

February 17, 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 Thursday, February 24, 2022. The Port Commission will meet at 9:15 a.m., or thereafter, at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. 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. A quorum of the Port Commission may attend such meeting.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Erik A. Eriksson
Secretary



Formal Public Meeting Notifications.

1. This virtual meeting is permitted by Governor Abbott's order suspending certain provisions of the Texas Open Meetings Act to minimize the impact of the coronavirus outbreak.
2. 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 or Erik Eriksson eriksson@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, as also required by the governor's order, and will be available to the public, as will written minutes after Port Commission approval.
3. 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 or Erik Eriksson eriksson@porthouston.com, and by mail at 111 E. Loop N, Houston, Texas 77029.

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.

When it's time, join your Webex meeting here.

[Join meeting](#)

More ways to join:

Join from the meeting link

<https://porthouston.webex.com/porthouston/j.php?MTID=m12b572baea60ca8ed43634140bbbb32f>

Join by meeting number

Meeting number (access code): 2495 478 3981

Meeting password: FebPC22

Tap to join from a mobile device (attendees only)

[+1-720-650-7664](tel:+1-720-650-7664),,[24954783981##](tel:+1-720-650-7664) United States Toll (Denver)

[+1-469-210-7159](tel:+1-469-210-7159),,[24954783981##](tel:+1-469-210-7159) United States Toll (Dallas)

Join by phone

[+1-720-650-7664](tel:+1-720-650-7664) United States Toll (Denver)

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Join from a video system or application

Dial [24954783981](tel:+1-720-650-7664)@porthouston.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

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If you are a host, [click here](#) to view host information.

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Thursday, February 24, 2022
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - January 25, 2022

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

Staff Report – Selected agenda items – Tom Heidt, Chief Operating Officer

General

1. Authorize the Port Authority to hire Shannon Williams as its chief audit executive.
2. Enter into an Industrial District Agreement with the City of Morgan's Point and approve a payment to the city under that agreement in the net amount not to exceed \$1.5 million.

G. BUSINESS EQUITY

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

Awards, Amendments & Change Orders

1. Approve a professional services contract with Nursify, LLC D/B/A IMC Culture, for a one year term with two one-year renewal options, to assist with implementation of a Diversity, Equity, and Inclusion plan in alignment with the Strategic Plan objective to foster a culture of diversity and inclusion, innovation, and open communication, in an amount not to exceed \$257,500.

H. COMMERCIAL

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract for website redesign in an amount not to exceed \$340,000 to the first-ranked proposer: staff ranking – first, Love Advertising, Inc.; second, MOJO Creative Services; and third, Exemplifi LLC.

Leases

2. Approve an amendment to the lease with NuStar Logistics, L.P. for approximately 1.24 acres (including 440 ft. of waterfront) adjacent to Wharf 4 at South Side Turning Basin, to extend the term for five years, effective no earlier than September 1, 2022, at a minimum annual base rent of approximately \$60,436.57, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

I. FINANCE

1. No items.

J. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$64,500 for structural and repair option analysis for rehabilitation of the roofs of Sheds 20-21 at Turning Basin Terminal and CARE Terminal, to the top-ranked proposer: staff ranking – first, Walter P. Moore; second, Simpson, Gumpertz & Heger; and third, PGAL, Inc.

2. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$150,000 for the 2022 corrosion on marine assets facility inspection and condition assessment program (FICAP) at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Wiss, Janey, Elstner Associates, Inc., Moffatt & Nichol; and third, POND & Company.

3. Amend the professional services contract with Hatch Associates Consultants, Inc. to perform additional services for the 2021 electrical and communications facility inspection and condition assessment program (FICAP) Portwide in an amount not to exceed \$92,000.

4. Amend the professional services contract with Hatch Associates Consultants, Inc. to perform services for the design for rehabilitation of Wharves 4, 5, and 6 at Barbours Cut Terminal in an amount not to exceed \$3,974,415.

5. Amend the professional services contract with AECOM Technical Services, Inc. to perform services for the planning and design for reconstruction of eighty-seven acres of container yards at Barbours Cut Terminal in an amount not to exceed \$3,188,050.

General

6. Enter into a Memorandum of Agreement with the U.S. Army Corps of Engineers for maintenance dredging of berths at Turning Basin and Manchester docks for an amount not to exceed \$5,000,000.

Permits/Licenses/Pipeline Easements

7. Issue a transmission line license to Comcast of Houston, LLC for one fiber optic cable line under and across the Port Terminal Railroad Association Northside Mainline railroad right-of-way near Miles Street.

Project 11

8. Enter into a pipeline alteration agreement for possible pipeline relocation construction with Kinder Morgan Tejas Pipeline LLC in Segment 1 of the Houston Ship Channel Expansion Channel Improvement project (Project 11).

K. OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a three-year contract to Alamo Transformer Supply Co. for the inspection, testing, repair, and oil sampling of transformers for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$400,000.
2. Award a two-year contract to Konecranes, Inc., the sole source provider, for the purchase of captive replacement parts and repair services for motor control drives for Kone cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$3,500,000.
3. Award a three-year contract to Alimak Group USA, Inc., the sole source provider, for the purchase of spare and replacement proprietary parts for wharf crane elevators at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$550,000.
4. Award a three-year contract to ABB, Inc., the sole source provider, for quarterly inspection services for motor control drives and support services for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$345,850.

General

5. Amend the lease between Terminal Link Texas, LLC and the Port Authority to provide a right of first refusal to lease 22.36 acres at Bayport Container Terminal.

L. PEOPLE

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

Awards, Amendments & Change Orders

1. Authorize funding for improvement of public trails in the City of Galena Park as part of the Port Authority's East Harris County parks and greenspace initiative, in an amount not to exceed \$145,000.

General

2. Hearing and possible action to amend the wrap-around Plan documents and Summary Plan Descriptions for the Port Authority's Other Post-Employment Benefits Plan and Group Insurance Plan to incorporate provisions related to the COVID-19 national emergency.

M. SECURITY AND EMERGENCY OPERATIONS

1. No items.

N. TECHNOLOGY

1. No items.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) *Port of Houston Authority v. Louis Dreyfus Company Houston Export Elevator LLC*, in the Southern District of Texas, (ii) Extendible Commercial Paper Notes offering, (iii) the Port of Houston Authority Restated Retirement Plan, and (iv) proposed amendment to the agreement for legal services with Andrews Myers, P.C.
2. Real Estate (Section 551.072, Texas Open Meeting Act), including licensing of miscellaneous Houston Ship Channel and upland properties
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 deliberation regarding the employment agreement with the Executive Director of the Port Authority
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

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

Q. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

R. ADJOURN MEETING

1. Next Meeting Requested - Monday, March 21, 2022
2. Adjourn Port Commission Meeting