

April 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, April 23, 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



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SECRETARY



**Tuesday, April 23, 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**

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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 - March 26, 2019

**D. PORT COMMISSION COMMITTEE UPDATES**

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1. Audit Committee Meeting- April 16, 2019
2. Pension and Benefits Meeting - April 16, 2019

**E. APPEARANCES**

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1. Jim Blackburn, Co-Director, Severe Storm Prediction, Education, & Evacuation from Disasters (SPEED) Center at Rice University
2. John Martin, Martin & Associates
3. Bruce Birdwell, Director Risk Management, Total Cost of Risk Annual Report
4. Public Comment

**F. EXECUTIVE**

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**Staff Report** - Summary of selected financial and operational matters - Roger Guenther, Executive Director

**General**

1. Possible action to amend the Port Commission resolution adopted April 8, 2019 regarding limitations on ships calling Port Authority container terminals

## **G. COMMERCIAL**

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

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

1. Award a creative and graphics design services contract in the amount not to exceed \$700,000, expiring December 31, 2020 with an option for a one-year extension, to Adcetera Design Studio, Inc.

### **Leases**

2. Approve (i) the cancellation of a 99-year lease for approximately 13.77 acres of submerged and filled submerged property leased to Moda Vopak Houston, LLC, and (ii) a fifty-year lease agreement with Vopak Moda Houston Holdco, LLC, effective no earlier than May 1, 2019, for approximately 50 acres of submerged and filled submerged land at the northern edge of the George Ross Survey, Abstract 646 and the George M. Patrick Survey, Abstract A-264, in Harris County, at an annual base rent of \$525,000 beginning at full operations of Phase 1, no later than 36 months from the commencement date, and subject to an annual increase of the greater of 3% or the increase in the Consumer Price Index.

3. Approve a lease agreement with Dixie Cullen Interests, Inc. for approximately 2.35 acres located at 927 Maxine St. effective no earlier than July 1, 2019, for a twenty-four and one-half year term co-terminus with its 9100 Mississippi St. lease, at an annual rate of \$67,652 once operational, subject to an annual increase of the greater of 3% or the increase in the Consumer Price Index.

4. Approve a lease agreement with R. Warehousing and Port Services, Inc. for approximately 2.5 acres located at 922 Maxine St., effective no earlier than May 1, 2019, for a one-year term with a one-year option, at an annual rate of \$61,200 subject to an annual increase of 3%.

5. Approve a lease agreement with Alltrans Port Services, LLC for approximately 2.61 acres out of Block 23A at Industrial Park East, effective July 1, 2019, for a three-year term with one three-year mutual option, at an annual rental of \$99,456 subject to an annual increase of the greater of 3% or Consumer Price Index.

6. Approve a lease agreement with Conestoga Supply, LLC for approximately 0.87 acres out of Block 24 at Industrial Park East, effective May 1, 2019, for a one-year term with a two-year mutual option to extend, at an annual rental of \$17,883.

7. Approve a lease agreement with Hansen-Mueller Company for approximately 2.07 acres out of Block 17A in the Turning Basin Area, effective July 1, 2019, for a five-year term with an annual rental of \$42,550 and an annual increase of the greater of 3% or Consumer Price Index.

8. Approve a second amendment to the lease agreement with Cooper/Ports America LLC, effective June 1, 2019, for approximately 3.20 acres which includes Warehouse 21-A, the apron adjacent to Warehouse 21-A, an additional open area of approximately 57,210 sq. ft., and a rail spur of approximately 500 linear ft. at the Turning Basin Terminal for an additional one-year term at an annual base rent of \$84,680.

## **H. FINANCE**

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**Staff Report** – Selected agenda item – Tim Finley, Chief Financial Officer

### **General**

1. Approve the Port Authority's fiscal year 2018 Comprehensive Annual Financial Report.

## **I. INFRASTRUCTURE**

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

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

1. Award a construction contract in an amount not to exceed \$66,335,800, for the rehabilitation of Wharf 3, construction of electrical infrastructure, and Lighter Aboard Ship Vessel (LASH) dock demolition at Barbours Cut Terminal to the top-ranked proposer: McCarthy Building Companies.

2. Approve staff's ranking of vendors and award a professional services contract in the amount not exceed \$300,000 to perform construction material testing services during the rehabilitation of Wharf 3 at Barbours Cut Terminal to the top-ranked proposer – first, Aviles Engineering Corporation; second, HVJ Associates, Inc.; and third, Braun Intertec Corporation.

3. Amend the professional services contract with BGE, Inc. to perform construction phase and field inspection services for the rehabilitation of Wharf No. 3, construction of electrical infrastructure, and demolition of the Lighter Aboard Ship Vessel (LASH) dock at Barbours Cut Terminal in an amount not to exceed \$848,407.

4. Approve staff's ranking of vendors and award two professional services contracts, each in an amount not to exceed \$2,000,000 and for a five-year term, to provide professional services for engineering, design, construction management, project coordination, and other general assistance for the Houston Ship Channel Project and beneficial use sites to the top-ranked proposers: staff ranking – first, Turner Collie & Braden and Gahagan & Bryant Associates Joint Venture; second, HDR Engineering, Inc.; and third, Lloyd Engineering, Inc.

5. Award a construction contract to Blastco Texas, Inc. for the annual wharf crane and rubber tire gantry crane painting at Bayport Container Terminal and Barbours Cut Terminal for 2019 in an amount not to exceed \$1,053,000.

6. Award a construction contract to Triumph Cabling Systems, LLC for the relocation of communications infrastructure along Peninsula Boulevard in an amount not to exceed \$445,052.

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

7. Issue a marine construction permit to TDWP Terminals 1, LLC to place six spud barges and two deck barges associated with leased barge fleet and staging areas, along with associated dredging, adjacent to the Houston Ship Channel.

8. Approve a barge fleet lease agreement with TDWP Terminals 1, LLC for approximately 9 acres of submerged lands, approximately 4,300 feet downstream of Greens Bayou, on the Houston Ship Channel at a monthly rental amount of \$2,526 and for a ten-year term.

9. Issue an access license to Enterprise Texas Pipeline, LLC to cross the Port Authority's Rosa Allen ditch property.

10. Amend a surface site license for Magellan Pipelines Holdings, L.P. to add 71 square feet to the existing surface site just east of Witter Street in the Pasadena Cut-off railroad right-of-way.

## **J. OPERATIONS**

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**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 contract in the amount not to exceed \$595,000 for the purchase of one loaded container handling machine for Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Taylor Machine Works, Inc.; second, Darr Equipment; and third, Briggs Equipment, Inc.

2. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$1,824,000 for the purchase of six empty container handling machines for Barbours Cut Terminal to the top-ranked proposer: staff ranking – first, Briggs Equipment, Inc.; second, Taylor Machine Works; and third, Equipment Depot.

3. Issue a purchase order to Caldwell County Chevrolet for purchase of fifty Chevrolet vehicles, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$1,449,001; and issue a purchase order to Caldwell County Chevrolet for purchase of one Ford vehicle, using the Texas Comptroller's TxSmartBuy, a cooperative purchase program, in an amount not to exceed \$54,480.

4. Issue a purchase order to Heil of Texas for purchase of a street sweeper for Turning Basin Terminal, using the Houston-Galveston Area Council Cooperative Purchasing Program, in a total amount not to exceed \$254,000.

5. Enter into a contract to West Gulf Maritime Association for payroll services, safety training, and related services in an amount not-to-exceed \$1,141,090 for a five-year term.

### ***General***

6. Approve a Port Authority tariff increase regarding gang detention, and the addition of dockage credits for daylight restricted vessels, to be included and published in Port Authority Tariff Nos. 8, 14, and 15 effective June 1, 2019.

## **K. PEOPLE**

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**Staff Report** – Selected agenda item – David McNamara, Interim Chief People Officer

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

1. Amend the Service Agreement with Houston International Seafarers Centers, Inc. to provide that the Port Authority invoice a voluntary \$98 charge on vessels calling at Port Authority terminals to support the operations of the seafarers centers.

## **L. PORT SECURITY AND EMERGENCY OPERATIONS**

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

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

1. Award two purchase orders for emergency standby products and services if required in the event of an emergency, in contract amounts not to exceed \$50,000 each, for three-year terms with options of two- year extensions each, to both Garner Environmental Services and T & T Salvage, LLC.

## **M. TECHNOLOGY**

**Staff Report** – Selected agenda items – Charles Thompson, Chief Technology Officer

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

1. Issue a purchase order to Insight Public Sector, Inc. for renewal of the Adobe Enterprise Term License Agreement for subscriptions for Adobe Acrobat DC Professional and Adobe Sign, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$150,000, for a three-year term invoiced annually.

2. Issue a purchase order to Mythics, Inc. for the annual software license fee increase for JDEdwards Enterprise Resource Planning software, using a State of Texas Department of Information Resources cooperative purchase contract, in an amount not to exceed \$89,732.

3. Issue a purchase order to SHI Government Solutions, Inc. for purchase of VMware annual software licensing and software support to the Port Authority's existing Information Technology's infrastructure, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$125,000.

## **N. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION**

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding (i) limitations on ships calling Port Authority container terminals, and (ii) claims of the Port Authority against Spinnaker Equipment Services, Inc., as court-appointed Equipment Recovery Agent acting on behalf of the bankruptcy trustee for Hanjin Shipping Co., Ltd.

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

## **O. RECONVENE OPEN MEETING**

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

**P. ADJOURN MEETING**

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1. Next Meeting Requested - May 21, 2019
2. Adjourn Port Commission Meeting