

October 21, 2021

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, October 26, 2021. 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.



The October Port Commission meeting will be conducted as a hybrid meeting and will begin at 9:15 am.

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=m1a2fdb64eabcc35f6bc3eb0478cb9618>

Join by meeting number

Meeting number (access code): 2498 680 7194

Meeting password: PC1026

Tap to join from a mobile device (attendees only)

[+1-720-650-7664](tel:+1-720-650-7664),,[24986807194##](tel:+1-720-650-7664) United States Toll (Denver)

[+1-469-210-7159](tel:+1-469-210-7159),,[24986807194##](tel:+1-469-210-7159) United States Toll (Dallas)

Join by phone

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

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

[Global call-in numbers](#)

Join from a video system or application

Dial [24986807194](tel:+1-720-650-7664)@porthouston.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Dial

[24986807194.porthouston@lync.webex.com](tel:+1-720-650-7664)



Tuesday, October 26, 2021
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 - September 28, 2021

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

1. No items.

G. BUSINESS EQUITY

1. No items.

H. COMMERCIAL

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a fourteen-month professional service contract in an amount not to exceed \$550,000 with an option for a one-year extension for media buy services to the top- ranked proposer: staff ranking – first, Love Advertising Inc.; second, BQR Advertising and Public Relations, Inc.; and third, Strike Marketing.
2. Approve the Port Authority's 2022 membership in the Greater Houston Partnership at the Managing Partner level with associated membership fees in an amount not to exceed \$60,000.

Leases

3. Approve an amendment to the lease with Gulf Winds International, Inc. to (i) add approximately 1.85 acres of land located directly adjacent to the southeast corner of its current 8.585-acre leased premises at Bayport Container Terminal, and (ii) extend the term for an additional ten years, effective no earlier than November 1, 2021, at an annual base rent of approximately \$425,445, subject to annual rent escalation of the greater of 3% or the increase in the Consumer Price Index.

4. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 3.56 acres and an approximate 15,563 square foot warehouse at Block 8, Northside Turning Basin, to extend the term for one year, effective no earlier than January 1, 2022, at an annual base rent of approximately \$214,944.48, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

5. Approve a lease for a thirteen-month term with R. Warehousing & Port Services, Inc. for approximately 0.9 acres, including an approximate 7,700 square feet rail shed, at Block 5C, Northside Turning Basin, effective no earlier than November 1, 2021, at an annual base rent of approximately \$40,471.20, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

6. Approve a lease for a five-year term with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports for approximately 3.13 acres, including an approximate 44,850 square foot transit building, at Block 1B, Northside Turning Basin, effective no earlier than November 1, 2021, (i) for years one through three, at an annual base rent of approximately \$135,066, adjusted for an annual abated base rent not less than \$126,795, resulting in an annual net base rent not less than \$8,271, subject to an annual rent escalation of the greater of 3% or the increase in the Consumer Price Index, and (ii) for years four and five, at an annual base rent at the then-current stabilized lease rate, subject to an annual rent escalation of the greater of 3% or the increase in the Consumer Price Index.

7. Approve an amendment to the lease with SESCO Terminals Corp. to (i) increase the leased premises from approximately 20,817 square feet to approximately 41,634 square feet out of the Wharf 1 warehouse located at Turning Basin West and (ii) extend the term for an additional five years, effective no earlier than November 1, 2021, at an annual base rent of approximately \$83,234, subject to annual rent escalation of the greater of 3% or the increase in the Consumer Price Index.

8. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 5.18 acres at Block 11, Northside Turning Basin, to extend the term for three years, effective no earlier than January 1, 2022, at an annual base rent of approximately \$248,399.16, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

9. Authorize the Port Authority to consent to a lease amendment between San Jacinto Community College District and LBC Houston, L.P. (LBC) in connection with the district's lease with LBC dated May 1, 2020.

I. FINANCE

General

1. Approve an order authorizing the sale of Port of Houston Authority of Harris County, Texas, First Lien Revenue Bonds, Series 2021 (NON-AMT), in an aggregate principal amount not to exceed \$400,000,000, a Second Supplemental Resolution and a Bond Purchase Agreement in connection therewith, and other instruments and matters incident thereto.

J. INFRASTRUCTURE

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a services contract in an amount not to exceed \$4,085,500 for the removal of subsurface abandoned pipelines that lie within the future limits of the Houston Ship Channel Expansion Channel Improvement Project (Project 11) to the top-ranked proposer: staff ranking – first, Orion Construction, LP; second, Castle Energy Group, LLC; and third, Sunland Construction, Inc & Affiliates.

2. Award a construction contract to Resicom, Inc. for the annual concrete replacement at Turning Basin Terminal for 2021 and 2022 in an amount not to exceed \$1,700,000.

3. Amend the professional engineering and auditing services contract supporting the Houston Ship Channel Expansion Channel Improvement Project (Project 11) with Atkins North America, Inc. in an amount not to exceed of \$650,000.

4. 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 \$744,381.

5. 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 an amount not to exceed \$187,798.

Permits/Licenses/Pipeline Easements

6. Approve the renewal of the following expiring Port Authority licenses for new ten-year terms: Chevron Phillips Chemical Company LP, Enterprise Crude Pipeline LLC, Enterprise Products Operating LLC, and Enterprise TE Products Pipeline Company LLC.

7. Issue a transmission line license to Comcast of Houston, LLC for one fiber optic cable line under the Port Terminal Railroad Association's right-of-way on the east side of Independence Parkway South.

8. Issue a transmission line license to Southwestern Bell Telephone Company for one fiber optic cable line and four service poles inside Gate 18 near the Southside Wharves.

K. OPERATIONS

Awards, Amendments & Change Orders

1. Award a contract to All-Tech Fuel Systems, LLC for the purchase and installation of two 10,000-gallon diesel tanks for Bayport Container Terminal in an amount not to exceed \$357,710.

2. Award a contract to Yard Mule Specialists Texas, Inc. for the purchase of sixteen yard tractors for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$2,045,035.
3. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$1,500,000 for the purchase of wire ropes and related components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking – first, Bishop Lifting Products, Inc.; and second, Kennedy Wire Rope and Sling.
4. Award a three-year contract to Waste Corporation of Texas LP d/b/a GFL Environmental for trash disposal and recycling services for the Turning Basin Terminal, Barbours Cut Terminal, Bayport Container Terminal, Turning Basin Terminal South, and fireboat barracks in an amount not to exceed \$3,000,000.
5. Award a contract to SAFT America, Inc., the sole source provider, for the purchase of battery modules and accessories for four hybrid rubber-tyred gantry (RTG) cranes at Barbours Cut Terminal in an amount not to exceed \$632,440.
6. Approve a change order with A.J. Hurt, Jr., Inc. dba Reladyne for the purchase of unleaded gasoline and ultra-low sulfur diesel for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$450,000.

L. PEOPLE

Awards, Amendments & Change Orders

1. Authorize renewal of the agreement with Aetna Life Insurance Company to provide stop-loss insurance coverage for the calendar year 2022 for the Port Authority's self-funded group medical benefits program for active employees, retirees who are not Medicare-eligible, and dependents, in an amount not to exceed \$1,864,800.
2. Authorize renewal of the agreement with Aetna Life Insurance Company to provide professional third- party administration services for the Port Authority's self-funded group medical benefits program for active employees, retirees who are not Medicare-eligible, and dependents, for the calendar year 2022, in an amount not to exceed \$46,400.

M. SECURITY AND EMERGENCY OPERATIONS

General

1. Approve the proportional purchase via League City of a Computer Aided Dispatch system, accessories, and support services from Motorola Solutions, Inc., utilizing a U.S. Communities Government Purchasing Alliance contract in an amount not to exceed \$244,682.
2. Approve an agreement with the Houston Ship Channel Security District for payment of the current year (2021-2022) contribution in an amount not to exceed \$61,675.
3. Approve a Memorandum of Agreement with the U.S. Coast Guard Sector Houston-Galveston concerning safe harbor for fishing vessels during storm events.

N. TECHNOLOGY

Awards, Amendments & Change Orders

1. Issue a purchase order to SHI Government Solutions, Inc. for Microsoft licensing and subscriptions using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$1,875,000 over a three-year period and authorize a three-year renewal of the Microsoft Enterprise Agreement.

O. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act)
2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Bayport Terminal vicinity properties
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

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 - November 18, 2021, Budget Workshop
2. Adjourn Port Commission Meeting