

June 22, 2023

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, June 27, 2023. A quorum of the Port Commission is intended to meet at 9:15 a.m. at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

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.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Erik A. Eriksson
Secretary



Additional Public Meeting Notifications.

1. 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 or Erik Eriksson eeriksson@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, and will be available to the public, as will written minutes after Port Commission approval.
2. 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 or Erik Eriksson eeriksson@porthouston.com, and by mail at 111 E. Loop N, Houston, Texas 77029.
3. 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.



When it's time, join your Webex meeting here.

Join meeting

More ways to join:

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Meeting number (access code): 2492 205 2573

Meeting password: JUNPC

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Tuesday, June 27, 2023
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

9:15 a.m.
111 East Loop North
Houston, TX 77029
Fourth Floor Boardroom
And Via WebEx

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - May 23, 2023

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

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

Awards, Amendments & Change Orders

1. Award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support in an amount not to exceed \$260,000.
2. Award a one-year professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support in an amount not to exceed \$120,000.

General

3. Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes.
4. Authorize the Executive Director of the Port Authority to make routine purchases or contracts in an amount not to exceed \$100,000.

G. BUSINESS EQUITY

1. No items.

H. CHANNEL INFRASTRUCTURE

Staff Report – Selected agenda items – Charlie Jenkins, Chief Channel Infrastructure Officer

Awards, Amendments & Change Orders

1. Amend a professional services contract with GHD, Inc. to further develop asset management and geographic information system programs in an amount not to exceed \$582,410.
2. Amend the contract with Weeks Marine, Inc. to modify the scope of work to include maintenance dredging at the Bayport Container Terminal berths and vicinity, in an additional amount not to exceed \$5,000,000.

General

3. Authorize the use of current and future unobligated funds in the U.S. Army Corps of Engineers and Port Authority joint Houston Ship Channel Expansion Improvement Project (Project 11) Moody Bank escrow account for all Project 11 U.S. Army Corps of Engineers funding obligations.

Permits/Licenses/Pipeline Easements

4. Approve renewal of the following expiring Port Authority licenses for new thirty-year terms: Chevron Phillips Chemical Company, Energy Transfer Mont Belvieu NGL Pipelines LLC, Enterprise Products Operating LLC, HSC Pipeline Partnership, LLC, and Targa Downstream LLC.
5. Approve transfer of a pipeline license from Shell Oil Company to Deer Park Refining Limited Partnership and renewal of that license.

I. COMMERCIAL

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

Leases

1. Approve a lease for a two-year term with Cooper/Ports America, LLC for approximately 0.87 acres out of Block 24 at Industrial Park East, at an annual base rent of approximately \$29,232, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
2. Approve (i) an amendment to the lease with Matthews Brothers Dredging, LLC for approximately 0.443 acres out of Block 4 at Sims Bayou to extend the term for two years, at an annual base rent of approximately \$9,948, subject to annual base rent escalation of 3%, and (ii) a non-exclusive, two-year license with the company for approximately 0.416 acres out of the adjacent Block 4A, to run coterminously with the lease, at an annual fee of \$6,600.
3. Approve an amendment to the lease with S C Terminals LLC at Manchester Terminal, to increase the lease acreage from 3.14 acres to 3.22 acres, for a total annual base rent of approximately \$199,134, subject to annual escalation of the greater of 3% or the increase in the Consumer Price Index.
4. Approve an amendment to the lease with Volkswagen Group of America, Inc. for approximately 70.85 acres out of Blocks 15, 16, and 18 at Northside Turning Basin to extend the term for two months with a one-month mutual extension option, at a monthly base rent of approximately \$397,024, with additional vessel and rail fees of \$229,684 and \$118,292, respectively.

J. FINANCE

1. No items.

K. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$226,014 for consultant services for (i) annual pavement replacement at Barbour's Cut Terminal and Bayport Container Terminal, (ii) annual concrete replacement, and (iii) pavement, drainage improvement, and dust control work at Turning Basin Terminal to the top ranked proposers: staff ranking – first, Woolpert, Inc.; and second, CAS Group, LLC.
2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$7,135,469 for the installation of redundant power to serve Wharves 4, 5, 6, and wheeled reefer power supply at Barbour's Cut Terminal to the top-ranked proposers: staff ranking – first, McDonald Municipal & Industrial – Division of C. F. McDonald Electric, Inc.; second, Main Lane Industries, Ltd.; and third, Boyer, Inc.
3. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$100,000 to perform construction material testing services for the installation of redundant power to serve Wharves 4, 5, 6, and wheeled reefer power supply at Barbour's Cut Terminal to the top-ranked proposers: staff ranking - first, Ninyo & Moore Geotechnical & Environmental Science Consultants; and second, Geotech Engineering and Testing.
4. Approve staff's ranking of vendors and award a two-year environmental services contract for operating, maintaining, and monitoring the Jacintoport Wastewater Treatment Plant in an amount not to exceed \$200,000 to the top-ranked proposer: staff ranking - first, U.S. Water Services Corporation dba USW Utility Group; and second, Miggins Interests, L.L.C., dba Hydro Tech Utilities.
5. Issue a purchase order to Union Pacific Railroad Company for inspection services, flagmen, and removal and construction of the track at the drainage box crossing for the Port Road expansion and drainage project at Bayport Container Terminal in an amount not to exceed \$120,610.
6. Authorize an agreement with the Katy Prairie Stream Mitigation Bank to acquire wetland stream mitigation credits for the Port Authority's Old Hwy 146 tracts located in Harris County in an amount not to exceed \$1,100,000.
7. Amend the professional services contract with Aviles Engineering Corporation to perform additional work associated with construction material testing services for construction of Wharf 6 at Bayport Container Terminal in an amount not to exceed \$35,000.
8. Amend the professional services contract with Jacobs Engineering Group, Inc. for full design, including procurement services supporting the Turning Basin Terminal Wharves 9 and 16 Global Stability Projects, in an amount not to exceed \$601,337.
9. Approve a change order with Harper Brothers Construction, LLC to perform additional work associated with the construction of Port Road expansion and drainage at Bayport Container Terminal in an amount not to exceed \$242,765.

L. OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a two-year contract to Aabbott-Michelli Technologies, Inc. for the purchase of parts and repair services for truck scales at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$250,000.
2. Award a three-year contract to Southern Tire Mart, LLC for the purchase of rubber-tired gantry (RTG) crane tires and related items for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$2,500,000.
3. Award a two-year contract to Parts Authority, LLC for the purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$250,000.
4. Award a two-year contract to Triple-S Steel Supply Company for the purchase of steel products for repairs to equipment and facilities at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$525,000.
5. Award a two-year contract to Lockridge Packaging, LLC for the purchase of paper products for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$500,000.
6. Award a three-year contract to Fuseco, Inc. for the purchase of fuses and related products for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$300,000.
7. Award a three-year contract to Yard Mule Specialists, Inc., the sole source provider, for the purchase of spare and replacement Capacity brand parts for yard tractors at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$300,000.
8. Award a three-year professional services contract to Navis, the sole source provider, for the rubber-tire gantry optimization module in an amount not to exceed \$1,580,975.
9. Award a two-year contract to Beck Electric Supply, the sole source provider, for the purchase of spare and replacement Brieda cabin parts for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$200,000.
10. Award a contract to Kalmar USA Inc. Bromma Americas, the sole source provider, for the purchase of two telescopic over-height spreaders for Barbours Cut Terminal in an amount not to exceed \$180,000.
11. Award a contract to Aries Building Systems, LLC for the purchase of a modular building for Central Maintenance at Turning Basin Terminal, using the Local Government Purchasing Cooperative's Buyboard Program, in an amount not to exceed \$232,000.

M. PEOPLE

1. No items.

N. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a contract to Ready2Go Restroom Trailer Sales, LLC for the purchase of two trailer-mounted portable guard booths with generators in an amount not to exceed \$70,000.

O. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Issue a purchase order to Precision Task Group, Inc. for consulting services to complete an assessment and education for data governance, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$100,000.

2. Issue a purchase order to Centre Technologies for renewal of Infoblox maintenance to provide network-related functionality for Port Authority network devices, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$66,000.

3. Issue a purchase order to Critical Start for purchase of Mimecast annual software licensing and software support, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$85,000.

4. Issue a purchase order to RFD & Associates, Inc. for Oracle Public Cloud Services, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$364,283.

5. Issue a purchase order to Mythics, Inc. for Oracle JDEdwards Enterprise Resource Planning (ERP) software licensing, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$70,644.

6. Issue a purchase order to RFD & Associates, Inc. for payment of the annual software license verification fee for JDEdwards Enterprise Resource Planning software, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$240,558.

7. Approve a change order with NetSync Network Solutions to acquire specialized hardware to meet outdoor environment specifications for the NXGEN wireless project in an amount of \$500,000.

P. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding (i) the Memorandum of Settlement Agreement with the City of Seabrook, Texas, (ii) the Industrial District Agreement with the City of Pasadena, Texas, (iii) claims of the Port Authority against Enterprise Houston Ship Channel, L.P., and (iv) claims of the Port Authority against TPC Group LLC

2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Pelican Island property and possible acquisition of Greater Fifth Ward property

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

Q. RECONVENE OPEN MEETING

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

R. EXECUTIVE

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

General

1. Authorize an interlocal agreement with Port Houston Local Government Corporation for operation and management, and funding in an amount not to exceed \$70,000,000 for public purposes.

S. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

T. ADJOURN MEETING

1. Next Meeting Requested - July 25, 2023
2. Adjourn Port Commission Meeting