I N D E X

PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY
OF THE PORTS OF HARRIS COUNTY, TEXAS
June 27, 2023

Minute No.	*Event/Action*
	General
	Commissioner Fitzgerald convened the in-person and virtual Port Commission meeting and provided opening remarks along with Port Commissioners
	Minutes
2023-0627-01	Approve the minutes of the May 23, 2023 Port Commission meeting
	Staff Reports
2023-0627-02	Roger Guenther, Executive Director, presented a summary of selected financial and operational matters
	Appearances
2023-0627-03(a)	Erandi Trevino, Public Citizen, and Healthy Port Communities Coalition, addressed the Port Commission
2023-0627-03(b)	Naomi Yoder, Healthy Gulf, addressed the Port Commission
2023-0627-03(c)	Adrian Shelley, Public Citizen, addressed the Port Commission
2023-0627-03(d)	Leticia Gutierrez, Air Alliance Houston, addressed the Port Commission
	F. Executive
2023-0627-04	Staff Report – Selected agenda items – Kerrick Henny, Chief Government and Public Relations Officer, and Erik Eriksson, Chief Legal Officer
2023-0627-05	Award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support
2023-0627-06	Award a one-year professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support

Minute No.	*Event/Action*
2023-0627-07	Authorize the Executive Director of the Port Authority to make routine purchases or contracts in an amount not to exceed $100,000
2023-0627-08	Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes
	G. Business Equity (no items)
	H. Channel Infrastructure
2023-0627-09	Staff Report – Selected agenda items – Lori Brownell, Director Channel Improvement
2023-0627-10	Amend a professional services contract with GHD, Inc. to further develop asset management and geographic information system programs
2023-0627-11	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
2023-0627-12	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
2023-0627-13	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
2023-0627-14	Approve transfer of a pipeline license from Shell Oil Company to Deer Park Refining Limited Partnership and renewal of that license
	I. Commercial
2023-0627-15	Staff Report – Selected agenda items – Dominic Sun, Director Trade Development
2023-0627-16	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
2023-0627-17	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,

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	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
2023-0627-18	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
2023-0627-19	RCA I4 was removed from the agenda
	J. Finance (no items)
	K. Infrastructure
2023-0627-20	Staff Report – Selected agenda items – Rich Byrnes, Chief Infrastructure Officer
2023-0627-21	Approve staff's ranking of vendors and award a professional services contract for consultant services for (i) annual pavement replacement at Barbours 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 Port Commission adopted the staff-recommended ranking and authorized award
2023-0627-22	Approve staff's ranking of vendors and award a construction contract for the installation of redundant power to serve Wharves 4, 5, 6, and wheeled reefer power supply at Barbours 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. Port Commission adopted the staff-recommended ranking and authorized award
2023-0627-23	Approve staff's ranking of vendors and award a professional services contract to perform construction material testing services for the installation of redundant power to serve Wharves 4, 5, 6, and wheeled reefer power supply at Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Ninyo & Moore Geotechnical & Environmental Science Consultants; and second, Geotech Engineering and Testing

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	Port Commission adopted the staff-recommended ranking and authorized award
2023-0627-24	Approve staff's ranking of vendors and award a two-year environmental services contract for operating, maintaining, and monitoring the Jacintoport Wastewater Treatment Plant 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
	Port Commission adopted the staff-recommended ranking and authorized award
2023-0627-25	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
2023-0627-26	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
2023-0627-27	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
2023-0627-28	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
2023-0627-29	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
	L. Operations
2023-0627-30	Staff Report – Selected agenda items – Candice Armenoff, Execution Planning Manager
2023-0627-31	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
2023-0627-32	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

Minute No.	*Event/Action*
2023-0627-33	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
2023-0627-34	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
2023-0627-35	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
2023-0627-36	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
2023-0627-37	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
2023-0627-38	Award a three-year professional services contract to Navis, the sole source provider, for the rubber-tire gantry optimization module
2023-0627-39	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
2023-0627-40	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
2023-0627-41	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
	M. People (no items)
	N. Security and Emergency Operations
2023-0627-42	Staff Report – Selected agenda item – Jessica Thomas, Director Security
2023-0627-43	Award a contract to Ready2Go Restroom Trailer Sales, LLC for the purchase of two trailer-mounted portable guard booths with generators
	O. Technology

Minute No.	*Event/Action*
2023-0627-44	Staff Report – Selected agenda item – Ron Farrow, Director Information Technology
2023-0627-45	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
2023-0627-46	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
2023-0627-47	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
2023-0627-48	Issue a purchase order to RFD & Associates, Inc. for Oracle Public Cloud Services, using Texas Department of Information Resources cooperative purchase program
2023-0627-49	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
2023-0627-50	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
2023-0627-51	Approve a change order with NetSync Network Solutions to acquire specialized hardware to meet outdoor environment specifications for the NXGEN wireless project
	Recess Open Meeting and Convene Executive Session
	Reconvene Open Meeting
2023-0627-52	Authorize the Port Authority to settle its claims against TPC Group LLC on the terms discussed in Executive Session, and authorize the Executive Director to do all things necessary to give effect to the foregoing
2023-0627-53	Authorize the Port Authority to settle its claims against Enterprise Houston Ship Channel, L.P. on the terms discussed in Executive Session, and authorize the Executive Director to do all things necessary to give effect to the foregoing

Minute No.	*Event/Action*
	Executive
2023-0627-54	Staff Report – Selected agenda item – Tom Heidt, Chief Operating Officer
2023-0627-55	Authorize an interlocal agreement with Port Houston Local Government Corporation for operation and management, and funding for public purposes
	Closing Remarks by Chairman and Commissioners
	Adjourn Meeting

Port of Houston Authority **Houston, Texas**
Port Commission Public Meeting **June 27, 2023**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on June 27, 2023, at 9:15 a.m., at the Port of Houston Authority Executive Offices, Fourth Floor Boardroom, at 111 East Loop North, Houston, Texas 77029, and via Cisco WebEx. The following commissioners, staff, and counsel were present:

Ric Campo, Chairman, via WebEx
Wendy Cloonan, Commissioner
Cheryl Creuzot, Commissioner
Clyde Fitzgerald, Commissioner
Roy Mease, Commissioner
Roger Guenther, Executive Director
Erik Eriksson, Chief Legal Officer
Tom Heidt, Chief Operating Officer
J. Kent Friedman, outside counsel

Commissioner Fitzgerald began his opening remarks by offering condolences to the family of the late Howard J. Middleton, Jr., who had recently passed away. Mr. Middleton was the Port Authority's first African American port commissioner, appointed by the Harris County Commissioners Court, and served for almost two decades – the longest tenure for any commissioner in the Port Authority's history. He was a civil rights leader and significantly contributed to the City of Houston and the entire State of Texas.

During his time as a commissioner of the Port Authority, he served as an advocate and spokesperson for individuals of color, educating and raising awareness about the Port Authority and the numerous career opportunities available in the maritime sector. He will be remembered for his outstanding service and dedication.

Commissioner Fitzgerald added that Mr. Middleton was instrumental in the development of the Bayport and Barbours Cut Container Terminals.

(2023-0627-01) Commissioner Fitzgerald called for a motion to approve the minutes of the May 23, 2023 Port Commission meeting. Commissioner Mease moved for approval, seconded by Commissioner Cloonan. The minutes were approved as written.

(2023-0627-02) Roger Guenther, Executive Director, presented a summary of selected financial and operational matters.

Mr. Guenther highlighted a joint meeting with the Environmental Protection Agency (EPA), U.S. Army Corps of Engineers (Army Corps), and community leaders that was held the previous week to discuss community concerns about upland dredged material placement areas in Pleasantville, Galena Park, Channelview, and Pasadena. It was a good meeting with in-depth discussions about the testing of the dredged materials, visits to

several dredged material placement sites, and discussion of ideas for continued collaboration in the future.

Mr. Guenther appreciated the dialogue with those in attendance and wanted the Port Authority's neighbors to know that it heard their concerns, valued safety and environmental sustainability, and would continue to consider those factors in its work. The Port Authority had a long history of working with the community, whether through the Port Commission Community Advisory Council (PCCAC) or its Greenspace Investment program, and it would continue to partner with those important stakeholders.

One of the next steps identified at the meeting was a need to share data and align on the facts of past dredge work and the materials that would come out of the ship channel. Experts from the Port Authority, EPA, Army Corps, and community advocacy groups needed to get together to discuss those facts so that all could have the same starting point for moving forward.

Mr. Guenther stated that several of the dredged material placement sites were necessary for the channel and for the region, and dredging the channel allowed for continued commerce in the present and the future prosperity of the region. The Port Authority wanted to continue its ongoing work with the surrounding communities so they were confident in the safety and integrity of those material placement areas.

There were a few old placement sites that were proposed to be capped with clay from the construction of the deepening and widening project (Project 11), and then closed. The Port Authority wanted to work with community and federal partners to explore opportunities to convert the sites into community assets. While the Port Authority had previously discussed the possibility of turning the sites into parks or green spaces, one new idea that came up several times during the meeting was potentially using the sites for a solar farm – solar energy storage was part of the Port Authority's Sustainability Action Plan, and a solar farm was an intriguing idea.

Mr. Guenther explained that before meeting with the EPA, the Army Corps, and the community, the Port Authority sent all the parties a letter providing information about the placement areas and the federal testing regime for the materials placed there. In the letter, the Port Authority committed to working with the communities and federal partners to respond to concerns and requests for information regarding the dredged material placement areas. It also committed to exploring opportunities for converting the Glendale and Filterbed placement areas into parks, green spaces, or other community assets.

Mr. Guenther reiterated the plan to continue the dialogue, adding that staff was planning a couple of community meetings for July and August 2023 where an overview would be given of the dredge process, materials testing, the placement process, and how it all worked.

Mr. Guenther thanked everyone who was in attendance at the meeting (it ended up lasting over eight hours). Overall, it was a good discussion and good opportunity to get everyone in one room to identify how to move forward.

Commissioner Cloonan reiterated the Port Authority's commitment to engaging the community and making sure they were involved.

Mr. Guenther next recognized Curtis Duncan, Controller, and the Financial Accounting team for earning a certificate of achievement for financial reporting, a feat attained for the past forty-eight straight years.

Mr. Duncan thanked his staff and the leadership of the Port Commission. The certificate was for 2021 financial reporting, and he expected to be back shortly to announce the same achievement having been earned for 2022 reporting, thus making it forty-nine straight years.

Mr. Guenther recognized employees with milestone work anniversaries:

- Noe Jimenez, Tradesman III – 20 years
- John Kays Jr., Tradesman III – 30 years
- Ricardo Saldana, Tradesman II – 25 years
- Tonya Lewis, Accounting Systems Analyst – 25 years
- Genaro Ambriz, Sr. Captain Sam Houston – 30 years
- Farrell Jones, Police Sergeant – 30 years
- Nena Armstrong, Maintenance Support Coordinator – 40 years

(2023-0627-03) Appearances

(a) Commissioner Fitzgerald recognized Erandi Trevino, Public Citizen and Healthy Port Communities Coalition, who addressed the Port Commission.

Ms. Trevino thanked the Port Authority for hosting the meeting and tour mentioned earlier in the meeting. She was in attendance and remarked that it was the first time everyone had gotten together, and it was a big deal. Next steps would include hosting a town hall on July 25, 2023 to appropriately debrief the community.

Ms. Trevino detailed two subjects that she and her organization were interested in: cleaner dredging equipment and the testing of dredge spoils. The dredging equipment subject was not discussed at the meeting, but there was a lot of conversation regarding the dredge spoils. She believed that the details of the testing process, such as when and where it would be tested, were still unclear. Colonel Blackmon of the Army Corps had agreed to

further discussions to better explain the process. More meetings would also be held so that the community could express its concerns regarding the dredges and flooding.

(b) Commissioner Fitzgerald recognized Naomi Yoder, Healthy Gulf, who addressed the Port Commission.

Ms. Yoder shared recent testing results on dredge spoils by the Environmental Defense Fund (EDF) and Lone Star Legal Aid. The cost of such testing was approximately $30,000 for nineteen samples. She stated that several screenings showed high PH levels, higher than normal amounts of DDT, and exceeded levels for cadmium, copper, lead, mercury, and zinc. All results were preliminary and further presentations of the results would be forthcoming.

(c) Commissioner Fitzgerald recognized Adrian Shelley, Public Citizen, who addressed the Port Commission.

Mr. Shelley stressed that he wished to collaborate with the Port Authority on future federal grant applications, such as the creation of a shared calendar of opportunities to ensure that all possible grants were applied for. It made sense for the community to learn of grants when the Port Authority did, and the community could help by supplying letters of support and making sure that applications met Justice40 criteria, which would provide substantive improvements to grant applications.

Mr. Shelley concluded by stating that there were plenty of potential grant opportunities, and help from the community and his organization would make applications more successful.

(d) Commissioner Fitzgerald recognized Leticia Gutierrez, Air Alliance Houston, who addressed the Port Commission.

Ms. Gutierrez thanked the Port Authority for holding the aforementioned meeting. She tried her best to present her concerns and the concerns of the community effectively. She referred to Mr. Guenther's earlier statement about the location of the dredge placement sites, to which Mr. Guenther replied that he had said that the sites were necessary, and did not state that the locations of the sites were the best ones.

Ms. Gutierrez emphasized that the dredge placement site locations were not fair to communities that already bore the brunt of poor health. Her organization had spent a lot of time at the past legislative session advocating for stronger pollution controls. Unfortunately, her efforts were unsuccessful, and in fact a recently passed bill, SB 471, did the opposite. It was frustrating to see the Port Authority follow the rules and recommendations set out by the Texas regulatory agencies, when such rules were not very strong.

Commissioner Fitzgerald noted that Chairman Campo was attending the meeting virtually.

(2023-0627-04) Commissioner Fitzgerald recognized Kerrick Henny, Chief Government and Public Relations Officer, and Erik Eriksson, Chief Legal Officer, to provide a report of selected Executive agenda items.

Mr. Henny highlighted agenda Items F1 and F2, which where contracts for federal legislative consulting services. Item F4 was for approval to authorize the Executive Director to make routine purchases or contracts in an amount not to exceed $100,000. The previous limit had been $50,000.

Commissioner Mease stated that the increased purchase limit was a good thing, and Chairman Campo agreed.

Mr. Henny explained that the Port Authority had a very successful legislative session with all three of its sponsored bills having been passed and signed. There was lots of funding forthcoming, and he thanked his team for their hard work. Hard copies of the full legislative report were available.

Mr. Eriksson explained that Item F3 was a change in property tax practices. Harris County had increased its homestead exemption to help offset the increase of home values, and the Port Authority was simply following the county.

(2023-0627-05) RCA F1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA F1 PASSED.

(2023-0627-06) RCA F2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA F2 PASSED.

(2023-0627-07) RCA F3 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA F3 PASSED.

(2023-0627-08) RCA F4 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA F4 PASSED.

Commissioner Fitzgerald noted that there were no Business Equity agenda items.

(2023-0627-09) Commissioner Fitzgerald recognized Lori Brownell, Director, Channel Improvement, to provide a report of selected Channel Infrastructure agenda items.

Ms. Brownell gave an update on Project 11. Three contracts were completed, three were currently under way, and two were soon to be let in the fall. The Bolivar Road to Redfish dredging was completed, which opened up the first eleven miles of the channel to the larger vessels, and feedback from the Houston Pilots had been good.

Segments 1B and 2 had associated contracts and were mostly on schedule. Completion was expected by the end of 2024. Segment 1C, the last Port Authority-led contract, was set to be advertised in October 2023. The Army Corps had delayed its advertisement of its segment and pushed the completion date back to August 2026.

Ms. Brownell explained that there were five items on the agenda. Item H2 was to amend a dredging contract to include maintenance dredging at the Bayport Container Terminal for an additional cost of $5 million.

Commissioner Fitzgerald offered his thanks to the Houston Pilots for their hard work.

(2023-0627-10) RCA H1 was presented, moved by Commissioner Creuzot, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA H1 PASSED.

(2023-0627-11) RCA H2 was presented, moved by Commissioner Creuzot, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA H2 PASSED.

(2023-0627-12) RCA H3 was presented, moved by Commissioner Creuzot, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA H3 PASSED.

(2023-0627-13) RCA H4 was presented, moved by Commissioner Creuzot, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA H4 PASSED.

(2023-0627-14) RCA H5 was presented, moved by Commissioner Creuzot, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA H5 PASSED.

(2023-0627-15) Commissioner Fitzgerald recognized Dominic Sun, Director, Trade Development, to provide a report of selected Commercial agenda items.

Mr. Sun announced that Bayport Polymers had recently gone online and was processing resin at its facility, and full production was expected by the end of the summer. This was expected to increase the amount of exports, as the facility was located adjacent to the Bayport Container Terminal, just south of Port Road.

Mr. Sun asked that agenda Item I4 be tabled and remarked that the remaining items were standard lease amendments.

(2023-0627-16) RCA I1 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA I1 PASSED.

(2023-0627-17) RCA I2 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA I2 PASSED.

(2023-0627-18) RCA I3 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA I3 PASSED.

(2023-0627-19) RCA I4 was removed from the agenda.

Commissioner Fitzgerald noted that there were no Finance agenda items.

(2023-0627-20) Commissioner Fitzgerald recognized Rich Byrnes, Chief Infrastructure Officer, to provide a report of selected Infrastructure agenda items.

Mr. Byrnes announced that his division had combined its biannual summit with volunteer work at the Houston Food Bank, contributing to the preparation of 10,000 meals for distribution, while accruing about 150 volunteer hours.

Discussions continued with industry and the Healthy Port Communities Coalition on grants for sustainability and clean transportation, the latest effort being a grant application due in the forthcoming weeks for the Reduction of Truck Emissions at Port Facilities grant.

Mr. Byrnes highlighted progress on projects at the terminals, also pointing out that a procurement was underway for Wharf 7 construction and Wharf 1 design. Several projects were approaching substantial completion, the Environmental Affairs department continued to perform Tenant Audit Reviews, and Facilities Planning continued to progress on goals related to adding terminal capacity for the future.

Mr. Byrnes noted that there were nine items on the agenda for Infrastructure. Items 2 and 3 provided the construction and supporting construction material testing for redundant power to the Barbours Cut Container Terminal wharves, a part of the ongoing $200 million rehabilitation of the terminal.

Item 6 supported the development of properties in the Bayport area by purchasing $1.1 million worth of stream mitigation credits from the Katy Prairie Stream Mitigation Bank. Items 5 and 9 represented close-out expenses for the project to widen Port Road and add drainage.

(2023-0627-21) RCA K1 was presented. Commissioner Mease moved for staff's ranking of vendors – first, Woolpert, Inc.; and second, CAS Group, LLC, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K1 PASSED.

(2023-0627-22) RCA K2 was presented. Commissioner Mease moved for staff's ranking of vendors - first, McDonald Municipal & Industrial – Division of C. F. McDonald Electric, Inc.; second, Main Lane Industries, Ltd.; and third, Boyer, Inc., seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K2 PASSED.

(2023-0627-23) RCA K3 was presented. Commissioner Mease moved for staff's ranking of vendors - first, Ninyo & Moore Geotechnical & Environmental Science Consultants; and second, Geotech Engineering and Testing, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K3 PASSED.

(2023-0627-24) RCA K4 was presented. Commissioner Mease moved for staff's ranking of vendors - first, U.S. Water Services Corporation dba USW Utility Group; and second, Miggins Interests, L.L.C., dba Hydro Tech Utilities, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K4 PASSED.

(2023-0627-25) RCA K5 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K5 PASSED.

(2023-0627-26) RCA K6 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K6 PASSED.

(2023-0627-27) RCA K7 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K7 PASSED.

(2023-0627-28) RCA K8 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K8 PASSED.

(2023-0627-29) RCA K9 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA K9 PASSED.

(2023-0627-30) Commissioner Fitzgerald recognized Candice Armenoff, Execution Planning Manager, to provide a report of selected Port Operations agenda items.

Ms. Armenoff gave an update on operational matters. Twenty-foot equivalent units (TEUs) were down year to date 1.5%, with May 2023 imports down 1.6%. Exports were up 14.4% but empty export containers were down, which trended with the decrease in import volumes.

Operating revenues were down, but 2022 was an exceptional year and such decrease was expected. Gate transactions averaged 11,500 per day in May with sub thirty-minute turn times and low wharf delays. The Bayport Container Terminal had ample yard space while Barbours Cut Container Terminal was tight at times, but manageable.

Ms. Armenoff reported that the four-and-a-half-year construction project of Wharf 6 at the Bayport Container Terminal was coming to a close. The ship-to-shore cranes were due to arrive in the next month, and the entire project should be completed by the end of October 2023. At the same time, planning for the Wharf 7 construction and the rehabilitation of Wharf 4 was underway.

Along with the wharves, the container yards themselves were being expanded and tended to. Yard 1 at the Bayport Container Terminal was scheduled to be completed in early 2024. Numerous yards were under construction at the Barbours Cut Container Terminal and rail service had been added to the portfolio at the terminal as well. There had been seven trains to date handling a total of 406 TEUs.

Ms. Armenoff described agenda Item 2, purchase of rubber-tired gantry (RTG) crane tires and related items for Barbours Cut Terminal and Bayport Container Terminal. Each RTG crane was supported by sixteen wheels and tires, and the Port Authority's fleet consisted of 147 RTG cranes. The tires were critical to the operation of the RTG cranes and the overall operations of the Port Authority.

Item 8 was for a contract with Navis for the RTG software application designed to optimize RTG crane placement. It answered high level questions including where in the yard should an RTG be deployed, and what RTG should get what job and in what order.

Mr. Guenther commented that the Wharf 6 construction had taken four and a half years, and that kind of timeline required a lot of foresight and planning to stay ahead of the demand curve.

(2023-0627-31) RCA L1 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L1 PASSED.

(2023-0627-32) RCA L2 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L2 PASSED.

(2023-0627-33) RCA L3 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L3 PASSED.

(2023-0627-34) RCA L4 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L4 PASSED.

(2023-0627-35) RCA L5 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L5 PASSED.

(2023-0627-36) RCA L6 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L6 PASSED.

(2023-0627-37) RCA L7 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L7 PASSED.

(2023-0627-38) RCA L8 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L8 PASSED.

(2023-0627-39) RCA L9 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L9 PASSED.

(2023-0627-40) RCA L10 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L10 PASSED.

(2023-0627-41) RCA L11 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA L11 PASSED.

Commissioner Fitzgerald noted that there were no People agenda items.

(2023-0627-42) Commissioner Fitzgerald recognized Jessica Thomas, Director, Security, to provide a report of selected Security and Emergency Operations agenda items.

Ms. Thomas announced the hiring of Amy Seymour, the new Director of Safety. There was one item on the agenda, approval for the purchase of two portable guard booths with generators to be used at access points that do not have a fixed guard house.

(2023-0627-43) RCA N1 was presented, moved by Commissioner Mease, seconded by Commissioner Creuzot. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA N1 PASSED.

(2023-0627-44) Commissioner Fitzgerald recognized Ron Farrow, Director, Information Technology, to provide a report of selected Technology agenda items.

Mr. Farrow announced that there were seven items on the agenda. Item 1 pertained to a data agreement and assessment agreement while Item 7 was a change order associated with the "NXGEN" wireless project.

(2023-0627-45) RCA O1 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA O1 PASSED.

(2023-0627-46) RCA O2 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA O2 PASSED.

(2023-0627-47) RCA O3 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA O3 PASSED.

(2023-0627-48) RCA O4 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA O4 PASSED.

(2023-0627-49) RCA O5 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA O5 PASSED.

(2023-0627-50) RCA O6 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA O6 PASSED.

(2023-0627-51) RCA O7 was presented, moved by Commissioner Mease, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA O7 PASSED.

At 10:09 a.m., Commissioner Fitzgerald called for a brief recess, and at 10:16 a.m. called for an Executive Session and asked Mr. Eriksson to make the following announcement:

> It is now 10:16 a.m. The Port Commission of the Port of Houston Authority of Harris County, Texas will now convene in a closed meeting, as permitted by the Texas Open Meetings Act and Government Code (1) to conduct a private 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; deliberate regarding (2) Real Estate *(Section 551.072, Texas Open Meetings 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;* and (5) Security-Related Matters *(Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)*. The Port Commission will reconvene in public session after the closed meeting is adjourned.

At 11:06 a.m., Commissioner Fitzgerald reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Ric Campo, Chairman, via WebEx
Wendy Cloonan, Commissioner
Cheryl Creuzot, Commissioner
Clyde Fitzgerald, Commissioner
Roy Mease, Commissioner
Roger Guenther, Executive Director
Erik Eriksson, Chief Legal Officer
Tom Heidt, Chief Operating Officer
J. Kent Friedman, outside counsel

(2023-0627-52) Commissioner Cloonan moved to authorize the Port Authority to settle its claims against TPC Group LLC on the terms discussed in Executive Session, and authorize the Executive Director to do all things necessary to give effect to the foregoing, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. MOTION PASSED.

(2023-0627-53) Commissioner Creuzot moved to authorize the Port Authority to settle its claims against Enterprise Houston Ship Channel, L.P. on the terms discussed in Executive Session, and authorize the Executive Director to do all things necessary to give effect to the foregoing, seconded by Commissioner Mease. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. MOTION PASSED.

(2023-0627-54) Commissioner Fitzgerald recognized Tom Heidt, Chief Operating Officer, to provide a report of selected Executive agenda items.

Mr. Heidt deferred to Mr. Eriksson, who then explained that the agenda item was for the approval of an interlocal agreement between the Port Authority and Port Houston Local Government Corporation for operations, management, and funding for public purposes, in an amount not to exceed $70 million.

(2023-0627-55) RCA R7 was presented, moved by Commissioner Creuzot, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Creuzot, Fitzgerald, and Mease voted Aye. Nays none. RCA R7 PASSED.

At 11:07 a.m., Commissioner Fitzgerald adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the June 27, 2023 meeting of the Port Commission of the Port of Houston Authority.

Clyde Fitzgerald, Acting Chairman

Erik A. Eriksson, Secretary

F. EXECUTIVE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Government Relations

Staff Contact:
Cam Spencer/Kerrick Henny

Background:
In order to advance the project to widen and deepen the Houston Ship Channel, Port Authority staff has sought additional support to assist in its work with the U.S. Army Corps of Engineers regarding the Houston Ship Channel Expansion Improvement Project (Project 11) and moving forward with staff's efforts to obtain funding for Project 11. Cassidy and Associates also assists with other congressional and administration advocacy efforts.

Staff Evaluation/Justification:
Staff recommends that the Port Commission authorize a one-year contract with Cassidy and Associates for continued federal consulting and support services.

F. EXECUTIVE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission at its June 27, 2023 meeting, award a professional services contract to Pendulum Strategies, LLC, for federal governmental policy consulting and support in an amount not to exceed $120,000, for a one-year term effective July 1, 2023, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Government Relations

Staff Contact:
Cam Spencer/Kerrick Henny

Background:
The Port Authority currently contracts with Pendulum Strategies, LLC to consult on federal policy priorities, assist in developing strategic plans and objectives, and facilitate effective communication with government officials and their staffs.

Staff Evaluation/Justification:
Staff recommends that the Port Commission authorize a one-year contract with Pendulum Strategies, LLC for continued federal consulting and support services.

F. EXECUTIVE

Subject	**3. Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, approve and adopt the attached "Order Approving Amounts of Appraised Values of Certain Residential Homesteads Exempt from Ad Valorem Taxes for Tax Year 2023 and all Future Years, Unless Revised," and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Executive

Staff Contact:
Erik Eriksson

Background:
Pursuant to the Texas Tax Code §11.13, taxing units, including the Port Authority, must adopt the amount of their tax exemptions for the 2023 tax year before July 1, 2023. Tax Code §§11.13(d)(1) and (e) also authorizes the Port Commission to exempt from property taxation no less than $3,000 of the appraised value of the residence homestead of an individual who is disabled or is 65 years old or older.

For eligible taxpayers, the Port Authority currently provides a homestead exemption equal to 20% of the value of a home plus a $250,000 exemption for eligible homeowners who are age 65 or over, or disabled.

Staff is informed by the Harris County Tax Collector's office of Budget Management that Harris County Commissioner's Court has increased the 65 or over, and disabled homestead exemption amount, from $250,000 to $275,000, to help offset the increase of home values.

Staff Evaluation/Justification:
Port Authority staff recommends that the Port Commission adopt an order in the form attached as Exhibit "A," whereby it will exercise its authority to exempt from property taxes portions of the appraised value of certain residence homesteads for the Tax Year 2023 and thereafter, as follows:

$5,000 or 20% of the appraised value, whichever is greater, of an adult's residence homestead; and
$275,000 of the appraised value of residence homestead of an individual who is disabled; or
$275,000 of the appraised value of residence homestead of an individual who is 65 years old or older.

As in the past, these exemptions will be in accord with Harris County practice.

ORDER APPROVING AMOUNTS OF APPRAISED VALUES OF CERTAIN RESIDENTIAL HOMESTEADS EXEMPT FROM AD VALOREM TAXES FOR TAX YEAR 2023 AND ALL FUTURE YEARS, UNLESS REVISED

THE STATE OF TEXAS §
COUNTY OF HARRIS §
PORT OF HOUSTON AUTHORITY §

Texas Tax Code §11.13(d)(1) and (e) authorizes the Port Commission of the Port of Houston Authority of Harris County, Texas, to exempt from property taxation $3,000 of the appraised value of the residence homestead of an individual who is disabled or is 65 years old or older, unless a larger amount is specified by the Port Commission.

The Port Commission desires to approve certain larger appraised value amounts of exemptions to be granted for certain residence homesteads.

ORDER

Pursuant to Texas Tax Code §11.13(d)(1) and (e), as amended, the Port Commission of the Port of Houston Authority of Harris County, Texas exempts from ad valorem taxation for tax year 2023 and all future years, unless revised, the following amounts of the appraised value of a residence homestead:

a. $5,000 or 20% of the appraised value, whichever is greater, of an adult's residence homestead; and

b. $275,000 of the appraised value of the residence homestead of an individual who is disabled; or

c. $275,000 of the appraised value of the residence homestead of an individual who is 65 years old or older.

PASSED AND APPROVED this June 27, 2023.

_____
Ric Campo
Chairman, Port Commission
Port of Houston Authority of Harris County, Texas

ATTEST:

_____
Erik Eriksson
Secretary

F. EXECUTIVE

Subject	**4. Authorize the Executive Director of the Port Authority to make routine purchases or contracts in an amount not to exceed $100,000.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, delegate authority to make routine purchases in an amount not to exceed $100,000 to the Executive Director and authorized representatives of the Executive Director, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Executive

Staff Contact:
Erik Eriksson

Background:
As currently enacted, Texas Water Code Sec. 60.403(a) provides that a port commission, an authorized designated officer of the port commission, the executive director of the port authority, or an authorized representative of the executive director may make routine purchases or contracts in an amount not to exceed $50,000.

Section 1 of Senate Bill 1500, of the Regular Session of the 88th Legislature, amends Water Code Sec. 60.403(a) effective June 18, 2023, to permit a port commission to delegate additional authority for routine purchases or contracts in an amount not to exceed $100,000.

Various provisions in Chapter 60 of the Water Code would follow Sec. 60.403(a) in adopting the $100,000 threshold for certain port authority actions, if its port commission has delegated that authority: $100,000 would become the threshold amount requiring (i) a formal procedure for emergency purchases (Sec. 60.4035(a)); (ii) formal procurement methods (Secs. 60.404, 60.405, and 60.406); (iii) awards by a port commission at public meetings (Sec. 60.408); and (iv) change order approval by a port commission (Sec. 60.410).

Note separately that the same bill expands the instances when emergency purchases exceeding the threshold amount are permitted, to better address supply chain challenges and similar circumstances.

According to the Legislative Bill Analysis, Senate Bill 1500 seeks to enact administrative changes that will allow Texas port authorities to be more efficient and cost effective, consistent with inflation and changes in supply chain logistics, thus enhancing the state’s economic development.

Staff Evaluation/Justification:
Port Authority staff recommends that the Port Commission delegate authority to the Port Authority’s Executive Director and authorized representatives of the Executive Director to make routine purchases in an amount not to exceed $100,000.

H. CHANNEL INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, approve an amendment to the professional services contract with GHD, Inc. to further develop asset management and geographic information system programs in an amount not to exceed $582,410, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Asset Management

Staff Contact:
Charlie Jenkins

Background:
By Minute No. 2022-0524-24, the Port Commission approved a contract with GHD Inc. totaling $720,393 to provide professional services to support the Asset Management Strategic Improvements Initiative (AMSII) project (Phase II, or the "2022 project scope"). Staff advised the Port Commission at that time that it anticipated requesting future amendments to this professional services contract, pending the performance of GHD, Inc., to extend the term and add scope for beginning implementation of the actions recommended in the 2021 original project scope.

The services provided under the scope of the contemplated amendment and extension would be Year 2 of 5, Phase II of the AMSII project for improving the asset management (AM) and geographic information system (GIS) programs to better align with industry best practices. Additionally, these services would be integrated with the Next Generation Enterprise Resource Planning project, ahead of implementation of the Port Authority's new Enterprise Resource Planning system.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve amending the professional service contract with GHD, Inc.

H. CHANNEL INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, authorize the Port Authority to 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Channel Improvement

Staff Contact:
Charlie Jenkins/Lori Brownell/Leiá Wilson/Jose Tapia

Background:
By Minute No. 2022-0617-02, the Port Commission awarded Weeks Marine Inc. (WMI) the Redfish to Bayport – Alternate B dredging contract (also known as dredging Package 4B/5) for the hydraulic scope of work. Alternate B work consists of dredging Houston Ship Channel Stations 16+000 to 57+000, the Bayport Flare, and Bayport Ship Channel (BSC), with disposal to Three Bird Island Marsh (TBIM).

The BSC and associated Bayport berths have experienced higher than expected shoaling since the last U.S. Army Corps of Engineers (USACE) maintenance dredging contract was completed mid-year 2022, causing a draft restriction to be imposed in May 2023. The USACE has executed an emergency dredging contract to remove the material within BSC. The Port Authority is required to remove the adjacent material within the Bayport Container Terminal (BCT) berths to match the USACE efforts within the BSC.

Expanding the WMI scope to include BCT berth maintenance dredging is the most cost-efficient method to dredge the unexpected maintenance material. At this time, Berths 2, 3, part of 4, and 6 require immediate attention to remain in a non-draft restriction state and prepare for the arrival of the ship-to-shore cranes in July and expected Berth 6 opening in October 2023.

Staff Evaluation/Justification:
Staff has concluded that at this time it would be the most effective approach and in the best interest of the Port Authority for the scope of the Weeks Marine, Inc. contract to be modified to include maintenance dredging at BCT, and so requests that the Port Commission approve an amendment to its contract with the Port Authority as described above.

H. CHANNEL INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, authorize the Port Authority to use 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Channel Improvement

Staff Contact:
Lori Brownell

Background:
Port Authority and U.S. Army Corps of Engineers have set up a joint escrow account with Moody Bank to facilitate funds transfer for required non-federal sponsor contributions toward Houston Ship Channel Expansion Improvement Project (Project 11) costs. This enables the Port Authority to earn interest on its deposit funds remaining after required contributions. At present, the escrow account has approximately $3.3 million of funds remaining from Project 11 Contract 1, Dollar Reef Oyster Mitigation.

Staff Evaluation/Justification:
Staff requests that the Port Commission authorize the use of current and future unobligated funds for future U.S. Army Corps of Engineers expenditures for Project 11. This use would be subject to the existing approval authorizations maintained by the Port Authority.

H. CHANNEL INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, authorize the Port Authority to 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Permits/Licenses/Pipeline Easements

Department:
Channel Operations

Staff Contact:
Garry McMahan

Background:
The pipeline and transmission line licensees listed below have applied to renew their licenses:

30 Year Term

Company	File No.	License Fee*
Chevron Phillips Chemical Company	2000-0172	$47,284
Energy Transfer Mont Belvieu NGL Pipelines LLC	2003-0376	$81,044
Enterprise Products Operating LLC	2003-0340	$16,956
HSC Pipeline Partnership, LLC	2013-0202	$4,772
Targa Downstream LLC	2003-0242	$30,318
Total		**$180,374**

*License fee is calculated for the first 10 years of the agreement for the 30-year term licenses.

Staff Evaluation/Justification:
The applications were reviewed and approved by the Port Authority's Channel Operations department and the Port Terminal Railroad Association when applicable. The licenses are to be renewed subject to the Port Authority's usual terms and conditions.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	**5. Approve transfer of a pipeline license from Shell Oil Company to Deer Park Refining Limited Partnership and renewal of that license.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, authorize the Port Authority to approve transfer of a pipeline license from Shell Oil Company to Deer Park Refining Limited Partnership and renewal of that license, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Permits/Licenses/Pipeline Easements

Department:
Channel Operations

Staff Contact:
Garry McMahan

Background:
Deer Park Refining Limited Partnership, Port Authority File No. 1991-0199, has applied for the transfer to it of a pipeline license previously authorized for Shell Oil Company, and the renewal of that license. Deer Park Refining Limited Partnership acquired this pipeline on January 20, 2022.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority's Channel Operations department. The license is subject to the Port Authority's usual terms and conditions, for a 30-year term, and at a fee of $15,886 for the first ten years of the 30-year term. The $675 application fee has been paid.

Staff recommends approval.

I. COMMERCIAL

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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 3% or the increase in the Consumer Price Index, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships) Strategic Objective 3a. - Cultivate key relationships to accomplish common goals STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:
Leases

Department:
Real Estate

Staff Contact:
John Moseley/Ben Licata

Background:
Cooper/Ports America, LLC has requested that the Port Authority lease it approximately 0.87 acres out of its Block 24 at Industrial Park East for a two-year term. Cooper/Ports America, LLC plans to use the property for the storing and handling of steel and steel cargo.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the proposed lease with Cooper/Ports America, LLC under the terms described above.

I. COMMERCIAL

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships) Strategic Objective 3a. - Cultivate key relationships to accomplish common goals STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:
Leases

Department:
Real Estate

Staff Contact:
John Moseley/Diana Sechler

Background:
By Minute No. 2021-0622-11, the Port Commission approved a (i) two-year lease with Matthews Brothers Dredging, LLC (Matthews Brothers) for approximately 0.443 acres out of Block 4 at Sims Bayou, and (ii) a non-exclusive, two-year license with Matthews Brothers for approximately 0.416 acres out of the adjacent Block 4A, to run coterminously with the lease. Both properties are used for parking vehicles and making crew changes in connection with dredging operations for certain parts of the Houston Ship Channel for the U.S. Army Corps of Engineers.

Matthews Brothers has requested that the Port Authority extend the lease term for an additional two years and enter into a new two-year license for the properties described above it intends to continue to use the properties for the purpose described above.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the proposed lease amendment and the license under the terms described above.

I. COMMERCIAL

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships) Strategic Objective 3a. - Cultivate key relationships to accomplish common goals STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:
Leases

Department:
Real Estate

Staff Contact:
John Moseley/Jim Vo

Background:
By Minute No. 2015-0127-35, the Port Commission approved a fifteen-year lease with South Coast Terminals, LP (South Coast) for approximately 3.14 acres at Manchester Terminal in Harris County, Texas.

By Minute No. 2021-1207-15, the Port Commission approved a change of control of South Coast whereby, among other things, all of the equity interests in South Coast were acquired by South Coast Terminals Holdings LLC. Additionally, prior to the closing of the change of control transaction, South Coast converted to a Delaware limited liability company and changed its name to S C Terminals LLC (S C Terminals).

S C Terminals has requested that the Port Authority amend the lease acreage to include an additional 0.08-acre tract of land, that includes a currently non-functional rail spur in need of repairs. S C Terminals proposes to perform the necessary repairs at its sole cost for future railcar storage and pulls.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the proposed lease amendment under the terms described above.

I. COMMERCIAL

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships) Strategic Objective 3a. - Cultivate key relationships to accomplish common goals STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region) Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port

Category:
Leases

Department:
Real Estate

Staff Contact:
John Moseley/Ben Licata

Background:
By Minute No. 2014-1028-47, the Port Commission approved a five-year lease with Volkswagen Group of America, Inc. (Volkswagen) for approximately 70.85 acres out of Blocks 15, 16, and 18 at Northside Turning Basin. The property has been used for the storage and processing of automobiles and operation of office buildings (including activities related thereto).

By Minute No. 2019-1211-17, the Port Commission approved an amendment to, among other things, extend the lease term to nine years and add a surface lease of approximately 10.74 acres out of Block 10 in the Northside Turning Basin. Thereafter, the Port Authority terminated the 10.74-acre portion of the leased property, effective February 12, 2023. The lease is still in effect for the remaining 70.85-acre tract, and the lease term is set to expire on December 31, 2023.

Volkswagen has requested that the Port Authority extend the lease term commencing January 1, 2024, for an additional two months with a one-month mutual extension option, and intends to continue to use the property for the purpose described above. Volkswagen has requested this extension to accommodate the relocation of its future vehicle logistics port operations. In consideration of this requested short-term extension, the current monthly base rent will increase as well as vessel and rail fees will be paid to compensate for potential lost revenue under the Port Authority's tariffs.

Staff Evaluation/Justification:
Staff has reviewed Volkswagen's proposal and recommends the Port Commission approve the proposed lease amendment under the terms described above.

K. INFRASTRUCTURE

Subject	**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 Barbours 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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, Woolpert, Inc.; and second, CAS Group, LLC; (b) award a professional services contract to Woolpert, Inc. for consultant services for (i) annual pavement replacement at Barbours Cut Terminal and Bayport Container Terminal, (ii) annual concrete replacement, and (iii) pavement, drainage improvement, and dust control work at Turning Basin Terminal, in an amount not to exceed $226,014; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Roger H. Hoh, P.E.

Background:
The proposed contract would be for engineering consulting services to review and revise the current design for (i) the annual pavement replacement at Barbours Cut Terminal and Bayport Container Terminal, (ii) the annual concrete replacement at Turning Basin Terminal and (iii) pavement, drainage improvements, and dust control work at Turning Basin Terminal.

The Port Authority notified vendors regarding its request for qualifications (RFQ) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Sixteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On March 22, 2023, two RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required analysis and design services:

- Woolpert, Inc.
- CAS Group, LLC

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Woolpert, Inc. for the consultant services for (i) annual pavement replacement at Barbours Cut Terminal and Bayport Container Terminal, (ii) annual concrete replacement, and (ii) pavement, drainage improvement, and dust control work at Turning Basin Terminal, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	**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 Barbours 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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, McDonald Municipal & Industrial – Division of C. F. McDonald Electric, Inc.; second, Main Lane Industries, Ltd.; and third, Boyer, Inc.; (b) award a contract to McDonald Municipal & Industrial – Division of C. F. McDonald Electric, Inc. for the installation of redundant power to serve Wharves 4, 5, 6, and wheeled reefer power supply at Barbours Cut Terminal, in an amount not to exceed $7,135,469; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Roger H. Hoh, P.E.

Background:
This project consists of the installation of approximately 1600 linear feet of electrical and communications duct bank to serve Wharf 6 during construction of Container Yards (CY) 6 and 7, and Wharves 4 and 5 at Barbours Cut Terminal. This project also includes the installation of approximately 3500 linear feet of electrical duct bank, reefer plugs, and electrical components for 238 additional reefer slots to supplement lost reefer capacity during construction of CY 6 and 7.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Nineteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On May 31, 2023, three CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- McDonald Municipal & Industrial – Division of C. F. McDonald Electric, Inc.
- Main Lane Industries, Ltd.
- Boyer, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to McDonald Municipal & Industrial – Division of C. F. McDonald Electric, Inc. and act as otherwise described above.

K. INFRASTRUCTURE

Subject	**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 Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Ninyo & Moore Geotechnical & Environmental Science Consultants; and second, Geotech Engineering and Testing.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, Ninyo & Moore Geotechnical & Environmental Science Consultants; and second, Geotech Engineering and Testing; (b) award a professional services contract to Ninyo & Moore Geotechnical & Environmental Science Consultants for the installation of redundant power to serve Wharves 4, 5, 6, and wheeled reefer power supply at Barbours Cut Terminal, in an amount not to exceed $100,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Roger H. Hoh, P.E.

Background:
This procurement includes construction material testing services during the electrical conduit re-route to serve Wharves 4, 5, 6, and wheeled reefer power supply at Barbours Cut Terminal. Per Section 60.463(c) of the Texas Water Code, in certain circumstances the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction materials installed by the contractor. This procurement would provide such third-party inspection services.

The Port Authority notified vendors regarding its request for qualifications (RFQ) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Eleven vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On May 31, 2023, two RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Ninyo & Moore Geotechnical & Environmental Science Consultants
- Geotech Engineering and Testing

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Ninyo & Moore Geotechnical & Environmental Science Consultants and act as otherwise described above.

K. INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023, meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, U.S. Water Services Corporation dba USW Utility Group; and second, and Miggins Interests, L.L.C., dba Hydro Tech Utilities; (b) award an environmental services contract to U.S. Water Services Corporation dba USW Utility Group to operate, maintain, and monitor the Jacintoport Wastewater Treatment Plant in an amount not to exceed $200,000 for a two-year term; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 4a. - Implement an innovative environmental leadership strategy STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)

Category:
Awards, Amendments & Change Orders

Department:
Environmental Affairs

Staff Contact:
Trae Camble

Background:
The Port Authority is seeking to obtain an environmental service provider to operate, maintain, and monitor the Jacintoport Wastewater Treatment Plant. The operator would manage the Jacintoport Wastewater Treatment Plant as required by the permit including all necessary sampling, analyzes, reporting, recordkeeping, inspections, and repairs, including maintenance of the plant and the grounds, and other associated duties for operating the plant.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed System and the project was advertised on the Port Authority's website and in a local newspaper. Eleven vendors downloaded the project materials from the BuySpeed System.

Staff Evaluation/Justification:
On May 24, 2023 two RFP responses were received and opened. Staff evaluated and ranked the proposals in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as providing best value to the Port Authority:

- First, U.S. Water Services Corporation dba USW Utility Group
- Miggins Interests, L.L.C., dba Hydro Tech Utilities

Following staff Executive Committee review, staff recommends that the Port Commission award the contract to U.S. Water Services Corporation dba USW Utility Group.

K. INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Roger H. Hoh, P.E.

Background:
As part of the Port Road Expansion and Drainage project at Bayport Container Terminal, Union Pacific Railroad Company (U.P.) required its own Track Maintenance department to rebuild and replace the section of its track that was removed, in order to place new drainage culverts crossing its right of way (ROW). U.P. also required its construction inspector and approved flagmen to be onsite while construction was ongoing within its ROW. U.P. has issued three invoices for this work, totaling $120,610.

Staff Evaluation/Justification:
Staff recommends the Port Commission issue a purchase order to U.P. for payment of the associated fees.

K. INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, approve an agreement with the Katy Prairie Mitigation Stream 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 4a. - Implement an innovative environmental leadership strategy

Category:
Awards, Amendments & Change

Department:
Environmental Affairs

Staff Contact:
Trae Camble

Background:
The Port Authority is preparing the Old Hwy 146 tract for pre-development in connection with future development plans in the vicinity of the Bayport Container Terminal. That process would include purchasing stream mitigation credits prior to placing material onsite. The Port Authority would be responsible for purchasing stream credits for wetland mitigation, and securing these mitigation credits is critical to development of the property as the credits are difficult to obtain and are not widely available.

Staff Evaluation/Justification:
Port Authority staff recommends the Port Commission approve this request to enter into an agreement with the Katy Prairie Stream Mitigation Bank to acquire wetland stream mitigation credits for the Port Authority's Old Hwy 146 tracts.

K. INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, approve an amendment to the professional services contract with Aviles Engineering Corporation to perform additional work associated with construction material testing (CMT) services for construction of Wharf 6 at Bayport Container Terminal in an amount not to exceed $35,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Roger H. Hoh, P.E.

Background:
By Minute No. 2021-0223-17, the Port Commission awarded a professional services contract to Aviles Engineering Corporation for construction material testing (CMT) services for construction of Wharf 6 at Bayport Container Terminal.

This proposed amendment would consist of the following:

- Additional funding for material testing services, necessary for quality assurance on the remaining structural concrete placements.

This amendment would bring the total expenditure under this contract to $815,000.

Staff Evaluation/Justification:
Staff has reviewed Aviles Engineering Corporation's proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed amendment.

K. INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, approve an amendment to the professional services contract with Jacobs Engineering Group, Inc. for full design, including procurement support services for the Turning Basin Terminal Wharves 9 and 16 Global Stability Projects, in an amount not to exceed $601,337, and authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Project & Construction Management

Staff Contact:
Roger H. Hoh, P.E.

Background:
Jacobs Engineering Group, Inc. holds a professional services contract in the amount of $342,825 for engineering evaluation of Wharves 9, 16, 17, 23, 24, 25, 26, 29, 30, 31, and 32 at Turning Basin Terminal.

This proposed amendment of $601,337 would consist of full design, including procurement support, for stabilizing Wharves 9 and 16 which now have been identified as becoming unstable following the Project 11 federal channel deepening. One amendment has been made for additional geotechnical data under this contract totaling a cost of $13,288; this amendment will result in a total contract amount of $957,450.

Staff Evaluation/Justification:
Staff has reviewed Jacobs Engineering Group, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed amendment.

K. INFRASTRUCTURE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Roger H. Hoh, P.E.

Background:
By Minute No. 2020-0623-21, the Port Commission awarded a construction contract to Harper Brothers Construction, LLC for Port Road expansion and drainage at Bayport Container Terminal.

This proposed change order addresses:

- Installation of additional traffic barricade at the eastbound SH146 ramp;
- Installation of gates between the LBC and ODFJELL facilities;
- Modification of the LBC outfall structure;
- Reimbursement to Harper Brothers for flagmen;
- An additional drainage inlet; and
- Final construction material quantities adjustments.

This is the fourth change order to this contract, for a total change order value to date of $579,751, which is 3.07% of the total contract value.

Staff Evaluation/Justification:
Port Authority staff has reviewed the proposal submitted by Harper Brothers Construction, LLC and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
By Minute No. 2019-0924-49, the Port Commission awarded a two-year contract to Aabbott-Michelli Technologies, Inc. in the amount of $250,000 for the purchase of parts and repair services for truck scales at Barbours Cut Terminal and Bayport Container Terminal, these funds have been depleted.

Truck scales are used to weigh all export loads, ensuring safe lifting weight limits are adhered to by yard and wharf equipment. These weights are validated against the maximum safe weight for each container. Port Authority truck scales handle approximately 35,000 trucks weekly. As a result, a reliable source for regular calibration, repair parts, and services is needed for operational efficiency. This contract would cover thirty-six scales operating at both facilities.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Four vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On May 17, 2023, two responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published.

Following staff's Executive Committee review, staff recommends that the Port Authority award a two-year contract to Aabbott-Michelli Technologies, Inc., the responsible bidder submitting the lowest and best bid, for the purchase of parts and repair services for truck scales at Barbours Cut Terminal and Bayport Container Terminal.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, award a three-year contract to Southern Tire Mart, LLC for the purchase of RTG crane tires and related items for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed $2,500,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
By Minute No. 2021-1207-44, the Port Commission awarded a two-year contract to Southern Tire Mart, LLC in an amount not to exceed $1,000,000 for the purchase of RTG crane tires and related items for Barbours Cut Terminal and Bayport Container Terminal. Contract funds have been depleted.

The Port Authority currently owns one hundred and sixteen RTG cranes in operation at these facilities. Additionally, twenty-six units are to be received at each terminal by Q2 2024 and five units at Barbours Cut Terminal by Q3 2025. A total of 2,352 tires are to be maintained during this three-year contract to meet terminal demands.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) for RTG crane tires and related items for Barbours Cut Terminal and Bayport Container Terminal using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Eight vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On May 17, 2023, three CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSB.

Following staff Executive Committee review, staff recommends that the Port Authority award a three-year contract to Southern Tire Mart, LLC, the responsible bidder submitting the lowest and best bid, for the purchase of RTG crane tires and related items for Barbours Cut Terminal and Bayport Container Terminal.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
By Minute 2020-1027-27, the Port Commission awarded a two-year contract to Interamerican Motor, LLC in the amount not to exceed $250,000 for the purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds have been depleted.

The Port Authority currently owns one hundred and sixteen rubber-tired gantry cranes and over 700 vehicles and equipment that require one or more batteries for daily operation. In addition, some Information Technology and security hardware operate with batteries as well.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) using the Port Authority's BuySpeed Eprocurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Twenty-five vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On May 17, 2023, three CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Authority award a two-year contract to Parts Authority, LLC, the responsible bidder submitting the lowest and best bid, for purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
Maintenance shops at all three terminals use steel products such as angle bars, beams, channels, expanded metals, plates, and pipes to complete projects including, but not limited to, repairs to wharf and rubber-tired gantry cranes, wharves, terminal gates, building structures, and machining parts for equipment. Local access to a variety of steel products is critical to terminal operations.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Six vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On May 24, 2023, two CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSB.

Following staff Executive Committee review, staff recommends that the Port Authority award a two-year contract to Triple-S Steel Supply Company, the responsible bidder submitting the lowest and best bid, for the purchase of steel products for repairs to equipment and facilities at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendements & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
By Minute No. 2021-0622-31, the Port Commission awarded a two-year contract to Lockridge Packaging, LLC in the amount not to exceed $500,000 for the purchase of paper products for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. This contract is set to expire on June 30, 2023.

Paper products include paper towels, bathroom tissue, shop towels, napkins, toilet seat covers, plastic cups, and trash can liners. These products are used at Port Authority locations including the Executive Office Building, Port Police and Fire Department facilities, and all marine terminals.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Ten vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On May 24, 2023, two CSB responses were received and opened. These responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSB.

Following staff Executive Committee review, staff recommends that the Port Authority award a two-year contract to Lockridge Packaging, LLC, the responsible bidder submitting the lowest and best bid, for the purchase of paper products for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
The Port Authority owns one-hundred and sixteen rubber-tired gantry (RTG) cranes, twenty-eight wharf cranes, and numerous electrical switchgears and equipment at all three facilities. They require low, medium, and high voltage fuses to support uninterrupted vessel operations at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Twelve vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:
On May 10, 2023, three CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Authority award a three-year contract to Fuseco, Inc., the responsible bidder submitting the lowest and best bid, for purchase of fuses and related products for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, award a three-year contract to Yard Mule Specialists, Inc. 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
By Minute No. 2021-0720-31, the Port Commission awarded a three-year contract to Yard Mule Specialists, Inc. in an amount not to exceed $250,000 for the purchase of spare and replacement Capacity brand parts for yard tractors at Barbours Cut Terminal and Bayport Container Terminal.

The Port Authority currently owns a total of forty-eight yard tractors manufactured by Capacity Trucks operating at these facilities. These units require a large number of spare parts for preventive maintenance and repairs and are used daily to transport containers to the Barbours Cut Terminal rail ramp, United States Department of Agriculture (USDA) inspection ramps, fumigation areas, and other areas within the facilities. Replacement and spare parts would be purchased through this contract as needed to properly maintain these units and minimize operational downtime.

Staff Evaluation/Justification:
Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Yard Mule Specialists, Inc. is the sole authorized source of replacement Capacity parts in the Houston metropolitan area.

Staff recommends that the Port Commission approve entering into a three-year contract with Yard Mule Specialists, Inc. for the purchase of spare and replacement Capacity brand parts for yard tractors at Barbours Cut Terminal and Bayport Container Terminal.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Operations

Staff Contact:
Michael Shaffner

Background:
Rubber-tire gantry optimization or (RTG-O) is an Navis N4 module that is designed to help optimize manual decision making for placement of RTG cranes. RTG-O helps to answer high level questions including where in the yard should an RTG be deployed, and what RTG should get what job and in what order.

The control room feature of RTG-O would alert the Operations department when an area in the yard is under-or over-allocated in terms of RTG crane capacity and then suggest the most optimal RTG to move. The module utilizes advanced algorithms that constantly evaluate every work instruction against the available fleet of working RTG cranes, resulting in a more balanced workload and improved performance.

In total the Port Authority has a current fleet of 116 RTG cranes and a future fleet of 142 in 2024. Having RTG cranes in the right location and allocating work in a balanced manner is critical to terminal performance. The use of RTG-O provides a powerful tool to ensure the RTG fleet is optimized.

The RTG-O module would serve as a technical advancement in daily operations that supports volume growth and optimal service to our customers.

Staff Evaluation/Justification:
Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Navis is the sole source for the RTG-O module.

Staff recommends the Port Commission approve this contract with Navis for the above purchase.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, award a two-year contract to Beck Electric Supply 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
The Port Authority currently owns thirteen wharf cranes including seven operating at Barbours Cut Terminal and and six at Bayport Container Terminal that are equipped with operator cabins manufactured by Brieda Cabins S.r.l. of Italy. Additionally, three wharf cranes equipped with Brieda cabins are expected to be delivered next month to Bayport Container Terminal. The ability to expedite procurement of spare and replacement parts for these cabins is critical to efficient terminal operation.

Staff Evaluation/Justification:
Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Beck Electric Supply is the sole authorized source for replacement of Brieda parts in the United States.

Staff recommends that the Port Commission award a two-year contract to Beck Electric Supply for the purchase of spare and replacement Brieda cabin parts for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal. Replacement and spare parts would be purchased through this contract as needed to properly maintain wharf cranes and minimize operational downtime.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
The Port Authority currently owns a total of sixteen wharf cranes and three telescopic over-height spreaders manufactured by Bromma in operation at Barbours Cut Terminal. In order to promote a balance of terminal equipment between Barbours Cut Terminal and Bayport Container Terminal and meet operational demands, staff recommends that two telescopic over-height spreaders be purchased. These units would be used daily on wharf cranes to handle flat-racks and open top containers.

Staff Evaluation/Justification:
Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Kalmar USA Inc. Bromma Americas is the sole authorized distributor of captive replacement parts for Bromma products in the United States.

Staff recommends that the Port Commission award a contract to Kalmar USA Inc. Bromma Americas for the purchase of two telescopic over-height spreaders for Barbours Cut Terminal.

L. OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, issue a purchase order 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, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)

Category:
Award, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Paulo Soares

Background:
A ten-person crew of Port Maintenance employees is responsible for maintaining and repairing all Port Authority-owned heating, ventilation, and air conditioning systems at all three terminals. The Port Authority is seeking to obtain a modular building that would adequately accommodate them. This space would be utilized for on-line computer access training, instructor lead training, uniform locker room storage, offices, and a breakroom.

The Local Government Purchasing Cooperative is an administrative agency of cooperating local governments and its Buyboard purchasing program may be used for this purchase.

Staff Evaluation/Justification:
The Director of Procurement Services has determined that procuring this item through the Buyboard Program is the method that satisfies both competitive purchase requirements and provides best value to the Port Authority.

The Central Maintenance department has determined that the best availability, price, and contract term for this modular building is provided by Aries Building Systems, LLC under the pricing schedule obtained from that vendor's contract with the Local Government Purchasing Cooperative's Buyboard Program.

Staff recommends that the Port Commission approve this best value determination and award a contract to Aries Building Systems, LLC for the purchase of a modular building for Central Maintenance at Turning Basin Terminal.

N. SECURITY AND EMERGENCY OPERATIONS

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 4b. - Prepare for disruptive events and mitigate their impact

Category:
Awards, Amendments & Change Orders

Department:
Security

Staff Contact:
Jessica Thomas

Background:
Security is seeking to obtain two portable guard booths for temporary manning of access points that do not have a fixed guard house. These portable guard booths are utilized to meet U.S. Coast Guard requirements for access control in situations like temporary construction entrances or when a section of fence is damaged.

Staff Evaluation/Justification:
The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Five vendors downloaded the project materials from BuySpeed.

On May 10, 2023, three CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. The lowest bidder was deemed not responsible.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Ready2Go Restroom Trailer Sales, LLC, the responsible bidder submitting the lowest and best bid, for the purchase of two trailer-mounted portable guard booths with generators.

O. TECHNOLOGY

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, issue a purchase order to Precision Task Group, Inc. for consulting and professional 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, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Charles Thompson

Background:
The Port Authority is seeking to obtain consulting and professional services for data governance in the focused areas of an assessment and education. With the number of existing legacy applications at the Port Authority which contain portions of complete data, the need to have an assessment, and education to develop a framework for data governance and data quality are essential pre-work activities for the NXGEN ERP Project.

Staff Evaluation/Justification:
The Director of Procurement Services has determined that procuring Workday subscription-based licensing, training, and delivery assurance, through the Texas Department of Information Resources (DIR) purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Precision Task Group, Inc, leveraging a sub-contractor, Premier International Enterprises Inc., under the pricing schedule obtained from that vendor’s contract with DIR (DIR-CPO-5007) and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

O. TECHNOLOGY

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Charles Thompson

Background:
The Port Authority is seeking to obtain approval for the renewal of Infoblox maintenance, which provides network-related functionality for devices on and off the Port Authority's network.

Staff Evaluation/Justification:
The Director of Procurement Services has determined that procuring the purchase of these services through the Texas Department of Information Resources (DIR) purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology (IT) department has determined that the best availability, price, and contract term for these services is provided by Centre Technologies under the pricing schedule obtained from that vendor's contract with DIR, and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

O. TECHNOLOGY

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Charles Thompson

Background:
The Port Authority is seeking to obtain renewal of licenses and maintenance for Mimecast products. Mimecast software provides the Port Authority with email information security and email archiving for record retention, historical searches, and public record requests. The Port Authority has been utilizing Mimecast application and services for over five years.

Staff Evaluation/Justification:
The Director of Procurement Services has determined that procuring Mimecast licenses and maintenance through the Texas Department of Information Resources (DIR) purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Critical Start under the pricing schedule obtained from that vendor’s contract with DIR, and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

O. TECHNOLOGY

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective 2c. - Enhance efficiency and resilience through innovative technology and other means Strategic Objective 1c. - Deliver excellence and continuous improvement in all core functions

Category:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Charles Thompson

Background:
The Port Authority uses Oracle software services, and Information Technology staff has determined that the services and associated license may be obtained through the cloud.

By Minute No. 2023-0502-37, the Port Commission approved the purchase from RFD & Associates, Inc. for Oracle Public Cloud Services, using a State of Texas TCPN and IPA Cooperative Purchase program using a State of Texas Cooperative Purchasing Network and National Intergovernmental Purchasing Alliance cooperative purchase contract, in an amount not to exceed $364,283. RFD & Associates, Inc. has informed the Port Authority that it no longer has a cooperative contract with TCPN and IPA for the services at issue but may provide them pursuant to its Texas Department of Information Resources (DIR) contract.

Staff Evaluation/Justification:
The Director of Procurement Services has determined that procuring Oracle Public Cloud services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that Texas DIR would be an acceptable order fulfiller and qualified product reseller for RFD & Associates, Inc. and that the best availability, price, and contract term for the items needed is provided by RFD & Associates, Inc. under the pricing schedule obtained from that vendor's contract with Texas DIR and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

O. TECHNOLOGY

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Charles Thompson

Background:
The Port Authority uses Oracle software services, and Information Technology staff has determined that the services and associated license may be obtained through the cloud.

By Minute No. 2023-0502-36, the Port Commission approved the purchase from Mythics, Inc. for Oracle JDEdwards Enterprise Resource Planning (ERP) software licensing, using a State of Texas TCPN and IPA Cooperative Purchase program using a State of Texas Texas Cooperative Purchasing Network and National Intergovernmental Purchasing Alliance cooperative purchase contract, in an amount not to exceed $70,644. Mythics, Inc. has informed the Port Authority that it no longer has a cooperative contract with TCPN and IPA for the services at issue but may provide them pursuant to its Texas Department of Information Resources (DIR) contract.

Staff Evaluation/Justification:
The Director of Procurement Services has determined that procuring Oracle JDEdwards Enterprise Resource Planning (ERP) software licensing through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. The Port Authority, as a political subdivision of the State of Texas, is authorized to use Texas DIR for the procurement of certain items (primarily technology, security, and fire/police items).

The Information Technology Department has determined that Texas DIR would be an acceptable order fulfiller and qualified product reseller for Mythics, Inc. and that the best availability, price, and contract term for the items needed is provided by Mythics, Inc. under the pricing schedule obtained from that vendor’s contract with Texas DIR and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

O. TECHNOLOGY

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Charles Thompson

Background:
The Port Authority is seeking to obtain the renewal of JDEdwards Enterprise Resource Planning software to track financial transactions related to Payroll, Accounts Payables, Accounts Receivable, procurements, and receipts associated with the procurement process. The licensing agreement related to the software is based upon the Port Authority's audited operating budget.

Staff Evaluation/Justification:
The Director of Procurement Services has determined that procuring the renewal of JDEdwards Enterprise Resource Planning software through the Texas Department of Information Resources (DIR) purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by RFD & Associates, Inc. under the pricing schedule obtained from that vendor's contract with DIR, and is therefore recommending this purchase.

Accordingly, staff recommends that the Port Commission approve this best value determination and contract.

O. TECHNOLOGY

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Ron Farrow

Background:
By Minute No. 2022-0927-78, the Port Commission awarded the configuration, installation and five-year support of the Port Authority's NXGEN Wireless solution for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal indoor and outdoor Wireless Fidelity (Wi-Fi) to Netsync Network Solutions (Netsync) in an amount not to exceed $1,200,000.

This proposed change order to the Port Authority's contract with Netsync is needed in order to ensure appropriate industrial equipment is being used for adverse conditions such as heat in excess of 125 degrees Fahrenheit. Netsync's contract was awarded as part of a divisible request for proposals (RFP) which also awarded a contract to a separate vendor.

With this change order the contract amount would total $1,700,000.

Staff Evaluation/Justification:
Port Authority staff has reviewed the proposal submitted by Netsync and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

R. EXECUTIVE

Subject	**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.**
Meeting	Jun 27, 2023 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 27, 2023 meeting, 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
General

Department:
Executive

Staff Contact:
Erik Eriksson

Background:
In order to facilitate the acquisition and development of a new office building, at its March 20, 2023 meeting the Port Commission took the first step to approve the formation of Port Houston Local Government Corporation (Corporation) organized under subchapter D of Chapter 431 of the Transportation Code.

On April 25, 2023 the application for formation of the Corporation was approved by the Texas Secretary of State, and on May 23, 2023 the organization meeting of the Corporation was held, at which the final form of its certification of formation and bylaws, officer roster, and various banking, audit, and tax matters were approved by its Board of Directors.

The initial draft of an interlocal agreement between the Corporation and the Port Authority, which would provide the Corporation with administrative support was also approved at that meeting. The Board of Directors of the Corporation was informed at that time that staff anticipated that the terms of the agreement might be subject to amendment, based on the financing needs of the Corporation.

The updated form of interlocal agreement is now being brought to the Port Commission for action, and will subsequently be brought to the Corporation for action as well. In addition to providing the Corporation with operational and management assistance, the Port Authority would advance funding to the Corporation up to the amount set forth above, to support the acquisition and development of a new office building for Port Authority employees. The terms of a lease or other arrangement in connection with that use would be subject to future action by the Port Commission and Board of Directors of the Corporation.

Staff Evaluation/Justification:
Staff recommends that the Port Commission authorize the Port Authority to enter into an interlocal agreement with the Corporation as described above.