



April 29, 2022

NOTICE - Annual CPI adjustment to Table of Lease Rental Rates Effective 07/01/2022

Dear Port Lessee:

The Brownsville Navigation District's leasing policy governs the lease rental rates charged for properties at the Port of Brownsville and requires rates to be annually adjusted each July 1st by the Consumer Price Index.

Attached is the adjusted 7/1/2022 Table of Lease Rental Rates that will be in effect for leases that enter a **new lease or renewal term between July 1, 2022 through June 30, 2023**. For your reference, a comparison is attached of the lease rental rates in effect on July 1, 2021 and July 1, 2022.

Service Charges for Delinquent Leases

Please be advised that your lease rentals are to be paid no later than 10 days from the due date. The District will issue monthly service charges for delinquent unpaid rentals under the terms of their respective lease contract.

Construction and Improvement on Premises

All construction or modification of improvements and facilities on the leased site shall be subject to the *District's written approval prior to the beginning of construction*. The Director of Engineering, Ariel Chávez, shall be contacted at achavez@portofbrownsville.com for any questions concerning construction or modification on the respective lease.

Please contact me if you have any questions regarding this notice.

Sincerely,

Zeus Yanez
Director of Finance
(956) 831-4592
zyanez@portofbrownsville.com

Table of Lease Rental Rates
CPI February, 2021 – February, 2022
8.4% Increase

Site Description	07/01/2021 Rate	07/01/2022 Rate
Turning Basin Properties		
Waterfront	\$6,486.00/acre/year	\$7,031.00/acre/year
Highway Frontage	\$4,241.00/acre/year	\$4,598.00/acre/year
Port Entrance Sites	\$3,778.00/acre/year	\$4,096.00/acre/year
Street Frontage	\$2,250.00/acre/year	\$2,439.00/acre/year
Remote sites	Negotiated Rate	Negotiated Rate
Fishing Harbor Properties		
Waterfront	\$4,990/acre/year	\$5,410/acre/year
Min. monthly lease rental	\$335.00/month*	\$364.00/month*
Off-Water	\$4,613.00/acre/year	\$5,001.00/acre/year
Min. monthly lease rental	\$335.00/month*	\$364.00/month*
Fishing Harbor Dock	\$1.40 per lin. foot/month	\$1.52 per lin. foot/month
Fishing Harbor Unimproved Bank Space	\$.85 per lin. foot/month	\$.92 per lin. foot/month
Easements and Rights of Way		
Transmission Line Easements/ROW	\$.47/lin. foot/year	\$.51/lin. foot/year
Pipeline Throughput	\$.078/barrel	\$.084/barrel
Pipeline Easements		
All easements except from terminal to dock	\$.47/lin. foot/year	\$.51/lin. foot/year
Easements from terminal to dock	No Charge	No Charge
Channel Crossing/Usage Fee		
Initial Fee, per pipeline	Negotiated Rate	Negotiated Rate
Annual Renewal Fee, per pipeline	Negotiated Rate	Negotiated Rate
Miscellaneous Properties		
Grazing Leases	\$2.51/acre/year	\$2.73/acre/year
Tower Sites (100' x 100')	\$18,864.00/site/year	\$20,449.00/site/year
Sign Sites		
Up to 4' x 8' (32 sq. ft.)	\$114.00/site/year	\$124.00/site/year
Up to 6' x 12' (72 sq. ft.)	\$169.00/site/year	\$184.00/site/year
Up to 8' x 16' (128 sq. ft.)	\$224.00/site/year	\$243.00/site/year
Over 128 sq. ft.	Not available	Not available
Fish Camp Rentals	\$557.00/camp/year	\$604.00/camp/year
Billboards	Market Rate	Market Rate