

October 18, 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, October 22, 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, October 22, 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. Special Port Commission Public Meeting - September 16, 2019
2. Port Commission Public Meeting - September 24, 2019

D. PORT COMMISSION COMMITTEE UPDATES

E. APPEARANCES

1. Wayne Oquin, Foundation Director/Business Liaison and Toby Castro, Program Director - Galena Park Independent School District
2. Rodney K. Strong, Chairman and CEO - Griffin & Strong, P.C.
3. Public Comment

F. EXECUTIVE

1. No items.

G. COMMERCIAL

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

Awards, Amendments & Change Orders

1. Approve a one-year advertising and sponsorship agreement with JOC Group Inc. in an amount not to exceed \$160,000.

Leases

2. Approve a 3% lease rate increase together with a 10% premium increase for thirty-five applicable Port Authority month-to-month leases and new month-to-month leases, effective January 1, 2020.

H. FINANCE

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

Awards, Amendments & Change Orders

1. Authorize renewal of the agreement with AS&G Claims Administration, Inc. for third-party claim's administration services for the Port Authority's self-insured workers' compensation and liability program for an additional one-year period in an amount not to exceed \$122,800.

General

2. Enter into a strategic alliance memorandum between BakerRipley and the Port Authority to collaborate in local business and community development activities.

I. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Award a contract to SWA Group for stakeholder participation support services for the Comprehensive Long-Range Plan in the amount not to exceed \$325,000.

2. Award a construction contract to AAA Asphalt Paving, Inc. for annual pavement drainage and dust control work at Industrial Park East in 2019 in an amount not to exceed \$600,000.

3. Authorize the Executive Director to (i) enter into final negotiations for the purchase of renewable electricity port-wide with the three short-listed retail electric providers, Constellation New Energy, Inc., MP2 Energy Texas LLC, and NRG Business Solutions; (ii) determine the provider whose proposal provides the best value to the Port Authority; and (iii) enter into a contract with such provider for the purchase of deregulated power for a period not to exceed 10 years in an amount not to exceed \$35,000,000.

4. Amend the professional services contract with HDR Architecture, Inc. to design the Maintenance Complex at Barbours Cut Terminal in an amount not to exceed \$1,867,017.

5. Approve a change order with Thyssen-Laughlin, Inc. to perform additional work associated with the replacement of water and sewer lines at Woodhouse Terminal in an amount not to exceed \$87,155.

Permits/Licenses/Pipeline Easements

6. Approve the renewal of expiring Port Authority licenses for new ten-year terms: Air Liquide Large Industries U.S. LP, Chevron Phillips Chemical LP, Enterprise Products Operating, LLC, ExxonMobil Pipeline Company, Flint Hills Resources Houston Chemical, LLC, Houston Pipe Line Company LP, HSC Pipeline Partnership, LLC, Kinder Morgan Tejas Pipeline LLC, Kinder Morgan Texas Pipeline LLC, KM Liquids Terminals LLC, Lone Star NGL Mont Belvieu LP, Praxair, Inc., South Tex 66 Pipeline Company, LTD, Blanchard Pipe Line Company LLC, Dow Hydrocarbons and Resources LLC, Contanda Terminals LLC, Magellan Pipeline Company, LP, Magellan Terminals Holdings, LP, and Valero Refining-Texas, LP.

7. Issue a marine construction permit to TPC Group, LLC for construction of a new commercial ship docking facility immediately south of the existing damaged dock and subsequent demolition of such dock located on premises leased from the Port Authority along the Houston Ship Channel near Sims Bayou.
8. Issue a marine construction permit to GSD Trading USA Inc. for a 450-foot by 450-foot dredge area along Old River.
9. Issue a marine construction permit to JSW Steel (USA) Inc. for replacement of an existing 909-foot sheet pile bulkhead at its barge dock on Cedar Bayou.
10. Issue a pipeline license to Greensport Ship Channel Partners, LP for a 10-inch water pipeline under and across the Industrial Road Lead railroad right-of-way.
11. Issue a pipeline license to KM Liquid Terminals LLC for two 12-inch refined products pipelines under and across the Houston Ship Channel.
12. Issue a pipeline license to KM Liquid Terminals LLC for a 20-inch petroleum pipeline under and across the Port Terminal Railroad Association Pasadena Cut-Off railroad right-of-way at two locations.
13. Issue a pipeline license to Pasadena Performance Products, LP for a 16-inch water discharge pipeline under and across the Port Terminal Railroad Association Southside Mainline railroad right-of-way.
14. Issue a pipeline license to Pasadena Performance Products, LP for an 8-inch natural gas liquids pipeline under and across the Port Terminal Railroad Association Southside Mainline railroad right-of-way, Cotton Patch Bayou, and Vince Bayou.
15. Issue a pipeline license to Pasadena Performance Products, LP for a 16-inch refined petroleum pipeline under and across the Port Terminal Railroad Association Southside Mainline railroad right-of-way, Crown spur line, and Cotton Patch Bayou.
16. Issue a pipeline license to Pasadena Performance Products, LP for a 16-inch refined petroleum pipeline under and across the Port Terminal Railroad Association Southside Mainline railroad right-of-way.
17. Issue a pipeline license to Pasadena Performance Products, LP for a 16-inch water pipeline under and across the Port Terminal Railroad Association Pasadena Cut-Off railroad right-of-way.
18. Issue a distribution/transmission line license to AT&T for one fiber optic line over and across the Northside Turning Basin Lower Level Port Terminal Railroad Association railroad right-of-way.
19. Issue a distribution/transmission line license to CenterPoint Energy Houston Electric, LLC for one 35- kV transmission line over and across the San Jacinto River.

Leases

20. Approve a barge fleeting lease with and issue a marine construction permit to Pelican Marine Services, LLC for approximately 18.37 acres of submerged lands in the Houston Ship Channel along the southern boundary of the Port Authority's Beltway 8 property for a five-year term at a monthly rate of \$27,000.

21. Approve a private adjacency barge fleeting lease agreement with MARMAC LLC dba McDonough Marine Service for approximately 16.68 acres of submerged lands in Old River at a monthly rental amount of \$4,236 for a ten-year term.

General

22. Authorize a Memorandum of Understanding with the U.S. Army Corps of Engineers regarding in-kind credit for work provided or performed prior to project authorization and/or execution of a Project Partnership Agreement for the Houston Ship Channel Expansion Channel Improvement Project.

J. OPERATIONS

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$497,020 to perform inspection services for three dockside electric container cranes for Wharf No. 5 at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, APTIM Port Services International, LLC; second, Liftech Consultants, Inc.; and third, Paul Bridges & Associates, LLC.

2. Issue a purchase order to Rush Bus Centers for the purchase of two twenty-six passenger buses for Barbours Cut Terminal and Bayport Container Terminal, using Houston-Galveston Area Council's cooperative purchase program, in an amount not to exceed \$200,000.

3. Issue a purchase order to MMLJ, Inc., the sole source provider, for the purchase of one DB800 Dual Dustless Blasting Mobile unit for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$97,500.

K. PEOPLE

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

Awards, Amendments & Change Orders

1. Authorize an agreement with Aetna Life Insurance Company to provide stop-loss insurance coverage for calendar year 2020 for the Port Authority's self-funded group medical benefit program for active employees, retirees who are not Medicare-eligible, and dependents, in an amount not to exceed \$1,983,964.

2. Authorize an amended agreement with Aetna Life Insurance Company to provide professional third-party administration services for the Port Authority's self-funded group medical benefit program for active employees, retirees who are not Medicare-eligible, and dependents for calendar year 2020, in an amount not to exceed \$62,832.

3. Authorize funding, in an amount not to exceed \$15,000,000, for calendar year 2020 for the payment of claims from the Port Authority's self-funded group medical benefit program for active employees, retirees who are not Medicare-eligible, and dependents.

4. Approve a contract with Houston Zoo, Inc. to provide the venue and customer event services for the 2020 Port Houston Employee and Retiree Appreciation Event in amount not to exceed \$45,000.

L. PORT SECURITY AND EMERGENCY OPERATIONS

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

Reject & Other Actions

1. Rescind the May 21, 2019 award and reject all bids for the purchase of a stand-by generator for Fire Station 1 at Turning Basin Terminal in an amount not to exceed \$53,000.

Awards, Amendments & Change Orders

2. Authorize an agreement with the Houston Ship Channel Security District for payment of the current year (2019-2020) contribution in an amount not to exceed \$42,900.

3. Authorize the Port Authority to enter into a Contract for Governmental Services with the City of La Porte Emergency Medical Services to provide emergency medical services at Bayport Container Terminal facilities for fifteen months in a total amount not to exceed \$24,607.

4. Amend the Interlocal Agreement for use of Public Safety Communication Systems between the Port Authority and Harris County to include two Astro P25 Simulcast Radio Towers on the Harris County TXWARN Radio System for a one-year term, automatically renewing for successive one-year terms.

General

5. Amend the existing reimbursable agreement with the United States Department of Commerce, National Oceanic and Atmospheric Administration (NOAA) to reduce the account surplus and install a current measurement meter.

M. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Issue a purchase order to Solid Border, Inc for purchase of a one-year renewal of Palo Alto (firewall) hardware and software maintenance, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$124,000.

N. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding Port Authority litigation and claims

2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Beltway 8, Barbours Cut Terminal and Turning Basin 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

O. RECONVENE OPEN MEETING

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

P. COMMERCIAL

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

General

1. Adopt a resolution authorizing the Port Authority to acquire through its exercise of the power of eminent domain the fee simple interest in approximately 7.825 acres of land located at 9800 Clinton Drive, Houston, Harris County, Texas as described in Exhibit "A" to permit the property to be publicly used by the Port Authority for public port-related development and operations.

Q. ADJOURN MEETING

1. Next Meeting Requested - Budget Workshop November 11, 2019
2. Adjourn Port Commission Meeting