

February 21, 2019

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, February 26, 2019. 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



SECRETARY



Tuesday, February 26, 2019
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

B. CHAIRMAN'S REMARKS

1. Governance, legislative, policy, and operational matters

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - January 29, 2019

D. PORT COMMISSION COMMITTEE UPDATES

1. Procurement and Small Business Development Task Force

E. APPEARANCES

1. Public Comment

F. STAFF REPORTS

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

G. EXECUTIVE

General

1. Deliberation and possible action regarding measures to minimize or prevent impacts to traffic on the Houston Ship Channel.
2. Deliberation and possible action regarding Port Commission committees and task forces, including their activities, the establishment of additional committees or task forces, and appointment and approval of committee and task force chairs and members.

H. COMMERCIAL

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

Leases

1. Approve, effective March 1, 2019 (i) fees for legal and administrative work requested by Port Authority tenants and other users and operators for certain lease or agreement-related actions, of \$1,650 for up to the first 10 work hours and \$225 for each additional hour, and (ii) fees for temporary licenses and rights-of-way of \$550 per month.
2. Approve amendments to a 0.1815-acre surface easement and a 0.67-acre aerial easement for electrical transmission, distribution, and communication facilities held by CenterPoint Energy Houston Electric, LLC, in connection with its existing surface and aerial easement at the north side of the Port Authority's North L Street property.
3. Approve a lease agreement with Houston International Seafarers Centers, Inc. for an approximate 5,810 square foot office building located on 1.1766 acres at the Barbours Cut Terminal, effective March 1, 2019 for a one-year term, at an annual rental of \$10 per year.
4. Approve the fifth amendment to the Ridge POH I, LLC lease to commence its construction period with a 3% increase in monthly rent to \$9,614 subject to tenant's six-month option to cancel.
5. Amend the lease with Hansen-Mueller Company of 17.03 acres, including the Houston Public Elevator No. 1, at the Turning Basin Terminal to extend the term for an additional five years, commencing no earlier than July 1, 2019, at an annual rental of \$552,428, subject to annual increase of the greater of 3% or the increase in the Consumer Price Index.

I. FINANCE

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

Authority to Obtain Bids, Proposals, or Qualifications

1. Authorize advertisement and receipt of responses for three formal procurements.
 - (a) Request for proposals to purchase and install one generator for Turning Basin Fire Station
 - (b) Request for proposals for the purchase of one hydro-graphic survey vessel
 - (c) Request for proposals for professional services for procurement of electricity with renewable energy

Awards, Amendments & Change Orders

2. Award a contract to Branch Banking and Trust Company (BB&T) for depository banking services for a four-year period, commencing on or about March 1, 2019.
3. Authorize \$1,750,000 to fund the Port Authority's self-insurance loss fund account for workers' compensation and liability claims for insurance year 2019-2020, and authorize its third-party claims administrator to pay claims from such account in accordance with the Amended Insurance Program and Indemnification Policy dated February 2018.

4. Authorize renewal of the agreement with McGriff, Seibels & Williams of Texas, Inc. to serve as the Port Authority's Property and Casualty Insurance Broker of Record for an additional one-year period beginning July 1, 2019, for a total of \$139,500.

J. INFRASTRUCTURE

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

Reject & Other Actions

1. Reject and re-advertise for competitive sealed bids for the relocation of communications infrastructure along Peninsula Boulevard at Jacintoport Terminal.

Awards, Amendments & Change Orders

2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$24,298,500, for the rehabilitation of Container Yard 1 North and Container Yard 2 North at Barbours Cut Terminal to the top-ranked proposers: staff ranking – first, McCarthy Building Companies, Inc.; second, Orion Industrial Construction, LLC; and third, Pulice Construction, Inc.

3. Approve staff's ranking of vendors and award a professional services contract in the amount not to exceed \$410,000 to perform construction material testing services during the rehabilitation of Container Yard 1 North and Container Yard 2 North at Barbours Cut Terminal to the top-ranked proposer – first, Aviles Engineering Corp.; second, Terracon; and third, Fugro USA Land, Inc.

4. Amend the professional services contract with BGE, Inc. to perform construction phase services associated with the rehabilitation of Container Yard 1 North and Container Yard 2 North at Barbours Cut Terminal in an amount not to exceed \$131,382.

5. Approve staff's ranking of vendors and award a contract, in an amount not to exceed \$5,632,125, for renovation of the Executive Office Building at the Turning Basin Terminal, to the top-ranked proposers: staff ranking – first, Housing and Land Development Corporation dba IKLO Construction; second, Gadberry Construction; and third, Centennial Constructors Enterprise.

6. Issue a purchase order to OFS Brands-Agile Interiors for the purchase of office furniture in connection with the renovation of the Executive Office Building, using the National Intergovernmental Purchasing Alliance through The Cooperative Purchasing Network, a cooperative purchasing program, in an amount not to exceed \$1,000,000.

7. Award a construction contract to Electra Link, Inc. for Information Technology improvements in connections with renovation of the Executive Office Building, using the Texas Department of Information Resources cooperative purchasing program, in an amount not to exceed \$372,505.

8. Award a construction contract to Forde Construction Company, Inc. for annual pavement replacement at Barbours Cut and Bayport Container Terminals in 2019 in an amount not to exceed \$1,502,368.

9. Award a construction contract to Jerdon Enterprise L.P. for annual concrete replacement at Turning Basin Terminal in 2019 in an amount not to exceed \$784,760.

10. Award a construction contract to Bryant Industries for the annual fender system maintenance at Barbours Cut and Bayport Container Terminals in 2019 in an amount not to exceed \$651,470.

11. Approve a change order to Forde Construction Company, Inc. to perform additional work associated with the repair of deck and backup pavement at Wharf Nos. 1, 2, and 3 at Jacintoport Terminal in an amount not to exceed \$61,622.

12. Enter into an Interlocal Agreement with Harris County to provide wage rate compliance services for a one-year term in an amount not to exceed \$71,587.

13. Enter into an agreement with Praxair, Inc. for relocating pipelines at Bayport Container Terminal in an amount not to exceed \$12,500,728.

Permits/Licenses/Pipeline Easements

14. Issue a pipeline license to Magellan Pipeline Company, L.P. for one 20-inch refined product pipeline under and across the Seymore Track, Northside Mainline railroad right-of-way and Magellan Spur Track right-of-way.

15. Amend a pipeline license to MVP Terminalling LLC to add a 20-inch refined products pipeline across the Southside Mainline railroad right-of-way.

K. OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a contract to Applied Industrial Technologies, Inc. for purchase of machinery components for Barbour's Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$300,000.

2. Award a contract to Wesco Distribution, Inc. for purchase of LED lighting for Barbour's Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$2,900,000.

General

3. Approve an amendment to the long-term Lease Agreement with Houston Terminal, LLC for an Empty Container Depot at Bayport Container Terminal.

4. Ratify a month-to-month lease with Houston Terminal, LLC for approximately 15.75 acres at Bayport Container Terminal at the current monthly rental of \$132,950.72, subject to change upon adjustment of Port Authority month-to-month lease rates.

5. Approve the change of control of Ceres Gulf, Inc. from NYK Energy Transport (USA), Inc., as current owner of 51% indirect ownership interest in Ceres Gulf, Inc., to MIP III Bluefin B Holdco, L.P., in connection with three leases at the Barbour's Cut Container Terminal and the Turning Basin.

L. PEOPLE

Staff Report – Agenda item – Jessica Shaver, Chief People Officer

Awards, Amendments & Change Orders

1. Approve a professional services contract with ICF SH&E, Inc. to update the Port Authority Strategic Plan and provide strategic planning services in an amount not to exceed \$85,000.

M. PORT SECURITY AND EMERGENCY OPERATIONS

No items.

N. TECHNOLOGY

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) disposition of Bayport properties, and (ii) proposed amendment to the agreement for legal services with Ewell, Brown, Blanke & Knight 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 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. ADJOURN MEETING

1. Next Meeting Requested - March 26, 2019
2. Adjourn Port Commission Meeting