

January 21, 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 Tuesday, January 25, 2022. The Port Commission will meet at 9:15 a.m., or thereafter, following the adjournment of the meeting of the Audit Committee, 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](mailto:lchristian@porthouston.com) or Erik Eriksson [eriksson@porthouston.com](mailto: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](mailto:lchristian@porthouston.com) or Erik Eriksson [eriksson@porthouston.com](mailto: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 Audit Committee will start at 8:30 am with the Port Commission meeting scheduled to 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=m2dd0e898ceb43091858ab41e00885769>

**Join by meeting number**

Meeting number (access code): 2498 096 5056

Meeting password: 3mHepp2pxf3

**Tap to join from a mobile device (attendees only)**

+1-720-650-7664,,24980965056## United States Toll (Denver)

+1-469-210-7159,,24980965056## 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 [24980965056](tel:24980965056)@[porthouston.webex.com](mailto: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**

Dial [24980965056](tel:24980965056).[porthouston@lync.webex.com](mailto:porthouston@lync.webex.com)

If you are a host, [click here](#) to view host information.

Need help? Go to <https://help.webex.com>



**Tuesday, January 25, 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**

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**B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS**

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1. Governance, legislative, policy, operational, and community matters
2. Resolution of the Port Commission in honor of the Hundred-Year Anniversary of the Houston Pilots

**C. APPROVAL OF MINUTES**

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1. Port Commission Public Meeting - November 18, 2021 Budget Meeting
2. Port Commission Public Meeting - December 7, 2021

**D. STAFF REPORTS**

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1. Summary of selected financial and operational matters

**E. APPEARANCES**

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1. Public Comment

**F. EXECUTIVE**

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***General***

1. Enter into an Industrial District Agreement with the City of Morgan's Point and approve a payment to the city under that agreement in the net amount not to exceed \$1,500,000.
2. Acknowledgment of a gift to the Port Authority under Special District Local Laws Code Section 5007.228: \$1,000 from Magellan Terminals Holdings, L.P. for equipment, training, or team building.

**G. BUSINESS EQUITY**

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1. No items.

## **H. COMMERCIAL**

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### ***Leases***

1. Approve a lease for a three-year term with AllTrans Port Services, LLC for approximately 3.04 acres in Block 23, Industrial Park East, effective no earlier than February 1, 2022, at an annual base rent of approximately \$115,824, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
2. Approve amendments of two leases with Kinder Morgan Petcoke, L.P. for approximately 90.3 acres and 23.18 acres at the Bulk Materials Handling Plant to extend the terms for five years to expire June 30, 2027, effective no earlier than July 1, 2022, at combined annual base rents of approximately \$4,237,054.32, subject to annual base rent escalations equal to the increase in the Consumer Price Index for the 90.3-acre lease and 3% for the 23.18-acre lease.
3. Approve a second amendment to the lease with TPC Group LLC for approximately 6 acres at Block 3, Sims Bayou, to extend the term for one year, effective no earlier than April 1, 2022, at an annual base rent of approximately \$256,042.

## **I. FINANCE**

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

1. Approve the purchase of insurance from various carriers effective March 1, 2022, for the Port Authority's primary and excess property and casualty insurance coverage needs, in a total amount not to exceed \$5,517,350.
2. Authorize \$1,000,000 to fund the Port Authority's self-insurance loss fund account for workers' compensation and liability claims for insurance year 2022-2023 and authorize its third-party claims administrator to pay claims in accordance with the Amended Insurance Program and Indemnification Policy dated February 2018.

### ***General***

3. Approve the audited financial statements for the Port of Houston Authority Restated Retirement Plan for the fiscal year ended July 31, 2021.
4. Approve the change of control of Stacey Braun Associates, Inc. under its investment management agreement for large capitalization growth assets of 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 an amount not to exceed \$170,110 to design the Port Coordination Center renovations at Turning Basin Terminal to the top-ranked proposer: staff ranking – first, English & Associates Architects, Inc., second, Martinez Architects; and third, Sigma Engineers.
2. Approve a change order with Satterfield & Pontikes Construction, Inc. to perform additional work associated with the construction of Container Yard 2 South at Bayport Container Terminal in an amount not to exceed \$52,453.

## **Project 11**

3. Enter into a pipeline alteration agreement for possible pipeline relocation construction with the Gulf Coast Authority in Segment 3 of the Houston Ship Channel Expansion Channel Improvement.

### **Permits/Licenses/Pipeline Easements**

4. Approve the renewal of the following expiring Port Authority licenses for new ten-year terms: BWC Terminals Holdings, LLC, Concha Chemical Pipeline LLC, DCP Sand Hills Pipeline, LLC, Energy Transfer Mont Belvieu NGLs LP, Kinder Morgan Crude & Condensate LLC, Kinder Morgan Tejas Pipeline LLC, Kinder Morgan Texas Pipeline LLC, KM Liquids Terminals LLC, Linde, Inc., Shell Chemical LP, Shell Pipeline Company LP, South Tex 66 Pipeline Company, LTD, and Valero Refining-Texas, LP.

5. Issue a pipeline license to Easton Energy Pipelines, LLC for one 8-inch isobutane pipeline crossing the Port Authority's Southside Mainline railroad right-of-way, near West Belmont Street.

6. Approve the transfer of the license for a six-inch sulfuric acid pipeline from Sekisui Specialty Chemicals America, LLC to PCI QOZB, LLC under and across the Port Terminal Railroad Association Southside Mainline railroad right-of-way.

## **K. OPERATIONS**

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

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1. Award a contract to Hillary Machinery, Inc. for the purchase of milling equipment to fabricate parts and specialty tools for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$315,296.

2. Award a three-year contract to Briggs Equipment, the sole source provider, for the purchase of captive spare and replacement parts for Hyster container handling equipment at Barbours Cut Terminal in an amount not to exceed \$250,000.

3. Award a contract to Konecranes, Inc., the sole source provider, for the purchase and installation of gantry disable indicator lights on rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$156,000.

4. Award a two-year contract to MAT Malmedie Antriebstechnik GmbH, the sole source provider, for the purchase of spare and replacement drum couplings for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$250,000.

5. Authorize additional purchase order funding for continuing pandemic response services with Ambassador Services, LLC for \$100,000.

6. Rescind the award of a contract for the purchase of four replacement operator cabs for wharf cranes at Barbours Cut Terminal awarded to Brieda Cabins S.r.l. A Socio Unico.

7. Amend the professional services agreement with APTIM Port Services International, LLC to perform additional inspection services for construction of three dockside electric container cranes for Wharf No. 5 at Bayport Container Terminal in an amount not to exceed \$121,933.

## **General**

8. Approve a Marine Terminal Service Agreement with HMM Co., Ltd. (America).
9. Enter a Facility Use Agreement with Buffalo Marine Service, Inc. for layberth of barges at certain Turning Basin Terminal wharves at a monthly dockage rate of \$12,075 for a term of two years with one two-year option at a monthly dockage rate of \$12,678.75.
10. Make revisions (i) to Tariff 14, Subrule 093 and Tariff 15, Subrule 095, to provide that no more than two vessels in the same liner service may have their cargo stored on terminal at any given time, unless permitted by terminal management, (ii) to Tariff 14 Subrule 073 and Tariff 15 Subrule 075, regarding the handling of hazardous cargo, and (iii) to Tariff 14 and 15, to provide a new subrule for rail storage.
11. Approve an amendment to the lease with CMC Americas LLC for 22.52 acres at Bayport Container Terminal Complex south of Port Road, providing for reimbursement of the tenant's costs for mitigating certain soil conditions of approximately 2.5 acres, in an amount not to exceed \$362,095.95.
12. Amend the contract awarded to Konecranes, Inc. for purchase and installation of Konecranes DynAC/DynaHoist Vector II drives and control systems retrofit for four rubber-tired gantry (RTG) cranes at Bayport Container Terminal for a revised contract amount not to exceed \$2,233,336.

## **L. PEOPLE**

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1. No items.

## **M. SECURITY AND EMERGENCY OPERATIONS**

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

1. Approve a purchase order to Metro Fire Apparatus Specialists, Inc. for the purchase of ten self-contained breathing apparatuses, ten cylinders, and ten masks, using the Houston-Galveston Area Council's cooperative purchasing program, in an amount not to exceed \$83,000.
2. Enter into a two-year interlocal agreement with San Jacinto College to provide fireboat simulation training for the Fire Department in an amount not to exceed \$19,500.

## **N. TECHNOLOGY**

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

1. Issue a purchase order to CDW Government LLC for purchase of miscellaneous computer parts and accessories, using OMNIA Partners, a cooperative purchase program, in an amount not to exceed \$100,000.
2. Issue a purchase order to Smart-Tecs, the sole source provider, for the purchase of spare parts for the Gate Operating System environment in an amount not to exceed \$75,000.
3. Amend and extend, for an additional five years, the contract with Comcast Cable Communications Management, LLC for additional circuits supporting the disaster recovery data center, in an amount not to exceed \$1,300,000.

**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 (a) Kozlowski, et al v. Buck et al, and (b) proposed amendments to the agreement for legal services with Andrews Myers, P.
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 the employment 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**

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

**Q. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS**

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1. Governance, legislative, policy, operational, and community matters

**R. ADJOURN MEETING**

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1. Next Meeting Requested – Thursday, February 24, 2022
2. Adjourn Port Commission Meeting