

December 1, 2022

**NOTICE OF MEETING**  
**OF THE**  
**PORT COMMISSION**  
**OF THE**  
**PORT OF HOUSTON AUTHORITY**

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on Tuesday, December 6, 2022. A quorum of the Port Commission is intended to meet at 9:15 a.m. at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

In addition, pursuant to Government Code Sec. 551.127 permitting a governmental body to hold a public meeting by videoconference call, the meeting may also be accessed via Webex webinar, as provided on the following page.

PORT OF HOUSTON AUTHORITY  
of  
HARRIS COUNTY, TEXAS

Erik A. Eriksson  
Secretary



### **Additional Public Meeting Notifications.**

1. In accordance with the Port Commission's usual practice:
  - a. Members of the public may speak during the posted public comment section.
    - Please register to speak no later than an hour before the meeting by emailing to Liana Christian [lchristian@porthouston.com](mailto:lchristian@porthouston.com) or Erik Eriksson [eeriksson@porthouston.com](mailto:eeriksson@porthouston.com)
      - Please provide name and the organization the speaker represents, if applicable.
      - Comments are limited to three minutes.
  - b. An audio recording of the meeting is being made, and will be available to the public, as will written minutes after Port Commission approval.
2. To request accommodations under the Americans with Disabilities Act or language access services, please contact the Port Houston– Legal Division at least three days prior to the meeting. The Legal Division may be reached by telephone at (713) 670-2450, by email at [lchristian@porthouston.com](mailto:lchristian@porthouston.com) or Erik Eriksson [eeriksson@porthouston.com](mailto:eeriksson@porthouston.com), and by mail at 111 E. Loop N, Houston, Texas 77029.
3. Due to health and safety concerns related to COVID-19, this meeting will offer the options to participate by videoconference or in-person. The meeting will be open to the public but restrictions regarding allowable room capacity and seating arrangements may be in place.



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**Tuesday, December 6, 2022**  
**PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY**

**9:15 a.m.**  
**111 East Loop North**  
**Houston, TX 77029**  
**Fourth Floor Boardroom**  
**And Via WebEx**

**A. CALL TO ORDER**

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**B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS**

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1. Governance, legislative, policy, operational, and community matters

**C. APPROVAL OF MINUTES**

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1. Port Commission Public Meeting - October 27, 2022

**D. STAFF REPORTS**

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1. Summary of selected financial and operational matters

**E. APPEARANCES**

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1. Public Comment

**F. EXECUTIVE**

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**Staff Report** – Selected agenda item – Tom Heidt, Chief Operating Officer

**Awards, Amendments & Change Orders**

1. Enter into a service agreement with the Greater Houston Port Bureau, Inc. to provide vessel traffic movement data (real- time and historical) for a one-year period in an amount not to exceed \$80,000, and subscribe to PortXchange Synchronizer for ten users in the amount of \$15,000, for a total of \$95,000.

**G. BUSINESS EQUITY**

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**Staff Report** – Selected agenda item – Maxine Buckles, Chief Business Equity Officer

**Awards, Amendments & Change Orders**

1. Approve an amendment to the professional services contract with Nursify, LLC D/B/A IMC Culture for assistance with implementation of Diversity, Equity, and Inclusion plan initiatives in alignment with the Strategic Plan objective to foster a culture of diversity and inclusion, innovation, and open communication to exercise year one of the two one-year renewal options, in an amount not to exceed \$273,000.

## **H. COMMERCIAL**

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**Staff Report** – Selected agenda items – John Moseley, Chief Commercial Officer

### **Awards, Amendments & Change Orders**

1. Award a professional services contract to John C. Martin Associates, LLC for the development of an updated economic impact study for the Port Authority in an amount not to exceed \$112,500.

### **Leases**

2. Approve acquisition of a fee simple interest in undeveloped public right-of-way, of approximately 0.73-acres from Clinton Drive south to its terminus, from the City of Houston through abandonment and sale, in an amount not to exceed \$174,169.

3. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 3.56 acres out of Block 8 at Northside Turning Basin to extend the term for one year with a one-year mutual renewal option, effective no earlier than January 1, 2023, at an annual base rent of approximately \$225,691, 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.

4. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 9.136 acres out of Block 12 at Industrial Park East to exercise a one-year mutual renewal option and add four additional one-year mutual renewal options, effective no earlier than January 1, 2023, at an annual base rent of approximately \$255,653, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index upon the exercise of each of the additional four mutual renewal options.

5. Approve an amendment to the lease with R. Warehousing & Port Services, Inc. for approximately 0.9 acres out of Block 5C at Northside Turning Basin to extend the term for one year, effective no earlier than January 1, 2023, at an annual base rent of approximately \$44,000, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

6. Approve an amendment to the lease with R. Warehousing & Port Services, Inc. for approximately 8.32 acres out of Block 20A at Clinton Drive to extend the term for one year, effective no earlier than January 1, 2023, at an annual base rent of approximately \$205,589, subject to an annual base rent escalation of 3%.

7. Ratify the extended term of a month-to-month lease with Schroder Marine Services, Inc., commencing January 1, 2023, for approximately 1.33 acres out of Block 27D at Industrial Park East, at an annual base rent of approximately \$57,420.

## **I. FINANCE**

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**Staff Report** – Selected agenda items – Tim Finley, Chief Financial Officer

### **Awards, Amendments & Change Orders**

1. Award a professional services agreement in an amount not to exceed \$85,000 for audit and consulting services related to the Port Authority's Construction Drawing (As Built) Process to Revenew International, LLP.

## **General**

2. Authorize payment to the Harris County Appraisal District for appraisal services to be provided to the Port Authority for fiscal year 2023 in an amount not to exceed \$405,000 and authorize payment to the Harris County Tax Assessor-Collector for collection services for the 2022 tax year in an amount not to exceed \$1,100,000.

## **J. INFRASTRUCTURE**

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**Staff Report** – Selected agenda items – Rich Byrnes, Chief Infrastructure Officer

### **Awards, Amendments & Change Orders**

1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$882,150 for the annual concrete replacement at Turning Basin Terminal in 2023 to the top-ranked proposer: staff ranking - first, Resicom, Inc.; second, Jerdon Enterprise, LP; and third, Forde Construction Company, Inc.

2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$7,209,538 for land development of 35 acres south of Port Road at Bayport Container Terminal to the top-ranked proposer: staff ranking - first, R&T Ellis Excavating, Inc.; second, Rigid Constructors, LLC; and third, Brice Civil Constructors, LLC.

3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$6,283,400 to install ductbank to support the east end at Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Harper Brothers Construction, LLC; second, Boyer, Inc.; and third, Main Lane Industries, Ltd.

4. Award a contract to Houston Audubon Society, Inc. for monitoring and management of waterfowl at Evia Island and Long Bird Island for a term of four years in an amount not to exceed \$243,200.

5. Award a professional services contract in an amount not to exceed \$625,929 to Leonard Coastal Management Consulting, Inc. to provide professional services for project management support and other general assistance for the Houston Ship Channel Expansion Channel Improvement Project.

6. Approve a purchase order to Systemates, Inc., the sole source provider, for annual software licensing, increasing user licenses to sixty-five, and adding the Power BI integration, in an amount not to exceed \$53,498.

7. Amend the professional services contract with HDR Engineering, Inc. for land development of 35 acres south of Port Road at Bayport Container Terminal in an amount not to exceed \$52,603.

8. Authorize an additional transaction confirmation for 34 months under the master services agreement with MP2 Energy Texas LLC for one additional metered electrical service at Barbours Cut Terminal in an amount not to exceed \$1,300,000.

9. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Wharf 6 at Bayport Container Terminal in an amount not to exceed \$455,096.

### ***Permits/Licenses/Pipeline Easements***

10. Approve the renewal of the following expiring Port Authority licenses for new thirty-year terms: Chevron Phillips Chemical Company LP, Equistar Chemicals, LP, Houston Pipe Line Company LP, Targa Downstream LLC, and Targa Pipeline Company LLC.
11. Issue a pipeline license to CenterPoint Energy Resources Corporation for one 4-inch natural gas pipeline crossing the Northside Mainline railroad right-of-way near Dorsett Street.
12. Issue a pipeline license to HSC Pipeline Partnership, LLC for one 8-inch ethylene pipeline crossing the Southside Mainline railroad right-of-way in several locations.
13. Issue a pipeline license to HSC Pipeline Partnership, LLC for one 6-inch polypropylene pipeline crossing the Manchester Lead railroad right-of-way, Sims Bayou, the Sims Bayou property, and the Southside Mainline railroad right-of-way.
14. Issue a private adjacency barge fleeting lease agreement and amend a marine construction permit with 14000 Industrial Holdings, LLC for approximately 1.8 acres of submerged land in Greens Bayou at an initial monthly rental amount of \$540 for a ten-year term.
15. Issue a private road grade crossing license to the Texas Historical Commission over the access road leading to the Peggy Lake Dredge Material Placement Area.
16. Amend and renew a pipeline license to Equistar Chemicals, LP for one ten-inch ethylene pipeline crossing the Houston Ship Channel, the Bulk Materials Handling Plant property, the Wah Chang property and the Northside Mainline railroad right- of-way, and add and expand an existing valve site located at the Bulk Materials Handling Plant property.

### **K. OPERATIONS**

***Staff Report*** – Selected agenda items – Jeff Davis, Chief Port Operations Officer

#### ***Awards, Amendments & Change Orders***

1. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$180,000 for the purchase of basic technical training for maintenance personnel at Barbours Cut Terminal and Bayport Container Terminal to the top- ranked proposer: staff ranking - first, TPC Training; second, SEAM Group, LLC; and third, Port Technical Services; and award a two-year contract to Port Technical Services for the purchase of equipment specific training for maintenance personnel at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$270,000, in the total amount not to exceed \$450,000.
2. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$4,473,357 for the purchase of replacement trolley rails for nine wharf cranes at Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposers: staff ranking - first, Gantrex, Inc.; and second, ZPMC NA East Coast Inc. dba ZPMC USA Inc.

3. Award a two-year contract to United A/C Supply for the purchase of spare and replacement parts for Daikin Commercial, Daikin, York and Liebert heating, ventilation, and air conditioning (HVAC) systems at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$600,000; and award a two-year contract to Johnson Supply, Inc. for the purchase of spare and replacement parts for Bard, Friedrich HVAC systems, and miscellaneous HVAC systems parts and supplies at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$400,000, in a total amount not to exceed \$1,000,000.
4. Award a contract to Integrated Industries for chassis maintenance and repair services at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$500,000.
5. Award a contract to Konecranes, Inc., the sole source provider, for the purchase and installation of Konecranes DynAC/DynaHoist Vector II drives and control systems retrofit for ten rubber-tired gantry (RTG) cranes at Bayport Container Terminal in an amount not to exceed \$5,724,000.
6. Award a two-year contract to Doggett Heavy Machinery Services, the sole source provider, for the purchase of John Deere engine parts for hybrid rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$200,000.
7. Award a contract to Kalmar USA Inc. Bromma Americas, the sole source provider, for the purchase of replacement parts for one spreader bar at Barbours Cut Terminal in an amount not to exceed \$124,000.
8. Award a contract to Alimak Group USA, Inc., the sole source provider, for the retrofit of personnel elevators on three electric dockside container cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$70,000.
9. Amend the contract with Konecranes Finland Corporation to upgrade emergency main hoist brakes and provide spare engine and over-height attachment for twenty-six rubber-tired gantry (RTG) cranes for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$650,266.
10. Approve a change order with Port-A-San, Ltd. for the rental of portable toilets for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$100,000.

**General**

11. Recommendation to issue Stevedore Licenses for one-year terms commencing January 1, 2023 to Agri American Stevedores, LLC; APS Stevedoring, LLC; BBM Terminals Corp.; Ceres Gulf, Inc.; Cooper/Ports America; Gulf Stream Marine, Inc.; Jacintoport International, LLC; Kinder Morgan, Inc.; Richardson Stevedoring, and Logistics Services, Inc.; Schroder Marine Service; Suderman Contracting Stevedores, Inc.; and Terminal Link Texas (previously known as Marine Terminal Corporation East), for a five-year term commencing January 1, 2023 to Empire Stevedoring (Houston) upon each applicant's satisfactory completion of all requirements and obligations for license issuance.



12. Authorize the re-issuance and amendment of Port Authority Tariffs Nos. 8, 14, and 15, to amend certain subrules relating to (i) prohibitions on explosives at Port Authority facilities, and (ii) chassis rentals.

## **L. PEOPLE**

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**Staff Report** – Selected agenda items – Jessica Shaver, Chief People Officer

### ***Awards, Amendments & Change Orders***

1. Approve staff's ranking of vendors and award a contract to Gallagher Benefits Services, Inc. for employee benefits consulting services for an initial period of three years, renewable for a two-year period at the option of the Port Authority, at a cost of \$100,000 per year for the first three years and in an amount not to exceed \$300,000, to the top-ranked proposer: staff ranking – first, Gallagher Benefits Services, Inc.; second, Lockton-Dunning Series of Lockton Companies, LLC; and third, McGriff Insurance Services, Inc.

2. Authorize funding for calendar year 2023, for the payment of claims from the Port Authority's self-funded group medical benefits program for active employees, retirees who are not Medicare-eligible, and eligible dependents, in an amount not to exceed \$17,000,000.

3. Issue a purchase order to Office and Furniture Companies of Texas LLC DBA Greater Houston Office Products for the purchase of office supplies, toner cartridges, and copy machine paper, using OMNIA Partners, Public Sector (FKA National Intergovernmental Purchasing Alliance), a cooperative purchase program, in an amount not to exceed \$165,000 for a two- year period.

## **M. SECURITY AND EMERGENCY OPERATIONS**

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**Staff Report** – Selected agenda items – Marcus Woodring, Chief Port Security and Emergency Operations Officer

### ***Awards, Amendments & Change Orders***

1. Approve staff's ranking of vendors and award a three-year service contract in an amount not to exceed \$1,000,000 for shipyard maintenance services of six Port Authority vessels to the top ranked proposer: staff ranking – first, National Cotton Inc. dba Pier 77 Marine; and second, Southwest Shipyard, L.P.

2. Issue a purchase order to Siddons Martin Emergency Group for the purchase of a 2023 fire engine, using the Houston- Galveston Area Council's Cooperative Purchasing Program, in an amount not to exceed \$817,000.

### ***General***

3. Approve the assignment of the agreement for hazardous materials incident response services with Oil Mop LLC (d/b/a OMI Environmental Solutions) to E3 OMI, LLC.

## **N. TECHNOLOGY**

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**Staff Report** – Selected agenda items – Charles Thompson, Chief Information Officer

### ***Awards, Amendments & Change Orders***

1. Issue a purchase order to Netsync Network Solutions for the purchase of Information Technology network hardware, software, subscriptions, maintenance, and support to replace antiquated equipment, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$700,000.
2. Issue purchase orders for support and maintenance of the Port Authority's NetApp data storage environment for (i) data and hard drive storage to Xenex, LLC in an amount not to exceed \$180,000, and (ii) hardware infrastructure for storage environment to Netsync Network Solutions in an amount not to exceed \$32,000, in a total amount not to exceed \$212,000.
3. Issue a purchase order to Netsync Network Solutions for purchase of networking equipment to support new ship-to-shore cranes, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$72,000.
4. Issue a purchase order to Escal Institute of Advanced Technologies, Inc. (dba SANS Institute), the sole source provider, for the purchase of cybersecurity training in an amount not to exceed \$74,000.
5. Issue a purchase order to Xenex, LLC for purchase of Veeam licensing and software renewal, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$75,000.

## **O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION**

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1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding the Memorandum of Settlement Agreement with the City of Seabrook, Texas, and a proposed amendment to the agreement for legal services with Littler Mendelson
2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Bayport Terminal vicinity property, Galveston Bay vicinity property, Pelican Island property, and Woodhouse Terminal property
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Employees (Section 551.074, Texas Open Meetings Act)
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

## **P. RECONVENE OPEN MEETING**

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1. Announce any items from Executive Session requiring Port Commission action

**Q. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS**

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1. Governance, legislative, policy, operational, and community matters

**R. ADJOURN MEETING**

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1. Next Meeting Requested - January 26, 2023 - Thursday
2. Adjourn Port Commission Meeting