



REGULAR PORT COMMISSION MEETING

Tuesday, July 21, 2026 at 3:30 PM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

PUBLIC NOTICE OF MEETING

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

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

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

AGENDA

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

MEETING PROCEDURE

Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, JULY 21, 2026 beginning at 3:30 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/88962122409?pwd=WbDdFNyoWlor2jpZN0vjOzUpqGrDTA.1>

<https://us02web.zoom.us/jc/88962122409>

Meeting ID: 889 6212 2409

Passcode: 940804

One tap mobile

*+13462487799,,88962122409#,,,,*940804# US (Houston)*

ROLL CALL

CALL TO ORDER**INVOCATION****PLEDGE OF ALLEGIANCE**

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

CONSENT AGENDA

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

1. **APPROVAL OF MINUTES**

Approve minutes of the June 16, 2026 Regular Port Commission Meeting.

2. **RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT**

Receive Harbor Master's Inspection Report for June 2026.

REPORTS

3. **RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND**

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Profit and Loss Cash Flow Report
- e) Revenue and Expenditure Report
- f) Balance Report
- g) Purchase Order Report

4. **CITY MANAGER'S REPORT**

- 1.) Community Development Block Grant Mitigation Coastal Resiliency

Living Shoreline Project

- 2.) ReStore (cleanup of old barges) in Smith Harbor
- 3.) Community Development Block Grant Mitigation Round 2
Replacement of culverts under the rail at Corporation Ditch and
Voluntary Restoration of Harbor of Refuge Shoreline
- 4.) General Land Office Coastal Erosion Planning & Response Act Grant
(Harbor of Refuge Shoreline Protection)
- 5.) Matagorda Bay Mitigation Trust Grant Downtown Waterfront Public
Access Improvement
- 6.) Texas Department of Transportation Truck Route Signs
- 7.) Texas Ports Association
- 8.) Texas Department of Transportation Maritime Division

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

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

ACTION ITEMS: NEW BUSINESS

6. CONSIDER PAYING FOR AN ENVIRONMENTAL FEE FOR THE COASTAL
EROSION PLANNING AND RESPONSE ACT (CEPRA) - HARBOR OF REFUGE
PROJECT.

ACTION ITEMS: LEASES

7. CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI IN
NAUTICAL LANDINGS BUILDING, SUITE 3, 106 S. COMMERCE ST.

8. CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI IN NAUTICAL LANDINGS BUILDING, SUITE 3, 106 S. COMMERCE ST.

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, July 21, 2026**, beginning at 3:30 p.m., was posted at City Hall, where it was easily accessible to the public, as of **5:00 p.m. Wednesday, July 15, 2026**.

Oralia G. Munoz

Oralia G. Munoz, Executive 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:

Approve minutes of the June 16, 2026 Regular Port Commission Meeting.



REGULAR PORT COMMISSION MEETING

Tuesday, June 16, 2026, at 3:30 PM

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 16th day of June 2026, the Port Commission of the City of Port Lavaca, Texas, convened in a regular session at 3:30 p.m. in the regular meeting place, City Council Chambers, at City Hall, 202 N. Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL:

Raymond Butler	Commissioner/Chairman
Laurie Harvey	Commissioner
Jamie O'Neil	Commissioner
Jim Ward	Commissioner
Louis Rubio	Commissioner

And the following Commissioners absent:

Jerry Smith	Commissioner/Secretary
Larry Nichols	Commissioner

CALL TO ORDER

Chairman Raymond Butler called the meeting to order at 3:31 p.m. and presided.

INVOCATION

Commissioner Jim Ward gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Raymond Butler led the Pledge of Allegiance.

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 the first page of this agenda).*

CONSENT AGENDA

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

1. APPROVAL OF MINUTES**MINUTES OF THE MAY 19, 2026 – REGULAR PORT COMMISSION MEETING**

Motion was made by Commissioner Jim Ward.

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

THAT, the May 19th, 2026, minutes of the Regular Port Commission meeting held on June 16th, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Laurie Harvey, Jamie O'Neil, Jim Ward and Louis Rubio.

Voting Nay: None.

Motion carried.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT**RECEIVE HARBOR MASTER'S INSPECTION/MAINTENANCE REPORT FOR MAY 2026.**

Motion was made by Commissioner Jim Ward.

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

THAT, the Harbor Master's May 2026 Inspection Reports of the Port Commission Regular meeting held on June 16, 2026, are hereby approved.

Seconded by Commissioner Laurie Harvey.

Voting Aye: Raymond Butler, Laurie Harvey, Jamie O'Neil, Jim Ward and Louis Rubio.

Voting Nay: None.

Motion carried.

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Profit and Loss Cash Flow Report
- e) Revenue and Expenditure
- f) Balance Report
- g) Purchase Order Report

- A copy of these reports, in their entirety, can be found in the Port Commission Meeting packet dated June 16, 2026.

Agenda item discussed.

No action taken.

4. RECEIVE CITY MANAGER'S REPORT

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

1) **Community Development Block Grant -Mitigation Coastal Resilience Living Shoreline Project:**

Maverick has submitted pay request 3 for \$367,680.76, which includes more NATRX Reef Blocks, which are stored on site at the manufacturer's facility in Louisiana. This invoice is being submitted to GLO for processing and reimbursement. As with the earlier units, there is a Temporary Storage and Access Agreement in place, which grants the City, Engineer, and Contractor the right of entry to the property to inspect the products as needed at their facility in Morgan City, LA. The products are being covered by the contractor's property insurance, as acknowledged in writing by the contractor's surety.

Last Monday, I received an update from the engineer that Maverick planned to have a few workers on site last week to prep the site for the receipt of the artificial reef units. Both Jim and I were out of town last week, so I'm waiting to hear back from the engineer on an update on what was accomplished.

The NATRIX units should arrive on site on Tuesday of this week. The artificial reef geocomposites and bedding stone will arrive sometime next week.

The engineers are reviewing Maverick's armor stone submittal for the rock breakwater. Once approved and ordered, it will take about 6 weeks to get all of the stone mined and delivered to the site. They plan to parallel marsh creation efforts (once finished with the reef breakwater) and the rock breakwater installation.

2) **ReStore (cleanup of old barge(s) in Smith Harbor):**

Taylor Marine mobilized but then immediately had an equipment breakdown. They are on their way back to repair the equipment and install the silt barrier, then get to work. We have extended the construction completion date to July 1.

3) **Community Development Block Grant – Mitigation Round 2 – Replacements of Culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor of Refuge Shoreline:**

We received the Authority to Use Grant Funds (AUGF) for the Harbor of Refuge Shoreline project on Monday, June 8. On Friday, Matt Glaze submitted construction plans for our review. The AUGF for the railroad culvert is expected by mid-July.

4) **General Land Office (GLO) Coastal Erosion Planning Response Act (CEPRA) Grant (Harbor of Refuge Shoreline Protection):** No Update.

5) **Matagorda Bay Mitigation Trust (MBMT) Grant Downtown Waterfront Public Access Improvement:**

The parking lot is complete and open to the public. Marvelous Gardens has been contracted to add the native plants to the 3 rain garden areas for about \$4,000.00.

6) **Texas Department of Transportation (TxDOT) Truck Route Signs:** No Update.

7) Parking Area on SBA Steel Property at the Harbor of Refuge (HOR) Boat Ramp:

Sorry, no update.

8) Texas Department of Transportation (TxDOT) Maritime Division:

The initial submittal for the TxDOT Port Mission Plan grant was submitted on time on Monday, June 15. The complete application with attachments is due on June 29. Our submittal can be viewed at the following link: [abc.xlsx](#)

9) 2026-2027 Budget:**Capital Improvement Plan (CIP):**

We are looking at budgeting \$325,000 as a match for the Port Mission Plan Grant, in case we are successful, and \$3000,000 for the match for the Matagorda Bay Mitigation Trust (MBMT) application for the HOR boat ramp rebuild.

5. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT**a) City Harbor**

- 1) I spoke with Prestige Oysters & Matagorda Bay Fishing Cooperative, they have both identified areas in Lavaca Bay and San Antonio Bay to lease and build reefs on. (New Lease Program with the State of Texas).

b) Nautical Landings Building

- 1) 22 May 2026 had a bid opening for the Nautical Landings Building Dayroom Bathroom facilities. We had 3 contractors who were interested.
Barefoot Construction: \$44,988.00
Wilson Construction: \$49,300.00
Mancera Construction: \$55,564.77
The lowest bid was presented to the Council on June 8th, for the project to be awarded to the lowest bidder.

- 2) 3 June 2026 Lester Contracting Inc. completed the parking lot project.

c) Nautical Landings Marina

- 1) Horizon Environmental has not been on-site since the last Port Commission Meeting.
- 2) Maverick Constructors (Living Shoreline Project) should be mobilizing the week of June 8, 2026, and commence working the following week.

d) Smith Harbor

- 1) 3 June 2026, Taylor Marine arrived on-site to commence cleaning up the derelict barges.

e) Harbor of Refuge

- 1) Matt Glaze with Urban Engineering is working on plans for the Harbor of Refuge boat ramp.
- 2) 5 May 2026, I spoke with Matt Salinas about cameras to put on AEP light poles. (Still awaiting approval from AEP).

f) To Do List – Raymond Butler

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

6. CONSIDER AND DISCUSS KEVIN AND SASHA NEVAREZ'S REQUEST FOR EASEMENT ACCESS FOR THE INSTALLATION OF RECIRCULATING LINES INTO SMITH HARBOR FROM THEIR PROPOSED BUSINESS LOCATED AT 212 S. COMMERCE STREET.

Motion made by Commissioner Jim Ward to postpone discussion of this item.

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

THAT, the Port Commission recommends postponing discussion of this item.

Seconded by Commissioner Jamie O'Neil.

Motion passed by the following votes:

Voting Aye: Jamie O'Neil, Jim Ward, and Raymond Butler

Abstaining from Voting: Laurie Harvey and Louis Rubio

7. CONSIDER AND DISCUSS KEVIN AND SASHA NEVAREZ'S REQUEST FOR THE INSTALLATION OF FINGER PIERS AT SMITH HARBOR.

Motion made by Commissioner Jim Ward to postpone discussion of this item

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

THAT, the Port Commission recommends postponing discussion of Item 7 until we have a better attendance of the Port Commission.

Seconded by Commissioner Jamie O'Neil.

Motion passed by the following votes:

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

Abstaining from Voting: Laurie Harvey

Motion carried.

ACTION ITEMS: LEASES

COMMENTS

8. COMMENTS FROM COMMISSIONERS

Agenda item discussed.

No action taken.

ADJOURNMENT

Chairman Raymond Butler asked for a motion to adjourn.

Motion made by Commissioner Jim Ward to adjourn the meeting.

Seconded by Commissioner Jamie O'Neil

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jamie O'Neil, Jim Ward, Laurie Harvey, and Louis Rubio.

Voting Nay: None.

Motion carried.

The meeting adjourned at 4:25 p.m.

These minutes were approved on July 21st, 2026.

ATTEST:

Raymond Butler, Chairman

Oralia G. Muñoz, Admin. Asst.

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

INFORMATION:

Receive Harbor Master's Inspection Report for June 2026.

Port Lavaca Port Commission Monthly Inspection

Month: JUNE 2026 Location: City Harbor

21 JULY 2026

1. LEASES

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

2. Decking

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

4. CLEAN UP

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

7. Pilings, Guides & 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: JUNE 2026 Location: Nautical Landings Building

21 JULY 2026

1. Building Maintenance:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 10 June 2026, Barefoot Construction commenced

Bathroom remodeling in the dayroom.

10 July 2026, Barefoot Construction commenced painting & replacing flooring in suite 3.

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

Comment: *29 July 2026, Hayes Electric replaced the power disconnect for the 7-ton unit (bad contactor).*

8. Roof:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comment:

9. Parking:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

10. Fire Extinguishers:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. Hand Railing:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

12. Stairs & Steps

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

Harbor Master: 

Port Lavaca Port Commission Monthly Inspection

Month: JUNE 2026 Location: NLM / Smith Harbor

21 JULY 2026

1. Fire extinguisher

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

2. Parking area Smith Harbor

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

4. Dock Boxes

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

7. Pilings, Guides & Rollers

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

8. Rub Rails & Fenders

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

9. Cleats & Kevels

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

10. Gates & Locks

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

11. Dredging

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

12. Shoreline

Condition: **Satisfactory** Unsatisfactory Not Applicable

3 June 2026, Taylor Marine commenced the cleanup of derelict barges.

4 July 2026 completed clean up.

Comments:

13. Bulkhead

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

Harbor Master: _____



Port Lavaca Port Commission Monthly Inspection

Month: JUNE 2026 Location: Harbor of Refuge
21 JULY 2026

1. Road

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

2. Rail spur

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

3. Fence

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:

12. Cement Cap

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

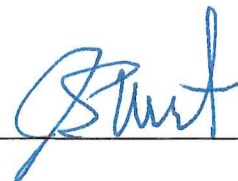
13. Bulkhead

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) Profit and Loss Cash Flow Report
- e) Revenue and Expenditure Report
- f) Balance Report
- g) Purchase Order Report

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	TARIFF AMOUNT PAID @ \$0.125 PER BARREL	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR
11/24/2025	1285072	EQUALIZER, INC.	OIL	/	10/2025	28,394.510	\$3,549.31	\$4,551.05	-22.01%
12/18/2025	1288042	EQUALIZER, INC.	OIL	/	11/2025	25,151.910	\$3,143.99	\$6,237.70	-49.60%
2/2/2026	1292622	EQUALIZER, INC.	OIL	/	12/2025	26,692.840	\$3,336.61	\$5,989.50	-44.29%
2/25/2026	1295559	EQUALIZER, INC.	OIL	/	01/2026	25,793.880	\$3,224.24	\$5,842.64	-44.82%
4/6/2026	1300209	EQUALIZER, INC.	OIL	/	02/2026	30,640.490	\$3,830.06	\$5,824.43	-34.24%
4/15/2026	1301678	EQUALIZER, INC.	OIL	/	03/2026	26,012.940	\$3,251.62	\$5,402.27	-39.81%
5/29/2026	1306323	EQUALIZER, INC.	OIL	/	04/2026	25,765.220	\$3,220.65	\$4,578.29	-29.65%
6/26/2026	1309480	EQUALIZER, INC.	OIL	/	05/2026	28,405.820	\$3,550.73	\$4,455.19	-20.30%
		EQUALIZER, INC.	OIL	/	06/2026			\$4,140.16	-100.00%
		EQUALIZER, INC.	OIL	/	07/2026			\$4,624.31	-100.00%
		EQUALIZER, INC.	OIL	/	08/2026			\$4,620.03	-100.00%
		EQUALIZER, INC.	OIL	/	09/2026				#DIV/0!
FY 2025-2026 - TOTAL							\$27,107.21	\$56,265.57	-51.82%

DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
11/24/2025	OCTOBER	1258068	MONTHLY DOCK FEE	\$900.00	10/2025	PAID
12/18/2025	NOVEMBER	1288038 & 1288036	MONTHLY DOCK FEE	\$900.00	11/2025	PAID
2/2/2026	DECEMBER	1292670 & 1292619	MONTHLY DOCK FEE	\$900.00	12/2025	PAID
2/25/2026	JANUARY	1295560 & 1295561	MONTHLY DOCK FEE	\$900.00	01/2026	PAID
4/7/2026	FEBRUARY	1300637 & 1300636	MONTHLY DOCK FEE	\$900.00	02/2026	PAID
4/15/2026	MARCH	01301674&1301675	MONTHLY DOCK FEE	\$900.00	03/2026	PAID
5/29/2026	APRIL	1306318&1306310	MONTHLY DOCK FEE	\$900.00	04/2026	PAID
6/26/2026	MAY	1309482&1309481	MONTHLY DOCK FEE	\$900.00	05/2026	PAID
	JUNE		MONTHLY DOCK FEE		06/2026	
	JULY		MONTHLY DOCK FEE		07/2026	
	AUGUST		MONTHLY DOCK FEE		08/2026	
	SEPTEMBER		MONTHLY DOCK FEE		09/2026	



MONTHLY TARIFF REPORT

DATE: 5/31/2026

REPORTING PERIOD: MAY 2026
(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> </u> Tons	Tons of Fertilizer BARGE / RAIL	<u>DRY OR LIQUID</u> (Name of Product)	@ 0.79¢ per ton
<u>28,405.82</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 \$ 3,550.73 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 MAY, 2026.

COMPTROLLER
(Title)

MARY MILLER
(Printed Name)

Mary Miller
(Fully 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

BARGE: Florida Marine - FMT 3060
Product/Cargo: Crude / Crude Oil
Port/Location: Port Lavaca, TX Gulfmark Energy Inc
AmSpec File#: 162-26-00187
Client Ref#: VG260501-B, FMT 3060 PORT LAVACA 5/12/26
Date: 05/12/26



Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	9,707.57	9,707.57	9,707.57
US Gallons @ 60°F	407,717.94	407,717.94	407,717.94
Imperial Gallons @ 60°F	339,496.20	339,496.20	339,496.20
Pounds	3,091,557	3,091,557	3,091,557
Long Tons	1,380.159	1,380.159	1,380.159
Short Tons	1,545.779	1,545.779	1,545.779
Kilograms	1,402,307	1,402,307	1,402,307
Metric Tons (AIR)	1,402.307	1,402.307	1,402.307
Metric Tons (VAC)	1,403.947	1,403.947	1,403.947
Cubic Meters @ 15°C	1,542.748	1,542.748	1,542.748
Cubic Meters @ 20°C	1,548.490	1,548.490	1,548.490
Cubic Meters @ 60°F	1,543.380	1,543.380	1,543.380
Litres @ 15°C	1,542,748	1,542,748	1,542,748
Litres @ 20°C	1,548,490	1,548,490	1,548,490
Litres @ 60°F	1,543,380	1,543,380	1,543,380

Quantity Based On: Shore Figure

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

Comments:

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

AmSpec: Joshua Pargas

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

AmSpec, LLC

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

BARGE: Magnolia Marine - MM 82
Product/Cargo: Crude / Heavy Crude Oil
Port/Location: Port Lavaca, TX Gulfmark Energy Inc
AmSpec File#: 162-26-00215
Client Ref#: ER260501, MM 82 PORT LAVACA 6/4/26
Date: 06/04/2026



Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	18,698.25	18,698.25	18,698.25
US Gallons @ 60°F	785,326.50	785,326.50	785,326.50
Imperial Gallons @ 60°F	653,921.10	653,921.10	653,921.10
Pounds	5,966,340	5,966,340	5,966,340
Long Tons	2,663.545	2,663.545	2,663.545
Short Tons	2,983.170	2,983.170	2,983.170
Kilograms	2,706,286	2,706,286	2,706,286
Metric Tons (AIR)	2,706.286	2,706.286	2,706.286
Metric Tons (VAC)	2,709.446	2,709.446	2,709.446
Cubic Meters @ 15°C	2,971.566	2,971.566	2,971.566
Cubic Meters @ 20°C	2,982.597	2,982.597	2,982.597
Cubic Meters @ 60°F	2,972.784	2,972.784	2,972.784
Litres @ 15°C	2,971,566	2,971,566	2,971,566
Litres @ 20°C	2,982,597	2,982,597	2,982,597
Litres @ 60°F	2,972,784	2,972,784	2,972,784

Quantity Based On: Shore Figure

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

Comments:

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

Joshua Pargas
 AmSpec: Joshua Pargas

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AmSpec, LLC

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

MONTHLY TARIFF REPORT

DATE: 7/2/26

REPORTING PERIOD: June 2026
(MONTH) (YEAR)

COMPANY NAME: Prestige Oysters Inc

MAILING ADDRESS: PO Box 8448
(P. O. Box Number or Street)

San Leon TX 77539
(City) (State) (Zip Code)

<u> </u>	Tons of Fertilizer Barge/Rail	<u> </u> (Name Product)	@ 0.79¢ per ton
<u> </u>	Barrels of Crude Oil Fertilizer	<u> </u> (Name Product)	@ 0.125¢ per barrel
<u>0</u>	Sacks of Oysters	<u>0</u>	@ 0.00 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 \$ 0 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 2nd day of July, 2026.

V.P.
(Title)

Lisa Acili
(Printed Name)

[Signature]
(Duly Authorized Signature)

ACCOUNT AGING REPORT

Jul-26

7/15/2026

Item #3.

ACCOUNT NO#	----- NAME -----	LAST PAY	LAST TRANS AMT	T --CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--	
5001		7/1/2026	\$ 1,500.00	\$ -				\$ -	-	
5002		7/10/2026	\$ 3,700.00	\$ -				\$ -	-	
5003		7/9/2026	\$ 417.75	\$ -				\$ -	-	
5004		6/29/2026	\$ 4,020.00	\$ -				\$ -	-	
5005		7/2/2026	\$ 2,823.00	\$ -				\$ -	-	
5006		7/7/2026	\$ 2,934.43	\$ -				\$ -	-	
5006		7/7/2026	\$4,200.00	\$ -				\$ -	-	
5007		7/1/2026	\$ 2,970.76	\$ -				\$ -	-	
5007		7/1/2026	\$ 1,754.61	\$ -				\$ -	-	
5007		7/1/2026	\$ 3,121.68	\$ -				\$ -	-	
5008		6/29/2026	\$ 9,575.18	\$ -				\$ -	-	
5009		6/22/2026	\$ 835.45	\$ -				\$ -	-	
5010		7/6/2026	\$ 5,195.04	\$ -	4 months base rent termination fee+ 6 days in July			\$ -	-	
5011		6/9/2026	\$ 1,041.36	\$ 1,144.80				\$ 1,144.80	1,144.80	
5012		6/25/2026	\$ 1,862.49	\$ -				\$ -	-	
5013		7/1/2026	\$ 787.22	\$ -				\$ -	-	
5014		7/1/2026	\$ 2,351.04	\$ -				\$ -	-	
									\$ -	
99-1963-04		7/2/2026	\$ 291.00	\$ -				\$ -	-	
99-1973-08		7/10/2026	\$ 347.00	\$ -				\$ -	-	
99-1983-09		7/1/2026	\$ 291.00	\$ -				\$ -	-	
99-1993-05		7/1/2026	\$ 347.00	\$ -				\$ -	-	
99-2003-05		7/9/2026	\$ 375.00	\$ -				\$ -	-	
99-2015-16		7/1/2026	\$ 375.00	\$ -				\$ -	-	
99-2043-07		7/1/2026	\$ 375.00	\$ -				\$ -	-	
99-2053-12		6/25/2026	\$ 294.00	\$ -				\$ -	-	
99-2063-12		7/6/2026	\$ 403.00	\$ -				\$ -	-	
99-2073-09		7/1/2026	\$ 319.00	\$ -				\$ -	-	
99-2443-05		7/1/2026	\$ 266.00	\$ -				\$ -	-	
99-2133-07		7/1/2026	\$ 319.00	\$ -				\$ -	-	
99-2134-11		7/1/2026	\$ 347.00	\$ -				\$ -	-	
99-2173-08		7/9/2026	\$ 347.00	\$ -				\$ -	-	
99-2193-07		6/26/2026	\$ 196.00	\$ -				\$ -	-	
99-2213-04		7/1/2026	\$ 196.00	\$ -				\$ -	-	
99-2243-14		6/29/2026	\$ 263.00	\$ -				\$ -	-	
99-2253-07		7/1/2026	\$ 249.00	\$ -				\$ -	-	
99-2233-08		7/1/2026	\$ 196.00	\$ -				\$ -	-	
99-2273-08		7/1/2026	\$ 196.00	\$ -				\$ -	-	
99-2313-15		6/25/2026	\$ 196.00	\$ -				\$ -	-	
99-2443-06		7/1/2026	\$ 252.00	\$ -				\$ -	-	
99-2481-05		7/1/2026	\$ 266.00	\$ -				\$ -	-	
99-2513-07		7/1/2026	\$ 238.00	\$ -				\$ -	-	
99-2421-07		7/1/2026	\$ 294.00	\$ -				\$ -	-	
99-2543-09		7/1/2026	\$ 343.00	\$ -				\$ -	-	
99-2163-03		7/1/2026	\$ 630.00	\$ -				\$ -	-	
=====										
**** BOOK # :00	99	TOTAL ACCOUNTS:	44	\$ 57,301.01	1,144.80	0	0	0	0	1,144.80

PORT COMMISSION PAYMENT REPORT - JUNE 2026

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-100040 ANNOUNCEMENTS PLUS TOO	I-7685	504 51000521.01	OFFICE: BUSINESS CARDS	71056	\$198.00
			VENDOR TOTALS		\$198.00
01-103058 BAREFOOT, MARK E.	I-002284	504 51000543.04	R & M IMPROVEMENT: PAINT DECK & REPAIR	71058	\$10,000.00
01-103058 BAREFOOT, MARK E.	I-002285	504 51000542.25	R & M- BUILDING: RESTORE DAYROOM RESTROOM	71120	\$15,000.00
01-103058 BAREFOOT, MARK E.	I-002286	504 51000543.04	R & M IMPROVEMENT: PAINT DECK & REPAIR	71120	\$1,253.33
01-103058 BAREFOOT, MARK E.	I-002286	504 51000543.04	R & M IMPROVEMENT: PAINT DECK & REPAIR	71120	\$1,486.67
			VENDOR TOTALS		\$27,740.00
01-104109 CIVICPLUS, LLC	I-374241	504 50070542.504	CONTRACTED SERVICES: DOCAACCESS ANNUAL FEE	383	\$326.09
			VENDOR TOTALS		\$326.09
01-102855 DOWELL PEST CONTROL LLC	I-75920	504 51000542.25	R & M- BUILDING: PEST CONTROL	71133	\$77.25
			VENDOR TOTALS		\$77.25
01-104071 ENTERPRISE FLEET MANAGEMENT I-FBN5645236		504 51000551.11	VEHICLE LEASE: MAINTENANCE MANAGEMENT	1631	\$724.65
			VENDOR TOTALS		\$724.65
01-104610 ESCOBEDO, ROCIO	I-202606011563	504 51000523.03	CLEANING & JANITORIAL: CLEANING SERVICES	71072	\$550.00
			VENDOR TOTALS		\$550.00
01-102645 GEXA ENERGY, LP	I-BG72114022	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS MAY 2026	1609	\$1,961.19
			NAUTICAL LANDING FLOOD LIGHT		\$70.52
			NL BOAT SLIPS		\$568.15
			HARBOR OF REFUGE		\$0.00
			HARBOR OF REFUGE FLOOD LIGHT		\$389.55
			CITY HARBOR		\$0.00
			106 S COMMERCE ST UNIT MAIN		\$932.97
			VENDOR TOTALS		\$1,961.19

PORT COMMISSION PAYMENT REPORT - JUNE 2026

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-100260 LESTER CONTRACTING, IN	I-2603603	504 51000561.02	CE- LAND & IMPROVEMENT: PKLOT/SDWLK IMPROVEMENT	373	\$22,612.10
			VENDOR TOTALS		\$22,612.10
01-100335 PORT LAVACA, CITY OF	I-05/2026	504 51000536.03	WATER: WATER / SEWER - MAY 2026	71090	\$262.08
			VENDOR TOTALS		\$262.08
01-102750 POWER HARDWARE, LLC	I-B79362	504 51000526.01	GENERAL SAFETY: PLUM	71167	\$93.98
			VENDOR TOTALS		\$93.98
01-102193 RAMIREZ, JIMMY	I-597974	504 51000541.02	LANDSCAPING : REPAIR LIGHTS ON MAIN BUILDING	71091	\$250.00
			VENDOR TOTALS		\$250.00
01-102309 REPUBLIC SERVICES #847	I-0847-001452402	504 51000533.14	CONTRACTED SERVICES: CONTAINER - PORT COMMISSION	1637	\$305.70
			VENDOR TOTALS		\$305.70
01-100840 ROBERTS, ODEFEY, WITTE	I-1608-004M/7400	504 51000532.07	LEGAL- REGULAR: PORT COMMISSION - APRIL-MAY 26	376	\$465.50
			VENDOR TOTALS		\$465.50
01-100093 SPARKLIGHT	I-6990127725/0626	504 50070536.504	CABLE & INTERNET: INTERNET SERVICES	71096	\$391.76
			VENDOR TOTALS		\$391.76
01-102621 UNIFIRST CORPORATION	I-2680136244	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	71184	\$101.81
			VENDOR TOTALS		\$101.81
01-102134 VICTORIA ENGINEERING	I-17840	504 51000561.02	CE- LAND & IMPROVEMENT: ENGINEERING SERVICE	71185	\$900.00
01-102134 VICTORIA ENGINEERING	I-17840	504 51000561.02	CE- LAND & IMPROVEMENT: ENGINEERING SERVICE	71185	\$130.40
			VENDOR TOTALS		\$1,030.40

PORT COMMISSION PAYMENT REPORT - JUNE 2026

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102014 VERIZON WIRELESS	I-6143758430	504 51000536.02	TELEPHONE: CELL PHONE CHARGES	71099	\$37.20
			VENDOR TOTALS		\$37.20
			REPORT GRAND TOTAL		\$57,127.71



CITY OF
PORT LAVACA

202 N. Virginia, Port Lavaca, Texas 77979-0105 www.portlavaca.org
Main Number: 361-552-9793 Main Facsimile: 361-552-6062

Item #3.

To: Members of the Port Commission
From: Brittney Hogan, Finance Director
Subject: FY 25-26 Financial Highlights through June 30, 2026
Date: July 8, 2026

Port Commission Snapshot

	April	May	June	FYTD	
City Harbor					
Revenue	\$ 12,863.12	\$ 12,863.12	\$ 12,863.12	\$ 116,247.64	
Expenses	\$ 2,354.11	\$ 2,428.02	\$ 2,442.94	\$ 24,487.52	
Gain / (Loss)	<u>\$ 10,509.01</u>	<u>\$ 10,435.10</u>	<u>\$ 10,420.18</u>	<u>\$ 91,760.12</u>	
Harbor of Refuge					
Revenue	\$ 46,544.45	\$ 45,682.71	\$ 35,984.47	\$ 393,513.15	
Expenses	\$ 12,941.84	\$ 28,269.87	\$ 11,872.96	\$ 134,146.64	
Gain / (Loss)	<u>\$ 33,602.61</u>	<u>\$ 17,412.84</u>	<u>\$ 24,111.51</u>	<u>\$ 259,366.51</u>	
Nautical Landings					
Revenue	\$ 15,532.32	\$ 15,564.98	\$ 16,128.08	\$ 141,840.54	
Expenses	\$ 26,163.62	\$ 19,378.76	\$ 35,998.99	\$ 207,280.23	
Gain / (Loss)	<u>\$ (10,631.30)</u>	<u>\$ (3,813.78)</u>	<u>\$ (19,870.91)</u>	<u>\$ (65,439.69)</u>	
Smith Harbor					
Revenue	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 13,515.14	
Expenses	\$ 542.58	\$ 559.61	\$ 563.06	\$ 5,390.41	
Gain / (Loss)	<u>\$ 957.42</u>	<u>\$ 940.39</u>	<u>\$ 936.94</u>	<u>\$ 8,124.73</u>	
Interest Income	<u>\$ 2,578.95</u>	<u>\$ 2,520.77</u>	<u>\$ 2,113.18</u>	<u>\$ 23,313.72</u>	
Property Tax Revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 96,284.00</u>	
Grant Revenue	<u>\$ -</u>	<u>\$ 28,523.75</u>	<u>\$ 22,101.25</u>	<u>\$ 509,691.81</u>	
Total Gain / (Loss)	<u>\$ 37,016.68</u>	<u>\$ 56,019.07</u>	<u>\$ 39,812.15</u>	<u>\$ 923,101.20</u>	\$ 1,294,406.00

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

Cash Profit and Loss Statement

	April	May	June	FYTD
City Harbor				
Dock Lease	\$ 12,863.12	\$ 12,863.12	\$ 12,863.12	\$ 116,058.08
Oyster Tariffs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ 189.56
Total City Harbor	\$ 12,863.12	\$ 12,863.12	\$ 12,863.12	\$ 116,247.64
Harbor of Refuge				
Tariffs				
Oil	\$ 7,081.68	\$ -	\$ 3,550.73	\$ 24,871.31
Fertilizer	\$ 6,423.03	\$ 8,478.32	\$ -	\$ 70,716.16
Oyster	\$ -	\$ -	\$ -	\$ -
Rentals				
Daily Dock Rental	\$ 9,550.00	\$ 13,420.65	\$ 8,650.00	\$ 87,745.65
Rental	\$ -	\$ 294.00	\$ 294.00	\$ 588.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 23,489.74	\$ 23,489.74	\$ 23,489.74	\$ 202,125.19
Railroad Fee	\$ -	\$ -	\$ -	\$ 5,000.00
Late Payment Penalties	\$ -	\$ -	\$ -	\$ 2,466.84
Total Harbor of Refuge	\$ 46,544.45	\$ 45,682.71	\$ 35,984.47	\$ 393,513.15
Nautical Landings				
Dock Rent	\$ -	\$ -	\$ -	\$ -
Dock Lease	\$ 7,786.50	\$ 7,803.70	\$ 7,944.00	\$ 65,983.60
Building Lease	\$ 7,671.18	\$ 7,761.28	\$ 7,814.28	\$ 74,193.13
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ -	\$ 306.00	\$ 570.00
Miscellaneous	\$ 39.55	\$ -	\$ -	\$ 129.55
Late Payment Penalties	\$ 35.09	\$ -	\$ 63.80	\$ 964.26
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
Total Nautical Landings	\$ 15,532.32	\$ 15,564.98	\$ 16,128.08	\$ 141,840.54
Smith Harbor				
Rent	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 13,515.14
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total Smith Harbor	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 13,515.14
Interest Income	\$ 2,578.95	\$ 2,520.77	\$ 2,113.18	\$ 23,313.72
Property Tax Revenue	\$ -	\$ -	\$ -	\$ 96,284.00
Grant Revenue	\$ -	\$ 28,523.75	\$ 22,101.25	\$ 509,691.81
Total Income	\$ 79,018.84	\$ 106,655.33	\$ 90,690.10	\$ 1,294,406.00

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

Cash Profit and Loss Statement

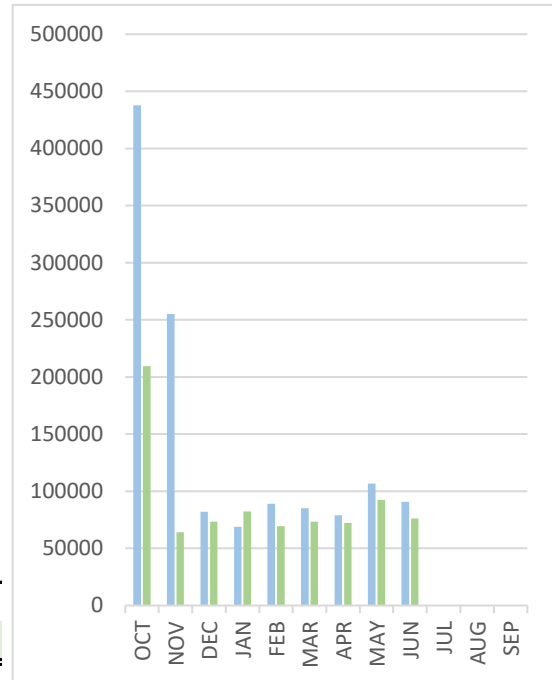
Item #3.

	April	May	June	FYTD	
City Harbor					
Overhead Allocation	\$ 2,354.11	\$ 2,428.02	\$ 2,442.94	\$ 23,387.52	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
R&M Building	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ -	\$ -	\$ 1,100.00	
Total City Harbor	\$ 2,354.11	\$ 2,428.02	\$ 2,442.94	\$ 24,487.52	
Harbor of Refuge					
Overhead Allocation	\$ 11,065.84	\$ 11,413.23	\$ 11,483.41	\$ 109,936.34	
Electricity	\$ 376.00	\$ 376.89	\$ 389.55	\$ 3,032.03	
R&M Infrastructure	\$ -	\$ 3,979.75	\$ -	\$ 3,979.75	
Contracted Services	\$ 1,500.00	\$ 12,500.00	\$ -	\$ 17,198.52	
Total Harbor of Refuge	\$ 12,941.84	\$ 28,269.87	\$ 11,872.96	\$ 134,146.64	
Nautical Landings					
Overhead Allocation	\$ 4,540.23	\$ 4,682.76	\$ 4,711.55	\$ 45,106.03	
Cable & Internet	\$ 151.56	\$ -	\$ 391.76	\$ 1,392.68	
R&M Building	\$ 14,746.00	\$ -	\$ -	\$ 39,448.61	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ 659.12	
R&M Furniture & Equip	\$ -	\$ -	\$ -	\$ -	
Cleaning & Janitorial	\$ 863.44	\$ -	\$ 651.81	\$ 5,417.89	
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ 305.70	\$ 305.70	\$ 305.70	\$ 6,695.32	
Windstorm Insurance	\$ -	\$ 6,640.83	\$ -	\$ 21,262.32	
Flood Insurance	\$ 2,754.00	\$ -	\$ -	\$ 2,754.00	
Electricity	\$ 1,745.66	\$ 1,455.50	\$ 1,571.64	\$ 14,301.85	
Telephone	\$ 256.71	\$ 182.30	\$ 37.20	\$ 1,795.73	
Water	\$ 539.01	\$ -	\$ 262.08	\$ 2,318.45	
Landscaping	\$ -	\$ -	\$ 250.00	\$ 440.00	
R&M Improvement OTB	\$ 261.31	\$ 6,111.67	\$ 27,817.25	\$ 65,688.23	
Total Nautical Landings	\$ 26,163.62	\$ 19,378.76	\$ 35,998.99	\$ 207,280.23	
Smith Harbor					
Overhead Allocation	\$ 542.58	\$ 559.61	\$ 563.06	\$ 5,390.41	
Contracted Services	\$ -	\$ -	\$ -	\$ -	
Total Smith Harbor	\$ 542.58	\$ 559.61	\$ 563.06	\$ 5,390.41	
Total Expenses	\$ 42,002.16	\$ 50,636.26	\$ 50,877.95	\$ 371,304.80	
Operating Cash Flow	\$ 37,016.68	\$ 56,019.07	\$ 39,812.15	\$ 923,101.20	
CE- Land & Improvements	\$ 28,523.75	\$ 152,430.83	\$ 23,642.50	\$ 229,477.08	
CE - Buildings	\$ -	\$ -	\$ -	\$ -	
CE - Infrastructure	\$ -	\$ -	\$ -	\$ -	
Dredging	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 310	\$ -	\$ -	\$ -	\$ 63,569.00	
Transfer Out Fund 322	\$ -	\$ -	\$ -	\$ 67,300.50	
Net Cash Flow	\$ 8,492.93	\$ (96,411.76)	\$ 16,169.65	\$ 562,754.62	\$ 731,651.38

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

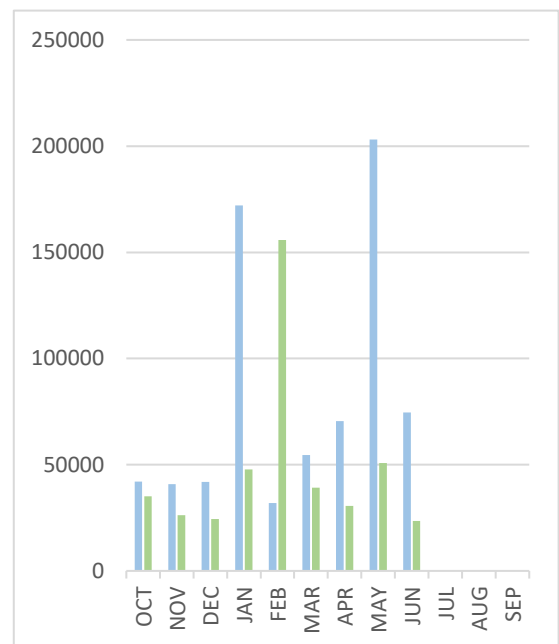
PORTS AND HARBORS REVENUE FUND

<u>MONTH</u>	<u>2026 REVENUE</u>	<u>2025 REVENUE</u>	<u>MONTHLY VARIANCE</u>
OCT	\$437,650.61	\$209,551.26	\$ 228,099.35
NOV	\$255,253.15	\$64,149.79	\$ 191,103.36
DEC	\$81,935.79	\$73,311.75	\$ 8,624.04
JAN	\$68,974.38	\$82,215.56	\$ (13,241.18)
FEB	\$88,994.17	\$69,478.78	\$ 19,515.39
MAR	\$85,233.63	\$73,361.91	\$ 11,871.72
APR	\$79,018.84	\$72,119.48	\$ 6,899.36
MAY	\$106,655.33	\$92,349.21	\$ 14,306.12
JUN	\$90,690.10	\$76,101.95	\$ 14,588.15
JUL			
AUG			
SEP			
TOTAL	\$1,294,406.00	\$812,639.69	\$ 481,766.31



PORTS AND HARBORS EXPENDITURE FUND

<u>MONTH</u>	<u>2026 EXPENSES</u>	<u>2025 EXPENSES</u>	<u>MONTHLY VARIANCE</u>
OCT	\$42,120.48	\$35,084.57	\$ 7,035.91
NOV	\$40,847.23	\$26,164.06	\$ 14,683.17
DEC	\$41,898.46	\$24,400.98	\$ 17,497.48
JAN	\$172,061.46	\$47,704.64	\$ 124,356.82
FEB	\$31,985.15	\$155,794.53	\$ (123,809.38)
MAR	\$54,625.15	\$39,162.21	\$ 15,462.94
APR	\$70,525.91	\$30,592.40	\$ 39,933.51
MAY	\$203,067.09	\$50,727.24	\$ 152,339.85
JUN	\$74,520.45	\$23,560.29	\$ 50,960.16
JUL			
AUG			
SEP			
TOTAL	\$731,651.38	\$433,190.92	\$ 298,460.46



PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	12,923.32
Techonology	\$	326.09
Office	\$	198.00
Travel & Training	\$	-
Fuel	\$	-
General safety and tools	\$	93.98
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	-
Advertising & Legal Notice	\$	-
Public & Employee Relations	\$	-
Audit Fees	\$	-
Health & Fitness	\$	37.00
Legal - Regular	\$	465.50
General Liability Ins.	\$	-
R & M Vehicles	\$	-
Vehicle Leases	\$	724.65
Administrative costs	\$	4,432.42
Total	\$	<u>19,200.96</u>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 2,442.94
Harbor of Refuge	59.81%	\$ 11,483.41
Nautical Landings	24.54%	\$ 4,711.55
Smith Harbor	2.93%	\$ 563.06
	100.00%	\$ 19,200.96

Cash, Encumbrances, Budgeted CIP, & Bond Payments

Item #3.

Ending Cash Assets	As of 4/30/26	As of 5/31/26	As of 6/30/26
Ending Cash	\$ 1,202,100.41	\$ 1,083,763.10	\$ 1,103,481.75
Inventments Logic	\$ 634,776.53	\$ 636,824.30	\$ 638,600.15
Fund 210 Port Projects	\$ (72,700.00)	\$ (72,700.00)	\$ (72,700.00)
Debt Service Funds (310 & 322)	\$ (15,644.40)	\$ (15,644.40)	\$ (15,644.40)
Total Ending Cash Assets	\$ 1,722,190.43	\$ 1,632,243.00	\$ 1,653,737.50

Current Encumbrances				Ordered	Received	Outstanding
PO#	Task Order	Contractor	Project Description			
26-00005		Victoria Engineering	Smith Harbor Bulkhead - Engineering	\$ 24,775.00	\$ -	\$ 24,775.00
26-00033		Victoria Engineering	Downtown WaterFront Public Access	\$ 75,000.00	\$ 74,918.25	\$ 81.75
26-00055		Barefoot, Mark E.	NL Window Replacement (6)	\$ 44,898.00	\$ 43,898.00	\$ 1,000.00
26-00076		Lester Contracting, Inc.	Parking Lot & Sidewalk Improvement Phase 2	\$ 238,848.75	\$ 227,544.71	\$ 11,304.04
26-00101		Barefoot, Mark E.	Restore Dayroom Restroom	\$ 44,988.00	\$ 30,000.00	\$ 14,988.00
					Total	\$ 53,875.79

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

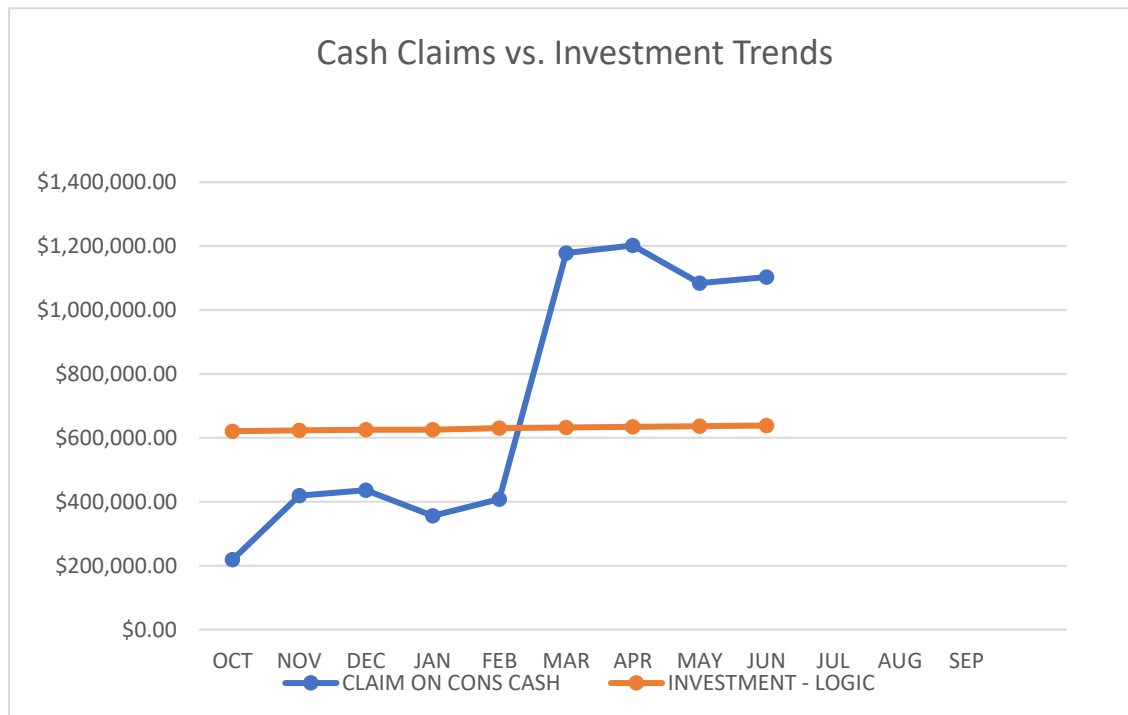
Remaining Bond Payments					
1	FY 25/26 Remaining Bond Payments				\$ 261,746.00
Total					\$ 261,746.00

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

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

PORTS AND HARBORS CLAIM ON CONS CASH & INVESTMENT - LOGIC

<u>MONTH</u>	<u>CLAIM ON CONS CASH</u>	<u>INVESTMENT - LOGIC</u>
OCT	\$218,383.01	\$620,725.39
NOV	\$419,524.54	\$623,170.28
DEC	\$436,329.82	\$625,619.76
JAN	\$355,954.46	\$625,619.76
FEB	\$408,281.38	\$630,167.65
MAR	\$1,178,006.38	\$632,537.71
APR	\$1,202,100.41	\$634,776.53
MAY	\$1,083,763.10	\$636,824.30
JUN	\$1,103,481.75	\$638,600.15
JUL		
AUG		
SEP		
TOTAL	<u>\$6,405,824.85</u>	<u>\$5,668,041.53</u>



CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
USER & SERVICE CHARGES	792,072	792,072	0	66,105.87	660,796.26	0.00	131,275.74	83.43
FINES & FORFEITURES	500	500	0	63.80	3,620.66	0.00	(3,120.66)	724.13
OTHER REVENUE	35,500	35,500	0	2,419.18	24,013.27	0.00	11,486.73	67.64
GRANT AND CONTRIBUTION R	556,872	556,872	0	22,101.25	509,691.81	0.00	47,180.19	91.53
INTERGOVERNMENTAL REVENUE	<u>96,284</u>	<u>96,284</u>	<u>0</u>	<u>0.00</u>	<u>96,284.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL REVENUES	1,481,228	1,481,228	0	90,690.10	1,294,406.00	0.00	186,822.00	87.39
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	6,424	6,424	0	717.85	5,535.55	0.00	888.45	86.17
CITY HARBOR	8,000	8,000	0	0.00	0.00	0.00	8,000.00	0.00
HARBOR OF REFUGE	100,000	100,000	0	0.00	20,479.75	0.00	79,520.25	20.48
SMITH HARBOR	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00
NAUTICAL LANDINGS MARINA	13,000	13,000	0	0.00	3,691.43	0.00	9,308.57	28.40
OPERATIONS	1,585,137	1,585,137	0	73,765.60	701,685.65	55,844.75	827,606.60	47.79
NON DEPARTMENTAL	<u>0</u>	<u>0</u>	<u>0</u>	<u>37.00</u>	<u>259.00</u>	<u>0.00</u>	<u>(259.00)</u>	<u>0.00</u>
TOTAL EXPENDITURES	1,723,561	1,723,561	0	74,520.45	731,651.38	55,844.75	936,064.87	45.69
REVENUES OVER/(UNDER) EXPENDITURES	(242,333)	(242,333)	0	16,169.65	562,754.62	(55,844.75)	(749,242.87)	209.18-

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
REVENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>USER & SERVICE CHARGES</u>								
436.01 CITY HARBOR-DOCK LEASE	115,000	115,000	0	12,863.12	116,058.08	0.00 (	1,058.08)	100.92
436.09 HOR - DAILY DOCK RENTA	50,000	50,000	0	8,650.00	84,525.00	0.00 (	34,525.00)	169.05
436.10 HOR - RENTAL	4,000	4,000	0	294.00	588.00	0.00	3,412.00	14.70
436.11 HOR - DOCK LEASES	287,292	287,292	0	23,489.74	207,125.19	0.00	80,166.81	72.10
436.12 TARIFFS	130,000	130,000	0	3,550.73	98,808.12	0.00	31,191.88	76.01
436.20 N L DOCK RENT- TRANSIE	500	500	0	0.00	0.00	0.00	500.00	0.00
436.21 N L-DOCK LEASE	90,950	90,950	0	7,944.00	65,983.60	0.00	24,966.40	72.55
436.22 N L -BLDG LEASE	96,330	96,330	0	7,814.28	74,193.13	0.00	22,136.87	77.02
436.23 N L - BLDG RENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00
436.24 SMITH HARBOR RENT	18,000	18,000	0	1,500.00	13,515.14	0.00	4,484.86	75.08
TOTAL USER & SERVICE CHARGES	792,072	792,072	0	66,105.87	660,796.26	0.00	131,275.74	83.43
<u>FINES & FORFEITURES</u>								
442.01 LATE PAYMENT PENALTIES	500	500	0	63.80	3,620.66	0.00 (	3,120.66)	724.13
TOTAL FINES & FORFEITURES	500	500	0	63.80	3,620.66	0.00 (	3,120.66)	724.13
<u>OTHER REVENUE</u>								
451.01 INTEREST INCOME	35,000	35,000	0	2,113.18	23,313.72	0.00	11,686.28	66.61
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
459.03 RETURNED CHECK FEE	0	0	0	0.00	90.00	0.00 (	90.00)	0.00
459.11 AUCTION/SALE PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12 TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.71 WASHER-DRYER INCOME	500	500	0	306.00	570.00	0.00 (	70.00)	114.00
459.90 MISCELLANEOUS	0	0	0	0.00	39.55	0.00 (	39.55)	0.00
TOTAL OTHER REVENUE	35,500	35,500	0	2,419.18	24,013.27	0.00	11,486.73	67.64
<u>GRANT AND CONTRIBUTION R</u>								
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
482.02 GRANT REVENUE	556,872	556,872	0	22,101.25	509,691.81	0.00	47,180.19	91.53
TOTAL GRANT AND CONTRIBUTION R	556,872	556,872	0	22,101.25	509,691.81	0.00	47,180.19	91.53
<u>INTERGOVERNMENTAL REVENUE</u>								
493.00.1 XFER IN- FUND 001	96,284	96,284	0	0.00	96,284.00	0.00	0.00	100.00
493.88 XFER IN- 206 FARF FUND	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	96,284	96,284	0	0.00	96,284.00	0.00	0.00	100.00
TOTAL REVENUES	1,481,228	1,481,228	0	90,690.10	1,294,406.00	0.00	186,822.00	87.39

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
TECHNOLOGY SERVICES
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>MATERIALS & SUPPLIES</u>								
50070526.1000 EQUIPMENT - OPERATIONS	<u>3,000</u>	<u>3,000</u>	<u>0</u>	<u>0.00</u>	<u>2,018.26</u>	<u>0.00</u>	<u>981.74</u>	<u>67.28</u>
TOTAL MATERIALS & SUPPLIES	3,000	3,000	0	0.00	2,018.26	0.00	981.74	67.28
<u>SERVICES</u>								
50070536.504 CABLE & INTERNET- PORT	<u>1,500</u>	<u>1,500</u>	<u>0</u>	<u>391.76</u>	<u>1,392.68</u>	<u>0.00</u>	<u>107.32</u>	<u>92.85</u>
TOTAL SERVICES	1,500	1,500	0	391.76	1,392.68	0.00	107.32	92.85
<u>MAINTENANCE</u>								
50070542.504 CONTRACTED SERVICES	<u>1,924</u>	<u>1,924</u>	<u>0</u>	<u>326.09</u>	<u>2,124.61</u>	<u>0.00</u>	<u>(200.61)</u>	<u>110.43</u>
TOTAL MAINTENANCE	1,924	1,924	0	326.09	2,124.61	0.00	(200.61)	110.43
TOTAL TECHNOLOGY SERVICES	<u>6,424</u>	<u>6,424</u>	<u>0</u>	<u>717.85</u>	<u>5,535.55</u>	<u>0.00</u>	<u>888.45</u>	<u>86.17</u>
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
CITY HARBOR
DEPARTMENTAL EXPENDITURES

		ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>									
50800533.20	CONTRACTED SERV-CITY H	<u>5,000</u>	<u>5,000</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
TOTAL SERVICES		5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
 <u>MAINTENANCE</u>									
50800542.21	R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
50800543.22	R & M- BLDG.- CITY HAR	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
50800543.24	R & M- IMPROV OTB- CIT	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL MAINTENANCE		3,000	3,000	0	0.00	0.00	0.00	3,000.00	0.00
TOTAL CITY HARBOR		<u>8,000</u>	<u>8,000</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,000.00</u>	<u>0.00</u>
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
HARBOR OF REFUGE
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50820533.20 CONTRACTED SERV- HOR	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>0.00</u>	<u>16,500.00</u>	<u>0.00</u>	<u>33,500.00</u>	<u>33.00</u>
TOTAL SERVICES	50,000	50,000	0	0.00	16,500.00	0.00	33,500.00	33.00
<u>MAINTENANCE</u>								
50820542.21 R & M- INFRASTRUCTURE	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>0.00</u>	<u>3,979.75</u>	<u>0.00</u>	<u>46,020.25</u>	<u>7.96</u>
TOTAL MAINTENANCE	50,000	50,000	0	0.00	3,979.75	0.00	46,020.25	7.96
TOTAL HARBOR OF REFUGE	100,000	100,000	0	0.00	20,479.75	0.00	79,520.25	20.48
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
SMITH HARBOR
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50840533.20 CONTRACTED SERV- SMITH	<u>10,000</u>	<u>10,000</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
TOTAL SERVICES	10,000	10,000	0	0.00	0.00	0.00	10,000.00	0.00
<u>MAINTENANCE</u>								
50840542.21 R & M- INFRAS- SMITH H	<u>1,000</u>	<u>1,000</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
TOTAL MAINTENANCE	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
TOTAL SMITH HARBOR	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
NAUTICAL LANDINGS MARINA
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50860533.20 CONTRACTED SERV- NL MA	<u>10,000</u>	<u>10,000</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
TOTAL SERVICES	10,000	10,000	0	0.00	0.00	0.00	10,000.00	0.00
<u>MAINTENANCE</u>								
50860542.21 R & M- INSFRAS- NL MAR	3,000	3,000	0	0.00	1,447.12	0.00	1,552.88	48.24
50860543.27 R & M- IMPROVEMENTS	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>2,244.31</u>	<u>0.00</u>	<u>(2,244.31)</u>	<u>0.00</u>
TOTAL MAINTENANCE	3,000	3,000	0	0.00	3,691.43	0.00	(691.43)	123.05
TOTAL NAUTICAL LANDINGS MARINA	13,000	13,000	0	0.00	3,691.43	0.00	9,308.57	28.40
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
OPERATIONS
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
PERSONNEL SERVICES								
51000511.01 SALARIES & WAGES	125,350	125,350	0	9,584.58	86,541.71	0.00	38,808.29	69.04
51000511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07 SALARIES & WAGES-OVERT	500	500	0	88.10	631.43	0.00 (	131.43)	126.29
51000512.05 EMPLOYER-SOCIAL SECURI	9,589	9,589	0	1,090.17	7,252.01	0.00	2,336.99	75.63
51000512.10 EMPLOYER-T.M.R.S.	10,348	10,348	0	873.44	7,431.29	0.00	2,916.71	71.81
51000512.20 GROUP H/D INS PREMIUMS	20,797	20,797	0	1,287.03	12,031.00	0.00	8,766.00	57.85
51000512.30 WORKER'S COMPENSATION	2,367	2,367	0	0.00	2,108.81	0.00	258.19	89.09
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	169,451	169,451	0	12,923.32	115,996.25	0.00	53,454.75	68.45
MATERIALS & SUPPLIES								
51000521.01 OFFICE	1,500	1,500	0	198.00	656.49	0.00	843.51	43.77
51000523.03 CLEANING & JANITORIAL	9,000	9,000	0	651.81	6,216.78	0.00	2,783.22	69.08
51000525.01 FUEL	500	500	0	0.00 (	1.72)	0.00	501.72	0.34-
51000526.01 GENERAL SAFETY & TOOLS	150	150	0	93.98	124.48	0.00	25.52	82.99
51000528.03 NON-CAPITALIZED ASSETS	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
TOTAL MATERIALS & SUPPLIES	24,150	24,150	0	943.79	6,996.03	0.00	17,153.97	28.97
SERVICES								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	28.01	0.00	471.99	5.60
51000531.04 DUES, SUBSCR., & PUBLI	5,500	5,500	0	0.00	5,199.95	0.00	300.05	94.54
51000531.05 ADVERTISING & LEGAL NO	500	500	0	0.00	0.00	0.00	500.00	0.00
51000531.07 PUBLIC & EMPLOYEE RELA	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.01 AUDIT FEES	5,500	5,500	0	0.00	4,400.00	0.00	1,100.00	80.00
51000532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07 LEGAL- REGULAR	3,000	3,000	0	465.50	3,188.50	0.00 (	188.50)	106.28
51000533.14 CONTRACTED SERVICES	29,000	29,000	0	305.70	6,695.32	0.00	22,304.68	23.09
51000535.01 GENERAL LIABILITY INSU	3,906	3,906	0	0.00	5,137.12	0.00 (	1,231.12)	131.52
51000535.10 WINDSTORM INS	20,000	20,000	0	0.00	21,262.32	0.00 (	1,262.32)	106.31
51000535.11 FLOOD INS	2,500	2,500	0	0.00	2,754.00	0.00 (	254.00)	110.16
51000536.01 ELECTRICITY	31,553	31,553	0	1,961.19	17,333.88	0.00	14,219.12	54.94
51000536.02 TELEPHONE	2,100	2,100	0	37.20	1,795.73	0.00	304.27	85.51
51000536.03 WATER	6,200	6,200	0	262.08	2,318.45	0.00	3,881.55	37.39
TOTAL SERVICES	110,259	110,259	0	3,031.67	70,113.28	0.00	40,145.72	63.59
MAINTENANCE								
51000541.02 LANDSCAPING	5,000	5,000	0	250.00	440.00	0.00	4,560.00	8.80
51000542.25 R & M- BUILD (NAUTICAL	60,000	60,000	0	15,077.25	83,737.86	30,988.00 (	54,725.86)	191.21
51000543.04 R & M IMPROVEMENT OTB	16,000	16,000	0	12,740.00	18,366.67	0.00 (	2,366.67)	114.79
51000543.06 R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000544.50 R & M- FURNITURE & EQU	3,000	3,000	0	0.00	0.00	0.00	3,000.00	0.00
51000544.55 R & M- VEHICLES & TRAI	500	500	0	0.00	0.00	0.00	500.00	0.00
51000544.65 R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
51000544.75 DREDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	84,700	84,700	0	28,067.25	102,544.53	30,988.00 (	48,832.53)	157.65

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
OPERATIONS
DEPARTMENTAL EXPENDITURES

		ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SUNDRY</u>									
51000551.11	VEHICLE LEASES	8,649	8,649	0	724.65	5,797.20	0.00	2,851.80	67.03
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- ADMI	53,189	53,189	0	4,432.42	39,891.78	0.00	13,297.22	75.00
51000553.02	XFER OUT- FD 310- '08	127,138	127,138	0	0.00	63,569.00	0.00	63,569.00	50.00
51000553.05	XFER OUT- FD 322 - 201	134,601	134,601	0	0.00	67,300.50	0.00	67,300.50	50.00
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	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL SUNDRY		323,577	323,577	0	5,157.07	176,558.48	0.00	147,018.52	54.56
<u>CAPITAL EXPENDITURES</u>									
51000561.02	CE- LAND & IMPROVEMENT	673,000	673,000	0	23,642.50	229,477.08	81.75	443,441.17	34.11
51000562.03	CE- BUILDING & IMPROV	0	0	0	0.00	0.00	0.00	0.00	0.00
51000563.05	CE- INFRASTRUCTURE	<u>200,000</u>	<u>200,000</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>24,775.00</u>	<u>175,225.00</u>	<u>12.39</u>
TOTAL CAPITAL EXPENDITURES		873,000	873,000	0	23,642.50	229,477.08	24,856.75	618,666.17	29.13
TOTAL OPERATIONS		<u>1,585,137</u>	<u>1,585,137</u>	<u>0</u>	<u>73,765.60</u>	<u>701,685.65</u>	<u>55,844.75</u>	<u>827,606.60</u>	<u>47.79</u>

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND
NON DEPARTMENTAL
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
59800532.06 HEALTH & FITNESS	<u>0</u>	<u>0</u>	<u>0</u>	<u>37.00</u>	<u>259.00</u>	<u>0.00</u>	<u>(259.00)</u>	<u>0.00</u>
TOTAL SERVICES	0	0	0	37.00	259.00	0.00	(259.00)	0.00
TOTAL NON DEPARTMENTAL	0	0	0	37.00	259.00	0.00	(259.00)	0.00
	=====	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,723,561	1,723,561	0	74,520.45	731,651.38	55,844.75	936,064.87	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	(242,333)	(242,333)	0	16,169.65	562,754.62	(55,844.75)	(749,242.87)	209.18-
*** END OF REPORT ***								

BALANCE SHEET - UNAUDITED

AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
ASSETS			
=====			
111.21	CLAIM ON CONS CASH	1,103,481.75	
112.11.6001	INVESTMENTS-LOGIC	638,600.15	
113.22	ALLOWANCE FOR UNCOLLECTI	33,802.82	
113.24	UNAPPLIED CREDITS (	35,389.59)	
113.27	PTC ACCTS RECEIVABLE (UB	24,370.31	
113.27.1004	ACCTS REC-HARBOR OF REFU	940,632.00	
113.29.1000	ACCOUNTS RECEIVABLE-MISC	18,385.98	
114.02	DUE FROM GOVERNMENT	158,169.00	
116.01.0001	PREPAID INSURANCE	15,417.76	
151.01.1000	LAND	1,919,338.57	
152.01.1000	BUILDINGS	1,492,186.39	
152.02.2000	ACCUM DEPRECIATION-BUIL(	960,378.63)	
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24	
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,839,410.84)	
154.01.1000	MACHINERY & EQUIPMENT	24,707.00	
154.02.2000	ACCUM DEPR-MACHINERY & (	16,150.20)	
155.01.1000	CONSTRUCTION IN PROGRESS	866,699.92	
156.01.1000	INFRASTRUCTURE	7,996,420.23	
156.02.2000	ACCUM DEPREC.- INFRASTR(	3,337,321.04)	
			11,094,541.82
			=====
TOTAL ASSETS			11,094,541.82
			=====
LIABILITIES			
=====			
207.21	CUSTOMER DEPOSIT (	50.00)	
211.10	AP PENDING (DUE TO CONS	2,957.26	
211.67	SOCIAL SECURITY-PAYABLE(	616.72)	
211.99	YMCA (	4.35)	
212.30	ACCRUED VACATION	3,270.01	
212.35	ACCRUED SICK	6,354.84	
213.01	BOND PREMIUM (SERIES '18	62,072.89	
214.01.0701	DUE TO PAYROLL FUND (	3,964.99)	
215.90.1004	DEFERRED REV-HARBOR OF R	940,632.00	
216.20.3006	BONDS PAYABLE-CURRENT	210,000.00	
217.11	NL MARINA DEPOSITS	3,858.10	
221.20	BONDS PAYABLE NON-CURREN	1,145,000.00	
			2,369,509.04
			=====
TOTAL LIABILITIES			2,369,509.04
			=====

BALANCE SHEET - UNAUDITED

AS OF: JUNE 30TH, 2026

Item #3.

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
FUND EQUITY/BALANCE			
=====			
320.07	ENCUMBRANCES	(258,363.80)	
320.08	RESERVE FOR ENCUMBRANCES	258,363.80	
320.09	PRIOR YEAR ENCUMBRANCE	195,892.98	
320.10	PRIOR YEAR RESERV/ENC	(195,892.98)	
320.60	FUND BALANCE COMMITTED	90,552.00	
320.65	NET INVEST. IN CAPITAL A	3,393,536.00	
320.98	FUND BALANCE UNRESV	4,678,190.16	
	TOTAL FUND EQUITY/BALANCE		8,162,278.16

	TOTAL REVENUES	1,294,406.00	
	TOTAL EXPENSES	731,651.38	

	EXCESS REVENUES OVER EXPENDITURES		562,754.62

	TOTAL LIABILITIES & FUND EQUITY/BALANCE		11,094,541.82
			=====

VENDOR SET: 01 CITY OF PORT LAVACA

== SUMMARY REPORT ==

VENDORS : ALL

* = Sales Tax Included

Item #3.

PO #	REQ #	VENDOR #	VENDOR NAME	STAT DEPT	DATE ORDERED	DATE LAST RECEIVED	ORDERED	RECEIVED	VARIANCE	OUTSTANDING
26-00005	26-00005	01-102134	VICTORIA ENGINEER O	504-1000	12/17/25		24,775.00			24,775.00
26-00033	26-00033	01-102134	VICTORIA ENGINEER P	504-1000	1/02/26	6/17/26	18,368.00	20,358.33	2,072.08	81.75
26-00055	26-00055	01-103058	BAREFOOT, MARK E. P	504-1000	1/16/26	4/08/26	44,898.00	43,898.00		1,000.00
26-00076	26-00076	01-100260	LESTER CONTRACTIN P	504-1000	3/30/26	6/17/26	200,625.00	200,625.00		
26-00101	26-00101	01-103058	BAREFOOT, MARK E. P	504-1000	6/09/26	7/01/26	44,988.00	30,000.00		14,988.00

REPORT TOTALS:	PO'S	ORDERED	RECEIVED	VOIDED	VARIANCE	BALANCE
OUTSTANDING	1	24,775.00	0.00	0.00	0.00	24,775.00
PARTIAL	4	308,879.00	294,881.33	0.00	2,072.08	16,069.75
RECEIVED	0	0.00	0.00	0.00	0.00	0.00
COMPLETED	0	0.00	0.00	0.00	0.00	0.00
VOIDED	0	0.00	0.00	0.00	0.00	0.00

** TOTALS **	5	333,654.00	294,881.33	0.00	2,072.08	40,844.75

SELECTION CRITERIA

Item #3.

VENDOR SET: 01 CITY OF PORT LAVACA

RANGE OPTIONS

VENDORS : ALL
PO NUMBERS: ALL
ISSUE DATE: 0/00/0000 THRU 99/99/9999
G/L ACCT #: 504- THRU 504-ZZZZZZZZZZZZZZ

REPORT OPTIONS

DEPT: All
REPORT TYPE: SUMMARY
REPORT SEQUENCE: PO NO#

STATUS: OUTSTANDING
PARTIAL
RECEIVED

*** END OF REPORT ***

COMMUNICATION

SUBJECT: CITY MANAGER'S REPORT

INFORMATION:

- 1.) Community Development Block Grant Mitigation Coastal Resiliency
Living Shoreline Project
- 2.) ReStore (cleanup of old barges) in Smith Harbor
- 3.) Community Development Block Grant Mitigation Round 2
Replacement of culverts under the rail at Corporation Ditch and
Voluntary Restoration of Harbor of Refuge Shoreline
- 4.) General Land Office Coastal Erosion Planning & Response Act Grant
(Harbor of Refuge Shoreline Protection)
- 5.) Matagorda Bay Mitigation Trust Grant Downtown Waterfront Public
Access Improvement
- 6.) Texas Department of Transportation Truck Route Signs
- 7.) Texas Ports Association
- 8.) Texas Department of Transportation Maritime Division

MEETING: July 21, 2026 AGENDA ITEM ____
DATE: 7.16.2026
TO: PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER
FROM: JODY WEAVER, CITY MANAGER
SUBJECT: CITY MANAGER'S MONTHLY REPORT

1. **CDBG-MIT Coastal Resilience Living Shoreline Project :**

See the *attached* Construction Activities Report dated 7/08/2026.

2. **ReStore (cleanup of old barge(s) in Smith Harbor):** Taylor Marine is complete with the removals. We are waiting on the waste disposal certificate prior to making payment.

Attached is a log of daily comments on the project from our consultant Kim Griffith from 6/17-6/23.
6/24 – TCEQ clarified they do not need daily reports.

6/25 – Taylor finished up at Site A

6/26 – “I am watching the crane barge moving to Site B! Site A is complete. The area was probed yesterday in a grid for debris by the crane and again this morning by a small boat. I am satisfied that all debris has been removed from Site A and gave OK to move to Site B. The intent is to setup, get exact parameters of remnants, fence, and begin work Monday.” – Kim Griffith

6/27 – Taylor located a large object at the edge of site B that can't be broken by a 12K lb cutting blade and is too large heavy to remove as is – After verifying the scope of work, it was determined that contractor will leave as is.

7/1 – Removals are complete. City Manager OK's Taylor to leave their barges in place for up to 2 weeks until the Captain get on site to move it.

3. **CDBG-MIT Round 2 - Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor of Refuge Shoreline.**

We have approved the bid documents and the *attached* advertisement for bid will be published on July 22 and July 29. The Pre-bid will be held on August 6 at 2:30 at City Hall and the Bids are due on August 20 at 2:30 pm.

4. **GLO CEPRA GRANT (Harbor of Refuge Shoreline Protection):** See agenda 6.

5. **MBMT Grant Downtown Waterfront Public Access Improvement:** The project is complete with the exception of the portion of the shared use path across Live Oak for which Lester will remobilize to construct after Maverick is done hauling dirt. We may want to consider looking at making some road repairs on either side of the shared use path while we are doing this.

6. **TxDOT Truck Route signs:** no update

CITY OF PORT LAVACA

7. **Texas Ports Association:** The link to our Ports & Harbors website is broken on the TPA website and we have notified them to make the correction.
8. **TxDOT Maritime Division:** TxDOT is still working on our profile for the Port Mission Plan. They reached out and requested our official tonnage data to include on the profile. Jim submitted to them 211,654.516 short tons for 2024 and 163,664.455 short tons for 2025.



**COAST & HARBOR
ENGINEERING**



CONSTRUCTION ACTIVITIES REPORT

Project Name: Port Lavaca Living Shoreline Project City of Port Lavaca	Report No.: CPL-002 Date: 07/08/2026 Day: Wednesday Completed By: CJ
Location: Port Lavaca, Texas	Engineer's Project No.: 507107066

Notice to Proceed: March 10, 2026
Project Completion: October 26, 2026
Estimated Completion: October 8, 2026

Type of Work: Rock and Reef Breakwater Installation, Marsh Creation

Prime Contractor: Maverick Constructors	Engineer's Representative(s): Cody Johnson – Field Engineer
Contractor's Representative(s) and Title: Shane Acosta – Site Superintendent	Others on site: N/A

WEATHER

☒ Clear ☐ Partly Cloudy ☐ Overcast ☐ Rain ☐ Drizzle ☐ Freezing Rain ☐ Fog ☐ Windy

Wind Dir. & Speed:
SSW 4 kts – 8 kts

Temperature Range:
83 – 87°F

Tidal Range:
-0.2 ft to 0.2 ft MSL
NOAA 8773259, Port Lavaca TX

Wave Height at Project Site:
< 1 ft

CONSTRUCTION ACTIVITIES

Work Day: Yes ☒ No ☐

Hours Worked: 12

Contractor Equipment on Site: Adriana Lee Setton (tug); Kilpeck (tug); 2 barges; Cat 289D3; Cat D3

Work Conducted: The operators unloaded two shipments of ARUs to a temporary staging location.

OBSERVATIONS

Owner's Representative Remarks:

Cody arrived at the Borrow Site areas at 8:30 AM and met with the Maverick crew. Two trucks of ARUs were being unloaded using straps with a forklift. Two straps were run through adjacent gaps in the ARU and slung back over the forklift forks. Maverick removed the units from the trucks then transported them to the stockpile on Borrow Site B using a bucket attachment on a skid steer.

Cody inspected the ARUs on the delivery trucks. The units were unstrapped at the time and arranged one unit high by two rows along the length of the truck. The units looked in good condition with only a few knobs visibly broken off.

Cody inspected the bedding stone stockpile on Borrow Site A and took a random sample.

Cody inspected the ARU stockpiles. Units with different damage levels (~8% to 66% of knobs broken) were photographed and documented for review of rejection criteria.

Discussions with Contractor:

Cody spoke with the Maverick crew about their outlook for starting construction. Maverick thought that it would be another few days but did not have exact information.

Maverick said that they switched the transportation method because some of the ARUs had tipped during transport leading to damage. A total of 714 ARUs had been stockpiled. Maverick provided the ARU and bedding stone truck tickets and explained that one ARU truck ticket listed 24 units, but only 22 were on the truck which is accounted for in the total.

Maverick indicated that there is currently one barge and tug on site.

No safety issues were noted by the contractor for today.

SITE PHOTOS:



Figure 1. ARUs on a delivery truck.



Figure 2. Top-down view of ARU showing no apparent damage.



Figure 3. Top-down view of ARU showing ~41% (14/34 nodules) apparent damage.



Figure 4. ARUs stockpiled at Borrow Site B.



Figure 5. Bedding stone stockpiled at Borrow Site A.

PROGRESS TRACKING

(Estimated Based on Bid Qtys, Field Observations & Contractor Submittals)

Rock Breakwater:

Geotextile Installed: 0%
 Geogrid Installed: 0%
 Bedding Stone Installed: 0%
 Armor Stone Installed: 0%

Reef Breakwater:

Geotextile Installed: 0%
 Geogrid Installed: 0%
 Bedding Stone Installed: 0%
 Breakwater Unit Installed: 0%

Marsh Creation:

Mechanically Placed Fill: 0%
 Planting: 0%

Other Progress:

WORKING TIME

Effective Working Time: No delays were noted by the Contractor.

Cody L. Johnson

Cody Johnson, PE
Coast & Harbor Engineering



COAST & HARBOR ENGINEERING



CONSTRUCTION ACTIVITIES REPORT

Project Name: Port Lavaca Living Shoreline Project City of Port Lavaca	Report No.: CPL-003 Date: 07/09/2026 Day: Thursday Completed By: CJ
Location: Port Lavaca, Texas	Engineer's Project No.: 507107066

Notice to Proceed: March 10, 2026
Project Completion: October 26, 2026
Estimated Completion: October 8, 2026

Type of Work: Rock and Reef Breakwater Installation, Marsh Creation

Prime Contractor: Maverick Constructors	Engineer's Representative(s): Cody Johnson – Field Engineer
Contractor's Representative(s) and Title: Shane Acosta – Site Superintendent	Others on site: N/A

WEATHER

☒ Clear ☐ Partly Cloudy ☐ Overcast ☐ Rain ☐ Drizzle ☐ Freezing Rain ☐ Fog ☐ Windy

Wind Dir. & Speed:
SE to S 4.3 kts – 18.1 kts

Temperature Range:
80 – 87 °F

Tidal Range:
-0.4 ft to +0.4 ft MSL
NOAA 8773259, Port Lavaca TX

Wave Height at Project Site:
0 - 1 ft

CONSTRUCTION ACTIVITIES

Work Day: Yes ☒ No ☐

Hours Worked: 12

Contractor Equipment on Site: Kilpeck (tug); 2 barges; Cat 289D3; Cat D3

Work Conducted: Maverick received, unloaded, and stockpiled two trucks of ARUs.

OBSERVATIONS

Owner's Representative Remarks:

Cody arrived at Borrow Site B at approximately 9:30 AM where Maverick was waiting for an ARU delivery truck. Cody inspected the newly stockpiled ARUs which were transported from the temporary staging area yesterday. By the end of the day the two trucks of new ARUs had been unloaded and stockpiled.

Cody received and documented the bedding stone and ARU truck tickets.

At 4:00 PM, Cody inspected the bedding stone stockpile. There is a small percentage of stones with vugs (see photos) and sand pockets. No large boulders or pockets of sand were observed.

Discussions with Contractor:

Cody spoke with the Maverick crew about daily activities. Maverick said that they would receive two ARU trucks. An additional ARU truck was delayed at the plant.

Minimal further discussions with the contractor. The Maverick crew indicated that Shane Acosta (Maverick superintendent) was arriving in Port Lavaca today but was not on site yet.

No safety issues were noted by the contractor for today.

SITE PHOTOS:



Figure 1. ARU with large fracture of lattice brush removed.



Figure 2. ARU showing damage to one side.



Figure 3. Bedding stone stockpile showing a pocket of sand.



Figure 4. Bedding stone stockpile with 1 ft scale indicated.



Figure 5. Bedding stone with vugs.

PROGRESS TRACKING

(Estimated Based on Bid Qtys, Field Observations & Contractor Submittals)

Rock Breakwater:

Geotextile Installed: 0%
Geogrid Installed: 0%
Bedding Stone Installed: 0%
Armor Stone Installed: 0%

Reef Breakwater:

Geotextile Installed: 0%
Geogrid Installed: 0%
Bedding Stone Installed: 0%
Breakwater Unit Installed: 0%

Marsh Creation:

Mechanically Placed Fill: 0%
Planting: 0%

Other Progress:

WORKING TIME

Effective Working Time: No delays were noted by the Contractor.

Cody L. Johnson

Cody Johnson, PE
Coast & Harbor Engineering



**COAST & HARBOR
ENGINEERING**



CONSTRUCTION ACTIVITIES REPORT

Project Name:
Port Lavaca Living Shoreline Project
City of Port Lavaca

Report No.: CPL-004
Date: 07/10/2026
Day: Friday
Completed By: CJ

Location: Port Lavaca, Texas

Engineer's Project No.: 507107066

Notice to Proceed: March 10, 2026
Project Completion: October 26, 2026
Estimated Completion: October 8, 2026

Type of Work: Rock and Reef Breakwater Installation, Marsh Creation

Prime Contractor:
Maverick Constructors

Engineer's Representative(s):
Cody Johnson – Field Engineer

Contractor's Representative(s) and Title:
Shane Acosta – Site Superintendent

Others on site:
N/A

WEATHER

☒ Clear ☐ Partly Cloudy ☐ Overcast ☐ Rain ☐ Drizzle ☐ Freezing Rain ☐ Fog ☐ Windy

Wind Dir. & Speed:
S 10 kts – 14 kts

Temperature Range:
83 – 85 °F

Tidal Range:
+1.0 ft to +1.3 ft MSL
NOAA 8773259, Port Lavaca TX

Wave Height at Project Site:
0 - 1 ft

CONSTRUCTION ACTIVITIES

Work Day: Yes ☐ No ☒

Hours Worked: 0

Contractor Equipment on Site: Kilpeck (tug); 2 barges; Cat 289D3; Cat D3

Work Conducted: None.

OBSERVATIONS

Owner's Representative Remarks:

Cody arrived at the Borrow Sites around 8:00 AM and inspected stockpiled materials. There were no work activity or truck deliveries planned for the day.

Discussions with Contractor:

Cody talked to Shane by phone. Shane indicated that there would not be any construction activities today. Maverick planned on inspecting potential yards for riprap stockpiling.

Maverick disputed that they caused damage to the ARU nodules, attributing the damage to trucking. Maverick noted that the ARU vendor expected some nodules to break off and considers this acceptable. Maverick suggested that damaged ARUs can be repaired with rebar and concrete.

The Maverick superintendent plans to begin loading bedding stone onto a barge Monday. The Public Roadway and Parking Lot Condition survey was tentatively scheduled for Monday. Maverick is waiting on the geotextile installer and does not expect construction to begin until mid-next week.

SITE PHOTOS: N/A

PROGRESS TRACKING

(Estimated Based on Bid Qtys, Field Observations & Contractor Submittals)

Rock Breakwater:

Geotextile Installed: 0%

Geogrid Installed: 0%

Bedding Stone Installed: 0%

Armor Stone Installed: 0%

Reef Breakwater:

Geotextile Installed: 0%

Geogrid Installed: 0%

Bedding Stone Installed: 0%

Breakwater Unit Installed: 0%

Marsh Creation:

Mechanically Placed Fill: 0%

Planting: 0%

Other Progress:

WORKING TIME

Effective Working Time: No delays were noted by the Contractor.



Cody Johnson, PE
Coast & Harbor Engineering

Restore

City of Port Lavaca - Derelict Vessel Removal Project		
Date	Time	Notes
6/17/2026	820	Dept Home
	830	On site, observe 3 man crew placing silt skirting around derelict vessel (DV) remnants throughout project. It may be moved to allow movement of barge, but must be in place and closed off before any ops commence. Clay states crane mechanic will begin work and will let me know when repairs are complete and before ops begin. Dept site. <i>Pics -silt placement and work site.</i>
	850	Arrive home.
6/19/2026	1615	Dept Home
	1625	Arrive site. Crane still not operational. Multiple calls/text w/Clay. Anticipate parts and final work to be complete on 6/22/26. No weekend ops. Let Clay know to recheck silt fence placement ensuring all fencing well above surface of water. He confirms will adjust before any lifts begin. Dept site.
	1645	Arrive home.
6/22/2026	1545	Depart home
	1555	On site. Work complete on crane, testing to ensure all repairs complete and crane is fully functional. Prepping for lift. Silt skirt in place. <i>Requested copy of site safety plan.</i>
	1600	First lift complete. Skirting holding well. Crane operator and Clay know importance of keeping muddy water leaking from clam shell within fencing. Plan to utilize clam shell to retrieve smaller pieces before switching to blade (12K lb steel blade) to chop remnants into smaller pieces. <i>Pics of 1st lift</i>
	1610	Using chopping blade to break debris. <i>Pics of blade in use</i>
	1635	checked skirting, holding well. Chopping continues. Spoke w/Clay, depart site.
	1645	Arrive home
6/23/2026	650	Dept Home
	658	On site. Skirting in place. Meet w/Clay and crane operator to learn work plan for the day. Will utilize both clam shell and chop throughout work period. Crew is on site at 0700 and will work until 1930 daily, no weekends. Taylor has ordered more skirting and t posts to allow expansion of work area and to move barge forward.
	710	Dept site. Clay will call before lifting begins for day.
	720	Arrive home. Will down load pics and create digital log for project.
	830	Receive call from Clay - lifting and chopping will start for day. Will be on and off site to observe ops. Completed digital log and pics to date, will forward to CoPL and TCEQ.

**INVITATION TO BID
FOR
HARBOR OF REFUGE SHORELINE RESTORATION
GLO CDBG-MIT CONTRACT NO. 24-065-167-F082
CITY OF PORT LAVACA, TEXAS**

Sealed bids addressed to the City of Port Lavaca will be received at the City Secretary's Office, 202 N. Virginia Street, Port Lavaca, Texas 77979, until **2:30 p.m., Thursday, August 20, 2026**, for the Harbor of Refuge Shoreline Restoration GLO CDBG-MIT Contract No. 24-065-167-F082.

Immediately following the closing time for receipt of bids, the bids will be publicly opened and read aloud at City Hall, 202 N. Virginia Street, Port Lavaca, Texas 77979. Any Bids received after closing time will be returned unopened.

A pre-bid conference will be held at City Hall, 202 N. Virginia Street, Port Lavaca, Texas 77979 at **2:30 p.m., Thursday, August 6, 2026**. Bidders are strongly urged to attend.

The project consists of regrading, sloping, and stabilizing 1,000 linear feet of shoreline along the Harbor of Refuge in Port Lavaca, Texas.

Bidders must submit a bid bond, cashier's or certified check payable without recourse to the order of the City of Port Lavaca, in an amount not less than five percent (5%) of the bid submitted as a guarantee that the Bidder will enter into a contract and execute bonds and guarantees in the forms provided within fifteen (15) days after Notice of Award of contract to him. Bids submitted without the required security will not be considered.

The project to be constructed will be financed with assistance from the General Land Office (GLO) under the U.S. Department of Housing and Urban Development Community Development Block Grant - Mitigation (CDBG-MIT) program and is subject to all applicable Federal and State laws and regulations. Attention is called to the fact that not less than, the federally determined prevailing Davis-Bacon and Related Acts wage rate, as issued by the Department of Labor and contained in the contract documents, must be paid on this project. In addition, the successful bidder must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sex, sexual orientation, gender identity, or national origin. Adherence to the City of Port Lavaca Section 3 Policy is required for contracts and subcontracts in excess of \$100,000.00.

The City of Port Lavaca reserves the right to reject any or all bids or to waive any informalities in the bidding. Bids may be held by the City of Port Lavaca for a period not to exceed 60 days from the date of the bid opening for the purpose of reviewing the bids and investigating the Bidders' qualifications prior to the contract award.

The successful Bidder will be required to purchase and furnish a Performance Bond and a Payment Bond, each in the amount of the contract, written by a responsible surety company, authorized to do business in the State of Texas, as required by Article 5160, V.A.T.C.S., as amended by H.B. 344, passed by the 56th Legislature, Regular Session, 1959.

Bidders are expected to inspect the site of the work and to inform themselves regarding all local conditions.

Information for Bidders, proposal forms, specifications and plans are available for inspection during regular business hours at Urban Engineering, 2004 N. Commerce Street, Victoria, Texas 77901, (361) 578-9836.

Prospective Bidders may obtain complete copies of the plans, project manual and specifications

from Urban Engineering. An electronic file copy is available at no charge or a printed copy is available for a non-refundable fee of \$100.00 per copy. It is recommended that Bidders obtain a complete copy of the Bidding Documents from Urban Engineering to submit a bid.

The City of Port Lavaca has an active Equal Employment Opportunity (EEO) policy and strictly prohibits discrimination based on race, color, religion, sex, age, disability, or national origin.

City of Port Lavaca

Luis De La Garza, Mayor

July 22, 2026

All contractors and subcontractors must be cleared (not suspended or debarred) prior to any formal action authorizing the award of a contract to the contractor. Minority Business Enterprises, Small Business Enterprises, Women Business Enterprises, Section 3 Businesses, and labor surplus area firms are encouraged to submit bids.

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 5

A) City Harbor

- 1) 13 July 2026, I spoke to Blerim Halili with Prestige Oysters about a sublease for tracts 9 & 9A City Harbor to Maverick Constructors.
- 2) I spoke with Prestige Oysters & Matagorda Bay Fishing Cooperatives. They have both identified areas in Lavaca Bay and San Antonio Bay to lease and build reefs on. (New lease program with the State of Texas)

B) Nautical Landings Building

- 1) Draw up a new lease for Suite 3, Nautical Landings Building for Zbigniew Zborowski.
- 2) 10 July, 2026, Barefoot Construction commenced painting and installing a new floor in Suite 3, NLB.
- 3) Suite 1D, NLB was turned over to the Texas Department of Emergency Management.

C) Nautical Landings Marina

- 1) Horizon Environmental has not been onsite since the last Port Commission Meeting.
- 2) 13 July 2026, I had a meeting with Anna Coast & Harbors, Shane Maverick Constructors. It was a Pre-construction road condition survey.

D) Smith Harbor

- 1) 4 July 2026 Taylor Marine completed the removal of the old derelict barges.

E) Harbor of Refuge

- 1) Matt Glaze with Urban Engineering is working on plans for the Harbor of Refuge boat ramp.
- 2) 5 May 2026, I spoke with Matt Salinas about cameras to put on AEP light poles.

F) To Do List – Raymond Butler

COMMUNICATION

SUBJECT: CONSIDER PAYING FOR AN ENVIRONMENTAL FEE FOR THE COASTAL EROSION PLANNING AND RESPONSE ACT (CEPRA) - HARBOR OF REFUGE PROJECT.

INFORMATION:

CITY OF PORT LAVACA

PORT COMMISSION: 07. 21.2026

DATE: 7.15.2026

TO: JODY WEAVER, CITY MANAGER

FROM: KATERYNA THOMAS, GRANTS & CIP COORDINATOR

SUBJECT: CONSIDER APPROVAL FOR THE USACE BASE FEE REQUIRED TO INITIATE A SECTION 408 REVIEW FOR CEPRA HARBOR OF REFUGE PROJECT

Background:

The City of Port Lavaca is continuing implementation of the Coastal Erosion Planning and Response Act (CEPRA) Harbor of Refuge Project, which is designed to improve shoreline resiliency and enhance the Harbor of Refuge.

As part of the federal permitting process, the U.S. Army Corps of Engineers (USACE) has requested payment of a Section 408 administrative review fee. This fee is required to initiate and process the USACE Section 408 review because the project may interact with a federal navigation project, specifically the Harbor of Refuge Channel.

According to USACE, the administrative fee is not a lease payment or consideration for the use of federal property. Instead, it is a standard user fee that covers the personnel and administrative costs associated with reviewing the project. These activities include project coordination, contract preparation, engineering and operational review, site inspections, mapping, communications with the applicant, and other administrative tasks necessary to complete the Section 408 review. This administrative fee has been routinely required for local and state government projects within USACE real estate along the Texas coast for several years.

The City has already completed the required Section 408 coordination with USACE. Payment of this administrative fee is necessary for USACE to continue processing the project.

The Texas General Land Office (GLO) did not anticipate that the U.S. Army Corps of Engineers (USACE) Section 408 administrative review fee would be required for this project. As a result, funding for this expense was not included in the CEPRA project budget. To avoid delays in the federal review and permitting process and to allow the Harbor of Refuge CEPRA Project to proceed as scheduled, the City of Port Lavaca will pay the required administrative fee.

Financial Implication:

The required USACE Section 408 administrative fee is \$19,900.00. The fee will be paid from the City's Port & Harbor Fund.

Request Action:

Consider approval of the payment of the \$19,900.00 U.S. Army Corps of Engineers Section 408 administrative review fee from the City's General Fund to allow the Harbor of Refuge CEPRA Project to continue through the federal review and permitting process.

Attachments:

Letter from USACE



DEPARTMENT OF THE ARMY
 UNITED STATES ARMY CORPS OF ENGINEERS
 GALVESTON DISTRICT
 2000 FORT POINT ROAD
 GALVESTON, TEXAS 77550

SUBJECT: Matagorda Ship Channel, Port Lavaca Harbor to Refuge Project; Calhoun County, Texas; REIN 26-025

Jody Weaver
 City Manager
 City of Port Lavaca
 202 N. Virginia St.
 Port Lavaca, TX 77979

Dear Ms. Weaver:

We have received your request to construct numerous shoreline protection projects and a Beneficial Use sight within the Matagorda Ship Channel, Port Lavaca Harbor to Refuge Project, Calhoun County, Texas. The Real Estate Intake Number (REIN) assigned to your request is REIN 26-025.

The costs for your requested transaction are currently estimated to be \$19,900. These costs include payment for work products like environmental, cultural, and historical assessments, contract preparation, determinations of value, and preparation of land surveys, maps, and legal descriptions, and additional efforts including site visits, compliance inspections, and general correspondence.

Payment in the amount of \$19,900 can be remitted by either Wire Transfer or Automated Clearing House (ACH). Any funds received must also have the same entity's name that is consistent on all the following documents: Real Estate application, Regulatory Permit, W-9, and Articles of Incorporation (also known as Formation Documents):

Wire transfer:

Bank Name: Treas NYC/Funds Transfer Division
 Account Name: Treas NYC/CTR/BNF=/AC-00008736
 Bank ABA Number: 021030004
 Account Number: 00008736
 Bank Address: Federal Reserve Bank New York City, NY

ACH/EFT:

Bank Name: Cash Link – ACH Receiver
 Account Name: USACE Finance Center
 Bank ABA Number: 051036706
 Account Number: 220025
 Bank Address: Riverdale, MD

Account Type: Checking

Include the REIN (26-025) in the remarks section of your remittance to ensure the transaction is processed correctly. Payment of administrative fees must be received within 45 days from the receipt of this letter, or your application could be closed for inactivity. Please ensure that the payment is sent directly from the entity, which is identified as the applicant, payments sent from any other entity will be returned.

This payment of fees does not assure the ultimate approval of your request. Please note that if the actual costs for executing this transaction are greater than the above estimate, you will be notified, in writing, and required to pay the additional amount prior to our continuing the processing of the action. If excess funds exist at the time your action is complete, such funds will be remitted to the Treasury as general operations and maintenance funds in accordance with Title 10 U.S.C. 2695 and a final accounting will be provided to you.

For questions regarding this letter, please contact David Jordan at 409-766-6348 or by email at david.t.jordan@usace.army.mil.

Sincerely,

BUCHALSKI.ROB
ERT.JOHN.10267
20393

Digitally signed by
BUCHALSKI.ROBERT.JOHN.
1026720393
Date: 2026.05.15 13:19:42
-05'00'

Robert J. Buchalski
Chief, Management and Disposal Branch

cc:
Jennifer Hymel

RE: [EXTERNAL] Fw: REIN 26-025 Fee Letter

From Josh Carter <Josh.Carter@coastharboreng.com>

Date Tue 6/16/2026 10:36 AM

To Abigail Richardson <Abigail.Richardson@glo.texas.gov>; Kirsten McElhinney <Kirsten.Mcelhinney@coastharboreng.com>

Cc Thomas Everett <Thomas.Everett@coastharboreng.com>; Jody Weaver <jweaver@portlavaca.gov>; Jody Weaver <jweaver@portlavaca.gov>; Kateryna Thomas <kthomas@portlavaca.gov>

Abigail,

Thanks, I'm forwarding to Jody and Kateryna to be sure they get the message to wait on any payment activities.

I believe we need more information from USACE to justify the need for this fee.

I reached out to one of our permitting experts about this request as I had not heard of it before; this is their response, which does not provide much more clarity but some context:

The \$20,000 is the USACE base fee required to initiate a Section 408 review. It is an amount the Corps has determined is necessary to cover the personnel resources needed to process an application through the review. If USACE real estate is involved or determined to be potentially adversely affected, additional fees are often assessed. Typically, the notice from the Section 408 team is received shortly after the regulatory permit application has been submitted and is under evaluation.

Interestingly, you are the third person to contact me about Section 408 this week. I recently heard from regulatory leadership that new procedures related to the processing of both regulatory permits and Section 408 reviews are expected to be rolled out soon. I do not have any details yet, but I suspect the changes may be aimed at preventing Section 408 reviews from delaying issuance of regulatory permits.

As an example, last week we received an extension of time authorization for a project that had been approved for more than 10 years and for which the client had long ago paid the required Section 408 fees. After the extension was issued, the Section 408 team contacted us and indicated that additional review was necessary. That was a first for me, and the regulatory project manager—who has several decades of experience—had not encountered that situation before either.

The letter that USACE sent referred to Real Estate and 408 coordination (note: 408 is coordination with USACE when our project may potentially impact/interact with a federal project, here, the harbor of refuge channel). We have already completed 408 coordination (it was very brief and simple). I have completed 408 evaluation with USACE Galveston on 2 other projects and it was similarly simple and brief and no fee was assessed. I have completed 408 evaluation with several projects with USACE New Orleans that were substantially more extensive and a fee was never mentioned. If the fee is for 408 evaluation, I would be shocked if the 408 coordinator spent more than 4 hours in review and coordination with us.

If the fee is regarding some real estate issue, I do not understand what that may be. The work is 100% on state owned waterbottoms or City of Port Lavaca land. It does not interact with USACE property or easements. I see no role for USACE real estate in any of this action.

It is possible there are new rules that require funding the USACE to operate in their review capacity; I have not heard of this before or read any notices about this if it is the case, but that doesn't mean its not possible.

Thanks,
Josh

Josh Carter, PE*, BC.CE

Principal

Coast & Harbor Engineering, Inc.

Direct: 512.615.0816

Mobile: 512.289.3857

www.coastharboreng.com



**COAST & HARBOR
ENGINEERING**

*PE licened in TX, LA, MS, AL, FL, VA

From: Abigail Richardson <Abigail.Richardson@glo.texas.gov>

Sent: Tuesday, June 16, 2026 7:09 AM

To: Kirsten McElhinney <Kirsten.Mcelhinney@coastharboreng.com>

Cc: Thomas Everett <Thomas.Everett@coastharboreng.com>; Josh Carter <Josh.Carter@coastharboreng.com>; Whitlow Jack <jweaver@portlavaca.org>

Subject: RE: [EXTERNAL] Fw: REIN 26-025 Fee Letter

Hello All again,

Please pause any payment activities, We thought this was something different. We are investigating this further and well let you all know more when we know more. Please feel free to call or email if you have any questions.

Thank you,



Abigail Richardson

CEPRA Project Manager

Coastal Protection Department

Texas General Land Office

Commissioner Dawn Buckingham, M.D.

Office: (512) 475-5400



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Item #6.

If you have received this communication in error, please notify the sender immediately by reply email and promptly destroy all electronic and printed copies of this communication and any attached document.

From: Abigail Richardson

Sent: Friday, June 12, 2026 8:09 AM

To: Kirsten McElhinney <Kirsten.Mcelhinney@coastharboreng.com>

Cc: Thomas Everett <Thomas.Everett@coastharboreng.com>; Josh Carter <Josh.Carter@coastharboreng.com>; Whitlow Jack <jweaver@portlavaca.org>

Subject: RE: [EXTERNAL] Fw: REIN 26-025 Fee Letter

Hello All,

I spoke with Kelly Brooks (Program Manager for CEPRA) and this is not unusual. How we normally proceed is the applicant (Port Lavaca in this case) pays the fee and bills the GLO.

Please let me know if there are any questions,



Abigail Richardson

CEPRA Project Manager

Coastal Protection Department

Texas General Land Office

Commissioner Dawn Buckingham, M.D.

Office: (512) 475-5400



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From: Kirsten McElhinney <Kirsten.Mcelhinney@coastharboreng.com>

Sent: Thursday, June 11, 2026 1:26 PM

To: Abigail Richardson <Abigail.Richardson@glo.texas.gov>

Page 82

Cc: Thomas Everett <Thomas.Everett@coastharboreng.com>; Josh Carter <Josh.Carter@coastharboreng.com>
Whitlow Jack <jweaver@portlavaca.org>
Subject: [EXTERNAL] Fw: REIN 26-025 Fee Letter

Item #6.

You don't often get email from kirsten.mcelhinney@coastharboreng.com. [Learn why this is important](#)
Hi Abigail,

We received the attached letter from USACE Real Estate division regarding a required fee for the Harbor of Refuge Project. We I asked the USACE real estate specialist to clarify what this fee is for, he gave the response below. I have never seen a request like this in my previous permitting efforts. Have you dealt with this previously?

"This is the user fee it takes us to work the project. This isn't consideration/rent, it's the administrative funds we need to process and review everything. So, we'll charge to this for things like contract preparation, site inspection visits, communications with applicant, mapping, etc., and note this fee also includes what Operations needs to review the project and the paperwork on their side. You shouldn't receive an additional letter from them. All projects across coastal Texas that are within a USACE tract receive an administrative fee letter which has included all local and state government for at least the last 6+ years."

Thanks,
Kirsten

Kirsten McElhinney, PE*

Project Manager - Coastal Engineer
Coast & Harbor Engineering, Inc.
Direct: (904) 469-1159
www.coastharboreng.com



**COAST & HARBOR
ENGINEERING**

*PE in TX and FL

From: Jordan, David T CIV USARMY CESWG (USA) <David.T.Jordan@usace.army.mil>
Sent: Thursday, June 4, 2026 5:25 PM
To: jweaver@portlavaca.org <jweaver@portlavaca.org>; Kirsten McElhinney <Kirsten.Mcelhinney@coastharboreng.com>
Cc: Espinoza, Dana M. CIV USARMY CESWG (USA) <Dana.M.Espinoza@usace.army.mil>
Subject: REIN 26-025 Fee Letter

Good afternoon,

Please see the attached administrative fee letter for REIN 26-025. Once funds are received, Dana Espinoza will be your POC for this project.

Thanks,

David Jordan
Realty Specialist, M&D Branch
USACE Galveston District
Office: (409) 766-6348
Cell: (409) 291-1707
Email: david.t.jordan@usace.army.mil

COMMUNICATION

SUBJECT: CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI
IN NAUTICAL LANDINGS BUILDING, SUITE 3, 106 S. COMMERCE ST.

INFORMATION:

REGULAR PORT COMMISSION MEETING:

DATE: 7/21/2026

TO: PORT COMMISSION

FROM: Jody Weaver

**SUBJECT: CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI IN
NAUTICAL LANDINGS BUILDING, SUITE 3, 106 S. COMMERCE ST. - PRESENTER
JODY WEAVER.**

COMMUNICATION

SUBJECT: CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI
IN NAUTICAL LANDINGS BUILDING, SUITE 3, 106 S. COMMERCE ST.

INFORMATION:

REGULAR PORT COMMISSION MEETING:

DATE: 7/21/2026

TO: PORT COMMISSION

FROM: Jody Weaver

**SUBJECT: CONSIDER LEASE WITH POOR BOY'S BAIT STAND AT SMITH HARBOR -
PRESENTER JODY WEAVER.**
