

I N D E X

PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY
OF THE PORTS OF HARRIS COUNTY, TEXAS
August 2, 2022

<u>Minute No.</u>	<u>Event/Action</u>
	General
	Commissioner Corgey, Acting Chairman, convened the in-person and virtual Port Commission meeting and provided opening remarks along with Port Commissioners
	Minutes
2022-0802-01	Approve the minutes of the June 17, 2022 and June 28, 2022 Port Commission meetings
	Staff Reports
2022-0802-02	Roger Guenther, Executive Director, presented a summary of selected financial and operational matters
	Appearances
2022-0802-03(a)	Commissioner Corgey recognized Leticia Gutierrez, Air Alliance Houston, who addressed the Port Commission
2022-0802-03(b)	Commissioner Corgey recognized Stephanie Thomas, Public Citizen, who addressed the Port Commission
2022-0802-03(c)	Commissioner Corgey asked if anyone else had registered to address the Port Commission; there were none
	F. Executive
2022-0802-04	Staff Report – Selected agenda items – Charlie Jenkins, Senior Director, Asset Management & Strategic Coordination, and Tom Heidt, Chief Operating Officer
2022-0802-05	Award a professional services contract to Drewry Shipping Consultants Limited to study federal maintenance funding for the Houston Ship Channel system

<u>Minute No.</u>	<u>Event/Action</u>
2022-0802-06	Declare as surplus and authorize the donation of approximately 20.5 gross acres, out of the Harris & Wilson Survey, to the City of Houston for the development of a park and other public uses
	G. Business Equity
2022-0802-07	Maxine Buckles, Chief Business Equity Officer, addressed the Port Commission and introduced Opportunity U graduate, Michael Zhang, Enviroener Engineering Consulting, who also addressed the Port Commission
	H. Commercial
2022-0802-08	Staff Report – Selected agenda items – John Moseley, Chief Commercial Officer
2022-0802-09	Approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America, LLC for approximately 3.80 acres out of Block 6 at Northside Turning Basin, effective no earlier than September 1, 2022, at an annual base rent of approximately \$144,780, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option
2022-0802-10	Approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America, LLC for approximately 8.04 acres out of Block 25 at Industrial Park East, effective no earlier than September 1, 2022, at an annual base rent of approximately \$323,400, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option
2022-0802-11	Approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America, LLC for approximately 1.90 acres out of Block 9A at Northside Turning Basin, effective no earlier than September 1, 2022, at an annual base rent of approximately \$51,619, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option
2022-0802-12	Ratify the extended term of a month-to-month lease with R. Warehousing & Port Services, Inc., commencing September 10, 2022, for approximately 11.83 acres out of Blocks 33 and 33A at Industrial Park East, at an annual base rent of approximately \$514,879
2022-0802-13	Approve (i) an amendment to the lease with the City of Galena Park for approximately 203.79 acres out of the east side of the Clinton site in the Ezekiel Thomas Survey, A-73, to extend the term for five years, effective no earlier than September 1, 2022, at an annual base rent of approximately

<u>Minute No.</u>	<u>Event/Action</u>
	\$3,600, and (ii) consent to extend its sublease to Galena Park Riding Club for five years, to run conterminously with the extended term of the lease
2022-0802-14	Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 5.18 acres out of Block 11 at Northside Turning Basin to extend the term for three years, effective no earlier than September 1, 2022, at an annual base rent of approximately \$271,432, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index
2022-0802-15	Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 1.62 acres out of Block 6A at Northside Turning Basin to extend the term for three years, effective no earlier than September 1, 2022, at an annual base rent of approximately \$69,460, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index
2022-0802-16	RCA H-8 was pulled from the agenda
2022-0802-17	RCA H-9 was pulled from the agenda

I. Finance

2022-0802-18	Staff Report – Selected agenda items – Tim Finley, Chief Financial Officer
2022-0802-19	Approve the formation of a pool for selection of a transition management firm following termination of an investment manager for the Port of Houston Authority Restated Retirement Plan (Pension Plan) and Other Post-Employment Benefit Plan (OPEB Plan) assets comprised of Abel Noser LLC, BTIG, LLC, Capital Institutional Services, Inc., and Loop Capital Markets LLC
2022-0802-20	Adopt a revised Investment Policy for Port Authority funds, including operating, project, debt service, and debt service reserve funds, and approve the Port Authority’s revised Internal Controls for Investments
2022-0802-21	Approve assignment of the investment management agreement with Smith Graham Investment Advisors, L.P. to Loop Capital Asset Management-TCH, LLC, for the management of a fixed income assets portfolio for the Port of Houston Authority Restated Retirement Plan (Pension Plan)

J. Infrastructure

2022-0802-22	Staff Report – Selected agenda items – Harvey Ross, Project Manager, Project & Construction Management
--------------	--

<u>Minute No.</u>	<u>Event/Action</u>
2022-0802-23	<p>Approve staff's ranking of vendors and award a construction contract for a new fender system at Wharf 1 at Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Forde Construction Company, Inc.; and second, McCarthy Building Companies, Inc.</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-24	<p>Approve staff's ranking of vendors and award a construction contract to construct a 14.5 acre interim container storage facility for redevelopment of the west end of Barbours Cut Terminal to the top-ranked proposer: staff ranking - first, Rigid Constructors, LLC.; second, McCarthy Building Companies, Inc.; and third, Satterfield & Pontikes Construction, Inc.</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-25	<p>Approve staff's ranking of vendors and award a professional services contract to perform construction material testing during the construction of a 14.5 acre interim container storage facility for redevelopment of the west end of Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Ninyo & Moore Geotechnical and Environmental Sciences Consultants; second, HVJ Associates, Inc.; and third, Terracon Consultants, Inc.</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-26	<p>Approve staff's ranking of vendors and award a construction contract for the rehabilitation and repair of Wharves 47, 48, and 1E at South Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Russell Marine LLC; and second, MB Western Industrial Contracting Co.</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-27	<p>Approve staff's ranking of vendors and award a professional services contract to perform construction material testing for the rehabilitation and repair of Wharves 47, 48, and 1E at South Turning Basin Terminal to the top-ranked proposers: staff ranking - first, HVJ Associates, Inc.; second, Terracon Consultants, Inc.; and third, Braun Intertec Corporation</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>

<u>Minute No.</u>	<u>Event/Action</u>
2022-0802-28	<p>Approve staff's ranking of vendors and award a construction contract for the construction of Container Yards 4 North and 5 North of the reconstruction of 87 acres of container yards at Barbours Cut Terminal to the top-ranked proposer: staff ranking - first, McCarthy Building Companies; second, Archer Western Construction; and third, Satterfield & Pontikes, Inc.</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-29	<p>Approve staff's ranking of vendors and award a professional services contract to perform construction material testing during the construction of Container Yards 4 North and 5 North of the reconstruction of 87 acres of container yards at Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Aviles Engineering; second, Ninyo & Moore; and third, Terracon</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-30	<p>Amend the services agreement with Avison Young-Texas LLC, to perform additional work associated with analysis and design support for evaluation and possible construction of a new Executive Office Building</p>
2022-0802-31	<p>Approve a change order with Archer Western Construction, LLC to perform additional work associated with the expansion of gate facilities at Barbours Cut Terminal</p>
2022-0802-32	<p>Authorize a month-to-month lease with 2Plus of Texas, Inc. dba STAR to lease vans under the Houston-Galveston Area Council METROVan Program for an additional one-year period</p>
2022-0802-33	<p>Authorize payment to the U.S. Army Corps of Engineers under the Memorandum of Agreement pursuant to Section 214 of Public Law 106-541 to expedite the evaluation of Port Authority permit applications for approximately one year</p>
2022-0802-34	<p>Authorize restriction of a 100-foot by 7,350-foot tract of Port Authority railway right-of-way property to commercial/industrial use and plume management zone requirements, at the request of Shell Oil Company and Deer Park Refinery and as required by the Texas Commission on Environmental Quality, and authorize an agreement related thereto with such entities</p>

<u>Minute No.</u>	<u>Event/Action</u>
2022-0802-35	Issue a transmission line license to Comcast Cable Communications Management, LLC for a fiber optic cable line crossing Turning Basin property along High Level Road
	K. Operations
2022-0802-36	Staff Report – Selected agenda items – Jeff Davis, Chief Operations Officer
2022-0802-37	<p>Approve staff's ranking of vendors and award a two-year contract for mowing services and landscape maintenance for Turning Basin Terminal to the top-ranked proposers: staff ranking - first, Yellowstone Landscape; second, Paige Management, LLC; and third, Ambassador Services, LLC</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-38	<p>Approve staff's ranking of vendors and award a contract for the purchase of twenty-six electric container yard cranes for Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Konecranes Finland Corporation; and second, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC)</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-39	<p>Approve staff's ranking of vendors and award a contract for the purchase of three dockside electric container cranes for Wharves Nos. 2, 5, and 6 at Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC); and second, Konecranes Finland Corporation</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-40	<p>Approve staff's ranking of vendors and award a two-year contract for maintenance and repair of elevators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking – first, RICO Elevators, Inc.; second, Elevators of Beaumont (Stark Business Ventures); and third, Hoist and Crane Service Group</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2022-0802-41	Award a two-year contract to Apache Oil Company for the purchase of miscellaneous filters for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal

<u>Minute No.</u>	<u>Event/Action</u>
2022-0802-42	Enter into a two-year Interlocal Agreement with Gulf Coast Authority for industrial wastewater treatment at Bayport Container Terminal
2022-0802-43	Award a three-year contract to Mi-Jack Products, Inc., the sole source provider, for purchase of parts and services for hybrid crane systems at Barbours Cut Terminal
2022-0802-44	Award a three-year contract to United Rentals, Inc. for the rental of emergency power generation for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using a Sourcewell cooperative purchase program contract
2022-0802-45	Authorize a two-year agreement for preferential berthing rights at the Port Authority's North Side Turning Basin Terminal with G2 Ocean Holding AS
2022-0802-46	Approve an amendment to the thirty-year lease with Texas Stevedoring Services, LLC, to increase the acreage of the interim leased premises thereunder
2022-0802-47	Approve (i) a chassis lease with North American Chassis Pool Cooperative LLC (NACPC) as lessor for a five-year term for 200 chassis with total base rent not to exceed \$1,806,750, and (ii) a chassis lease with Interpool, Inc. dba TRAC Intermodal as lessor for a two-year term for 213 chassis with a total base rent not to exceed \$699,705

L. People (no items)

M. Security and Emergency Operations

2022-0802-48	Staff Report – Selected agenda items – Marcus Woodring, Chief Port Security and Emergency Operations Officer
2022-0802-49	Issue a purchase order to NRT Sales LLC for purchase of a restroom trailer through the United States General Services Administration
2022-0802-50	Authorize the execution of a reimbursable agreement with the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, for the enhancement, management, operation, maintenance, and repair of the Houston- Galveston Physical Oceanographic Real-Time System, for a five-year period in an amount not to exceed \$598,986, and a net additional expenditure of \$481,584

N. Technology

<u>Minute No.</u>	<u>Event/Action</u>
2022-0802-51	Staff Report – Selected agenda items – Charles Thompson, Chief Information Officer
2022-0802-52	Approve the purchase of annual software subscription and support services for Sterling electronic data interchange software from Soal Technologies, using a State of Texas Department of Information Resources cooperative purchase contract
2022-0802-53	Approve the purchase of annual software subscription and support services for Cognos budgeting software from Soal Technologies Company, using a State of Texas Department of Information Resources cooperative purchase contract
2022-0802-54	Issue a purchase order to Xennex LLC for renewal of Infoblox maintenance to provide network-related functionality using Texas Department of Information Resources' cooperative purchase program
2022-0802-55	Issue a purchase order to Mythics, Inc. for purchase of the annual software license verification fee for JDEdwards Enterprise Resource Planning software, using Texas Department of Information Resources cooperative purchase program
2022-0802-56	Issue a purchase order to Solid Border Inc. for purchase of select updated firewalls along with software, subscriptions, and maintenance for firewalls, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program
2022-0802-57	Issue a purchase order to Critical Start for purchase of Mimecast annual software licensing and software support, using Texas Department of Information Resources' cooperative purchase program

Recess Open Meeting and Convene Executive Session

Reconvene Open Meeting

2022-0802-58	Authorize the Port Authority to amend the agreement for legal services with Best Best & Krieger LLP on the terms discussed in Executive Session, and authorize the Chief Legal Officer to do all things necessary to give effect to the foregoing
2022-0802-59	Regular Code of Ethics training and review

Closing Remarks by Chairman and Commissioners

Adjourn Meeting

**Port of Houston Authority
Port Commission Public Meeting**

**Houston, Texas
August 2, 2022**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on August 2, 2022, at 9:15 a.m., at the Port of Houston Authority Executive Offices, Fourth Floor Boardroom, at 111 East Loop North, Houston, Texas 77029, and via Cisco WebEx. The following commissioners, staff, and counsel were present:

Ric Campo, Chairman, via WebEx
Wendy Cloonan, Commissioner
Dean Corgey, Acting Chairman
Cheryl Creuzot, Commissioner
Stephen DonCarlos, Commissioner
Clyde Fitzgerald, Commissioner
Roy Mease, Commissioner
Roger Guenther, Executive Director
Erik Eriksson, Chief Legal Officer
Tom Heidt, Chief Operating Officer
J. Kent Friedman, outside counsel

Commissioner Corgey called the meeting to order and announced that Chairman Campo was attending virtually. He expressed his appreciation for the full attendance of the commission and began his opening remarks by emphasizing that no other ports compared to the Port of Houston; there was lot of cargo and jobs, and it was especially difficult to fill all the jobs needed.

Commissioner Corgey noted that there was \$150 million for consideration on the agenda, which was a very good sign that the Port Authority was growing. He added that staff had especially done a great job of keeping the port operational, and he had complete confidence in staff to do the right thing.

Commissioner Corgey mentioned the great programs in the community to make the community and region a better place to live, including the grants program, parks program, and all the Port Authority's environmental stewardship commitments.

(2022-0802-01) Commissioner Corgey called for a motion to approve the minutes of the June 17, 2022, and June 28, 2022, Port Commission meetings. Commissioner Mease moved for approval, seconded by Commissioner Cloonan. The minutes were approved as written.

(2022-0802-02) Roger Guenther, Executive Director, presented a summary of selected financial and operational matters:

- Business was still strong halfway through 2022, with total tonnage across all facilities up 24% year-to-date.

- General cargo tonnage had doubled vs. mid-year 2022.
 - Import steel was at levels not seen in nearly a decade, with 2.7 million tons through June 2022.
 - General cargo was driving a lot of the volume.
- Container activity continued to be robust, with 1.9 million twenty-foot equivalent units (TEUs) through June 2022, up 11%.

Mr. Guenther recognized the retirement of Doug Mims, captain of the Port Authority's M/V Sam Houston tour boat. Capt. Mims joined the Port Authority in 1987 as a marine firefighter deckhand and transferred to the M/V Sam Houston in 1988, working his way up from pilot to captain. Capt. Mims welcomed over a million visitors to the Port Authority during his 34 years of service on the M/V Sam Houston. His favorite parts about working at the Port Authority were the people and all the friends he had made.

Mr. Guenther commented that the Port Authority was lucky to call Capt. Mims a friend and to have had him as leader of the boat tours. The M/V Sam Houston turned 64 the prior week and Capt. Mims had been the vessel's captain for half its life. A recording had been made of Capt. Mims welcoming passengers aboard the M/V Sam Houston and would be played before every voyage.

Commissioner Corgey commented that one could always tell what kind of captain ran the ship, based on the cleanliness of the vessel and the attitude of its crew. The M/V Sam Houston was second to none in that respect. Capt. Mims thanked everyone and emphasized that he could not have performed his job without his crew, commissioners, and Port Authority staff.

Mr. Guenther next recognized Azlina Kabani, Human Resources Services Analyst, as the most recent winner of the "You" portion of the READY award program. The program was designed to reinforce the Port Authority's core values based on peer recognition. Anyone who received awards for all four categories of Respect, Excellence, Accountability, and Diligence then received the You award, and to date, three employees had received the full award.

Mr. Guenther highlighted recognitions that Ms. Kabani had received from her peers:

- Taking on the duties of three open positions in early 2022 and always being a team player;
- Handling 24/7 COVID-19 response and assistance (including nights, weekends, and holidays);
- Providing great customer service every day to Port Authority employees;

- Assisting the benefits team with open enrollment, biometrics, Lunch and Learns, and getting employees involved; and
- Implementing and rolling out a new benefits program.

Mr. Guenther conveyed his congratulations to Ms. Kabani for setting such a good example and embodying the Port Authority's core values.

Mr. Heidt recognized Jack Hines, who was retiring after 31 years with the Police Department and quipped that there had been quite a bit of work handled by the two of them during the cruise terminal days. Yolanda "Nessie" Ramirez, Accountant, was recognized as being the longest-tenured active employee at the Port Authority: her 44th year work anniversary would occur during the forthcoming week. Ms. Ramirez began her career as a file clerk before the Port Authority had computers. Finally, Carolyn Ashley, Director, Employee Development and Engagement, was recognized as the Port Authority's second-longest tenured employee at 41 years, starting her career as a secretary.

Mr. Heidt jokingly called attention to Fonda Gignac, Human Resources Manager, Human Resources Information Systems and Benefits, and the colorful jacket she was wearing, which was a part of a long-running tradition: each year the jacket was passed to a different employee and the recipient had to wear it to at least one Port Authority function during the year.

Mr. Heidt recognized the Port Authority's summer interns and yielded the floor to Alia O'Neill, Manager, Talent Management, who explained the Port Authority's program. Ms. O'Neill explained that the intern program was put on hiatus for 2019 and 2020. This year there were twelve interns who spent twelve weeks in various departments and experienced real-world business situations in their chosen field. They participated in meetings, research, and projects before making a presentation at the end of the program to their departments and leadership teams.

Ms. O'Neill asked that each intern introduce themselves and the department they interned for:

- Arun Khemani, Asset Management/GIS;
- Brendan McMahan, Facility Planning/Technical Business Analytics;
- Catherine Berkstresser, Maritime Education/Community Relations;
- Chloe Ates, Channel Operations;
- Evan Wu, Financial Planning/Treasury;
- Lauren Scott, Container Operations;
- Mason McCarley, M/V Sam Houston;
- Ricardo Ortiz, M/V Sam Houston;
- Michael Brooks, Emergency Management;

- Sarah Rowland, Marketing & Branding;
- Tomas Gonzalez, Project & Construction Management; and
- Victoria Caballero, Environmental Affairs.

Commissioner Corgey commented that the intern program was an investment in the Port Authority's future, which was a very good thing.

(2022-0802-03) Appearances

(a) Commissioner Corgey recognized Leticia Gutierrez, Air Alliance Houston, who addressed the Port Commission.

Ms. Gutierrez emphasized that her organization fought to elevate air quality concerns raised by the communities around the Houston Ship Channel. She thanked the Port Authority for facilitating a meeting with the Army Corps of Engineers (Corps) to address community concerns about air quality. The Port Authority was committed to issues in the community as evidenced by the time and effort spent on them. A plan had been developed to work through the community concerns. Since the community did not have sufficient time to provide comments to the draft feasibility report, the meeting was an opportunity to openly discuss concerns with the Corps.

Ms. Gutierrez voiced excitement for agenda Items K2 and K3 and was glad to see the Port Authority move toward zero emission cranes.

(b) Commissioner Corgey recognized Stephanie Thomas, Public Citizen, who addressed the Port Commission.

Ms. Thomas congratulated the Port Authority on the purchase of electric cranes – it was a strong example of environmental leadership. Adding zero emission equipment would have a large impact and was a smart move and would minimize additional burdens on air quality and community health. The Healthy Port Communities Coalition had been advocating for zero emission equipment, so the purchase of the cranes was well received.

Ms. Thomas emphasized that continued accelerated development of zero emission technology was desired.

(c) Commissioner Corgey asked if anyone else had registered to address the Port Commission; there was none.

(2022-0802-04) Commissioner Corgey recognized Charlie Jenkins, Senior Director, Asset Management and Strategic Coordination, and Mr. Heidt, to provide a report of selected Executive agenda items.

Mr. Jenkins stressed the importance of Item F1 as the Houston Ship Channel was the most important asset of the Port Authority. Maintenance dredging had always been an important issue and would continue to be as long as ships traversed the channel. Congress funded the nation's operation and maintenance dredging through a fee collected from import cargo and placed in the Harbor Maintenance Trust Fund, and all ports competed for those funds to maintain their waterways. Mr. Jenkins explained that the study was a tool to help advocate for the funds needed to maintain the channel.

Mr. Heidt explained that work on Item F2 started a few years before and was now ready. Anytime property was donated to the City of Houston, the Port Commission needed to declare it surplus and authorize its donation. Commissioner Mease observed that it had taken over two years to affect the transfer of the property.

(2022-0802-05) RCA F1 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA F1 PASSED.

(2022-0802-06) RCA F2 was presented, moved by Commissioner Mease, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA F2 PASSED.

(2022-0802-07) Commissioner Corgey noted that there were no Business Equity agenda items and recognized Maxine Buckles, Chief Business Equity Officer, to provide a report.

Ms. Buckles noted the one-year anniversary of the Business Equity Division and acknowledged staff for helping to develop the foundation and procedures for the program. She also acknowledged departments that had worked with minority and women-owned business enterprise (M/WBE) vendors and unbundled contracts. The program would not have survived without the support of the Port Commission, executive team, every department, and M/WBE stakeholders.

Ms. Buckles noted that over 150 new M/WBEs were registered in the Port Authority's program, over 72% of the small business portfolio were M/WBEs, and over \$58 million had been awarded to M/WBEs.

Ms. Buckles introduced Michael Zhang, Co-Founder/Managing Consultant, Enviroeener Engineering Consulting, a recent beneficiary of the Port Authority's Opportunity U training. Mr. Zhang remarked that his company specialized in environmental permitting and compliance and was committed to connecting clients to innovative solutions to environmental

challenges. The Opportunity U program was designed to help M/WBEs better compete for Port Authority procurements, and gave M/WBEs the opportunity to network with Port Authority staff and obtain mentorship from experienced professionals.

Mr. Zhang gave an example of how an Opportunity U classmate had been in touch with him, asking for help on a contract. The networking accomplished through the program had allowed Mr. Zhang and his business to help support his fellow attendee. Mr. Zhang thanked all those who make Opportunity U possible.

Mr. Guenther jokingly declared Mr. Zhang the valedictorian of his class.

Commissioner Cloonan thanked the Port Commission and Port Authority staff for being willing to change and for embracing the Business Equity program.

(2022-0802-08) Commissioner Corgey recognized John Moseley, Chief Commercial Officer, to provide a report of selected agenda items.

Mr. Moseley explained that all the agenda items were routine lease agreements for the City Docks and were indicative of the strength of the steel and energy industry. Three requests were for conversions of month-to-month leases to term leases, and one was for the ratification of a month-to-month lease that would eclipse the year mark, which required Port Commission approval.

(2022-0802-09) RCA H1 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA H1 PASSED.

(2022-0802-10) RCA H2 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA H2 PASSED.

(2022-0802-11) RCA H3 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA H3 PASSED.

(2022-0802-12) RCA H4 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA H4 PASSED.

(2022-0802-13) RCA H5 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA H5 PASSED.

(2022-0802-14) RCA H6 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA H6 PASSED.

(2022-0802-15) RCA H7 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA H7 PASSED.

(2022-0802-16) RCA H8 was pulled from the agenda.

(2022-0802-17) RCA H9 was pulled from the agenda.

(2022-0802-18) Commissioner Corgey recognized Tim Finley, Chief Financial Officer, to provide a report of selected agenda items.

Mr. Finley noted that the three items on the agenda all concerned treasury matters. Item I1 was for a transition management firm for the Port Authority's retirement and Other Post Employment Benefit plans. The transition manager would oversee the transition of one investment manager to the other.

Mr. Finley continued: Item I2 was for the adoption of a revised investment policy for Port Authority funds. The new policy was largely changing terminology. Finally, Item I3 was to assign an investment management agreement to a new firm.

Commissioner Corgey appreciated the work that Mr. Finley and his group had been doing.

(2022-0802-19) RCA I1 was presented, moved by Commissioner Mease, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA I1 PASSED.

(2022-0802-20) RCA I2 was presented, moved by Commissioner Mease, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA I2 PASSED.

(2022-0802-21) RCA I3 was presented, moved by Commissioner Mease, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA I3 PASSED.

(2022-0802-22) Commissioner Corgey recognized Harvey Ross, Project Manager, Project and Construction Management, to provide a report of selected Infrastructure agenda items.

Mr. Ross remarked that Mr. Byrnes was out, and he had been asked to present the Infrastructure agenda. The Channel Development team had led an event at the Western Dredge Conference and Expo the previous week, during which the subject of interest was Project 11, with Port Authority staff and its dredge contractor receiving a lot of attention.

Several members of the Port Authority, including Mr. Guenther, had attended the retirement of Colonel Vail. Meetings with the Texas Department of Transportation had also taken place, to discuss the future of Highway 225 and the I-610 bridge.

Mr. Ross noted there were 13 items on the agenda, which represented \$44 million in awards. Items 6 and 7 were for the reconstruction and material testing at Barbours Cut Container Terminal. These were part of the ongoing rehabilitation program, encompassed 87 acres, and was supported by grant funds. The total value of the contracts was \$31 million, with 20 percent Business Equity participation.

Items 2 and 3 were for the redevelopment of the West End of Barbours Cut Container Terminal. This section was being developed on a fast track to develop an interim container storage facility which would help to control the high dwell times currently at the container terminals. The contract value was \$5 million, with 20 percent Business Equity participation.

Mr. Ross concluded with Items 1 and 5 for the rehabilitation of Wharfs 1, 47, and 48 at the Turning Basin Terminal. The contract values totaled nearly \$9 million with over half in Business Equity participation.

Commissioner Mease noted that the \$30 million in rehabilitation was desperately needed.

(2022-0802-23) RCA J1 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Forde Construction Company, Inc.; and second, McCarthy Building Companies, Inc., seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J1 PASSED.

(2022-0802-24) RCA J2 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Rigid Constructors, LLC; second, McCarthy Building Companies, Inc.; and third, Satterfield & Pontikes Construction, Inc., seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J2 PASSED.

(2022-0802-25) RCA J3 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Ninyo & Moore Geotechnical and Environmental Sciences Consultants; second, HVJ Associates, Inc.; and third, Terracon Consultants, Inc., seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J3 PASSED.

(2022-0802-26) RCA J4 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Russell Marine LLC; and second, MB Western Industrial Contracting Co., seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J4 PASSED.

(2022-0802-27) RCA J5 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, HVJ Associates, Inc.; second, Terracon Consultants, Inc.; and third, Braun Intertec Corporation, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J5 PASSED.

(2022-0802-28) RCA J6 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors – first, McCarthy Building Companies; second, Archer Western Construction; and third, Satterfield & Pontikes, Inc., seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J6 PASSED.

(2022-0802-29) RCA J7 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Aviles Engineering; second, Ninyo & Moore; and third, Terracon, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J7 PASSED.

(2022-0802-30) RCA J8 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J8 PASSED.

(2022-0802-31) RCA J9 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J9 PASSED.

(2022-0802-32) RCA J10 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J10 PASSED.

(2022-0802-33) RCA J11 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J11 PASSED.

(2022-0802-34) RCA J12 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J12 PASSED.

(2022-0802-35) RCA J13 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA J13 PASSED.

(2022-0802-36) Commissioner Corgey recognized Jeff Davis, Chief Port Operations Officer, to provide a report of selected agenda items.

Mr. Davis gave a brief overview of operational matters, noting that the container terminals were up 18%, with 324,000 twenty-foot equivalent units (TEUs) for the month of July. There was \$100 million on the agenda requested for new cranes in order to keep pace with the increased activity. Freight at the general cargo facilities had doubled so far in the year and there were currently 28 ships docked at the terminals, with an average of 25 to 30 ships a day. Over 20 ships were also waiting to get into Port Authority terminals on a daily basis.

Mr. Davis reviewed the status of the new Saturday gate hours, which were still underutilized. The goal of the Saturday gate hours was to handle about 50% of the transactions of a normal weekday, approximately 6,700 transactions. However, this was not happening: the previous Saturday only saw approximately 2,200 transactions. Staff would need to continue to market the new hours and push for industry buy-in. The high transaction volumes during the week were not sustainable, and Saturday hours needed to be used.

Commissioner DonCarlos remarked that a representative from ExxonMobil had approached him previously to inquire about the statistics of the Saturday hours, and the company would take a look at its process and attempt to increase the use of Saturday hours.

Mr. Davis shared that an 11,000 TEU ship had recently called on the container terminals, the largest container vessel to ever call at the Port Authority. He added that once Project 11 was completed, ships capable of carrying 15,000 TEUs would be able to traverse the channel, and the exact dimensions of the 11,000 TEU ship were 1,083 feet by 159 feet.

Mr. Guenther quipped that the ship may have been slightly outside the parameters that were allowed in the channel, but the Houston Pilots brought it in – the size was a miscalculation on the part of the carrier. The Port Authority was very appreciative of that.

Mr. Davis announced that yet another record had been broken for gate transactions in the previous month, and breaking such records was becoming an almost monthly occurrence.

Item K2 was for the purchase of 26 electric container yard cranes. This would add to the current fleet of 116 cranes. The electric cranes would result in a 70% reduction in emissions and help the Port Authority move toward a completely hybrid fleet. Item K3 was for the purchase of three dockside electric container cranes for Bayport Container Terminal, which would be able to handle the ships projected to arrive after the completion of Project 11, i.e. the cranes would be able to handle 15,000 TEU vessels.

Mr. Davis continued: Item K9 was an agreement for preferential berthing rights at the Turning Basin Terminal with the carrier G2 Ocean Holdings, which would only call on Port Authority facilities in the Houston Ship Channel. Item K11 was for two chassis leases for storage of refrigerated cargo, as chassis were scarce in the market at the present.

Commissioner Fitzgerald asked how many chassis had been received under the previously-approved chassis lease, and Mr. Davis answered that none had been received. It was a process that was getting ramped up.

Commissioner Mease was appreciative that the Port Authority was purchasing electric cranes. He hoped the environmental community had taken note as well, and Mr. Guenther added that the purchase of the cranes was part of the Port Authority's pledge to be carbon neutral by 2050.

(2022-0802-37) RCA K1 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Yellowstone Landscape; second, Paige Management, LLC; and third, Ambassador Services, LLC, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgay, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K1 PASSED.

(2022-0802-38) RCA K2 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Konecranes Finland Corporation; and second, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC), seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K2 PASSED.

(2022-0802-39) RCA K3 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC); and second, Konecranes Finland Corporation, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K3 PASSED.

(2022-0802-40) RCA K4 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, RICO Elevators, Inc.; second, Elevators of Beaumont (Stark Business Ventures); and third, Hoist and Crane Service Group, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K4 PASSED.

(2022-0802-41) RCA K5 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K5 PASSED.

(2022-0802-42) RCA K6 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K6 PASSED.

(2022-0802-43) RCA K7 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K7 PASSED.

(2022-0802-44) RCA K8 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K8 PASSED.

(2022-0802-45) RCA K9 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K9 PASSED.

(2022-0802-46) RCA K10 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K10 PASSED.

(2022-0802-47) RCA K11 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA K11 PASSED.

Commissioner Corgey noted that there were no People agenda items.

(2022-0802-48) Commissioner Corgey recognized Marcus Woodring, Chief Port Security and Emergency Operations Officer, to provide a report of selected agenda items.

Mr. Woodring thanked Mr. Heidt for his recognition of Jack Hines and remarked that there had been five or six officers that had recently retired, which accounted for a large portion of the Police Department.

Mr. Woodring noted that there were two items on the agenda: Item M1 was for the purchase of a restroom and shower trailer for use by the Fire Department during emergencies to maintain operations, and Item M2 was for authorization of a reimbursable agreement for the PORTS system, which was a series of meters that read currents, winds, etc. Due to overfunding by the Port Authority over past iterations of that agreement, payment would only be made for years two through four.

Commissioner Corgey added that the PORTS system was very popular.

(2022-0802-49) RCA M1 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA M1 PASSED.

(2022-0802-50) RCA M2 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA M2 PASSED.

(2022-0802-51) Commissioner Corgey recognized Charles Thompson, Chief Technology Officer, to provide a report of selected agenda items.

Mr. Thompson explained the six items on the agenda which were based on maintenance agreements ranging from EDI support, Oracle maintenance, data interchange software support services, and others.

Commissioner Fitzgerald recognized Ryan Mariacher, Director, Container Terminals, and Paulo Soares, Senior Director, Maintenance, for their service in keeping the container terminals running during the past year.

Commissioner Corgiey announced that Chairman Campo would be honored at the forthcoming Port Bureau dinner.

(2022-0802-52) RCA N1 was presented, moved by Commissioner Mease, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgiey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA N1 PASSED.

(2022-0802-53) RCA N2 was presented, moved by Commissioner Mease, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgiey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA N2 PASSED.

(2022-0802-54) RCA N3 was presented, moved by Commissioner Mease, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgiey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA N3 PASSED.

(2022-0802-55) RCA N4 was presented, moved by Commissioner Mease, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgiey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA N4 PASSED.

(2022-0802-56) RCA N5 was presented, moved by Commissioner Mease, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgiey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA N5 PASSED.

(2022-0802-57) RCA N6 was presented, moved by Commissioner Mease, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgiey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. RCA N6 PASSED.

Commissioner Corgiey called for an Executive Session and asked Mr. Friedman to make the following announcement:

It is now 10:33 a.m. The Port Commission of the Port of Houston Authority of Harris County, Texas will now convene in a closed meeting, as permitted by the Texas Open Meetings Act and Government Code (1) to conduct a private Consultation with Attorneys (*Section 551.071, Texas Open Meetings Act*), including consultations regarding proposed amendment to the agreement for legal services with Best Best & Krieger LLP; deliberate regarding (2) Real Estate (*Section 551.072, Texas Open Meetings Act*); (3) Economic Development Negotiations or Incentives (*Section 551.087, Texas Open Meetings Act*); (4) Employment and Evaluation of Public Officers and Employees (*Section 551.074, Texas Open Meetings Act*), including deliberations regarding public employees; and (5) Security-Related Matters (*Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act*). The Port Commission will reconvene in public session after the closed meeting is adjourned.

At 10:39 a.m., Commissioner Corgey reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Ric Campo, Chairman
Wendy Cloonan, Commissioner
Dean Corgey, Acting Chairman
Cheryl Creuzot, Commissioner
Stephen DonCarlos, Commissioner
Clyde Fitzgerald, Commissioner
Roy Mease, Commissioner
Roger Guenther, Executive Director
Erik Eriksson, Chief Legal Officer
Tom Heidt, Chief Operating Officer
J. Kent Friedman, outside counsel

(2022-0802-58) Commissioner Cloonan moved to authorize the Port Authority to amend the agreement for legal services with Best Best & Krieger LLP on the terms discussed in Executive Session, and authorize the Chief Legal Officer to do all things necessary to give effect to the foregoing, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, Creuzot, DonCarlos, Fitzgerald, and Mease voted Aye. Nays none. MOTION PASSED.

(2022-0802-51) Commissioner Corgey recognized Chasless Yancy, Assistant General Counsel, to give the Code of Ethics Training and Review.

Ms. Yancy explained that the Code of Ethics presentation was intended to provide a general overview of the minimum requirements for behavior; further guidance could be found by consulting a copy of the code or a Port Authority attorney.

Ms. Yancy reviewed the Statement of Purpose: the Port Authority was committed to lawful and ethical behavior in all of its activities; the public interest should be placed above any private interest; confidence and integrity should be instilled, and the public trust gained; and commissioners should act in accordance with all applicable laws, regulations, and policies.

Ms. Yancy began with the avoidance of conflicts of interest. A conflict of interest was the sum of a substantial outside interest plus a special economic effect. A conflict of interest existed if a Port Authority action could have a special effect on an individual or close relative, or a business or real property in which an individual or close relative had a "Substantial Interest." If a Port Authority action involved a business or real property action in which a commissioner had a "Substantial Interest," then (i) the commissioner could not participate in the action or decision, and (ii) the commissioner should disclose the conflict by filing an affidavit with the chief legal officer.

Ms. Yancy reviewed the disclosure for non-investment income. A commissioner or the executive director must file a conflicts disclosure statement if the Port Authority contracted with (or considered a contract with) a person from or with whom the commissioner or executive director had received taxable income, other than investment income, that exceeded \$2,500 in the recent 12-month period, or received gifts that had an aggregate value of more than \$100 in the recent 12-month period, other than from a family relationship.

Ms. Yancy stated that a commissioner or employee shall not: earn commissions or fees from Port Authority transactions; act as a surety for any Port Authority projects or bonds; make investments that could create a substantial conflict between one's private interest and the public interest; and act as a lobbyist on behalf of a profession related to the operation of the Port Authority. Additionally, commissioners could not be (or be married to) an officer, employee (manager or spouse), or consultant of a Texas Trade Association that was in a field relating to maritime commerce and whose members were regulated by the Port Authority.

Regarding real property disclosure, Ms. Yancy emphasized that commissioners must disclose if a government entity was acquiring their property. If a commissioner had an interest in real property that was to be acquired with public funds – by purchase or condemnation – the commissioner must file an affidavit with the clerk of the county in which the commissioner resided and all counties in which the property was located.

Ms. Yancy addressed abuse of public office by stating that commissioners shall not use their status for pecuniary gain or other benefit, attempt to influence government decisions for personal gain or advantage, or otherwise bring discredit on the Port Authority. Further, commissioners shall not solicit or accept any benefit in exchange for an opinion, recommendation, exercise of discretion of powers, vote, or decision; or any violation of a duty imposed by law or policy.

Ms. Yancy emphasized that commissioners could not accept benefits from any parties who were or may become interested in any Port Authority actions. There were possible exceptions such as benefits that were prescribed by law or for which legitimate consideration was given, a relationship independent of a role with the Port Authority, political contributions (as further explained in Title 15 of the Election Code), and non-cash benefits under fifty dollars. Commissioners were required to file annual personal financial statements to comply with the Government Code.

Ms. Yancy explained that commissioners generally may not accept an honorarium in exchange for services performed as part of his or her Port Authority duties, but may accept certain travel, lodging, and meals in connection with services provided at a conference or seminar. Prohibitions on nepotism included no hiring of any relatives of any commissioner, no employee involvement in hiring relatives, no employee involvement in any employment decisions regarding relatives, and no trading.

Ms. Yancy reviewed staff outside employment and compensation. Outside employment was permitted in limited circumstances; however, no outside employment was allowed that would impair independence or hinder performance of Port Authority duties. Senior managers must receive approval from the executive director and the executive director must receive Port Commission approval.

Ms. Yancy noted that former commissioners and employees could not participate in matters they worked on or that were within their area or responsibility while at the Port Authority. The Port Commission must approve certain contracts with former employees or their new employers for the twelve months after their departure. Commissioners and the executive director had a two-year post-service ban on communications with intent to influence.

Ms. Yancy stressed that Port Authority property shall not be used in violation of any agreement by which a commissioner or employee held the property, any contract of employment, any law, or the limited purpose for which the property was provided to the commissioner or employee. She added that discounts, awards, and coupons for travel were not considered Port Authority property.

Ms. Yancy remarked that commissioners shall not solicit, obtain, use, or disclose confidential Port Authority information to obtain or help another obtain property or some

other benefit, to coerce another into holding back information from a law enforcement agency, or to harm or defraud another.

Ms. Yancy stated that it was the policy of the Port Authority to promote an atmosphere of respect, equality, and safety, and to prevent discrimination and harassment. Any instance of misconduct shall be reported promptly, investigated fully, and addressed appropriately. Acts of retaliation against a commissioner or employee reporting misconduct were prohibited. In addition to other penalties that may be imposed by law or other Port Authority policies, penalties for violations of the Code of Ethics by commissioners included official reprimand or a recommendation of removal from office by a majority of a quorum of the Port Commission. For employees, penalties included reprimand, suspension, or dismissal from employment. Contractors may have their contracts terminated and be excluded from future Port Authority business.

At 10:55 a.m., Commissioner Corgey adjourned the Port Commission meeting. The above is a correct copy of the Minutes of the August 2, 2022 meeting of the Port Commission of the Port of Houston Authority.



Dean Corgey, Acting Chairman



Erik A. Eriksson, Secretary

F. EXECUTIVE

Subject	1. Award a professional services contract to Drewry Shipping Consultants Limited to study federal maintenance funding for the Houston Ship Channel system in an amount not to exceed \$90,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, authorize the Port Authority to enter into a professional services contract with Drewry Shipping Consultants Limited to study federal maintenance funding of the Houston Ship Channel system and the impact of insufficient funding on public and private facilities in an amount not to exceed \$90,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Government Relations

Staff Contact:

Kerrick Henny/Cam Spencer/Charlie Jenkins

Background:

Recent draft restrictions at the Bayport Channel (41.5 feet vs. the 45 foot authorized depth) and Barbours Cut Channel (41 feet vs. the 45 foot authorized depth) are significantly impacting the Port Authority's ability to handle container vessels at these terminals.

These draft restrictions are a significant example of the recurring systemic draft restrictions caused by insufficient federal Operations and Maintenance (O&M) funding for dredging the Houston Ship Channel complex.

Accordingly, in order to enhance staff advocacy for increased federal O&M funding for the Houston Ship Channel system, Port Authority staff have obtained a proposal to newly study the impacts of O&M funding shortfalls on the Port of Houston and its facilities and stakeholders.

Staff Evaluation/Justification:

Staff recommends that the Port Commission award a contract with Drewry Shipping Consultants Limited for consulting services as described above.

F. EXECUTIVE

Subject **2. Declare as surplus and authorize the donation of approximately 20.5 gross acres, out of the Harris & Wilson Survey, to the City of Houston for the development of a park and other public uses.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, declare as surplus and authorize the donation of approximately 20.5 gross acres, out of the Harris & Wilson Survey, to the City of Houston for the development of a park and other public uses, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Executive

Staff Contact:

Erik Eriksson

Background:

The City of Houston and the Port Authority have been in discussions regarding transfer of an approximately 20.5-acre tract located in the city for future use as a park and other public purposes, and the city has now agreed to terms for entering into a contract to carry out the transaction.

Under Local Government Code Chapter 272.001(l) a political subdivision may donate or sell for less than fair market a designated parcel of land or an interest in real property to another political subdivision if: (1) the land or interest will be used by a political subdivision to which it is donated or sold in carrying out a purpose that benefits the public interest of the donating or selling political subdivision; (2) the donation or sale of the land or interest is made under terms that effect and maintain the public purpose for which the donation or sale is made; and (3) the title and right to possession of the land or interest revert to the donating or selling political subdivision if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose. In addition, the notice and bidding requirements provided by Subsection (a) do not apply to a donation or sale made under this subsection.

Staff Evaluation/Justification:

Staff believes that the proposed future use of the site, as provided for in the form of contract expected to be entered into with the city, satisfies the requirements of Local Government Code Chapter 272.001(l), and requests that the Port Commission take action as described above.

H. COMMERCIAL

Subject	1. Approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America, LLC for approximately 3.80 acres out of Block 6 at Northside Turning Basin, effective no earlier than September 1, 2022, at an annual base rent of approximately \$144,780, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America, LLC for approximately 3.80 acres out of Block 6 at Northside Turning Basin, effective no earlier than September 1, 2022, at an annual base rent of approximately \$144,780, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)</p> <p>Strategic Objective 3a. - Cultivate key relationships to accomplish common goals</p> <p>STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)</p> <p>Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port</p>

Category:

Leases

Department:

Real Estate

Staff Contact:

R. D. Tanner

Background:

Cooper/Ports America, LLC (CPA) has requested that the Port Authority lease it approximately 3.80 acres out of Block 6 at Northside Turning Basin for a one-year term with a mutual one-year renewal option. CPA has leased the property since September 16, 2021 under a month-to-month lease for storage and handling of cement sacks and general cargo, and plans to use this property for the same purposes under the proposed term lease.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease with CPA under the terms described above.

H. COMMERCIAL

Subject **2. Approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America, LLC for approximately 8.04 acres out of Block 25 at Industrial Park East, effective no earlier than September 1, 2022, at an annual base rent of approximately \$323,400, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America LLC for approximately 8.04 acres out of Block 25 at Industrial Park East, effective no earlier than September 1, 2022, at an annual base rent of approximately \$323,400, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)
Strategic Objective 3a. - Cultivate key relationships to accomplish common goals
STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)
Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:

Leases

Department:

Real Estate

Staff Contact:

R.D. Tanner

Background:

Cooper/Ports America LLC (CPA) has requested that the Port Authority lease it approximately 8.04 acres out of Block 25 at Industrial Park East for a one-year term with a one-year mutual renewal option. CPA has leased the property since September 2021 under a month-to-month lease for storage and handling of containers, Freight All Kinds (FAK) cargoes, and/or general cargo, and plans to use this property for the same purposes under the proposed term lease.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease with CPA under the terms described above.

H. COMMERCIAL

Subject	3. Approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America, LLC for approximately 1.90 acres out of Block 9A at Northside Turning Basin, effective no earlier than September 1, 2022, at an annual base rent of approximately \$51,619, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve a lease for a one-year term with a one-year mutual renewal option with Cooper/Ports America, LLC for approximately 1.90 acres out of Block 9A at Northside Turning Basin, effective no earlier than September 1, 2022, at an annual base rent of approximately \$51,619, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the exercise of the one-year mutual renewal option, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)</p> <p>Strategic Objective 3a. - Cultivate key relationships to accomplish common goals</p> <p>STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)</p> <p>Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port</p>

Category:

Leases

Department:

Real Estate

Staff Contact:

R.D. Tanner

Background:

Cooper/Ports America, LLC (CPA) has requested that the Port Authority lease it approximately 1.90 acres out of Block 9A at Northside Turning Basin for a one-year term with a one-year mutual renewal option. CPA has leased the property since June 23, 2022 under a month-to-month lease for storage and handling of steel and general cargo, and plans to use this property for the same purposes under the proposed term lease.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease with CPA under the terms described above.

H. COMMERCIAL

Subject	4. Ratify the extended term of a month-to-month lease with R. Warehousing & Port Services, Inc., commencing September 10, 2022, for approximately 11.83 acres out of Blocks 33 and 33A at Industrial Park East, at an annual base rent of approximately \$514,879.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, ratify the extended term of a month-to-month lease with R. Warehousing & Port Services, Inc., commencing September 10, 2022, for approximately 11.83 acres out of Blocks 33 and 33A at Industrial Park East, at an annual base rent of approximately \$514,879, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)</p> <p>Strategic Objective 3a. - Cultivate key relationships to accomplish common goals</p> <p>STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)</p> <p>Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port</p>

Category:

Leases

Department:

Real Estate

Staff Contact:

R.D. Tanner

Background:

The Port Authority currently has a month-to-month lease with R. Warehousing & Port Services, Inc. (Richardson) for approximately 11.83 acres (consisting of a 7.83-acre tract and a 4.00-acre tract) out of Blocks 33 and 33A at Industrial Park East that will have been in effect for more than one year after September 10, 2022. Richardson's annual base rent is approximately \$514,879 and is based upon the current premium rate for a month-to-month lease agreement. Richardson uses the leased premises for storage and handling of steel products and general cargo.

An amendment to the Texas Water Code adopted in the 2011 State of Texas legislative session requires that the Port Commission authorize month-to-month lease agreements in effect for more than one year.

Staff Evaluation/Justification:

Staff recommends the Port Commission ratify the extended term of a month-to-month lease with Richardson under the terms described above.

H. COMMERCIAL

Subject **5. Approve (i) an amendment to the lease with the City of Galena Park for approximately 203.79 acres out of the east side of the Clinton site in the Ezekiel Thomas Survey, A-73, to extend the term for five years, effective no earlier than September 1, 2022, at an annual base rent of approximately \$3,600, and (ii) consent to extend its sublease to Galena Park Riding Club for five years, to run conterminously with the extended term of the lease.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, approve (i) an amendment to the lease with the City of Galena Park for approximately 203.79 acres out of the east side of the Clinton site in the Ezekiel Thomas Survey, A-73, to extend the term for five years, effective no earlier than September 1, 2022, at an annual base rent of approximately \$3,600, (ii) consent to extend its sublease to Galena Park Riding Club for five years, to run conterminously with the extended term of the lease, and (iii) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)
Strategic Objective 3a. - Cultivate key relationships to accomplish common goals
STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)
Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:

Leases

Department:

Real Estate

Staff Contact:

R. D. Tanner

Background:

By Minute No. 2017-0725-05, the Port Commission approved a five-year lease with the City of Galena Park for approximately 205 acres out of the east side of the Clinton site in the Ezekiel Thomas Survey, A-73. The property is used as a public recreational area, including horseback riding operated by a subtenant, Galena Park Riding Club, a Texas non-profit corporation. The lease is set to expire August 31, 2022.

The City of Galena Park has requested that the Port Authority extend the term of the lease for an additional five years for approximately 203.79 acres, and intends to continue to use the property for the purpose described above. Additionally, the City of Galena Park and Galena Park Riding Club have requested the Port Authority approve extension of the sublease of the property to Galena Park Riding Club, as subtenant, for an additional five years, to run conterminously with the lease.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease and sublease amendment under the terms described above.

H. COMMERCIAL

Subject	6. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 5.18 acres out of Block 11 at Northside Turning Basin to extend the term for three years, effective no earlier than September 1, 2022, at an annual base rent of approximately \$271,432, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve an amendment to the lease with Cooper/Ports America, LLC for approximately 5.18 acres out of Block 11 at Northside Turning Basin to extend the term for three years, effective no earlier than September 1, 2022, at an annual base rent of approximately \$271,432, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)</p> <p>Strategic Objective 3a. - Cultivate key relationships to accomplish common goals</p> <p>STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)</p> <p>Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port</p>

Category:

Leases

Department:

Real Estate

Staff Contact:

R.D. Tanner

Background:

By Minute No. 2019-1211-21, the Port Commission approved a one-year lease with a one-year mutual extension option with Cooper/Ports America, LLC (CPA) for approximately 5.18 acres out of Block 11 at Northside Turning Basin. The property is used for storage and handling of steel products and general cargo. Prior to the expiration of the first year of the term, the Port Authority and CPA exercised the mutual extension option to add one year to the term.

By Minute No. 2021-1026-11, the Port Commission approved a three-year lease extension with CPA for the property described above. With this extension, the current term of the lease would expire December 31, 2024.

CPA has requested that the Port Authority (i) extend the term of the lease for an additional three years and (ii) permit it to construct, install, operate, and maintain a communications tower to be used for its internal communications only. CPA otherwise plans to continue to use the property for the same purposes as described above.

This proposed lease amendment would extend the lease from January 1, 2025, through December 31, 2027. The annual base rent starting on January 1, 2025 for the extended term would be approximately \$271,432 and would be subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease amendment under the terms described above.

H. COMMERCIAL

Subject	7. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 1.62 acres out of Block 6A at Northside Turning Basin to extend the term for three years, effective no earlier than September 1, 2022, at an annual base rent of approximately \$69,460, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve an amendment to the lease with Cooper/Ports America, LLC for approximately 1.62 acres out of Block 6A at Northside Turning Basin to extend the term for three years, effective no earlier than September 1, 2022, at an annual base rent of approximately \$69,460, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)</p> <p>Strategic Objective 3a. - Cultivate key relationships to accomplish common goals</p> <p>STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)</p> <p>Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port</p>

Category:

Leases

Department:

Real Estate

Staff Contact:

R.D. Tanner

Background:

By Minute No. 2020-0128-10, the Port Commission approved a four-year lease with Cooper/Ports America, LLC (CPA) for approximately 1.62 acres out of Block 6A at Northside Turning Basin. The lease commenced January 1, 2020 and expires December 31, 2023. The property is used for a truck office and storage of break-bulk cargo.

CPA has requested that the Port Authority (i) extend the term of the lease for an additional three years and (ii) permit it to construct, install, operate, and maintain a communications tower to be used for its internal communications only. CPA plans to continue to use the property for the same purposes as described above.

This proposed lease amendment would extend the lease from January 1, 2024 through December 31, 2026. The annual base rent starting on January 1, 2024 for the extended term would be approximately \$69,460 and would be subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease amendment under the terms described above.

H. COMMERCIAL

Subject	8. Approve a lease for a six-year term with Cooper/Ports America, LLC for approximately 4.34 acres out of Block 8A at Northside Turning Basin, effective no earlier than August 3, 2022, at an annual base rent of approximately \$91,869, with an annual abatement resulting in annual net base rent of approximately \$27,560, subject to (i) annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and (ii) cumulative abatement not exceeding \$500,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve a lease for a six-year term with Cooper/Ports America, LLC for approximately 4.34 acres out of Block 8A at Northside Turning Basin, effective no earlier than August 3, 2022, at an annual base rent of approximately \$91,869, with an annual abatement resulting in annual net base rent of approximately \$27,560, subject to (i) annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and (ii) cumulative abatement not exceeding \$500,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)</p> <p>Strategic Objective 3a. - Cultivate key relationships to accomplish common goals</p> <p>STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)</p> <p>Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port</p>

Category:

Leases

Department:

Real Estate

Staff Contact:

R.D. Tanner

Background:

Cooper/Ports America, LLC (CPA) has requested that the Port Authority lease approximately 4.34 acres out of Block 8A at Northside Turning Basin for a six-year term. CPA plans to improve the site and use it for the handling and storage of steel, freight all kinds (FAK), and general cargo. The property has been a greenfield site and vacant for many years. CPA's improvements and expected to add value to the property and bring new cargo to the Port Authority.

Based on CPAs plans to complete a stabilization of the entire property, and the firm has requested an abatement of 70% to the base rent during the lease term, subject to cumulative abatement not exceeding \$500,000. The abated base rent would remain in place for the entire lease term until the cumulative abatement reaches \$500,000 (with provable expenses). At such point, the abated base rent would end, and the annual base rent will be based upon the then-current stabilized lease rate. When CPA leaves the property, the site is expected to remain in its improved and stabilized state.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease with CPA on the terms described above.

H. COMMERCIAL

Subject	9. Approve a lease for a six-year term with Cooper/Ports America, LLC for approximately 7.94 acres out of Block 7 at Northside Turning Basin, effective no earlier than August 3, 2022, at an annual base rent of approximately \$168,073, with annual abatement resulting in annual net base rent of not less than approximately \$50,422, subject to (i) annual escalation of the greater of 3% or the increase in the Consumer Price Index, and (ii) cumulative abatement not exceeding \$1,000,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve a lease for a six-year term with Cooper/Ports America, LLC for approximately 7.94 acres out of Block 7 at Northside Turning Basin, effective no earlier than August 3, 2022, at an annual base rent of approximately \$168,073, with annual abatement resulting in annual net base rent of not less than approximately \$50,422, subject to (i) annual escalation of the greater of 3% or the increase in the Consumer Price Index, and (ii) cumulative abatement not exceeding \$1,000,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)</p> <p>Strategic Objective 3a. - Cultivate key relationships to accomplish common goals</p> <p>STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)</p> <p>Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port</p>

Category:

Leases

Department:

Real Estate

Staff Contact:

R.D. Tanner

Background:

Cooper/Ports America, LLC (CPA) has requested that the Port Authority lease approximately 7.94 acres out of Block 7 at Northside Turning Basin for a six-year term. CPA plans to improve the site and use it for the handling and storage of steel, freight all kinds (FAK), and general cargo. The property has been a greenfield site and vacant for many years. CPA's improvements are expected to add value to the property and will bring new cargo to the Port Authority.

CPA plans to complete a stabilization of the entire property, and has requested an abatement of 70% to the base rent during the lease term, subject to cumulative abatement the firm not exceeding \$1,000,000. The abated base rent would remain in place for the entire lease term until the cumulative abatement reaches \$1,000,000 (with provable expenses). At such point, the abated base rent would end, and the annual base rent will be based upon the then-current stabilized lease rate. When CPA leaves the property, the site is expected to remain in its improved and stabilized state.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease with CPA on the terms described above.

I. FINANCE

Subject	1. Approve the formation of a pool for selection of a transition management firm following termination of an investment manager for the Port of Houston Authority Restated Retirement Plan (Pension Plan) and Other Post-Employment Benefit Plan (OPEB Plan) assets comprised of Abel Noser LLC, BTIG, LLC, Capital Institutional Services, Inc., and Loop Capital Markets LLC.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve the formation of a pool for selection of a transition management firm following termination of an investment manager for the Port of Houston Authority Restated Retirement Plan (Pension Plan) and Other Post-Employment Benefit Plan (OPEB Plan) assets comprised of Abel Noser LLC, BTIG, LLC, Capital Institutional Services, Inc., and Loop Capital Markets LLC, authorize staff to negotiate agreements for transition investment management services, with one or more of these firms under terms and conditions deemed reasonable, customary, and advisable, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)

Category:
General

Department:
Treasury

Staff Contact:
Roland Gonzalez

Background:

Transition Managers are the discretionary agent that oversee restructuring of institutional investment portfolios from one or multiple investment managers to an alternate investment manager over a short period of time. They are accountable for investment performance during the transition period and aim to minimize unnecessary costs and transfer risk.

When a transition is completed, the transition manager would provide an in-depth post-transition report, including detailed costs, and performance attributes.

Staff engaged AndCo Consulting, LLC, the Port Authority's pension consultant, to conduct a transition manager search and review the benefits for selecting a transition manager pool for future transfer of assets, between investment managers, within the Pension Plan and OPEB Plan.

AndCo, LLC, provided a transition manager report that included the following four firms:

- Abel Noser LLC
- BTIG, LLC
- Capital Institutional Services, Inc. (CAPIS)
- Loop Capital Markets LLC

Staff Evaluation/Justification:

The Port Commission may, in the future, authorize the termination of one or more investment managers within the Pension Plan or OPEB Plan. If such a termination occurs, staff believes hiring a professional transition manager is in the best interest of the beneficiaries of the Pension Plan and OPEB Plans.

Staff, AndCo Consulting, LLC, and the Port Authority's Pension & Benefits Committee recommends the Port Commission approve the formation of a pool of the above four transition managers, for the transition management of Pension Plan or OPEB Plan assets from one investment manager to an alternate investment manager.

I. FINANCE

Subject **2. Adopt a revised Investment Policy for Port Authority funds, including operating, project, debt service, and debt service reserve funds, and approve the Port Authority's revised Internal Controls for Investments.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, adopt a revised Investment Policy for Port Authority funds, including operating, construction, project, debt service, and debt service reserve funds, and approve the Port Authority's revised Internal Controls for Investments as set forth in Exhibit "A", and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)

Category:

General

Department:

Treasury

Staff Contact:

Roland Gonzalez/David DeLoach

Background:

In accordance with Chapter 2256 of the Texas Government Code (Public Funds Investment Act), the Port Commission shall review the Port Authority's investment policy and investment strategies not less than annually and shall adopt a written instrument or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

By Minute No. 2021-0928-16, the Investment Policy, investment strategies, and Internal Controls for Investments were last reviewed and approved by the Port Commission.

Staff Evaluation/Justification:

The Investment Policy, investment strategies and Internal Controls for Investments have been reviewed by (a) Port Authority staff, (b) Hilltop Securities Asset Management, the Port Authority's investment advisor, and (c) the Audit Committee of the Port Commission.

The proposed amendments comply with the requirements of the Public Funds Investment Act, as amended. The amendments are listed below:

- Updated fund names in accordance with the Port Authority's Second Supplemental Resolution,
- Digital signatures are acceptable on quarterly investment reports, and
- Exhibit "C" - Removed one bank due to bank merger.

There are no other changes proposed to the Investment Policy, investment strategies, or Internal Controls for Investments.

The Audit Committee and Port Authority staff recommends adoption of the revised Investment Policy, which includes the investment strategies, and approval of the Internal Controls for Investments, as proposed.

I. FINANCE

Subject	3. Approve assignment of the investment management agreement with Smith Graham Investment Advisors, L.P. to Loop Capital Asset Management-TCH, LLC, for the management of a fixed income assets portfolio for the Port of Houston Authority Restated Retirement Plan (Pension Plan).
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve assignment of the investment management agreement with Smith Graham Investment Advisors, L.P. to Loop Capital Asset Management-TCH, LLC, a subsidiary of Loop Capital, LLC, for the management of a fixed income asset portfolio for the Port of Houston Authority Restated Retirement Plan (Pension Plan), and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Treasury

Staff Contact:
Roland Gonzalez

Background:

By Minute No. 1996-1023-16, the Port Commission awarded an investment management agreement to Smith Graham Investment Advisors, L.P. (Manager), f/k/a Smith Graham & Co. Asset Managers, L.P., for the management of a Pension Plan portfolio of fixed income assets.

By notice dated July 14, 2022, Manager notified the Port Authority that it plans to assign the investment management agreement to Loop Capital Asset Management-TCH, LLC (Loop), a subsidiary of Loop Capital, LLC, and has requested that the Port Authority consent to this assignment, effective as of the closing of Loop's transaction with Manager.

Staff Evaluation/Justification:

Staff was informed that upon completion of the assignment, the combined firm will have \$10 billion in fixed income securities under management and the Manager's investment management team will remain in place.

Staff and its external pension consultants at AndCo Consulting, LLC recommends that the Port Commission approve the assignment of the investment management agreement with Manager to Loop.

J. INFRASTRUCTURE

Subject	1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$3,994,800 for a new fender system at Wharf 1 at Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Forde Construction Company, Inc.; and second, McCarthy Building Companies, Inc.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Forde Construction Company, Inc.; and second, McCarthy Building Companies, Inc.; (b) award a contract to Forde Construction Company, Inc. for a new fender system at Wharf 1 at Turning Basin Terminal, in an amount not to exceed \$3,994,800; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of the demolition of the existing timber and rubber tire fender system, installation of a steel fender system, and minor repair of reinforced concrete beams and columns to accommodate the steel fender system.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Sixteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On March 23, 2022, three CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Forde Construction Company, Inc.
- McCarthy Building Companies, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Forde Construction Company, Inc. and act as otherwise described above.

J. INFRASTRUCTURE

Subject	2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$4,997,384.90 to construct a 14.5 acre interim container storage facility for redevelopment of the west end of Barbours Cut Terminal to the top-ranked proposer: staff ranking - first, Rigid Constructors, LLC.; second, McCarthy Building Companies, Inc.; and third, Satterfield & Pontikes Construction, Inc.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Rigid Constructors, LLC; second, McCarthy Building Companies, Inc.; and third, Satterfield & Pontikes Construction, Inc.; (b) award a contract to Rigid Constructors, LLC. to construct a 14.5 acre interim container storage facility for redevelopment of the west end of Barbours Cut Terminal, in an amount not to exceed \$4,997,384.90; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of the demolition of existing asphalt and concrete pavement, site grading, lime-cement stabilization of existing soil, cement-treated base placement, and paving within a 14.5 acre footprint.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Twenty-six vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On July 6, 2022, three CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Rigid Constructors, LLC
- McCarthy Building Companies, Inc.
- Satterfield & Pontikes Construction, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Rigid Constructors, LLC and act as otherwise described above.

J. INFRASTRUCTURE

Subject	3. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$60,000 to perform construction material testing during the construction of a 14.5 acre interim container storage facility for redevelopment of the west end of Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Ninyo & Moore Geotechnical and Environmental Sciences Consultants; second, HVJ Associates, Inc.; and third, Terracon Consultants, Inc.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Ninyo & Moore Geotechnical and Environmental Sciences Consultants; second, HVJ Associates, Inc.; and third, Terracon Consultants, Inc.; (b) award a professional services contract to Ninyo & Moore Geotechnical and Environmental Sciences Consultants to perform construction material testing during the construction of a 14.5 acre interim container storage facility for redevelopment of the west end of Barbours Cut Terminal, in an amount not to exceed \$60,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This procurement includes construction material testing services during the proposed construction of a 14.5 acre interim container storage facility for redevelopment of the west end of Barbours Cut Terminal. Per Section 60.463(c) of the Texas Water Code, in certain circumstances the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction materials installed by the contractor. This procurement would provide such third-party inspection services.

The Port Authority notified vendors regarding its request for qualifications (RFQ) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Thirteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On July 6, 2022, eight RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Ninyo & Moore Geotechnical and Environmental Sciences Consultants
- HVJ Associates, Inc.
- Terracon Consultants, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Ninyo & Moore Geotechnical and Environmental Sciences Consultants and act as otherwise described above.

J. INFRASTRUCTURE

Subject	4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$3,468,671 for the rehabilitation and repair of Wharves 47, 48, and 1E at South Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Russell Marine LLC; and second, MB Western Industrial Contracting Co.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Russell Marine LLC; and second, MB Western Industrial Contracting Co.; (b) award a contract to Russell Marine LLC for the rehabilitation and repair of Wharves 47, 48, and 1E at South Turning Basin Terminal, in an amount not to exceed \$3,468,671; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of the repair of Wharves 47 and 48 and replacing a damaged mooring dolphin at Wharf 1E.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Twenty-four vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 15, 2022, two CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Russell Marine LLC
- MB Western Industrial Contracting Co.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Russell Marine LLC and act as otherwise described above.

J. INFRASTRUCTURE

Subject	5. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$70,000 to perform construction material testing for the rehabilitation and repair of Wharves 47, 48, and 1E at South Turning Basin Terminal to the top-ranked proposers: staff ranking - first, HVJ Associates, Inc.; second, Terracon Consultants, Inc.; and third, Braun Intertec Corporation.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, HVJ Associates, Inc.; second, Terracon Consultants, Inc.; and third, Braun Intertec Corporation; (b) award a professional services contract to HVJ Associates, Inc. to perform construction material testing for the rehabilitation and repair of Wharves 47, 48, and 1E at South Turning Basin Terminal, in an amount not to exceed \$70,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

Per Section 60.463(c) of the Texas Water Code, the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction materials installed by the contractor. This procurement would provide such third-party inspection services to inspect the repair of Wharves 47, 48, and the installation of a dolphin for Wharf 1E.

The Port Authority notified vendors regarding its request for qualifications (RFQ) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Seventeen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 15, 2022, six RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- HVJ Associates, Inc.
- Terracon Consultants, Inc.
- Braun Intertec Corporation

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to HVJ Associates, Inc. and act as otherwise described above.

J. INFRASTRUCTURE

Subject	6. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$30,958,000 for the construction of Container Yards 4 North and 5 North of the reconstruction of 87 acres of container yards at Barbours Cut Terminal to the top-ranked proposer: staff ranking - first, McCarthy Building Companies; second, Archer Western Construction; and third, Satterfield & Pontikes, Inc.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, McCarthy Building Companies; second, Archer Western Construction; and third, Satterfield & Pontikes, Inc; (b) award a contract to McCarthy Building Companies for the construction of Container Yards 4 North and 5 North of the reconstruction of 87 acres of container yards at Barbours Cut Terminal, in an amount not to exceed \$30,958,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project consists of the reconstruction of Container Yards 4 North and 5 North, which includes:

- Demolition of existing pavement and utilities,
- New roller compacted and jointed reinforced concrete pavement,
- New grading and drainage,
- New underground utilities,
- New power and communication duct-banks, and
- New striping.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Nineteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On July 8, 2022, eight CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- McCarthy Building Companies
- Archer Western Construction
- Satterfield & Pontikes, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to McCarthy Building Companies and act as otherwise described above.

J. INFRASTRUCTURE

Subject	7. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$450,000 to perform construction material testing during the construction of Container Yards 4 North and 5 North of the reconstruction of 87 acres of container yards at Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Aviles Engineering; second, Ninyo & Moore; and third, Terracon.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Aviles Engineering; second, Ninyo & Moore; and third, Terracon; (b) award a professional services contract to Aviles Engineering to perform construction material testing during the construction of Container Yards 4 North and 5 North of the reconstruction of 87 acres of container yards at Barbours Cut Terminal, in an amount not to exceed \$450,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

Per Section 60.463(c) of the Texas Water Code, the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction materials installed by the contractor. This procurement would provide such third-party inspection services. This procurement includes construction material testing services during the construction of Container Yards 4 North and 5 North of the reconstruction of 87 acres of container yards at Barbours Cut Terminal.

The Port Authority notified vendors regarding its request for qualifications (RFQ) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Nineteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 8, 2022, eight RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Aviles Engineering
- Ninyo & Moore
- Terracon

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Aviles Engineering and act as otherwise described above.

J. INFRASTRUCTURE

Subject	8. Amend the services agreement with Avison Young-Texas LLC, to perform additional work associated with analysis and design support for evaluation and possible construction of a new Executive Office Building in an amount not to exceed \$353,430.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve an amendment to the services agreement with Avison Young-Texas LLC, to perform additional work associated with analysis and design support for evaluation and possible construction of a new Executive Office Building in an amount not to exceed \$353,430, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Technical and Business Analytics

Staff Contact:

Brenda Trevino

Background:

On December 7, 2020, following a proposal solicitation process, a contract was awarded to Avison Young-Texas, LLC for \$49,125 to complete Step 1 of a Services Contract in support of evaluation and possible construction of a new Executive Office Building. Step 1 evaluated location options, performed a market analysis, and developed best-fit scenarios to determine a recommended solution.

It is now time to move into Step 2 support services which would include further definition of the building, design and contractual support, procurement support, and construction phase support services. The value of Step 2 services is \$353,400 which is divided into \$174,010 for pre-construction support and \$179,420 for construction support.

Staff Evaluation/Justification:

These support services would allow Port Authority staff an additional level of expertise in the development of a new building. Avison Young-Texas, LLC would provide information on the region's response to the changing economy and would identify additional items for consideration during design and construction that may be otherwise overlooked. Continuing with the service during construction facilitates Port Authority staff focus on terminal projects, making the best use of internal resources.

Staff recommends that the Port Commission authorize the Port Authority to continue to engage the services of Avison Young-Texas, LLC for Step 2 of the current support services contract, to further develop the recommendation of building a new Executive Office Building, as proposed above.

J. INFRASTRUCTURE

Subject	9. Approve a change order with Archer Western Construction, LLC to perform additional work associated with the expansion of gate facilities at Barbours Cut Terminal in a net amount of \$60,841.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve a change order with Archer Western Construction, LLC to perform additional work associated with the expansion of gate facilities at Barbours Cut Terminal in a net amount of \$60,841, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

By Minute No. 2019-0729-24, the Port Commission awarded a construction contract to Archer Western Construction, LLC to perform additional work associated with the expansion of gate facilities at Barbours Cut Terminal.

This proposed change order addresses the following items:

- Relocation of one closed circuit television (CCTV) power panel on a high mast pole that conflicts with proposed security fence line,
- Additional fiber termination cassettes to align with current Port Authority standards,
- Additional fencing at fire hydrants to maintain access for first responders along Barbours Cut Boulevard, and
- Additional conduit and cabling for facial recognition kiosks at the new Transportation Worker Identification Credential (TWIC) checkpoint.

This is the sixth change order to this contract, for a total change order value to date of \$172,667, which is a 0.44% increase in the original contract value of \$39,665,678.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by Archer Western Construction, LLC and found it to be fair and reasonable, and therefore staff recommends that the Port Commission authorize this change order.

J. INFRASTRUCTURE

Subject	10. Authorize a month-to-month lease with 2Plus of Texas, Inc. dba STAR to lease vans under the Houston-Galveston Area Council METROVan Program for an additional one-year period and for an additional amount not to exceed \$35,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, authorize Port Authority staff to enter into a month-to-month lease with 2Plus of Texas, Inc. dba STAR to lease vans under the Houston-Galveston Area Council METROVan Program for an additional one-year period and for an additional amount not to exceed \$35,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 4a. - Implement an innovative environmental leadership strategy STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)

Category:

Awards, Amendments & Change Orders

Department:

Environmental Affairs

Staff Contact:

Trae Camble

Background:

In September 2007, the Environmental Affairs Department initiated a vanpool program for Port Authority employees by participating in the Houston-Galveston Area Council METROVan Program. The program is available to riders in Harris, Galveston, Brazoria, Liberty, Chambers, Fort Bend, Montgomery, and Waller counties.

The vanpool program was implemented as a means of improving local air quality, by reducing various vehicular emissions and the number of vehicles on roadways, and reducing overall fuel consumption.

In order to participate in the METROVan Program, the Port Authority leases vans on a month-to-month basis from 2Plus of Texas, Inc. dba STAR (STAR). By Minute Nos. 2008-0219-52, 2008-0722-42, 2009-0623-27, 2011-0125-21, 2013-0723-20, 2015-0929-40, 2017-0926-30, 2018-0925-34, 2019-0924-29, and 2021-0622-16, the Port Commission has approved prior participation in the program.

In March 2020, the Executive Office Building (EOB) was closed due to COVID-19. As a result, STAR and the Port Authority agreed to suspend the vanpool program at the EOB until a later date. Employees have since returned to the EOB on a hybrid basis. In connection with restarting the program, STAR agreed to modifications of the ridership requirements, including a waiver of fees for low ridership, allowance for fewer vans, and fewer days of operation.

Employees at Barbours Cut Terminal and Bayport Container Terminal also participate in the Port Authority's vanpool program.

The METROVan Program provides a \$35-per-month incentive discount per rider on vanpool fares to the Port Authority. Each rider in turn is responsible for paying \$25 monthly, in addition to all fuel and toll costs. An average \$900 monthly lease cost per van is incurred by the Port Authority.

As of August 2021, the Port Authority sponsored two vans at Barbours Cut Terminal and 1 van at the Executive Office Building which accommodated fifteen to sixteen riders. The Port Authority will continue with three vans, and more riders are anticipated to join as the effects of the COVID-19 pandemic become more normalized.

Staff Evaluation/Justification:

Staff has determined that a one-year program extension would enable current vanpool groups to continue operating and more vanpools to form during the next year.

Staff recommends the Port Commission approve the program above with STAR through August 2023 and act as otherwise described above.

J. INFRASTRUCTURE

Subject	11. Authorize payment to the U.S. Army Corps of Engineers under the Memorandum of Agreement pursuant to Section 214 of Public Law 106-541 to expedite the evaluation of Port Authority permit applications for approximately one year for \$50,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, authorize payment to the U.S. Army Corps of Engineers under the Memorandum of Agreement pursuant to Section 214 of Public Law 106-541 to expedite the evaluation of Port Authority permit applications for approximately one year for \$50,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

The Port Authority anticipates submitting several federal permit applications or requests for permit amendments to the U.S. Army Corps of Engineers (Corps) in 2022 and 2023 for future channel and terminal development. Section 214 (enacted with the Water Resources Development Act of 2000) enables the Port Authority to contribute funds to the Corps to expedite Port Authority permit requests. The Port Authority entered into this Memorandum of Agreement in 2014.

Staff Evaluation/Justification:

Staff recommends that the Port Commission authorize a payment to the Corps for the amount of \$50,000 to expedite these future Port Authority permit requests.

J. INFRASTRUCTURE

Subject	12. Authorize restriction of a 100-foot by 7,350-foot tract of Port Authority railway right-of-way property to commercial/industrial use and plume management zone requirements, at the request of Shell Oil Company and Deer Park Refinery and as required by the Texas Commission on Environmental Quality, and authorize an agreement related thereto with such entities.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, authorize restriction of a 100-foot by 7,350-foot tract of Port Authority railway right-of-way property to commercial/industrial use and plume management zone requirements, at the request of Shell Oil Company and Deer Park Refinery and as required by the Texas Commission on Environmental Quality, and authorize an agreement related thereto with such entities, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 4a. - Implement an innovative environmental leadership strategy STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)

Category:
General

Department:
Environmental Affairs

Staff Contact:
Trae Camble

Background:

A 100-foot by 7,350-foot tract of land owned by the Port Authority and used for railroad operations is surrounded by property owned by Shell Oil Company and Shell Chemical LP (the Shell Entities) and Deer Park Refining Limited Partnership (the PMI Entity). The Texas Commission on Environmental Quality (TCEQ), as part of its Texas Risk Reduction Program (TRRP), has identified portions of groundwater in this area as containing certain chemicals of concern, and has required the Shell Entities and the PMI Entity to establish, maintain, and monitor multiple plume management zones in the vicinity, to protect groundwater resources (Plume Management Zone Requirements).

The tract, part of the South Side Main Line railroad tracks operated by Port Terminal Railroad Association (PTRA), was conveyed to the Port Authority in 1928 for construction and operation of a railway.

The TRRP requires that notice be filed of record by subject property owners, providing information about the affected property, that its use is restricted to commercial or industrial purposes absent further TCEQ action, indicate that there is no significant present or future risk to humans or the environment based on the use of the property for commercial or industrial operations, and that it is subject to Plume Management Zone Requirements. The Shell Entities and the PMI Entity have requested that such notice be filed in the deed records for the above-identified property.

Staff Evaluation/Justification:

Because this property has been and is expected to continue to be used for the operation of a railway, staff has concluded that the proposed restrictions place no undue burden on the Port Authority and does not affect the use and value of the tract. Additionally, the Shell Entities and the PMI Entity have agreed to enter into an agreement with the Port Authority whereby the Shell Entities and the PMI Entity would (i) perform at their cost all Plume Management Zone Requirements as required by TCEQ, including those portions that are on and under the Port Authority tract and (ii) agree to comply with Port Authority and PTRA requirements when such activities require property entry.

TCEQ's notice of restriction and the agreement with the Shell Entities and the PMI Entity have been reviewed by the Environmental Affairs, Channel Development, Real Estate, and Legal departments, and found to be acceptable. Therefore, staff recommends the Port Commission approve the above matter.

J. INFRASTRUCTURE

Subject **13. Issue a transmission line license to Comcast Cable Communications Management, LLC for a fiber optic cable line crossing Turning Basin property along High Level Road.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, authorize a transmission line license to Comcast Cable Communications Management, LLC for a fiber optic cable line crossing Turning Basin property along High Level Road, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Operations

Staff Contact:

Garry McMahan

Background:

Comcast Cable Communications Management, LLC, Port Authority File No. 2022-0176, has applied for a transmission line license for the installation of fiber optic cable line crossing Turning Basin property along High Level Road to service a tenant, Cooper Ports of America, LLC.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Operations department, Real Estate department, and Operations department. Staff recommends the license fee be waived. The \$675 application fee and \$2,500 as-built deposit have been paid.

Staff recommends approval.

K. OPERATIONS

Subject	1. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$900,000 for mowing services and landscape maintenance for Turning Basin Terminal to the top-ranked proposers: staff ranking - first, Yellowstone Landscape; second, Paige Management, LLC; and third, Ambassador Services, LLC.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order -first, Yellowstone Landscape; second, Paige Management, LLC; and third, Ambassador Services, LLC; (b) award a two-year contract to the top-ranked vendor for mowing services and landscape maintenance for Turning Basin Terminal, in an amount not to exceed \$900,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2020-0428-67, the Port Commission awarded a two-year contract to Yellowstone Landscape - Central Inc. in an amount not to exceed \$800,000 for mowing services and landscaping maintenance for Turning Basin Terminal. Mowing services and landscape maintenance are defined as tractor and finish mowing and landscaping at several Turning Basin Terminal locations. This contract has since expired and funds have been depleted.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) for mowing services and landscaping maintenance for Turning Basin Terminal using the Port Authority's Buyspeed Eprocurement System and the project was also advertised on the Port Authority's website and in a local newspaper. Eight vendors downloaded the project materials from Buyspeed.

Staff Evaluation/Justification:

On July 6, 2022, four CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Yellowstone Landscape
- Paige Management, LLC
- Ambassador Services, LLC

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to Yellowstone Landscape and act as otherwise described above.

K. OPERATIONS

Subject	2. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$65,270,796 for the purchase of twenty-six electric container yard cranes for Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Konecranes Finland Corporation; and second, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC).
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Konecranes Finland Corporation; and second, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC); (b) award a contract to the top-ranked proposer for the purchase of twenty-six electric container yard cranes for Barbours Cut Terminal and Bayport Container Terminal in the amount not to exceed \$65,270,796; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority currently owns a total of one-hundred and sixteen rubber-tired gantry (RTG) cranes including fifty units at Barbours Cut Terminal and sixty six at Bayport Container Terminal. Twenty-six units, including fourteen for Barbours Cut Terminal and twelve for Bayport Container Terminal are needed to provide added yard capacity and support to additional wharf cranes. They are also needed to meet current and projected growth and maintain the highest service levels to industry, including vessel productivity and truck turn times.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Twenty-two vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 22, 2022, two RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required product:

- Konecranes Finland Corporation
- Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC)

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Konecranes Finland Corporation and act as otherwise described above.

K. OPERATIONS

Subject	3. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$40,950,000 for the purchase of three dockside electric container cranes for Wharves Nos. 2, 5, and 6 at Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC); and second, Konecranes Finland Corporation.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC); and second, Konecranes Finland Corporation; (b) award a contract to the top-ranked proposer for the purchase of three dockside electric container cranes for Wharves Nos. 2, 5, and 6 at Bayport Container Terminal in the amount not to exceed \$40,950,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority currently owns twelve wharf cranes in operation at Bayport Container Terminal. Additionally, three separate units are expected to be delivered to Wharf No. 6 in the second quarter of 2023. This project consists of design, fabrication, delivery, and commissioning of new wharf cranes for Wharves Nos. 2, 5, and 6 that would be similar in speeds and capacity to units delivered in February 2022 and needed to meet terminal demands given the increasing size of container vessels.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Eprocurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Sixteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 22, 2022, two RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required product:

- Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC)
- Konecranes Finland Corporation

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC) and act as otherwise described above.

K. OPERATIONS

Subject	4. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$650,000 for maintenance and repair of elevators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking – first, RICO Elevators, Inc.; second, Elevators of Beaumont (Stark Business Ventures); and third, Hoist and Crane Service Group.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, RICO Elevators, Inc.; second, Elevators of Beaumont (Stark Business Ventures); and third, Hoist and Crane Service Group; (b) award a two-year contract to the top-ranked proposer for maintenance and repair of elevators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$650,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2020-0128-44, the Port Commission awarded a two-year contract to RICO Elevators, Inc. in the amount not to exceed \$450,000 for maintenance and repair of elevators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. These contract funds are nearly depleted. A total of thirty-five elevators have been serviced under this contract, including twenty-seven on wharf cranes, four in the Stevedoring Support Buildings, two in the Bayport Administration Building, and two in the Turning Basin Executive Building.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) for maintenance and repair of elevators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Nine vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 22, 2022, four CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSP. One response was deemed non-responsive. Staff identified the following vendors, listed in ranking order, as most qualified to provide the required service:

- RICO Elevators, Inc.
- Elevators of Beaumont (Stark Business Ventures)
- Hoist and Crane Service Group

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to RICO Elevators, Inc. and act as otherwise described above.

K. OPERATIONS

Subject	5. Award a two-year contract to Apache Oil Company for the purchase of miscellaneous filters for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in the amount not to exceed \$500,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, award a two-year contract to Apache Oil Company for the purchase of miscellaneous filters for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$500,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2019-1211-60, the Port Authority awarded a two-year contract to Houston-Pasadena Apache Oil Company in the amount not to exceed \$350,000 for the purchase of miscellaneous filters for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Filters are essential to proper maintenance of terminal equipment including one-hundred and sixteen rubber tired gantry (RTG) cranes, sixty-eight yard tractors, four hundred and four vehicles, as well as numerous forklifts and landscaping equipment. Units require from one to seven filters for fuel, coolant water, air, engine, transmission, and hydraulic oils.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) using the Port Authority's BuySpeed Eprocurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Fourteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 22, 2022, two CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Authority award a two-year contract to Apache Oil Company, the responsible bidder submitting the lowest and best bid, for purchase of miscellaneous filters for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

K. OPERATIONS

Subject	6. Enter into a two-year Interlocal Agreement with Gulf Coast Authority for industrial wastewater treatment at Bayport Container Terminal in an amount not to exceed \$200,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, authorize the Port Authority to enter into a two-year Interlocal Agreement with Gulf Coast Authority for industrial wastewater treatment at Bayport Container Terminal in an amount not to exceed \$200,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Gulf Coast Authority (GCA) is a governmental entity created by the Texas legislature in 1969 with the broad charge to protect the waters of the State of Texas. GCA has the authority to own and operate regional industrial and municipal wastewater treatment plants, water systems, and solid waste facilities statewide, and owns and operates four regional industrial wastewater treatment facilities that process liquid wastes from more than eighty industrial plants. These GCA facilities are the Washburn Tunnel Facility, the Bayport Industrial Wastewater Treatment facility located in the Bayport Industrial District in Pasadena, Texas, the 40-Acre Facility in Texas City, and the Odessa Regional Wastewater Treatment Facility in Odessa, Texas.

Wastewater generated at Bayport Container Terminal is processed at GCA's Bayport Industrial Wastewater Treatment Facility.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve the agreement.

K. OPERATIONS

Subject **7. Award a three-year contract to Mi-Jack Products, Inc., the sole source provider, for purchase of parts and services for hybrid crane systems at Barbours Cut Terminal in an amount not to exceed \$150,000.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, award a three-year contract to Mi-Jack Products, Inc., the sole source provider, for purchase of parts and services for hybrid crane systems at Barbours Cut Terminal in an amount not to exceed \$150,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority currently owns five rubber-tired gantry (RTG) cranes at Barbours Cut Terminal that are equipped with Mi-Jack proprietary hybrid systems. These cranes were acquired in July 2015 at the end of the lease agreement between the Port Authority and Maersk, Inc. The Mi-Jack control system operates with a proprietary software to which staff has no access; therefore, service support is needed from the **original equipment manufacturer** to expedite repairs and increase crane uptime. Additionally, these cranes are also equipped with certain proprietary parts that must be purchased through Mi-Jack Products, Inc.

By combining smaller purchase orders into a larger one, staff believes the Port Authority would benefit from reduced administrative costs. Given the importance that five hybrid RTG cranes have in container handling operations, it is advantageous to have a contract in place to improve crane reliability and meet terminal demands.

Staff Evaluation/Justification:

Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Mi-Jack Products, Inc. is the sole-authorized source for service, training, repairs, and captive replacement parts for hybrid RTG cranes in the United States.

Staff recommends the Port Commission approve entering into a three-year contract with Mi-Jack Products, Inc., the sole source provider, for purchase of service and parts for hybrid crane systems at Barbours Cut Container Terminal.

K. OPERATIONS

Subject **8. Award a three-year contract to United Rentals, Inc. for the rental of emergency power generation for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using a Sourcewell cooperative purchase program contract, in an amount not to exceed \$300,000.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, award a three-year contract to United Rentals, Inc. for the rental of emergency power generation for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using a Sourcewell cooperative purchase program contract, in an amount not to exceed \$300,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:

Award, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority is seeking to enter into a three-year contract for the rental of emergency power generation for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. This contract would include rental of generators and reefer plugs as needed by the terminals. It is necessary for routine scheduled maintenance as well as ensure continued service to the industry in the event of unforeseen malfunction.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that renting emergency power generation through a Sourcewell cooperative purchase program contract is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

The Maintenance Department has determined that the best availability, price, and contract term for the items needed are provided by United Rentals, Inc. under the pricing schedule obtained from that vendor's contract with Sourcewell cooperative purchase program and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and three-year contract with United Rentals, Inc. for the rental of emergency power generation.

K. OPERATIONS

Subject	9. Authorize a two-year agreement for preferential berthing rights at the Port Authority's North Side Turning Basin Terminal with G2 Ocean Holding AS.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, authorize a two-year agreement for preferential berthing rights at the Port Authority's North Side Turning Basin Terminal with G2 Ocean Holding AS, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Operations

Staff Contact:

Jeff Davis

Background:

G2 Ocean Holding AS (G2 Ocean) is a major customer at the Turning Basin, and has recently proposed entering into an agreement that would provide it with preferential berthing rights at City Dock 23 and City Dock 29 at the North Side Turning Basin facilities. Currently, G2 Ocean has more cumulative ship days at berth at the facilities than any other user.

The Agreement would provide that G2 Ocean would continue to be eligible for certain preferential berthing rights provided that on the first anniversary of the agreement and each year thereafter, the number of cumulative ship days at the North Side Turning Basin facilities during the previous twelve months period exceeded the number of ship days at berth by each other regular calling liner carrier docking ships at the public facilities. Under this agreement dockage charges would be applied at the then current Tariff 8 rates with a 30% discount against G2 Ocean's largest ship at 100% occupancy of the berths. This agreement would have a term of two years with two one-year mutual options.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the agreement which is expected to provide the Port Authority with additional Turning Basin business with this customer and certain revenue enhancements as otherwise described above.

K. OPERATIONS

Subject **10. Approve an amendment to the thirty-year lease with Texas Stevedoring Services, LLC, to increase the acreage of the interim leased premises thereunder.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, amend the thirty-year lease with Texas Stevedoring Services, LLC to increase the acreage of the interim leased premises thereunder from 11.61 acres to 13.7 acres, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Operations

Staff Contact:
Jeff Davis

Background:

By Minute No. 2020-0929-24, the Port Commission authorized Texas Stevedoring Services, LLC (TSS) and the Port Authority to enter into the subject lease effective December 15, 2022, for the development and operation of an empty container depot, and for container freight station operations, including stuffing and/or stripping of containers authorized within a one and a half-acre portion of the leased premises. The lease includes both "Interim Leased Premises" of 11.61 acres and "Permanent Leased Premises" of 11.10 acres at Barbours Cut Container Terminal.

The proposed change to the footprint of the interim leased premises would improve traffic circulation around the empty yard and ingress/egress to it, increase empty storage capacity, and allow for a new rubber-tired gantry (RTG) grounded loaded storage block north of the existing yard.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the above amendment on the terms described.

K. OPERATIONS

Subject **11. Approve (i) a chassis lease with North American Chassis Pool Cooperative LLC (NACPC) as lessor for a five-year term for 200 chassis with total base rent not to exceed \$1,806,750, and (ii) a chassis lease with Interpool, Inc. dba TRAC Intermodal as lessor for a two year term for 213 chassis with a total base rent not to exceed \$699,705.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, approve (i) the chassis lease with North American Chassis Pool Cooperative LLC (NACPC) as lessor for a five year term for 200 chassis with total base rent not to exceed \$1,806,750, and (ii) a chassis lease with Interpool, Inc. dba TRAC Intermodal as lessor for a two year term for 213 chassis with a total base rent not to exceed \$ 699,705, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Operations

Staff Contact:
Jeff Davis

Background:

Among the dramatic disruptions and delays experienced by the supply chain and the maritime transport industry in the wake of the COVID-19 pandemic has been a shortage of chassis at the Port Authority and across the nation. Accordingly, Port Authority staff has concluded that it is in the best interests of the Port Authority and the region it serves to add to chassis supplies through chassis leases. Operations staff has diligently searched for vendors of chassis and identified three appropriate vendors, all of which staff entered into lease negotiations with. The Port Authority previously entered into a chassis lease with one of these three vendors, Milestone Equipment Company LLC, as lessor, for a five-year term for 700 chassis with annual base rent not to exceed \$2,184,525.

Water Code Section 60.4035 permits the Executive Director and authorized officers to make emergency purchases and contracts in amounts that exceed \$50,000 without the customary competitive procedures or prior to Port Commission approval if necessary to, among other things, (1) preserve or protect the public health and safety of the residents of the district; (2) preserve the property of the district in the case of a public calamity; or (3) repair unforeseen damage to the property of the district, provided that staff has endeavored to notify the Port Commission within forty-eight hours of such purchases as required.

The Legal Department has advised that in addition to this authority, these procurements may also be permitted pursuant to Local Government Code Section 271.005, which authorizes governmental agencies to enter into contracts or leases for the use of any personal property as provided in that Section.

Staff Evaluation/Justification:

Staff requests that the Port Commission approve a lease with NACPC as lessor for a five-year term for 200 chassis with annual base rent not to exceed \$1,806,750 over the term of the lease, in accordance with Water Code Section 60.4035 and Local Government Code Section 271.005. Additionally, staff requests that the Port Commission approve a lease with Interpool, Inc. dba TRAC Intermodal as lessor for a two-year term for 213 chassis with a total base rent not to exceed \$ 699,705 over the term of the lease, in accordance with Water Code Section 60.4035 and Local Government Code Section 271.005.

M. SECURITY AND EMERGENCY OPERATIONS

Subject	1. Issue a purchase order to NRT Sales LLC for purchase of a restroom trailer through the United States General Services Administration, in an amount not to exceed \$70,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, issue a purchase order to NRT Sales LLC for purchase of restroom and shower combination trailer, through the United States General Services Administration, in an amount not to exceed \$70,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 4b. - Prepare for disruptive events and mitigate their impact

Category:

Awards, Amendments & Change Orders

Department:

Emergency Management

Staff Contact:

Colin Rizzo

Background:

The Port Authority is seeking to obtain a portable restroom and shower trailer for use during emergencies to maintain operations. During the past two and a half years, there have been several situations when a unit such as this was rented, or was attempted to be rented, for on-site personnel. In 2020, a water line break near Turning Basin required the rental of a unit at a weekly cost of over \$10,000. During a big freeze in early 2021, Emergency Management attempted to source a unit from a stand-by contractor at a cost of \$27,000 for mobilization and the first week, with a minimum rental of 30 days, but was unable to as all units were taken locally. In that case, the nearest available unit was in Louisiana.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring a portable restroom and shower trailer through the United States General Services Administration (GSA), an agency of the United States, is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. The Port Authority, as a political subdivision of the State of Texas, is authorized to use GSA for the procurement of certain items.

The Emergency Management department has determined that the best availability, price, and contract term for the item needed is provided by NRT Sales LLC, under the pricing schedule obtained from that vendor's contract with United States General Services Administration, and is therefore recommending this purchase.

Based on the immediate availability and cost savings of owning versus renting, staff recommends the Port Commission approve the purchase of a restroom trailer and determine that this procurement method provides best value to the Port Authority.

M. SECURITY AND EMERGENCY OPERATIONS

Subject	2. Authorize the execution of a reimbursable agreement with the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, for the enhancement, management, operation, maintenance, and repair of the Houston-Galveston Physical Oceanographic Real-Time System, for a five-year period in an amount not to exceed \$598,986, and a net additional expenditure of \$481,584.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, authorize the execution of a reimbursable agreement with the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, for the enhancement, management, operation, maintenance, and repair of the Houston-Galveston Physical Oceanographic Real-Time System, for a five-year period in an amount not to exceed \$598,986, and a net expenditure of \$481,584, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:

Awards, Amendments & Change Orders

Department:

Fire Department

Staff Contact:

William Buck/Marcus Woodring

Background:

The Houston-Galveston Physical Oceanographic Real-Time System (HGPORTS) provides important real-time oceanographic data to pilots, ship masters, and other navigators, supporting the safety of navigation on the Houston Ship Channel. The current five-year agreement is set to expire on October 1, 2022. The Port Commission previously approved these reimbursable agreements in 1999, 2012, and 2017.

The system presently consists of the following major components: current measurement stations at Galveston Bay Channel Lighted Buoy 11, 610 Bridge, and at the Fred Hartman Bridge; national water level observation stations at the Galveston Bay Entrance North Jetty and at Galveston Pier 21; and Texas Coastal Ocean Observation Network stations at Morgan's Point and Eagle Point. Most of these stations also provide barometric pressure, air/water temperature, and wind speed/direction. Additionally, four of the six stations are networked into existing National and State of Texas observation systems.

This agreement funds the enhancement, management, operation, maintenance, and repair of the HGPORTS system in the Houston-Galveston region.

Staff Evaluation/Justification:

The HGPORTS system has proven to be very beneficial for the safe navigation of ships and barges throughout the Houston Ship Channel, and is relied upon by pilots and ship masters. Based on several economic impact studies of the HGPORTS systems nationwide, the National Oceanic and Atmospheric Administration estimates an annual economic benefit of each HGPORTS system at between \$2.2 million and \$4.5 million.

A surplus of \$292,380 existed in the maintenance account as of the last annual report and no payment would be required in the new Period 1 (2022), resulting in a net cost to the Port Authority of \$481,584 payable over the years 2023 to 2026.

Staff recommends approval to enter into this reimbursable agreement.

N. TECHNOLOGY

Subject	1. Approve the purchase of annual software subscription and support services for Sterling electronic data interchange software from Soal Technologies, using a State of Texas Department of Information Resources cooperative purchase contract, in an amount not to exceed \$54,983.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, approve the purchase of annual software subscription and support services for Sterling electronic data interchange software from Soal Technologies, using a State of Texas Department of Information Resources cooperative purchase contract, for in an amount not to exceed \$54,983, find that this purchasing method provides the best value to the Port Authority for this item, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Chris Brown

Background:

The Port Authority uses Sterling software manufactured by International Business Machines, Inc. as a tool for the electronic exchange of container data between shipping companies, United States Customs, and the Port Authority's gate and terminal operating systems. Annual renewals offer support services to provide for software revision upgrades and technical support.

The Port Authority is seeking approval to secure these support services using the State of Texas Department of Information Resources (TXDIR), a department of the State of Texas with cooperative purchasing programs available to the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring Sterling budgeting software annual subscription and support services through the TXDIR cooperative purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

Accordingly, staff recommends that the Port Commission approve this purchase of such services from Soal Technologies through the TXDIR cooperative purchasing program and determine that this procurement method provides best value to the Port Authority.

N. TECHNOLOGY

Subject **2. Approve the purchase of annual software subscription and support services for Cognos budgeting software from Soal Technologies Company, using a State of Texas Department of Information Resources cooperative purchase contract, in an amount not to exceed \$105,450.**

Meeting Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its August 2, 2022 meeting, approve the purchase of annual software subscription and support services for Cognos budgeting software from Soal Technologies Company, using a State of Texas Department of Information Resources cooperative purchase contract, for one year in an amount not to exceed \$105,450, find that this purchasing method provides the best value to the Port Authority for this item, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Christopher Brown

Background:

The Port Authority uses Cognos software manufactured by International Business Machines Inc., as a tool for budget preparation, reporting, and analysis, and compilation of the Port Authority's cargo statistics. Annual renewals offer support services to provide for software revision upgrades and technical support.

The Port Authority is seeking approval to secure these support services using the State of Texas Department of Information Resources (TXDIR), a department of the State of Texas with cooperative purchasing programs available to the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring Cognos budgeting software annual subscription and support services through the TXDIR cooperative purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

Accordingly, staff recommends that the Port Commission approve this purchase of such services from Soal Technologies Company through the TXDIR cooperative purchasing program and determine that this procurement method provides best value to the Port Authority.

N. TECHNOLOGY

Subject	3. Issue a purchase order to Xennex LLC for renewal of Infoblox maintenance to provide network-related functionality using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$66,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, issue a purchase order to Xennex LLC for renewal of Infoblox maintenance to provide network-related functionality using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$66,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

The Port Authority is seeking to obtain the needed approval for renewal of Infoblox maintenance which provides network-related functionality required for all devices on the Port Authority's network. The Texas Department of Information Resources (DIR) is a department of the State of Texas, and has cooperative purchasing programs which may be used by the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring this purchase through the DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for this purchase is provided by Xennex LLC under the pricing schedule obtained from that vendor's contract with DIR, and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

N. TECHNOLOGY

Subject	4. Issue a purchase order to Mythics, Inc. for purchase of the annual software license verification fee for JDEdwards Enterprise Resource Planning software, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$241,429.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, issue a purchase order to Mythics, Inc. for purchase of the annual software license verification fee for JDEdwards Enterprise Resource Planning software, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$241,429, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Chris Brown

Background:

The Port Authority is seeking to obtain the renewal of the JDEdwards Enterprise Resource Planning software to track financial transactions related to Payroll, Accounts Payables, Accounts Receivable, procurements, and receipts associated with the procurement process. The licensing agreement related to the software is based upon the Port Authority's audited operating budget. The Texas Department of Information Resources (DIR) is a department of the State of Texas, and has cooperative purchasing programs which may be used by the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring the renewal of JDEdwards Enterprise Resource Planning software through the DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for this purchase is provided by Mythics, Inc. under the pricing schedule obtained from that vendor's contract with DIR, and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

N. TECHNOLOGY

Subject	5. Issue a purchase order to Solid Border Inc. for purchase of select updated firewalls along with software, subscriptions, and maintenance for firewalls, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$195,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, issue a purchase order to Solid Border Inc. for purchase of select updated firewalls along with software, subscriptions, and maintenance for firewalls, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$195,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

The Port Authority is seeking to obtain approval for the purchase of select updated firewalls along with software, subscriptions, and maintenance for all Port Authority firewalls at each of its locations.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring this purchase through the Local Government Purchasing Cooperative's (LGPC) BuyBoard is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. This cooperative is administered by the Texas Association of School Boards (TASB).

The Information Technology department has determined that the best availability, price, and contract term for this purchase is provided by Solid Border Inc. under the pricing schedule obtained from that vendor's contract with Local Government Purchasing Cooperative's BuyBoard, and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

N. TECHNOLOGY

Subject	6. Issue a purchase order to Critical Start for purchase of Mimecast annual software licensing and software support, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$77,000.
Meeting	Aug 2, 2022 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 2, 2022 meeting, issue a purchase order to Critical Start for purchase of Mimecast annual software licensing and software support, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$77,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

The Port Authority is seeking to obtain renewal of licenses and maintenance for Mimecast software, which provides the Port Authority with email information security and email archiving for record retention, historical searches, and public record requests. The Port Authority has been utilizing Mimecast application and services for almost five years.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring Mimecast licenses and maintenance through the Texas Department of Information Resources' (DIR) purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for this purchase is provided by Critical Start under the pricing schedule obtained from that vendor's contract with DIR, and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.