



PORT COMMISSION MEETING

MAY 21, 2024 – AGENDA



Tuesday, May 21, 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 - April 23, 2024

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

1. No items.

G. BUSINESS EQUITY

1. No items.

H. CHANNEL INFRASTRUCTURE

Staff Report – Selected agenda items – Lori Brownell, Chief Channel Infrastructure Officer

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,258,750 for Project 11: Bayport Ship Channel LBC aid to navigation (ATON) Relocation to the top- ranked proposers: staff ranking – first, Russell Marine, LLC; and second, Taylor Marine Construction, Inc.

2. Amend the professional engineering services agreement with HDR Engineering, Inc., for the Houston Ship Channel Expansion Channel Improvement Project to continue to provide Project 11 Project Management support and expand the scope of work to include construction administration and support services for the Bayport Ship Channel LBC aid to navigation (ATON) Relocation in an amount not to exceed \$290,124.

3. Amend a professional services contract with TC&B/GBA, a joint venture of Turner Collie & Braden Inc. and Gahagan & Bryant Associates, Inc. (JV) for the Houston Ship Channel project, beneficial use sites, and Bayport Container Terminal expansion to extend the agreement for an additional 5 years and provide additional engineering, design, permitting, and other general assistance, in an amount not to exceed \$8,200,000.

4. Ratify (i) the contract with Matthews Brothers Dredging, LLC for maintenance dredging of Care Terminal Berths 1 and 2 and Woodhouse Terminal Berths 1 through 3 in an amount of \$1,240,482 and (ii) the agreement with Adloy, LLC providing for payment of a \$410,000 tipping fee for placement of approximately 41,000 cubic yards of dredged material into its private placement area.

Permits/Licenses/Pipeline Easements

5. Approve the renewal of five expiring Port Authority pipeline and transmission line licenses for new ten-year terms for CenterPoint Energy Houston Electric, LLC.

6. Approve the renewal of expiring Port Authority pipeline and transmission line licenses for new thirty-year terms for the following entities: Dow Chemical Company, Dow Hydrocarbons and Resources LLC, Equistar Chemicals, LP, Houston Pipe Line Company L.P., Linde Inc., LyondellBassell Acetyls, LLC, and Trek Resources, Inc.

7. Issue a marine construction permit to Harris County Flood Control District for improvements to an existing storm water outfall into Black Duck Bay.

8. 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.

9. Transfer and renew an existing 8-inch ethylene pipeline license from INV MB Propylene, LLC to Bluebonnet Pipeline LLC, for crossing Cedar Bayou, the Houston Ship Channel/Crystal Bay, Santa Anna Bayou, a 60-foot road right-of-way, an unused 150-foot railroad right-of-way, and the Southside Mainline railroad right-of-way.

10. Consolidate, restate, and amend previously authorized marine construction permits issued to Targa Downstream LLC into a single permit and expand the dredge footprint thereunder for a ship dock adjacent to the Houston Ship Channel.

11. Amend a marine construction permit issued to Enterprise Products Operating LLC to construct a gangway platform at its facility east of Beltway 8.

12. Amend a transmission line license issued to Southwestern Bell Telephone Company to reconcile and add additional cable/communication lines crossing the Port Terminal Railroad Association Northside Mainline railroad right-of-way near Federal Road.

Leases

13. Approve (1) transfer of a marine construction and use permit from HMS 850 Barge Fleeting, LCC to Kirby Inland Marine, LP, and (2) amendment of a marine construction permit and a private adjacency barge fleeting lease agreement with Kirby Inland Marine, LP to (a) consolidate Kirby Inland Marine, LP’s existing marine construction permit with the transferred marine construction and use permit; (b) remove 3.82 acres from Kirby Inland Marine, LP’s existing submerged land lease agreement in the San Jacinto River, and (c) add an additional 46.22 acres of submerged land east of the original lease footprint for a total of approximately 48.03 acres, at a monthly base rent of \$12,970, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, for the remaining five-year term.

I. COMMERCIAL

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

Leases

1. Ratify the extended term of a month-to-month lease with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports, commencing June 1, 2023, for approximately 6.08 acres out of Blocks 13C and 13D at Northside Turning Basin.

2. Approve an amendment to the lease with LyondellBasell, Acetyls, LLC for approximately 14.41 acres out of the San Jacinto Barge Dock to extend the term for five years, at an annual base rent of \$499,688, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

3. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 15.56 acres out of Block 19 at the Northside Turning Basin to extend the term for three years, at an annual base rent of \$647,559, 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 a “Resolution Approving A Fifth Supplemental Resolution Establishing The Port Of Houston Authority Third Lien Extendible Commercial Paper Program; And Authorizing Other Matters Relating Thereto,” and related matters, in connection with a \$300,000,000 Third Lien Extendible Commercial Paper Program.

K. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff’s ranking of vendors and award a professional services contract in an amount not to exceed \$247,149 for Facility Inspection and Condition Assessment Program (FICAP) inspections to the top-ranked proposer Pond & Company.

2. Approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$800,000 for the 2024 annual wharf and rubber-tired gantry crane painting at Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer Blastco Texas, Inc.

3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$152,681,864 for the reconstruction of Container Yards 6 and 7 at Barbours Cut Terminal to the top- ranked proposer McCarthy Building Companies, Inc.
4. Approve staff's ranking and award a professional services contract in the amount of \$1,300,000 to perform construction material testing services for the reconstruction of Container Yards 6 and 7 at Barbours Cut Terminal to the top-ranked proposer Terracon.
5. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$5,691,600 for the waterline rehabilitation at South Turning Basin Terminal to the top-ranked proposer Persons Services, Corp.
6. Amend the professional services contract with RPS Infrastructure, Inc. to perform construction phase services associated with the waterline rehabilitation at South Turning Basin Terminal in an amount not to exceed \$160,054.
7. Enter into an environmental consulting agreement with Starcrest Consulting Group, LLC, to develop a Goods Movement Emissions Inventory for the calendar year 2023, in an amount not to exceed \$260,000.
8. Approve a change order with Russell Marine, Inc. to perform additional work associated with construction of Wharf 7 at Bayport Container Terminal in an amount not to exceed \$391,125.
9. Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with construction of the maintenance complex at Barbours Cut Terminal in an amount not to exceed \$566,613.
10. Approve a change order with George Hedge Contractors, Inc., to perform additional work associated with construction of the rail spur at Bayport Container Terminal Phase 2, in an amount not to exceed \$449,405.

L. MAINTENANCE

Staff Report – Selected agenda item – Paulo Soares, Chief Port Maintenance Officer

Awards, Amendments & Change Orders

1. Issue a purchase order to Mustang Rental Services of Texas, LLC for the purchase of a replacement stand-by generator for the Administration Building at Bayport Container Terminal, using Omnia Partners (formally Sourcewell), a cooperative purchase program contract, in an amount not to exceed \$150,000, with a net amount after grant funding of \$90,000.

M. OPERATIONS

Staff Report – Selected agenda item – Ryan Mariacher, Chief Port Operations Officer

General

1. Amend Tariff Nos. 8, 14, and 15 governing the Turning Basin Terminal, Barbours Cut Terminal, and Bayport Container Terminal to amend the wharfage rate for wood pulp and amend Tariffs No. 14 and 15 at Barbours Cut Terminal and Bayport Container Terminal to amend and clarify certain practices and the imposition of rail storage charges and demurrage for import and export containers being stored at or moving via the Barbours Cut Terminal Rail Ramp, effective June 1, 2024.

N. PEOPLE

1. No items.

O. SECURITY AND EMERGENCY OPERATIONS

Staff Report – Selected agenda item – Amy Seymour, Chief Port Security and Emergency Operations Officer

Awards, Amendments & Change Orders

1. Enter into a two-year interlocal agreement with San Jacinto College to provide fireboat simulation training for the Fire Department in an amount not to exceed \$20,000.

P. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Approve a nineteen-month contract renewal for RFD & Associates, Inc. for Oracle Public Cloud services, using a State of Texas Cooperative Purchasing Network and the National Intergovernmental Purchasing Alliance Cooperative Purchase program, in an amount not to exceed \$586,884.

2. Issue a purchase order to Netsync for the purchase of Cisco Contact Center using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$180,000.

3. Issue a purchase order to Mobile Communications America, Inc. for purchase of cameras and installation, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$636,000.

4. Approve a change order with BKJ Global Management Consulting, LLC for backfill support for the Next Generation Enterprise Resource Planning (NXGEN ERP program) Program Management Office and Program Management, Project Coordination and Analysis support for the implementation of workstreams outlined in the Information Technology Master Plan (ITMP) for 2024 through 2028 in an amount not to exceed \$480,000.

Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) 33 U.S.C.A. §§5(b) and 2236 and (ii) *Port of Houston Authority v. Ootzie Properties-Hou, LLC*
2. Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding disposition of Galveston Bay vicinity property and Pelican Island properties
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

R. RECONVENE OPEN MEETING

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

S. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

T. ADJOURN MEETING

1. Next Meeting Requested - June 25, 2024
2. Adjourn Port Commission Meeting

H. CHANNEL INFRASTRUCTURE

Subject	1. Approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$1,258,750 for Project 11: Bayport Ship Channel LBC aid to navigation (ATON) Relocation to the top-ranked proposers: staff ranking – first, Russell Marine, LLC; and second, Taylor Marine Construction, Inc.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting: (a) approve staff’s ranking of the most qualified vendors, based on the selection criteria, in the following order - staff ranking – first, Russell Marine, LLC; and second, Taylor Marine Construction, Inc.; (b) award a contract to Russell Marine, LLC for foundation construction and tower relocation as part of Project 11 Bayport Ship Channel LBC aid to navigation (ATON) relocation project in an amount not to exceed \$1,258,750; (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:

Channel Infrastructure

Staff Contact:

Charlie Jenkins/Lori Brownell/Leia Wilson/Jose Tapia

Background:

In August 2016, after dredging a berthing pocket and dismantling the existing tower at the westernmost end of the Bayport Ship Channel turning basin, LBC Tank Terminal (LBC) constructed a 143-foot-tall steel lattice aid to navigation (ATON). LBC has since owned and maintained the tower and sector light under U.S. Coast Guard (USCG) supervision.

By Minute No. 2022-0617-02, the Port Commission awarded Weeks Marine, Inc. (WMI) the Project 11 Package 4b/5 hydraulic dredging project, which included widening the Bayport Ship Channel 105 feet north to a final width of 400 feet. In December 2023, WMI completed dredging of the Bayport Ship Channel and is currently working to complete dredging in the Houston Ship Channel (HSC) from Bayport to Redfish. The Houston Pilots use the LBC ATON to determine the centerline of the Bayport Ship Channel. After dredging, the widened Bayport Ship Channel centerline is 52.5 feet north of the current ATON location and outside the USCG and Pilots allowable 10% tolerance.

The proposed contract authorizes construction of a foundation on LBC’s property 52.5 feet north of the existing ATON and relocation of the existing tower before transferring ownership to the USCG. To align with the completion of Project 11 Package 4b/5 widening of the HSC and elimination of the daylight restriction of vessels from the Galveston Entrance Channel to Bayport and the Bayport Ship Channel, completion of the ATON relocation must occur prior to September 30, 2024.

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. Twelve vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On May 1, 2024, 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 two vendors, listed in order of ranking, as providing the best value for the required services:

- Russell Marine, LLC
- Taylor Marine Construction, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Russell Marine, LLC and act as otherwise described above.

H. CHANNEL INFRASTRUCTURE

Subject	2. Amend the professional engineering services agreement with HDR Engineering, Inc., for the Houston Ship Channel Expansion Channel Improvement Project to continue to provide Project 11 Project Management support and expand the scope of work to include construction administration and support services for the Bayport Ship Channel LBC aid to navigation (ATON) Relocation in an amount not to exceed \$290,124.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to amend the professional engineering services agreement with HDR Engineering, Inc. for the Houston Ship Channel Expansion Channel Improvement Project to continue to provide Project 11 Project Management support and expand the scope of work to include construction administration and support services for the Project 11 Bayport Ship Channel LBC aid to navigation (ATON) Relocation project, in an amount not to exceed \$290,124, 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 Infrastructure

Staff Contact:

Charlie Jenkins/Lori Brownell/Jose Tapia/Lindsay Dalton

Background:

By Minute No. 2019-1111-06, the Port Commission awarded a contract to HDR Engineering, Inc. (HDR) for \$13,248,953. By Minute Nos. 2021-0427-25, 2022-1027-27, and 2023-0523-10, the Port Commission amended the contract with HDR to provide for additional professional services for the Houston Ship Channel Expansion Improvement Project through December 31, 2026, and the Director of Channel Improvement separately authorized an amendment in the amount of \$16,300, for a total not to exceed amount of \$14,021,253.

In a separate item on today's agenda, the Port Commission is asked to award a construction contract for the relocation of an aid to navigation (ATON) located in the Bayport Ship Channel. If approved, the contract will provide for the construction of a foundation 52.5 feet north of the existing ATON and relocate the existing tower to align the newly widened Project 11 Bayport Ship Channel centerline.

Additional support is needed for Project 11 project management for the remaining portions currently under design and for Bayport Ship Channel LBC ATON Relocation Project construction administration and support services.

Staff Evaluation/Justification:

HDR designed Project 11 Segments 3 and 4 and further, provided the plans and technical specification for the Project 11 Bayport Ship Channel LBC ATON relocation. In the judgment of Port Authority staff, HDR is the most highly qualified to provide the project management, construction administration, and support services required to complete the Project 11 Bayport Ship Channel LBC ATON relocation project.

Staff recommends the Port Commission authorize an amendment to the professional services contract with HDR as described above.

H. CHANNEL INFRASTRUCTURE

Subject	3. Amend a professional services contract with TC&B/GBA, a joint venture of Turner Collie & Braden Inc. and Gahagan & Bryant Associates, Inc. (JV) for the Houston Ship Channel project, beneficial use sites, and Bayport Container Terminal expansion to extend the agreement for an additional 5 years and provide additional engineering, design, permitting, and other general assistance, in an amount not to exceed \$8,200,000.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024, meeting, amend a professional services contract with TC&B/GBA, a joint venture of Turner Collie & Braden Inc. and Gahagan & Bryant Associates, Inc. (JV) to extend the current contract set to expire on December 31, 2024, for five additional years to provide continued engineering, design, and other general assistance and support ongoing terminal expansion work for the Bayport Container Terminal expansion through permitting and design in an amount not to exceed \$8,200,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category

Award, Amendments & Change Orders

Department:

Channel Infrastructure

Staff Contact:

Charlie Jenkins/Lori Brownell/Seth Danso/Lindsay Dalton

Background:

By Minute No. 2019-0423-24, the Port Commission authorized a contract with TC&B/GBA, a joint venture of Turner Collie & Braden Inc. and Gahagan & Bryant Associates, Inc. (JV) to provide engineering, design, construction management, project coordination, and other general assistance for the Houston Ship Channel project and beneficial use sites for a 5-year term, for a not to exceed amount of \$2,000,000.

By Minute No. 2023-0725-08 the Port Commission amended the contract with the JV to expand the scope of work to provide assistance for the emergency dredging of the Bayport Container Terminal and Barbours Cut Terminal berths and to perform preliminary engineering and alternative analysis to support expansion work for the Bayport Container Terminal for an amount of \$300,000.

Under this contract, the JV has been performing preliminary engineering and alternatives analysis of options for expanding the Bayport Container Terminal to meet existing and future containerized cargo needs.

The proposed amendments to the JV contract would be as follows:

- (1) Extend the contract, which is set to expire on December 31, 2024, for five additional years;
- (2) Authorize the JV to undertake channel support tasks, including preparation and review of plans and specifications for upland dredge placement construction, hydrographic surveying, Houston Ship Channel dredging, beneficial use site construction, and marsh construction; and

(3) Authorize the JV to undertake Bayport Container Terminal support tasks, including supporting ongoing terminal expansion by performing preliminary engineering, conducting alternative analysis, permitting, and designing the project.

The JV would commit to achieve a goal of 35% participation in its general services contract for small business.

Staff Evaluation/Justification:

In the judgment of Port Authority staff, the JV is the most highly qualified provider of the channel support tasks and Bayport Container Terminal support tasks. Accordingly, staff is requesting additional funds for continued engineering, design, and support services as the Port Authority addresses channel maintenance issues, continued channel expansion efforts, and Bayport Container Terminal support services.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	4. Ratify (1) the contract with Matthews Brothers Dredging, LLC for maintenance dredging of Care Terminal Berths 1 and 2 and Woodhouse Terminal Berths 1 through 3 in an amount of \$1,240,482 and (ii) the agreement with Adloy, LLC providing for payment of a \$410,000 tipping fee for placement of approximately 41,000 cubic yards of dredged material into its private placement area.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, ratify (i) the contract with Matthews Brothers Dredging, LLC for maintenance dredging of Care Terminal Berths 1 and 2 and Woodhouse Terminal Berths 1 through 3 in an amount of \$1,240,482 and (ii) the agreement with Adloy, LLC providing for payment of a \$410,000 tipping free and for placement of approximately 410,000 cubic yards of dredged material into its private placement area, 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 Infrastructure Real Property

Staff Contact:

Lori Brownell/Leia Wilson/Amanda Hamrick

Background:

The U.S. Army Corps of Engineers (USACE) awarded two separate channel maintenance contracts in mid-2021 and utilizing the piggy-back method (adding on Port Authority berths to USACE contracts as option work), the Port Authority was able to maintenance dredge Care Terminal and Woodhouse Terminal berths in late 2022. Care Terminal was dredged by Inland Dredging and Woodhouse Terminal was dredged by Matthews Brothers Dredging, LLC (Matthews). Each dredging contract extended the buffer limits an additional 15 feet from the dock face, for a total of 25 feet, leaving behind shoaled material that is typically dredged, which caused navigation issues for the Houston Pilots (Pilots).

To maintain safe navigation, the Pilots subtract 1-foot of draft from the latest survey for keel clearance. Coupling those details with shoaling at both locations, within 18 months there has been an average of 2.5 foot and 3.5 foot draft restrictions at Woodhouse Terminal and Care Terminal berths respectively. However, the next USACE channel maintenance dredging where each of these locations could be added as Options utilizing the piggy-back method would be in late 2025.

Waiting an additional 18 months before addressing the current draft restrictions would result in approximately double the shoaling or 5 foot and 7 foot draft restrictions at Woodhouse Terminal and Care Terminal berths respectively. Disruptions to vessel access caused by the draft restrictions are estimated to result in approximately a \$2.5 million impact to Care Terminal and a similar \$1 million impact to Woodhouse Terminal. Accordingly, staff has determined that the delay associated with a competitive process would disrupt vessel access and Port Authority operations and would result in costs to the Port Authority of up to \$3.5 million.

Staff Evaluation/Justification:

Separately, Matthews is currently under contract with the USACE to dredge the Houston Ship Channel from Sims Bayou to the Turning Basin and has flexibility in its schedule to immediately address the draft restrictions. Staff determined that Matthews was qualified to conduct the dredging work in a cost- and time- efficient manner to avoid disruptions to operations at Care Terminal and Woodhouse Terminal that would result in additional harm.

However, because Care Terminal and Woodhouse Terminal are not part of the USACE contract, any material dredged from these locations would have to be placed in a separate placement area, and no public site was available for disposal of the dredged material, due to ongoing constructions projects within them. Adloy, LLC (Adloy) was an available private dredged material disposal site; other available private dredge material disposal sites did not meet the water quality conditions required by the USACE Care Terminal and Woodhouse Terminal permits. Therefore, Adloy was the only available option for dredged material placement.

Therefore, under the authority of Texas Water Code Section 60.4035, staff contracted with Matthews on April 29, 2024 for maintenance dredging for Care Terminal and Woodhouse Terminal berths, in the amount of \$1,240,482, and the Executive Director timely notified Port Commissioners of this action on April 29, 2024.

Additionally, an agreement providing payment of a \$410,000 tipping fee for placement of approximately 41,000 cubic yards of dredged material at a private dredge materials site was entered into with Adloy, LLC in connection with this matter, and the Port Commission was also timely informed of this matter.

Staff respectfully requests that the Port Commission ratify these actions as described above.

H. CHANNEL INFRASTRUCTURE

Subject	5. Approve the renewal of five expiring Port Authority pipeline and transmission line licenses for new ten-year terms for CenterPoint Energy Houston Electric, LLC.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to renew five expiring Port Authority pipeline and transmission line licenses for new ten-year terms for CenterPoint Energy Houston Electric, 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 Infrastructure Real Property

Staff Contact:

Garry McMahan

Background:

CenterPoint Energy Houston Electric, LLC, the pipeline and transmission line licensee listed below applied to renew its licenses:

30 Year Term

Company	File No.	License Fee*
CenterPoint Energy Houston Electric, LLC	1985-0207	\$2,570
CenterPoint Energy Houston Electric, LLC	1991-0129	\$2,474
CenterPoint Energy Houston Electric, LLC	1992-0001	\$8,752
CenterPoint Energy Houston Electric, LLC	2001-0342	\$5,811
CenterPoint Energy Houston Electric, LLC	2004-0038	\$2,474
Total		\$22,081

Staff Evaluation/Justification:

The applications were reviewed and approved by the Port Authority's Channel Infrastructure Real Property 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	6. Approve the renewal of expiring Port Authority pipeline and transmission line licenses for new thirty-year terms for the following entities: Dow Chemical Company, Dow Hydrocarbons and Resources LLC, Equistar Chemicals, LP, Houston Pipe Line Company L.P., Linde Inc., LyondellBassell Acetyls, LLC, and Trek Resources, Inc.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to renew the following expiring Port Authority licenses for new thirty-year terms: The Dow Chemical Company, Dow Hydrocarbons and Resources LLC, Equistar Chemicals, LP, Houston Pipe Line Company L.P., Linde Inc., LyondellBassell Acetyls, LLC, and Trek Resources, Inc., 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 Infrastructure Real Property

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*
Dow Chemical Company	1989-0248	\$5,064
Dow Hydrocarbons and Resources LLC	2004-0415	\$51,680
Equistar Chemicals, LP	2008-0463	\$37,071
Houston Pipe Line Company L.P.	2004-0119	\$9,544
Linde Inc.	2004-0288	\$11,454
Linde Inc.	2004-0418	\$23,695
LyondellBassell Acetyls, LLC	2012-0250**	\$41,566
Trek Resources, Inc.	2014-0196	\$15,636
Total		\$195,710

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

**Pipeline License associated with a real estate lease to LyondellBassell Acetyls, LLC, Port Authority File No. 2019-0101.

Staff Evaluation/Justification:

The applications were reviewed and approved by the Port Authority's Channel Infrastructure Real Property 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	7. Issue a marine construction permit to Harris County Flood Control District for improvements to an existing storm water outfall into Black Duck Bay.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to issue a marine construction permit to Harris County Flood Control District for improvements to an existing storm water outfall into Black Duck Bay, 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 Infrastructure Real Property

Staff Contact:

Garry McMahan

Background:

Harris County Flood Control District, Port Authority File No. 2024-0100, has applied to make improvements to an existing storm water outfall extending into Black Duck Bay, adjacent to the W. Scott Survey, A-66, Harris County. This permit would authorize improvements that will increase capacity designed to contain a five-year storm event, in accordance with City of Baytown's 2021 ordinance requirements.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	8. 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.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to issue a transmission line license to Comcast of Houston, LLC for a ten-year term for one fiber optic/communication line under the Port Terminal Railroad Association’s Northside Mainline railroad right-of-way near Haden Road, 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 Infrastructure Real Property

Staff Contact:
Garry McMahan

Background:
Comcast of Houston, LLC, Port Authority File No. 2024-0104, has applied for a transmission line license for one fiber optic/communication line under the Port Terminal Railroad Association’s Northside Mainline railroad right-of-way near Haden Road, to provide service for CenterPoint Energy, in the Richard & Robert Vince Survey, A-76.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority’s Channel Infrastructure Real Property department and Port Terminal Railroad Association. The license is subject to the Port Authority’s usual terms and conditions for a ten-year license and at a fee of \$1,902. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	9. Transfer and renew an existing 8-inch ethylene pipeline license from INV MB Propylene, LLC to Bluebonnet Pipeline LLC, for crossing Cedar Bayou, the Houston Ship Channel/Crystal Bay, Santa Anna Bayou, a 60-foot road right-of-way, an unused 150-foot railroad right-of-way, and the Southside Mainline railroad right-of-way.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to transfer and renew an existing 8-inch ethylene pipeline license from INV MB Propylene, LLC to Bluebonnet Pipeline LLC, for crossing Cedar Bayou, the Houston Ship Channel/Crystal Bay, Santa Anna Bayou, a 60-foot road right-of-way, an unused 150-foot railroad right-of-way, and the Southside Mainline railroad right-of-way, 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 Infrastructure Real Property

Staff Contact:
Garry McMahan

Background:
Bluebonnet Pipeline LLC, Port Authority File No. 2020-0085, has applied to transfer and obtain renewal of an existing 8-inch ethylene pipeline license from INV MB Propylene, LLC to Bluebonnet Pipeline LLC, crossing Cedar Bayou, the Houston Ship Channel/Crystal Bay, Santa Anna Bayou, a 60-foot road right-of-way, an unused 150-foot railroad right-of-way, and the Southside Mainline railroad right-of-way, in the William Bloodgood Survey, A-4, Nathaniel Lynch Survey, A-44, and Arthur McCormick Survey, A-46, in Harris and Chambers Counties, Texas.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions for a 30-year license at a fee of \$84,544. The \$1,000 application fee has been invoiced.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	10. Consolidate, restate, and amend previously authorized marine construction permits issued to Targa Downstream LLC into a single permit and expand the dredge footprint thereunder for a ship dock adjacent to the Houston Ship Channel.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to consolidate, restate, and amend previously authorized marine construction permits issued to Targa Downstream LLC into a single permit and expand the dredge footprint thereunder for a ship dock adjacent to the Houston Ship Channel, 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 Infrastructure Real Property

Staff Contact:

Garry McMahan

Background:

Targa Downstream LLC, Port Authority File No. 2024-0111, has applied with the request to consolidate, restate, and amend several marine construction permits previously issued to Targa Downstream LLC, to combine them into a single permit and expand the dredge footprint for a ship dock adjacent to the Houston Ship Channel, in the William P Harris & Robert Wilson Survey, A-31.

There have been several marine construction permits issued for these docks and dredge footprint, the Port Authority would be merging these under one marine construction permit.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The permit is subject to the Port Authority's usual terms and conditions. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	11. Amend a marine construction permit issued to Enterprise Products Operating LLC to construct a gangway platform at its facility east of Beltway 8.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to amend a marine construction permit issued to Enterprise Products Operating LLC to construct a gangway platform at its facility east of Beltway 8, 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 Infrastructure Real Property

Staff Contact:

Garry McMahan

Background:

Enterprise Products Operating LLC, Port Authority File No. 2014-0332, has applied with the request to amend a marine construction permit previously issued to it to construct a gangway platform at its facility east of Beltway 8, in the Robert Vince Survey, A-76.

The existing permit authorizes the construction of one 45-foot by 100-foot ship dock, two 40-foot by 80-foot barge docks, one fire platform, and dredging to -45+2 at the ship dock and -15+2 at the barge docks. The gangway platform is proposed to be constructed at the barge dock just north of ship dock 4.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The permit is subject to the Port Authority's usual terms and conditions. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	12. Amend a transmission line license issued to Southwestern Bell Telephone Company to reconcile and add additional cable/communication lines crossing the Port Terminal Railroad Association Northside Mainline railroad right-of-way near Federal Road.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to amend a transmission line license issued to Southwestern Bell Telephone Company to reconcile and add additional cable/communication lines crossing the Port Terminal Railroad Association Northside Mainline railroad right-of-way near Federal Road, 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 Infrastructure Real Property

Staff Contact:
Garry McMahan

Background:
Southwestern Bell Telephone Company (SWB), Port Authority File No. 1977-0051, has applied with the request to reconcile and add cable/communication lines to an existing license crossing the Port Terminal Railroad Association Northside Mainline railroad right-of-way near Federal Road, in the William P Harris and Robert Wilson Survey, A-31.

This amendment would authorize a total of three fiber optic/communication lines and one copper telecommunication cable. The original 1977 license authorized one fiber optic/communication line, as staff has determined that in 2018, SWB added one fiber optic/communication line and one copper telecommunication cable without authorization.

Although by Minute No. 2023-0725-13, the Port Commission approved the addition of one of the new 2018 cable/communication lines and modifications to raise the existing lines, SWB never executed the 2018 action. SWB now simply proposes to add one new fiber optic/communication line.

Amending the existing license would reconcile and authorize a total of three fiber optic/communications lines and one copper telecommunication cable at the height authorized by the Port Commission in 2023 by adding the newly proposed line at this location.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority's Channel Infrastructure Real department and Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions for ten-year licenses and at an initial fee of \$4,010 for the remainder of the term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	13. Approve (1) transfer of a marine construction and use permit from HMS 850 Barge Fleeting, LCC to Kirby Inland Marine, LP, and (2) amendment of a marine construction permit and a private adjacency barge fleeting lease agreement with Kirby Inland Marine, LP to (a) consolidate Kirby Inland Marine, LP’s existing marine construction permit with the transferred marine construction and use permit; (b) remove 3.82 acres from Kirby Inland Marine, LP’s existing submerged land lease agreement in the San Jacinto River, and (c) add an additional 46.22 acres of submerged land east of the original lease footprint for a total of approximately 48.03 acres, at a monthly base rent of \$12,970, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, for the remaining five-year term.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	Recommended Action The Port Commission, at its May 21, 2024 meeting, approve (1) transfer of a marine construction and use permit from HMS 850 Barge Fleeting, LCC to Kirby Inland Marine, LP, and (2) amendment of a marine construction permit and a private adjacency barge fleeting lease agreement with Kirby Inland Marine, LP to (a) consolidate Kirby Inland Marine, LP’s existing marine construction permit with the transferred marine construction and use permit; (b) remove 3.82 acres from Kirby Inland Marine, LP’s existing submerged land lease agreement in the San Jacinto River, and (c) add an additional 46.22 acres of submerged land east of the original lease footprint for approximately 48.03 total acres, at a monthly base rent of \$12,970, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, for the remaining five-year term, 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:
Leases

Department:
Channel Infrastructure Real Property

Staff Contact:
Garry McMahan

Background:
HMS 850 Barge Fleeting, LLC, Port Authority File No. 2016-0319, currently has a marine construction and use permit to position spud barges and dredge a barge fleeting area in the Nathaniel Lynch Survey, A-44, between the Houston Ship Channel and Burnet Bay. HMS 850 Barge Fleeting has not yet constructed the authorized barge fleeting project and has applied to transfer this marine construction and use permit to its tenant, Kirby Inland Marine, LP.

Kirby Inland Marine, LP (Kirby), Port Authority File No. 2023-0244 (lease) and Port Authority File No. 2023-0245 (marine construction permit), currently has a private adjacency barge fleeting lease agreement for 5.12 acres of submerged land and 0.512 acres of fill in the San Jacinto River, adjacent to the area authorized for barge fleeting under HMS 850 Barge Fleeting’s current marine construction and use permit. Kirby’s original lease for this project was approved by Port Commission Minute Number 2023-1212-15.

Kirby has applied for a marine construction permit and has requested an amendment to the existing private adjacency barge fleeting lease agreement to (1) provide for the removal of 3.82 acres from the original lease agreement and (2) add an additional 46.22 acres of submerged land to the east of the original lease footprint. The additional 46.22 acres of submerged land overlaps and extends beyond the barge fleeting area authorized under HMS 850 Barge Fleeting's marine construction and use permit. Transfer of HMS 850 Barge Fleeting's marine construction and use permit and amendment of Kirby Inland Marine's marine construction permit and lease agreement would increase the total footprint by 42.4 acres, for a total of 48.032 acres of barge fleeting.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The consolidated and amended lease and permit are subject to the Port Authority's usual terms and conditions. The \$1,000 application fee has been paid.

Staff recommends approval as described above.

I. COMMERCIAL

Subject	1. Ratify the extended term of a month-to-month lease with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports, commencing June 1, 2023, for approximately 6.08 acres out of Blocks 13C and 13D at Northside Turning Basin.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, ratify the extended term of a month-to-month lease with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports, commencing June 1, 2023, for approximately 6.08 acres out of Blocks 13C and 13D at Northside Turning Basin, 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:

Isaac Kyle

Background:

The Port Authority currently has a month-to-month lease with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports (Metro Ports) for approximately 6.08 acres out of Blocks 13C and 13D at Northside Turning Basin that will soon have been in effect for more than one year. Metro Ports current monthly base rent is \$18,240. Metro Ports uses the leased premises for storing and handling of lumber and general cargo.

An amendment to the Texas Water Code adopted in the 2011 State of Texas legislative session requires that the Port Commission authorize month-to-month lease agreements in effect for more than one year.

Staff Evaluation/Justification:

Staff recommends the Port Commission ratify the extended term of a month-to-month lease with Metro Ports as described above.

I. COMMERCIAL

Subject	2. Approve an amendment to the lease with LyondellBasell, Acetyls, LLC for approximately 14.41 acres out of the San Jacinto Barge Dock to extend the term for five years, at an annual base rent of \$499,688, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve an amendment to the lease with LyondellBasell, Acetyls, LLC for approximately 14.41 acres out of the San Jacinto Barge Dock to extend the term for five years, at an annual base rent of \$499,688, subject to annual base rent 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:

Isaac Kyle/Diana Sechler

Background:

By Minute No. 2019-0625-15, the Port Commission approved a five-year lease with LyondellBasell Acetyls, LLC (LyondellBasell) out of the San Jacinto Barge Dock for approximately 14.41 acres, including rights to a non-exclusive public barge dock. The property is used for the operation of a liquid bulk facility, and the placement of related pipelines for the loading and unloading of liquid bulk cargo onto and off barges.

LyondellBasell is separately renewing its existing pipeline license agreement, which governs the installation and operation of its pipelines on the leased property.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease amendment under the terms described above.

I. COMMERCIAL

Subject	3. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 15.56 acres out of Block 19 at the Northside Turning Basin to extend the term for three years, at an annual base rent of \$647,559, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve an amendment to the lease with Cooper/Ports America, LLC for approximately 15.56 acres out of Block 19 at the Northside Turning Basin to extend the term for three years, at an annual base rent of \$647,559, subject to annual base rent 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:

Isaac Kyle/Diana Sechler

Background:

By Minute No. 2016-0628-13, the Port Commission authorized a five-year lease with Shippers Stevedoring Company for approximately 15.56 acres at the Northside Turning Basin. Subsequently, by Minute No. 2016-0927-57, the Port Commission approved the assignment of the lease from Shippers Stevedoring Co. to Cooper/Ports America, LLC (CPA).

By Minute No. 2016-1025-13, the Port Commission approved an amendment to reduce the minimum annual guarantee of general cargo required under the lease.

By Minute No. 2021-0427-11, the Port Commission approved a three-year extension of the lease.

The property is used for container and chassis operations and other services related to handling of general cargo, including wind power equipment, that crosses Port Authority docks.

CPA has requested that the Port Authority extend the lease term for an additional three years and intends to continue to use the property for the purpose described above.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed lease amendment under the terms described above.

J. FINANCE

Subject	1. Approve a "Resolution Approving A Fifth Supplemental Resolution Establishing The Port Of Houston Authority Third Lien Extendible Commercial Paper Program; And Authorizing Other Matters Relating Thereto," and related matters, in connection with a \$300,000,000 Third Lien Extendible Commercial Paper Program.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve a "Resolution Approving A Fifth Supplemental Resolution Establishing The Port Of Houston Authority Third Lien Extendible Commercial Paper (ECP) Program; And Authorizing Other Matters Relating Thereto," in connection with a \$300,000,000 Third Lien ECP Program, including authorization to (a) issue debt under such financing, (b) incur rating agency fees, issuing and paying agent fees, financial advisory fees, underwriter upfront costs, counsel costs, and other costs relating to the program (Costs) in an amount not to exceed \$400,000 for the period through April 30, 2029, and (c) in addition to the Costs, incur applicable interest costs relating to indebtedness thereunder, 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:

Treasury

Staff Contact:

Tim Finley/Roland Gonzalez

Background:

By Minute No. 2021-0720-11, the Port Commission authorized the Port Authority to negotiate a renewal or new flexible rate revolving note programs or such other debt financing agreements with financial institutions for such amounts and terms as deemed necessary or advantageous, with all proposed debt financing subject to final approval by the Port Commission. In addition, by Minute No. 2021-0928-15, the Port Commission approved a new Master Resolution establishing financing systems, including authorizing the issuance of Port Authority first lien obligations, second lien obligations, third lien obligations, and inferior lien obligations.

The Port Commission's approval of the proposed resolution would result in the approval of the Fifth Supplemental Resolution, establishing an additional \$300,000,000 Third Lien Revenue Extendible Commercial Paper (ECP) Program and the execution and delivery of the agreement and documents as described above.

The ECP is a short-term financing instrument involving the marketing and issuance, from time to time, of one or more commercial paper notes secured by the Port Authority's "Net Revenues" at a third lien level.

- Marketing would be conducted by a dealer of the Port Authority's choosing, initially Loop Capital Markets, LLC, for a fee tied to the amount of marketing undertaken;
- The notes would be issued with a set maturity date, typically within ninety days; and
- As the commercial paper notes mature, they are typically repaid with proceeds from issuance of subsequent commercial paper notes, or the proceeds of refunding bonds or other obligations.

If a commercial paper note is not repaid upon maturity (if for instance, a new note cannot be sold due to market conditions), the commercial paper note would continue to remain outstanding for an extended period, up to a total of 270 days from its initial issuance, at a higher interest rate. During this extension period, the Port Authority would undertake efforts to either refund or repay the commercial paper notes from either cash, the issuance of additional commercial paper notes, or the issuance of refunding obligations, at or prior to maturity.

Unlike traditional commercial paper backed by a bank facility, there should be no on-going bank cost while the facility remains undrawn. As a result, annual expenses for the facility if undrawn should be limited to amounts related to rating agency annual reviews by S&P Global Ratings initially or subsequently by Moody's Investors Service, Inc., if in the best interest of the Port Authority, and the annual issuing and paying agent fees of U.S. Bank Trust Company, N.A. In addition to including these future expenses, the Costs authorized by this action would also include the issuance fees of those firms and of the Port Authority's financial advisor Masterson Advisors LLC. If drawn, interest would be incurred on the issued commercial paper, as well as dealer fees first payable at that time.

The proposed resolution would further authorize the Chairman and any authorized representative (as defined in the Master Resolution and Fifth Supplemental Resolution) to approve the final forms of and execute the Fifth Supplemental Resolution and the agreements, documents, and certificates authorized thereunder, and authorize officers and agents of the Port Authority to act to establish the program and consummate the transactions contemplated by the resolution and associated transaction documents.

Bracewell LLP has drafted the new Fifth Supplemental Resolution, Dealer Agreement, Issuing and Paying Agent Agreement, form of Offering Memorandum, and other documents for the proposed ECP Program, and with the Port Commission's approval hereunder, would present them to the Texas Attorney General's office for its review and approval in accordance with statutory requirements. The issuance Costs authorized by this action include the fees of those firms, Bracewell as bond counsel, as well as Greenberg Traurig, LLP as dealer's counsel.

Staff Evaluation/Justification:

The Port Authority has generated significant cash flows in recent years. However, based on various scenario planning and liquidity forecasts, it would likely need additional access to short-term liquidity for Port Commission award capacity in years 2024-2028. This proposed access to additional financing would provide additional liquidity to support the award of Port Authority contracts, including those carrying out its capital improvement program.

Staff recommends the Port Commission approve this proposed resolution to give effect to the \$300,000,000 Third Lien Revenue ECP Program and take the other actions as described above.

K. INFRASTRUCTURE

Subject	1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$247,149 for Facility Inspection and Condition Assessment Program (FICAP) inspections to the top-ranked proposer Pond & Company.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$247,149 for Facility Inspection and Condition Assessment Program (FICAP) inspections to the top-ranked proposer Pond & Company, 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:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project would consist of Facility Inspection and Condition Assessment Program (FICAP) inspections on the corrosion protection systems and the metal those systems protect as follows:

1. Site inspections of corrosion protection assets at multiple terminals; and
2. Integration of corrosion manual data with the Port Authority database and asset management GIS system.

Port Authority staff contemplates it may seek approval for additional work at a later date.

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. Twenty-one vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On January 10, 2024, five RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Pond & Company, the most highly qualified provider, for the FICAP inspection of marine assets, 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 \$800,000 for the 2024 annual wharf and rubber-tired gantry crane painting at Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer Blastco Texas, Inc.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$800,000 for the 2024 annual wharf and rubber-tired gantry crane painting at Barbours Cut Terminal and Bayport Container Terminal, to the top-ranked proposer Blastco Texas, Inc., 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:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project would consist of using task orders for the painting of ship-to-shore and rubber-tired gantry (RTG) cranes, to prevent corrosion and rusting of crane parts and other equipment resulting from the effects of the marine environment.

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. Sixteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On April 10, 2024, one CSP response was received, opened, and publicly read. The response was reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Blastco Texas, Inc., the proposer providing best value for the annual wharf and RTG crane painting at Barbours Cut Terminal and Bayport Container Terminal for 2024, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$152,681,864 for the reconstruction of Container Yards 6 and 7 at Barbours Cut Terminal to the top-ranked proposer McCarthy Building Companies, Inc.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$152,681,864 for the reconstruction of Container Yards 6 and 7 at Barbours Cut Terminal, to the top-ranked proposer McCarthy Building Companies, Inc., 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:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project would consist of the following:

- Demolition of existing pavement and underground utilities;
- Installation of roller compacted concrete (RCC) and jointed reinforced concrete paving (JRCP);
- New grading and drainage;
- New underground utilities;
- New power and communications ductbanks; and
- New striping.

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. Forty-five vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On May 1, 2024, six CSP responses were received, opened, and publicly read. 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 Commission award a contract to McCarthy Building Companies, Inc., the proposer providing best value for the reconstruction of Container Yards 6 and 7 at Barbours Cut Terminal, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	4. Approve staff's ranking and award a professional services contract in the amount of \$1,300,000 to perform construction material testing services for the reconstruction of Container Yards 6 and 7 at Barbours Cut Terminal to the top-ranked proposer Terracon.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve staff's ranking of vendor and award a professional services contract in an amount not to exceed \$1,300,000 to perform construction material testing services for the reconstruction of Container Yards 6 and 7 at Barbours Cut Terminal to the top-ranked proposer Terracon, 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:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This procurement would include construction material testing (CMT) services during the reconstruction of Container Yards 6 and 7 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. Fourteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On April 24, 2024, twelve RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Terracon, the most highly qualified provider, to perform construction material testing services for the reconstruction of Container Yards 6 and 7 at Barbours Cut Terminal, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	5. Approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$5,691,600 for the waterline rehabilitation at South Turning Basin Terminal to the top-ranked proposer Persons Services, Corp.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$5,691,600 for the waterline rehabilitation at South Turning Basin Terminal, to the top-ranked proposer Persons Services, Corp., 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:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

This project would consist of the installation of new 8-inch and 6-inch waterlines, fire hydrants, valves, and other appurtenances at South Turning Basin Terminal.

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 April 24, 2024, three CSP responses were received, opened, and publicly read. 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 Commission award a contract to Persons Services, Corp., the proposer providing best value for the waterline rehabilitation at South Turning Basin Terminal, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	6. Amend the professional services contract with RPS Infrastructure, Inc. to perform construction phase services associated with the waterline rehabilitation at South Turning Basin Terminal in an amount not to exceed \$160,054.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve an amendment to the professional services contract with RPS Infrastructure, Inc. to perform construction phase services for the water line rehabilitation at South Turning Basin Terminal, in an amount not to exceed \$160,054, 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:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

By Minute No. 2021-1207-20, the Port Commission awarded a professional services contract to RPS Infrastructure, Inc. for the planning and design of water line rehabilitation at South Turning Basin Terminal.

This proposed amendment would consist of construction phase services for the waterline rehabilitation at South Turning Basin Terminal.

Staff Evaluation/Justification:

Staff has reviewed RPS Infrastructure, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed amendment.

K. INFRASTRUCTURE

Subject	7. Enter into an environmental consulting agreement with Starcrest Consulting Group, LLC, to develop a Goods Movement Emissions Inventory for the calendar year 2023, in an amount not to exceed \$260,000.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize the Port Authority to enter into an environmental consulting agreement with Starcrest Consulting Group, LLC to develop the Goods Movement Emissions Inventory for the calendar year 2023, 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.
Goals	STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)

Category:
Awards, Amendments & Change Orders

Department:
Environmental Affairs

Staff Contact:
Trae Camble

Background:
This project would develop a Goods Movement Emissions Inventory (GMEI) for calendar year 2023. The GMEI would estimate emissions from Port Authority-related activity for on-road heavy duty drayage trucks, cargo handling equipment, locomotives, harbor vessels, and ocean-going vessels.

The emissions to be estimated are for the criteria pollutants nitrogen oxides (NOx), particulate matter with an aerodynamic diameter less than or equal to 2.5 microns (PM2.5), particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM10), sulfur dioxide (SO2), and volatile organic compounds (VOC), as well as climate-related pollutants carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). Additionally, the emissions estimated from the 2023 GMEI would be compared to the 2019 GMEI emission estimates to measure the progress that the Port Authority has made in reducing its emissions footprint.

Staff Evaluation/Justification:
Staff has determined that Starcrest Consulting Group, LLC is the most highly qualified consultant for these environmental consulting services, and accordingly recommends that the Port Commission award a contract for environmental consulting for the development of the GMEI for calendar year 2023.

K. INFRASTRUCTURE

Subject	8. Approve a change order with Russell Marine, Inc. to perform additional work associated with construction of Wharf 7 at Bayport Container Terminal in an amount not to exceed \$391,125.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve a change order with Russell Marine, Inc. to perform additional work associated with the construction of Wharf 7 at Bayport Container Terminal in an amount not to exceed \$391,125, 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:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

By Minute No. 2023-0926-30, the Port Commission awarded a contract to Russell Marine, Inc. for the construction of Wharf 7 at Bayport Container Terminal.

This proposed change order addresses:

- Purchase and installation of updated electrical distribution relays associated with two crane loop switches; and
- Purchase and installation of one additional crane loop switch.

This is the fifth change order to this contract, for a total change order value to date of \$454,350, which is 0.4% of the total contract value.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by Russel Marine, Inc. and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

K. INFRASTRUCTURE

Subject	9. Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with construction of the maintenance complex at Barbours Cut Terminal in an amount not to exceed \$566,613.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with the construction of the maintenance complex at Barbours Cut Terminal in an amount not to exceed \$566,613, 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:

Project and Construction Management

Staff Contact:

Roger H. Hoh, P.E.

Background:

By Minute No. 2022-0927-31, the Port Commission awarded a contract to David E. Harvey Builders, Inc. for the construction of the maintenance complex at Barbours Cut Terminal.

This proposed change order addresses several items, some of the key items of which are:

- Removal of aluminum cables and replacement with copper cables;
- Removal of incorrect transformer and setting new transformers;
- Fuel island conduit change;
- Fiber to wash building and gate arms;
- Repair of parking lot ponding issue;
- Power to exhaust reel; and
- Power to overhead door.

This is the fourth change order to this contract, for a total change order value to date of \$1,520,529.14, which is 3.69% of the total contract value.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by David E. Harvey Builders, Inc. and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

K. INFRASTRUCTURE

Subject	10. Approve a change order with George Hedge Contractors, Inc., to perform additional work associated with construction of the rail spur at Bayport Container Terminal Phase 2, in an amount not to exceed \$449,405.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action, Information
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve a change order with George Hedge Contractors, Inc., to perform additional work associated with construction of the rail spur at Bayport Container Terminal Phase 2, in an amount not to exceed \$449,405, 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. 2022-0426-17, the Port Commission awarded a construction contract to George Hedge Contractors, Inc. for the construction of the rail spur at Bayport Container Terminal Phase 2.

This proposed change order addresses various additional extra costs that have been or are expected to be incurred by George Hedge Contractors, Inc. during construction.

This is the eighth change order to this contract, for a total change order value to date of \$2,796,195.61.

Staff Evaluation/Justification:
Staff has reviewed the proposal submitted by George Hedge Contractors, Inc. and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

L. MAINTENANCE

Subject	1. Issue a purchase order to Mustang Rental Services of Texas, LLC for the purchase of a replacement stand-by generator for the Administration Building at Bayport Container Terminal, using Omnia Partners (formally Sourcewell), a cooperative purchase program contract, in an amount not to exceed \$150,000, with a net amount after grant funding of \$90,000.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, issue a purchase order to Mustang Rental Services of Texas, LLC for the purchase of a replacement stand-by generator for the Administration Building at Bayport Container Terminal, using Omnia Partners (formally Sourcewell), a cooperative purchase program contract, in an amount not to exceed \$150,000, 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:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority currently owns one stand-by generator that serves the Administration Building at the Bayport Container Terminal. Certain power outlets, lighting, data center, air conditioning for data center, and logistics/yard planning areas are powered by this stand-by generator in the event of a power outage. The existing unit is twenty-one years old and no longer provides reliable service. Power is essential to operating critical systems in the Administrative Building and therefore, staff has determined that a new, more reliable generator is needed.

Separately, the Port Authority has secured funding under a Port Security grant program in the amount of \$60,000 for the purchase of this stand-by generator, that would be applied to this purchase on receipt.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring a stand-by generator through an Omnia Partners contract is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

The Maintenance department has determined that the best availability, price and contract term for the item needed is provided by Mustang Rental Services of Texas, LLC under the pricing schedule obtained from that vendor's contract with Omnia Partners and is therefore recommending this purchase.

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

M. OPERATIONS

Subject	1. Amend Tariff Nos. 8, 14, and 15 governing the Turning Basin Terminal, Barbours Cut Terminal, and Bayport Container Terminal to amend the wharfage rate for wood pulp and amend Tariffs No. 14 and 15 at Barbours Cut Terminal and Bayport Container Terminal to amend and clarify certain practices and the imposition of rail storage charges and demurrage for import and export containers being stored at or moving via the Barbours Cut Terminal Rail Ramp, effective June 1, 2024.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize amendment of Tariff Nos. 8, 14, and 15 to reflect a wharfage rate of \$2.74 per 2000 lbs. for wood pulp and of Tariffs 14 and 15 at Barbours Cut Terminal and Bayport Container Terminal to clarify and adjust practices relating to the Barbours Cut Terminal Rail Ramp, effective June 1, 2024, 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:
Operations

Staff Contact:
Ryan Mariacher

Background:
Staff market research has shown that the Port Authority wood pulp tariff rate is not competitive with other ports in the Gulf region handling this commodity. During the year 2023, 1.5 million short tons of wood pulp entered the United States via ports in the Gulf of Mexico, of which Houston accounted for 0.3%. To attract shippers of this commodity, staff proposes to reduce the current wharfage rate in Tariff Nos. 8, 14, and 15 from \$3.91 to \$2.74 to per ton.

Additionally, staff proposes certain changes to Tariffs 14 and 15 to clarify practices, storage charges and free time relating to the Barbours Cut Terminal Rail Ramp including practices relating to (i) import units arriving by vessel at Bayport Container Terminal to load a train at the Barbours Cut Terminal Rail Ramp, (ii) export units arriving at the Barbours Cut Terminal Rail Ramp to load a vessel at Bayport Container Terminal, (iii) import units arriving at Barbours Cut Terminal via vessel and departing Barbours Cut Terminal Rail Ramp, and (iv) export units arriving at Barbours Cut Terminal Rail Ramp via train to load a vessel at Barbours Cut Terminal.

Staff Evaluation/Justification:
Staff recommends that Tariff Nos. 8, 14, and 15 be amended effective June 1, 2024 to reflect a wharfage rate of \$2.74 per 2000 lbs. for wood pulp, and amending Tariffs 14 and 15 to clarify and adjust practices relating to the Barbours Cut Terminal Rail Ramp.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	1. Enter into a two-year interlocal agreement with San Jacinto College to provide fireboat simulation training for the Fire Department in an amount not to exceed \$20,000.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, authorize a two-year interlocal agreement with San Jacinto College to provide fireboat simulation training for the Fire Department in an amount not to exceed \$20,000, 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 4c. - Support development of a robust Regional maritime workforce

Category:

Awards, Amendments, & Change Orders

Department:

Fire

Staff Contact:

William Buck

Background:

The Port Authority Fire Department operates three fireboats in the Houston Ship Channel. Because of the density and diversity of maritime traffic operating in the Houston Ship Channel in all weather conditions, the Port Authority's United States Coast Guard-licensed fireboat captains undergo individualized training each year in a simulator to test their capabilities, providing professional development in adverse conditions ranging from dense fog to imminent collision situations. This training allows them to test their abilities in a safe learning environment, without potential damage to the Port Authority's fireboats. The simulator training also meets certain recurring requirements of United States Coast Guard licensing.

Staff Evaluation/Justification:

Staff recommends the Port Commission authorize this interlocal agreement with San Jacinto College, which maintains a maritime vessel simulator programed with Port Authority fireboat characteristics, to permit this training.

P. TECHNOLOGY

Subject	1. Approve a nineteen-month contract renewal for RFD & Associates, Inc. for Oracle Public Cloud services, using a State of Texas Cooperative Purchasing Network and the National Intergovernmental Purchasing Alliance Cooperative Purchase program, in an amount not to exceed \$586,884.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve a nineteen-month contract renewal for RFD & Associates, Inc. for Oracle Public Cloud services, using a State of Texas Cooperative Purchasing Network and the National Intergovernmental Purchasing Alliance Cooperative Purchase program, in an amount not to exceed \$586,884, determine that this 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 #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Chris Brown

Background:

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

The Port Commission has authorized the Port Authority to enter into a cooperative purchasing agreement with the National Intergovernmental Purchasing Alliance (IPA). By joining the IPA program, the Port Authority is able to take advantage of any of the IPA contracts, including those in which the Texas Cooperative Purchasing Network (TCPN) is the lead agency.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that the TCPN and IPA cooperative purchase programs offer competitive pricing for the required services and licensing and that this method provides best value to the Port Authority, and the IT department therefore recommends the use of this cooperative purchase program to procure this item at the stated cooperative contract price, i.e. an amount not to exceed \$586,884 for Oracle Public Cloud Services (Infrastructure as a Service [IaaS]/Platform as a Service [PaaS]), which price and availability provides best value to the Port Authority.

Staff recommends the Port Commission approve this determination and a nineteen-month contract renewal with RFD & Associates, Inc. for Oracle Public Cloud services.

P. TECHNOLOGY

Subject	2. Issue a purchase order to Netsync for the purchase of Cisco Contact Center using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$180,000.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, issue a purchase order to Netsync for the purchase of Cisco Contact Center using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$180,000, 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 Cisco Call Center as a cloud-based solution to manage call volume for the existing trucker and customer service hotlines and customer service requests and questions through multiple channels like voice, email, chat, or SMS. The Webex Multi-Tenant Cloud solution through Cisco offers a solution to agent call interruptions and to help ensure minimal customer experience impacts. Cisco Call Center would also allow the Port Authority to leverage static reports and dashboard reporting to monitor the team's performance as well as receive better visibility in agent availability. Once implemented successfully, this solution is expected to be a catalyst for management of large call volumes Port Authority-wide and anticipate customer needs through multi-channel communications.

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which may be used by the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring Cisco Call Contact Center 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 the best availability, price, and contract term of three years for the item needed is provided by Netsync and is therefore recommending this purchase.

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

P. TECHNOLOGY

Subject	3. Issue a purchase order to Mobile Communications America, Inc. for purchase of cameras and installation, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$636,000.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, issue a purchase order to Mobile Communications America, Inc. for purchase of cameras and installation, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$636,000, 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 NXGEN INFOSEC- Advanced Camera Replacement Project Phase 2 of 2.

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which may be used by the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring NXGEN INFOSEC- Advanced Camera Replacement Project Phase 2 of 2 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 the best availability, price, and contract term for the item needed is provided by Mobile Communications America, 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.

P. TECHNOLOGY

Subject	4. Approve a change order with BKJ Global Management Consulting, LLC for backfill support for the Next Generation Enterprise Resource Planning (NXGEN ERP program) Program Management Office and Program Management, Project Coordination and Analysis support for the implementation of workstreams outlined in the Information Technology Master Plan (ITMP) for 2024 through 2028 in an amount not to exceed \$480,000.
Meeting	May 21, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2024 meeting, approve a change order with BKJ Global Management Consulting, LLC for backfill support for the Next Generation Enterprise Resource Planning (NXGEN ERP program) Program Management Office and Program Management, Project Coordination and Analysis support, to extend the contract through December 31, 2026, for the implementation of workstreams outlined in the Information Technology Master Plan (ITMP) 2024 through 2028 in an amount not to exceed \$480,000, and further authorize the Executive Director to any and all things in his opinion reasonable or necessary to give effort to the foregoing for these procurements.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

By Minute No. 2021-0223-46, the Port Commission approved a contract for project management, coordination and analysis services in support of the Next Generation Enterprise Resource Planning (NXGEN ERP) program – Phase II.

Information Technology staff seeks to extend this contract to December 31, 2026, to coincide with the completion of the NXGEN ERP program – Phase III implementation, in order to provide backfill services for the NXGEN ERP program and in support of the implementation of the workstreams in the Information Technology Master Plan (ITMP) for 2024 through 2028.

Staff Evaluation/Justification:

Port Authority staff has reviewed and evaluated the Program Management Office backfill needs for the NXGEN ERP implementation and the program management, project coordination and analysis needed to meet the objectives outlined in the Information Technology Master Plan (ITMP) for 2024 thru 2028 and recommends extending the term of the contract with BKJ Global Management Consulting, LLC to provide these services.

Accordingly, staff recommends that the Port Commission approve a change order to extend the contract with BKJ Global Management Consulting, LLC to provide these services.

