

December 7, 2018

**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 **Wednesday**, December 12, 2018. The Port Commission will meet at 9:00 a.m., or thereafter, at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029, with the Executive Session convening following the adjournment of the Public Session and the Public Session reconvening following the adjournment of the Executive Session, to consider any items from the Executive Session that may require action and conduct any further business.

PORT OF HOUSTON AUTHORITY  
of  
HARRIS COUNTY, TEXAS



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SECRETARY



**Wednesday, December 12, 2018**  
**PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY**

**9:00 a.m.**  
**111 East Loop North**  
**Houston, TX 77029**  
**Fourth Floor Boardroom**

**A. CALL TO ORDER**

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**B. CHAIRMAN'S REMARKS**

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1. Governance, legislative, policy, and operational matters

**C. APPROVAL OF MINUTES**

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1. Port Commission Public Meeting - October 30, 2018

**D. PORT COMMISSION COMMITTEE UPDATES**

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1. Procurement and Small Business Development Task Force Meeting - November 5, 2018
2. Dredge Task Force Meeting – December 10, 2018

**E. APPEARANCES**

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1. Public Comment

**F. STAFF REPORTS**

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1. Summary of selected financial and operational matters - Roger Guenther, Executive Director

**G. EXECUTIVE**

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**General**

1. Confirm the Port Authority's appointment of Justin Jordan as a member of the Board of Directors of HAS Development Corporation.
2. Approve and adopt the proposed Internal Audit 2019 Annual Audit Plan.

**Awards, Amendments & Change Orders**

3. 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 the amount of \$80,000 and subscribe to Harborlights for twenty-five users in the amount of \$10,000, for a total of \$90,000.

4. Enter into a one-year agreement with the Houston International Seafarers' Center to provide humanitarian services to seafarers whose vessels call at the terminals of the Port of Houston, effective January 1, 2019, in an amount not to exceed \$100,000.
5. Enter into an Amended and Restated Industrial District Agreement with the City of Pasadena and approve a payment to the city thereunder in the amount of \$4,500,000.

## **H. COMMERCIAL**

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

1. Rescind the award to Meltwater News US Inc. to provide news release distribution and media monitoring services in the amount of \$104,500, and award contracts to Business Wire, Inc. to provide news distribution services in the amount of \$16,746 per year and CyberAlert, LLC/Glean.Info to provide media monitoring services in the amount of \$35,500 per year, in the total amount of \$104,492 over a two-year period with the option to renew.

### ***Leases***

2. Approve a fourth amendment to the lease with Contanda Greens Bayou Terminal LLC effective no earlier than January 1, 2019, to extend the 8.162-acre option property feasibility period to June 30, 2019.
3. Approve a twenty-five year lease agreement with two five-year options with Dixie Cullen Interests, Inc., effective no earlier than January 1, 2019, for approximately 10.42 acres located at 9100 Mississippi St. and 1100 Teal St., at an annual base rent of \$300,000 beginning at full operations no later than the 25th month from the commencement date, and subject to an annual increase of the greater of 3% or the increase in the Consumer Price Index.
4. Approve the change of control of Lansing Trade Group, LLC, tenant under the lease of Houston Public Grain Elevator No. 2, resulting from its merger with The Andersons, Inc. and related parties.

## **I. FINANCE**

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### ***Authority to Obtain Bids, Proposals, or Qualifications***

1. Authorize advertisement and receipt of responses for seven formal procurements.
  - (a) Request for competitive sealed bids for purchase of LED lighting for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
  - (b) Request for competitive sealed bids for additional striping and associated work at Container Yards 4 and 5 at Bayport Container Terminal
  - (c) Request for competitive sealed bids for purchase of miscellaneous tires for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
  - (d) Request for competitive sealed proposals for purchase of machining services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
  - (e) Request for proposals for purchase of nine container yard cranes for Bayport Container Terminal

- (f) Request for proposals for a one-year contract to provide supplemental Cognos consulting services
- (g) Request for qualifications for engineering, design, construction management, project coordination, and other general assistance for the Houston Ship Channel project and beneficial use sites

**Awards, Amendments & Change Orders**

2. Issue a purchase order to Periscope Holdings, Inc. for purchase of BuySpeed Upgrade v14.5.0.2, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$150,000.

3. Authorize payment to the Harris County Appraisal District for appraisal services to be provided to the Port Authority for fiscal year 2019 in an amount not to exceed \$405,000 and authorize payment to the Harris County Tax Assessor-Collector for tax collection services for the 2018 tax year in an amount not to exceed \$1,100,000.

**General**

4. Approve the actuarial valuation report dated as of August 1, 2018 for the Port of Houston Authority Restated Retirement Plan.

**J. INFRASTRUCTURE**

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**Awards, Amendments & Change Orders**

1. Approve staff's ranking of vendors and award a professional services contract in the amount of \$276,900 for facility inspection and condition assessment program for corrosion on marine assets Portwide to the top- ranked proposers: staff ranking – first, Wiss, Janney, Elstner Associates, Inc.; second, V&A Consulting Engineers, Inc.

2. Approve staff's ranking of vendors and award a professional engineering services contract in the amount of \$1,788,655 for the design of the Port Road expansion and storm water drainage for Port Authority property at Bayport Container Terminal adjacent to the top-ranked proposers: staff ranking – first, LJA Engineering, Inc.; and second, TSC Engineering.

3. Award a professional services contract to Hatch Associates Consultants, Inc. for the facility inspection and condition assessment program for electrical and communications assets in the amount of \$474,500.

4. Amend the professional services contract with TCB/GBA Joint Venture to provide supplemental studies for Houston Ship Channel project improvements in an amount not to exceed \$500,000.

5. Authorize the Executive Director to negotiate with the U.S. Army Corps of Engineers to concur with or modify the current Tentatively Selected Plan for an agreed final recommendation of the federal feasibility study for Houston Ship Channel improvements, and to identify and pursue one or more alternatives that serve the best interests of the Port Authority and the Port Authority constituents, subject to future Port Commission approval of cost share commitments.

**General**

6. Increase the amount for the Memorandum of Agreement with the U.S. Army Corps of Engineers for maintenance dredging of berths at the Bayport Container Terminal and Auto Terminal, and Barbours Cut Terminal, by \$1,000,000 for a new total amount not to exceed \$5,000,000.
7. Enter into a Memorandum of Agreement with the U.S. Army Corps of Engineers to allocate congressionally-appropriated Energy Port Rebate funds in the estimated amount of \$2,227,500 for berth dredging at the Port Authority's public docks.

**Permits/Licenses/Pipeline Easements**

8. Issue a distribution/transmission line license to Verizon Access Transmission Services for one fiber optic line under and across the Northside Mainline railroad right-of-way in Galena Park.
9. Issue a pipeline license to Valero Refining-Texas, L.P. for one 20-inch refined petroleum products pipeline across the Hunting Bayou and Magellan Spur Track railroad right-of-way in Houston.
10. Amend a pipeline license to Chevron Phillips Chemical Company LP to expand a surface site within the Southside Mainline railroad right-of-way in Deer Park.
11. Amend a pipeline license to Enterprise Products Operating LLC to remove four pipelines and add three pipelines on Barbours Cut Terminal Wharf 7.
12. Amend a pipeline license to Enterprise Products Operating LLC to add three pipelines on Barbours Cut Wharf 8.
13. Issue a pipeline license to HSC Pipeline Partnership, LLC for one 16-inch ethylene pipeline across Cedar Bayou, Tabbs Bay, Hog Island, the Houston Ship Channel, Spilman Island, Barbour's Cut Channel turning basin, and Barbour's Cut Terminal property in Morgan's Point.

**K. OPERATIONS**

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**Awards, Amendments & Change Orders**

1. Award a two-year contract to A.J. Hurt, Jr., Inc. dba Reladyne for the purchase of unleaded gasoline and ultra-low sulfur diesel for Barbour Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$11,500,000.
2. Award a contract to Reeder Distributors, Inc. for purchase of one 50,000-lb. vehicle lift for Bayport Container Terminal in an amount not to exceed \$70,000.
3. Award a two-year contract to Ennis-Flint, Inc. for purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$200,000.
4. Approve staff's ranking of vendors and award a purchase order in an amount not to exceed \$138,960 for the purchase of a one-year supply of gate interchange cards for Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Digital Printing Systems, Inc.; second, Electronic Data Magnetics, Inc.; and third, Printing Technologies, Inc.

5. Award a contract to Konecranes, Inc., the sole source provider, for purchase and installation of Konecranes DynAC/DynaHoist Vector II drives and control system retrofit for four Rubber Tired Gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$1,822,000.

6. Amend the contract with Navis LLC, sole source provider, to license, install, and provide one year of maintenance and support services for the N4 Rail Planning and Control module to the N4 Terminal Operating System at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$83,536.

7. Amend the "Section 559" Reimbursable Services Agreement and Memorandum of Understanding with U.S. Customs and Border Protection in an amount not to exceed \$400,000, projected to cover two years of reimbursement for overtime services.

**General**

8. Recommendation to issue Stevedore Licenses for one-year terms commencing January 1, 2019 and expiring December 31, 2019, to Agri American Stevedores, LLC; APS Stevedoring, LLC; Ceres Gulf, Inc.; Cooper/Ports America; Gulf Stream Marine, Inc.; Jacintoport International, LLC; Marine Terminal Corporation East; Richardson Stevedoring and Logistics Services, Inc.; Schroder Marine Service; Southern Stevedoring Co., LP; and Suderman Contracting Stevedores, Inc., upon each applicant's satisfactory completion of all requirements and obligations for license issuance.

9. Reissue and amend Port Authority Tariff Nos. 8, 14, and 15 covering the Turning Basin Terminals, Barbours Cut Terminal, and Bayport Container Terminal, all effective January 1, 2019.

**L. PEOPLE**

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**General**

1. Authorize funding in an amount not to exceed \$14,100,000, for the payment of claims from the Port Authority's group medical self-funded insurance program for active employees, retirees who are not Medicare-eligible, and dependents forecasted during calendar year 2019.

2. Adopt a wrap-around Plan document and Summary Plan Description for the Port Authority's Other Post- Employment Benefits Plan.

3. Adopt a wrap-around Plan document and Summary Plan Description for the Port Authority's Group Insurance Plan.

**M. PORT SECURITY AND EMERGENCY OPERATIONS**

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1. No items.

**N. TECHNOLOGY**

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1. No items.

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

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1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) claims of Orion Marine Construction, Inc., (ii) claims of the Port Authority against Louis Dreyfus Company Houston Export Elevator LLC and Louis Dreyfus Commodities LLC, (iii) respective claims between the Port Authority and TDWP Terminals 4, LLC, and (iv) Public Information Act request of the "Coalition for a Fair and Open Port"

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 Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding public employees
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. ADJOURN MEETING**

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1. Next Meeting Requested - January 29, 2019
2. Adjourn Port Commission Meeting