

March 21, 2024

NOTICE OF MEETING
OF THE
PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on Tuesday, March 26, 2024. A quorum of the Port Commission is intended to meet at 9:15 a.m. at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

In addition, pursuant to Government Code Sec. 551.127 permitting a governmental body to hold a public meeting by videoconference call, the meeting may also be accessed via Webex webinar, as provided on the following page.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Erik A. Eriksson
Secretary



Additional Public Meeting Notifications.

1. In accordance with the Port Commission's usual practice:
 - a. Members of the public may speak during the posted public comment section.
 - Please register to speak no later than an hour before the meeting by emailing Liana Christian lchristian@porthouston.com or Erik Eriksson eeriksson@porthouston.com. They may also be reached by telephone at (713) 670-2615 or (713) 670-2614, and by mail at 111 E. Loop N, Houston, Texas 77029.
 - Please provide name and the organization the speaker represents, if applicable.
 - Comments are limited to three minutes.
 - b. An audio recording of the meeting is being made, and will be available to the public, as will written minutes after Port Commission approval.
2. To request accommodations under the Americans with Disabilities Act or language access services, please contact Liana Christian or Erik Eriksson at least three days prior to the meeting.
3. This meeting will offer the options to participate by videoconference (see next page) or in-person. Restrictions regarding allowable room capacity and seating arrangements may be in place at the meeting.



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

[Join meeting](#)

More ways to join:

Join from the meeting link

<https://porthouston.webex.com/porthouston/j.php?MTID=mcd37ba0e667d1ce412645511a9af3bca>

Join by meeting number

Meeting number (access code): 2488 225 2588

Meeting password: MarPC

Tap to join from a mobile device (attendees only)

+1-720-650-7664,,24882252588## United States Toll (Denver)

+1-469-210-7159,,24882252588## United States Toll (Dallas)

Join by phone

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+1-469-210-7159 United States Toll (Dallas)

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Join from a video system or application

Dial [24882252588@porthouston.webex.com](tel:24882252588)

You can also dial 173.243.2.68 and enter your meeting number.

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

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Tuesday, March 26, 2024
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - February 29, 2024

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

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

Awards, Amendments & Change Orders

1. Enter into a professional services contract with Brown Consulting for state governmental policy consulting and support in an amount not to exceed \$66,000.
2. Enter into a professional services contract with Michael Toomey and Associates for state governmental policy consulting and support in an amount not to exceed \$66,000.

General

3. Review, deliberation, and possible approval of Port Commission committee and task force chairs and members.

G. BUSINESS EQUITY

1. No items.

H. CHANNEL INFRASTRUCTURE

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

Permits/Licenses/Pipeline Easements

1. Approve the renewal of the following expiring Port Authority licenses for new thirty-year terms: Energy Transfer Mont Belvieu NGL Pipelines LLC, Houston Pipe Line Company LP, KM Liquids Terminals LLC, and Valero Refining – Texas, L.P.
2. Issue a transmission line license to Comcast of Houston, LLC for one fiber optic/communication line under the Port Terminal Railroad Association’s Northside Mainline railroad right-of-way near Haden Road.
3. Consolidate, restate, and amend a marine construction permit to Stolt-Nielsen USA, Inc. to combine two previously authorized marine construction permits into a single permit to expand the dredge footprint for barge fleetings in Carpenters Bayou.

I. COMMERCIAL

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

Leases

1. Approve an amendment to the lease with Kinder Morgan Petcoke, L.P. to (i) reduce the leased acreage by approximately 9.42 acres from 90.30 acres to 80.88 acres, (ii) retroactively reduce the monthly base rent based on the acreage reduction from October 5, 2022, and (iii) approve a terminal operator stevedore license to be automatically renewed annually, subject to certain terms and provisions described in the lease.
2. Approve an amendment to the lease with Sesco Terminals Corp. for approximately 41,634 square feet out of the Wharf 1 warehouse located at Turning Basin Terminal West to extend the term for five years, at an annual base rent of approximately \$99,241, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

J. FINANCE

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

General

1. Approve the change of control of AndCo Consulting, LLC, a consultant under an investment advisory agreement, resulting from the acquisition of its equity interests by Mariner, LLC.

K. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$1,400,000 for annual pavement replacement at Barbours Cut Terminal and Bayport Container Terminal, to the top-ranked proposer Forde Construction Company, Inc.
2. Approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$226,294 for Container Yard 1 North and East End security at Bayport Container Terminal, to the top-ranked proposer Relax Audio Visual LLC.

3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$5,346,818 for the water supply and fire protection system at Barbours Cut Terminal, to the top-ranked proposer David E. Harvey Builders, Inc.
4. Amend the professional services contract with RPS Infrastructure, Inc. to perform additional work associated with the planning and design of the water supply and fire protection system at Barbours Cut Terminal in an amount not to exceed \$173,697.
5. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,397,070 for trench drain repairs at Yard Block 4G at Bayport Container Terminal, to the top-ranked proposer Forde Construction Company, Inc.
6. Amend the professional services contract with Lockwood, Andrews, and Newnam, Inc. to perform additional work associated with construction phase services for trench drain repairs at Yard Block 4G at Bayport Container Terminal in an amount not to exceed \$69,458.
7. Amend the professional services contract with Jacobs Engineering Group, Inc. for a revised design and procurement support services for the Turning Basin Terminal Wharf 16 global stability project in an amount not to exceed \$270,189.
8. Approve a change order with Russell Marine, LLC to perform additional work associated with the yacht basin bulkhead repair at CARE Terminal in an amount not to exceed \$131,990.
9. Authorize the Port Authority to enter into an agreement with Armand Bayou Nature Center for reimbursement of berm repair and application of herbicide to remove invasive species on Memorial Tract property in the amount not to exceed \$182,500.

L. OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a two-year contract to Kalmar USA, Inc., Bromma Americas, the sole source provider, for the purchase of quarterly inspection services for Bromma spreader bars and over-height attachments at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed 285,000.
2. Award a two-year contract to Doggett Heavy Machinery Services, the sole source provider, for the purchase of John Deere engine parts for hybrid rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$400,000.
3. Award a three-year contract to Konecranes, Inc., the sole source provider, for the purchase of captive replacement parts and repair services for motor control drives for Kone cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$5,000,000.

M. PEOPLE

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

Awards, Amendments & Change Orders

1. Award a contract to ECS Federal, LLC for the purchase of implementation and technical support services for Microsoft SharePoint Online, using the contract of the United States General Services Administration, an agency of the United States, in an amount not to exceed \$135,000.

N. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a three-year contract, with an additional two-year option, to Universal Industrial Supply, Inc., to provide personal protective equipment (PPE) as well as vending machines for dispensing PPE, at Barbours Cut Terminal, Bayport Container Terminal, and the Turning Basin Terminal, and additional safety equipment, in an amount not to exceed \$500,000.

O. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Award an annual software license renewal contract to RFD & Associates, Inc. for Oracle JDEdwards Enterprise Resource Planning software licensing, using a State of Texas Cooperative Purchasing Network and National Intergovernmental Purchasing Alliance cooperative purchase contract, in an amount not to exceed \$227,448.

2. Issue a purchase order to TanChes Global Management, Inc for purchase of networking equipment for Bayport Container Yard 1 North, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$145,000.

3. Issue a five-year purchase order to NetSync for purchase of Call Manager – Telephony Flex Licensing in support of telephony services to the Port Authority's existing Infrastructure Technology infrastructure, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$185,000.

P. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) claims of Cooper/Ports America, LLC and (ii) proposed amendment to the agreement for legal services with Copeland & Rice LLP

2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Turning Basin Terminal property

3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)

4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act)

5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)

6. Adjourn Executive Session

Q. RECONVENE OPEN MEETING

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

R. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

S. ADJOURN MEETING

1. Next Meeting Requested - April 23, 2024

2. Adjourn Port Commission Meeting