

March 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 Monday, March 21, 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 or Erik Eriksson 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 or Erik Eriksson 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.



The **Community Relations Committee** meeting will begin once the Port Commission meeting adjourns.

-- Do not delete or change any of the following text. --

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=m821ab87b0161a865a9ac4f23f99cc902>

Join by meeting number

Meeting number (access code): 2493 727 6123

Meeting password: PCCR0321

Tap to join from a mobile device (attendees only)

+1-720-650-7664,,24937276123## United States Toll (Denver)

+1-469-210-7159,,24937276123## United States Toll (Dallas)

Join by phone

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Join from a video system or application

Dial [24937276123@porthouston.webex.com](tel:24937276123@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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Monday, March 21, 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 - February 24, 2022

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Michelle Aseltine, Membership Director, Associated Builders and Contractors Houston - plaque presentation
2. Jillian Day, Director of Development, Houston Zoo
3. Public Comment

F. EXECUTIVE

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

Awards, Amendments & Change Orders

1. Enter into a professional services contract with Michael Toomey for state governmental policy consulting and support in an amount not to exceed \$66,000.
2. Enter into a professional services contract with Brown Consulting for state governmental policy consulting and support in an amount not to exceed \$66,000.

General

3. Authorize an interlocal agreement with the Harris County Flood Control District and City of Houston to support further development of the proposed Galveston Bay Park Plan.

G. BUSINESS EQUITY

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

Awards, Amendments & Change Orders

1. Issue a purchase order to B2Gnow, the sole source provider, for the purchase of annual software services for the B2Gnow Diversity Management Compliance system in an amount not exceed \$69,700.

H. COMMERCIAL

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

Leases

1. Approve a lease for a one-year term with a one-year renewal option with Watco Transloading, L.L.C. for approximately 22.58 acres at the Port Authority's Block 20, Industrial Park East, effective no earlier than May 1, 2022, at an annual base rent of approximately \$914,903.64, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon the election of the one-year renewal option.

2. Approve a lease for a one-year term with three one-year renewal options with Houston Refining LP for approximately 24.7 acres at the Port Authority's Block 1, Rosa Allen, effective no earlier than April 1, 2022, at an annual base rent of approximately \$993,532.80, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index upon the election of each one-year renewal option.

3. Approve an amendment to the lease with Houston Terminal LLC in the Bayport Container Terminal Stevedore Support Building No. 2 to increase the leased premises area to 2,257 square feet, effective no earlier than April 1, 2022, at a combined annual base rent of approximately \$67,857.95, subject to annual base rent escalation of 3%.

I. FINANCE

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

Awards, Amendments & Change Orders

1. Award a contract to Draeger, Inc. for the purchase of Draeger Escape Hoods for Port Authority personnel working at Barbours Cut Terminal and Bayport Container Terminal, in amount not to exceed \$87,050.

General

2. Approve a "Resolution Approving A Third Supplemental Resolution Establishing The Port Of Houston Authority Third Lien Revenue Extendible Commercial Paper Program; And Authorizing Other Matters Relating Thereto," and related matters in connection with a \$300,000,000 Third Lien Extendible Commercial Paper Program.

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 two professional services contracts, each in an amount not to exceed \$2,500,000 and for a three-year term, at Barbours Cut Complex and Bayport Complex to the top ranked proposers: staff ranking – first, AECOM Technical Services, Inc.; second, Moffatt & Nichol; third, WSP USA, Inc.; and fourth, HATCH Associates Consultants, Inc.
2. Approve staff's ranking of vendors and award a two-year services contract in an amount not to exceed \$1,159,274 for the maintenance of dredged material placement areas to the top-ranked proposer: staff ranking – first, Yellowstone Landscape-Central Inc.; and second, Ursa Corporation dba Great Bear Construction.
3. Award a construction contract to Diversified Fall Protection System, the sole source provider, for the replacement of the fall protection system within GEON Performance Solutions, LLC's property, in connection with the rail spur project at Bayport Container Terminal in an amount not to exceed \$200,000.
4. Amend the professional services contract with Freese and Nichols, Inc. to perform services for the design to rehabilitate the dredge pipe sleeve upstream of Wharf 18 at Turning Basin Terminal in an amount not to exceed \$121,067.

Permits/Licenses/Pipeline Easements

5. Issue a transmission line license to CenterPoint Energy Houston Electric, LLC for one 138kV transmission line over and across the Southside Mainline railroad right-of-way.
6. Issue a transmission line license to CenterPoint Energy Houston Electric, LLC for one 35kV transmission line over and across Goose Creek.
7. Issue a transmission line license to Crown Castle Fiber, LLC for one 4-inch innerduct with one fiber optic cable line within, under and across the Northside Mainline railroad right-of-way.
8. Issue a marine construction permit to 14000 Industrial Holdings, LLC for dredging and a phased barge fleet project in Greens Bayou.

K. OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a two-year contract to Southern Tire Mart, LLC for the purchase of tire repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$600,000.
2. Issue a purchase order to Caldwell Country Chevrolet for the purchase of forty-four vehicles needed by Barbours Cut Terminal, Bayport Container Terminal, Port Police, and the Central Maintenance, Information Technology, Project and Construction Management, Safety, and Security departments, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in a total amount not to exceed \$1,600,000.

3. Award a contract to Konecranes, Inc., the sole source provider, for the replacement of festoon system on three wharf cranes at Bayport Container Terminal in an amount not to exceed \$2,260,000.
4. Award a contract to Konecranes, Inc., the sole source provider, for the upgrade of crane management systems for twenty-seven Kone cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$450,000.
5. Approve a change order with Apache Oil Company for the purchase of grease and miscellaneous engine, transmission, and hydraulic oils for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$180,000.

General

6. Approve an amendment of the lease between the Port Authority and Empire Stevedoring (Houston) Inc. (Empire) dated April 1, 2017, extending the lease for an additional five years, and approve an amendment to the Freight Handling Assignment Agreement between Empire and the Port Authority with a commencement date of April 1, 2017 extending the Freight Handling Assignment Agreement for a period of five years.
7. Enter into a Marine Terminal Services Agreement with COSCO SHIPPING LINES (North America) Inc. acting on behalf of COSCO SHIPPING Lines Co., Ltd., and OOCL (USA) Inc. acting on behalf of Orient Overseas Container Line, Ltd.
8. Authorize and ratify the Port Authority notice published on March 3, 2022 regarding dockage charges and practices to reduce vessel queuing at the anchorage.

L. PEOPLE

1. No items.

M. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Issue a purchase order to Motorola Solutions for purchase of Land Mobile Radio equipment for the Fire Department, using the Houston-Galveston Area Council’s cooperative purchase program, in an amount not to exceed \$303,000, with an estimated net cost after Federal Emergency Management Agency Port Security Grant reimbursement, of \$75,750.
2. Issue a purchase order to Cavender Grande Ford for the purchase of one Ford F-350 Rescue HAZMAT Truck, including outfitting by Siddons Martin Emergency Group, LLC using the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed \$175,000.

General

3. Renew a Memorandum of Understanding with the Galveston Fire Department to provide Marine Firefighting Mutual Aid for a five-year period.

N. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Issue a purchase order to Xennex, LLC for purchase of replacement data storage and increased redundancy, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$820,000.
2. Issue a purchase order to Netsync Network Solutions for purchase of VMWare annual software licensing and software support, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$125,000.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding proposed amendments to the agreements for legal services with Ahmad, Zavitsanos, Anaipakos, Alavi & Mensing P.C. and Best Best & Krieger LLP
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 deliberation regarding a deferred compensation 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 - April 26, 2022
2. Adjourn Port Commission Meeting