

May 16, 2024

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

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on Tuesday, May 21, 2024. A quorum of the Port Commission is intended to meet at 9:15 a.m. at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

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

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Erik A. Eriksson
Secretary



Additional Public Meeting Notifications.

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



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

Join meeting

More ways to join:

Join from the meeting link

<https://porthouston.webex.com/porthouston/j.php?MTID=me2dea54fa0d1f76ba700a7da54d94d18>

Join by meeting number

Meeting number (access code): 2489 431 1018

Meeting password: SpecPC

Tap to join from a mobile device (attendees only)

+1-720-650-7664,,24894311018## United States Toll (Denver)

+1-469-210-7159,,24894311018## United States Toll (Dallas)

Join by phone

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

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

[Global call-in numbers](#)

Join from a video system or application

Dial [24894311018](tel:24894311018)@porthouston.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

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

Need help? Go to <https://help.webex.com>



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