UNAPPLIED CREDITS (	14,351.45)
113.27	PTC ACCTS RECEIVABLE (UB	72,908.06
113.27.1004	ACCTS REC-HARBOR OF REFU	1,013,928.00
113.29.1000	ACCOUNTS RECEIVABLE-MIS(	21,878.10)
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)

9,640,861.82

TOTAL ASSETS

9,640,861.82

LIABILITIES

207.21	CUSTOMER DEPOSIT (	50.00)
211.10	AP PENDING (DUE TO CONS	710.62
211.99	YMCA (	4.35)
212.30	ACCRUED VACATION	5,382.72
213.01	BOND PREMIUM (SERIES '18	68,969.89
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	1,824.80
221.20	BONDS PAYABLE NON-CURREN	1,355,000.00

2,645,761.68

TOTAL LIABILITIES

2,645,761.68

FUND EQUITY/BALANCE

0.*
347,000.93+

605,924.65+

002

952,925.58*

BALANCE SHEET - UNAUDITED

AS OF: APRIL 30TH, 2025

Item #5.

504-PORT & HARBORS FUND

ACCOUNT#	TITLE	
320.07	ENCUMBRANCES (	685,012.30)
320.08	RESERVE FOR ENCUMBRANCES	685,012.30
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		644,188.55
TOTAL EXPENSES		358,903.39
EXCESS REVENUES OVER EXPENDITURES		285,285.16
TOTAL LIABILITIES & FUND EQUITY/BALANCE		9,640,861.82

210-PORT COMMISSION PROJECTS

ACCOUNT#	TITLE		
ASSETS			
=====			
111.21	CLAIM ON CONS CASH	(56,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00	
			(14,000.00)
TOTAL ASSETS			(14,000.00)
=====			
LIABILITIES			
=====			
			0.00
TOTAL LIABILITIES			0.00
FUND EQUITY/BALANCE			
=====			
320.07	ENCUMBRANCES	(1,140,330.36)	
320.08	RESERVE FOR ENCUMBRANCES	1,140,330.36	
TOTAL FUND EQUITY/BALANCE			0.00
TOTAL REVENUES		0.00	
TOTAL EXPENSES		14,000.00	
EXCESS REVENUES OVER EXPENDITURES			(14,000.00)
TOTAL LIABILITIES & FUND EQUITY/BALANCE			(14,000.00)
=====			

BALANCE SHEET - UNAUDITED

AS OF: APRIL 30TH, 2025

Item #5.

310-08 PC DEBT SERVICE

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	34,817.55	
			34,817.55
TOTAL ASSETS			34,817.55

LIABILITIES

212.60	ACCRUED BOND INTEREST	3,824.00	
			3,824.00
TOTAL LIABILITIES			3,824.00

FUND EQUITY/BALANCE

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			86,633.88
TOTAL REVENUES			63,595.17
TOTAL EXPENSES			119,235.50
EXCESS REVENUES OVER EXPENDITURES			(55,640.33)
TOTAL LIABILITIES & FUND EQUITY/BALANCE			34,817.55

BALANCE SHEET - UNAUDITED

AS OF: APRIL 30TH, 2025

Item #5.

322-SERIES 2018 DEBT SERVICE

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	{ 45,925.00}	
			{ 45,925.00}
TOTAL ASSETS			{ 45,925.00}

LIABILITIES

212.60	ACCRUED INTEREST PAYABLE	7,068.00	
			7,068.00
TOTAL LIABILITIES			7,068.00

FUND EQUITY/BALANCE

320.98	FUND BALANCE	{ 6,818.99}	
TOTAL FUND EQUITY/BALANCE			{ 6,818.99}
TOTAL REVENUES			66,888.49
TOTAL EXPENSES			113,062.50
EXCESS REVENUES OVER EXPENDITURES			{ 46,174.01}
TOTAL LIABILITIES & FUND EQUITY/BALANCE			{ 45,925.00}

Port Commission Snapshot

	February	March	April	FYTD	
City Harbor					
Revenue	\$ 11,263.56	\$ 11,222.60	\$ 12,860.21	\$ 83,569.40	
Expenses	\$ 1,920.29	\$ 5,858.60	\$ 2,216.91	\$ 17,763.67	
Gain / (Loss)	<u>\$ 9,343.27</u>	<u>\$ 5,364.00</u>	<u>\$ 10,643.30</u>	<u>\$ 65,805.73</u>	
Harbor of Refuge					
Revenue	\$ 40,218.68	\$ 42,521.08	\$ 40,911.21	\$ 290,013.68	
Expenses	\$ 9,397.08	\$ 16,576.90	\$ 10,789.81	\$ 79,415.31	
Gain / (Loss)	<u>\$ 30,821.60</u>	<u>\$ 25,944.18</u>	<u>\$ 30,121.40</u>	<u>\$ 210,598.37</u>	
Nautical Landings					
Revenue	\$ 14,263.84	\$ 15,413.58	\$ 14,496.58	\$ 100,886.37	
Expenses	\$ 8,991.57	\$ 16,177.33	\$ 12,074.72	\$ 108,638.13	
Gain / (Loss)	<u>\$ 5,272.27</u>	<u>\$ (763.75)</u>	<u>\$ 2,421.86</u>	<u>\$ (7,751.76)</u>	
Smith Harbor					
Revenue	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 10,394.02	
Expenses	\$ 5,317.59	\$ 549.38	\$ 510.96	\$ 8,168.28	
Gain / (Loss)	<u>\$ (3,832.73)</u>	<u>\$ 935.48</u>	<u>\$ 973.90</u>	<u>\$ 2,225.74</u>	
Interest Income	<u>\$ 2,247.84</u>	<u>\$ 2,719.79</u>	<u>\$ 2,366.62</u>	<u>\$ 17,941.08</u>	
Property Tax Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 116,184.00</u>	
Grant Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,200.00</u>	
Total Gain / (Loss)	<u><u>\$ 43,852.25</u></u>	<u><u>\$ 34,199.70</u></u>	<u><u>\$ 46,527.08</u></u>	<u><u>\$ 430,203.16</u></u>	\$ 644,188.55

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

Cash Profit and Loss Statement

Item #5.

	February	March	April	FYTD
City Harbor				
Dock Lease	\$ 11,222.60	\$ 11,222.60	\$ 12,860.21	\$ 83,528.44
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ 40.96	\$ -	\$ -	\$ 40.96
Total City Harbor	\$ 11,263.56	\$ 11,222.60	\$ 12,860.21	\$ 83,569.40
Harbor of Refuge				
Tarrifs				
Oil	\$ 5,842.64	\$ 5,824.43	\$ 5,402.27	\$ 33,847.59
Fertilizer	\$ -	\$ 6,013.56	\$ 11,825.85	\$ 43,886.83
Oyster	\$ -	\$ -	\$ -	\$ -
Rentals				
Daily Dock Rental	\$ 11,200.00	\$ 7,500.00	\$ 500.00	\$ 52,875.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 22,176.04	\$ 22,183.09	\$ 22,183.09	\$ 152,404.26
Railroad Fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 7,000.00
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total Harbor of Refuge	\$ 40,218.68	\$ 42,521.08	\$ 40,911.21	\$ 290,013.68
Nautical Landings				
Dock Rent	\$ 252.00	\$ 31.50	\$ 204.75	\$ 488.25
Dock Lease	\$ 6,098.30	\$ 6,467.90	\$ 6,150.80	\$ 44,847.08
Building Lease	\$ 7,890.65	\$ 8,798.14	\$ 7,998.14	\$ 54,899.83
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ -	\$ 120.00	\$ 289.50
Miscellaneous	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ 22.89	\$ 116.04	\$ 22.89	\$ 361.71
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
Total Nautical Landings	\$ 14,263.84	\$ 15,413.58	\$ 14,496.58	\$ 100,886.37
Smith Harbor				
Rent	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 10,394.02
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total Smith Harbor	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 10,394.02
Interest Income	\$ 2,247.84	\$ 2,719.79	\$ 2,366.62	\$ 17,941.08
Property Tax Revenue	\$ -	\$ -	\$ -	\$ 116,184.00
Total Income	\$ 69,478.78	\$ 73,361.91	\$ 72,119.48	\$ 644,188.55

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

Cash Profit and Loss Statement

Item #5.

	February	March	April	FYTD	
City Harbor					
Overhead Allocation	\$ 1,920.29	\$ 2,383.60	\$ 2,216.91	\$ 14,288.67	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
R&M Building	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ 3,475.00	\$ -	\$ 3,475.00	
Total City Harbor	\$ 1,920.29	\$ 5,858.60	\$ 2,216.91	\$ 17,763.67	
Harbor of Refuge					
Overhead Allocation	\$ 9,026.61	\$ 11,204.45	\$ 10,420.90	\$ 67,165.89	
Electricity	\$ 370.47	\$ 372.45	\$ 368.91	\$ 2,249.42	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ 5,000.00	\$ -	\$ 10,000.00	
Total Harbor of Refuge	\$ 9,397.08	\$ 16,576.90	\$ 10,789.81	\$ 79,415.31	
Nautical Landings					
Overhead Allocation	\$ 3,703.55	\$ 4,597.10	\$ 4,275.62	\$ 27,557.64	
Cable & Internet	\$ -	\$ 217.61	\$ 133.56	\$ 901.43	
R&M Building	\$ -	\$ 4,790.50	\$ 1,175.00	\$ 19,207.50	
R&M Infrastructure	\$ 130.61		\$ -	\$ 790.48	
R&M Furniture & Equip	\$ -	\$ 655.14	\$ -	\$ 1,423.29	
Cleaning & Janitorial	\$ 652.76	\$ 870.04	\$ 800.40	\$ 4,797.96	
Lighting & Decoration	\$ -		\$ -	\$ -	
Contracted Services	\$ 1,641.94	\$ 1,043.94	\$ 519.75	\$ 20,420.40	
Windstorm Insurance	\$ -		\$ -	\$ 14,555.69	
Flood Insurance	\$ -		\$ 2,380.00	\$ 2,380.00	
Electricity	\$ 1,733.93	\$ 2,679.10	\$ 2,345.35	\$ 11,715.62	
Telephone	\$ 40.23	\$ 532.45	\$ 199.10	\$ 1,473.25	
Water	\$ 1,088.55	\$ 791.45	\$ 245.94	\$ 3,414.87	
Landscaping	\$ -		\$ -	\$ -	
R&M Improvement OTB	\$ -		\$ -	\$ -	
Total Nautical Landings	\$ 8,991.57	\$ 16,177.33	\$ 12,074.72	\$ 108,638.13	
Smith Harbor					
Overhead Allocation	\$ 442.59	\$ 549.38	\$ 510.96	\$ 3,293.28	
Contracted Services	\$ 4,875.00	\$ -		\$ 4,875.00	
Total Smith Harbor	\$ 5,317.59	\$ 549.38	\$ 510.96	\$ 8,168.28	
Total Expenses	\$ 25,626.53	\$ 39,162.21	\$ 25,592.40	\$ 213,985.39	
Operating Cash Flow	\$ 43,852.25	\$ 34,199.70	\$ 46,527.08	\$ 430,203.16	
CE- Land & Improvements	\$ -		\$ 5,000.00	\$ 5,000.00	
CE - Buildings	\$ -		\$ -	\$ 9,750.00	
CE - Infrastructure	\$ -		\$ -	\$ -	
Dredging	\$ -		\$ -	\$ -	
Transfer Out Fund 310	\$ 63,280.00		\$ -	\$ 63,280.00	
Transfer Out Fund 322	\$ 66,888.00		\$ -	\$ 66,888.00	
Net Cash Flow	\$ (86,315.75)	\$ 34,199.70	\$ 41,527.08	\$ 285,285.16	\$ 358,903.39

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

PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	12,263.78
Technology Equipment	\$	-
Office	\$	-
Travel & Training	\$	-
Fuel	\$	-
General safety and tools	\$	-
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	-
Audit Fees	\$	1,200.00
Health & Fitness	\$	-
Legal - Regular	\$	-
General Liability Ins.	\$	10.09
R & M Vehicles	\$	262.80
Vehicle Leases	\$	1,827.64
Administrative costs	\$	1,860.08
Total	\$	<u>17,424.39</u>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 2,216.91
Harbor of Refuge	59.81%	\$ 10,420.90
Nautical Landings	24.54%	\$ 4,275.62
Smith Harbor	2.93%	\$ 510.96
	100.00%	\$ 17,424.39

Cash, Encumbrances, Budgeted CIP, & Bond Payments

Ending Cash Assets				As of 2/28/2025	As of 3/31/2025	As of 4/30/2025
Ending Cash				\$ 259,687.09	\$ 284,252.04	\$ 347,000.93
Inventments Logic				\$ 601,436.16	\$ 603,715.95	\$ 605,924.65
Fund 210 Port Projects				\$ (52,700.00)	\$ (52,700.00)	\$ (56,700.00)
Debt Service Funds (310 & 322)				\$ (11,137.85)	\$ (11,123.30)	\$ (11,107.45)
Total Ending Cash Assets				\$ 797,285.40	\$ 824,144.69	\$ 885,118.13
Current Encumbrances						
PO#	Task Order	Contractor	Project Description	Ordered	Received	Outstanding
25-00042		Victoria Engineering	Downtown WaterFront Public Access	\$ 75,000.00	\$ 30,200.00	\$ 44,800.00
25-00036		Victoria Engineering	Breakwater Engineering	\$ 40,000.00	\$ 24,000.00	\$ 16,000.00
25-00102		Derrick Construction	NL Boat Ramp Breakwater Repair	\$ 445,162.00	\$ -	\$ 445,162.00
Total						\$ 60,800.00
Budgeted Capital Improvement Projects						
1	Texas Parks & Wildlife Match					\$ 167,000.00
Total						\$ 167,000.00
Remaining Bond Payments						
1	FY 24/25 Remaining Bond Payments					\$ 28,438.00
Total						\$ 28,438.00

*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 FDA Grant on 04/25/2023 which reduced the negative fund balance in Fund 210.

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

111.21	CLAIM ON CONS CASH								284,744.82
	BEGINNING								
4/01/25	3/13	R00333	DEPOSIT-DRAFTS	00111	PAYMENT			9,092.97	293,837.79
4/01/25	3/24	U35391	DEPOSIT	36479	DRAFT POSTING			3,406.10	297,243.89
4/01/25	4/02	C50028	DEPOSIT	13841	DAILY CASH POSTING 4/01/2025			21.00	297,264.89
4/02/25	4/03	C50067	DEPOSIT	13845	DAILY CASH POSTING 4/02/2025			183.75	297,448.64
4/02/25	4/03	U35442	DEPOSIT	13845	DAILY RECEIPT POSTING			342.30	297,790.94
4/02/25	4/02	A48924	TRANSFER	11652	504-703 A/P REIMBURSEMEN			3,200.56CR	294,590.38
4/02/25	4/02	A49064	TRANSFER	11654	504-703 A/P REIMBURSEMEN			3,181.71CR	291,408.67
4/03/25	4/03	R00342	DEPOSIT	00118	PAYMENT			10,426.89	301,835.56
4/03/25	4/04	R00343	DEPOSIT	13849	PAYMENT			3,898.85	305,734.41
4/03/25	4/04	U35460	DEPOSIT	13849	DAILY RECEIPT POSTING			441.00	306,175.41
4/03/25	4/09	R00351	DEPOSIT	00125	PAYMENT			2,267.19	308,442.60
4/03/25	4/09	R00353	M-REVERSE PMT	00128	REVERSE PAYMENT			2,267.19CR	306,175.41
4/03/25	4/09	R00357	DEPOSIT	00130	PAYMENT			6,063.90	312,239.31
4/03/25	4/14	B50129	Misc 000000	21319	HELENA TARIFF PMT MARCH 2025	JE# 029776		11,825.85	324,065.16
4/04/25	4/07	R00344	DEPOSIT	13858	PAYMENT			3,290.69	327,355.85
4/04/25	4/07	U35466	DEPOSIT	13858	DAILY RECEIPT POSTING			279.30	327,635.15
4/04/25	4/04	A49076	TRANSFER	11657	504-703 A/P REIMBURSEMEN			4,460.92CR	323,174.23
4/07/25	4/08	U35479	DEPOSIT	13861	DAILY RECEIPT POSTING			583.80	323,758.03
4/08/25	4/09	R00345	DEPOSIT	13864	PAYMENT			747.49	324,505.52
4/09/25	4/10	R00416	DEPOSIT	13870	PAYMENT			1,657.50	326,163.02
4/09/25	4/10	U35490	DEPOSIT	13870	DAILY RECEIPT POSTING			133.35	326,296.37
4/14/25	4/15	U35511	DEPOSIT	13881	DAILY RECEIPT POSTING			251.79	326,548.16
4/14/25	5/07	R00441	DEPOSIT	00151	PAYMENT			1,575.00	328,123.16
4/16/25	4/16	A49454	TRANSFER	11664	504-703 A/P REIMBURSEMEN			6,915.09CR	321,208.07
4/17/25	4/21	R00423	DEPOSIT	13908	PAYMENT			815.71	322,023.78
4/17/25	4/21	C50156	DEPOSIT	13908	DAILY CASH POSTING 4/17/2025			5,902.27	327,926.05
4/23/25	4/24	R00425	DEPOSIT-UNAPPL	13919	JUNE RENT 2025			11,100.00	339,026.05
4/23/25	4/23	A49467	TRANSFER	11669	504-703 A/P REIMBURSEMEN			4,609.24CR	334,416.81
4/24/25	4/25	R00426	DEPOSIT	13920	PAYMENT			7,750.00	342,166.81
4/24/25	4/24	A49611	TRANSFER	11675	504-703 A/P REIMBURSEMEN			5,661.12CR	336,505.69
4/25/25	4/28	C50212	DEPOSIT	13930	DAILY CASH POSTING 4/25/2025			120.00	336,625.69
4/25/25	4/28	U35559	DEPOSIT	13921	DAILY RECEIPT POSTING			176.40	336,802.09
4/28/25	4/28	U35562	DEPOSIT	36663	DAILY RECEIPT POSTING			2,267.19	339,069.28
4/28/25	4/29	U35566	DEPOSIT	13933	DAILY RECEIPT POSTING			133.35	339,202.63
4/29/25	4/29	A49676	TRANSFER	11681	504-703 A/P REIMBURSEMEN			3,193.62CR	336,009.01
4/30/25	4/30	R00428	DEPOSIT	00141	PAYMENT			10,426.89	346,435.90
4/30/25	5/01	R00430	DEPOSIT	13940	PAYMENT			2,267.19	348,703.09
4/30/25	5/05	B50262		21349	ADMINISTRATIVE FEES	JE# 029830		766.75	349,469.84
4/30/25	5/05	B50262		21349	ADMINISTRATIVE FEES	JE# 029830		22,551.17	372,021.01
4/30/25	5/05	B50262		21349	ADMINISTRATIVE FEES	JE# 029830		25,178.00CR	346,843.01
4/30/25	5/05	B50269	Misc 000000	21347	INTEREST EARNED	JE# 029828		157.92	347,000.93
		=====	APRIL ACTIVITY	DB:	120,923.56	CR:	58,667.45CR	62,256.11	

COMMUNICATION

SUBJECT: CITY MANAGER'S REPORT

INFORMATION:

- 1.) TPWL Grant - Renovations to the Nautical Landings Marina Breakwater
- 2.) CDBG-MIT Coastal Resilience Living Shoreline Project
- 3.) ReStore (cleanup of old barge(s) in Smith Harbor)
- 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.
- 5.) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection)
- 6.) Harbor of Refuge (Tract 11) Erosion
- 7.) MBMT Grant Downtown Waterfront Public Access Improvement
- 8.) TxDOT Truck Route signs
- 9.) Parking area on SBA Steel property at the HOR Boat ramp
- 10.) CALHOUN COUNTY MARINE ADVISORY COUNCIL

CITY OF PORT LAVACA

MEETING: MAY 16, 2025 AGENDA ITEM ____

DATE: 5.20.2025

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

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: CITY MANAGER'S MONTHLY REPORT

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

A Pre-construction conference was held on Friday, May 2. Raymond Butler was in attendance representing the Port Commission. All of the materials are being purchased locally from Coastal Nail and Tool and should be delivered soon. Work is expected to start before the end of May.

2. **CDBG-MIT Coastal Resilience Living Shoreline Project**

We have received a short extension to the project in order to have time to try to get feedback from the USCOE on when we can reasonably expect approval of the permit application to construct (which we submitted 12 months ago) so we know to when we must get approval to extend the CDBG-MIT contract. After our meeting on April 11, GLO promised to send us a letter that we can share with USACE and our US representative and Senators explaining the risk of losing funding if the USACE doesn't come forth with the permit soon. GLO is still working on that letter, but we hope to receive it soon. GLO thought they could get approval to extend to March of 2027, but no more (our original request was to June 2027 assuming we have the permit in hand by the end of 2025). So as soon as we get the letter from GLO we will be reaching out to our contacts in Washington for assistance with the USACE. (It seems that the hold up is with USMFS, which is the same agency that held the Nautical Landings breakwater up for so long).

3. **ReStore (cleanup of old barge(s) in Smith Harbor)**

The issues with the title have been resolved with the Title Opinion that Guld Coast Title prepared for us, but there are still issues between USCOE and TCEQ regarding the COE permit to construct that we are all trying to resolve. In the meantime, I have purchased the EJCDC C-700 Standard General Conditions of the Construction Contract and am working on a Supplemental Conditions and other documents needed for this bid package as well as the Living Shoreline Project.

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.**

As you recall, the \$9.1M CDBG-MIT Round 2 funding was finally approved by GLO several weeks ago. The mayor has STILL not yet received the contract from GLO to sign. Yesterday our GLO Contract Manager requested another update on the status of the contract.

5. **GLO CEPRA GRANT (Harbor of Refuge Shoreline Protection):** Mott McDonald has submitted the 30% design drawings and are working on the preliminary construction cost estimate. You can download them at <https://cleargov.com/texas/calhoun/city/port-lavaca/projects/16597/cepra-harbor-of-refuge-1783>

CITY OF PORT LAVACA

6. Regarding the Boards' thoughts about possibly funding a project to install rip-rap along the eastern shoreline of the peninsula at the Harbor of Refuge (Tract 11). I did meet with Josh Carter with Coast & Harbors Engineering and his team a couple weeks ago to brainstorm about this. At this time, they are looking at the topographical survey information they have already collected and will study the shoreline cross-section. I am looking through COE approvals in the area over the last few years that provides a USCOE accepted tide elevation, above which the COE has previously agreed is not jurisdictional.
7. **MBMT Grant Downtown Waterfront Public Access Improvement:**
Urban Engineering is working on the bid plans. We will review the parking lot green infrastructure design with the Clean Coast Texas team before finalizing. I've asked Matt Glaze with Urban to include as an Additive Alternate, the construction of additional permitted bulkheading on the north side of Smith Harbor. If there are funds available to accomplish this, it could be done in conjunction with relocation Poor Boy Bait, which is needed before moving forward with other pavement and parking improvements on the Poor Boy peninsula.
8. **TxDOT Truck Route signs:** BY way of a brief summary ... we have been working with TxDOT for over 5 years to get signs put up designating the Truck Route through the City Limits so that PLPD can enforce the ordinance. The sign layout was finally approved by TxDOT in March of 2024, and we purchased the large signs we are responsible for and TxDOT included the small signs into a construction project they were bidding. This TxDOT project was let last November, and we were to be invited to the Pre-construction conference to coordinate the installation of the signs. The Pre-con kept getting pushed back and then a couple weeks ago, Councilman Aguirre saw that a TxDOT crew was installing the small Truck Route signs around town. Last week, I was able to get in touch with James Janak, the Victoria Area Engineer, and he confirmed that they decided to put most of the small signs up themselves, but there are still three locations that are waiting on the contractor to do. TxDOT hadn't let us know about this. Since TxDOT already had most of the signs up, I told Wayne to go ahead and get with Lester Contracting to move forward with installing the large signs. PLPD still won't be able to enforce the Truck route until 100% of the signs are up, but we'll be done with our portion of the work soon.
9. **Parking area on SBA Steel property at the HOR Boat ramp:** Earlier this week I did email Mr. Richard Keane of SBA Steel with the offer of a \$250/year lease amount. As of this writing I have not had a response.
10. **CALHOUN COUNTY MARINE ADVISORY COUNCIL:** Both Jim Rudellat and I sit on this Council. At last week's meeting. Steven Raabe of the Matagorda Bay Mitigation Trust spoke to us about the future of the Matagorda Bay Mitigation Trust. All the original funds dedicated to miscellaneous projects awarded through the RFP process have been spent or committed over the past 5 years. However, Formosa is still paying into the fund when nurdles are found. It is projected that the Trust will have funding and continue to issue annual RFPs for the foreseeable future – realistically I'd say at least 2 and perhaps up to 5 years. The application period opens in September and applications are due in mid-October. I am "penciling in" making application for the following projects
- The \$200,000 match for the TPWL trails grant (or \$500,00 if we are awarded the grant)
 - \$158,000 match for the Lighthouse Beach Phase 2 CEPRA project
 - \$200,00 match for the CMP-GOMESA project to construct a 10 ft wide boardwalk along Smith Harbor's seawall.
 - Possibly one bay outfall litter catcher project to see how it does before doing others.
- If Commissioners have other suggestions for applications, let me know.

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

AGENDA 7

A) City Harbor

B) Nautical Landings Building

- 1) Working on a scope to replace six big windows south end front of building, identify availability windstorm regulations.

C) Nautical Landings Marina

- 1) Horizon Environmental has been onsite 18 times since last PC meeting.
- 2) Water usage 15 April – 9 May 266 gallons received minimum bill \$42.80
- 3) 2 May 2025 preconstruction meeting with Derrick Construction (Breakwater) they should be onsite by the end of May.

D) Smith Harbor

- 1) Move six power poles off the bulkhead.
- 2) 28 March 2025 received USACE permit.

E) Harbor of Refuge

- 1) 7 August 2024 LCI delivering material from Alamo Heights road project.

F) To Do List - Raymond Butler

COMMUNICATION

SUBJECT: DISCUSS DRAFT TARIFF CIRCULUR NO. 1

INFORMATION:

REGULARY PORT COMMISSION MEETING:

DATE: 5/20/2025

TO: PORT COMMISSION

FROM: Jody Weaver

SUBJECT: DISCUSS DRAFT TARIFF CIRCULUR NO. 1

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. (MILLER'S SEAFOOD CO., INC. LEASE AT CITY HARBOR)(ENCORE DREDGING PARTNERS, LLC LEASES AT HARBOR OF REFUGE)

REGULARY PORT COMMISSION MEETING:

DATE: 5/20/2025

TO: PORT COMMISSION

FROM: Jody Weaver

SUBJECT: CLOSED SESSION
