

# I N D E X

PORT COMMISSION  
OF THE  
PORT OF HOUSTON AUTHORITY  
OF THE PORTS OF HARRIS COUNTY, TEXAS  
June 25, 2024

Minute No.

Event/Action

**General**

Commissioner Dean Corgey convened the in-person and virtual Port Commission meeting and provided opening remarks along with Port Commissioners

**Minutes**

2024-0625-01 Approve the minutes of the May 21, 2024 Port Commission meeting

**Staff Reports**

2024-0625-02 Roger Guenther, Executive Director, presented a summary of selected financial and operational matters

**Appearances (none)**

**F. Executive**

2024-0625-03 Staff Report – Selected agenda items – Cam Spencer, Director, Government Relations and Erik Eriksson, Chief Legal Officer

2024-0625-04 Award a one-year professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support

2024-0625-05 Award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support

2024-0625-06 Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes

**G. Business Equity (no items)**

**H. Channel Infrastructure**

2024-0625-07 Staff Report – Selected agenda items – Eric Barron, Director, Strategic Asset Management

<u>Minute No.</u>	<u>Event/Action</u>
2024-0625-08	Approve a private adjacency barge fleeting lease agreement with, and amend a marine construction permit issued to, Holtmar Land LLC, for approximately 3.71 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$1,113 and a minimum amount of \$153,112 for a ten-year term, and a Port Authority adjacency barge fleeting lease agreement for approximately 2.54 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$8,890 and a minimum amount of \$1,222,967 for a ten-year term, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index
2024-0625-09	Amend a Port Authority adjacency barge fleeting lease agreement with Pelican Marine Services, LLC for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel to extend the term for an additional two years and increase the monthly base rent to \$64,295, for a minimum amount of \$1,566,226 for the additional two years, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index
2024-0625-10	Approve the renewal of expiring Port Authority pipeline and transmission line licenses for new thirty-year terms for the following entities: Enterprise Crude Pipeline LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Equistar Chemicals, LP, HFOTCO LLC, Houston Pipe Line Company L.P., and HSC Pipeline Partnership, LLC; and approve the renewal of expiring Port Authority pipeline and transmission line license for new ten-year term for the following entity: Enercoast Midstream LLC
2024-0625-11	Issue a pipeline license to Sesco Cement Corporation for two 10-inch and two 16-inch gray and white cement pipelines on a pipe rack across Harbor Drive
	<b>I. Commercial</b>
2024-0625-12	Staff Report – Selected agenda items – John Moseley, Chief Commercial Officer
2024-0625-13	Approve an amendment to the lease with Texas Stevedoring Services LLC for approximately 1,276 square feet of office space in the Barbour's Cut Administrative Building to extend the term for one year at an annual base rent of \$27,882.91, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index
2024-0625-14	Approve a lease for a ten-year term with Enstructure Richardson I LLC for approximately 97.52 acres consisting of multiple tracts of land throughout the Turning Basin Terminal and Industrial Park East, at a total annual base rent of \$3,723,656.88, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index

<u>Minute No.</u>	<u>Event/Action</u>
2024-0625-15	Approve an amendment to the services agreement with Kinne International, Inc. to extend the term of the Agreement through July 31, 2024 and increase the Contract Amount by \$300,000
	<b>J. Finance (no items)</b>
	<b>K. Infrastructure</b>
2024-0625-16	Staff Report – Selected agenda items – Rich Byrnes, Chief Infrastructure Officer
2024-0625-17	Amend the professional services contract with AECOM Technical Services, Inc. to perform additional work expanding the Barbours Cut Terminal mini-master plan to include the west end utility development and existing utility mapping at Barbours Cut Terminal
2024-0625-18	Amend the professional services contract with RDLR Architects, Inc. to perform final design, proposal, and construction phase services for the Maintenance Annex Building at Bayport Container Terminal
2024-0625-19	Approve a change order with R&T Ellis Excavating, Inc. for maintenance of the storm water drainage system in the southern portion of the Bayport Container Terminal
2024-0625-20	Approve a change order with Prestique, Inc. dba Ranger Roofing and Construction to perform additional work associated with the rehabilitation of transit shed roof at CARE Terminal and Transit Sheds 21-22 at Turning Basin Terminal
2024-0625-21	Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with construction of the maintenance and repair building at Barbours Cut Terminal
	<b>L. Maintenance</b>
2024-0625-22	Staff Report – Selected agenda items – Paulo Soares, Chief Port Maintenance Officer
2024-0625-23	Approve staff's ranking of vendors and award a two-year contract for repair or replacement of motors, generators, and alternators for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Northstar Industries; second, Integrated Power Services; and third, Sulzer Electro Mechanical Services

<u>Minute No.</u>	<u>Event/Action</u>
	Port Commission adopted the staff-recommended ranking and authorized award
2024-0625-24	<p>Approve staff's ranking of vendors and award a three-year contract for the purchase of hydraulic components and repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Sapphire Hydraulics Inc.; and second, Coastal Associates LLC dba Coastal Hydraulics</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2024-0625-25	<p>Approve staff's ranking of vendors and award a contract for the purchase of thirteen empty container handling machines for Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Briggs Industrial Solutions, Inc.; second, Equipment Depot Texas, Inc.; and third, Taylor Machine Works, Inc.</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2024-0625-26	Award a three-year contract to Trantex Transportation Products of Texas, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
2024-0625-27	Award a three-year contract to Home Depot U.S.A., Inc. for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Omnia Partners, a cooperative purchase program contract
2024-0625-28	Issue a purchase order to Global Rental Company, Inc. for the purchase of an articulating telescopic 40-G aerial device (bucket truck) for the Information Technology department, using Sourcewell, a cooperative purchase program contract
	<b>M. Operations</b>
2024-0625-29	Staff Report – Selected agenda items – Ryan Mariacher, Chief Port Operations Officer
2024-0625-30	Issue a purchase order to Office Furniture Connection for the purchase and installation of workspaces for the Bayport Administration Building, using the Purchasing Cooperative of America, a cooperative purchase program

<u>Minute No.</u>	<u>Event/Action</u>
2024-0625-31	Authorize payment to Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
2024-0625-32	Authorize payment to Smart-Tecs LLC, the sole source provider, for annual maintenance services for the marine terminal gate operating software system for Barbours Cut Terminal and Bayport Container Terminal
2024-0625-33	Authorize a lease with Enstructure Richardson I LLC for approximately 60 acres at Woodhouse Terminal, for a twenty-year term commencing July 1, 2024 (with two five-year extension options) and at an annual base rent of approximately \$3,703,814, subject to annual base rent escalation
<b>N. People (no items)</b>	
<b>O. Security and Emergency Operations</b>	
2024-0625-34	Staff Report – Selected agenda item – Amy Seymour, Chief Port Security and Emergency Operations Officer
2024-0625-35	Issue a purchase order to Comprehensive Communication Services for the purchase of a trailered generator, using the Texas Department of Information Resources cooperative purchase program
<b>P. Technology</b>	
2024-0625-36	Staff Report – Selected agenda items – Charles Thompson, Chief Information Officer
2024-0625-37	Ratify the contract with Allied IT Systems, LLC for access control site upgrades
2024-0625-38	Issue a purchase order to AT&T Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) Services including FirstNet, using the Texas Department of Information Resources cooperative purchase program
2024-0625-39	Issue a purchase order to One Diversified LLC for the purchase of audio, video, and installation and maintenance services for the Barbours Cut Terminal Maintenance facility, using the United States General Services Administration, an agency of the United States
2024-0625-40	Issue a purchase order to Trescope, Inc. for the purchase of subscription-based licensing for the IBM Maximo and IBM Tririga software-as-a-service (SaaS) platforms, using the Texas Department of Information Resources cooperative purchase program

Minute No.

Event/Action

2024-0625-41

Issue a purchase order to Xennex LLC for the purchase of cloud storage security, using the Texas Department of Information Resources cooperative purchase program

**Recess Open Meeting and Convene Executive Session**

**Reconvene Open Meeting**

**Closing Remarks by Chairman and Commissioners**

**Adjourn Meeting**

**Port of Houston Authority  
Port Commission Public Meeting**

**Houston, Texas  
June 25, 2024**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on June 25, 2024, at 9:15 a.m., at the Port of Houston Authority Executive Offices, Fourth Floor Boardroom, at 111 East Loop North, Houston, Texas 77029, and via Cisco WebEx. The following commissioners, staff, and counsel were present:

Ric Campo, Chairman, via Webex  
Wendy Cloonan, Commissioner  
Dean Corgey, Commissioner  
Stephen DonCarlos, Commissioner  
Clyde Fitzgerald, Commissioner  
Thomas Jones, Commissioner  
Alan Robb, Commissioner  
Roger Guenther, Executive Director  
Erik Eriksson, Chief Legal Officer  
Tom Heidt, Chief Operating Officer  
Charlie Jenkins, Incoming Chief Executive Officer  
J. Kent Friedman, outside counsel

Commissioner Corgey opened his remarks by reporting on the Port Authority's community outreach activities. Through May, the Port Authority completed 52 community events and workshops and fifteen Project 11 engagement meetings; nearly 2,000 community members had been engaged.

The Port Authority cared deeply about its neighbors and worked hard to be a strong pillar of the community. Following the Port Commission meeting, there would be a Community Relations Committee meeting, where there would be further discussion regarding community engagement including the community grants program, greenspace support, and the maritime education program.

Commissioner Corgey closed his remarks by recognizing two people in attendance: Capt. Keith Donahue, commanding officer of U.S. Coast Guard Sector Houston-Galveston, and Mayor Michel Bechtel, who serves on the Board of Pilot Commissioners of the Ports of Harris County and as President of the Board of Directors of the Gulf Coast Protection District.

(2024-0625-01) Commissioner Corgey called for a motion to approve the minutes of the May 21, 2024 Port Commission meeting. Commissioner DonCarlos moved for approval, seconded by Commissioner Jones. The minutes were approved as written.

(2024-0625-02) Roger Guenther, Executive Director, presented a summary of selected financial and operational matters:

- Business overall was strong, with total tonnage up 6% for the year.
- Container volumes were up 14% in twenty-foot equivalent units (TEU).
- Imports and exports remained strong, while general cargo was down by approximately 13%, mainly due to the decline in steel imports.

Mr. Guenther gave an update on Project 11: Long Bird Island had recently been completed, and there had been media outreach recently by environmental advocates, including many people who had spoken before the Port Commission in the past.

Regarding their concerns about the makeup of the materials going into dredged material placement sites, Mr. Guenther noted that the Army Corps of Engineers conducted testing of this sediment prior to being placed in the sites, and the Port Authority had seen no evidence at any of the sites of contamination or discharges that would pose a hazard to human health.

Mr. Guenther added to Commissioner Corgey's earlier comments regarding community outreach done by the Port Authority, which had hosted several meetings with members of the Environmental Protection Agency, Army Corps of Engineers, advocacy groups, community members, and other technical experts on the topic of materials being dredged from the channel, and Port Authority staff was consistently engaged in the conversation.

Mr. Guenther again stressed that there had been no evidence of contamination or discharges at any of the sites that would pose a hazard to human health, and that the Port Authority would continue to engage with community members on the work being done.

Mr. Guenther remarked that the Port Authority had recently held its second annual Inclusive Procurement Day event, part of its Minority- and Women-Owned Business Enterprise initiatives to enhance supplier diversity. At the event, small, minority, and woman business owners were able to network with staff and prime contractors, and get information on procurement processes and how to get certified as a vendor in the Port Authority's system. The event was successful with over 250 attendees.

Mr. Guenther recognized the twenty-fifth work anniversary of Jose L. Flores, Jr. Mr. Flores was an Electrician First Class and had started in March of 1999 in the Maintenance Department.

Next, Mr. Guenther was pleased to share that the Finance Division was recognized by the State Comptroller's office for achievements in the State's Transparency Stars program. The Texas Comptroller of Public Accounts' Transparency Stars program recognized local governments for going above and beyond in their transparency efforts in providing clear and meaningful financial information by posting financial documents, as



well as thorough summaries, visualizations, downloadable data, and other relevant information.

Mr. Guenther offered special recognition to students from the Port Authority's family whose work was on display outside the boardroom. Austin Thomas, son of Director of Security Jessica Thomas, who along with his project partner, Brycen Gardiner, recently participated in the National History Day competition. The theme of the competition was "A Turning Point in History" and their thesis was "Containerization was the turning point that changed the future for shipping cargo around the world by sea, land and rail."

Not only did they place first in Goose Creek Independent School District, and second in the region and state competitions – earlier this month they won ninth place at National History Day in Washington, D.C.

Mr. Guenther recognized another student, Commissioner Cloonan's daughter, Juliet, a 4<sup>th</sup> grader, who just completed her end-of-the-year Texas State Fair project. The Texas State Fair was an annual tradition at her elementary school where every 4<sup>th</sup> grader completes an intensive research project, research paper, and display board as part of the curriculum. Juliet picked the Port Authority as her subject and built a container ship out of Legos.

Mr. Guenther gave an update on the Port Authority's Strategic Plan and Comprehensive Long-Range Plan, which were being developed together to further its direction, alignment, and commitment. Internal and external stakeholders were engaged from all corners to develop the elements of these plans, the final drafts of which were expected to be complete by the end of August 2024, in order to seek Port Commission approval for adoption of the Strategic Plan no later than November 2024.

There had been tremendous stakeholder engagement in the development process including commissioners, employees across all divisions, and numerous external contributors from the community, customers, and users, along with the partners across the broader Houston Ship Channel.

Mr. Guenther concluded by announcing that the Port Authority had recently achieved 365 days without a technical "hiccup." This challenge had sprung from an incident during the prior year, which caused the Port Authority's terminals to go offline. Charles Thompson, Chief Technology Officer, had taken it as a challenge to make sure that such an event, or any technical glitch, never happened again.

Commissioner Corgey remarked that there had been challenges with manpower in the maritime industry. Progress had been made in the Houston region with the assistance of the Port Authority's Maritime Education Program, and as a result, there were currently 150 apprentices ready to man ships.

Commissioner Corgey noted that there were no appearances for public comment.

(2024-0625-03) Commissioner Corgey recognized Cam Spencer, Director, Government Relations, and Mr. Eriksson to provide reports of selected Executive agenda items.

Mr. Spencer highlighted Items F1 and F1 – consulting contracts for the Port Authority’s federal consultant strategists, who assisted primarily in advocacy. As federal sponsor of the Houston Ship Channel, the Port Authority was involved in many federal, state, and local government policy issues, and this was particularly true at the federal level, where the Port Authority worked with the Army Corps of Engineers, Congress, the Office of Management and Budget, the White House, and other government agencies. The agenda items were for one-year renewals of the current consulting contracts.

Mr. Eriksson explained that agenda Item F3 was to allow for a partial residential homestead exemption for Port Authority ad valorem taxes. The Port Authority regularly followed the lead of Harris County in determining that exemption, and the latest iteration would increase the exemption from \$250,000 to \$320,000, primarily due to housing price increases.

(2024-0625-04) RCA F1 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA F1 PASSED.

(2024-0625-05) RCA F2 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA F2 PASSED.

(2024-0625-06) RCA F3 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA F3 PASSED.

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

(2024-0625-07) Commissioner Corgey recognized Eric Barron, Director, Strategic Asset Management, to provide a report of selected Channel Infrastructure agenda items.

Mr. Barron provided a brief update on the deepening and widening project (Project 11).

- The five-acre beneficial use feature in Segment 1A – Long Bird Island – had been completed, thus finishing up the overall contract at \$5.87 million under budget.
- For Segment 1B, Redfish to Bayport, the contractor had completed the mechanical dredging portion of the project.
- At Segment 1C, Bayport to Barbours Cut, the start date was closely tied to removal of certain well assets. Because this was currently impacted by bird nesting and protected species activity on the well platforms, dredging was delayed, with completion of the segment pushed to the second quarter of 2025.

Mr. Barron noted that there were four agenda items and highlighted Item H4, a request from Sesco Cement, a tenant of the Port Authority, to connect two of its leased properties via a trellis structure, which would be thirty-two feet high and cross Harbor Street.

(2024-0625-08) RCA H1 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H1 PASSED.

(2024-0625-09) RCA H2 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H2 PASSED.

(2024-0625-10) RCA H3 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H3 PASSED.

(2024-0625-11) RCA H4 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H4 PASSED.

(2024-0625-12) Commissioner Corgey recognized John Moseley, Chief Commercial Officer, to provide a report of selected Commercial agenda items.

Mr. Moseley remarked that it had been a busy month in real estate with the new director moving into his second month on the job. The department had been working on

its internal alignment and improving and streamlining processes. Staff had also been working on a wide range of deals that ranged from month-to-month leases to long-term contracts that were valued in the tens of millions of dollars.

The occupancy rate remained strong at over 80% at the Turning Basin Terminal. Conversations continued to backfill the property recently vacated by Volkswagen. Leasing that property would produce new business for the City Docks and lower the vacancy rate to under 4%.

Mr. Moseley announced that its tenant Portwall Partners, Ltd had been awarded a financing package from Export-Import Bank of the United States (EXIM Bank) that won its deal of the year award.

On the marketing front, Mr. Moseley explained that the department was working on the Port Authority annual report, providing Project 11 communication support, and maintaining the Port Authority's website, which had 36,000 views the prior month.

The Port Authority continued to see a steady pipeline of future cargo moving into the Port of Houston. The Trade Development department had been busy with an increasing interest from beneficial cargo owners in Port Authority facilities.

Mr. Moseley stated that there were three items on the Commercial agenda: Item I1 was an extension of an office space lease at the Barbours Cut Container Terminal, Item I2 was a ten year lease that consolidated more than a dozen different properties into one master lease, and Item I3 was for the extension of a marketing agreement to help kickstart the intermodal business at the Barbours Cut Container Terminal.

Commissioner Corgey was proud to support Item I2 as the tenant was a new stevedore that was bringing in lots of business to Houston.

(2024-0625-13) RCA I1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I1 PASSED.

(2024-0625-14) RCA I2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I2 PASSED.

(2024-0625-15) RCA I3 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan,

Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I3 PASSED.

Commissioner Corgey noted that there were no Finance agenda items.

(2024-0625-16) Commissioner Corgey recognized Rich Byrnes, Chief Infrastructure Officer, to provide a report of selected Infrastructure agenda items.

Mr. Byrnes explained that each month the Port Commission received a report from Finance entitled “CIP attainment,” which was a measure how the Port Authority progressed on awarding projects. Last month, \$53 million was awarded in projects, which was a very large amount.

Mr. Byrnes gave an update on two projects that had already been awarded. The first was the Wharf 7 project at Bayport Container Terminal, an approximate \$18 million project awarded in September 2023: currently the project was 75% of the way through the drilling phase with over 770 piers, and was on track to be completed by the first quarter in 2026.

At Barbours Cut Container Terminal, through the Facilities Condition and Assessment Program (FICAP), all electrical utilities and communications infrastructure were looked at. The review recently concluded and the results were fed right into Item K1 on the Infrastructure agenda.

Mr. Byrnes highlighted Item K1, an engineering task for mapping the existing underground utilities to produce conceptual utility plans for redeveloping Barbours Cut Container Terminal and prioritizing projects for said redevelopment. Item K2 was for the design of the future maintenance building at the Bayport Container Terminal, and Items K3, K4, and K5 related to drainage programs for the area south of the Bayport Container Terminal.

(2024-0625-17) RCA K1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K1 PASSED.

(2024-0625-18) RCA K2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K2 PASSED.

(2024-0625-19) RCA K3 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan,

Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K3 PASSED.

(2024-0625-20) RCA K4 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K4 PASSED.

(2024-0625-21) RCA K5 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K5 PASSED.

(2024-0625-22) Commissioner Corgey recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Port Operations agenda items.

Mr. Soares reported that the remainder of the 26 rubber-tired gantry (RTG) cranes ordered in July 2022 had arrived and the full order had concluded. The order represented the largest in the Port Authority's history for RTGs. The final cranes to arrive would go through a commissioning process before beginning operation.

Mr. Soares shared a photo of the new ship-to-shore cranes that had recently left Shanghai and were en route to Houston. Staff received daily updates on the status of the cranes, and their arrival was expected in late August 2024.

Commissioner Corgey asked about the route of the vessel carrying the cranes, and Mr. Soares stated that the ship would come around the Cape of Good Hope instead of going through the Red Sea.

Mr. Soares noted that the Maintenance Division had been working closely with the Operations Division to keep port facilities running smoothly: the position detection system had recently been installed on fourteen RTG cranes, channel development placement area signage requirements had been successfully completed, and the NextGen Enterprise Resource Planning (ERP) system had been successfully set up.

Mr. Soares called attention to Item L3, the purchase of thirteen empty container handling machines. Empty container yards six and seven had been opened late in 2023 at Bayport Container Terminal and were seeing large growth, and these new handlers would help meet current demand as well as prepare the Port Authority for future growth.

Commissioner DonCarlos asked about a recent report talking about manufacturing cranes in the United States, and wanted to know if there was any further information on that. Mr. Soares noted that the cranes were last manufactured here in 1989, and felt that it

was not impossible for crane manufacturing to return, but it would depend heavily on demand.

Commissioner Fitzgerald asked where the three new ship-to-shore cranes were going, and Mr. Soares replied that two would go to Wharf 6 and one to Wharf 2 at Bayport Container Terminal. In total, the Port Authority would have 29 ship-to-shore cranes.

(2024-0625-23) RCA L1 was presented. Commissioner DonCarlos moved for staff's ranking of vendors and award a contract to the top-ranked proposer: staff ranking - first, Northstar Industries; second, Integrated Power Services; and third, Sulzer Electro Mechanical Services seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L1 PASSED.

(2024-0625-24) RCA L2 was presented. Commissioner DonCarlos moved for staff's ranking of vendors and award a contract to the top-ranked proposer: staff ranking - first, Sapphire Hydraulics Inc.; and second, Coastal Associates LLC dba Coastal Hydraulics seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L2 PASSED.

(2024-0625-25) RCA was presented. Commissioner DonCarlos moved for staff's ranking of vendors and award a contract to the top-ranked proposer: staff ranking - first, Briggs Industrial Solutions, Inc.; second, Equipment Depot Texas, Inc.; and third, Taylor Machine Works, Inc., seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L3 PASSED.

(2024-0625-26) RCA L4 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L4 PASSED.

(2024-0625-27) RCA L5 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L5 PASSED.

(2024-0625-28) RCA L6 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L6 PASSED.

(2024-0625-29) Commissioner Corgey recognized Ryan Mariacher, Chief Port Operations Officer, to provide a report of selected Port Operations agenda items.

Mr. Mariacher shared a few operational highlights: container volumes continued to remain strong, with May 2024 being the busiest month since a record-setting February 2024. Barbour Cut and Bayport container terminals were up nearly 15% in total TEU, and just under 14.5% in loads, as growth continued in both imports and exports, at 13.6% and 15.4% respectively.

The Port Authority's import/export loaded split continued to track at 55%/45%. These volumes outpaced the forecast for the year as previously reported, and carriers continued to be bullish on Houston. Volume at the multipurpose facilities continue to be down year-over-year, with total tonnage down 10%, but the gap had closed by 5% with a stronger May 2024, up 30% in total tonnage versus April 2024.

Mr. Mariacher stated that while steel tonnage for the year remained down, May 2024 was the biggest month in over a year, handling over 500,000 tons, and import cement remained a strong commodity, with tonnage outpacing last year by nearly 3%.

Mr. Mariacher emphasized that process optimization was front and center at the container terminals as the Port Authority continued to support its carriers' initiative of on-time vessel arrivals, and improvement was made as well to overall terminal service levels.

Mr. Mariacher continued: there were four items on the agenda for the month: Items M2 and M3 could be viewed together – they were essential maintenance and support services, with Navis LLC and Smart-Tecs LLC for the terminal operating system and gate operating systems, systems that were critical to the daily core functions of the Container Terminals.

Item M4 was a terminal lease for sixty acres at the Woodhouse Terminal for a twenty-year term, which included annual rent escalations, capital expenditure requirements, and additional wharfage payments after a half million short tons of cargo each year.

Commissioner Fitzgerald noted that the numbers reported were great and he was proud of the team for meeting with the International Longshoremen's Association and coming up with new ways of doing things – it was really paying off.

(2024-0625-30) RCA M1 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA M1 PASSED.



(2024-0625-31) RCA M2 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA M2 PASSED.

(2024-0625-32) RCA M3 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA M3 PASSED.

(2024-0625-33) RCA M4 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA M4 PASSED.

Commissioner Corgey noted that there were no People agenda items.

(2024-0625-34) Commissioner Corgey recognized Amy Seymour, Chief Port Security and Emergency Operations Officer, to provide a report of selected Security and Emergency Operations agenda items.

Ms. Seymour had only one agenda item, a purchase order for a trailered generator, using the Texas Department of Information Resources cooperative purchase program. The generator would provide backup power for critical Port Authority infrastructure, and would also be used to support the Emergency Operations department, providing power to the Port Coordination Center and the mobile command center.

(2024-0625-35) RCA O1 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA O1 PASSED.

(2024-0625-36) Commissioner Corgey recognized Charles Thompson, Chief Technology Officer, to provide a report of selected Technology agenda items.

Mr. Thompson appreciated the comments made by Mr. Guenther earlier in the meeting. The Information Technology division took the commitment to port operations seriously.

Mr. Thompson explained that NextGen ERP was tied to everything that was done at the Port Authority, and NextGen wireless was also a part of the program, which included upgrading and replacing the wireless connectivity at the container terminals by the end of the fourth quarter in 2024.

Updates on the NextGen ERP progress would be forthcoming; the ramp up has been extremely important and well received by all the divisions at the Port Authority.

Mr. Thompson noted that Item P1 was a simple ratification of a previously approved action. Item P3 was in support of standardizing audio visual communications and collaboration in all buildings moving forward. Item P6 was for cloud storage security that was grant funded.

Mr. Thompson concluded by highlighted Item P5, the second part of a software licensing purchase for IBM that would support maintenance, real estate, enterprise asset management, and capital projects.

(2024-0625-37) RCA P1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgy, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA P1 PASSED.

(2024-0625-38) RCA P2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgy, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA P2 PASSED.

(2024-0625-39) RCA P3 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgy, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA P3 PASSED.

(2024-0625-40) RCA P4 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgy, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA P4 PASSED.

(2024-0625-41) RCA P5 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgy, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA P5 PASSED.

(2024-0625-42) RCA P6 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, Corgy, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA P6 PASSED.

At 10:08 a.m. Commissioner Corgey called for a brief recess, and at 10:17 a.m. called for an Executive Session and asked Mr. Eriksson to make the following announcement:

It is now 10:17 a.m. The Port Commission of the Port of Houston Authority of Harris County, Texas will now convene in a closed meeting, as permitted by the Texas Open Meetings Act and Government Code (1) to conduct a private Consultation with Attorneys (*Section 551.071, Texas Open Meetings Act*), including consultations regarding (i) Houston Ship Channel Expansion Channel Improvement Project and (ii) 33 U.S.C.A. §§5(b) and 2236; deliberate regarding (2) Real Estate (*Section 551.072, Texas Open Meetings Act*); (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*); and (5) Security-Related Matters (*Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act*). The Port Commission will reconvene in public session after the closed meeting is adjourned.

At 11:10 a.m., Commissioner Corgey reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Ric Campo, Chairman, via Webex  
Wendy Cloonan, Commissioner  
Dean Corgey, Commissioner  
Thomas Jones, Commissioner  
Stephen DonCarlos, Commissioner  
Clyde Fitzgerald, Commissioner  
Alan Robb, Commissioner  
Roger Guenther, Executive Director  
Erik Eriksson, Chief Legal Officer  
Tom Heidt, Chief Operating Officer  
J. Kent Friedman, outside counsel

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

The above is a correct copy of the Minutes of the June 25, 2024 meeting of the Port Commission of the Port of Houston Authority.



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Ric Campo, Chairman



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Erik A. Eriksson, Secretary

## F. EXECUTIVE

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<b>Subject</b>	<b>1. Award a one-year professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support in an amount not to exceed \$120,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, award a professional services contract to Pendulum Strategies, LLC, for federal governmental policy consulting and support in an amount not to exceed \$120,000, for a one-year term effective July 1, 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:**

Awards, Amendments &amp; Change Orders

**Department:**

Government Relations

**Staff Contact:**

Cam Spencer/Kerrick Henny

**Background:**

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

**Staff Evaluation/Justification:**

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

**F. EXECUTIVE**

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<b>Subject</b>	<b>2. Award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support in an amount not to exceed \$260,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support, for a one-year term effective July 1, 2024, in an amount not to exceed \$260,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments &amp; Change Orders

**Department:**

Government Relations

**Staff Contact:**

Cam Spencer/Kerrick Henry

**Background:**

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

**Staff Evaluation/Justification:**

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

## F. EXECUTIVE

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<b>Subject</b>	<b>3. Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve and adopt the attached "Order Approving Amounts of Appraised Values of Certain Residential Homesteads Exempt from Ad Valorem Taxes for Tax Year 2024 and all Future Years, Unless Revised," and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

General

**Department:**

Executive

**Staff Contact:**

Erik Eriksson

**Background:**

Pursuant to the Texas Tax Code §11.13, taxing units, including the Port Authority, must adopt the amount of their tax exemptions for the 2024 tax year before July 1, 2024. Tax Code §§11.13(d)(1) and (e) also authorizes the Port Commission to exempt from property taxation no less than \$3,000 of the appraised value of the residence homestead of an individual who is disabled or is 65 years old or older.

For eligible taxpayers, the Port Authority currently provides a homestead exemption equal to 20% of the value of a home plus a \$275,000 exemption for eligible homeowners who are age 65 or over, or disabled.

Staff is informed that by the Harris County Tax Collector's Office of Budget Management that Harris County Commissioner's Court has increased the 65 or over, and disabled homestead exemption amount, from \$275,000 up to \$320,000.

**Staff Evaluation/Justification:**

Port Authority staff recommends that the Port Commission adopt an order in the form attached as Exhibit "A," whereby it will exercise its authority to exempt from property taxes portions of the appraised value of certain residence homesteads for the Tax Year 2024 and thereafter, as follows:

\$5,000 or 20% of the appraised value, whichever is greater, of an adult's residence homestead; and  
 \$320,000 of the appraised value of residence homestead of an individual who is disabled; or  
 \$320,000 of the appraised value of residence homestead of an individual who is 65 years old or older.

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

**ORDER APPROVING AMOUNTS OF APPRAISED VALUES  
OF CERTAIN RESIDENTIAL HOMESTEADS  
EXEMPT FROM AD VALOREM TAXES  
FOR TAX YEAR 2024 AND ALL FUTURE YEARS,  
UNLESS REVISED**

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

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

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

**ORDER**

Pursuant to Texas Tax Code §11.13(d)(1) and (e), as amended, the Port Commission of the Port of Houston Authority of Harris County, Texas exempts from ad valorem taxation for tax year 2024 and all future years, unless revised, the following amounts of the appraised value of a residence homestead:

- a. \$5,000 or 20% of the appraised value, whichever is greater, of an adult's residence homestead; and
- b. \$320,000 of the appraised value of the residence homestead of an individual who is disabled; or
- c. \$320,000 of the appraised value of the residence homestead of an individual who is 65 years old or older.

PASSED AND APPROVED this June 25, 2024.

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

ATTEST:

\_\_\_\_\_  
Erik Eriksson  
Secretary



## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>1. Approve a private adjacency barge fleeting lease agreement with, and amend a marine construction permit issued to, Holtmar Land LLC, for approximately 3.71 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$1,113 and a minimum amount of \$153,112 for a ten-year term, and a Port Authority adjacency barge fleeting lease agreement for approximately 2.54 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$8,890 and a minimum amount of \$1,222,967 for a ten-year term, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve entering into a private adjacency barge fleeting lease agreement with, and amend a marine construction permit issued to, Holtmar Land LLC, for approximately 3.71 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$1,113 and a minimum amount of \$153,112 for a ten-year term, and a Port Authority adjacency barge fleeting lease agreement for approximately 2.54 acres of submerged lands in the San Jacinto River for an initial monthly base rent of \$8,890 and a minimum amount of \$1,222,967 for a ten-year term, 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.

**Category:**

Leases

**Department:**

Channel Infrastructure Real Property

**Staff Contact:**

Garry McMahan

**Background:**

Holtmar Land LLC (Holtmar), Port Authority File No. 2024-0088 (private adjacency lease), Port Authority File No. 2024-0089 (Port Authority adjacency lease), and Port Authority File No. 2017-0210 (marine construction permit), submitted a proposal for a private adjacency barge fleeting lease and a Port Authority adjacency barge fleeting lease and to amend a marine construction permit for dredging and the removal of rip-rap, for the use of a total of 6.25 acres of submerged lands for barge fleeting in San Jacinto River.

Holtmar has owned upland property in this location for over seven years and has affiliates that have operated a barge/bunker company in the Gulf Coast area for decades.

**Staff Evaluation/Justification:**

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

Staff recommends approval.

## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>2. Amend a Port Authority adjacency barge fleeting lease agreement with Pelican Marine Services, LLC for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel to extend the term for an additional two years and increase the monthly base rent to \$64,295, for a minimum amount of \$1,566,226 for the additional two years, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action, Information
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve amending a Port Authority adjacency barge fleeting lease agreement with Pelican Marine Services, LLC for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel to extend the term for an additional two years and increase the monthly base rent to \$64,295, for a minimum amount of \$1,566,226 for the additional two years, 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.

**Category:**

Leases

**Department:**

Channel Infrastructure Real Property

**Staff Contact:**

Garry McMahan

**Background:**

Pelican Marine Services, LLC (Pelican), Port Authority File No. 2019-0153 (lease) submitted a proposal to amend a Port Authority adjacency barge fleeting lease agreement for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel, to extend the term for an additional two years. The amendment would also increase the monthly base rent to \$64,295, for a minimum amount of \$1,566,226 for the additional two years, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

By Minute No. 2019-0729-35, the Port Commission authorized Canal Barge Company, Inc. (Canal) as the barge lease tenant, and by Minute No. 2019-1022-30 Canal's subsidiary Pelican was alternatively authorized as tenant. Staff is informed that Canal is a family owned, independent marine transportation company headquartered in New Orleans, Louisiana and was founded in 1933.

**Staff Evaluation/Justification:**

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

Staff recommends approval.

## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>3. Approve the renewal of expiring Port Authority pipeline and transmission line licenses for new thirty-year terms for the following entities: Enterprise Crude Pipeline LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Equistar Chemicals, LP, HFOTCO LLC, Houston Pipe Line Company L.P., and HSC Pipeline Partnership, LLC; and approve the renewal of expiring Port Authority pipeline and transmission line license for new ten-year term for the following entity: Enercoast Midstream LLC.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize the Port Authority to approve the renewal of the following expiring Port Authority licenses for new thirty-year terms: Enterprise Crude Pipeline LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Equistar Chemicals, LP, HFOTCO LLC, Houston Pipe Line Company L.P., and HSC Pipeline Partnership, LLC; approve the renewal of the following expiring Port Authority license for new ten-year term: Enercoast Midstream 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:**

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

**30-Year Term**

<b>Company</b>	<b>File No.</b>	<b>License Fee*</b>
Enterprise Crude Pipeline LLC	2014-0156	\$7,953
Enterprise Crude Pipeline LLC	2014-0157	\$47,718
Enterprise Intrastate LLC	2004-0243	\$4,772
Enterprise Products Operating LLC	2004-0237	\$4,772
Equistar Chemicals, LP	2004-0339	\$4,772
Equistar Chemicals, LP	2004-0340	\$4,772
Equistar Chemicals, LP	2014-0273	\$52,840
HFOTCO LLC	2014-0185	\$129,312
Houston Pipe Line Company L.P.	2004-0235	\$5,727
HSC Pipeline Partnership, LLC	2014-0199	\$193,499
<b>Total</b>		<b>\$456,137</b>

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

**10-Year Term**

<b>Company</b>	<b>File No.</b>	<b>License Fee</b>
Enercoast Midstream LLC	2004-0332	\$22,631
<b>Total</b>		<b>\$22,631</b>

**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.

## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>4. Issue a pipeline license to Sesco Cement Corporation for two 10-inch and two 16-inch gray and white cement pipelines on a pipe rack across Harbor Drive.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize the Port Authority to issue a pipeline license to Sesco Cement Corporation for two 10-inch and two 16-inch gray and white cement pipelines on a pipe rack across Harbor Drive, 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:**

Sesco Cement Corporation (Sesco), Port Authority File No. 2024-0128, has applied for a pipeline license for two 10-inch and two 16-inch gray and white cement pipelines on a pipe rack across Harbor Drive, in the John R Harris Survey, A-27, and the Samuel M Williams Survey, A-87.

Sesco leases two parcels of land from the Port Authority on both sides of Harbor Drive for a cement terminal.

**Staff Evaluation/Justification:**

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The license is subject to the Port Authority's usual terms and conditions for 30-year licenses and at an initial fee of \$16,684 for the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

## I. COMMERCIAL

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<b>Subject</b>	<b>1. Approve an amendment to the lease with Texas Stevedoring Services LLC for approximately 1,276 square feet of office space in the Barbours Cut Administrative Building to extend the term for one year at an annual base rent of \$27,882.91, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve an amendment to the lease with Texas Stevedoring Services LLC for approximately 1,276 square feet of office space in the Barbours Cut Administrative Building to extend the term for one year at an annual base rent of \$27,882.91, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p><a href="#">STRATEGIC GOAL #3 - PARTNERSHIPS (Develop and Strengthen External Partnerships)</a></p> <p><a href="#">Strategic Objective 3a. - Cultivate key relationships to accomplish common goals</a></p> <p><a href="#">STRATEGIC GOAL #4 - STEWARDSHIP (Create Greater Value for the Region)</a></p> <p><a href="#">Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port</a></p>

**Category:**

Leases

**Department:**

Real Estate

**Staff Contact:**

Isaac Kyle/Diana Sechler

**Background:**

By Minute No. 2017-0627-06, the Port Commission approved a two-year lease with Hapag-Lloyd (America) LLC for approximately 1,276 square feet of office space in the Barbours Cut Administrative building. The property is used for general office purposes.

By Minute No. 2019-0521-11, the Port Commission approved an assignment of the lease described above from Hapag-Lloyd (America) LLC to Texas Stevedoring Services LLC (Texas Stevedoring) and an amendment to extend the term for an additional three years, to terminate July 31, 2022.

By Minute No. 2022-0628-15, the Port Commission approved an amendment to the lease to extend the term for an additional two years, to terminate July 31, 2024.

Texas Stevedoring has requested that the Port Authority extend the lease term for an additional one year and intends to continue to use the property for office purposes.

**Staff Evaluation/Justification:**

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

## I. COMMERCIAL

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**Subject**                    **2. Approve a lease for a ten-year term with Enstructure Richardson I LLC for approximately 97.52 acres consisting of multiple tracts of land throughout the Turning Basin Terminal and Industrial Park East, at a total annual base rent of \$3,723,656.88, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.**

Meeting                    Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access                    Public

Type                    Action

Recommended Action                    The Port Commission, at its June 25, 2024 meeting, approve a lease for a ten-year term with Enstructure Richardson I LLC for approximately 97.52 acres consisting of multiple tracts of land throughout the Turning Basin Terminal and Industrial Park East, at an annual base rent of \$3,723,656.88, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals                    [STRATEGIC GOAL #3 - PARTNERSHIPS \(Develop and Strengthen External Partnerships\)](#)  
[Strategic Objective 3a. - Cultivate key relationships to accomplish common goals](#)  
[STRATEGIC GOAL #4 - STEWARDSHIP \(Create Greater Value for the Region\)](#)  
[Strategic Objective 4d. - Support sustainable growth of Port Houston and the greater Port](#)

**Category:**

Leases

**Department:**

Real Estate

**Staff Contact:**

Isaac Kyle/Ben Licata

**Background:**

Enstructure Richardson I LLC (Enstructure) has requested that the Port Authority lease approximately 97.52 acres out of its Turning Basin and Industrial Park East complexes for a ten-year term. Enstructure and its predecessors have leased multiple properties from the Port Authority since 1969 for importing and exporting steel products and general cargo; this lease consolidates existing leases and provides for a ten year term.

**Staff Evaluation/Justification:**

Staff recommends the Port Commission approve the proposed lease with Enstructure Richardson I LLC under the terms described above.

## I. COMMERCIAL

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<b>Subject</b>	<b>3. Approve an amendment to the services agreement with Kinne International, Inc. to extend the term of the Agreement through July 31, 2024 and increase the Contract Amount by \$300,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve an amendment to the services agreement with Kinne International, Inc. to extend the term of the Agreement through July 31, 2024 and increase the Contract Amount by \$300,000, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

General

**Department:**

Commercial

**Staff Contact:**

John Moseley

**Background:**

In March 2021, the Port Commission previously approved a services agreement with Kinne International, Inc. (Kinne) for a term of three years, to provide marketing services to develop new intermodal rail service for international waterborne containers to/from the intermodal rail facility at Barbours Cut Terminal and providing for payment to Kinne for certain brokerage and other services, as well as per unit fee payments per intermodal lift. The original Contract Amount was an amount not to exceed \$768,000.

Under this agreement Kinne assists the Port Authority to develop service with the Class I rail carriers and contract inland rail service routings through the Port Authority facilities, including developing service and pricing packages from pier pickup to the inland rail ramp and vice versa, to support international ocean carrier services calling Port Authority facilities.

**Staff Evaluation/Justification:**

Staff has determined that this Agreement should be amended through July 31, 2024 and funds for the Agreement should be accordingly increased.

Staff recommends the Port Commission authorize this amendment as described above.



## K. INFRASTRUCTURE

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<b>Subject</b>	<b>1. Amend the professional services contract with AECOM Technical Services, Inc. to perform additional work expanding the Barbours Cut Terminal mini-master plan to include the west end utility development and existing utility mapping at Barbours Cut Terminal in an amount not to exceed \$616,723.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve an amendment to the professional services contract with AECOM Technical Services, Inc. to perform additional work expanding the Barbours Cut Terminal existing mini-master plan to include the west end utility development and existing utility mapping at Barbours Cut Terminal in an amount not to exceed \$616,723, 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	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Roger H. Hoh, P.E.

**Background:**

By Minute No. 2021-0525-16, the Port Commission awarded a professional services contract to AECOM Technical Services, Inc. to perform additional work associated with the planning and design for the reconstruction of 87-acres of container yards at Barbours Cut Terminal.

This proposed amendment would consist of the following activities under that contract:

- Expand the existing mini-master plan scope to include mapping of existing underground utilities, produce conceptual utility plans for future improvements, and produce a list of priority projects based on the draft mini-master plan.

**Staff Evaluation/Justification:**

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

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>2. Amend the professional services contract with RDLR Architects, Inc. to perform final design, proposal, and construction phase services for the Maintenance Annex Building at Bayport Container Terminal in an amount not to exceed \$1,462,293.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve an amendment to the professional services contract with RDLR Architects, Inc. to perform final design, proposal, and construction phase services for the Maintenance Annex Building at Bayport Container Terminal in an amount not to exceed \$1,462,293, 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	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Roger H. Hoh, P.E.

**Background:**

By Minute No. 2023-0926-27, the Port Commission awarded a professional services contract to RDLR Architects, Inc. for programming and optional design of the Maintenance Annex Building at Bayport Container Terminal.

The project's building programming is completed, and this proposed amendment would provide for full design services, including the complete construction document package and proposal and construction phase services.

**Staff Evaluation/Justification:**

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

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>3. Approve a change order with R&amp;T Ellis Excavating, Inc. for maintenance of the storm water drainage system in the southern portion of the Bayport Container Terminal in an amount not to exceed \$684,407.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve a change order with R&T Ellis Excavating, Inc. for maintenance of the storm water drainage system in the southern portion of the Bayport Container Terminal in an amount not to exceed \$684,407, 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	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Roger H. Hoh, P.E.

**Background:**

By Minute No. 2022-1206-21, the Port Commission awarded a construction contract to R&T Ellis Excavating, Inc. for land development of 35-acres south of Port Road at Bayport Container Terminal for future development of the terminal complex.

Due to erosion issues and storm water runoff, ponds in the southern portion of Bayport Container Terminal are in need of significant immediate maintenance. As a result of conditions of the drainage channels, slopes, and drainage culverts, the ponds are holding water above their intended normal capacity, reducing the overall retention capacity during significant storm events.

Staff believes that this proposed change order will help address potential health and safety concerns raised by these conditions. The work will restore the ponds back to the intended flow design and establish silt control measures to protect Port Authority infrastructure and the surrounding area.

This is the fourth change order to this contract, for a total change order amount, including this proposed change order, of \$12,437,919.

**Staff Evaluation/Justification:**

Port Authority staff has reviewed the proposal submitted by R&T Ellis Excavating, Inc. and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>4. Approve a change order with Prestique, Inc. dba Ranger Roofing and Construction to perform additional work associated with the rehabilitation of transit shed roof at CARE Terminal and Transit Sheds 21-22 at Turning Basin Terminal in an amount not to exceed \$145,800.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, approve a change order with Prestique, Inc. dba Ranger Roofing and Construction to perform additional work associated with the rehabilitation of transit shed roof at CARE Terminal and Transit Shed 21-22 at Turning Basin Terminal in an amount not to exceed \$145,800, 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	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Roger H. Hoh, P.E.

**Background:**

By Minute No. 2024-0123-19, the Port Commission awarded a contract to Prestique, Inc. dba Ranger Roofing and Construction to perform additional work associated with the rehabilitation of transit shed roof at CARE Terminal and Transit Shed 21-22 at Turning Basin Terminal.

This change order would increase quantities to include the replacement of eleven landside downspouts and associated gutters.

This is the first change order to this contract, for a total change order increase of to date of 3.95% of the total contract value, and the total contract following the change order of \$3,840,125.

**Staff Evaluation/Justification:**

Port Authority staff has reviewed the proposal submitted by Prestique, Inc. dba Ranger Roofing and Construction and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>5. Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with construction of the maintenance and repair building at Barbours Cut Terminal in an amount not to exceed \$150,996.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 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 \$150,996, 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	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**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. to construct the maintenance complex at Barbours Cut Terminal.

This proposed change order addresses:

- Purchase and installation of clean-agent fire suppression system in the intermediate distribution frame (IDF) rooms;
- Purchase and installation of mirrors in restrooms;
- Additional programming for badge readers; and
- Installation of berm for fuel truck.

This is the fourth change order to this contract, for a total change order value to date of \$1,671,524.80, which is 4.06% 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.

## L. MAINTENANCE

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<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$1,500,000 for repair or replacement of motors, generators, and alternators for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Northstar Industries; second, Integrated Power Services; and third, Sulzer Electro Mechanical Services.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order – first, NorthStar Industries; second, Integrated Power Services and third, Sulzer Electro-Mechanical Services (US), Inc.;; (b) award a two-year contract to NorthStar Industries for repair or replacement of motors, generators, and alternators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$1,500,000.;; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2021-0928-42, the Port Commission awarded a two-year contract to NorthStar Industries for repair of motors, generators, and alternators at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$1,500,000. This contract has expired.

The Port Authority owns more than 2,500 electric motors and generators on one hundred and thirty six rubber-tired gantry (RTG) cranes, twenty-nine wharf cranes, and various stationary and mobile generators. The Port Authority would receive additional RTG cranes and ship-to-shore cranes during this contract period. Due to routine maintenance and critical motor failures, staff has advertised for a new two-year contract. Repairs to AC/DC motors, RTG generators, standby emergency generators, and mobile generators would be covered under this contract.

The Port Authority notified vendors regarding this 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 and three vendors responded.

**Staff Evaluation/Justification:**

On May 16, 2024, three CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSP. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- NorthStar Industries
- Integrated Power Services
- Sulzer Electro-Mechanical Services (US), Inc.

Following staff Executive Committee review, staff recommends that the Port Authority award a two-year contract to NorthStar Industries and act as otherwise described above.

## L. MAINTENANCE

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<b>Subject</b>	<b>2. Approve staff's ranking of vendors and award a three-year contract in an amount not to exceed \$400,000 for the purchase of hydraulic components and repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Sapphire Hydraulics Inc.; and second, Coastal Associates LLC dba Coastal Hydraulics.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order - first, Sapphire Hydraulics Inc.; and second, Coastal Associates LLC dba Coastal Hydraulics; (b) award a three-year contract to the top-ranked proposer for the purchase of hydraulic components and repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$400,000; (c) grant authority, if a contract cannot be negotiated with the first ranked vendor, to formally, and in writing end negotiations with that vendor, and proceed to the next vendor in the order ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2022-1027-38, the Port Commission awarded a three-year contract to Sapphire Hydraulics, Inc in the amount of \$200,000 for the purchase of hydraulic components and repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds are nearly depleted.

The Port Authority currently owns twenty-nine wharf cranes, one-hundred and thirty-six rubber-tired gantry (RTG) cranes and numerous other vehicles and industrial equipment. Hydraulic components including pumps, hoses, fittings, clamps, manifolds, valves, and other items are needed to perform routine maintenance on this terminal equipment. Additional RTG and wharf cranes were delivered during the previous contract with more scheduled to be delivered during the term of this proposed three-year contract, hence the proposed increase in the contract amount.

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. Fifteen vendors downloaded the project materials from



BuySpeed with two responding.

**Staff Evaluation/Justification:**

On May 16, 2024, two CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published CSP criteria. Staff identified the following vendors, listed in order of ranking, as the most qualified to provide the required services.

- Sapphire Hydraulics, Inc.
- Coastal Associates, LLC dba Coastal Hydraulics

Following staff Executive Committee review, staff recommends that the Port Commission award a three-year contract to Sapphire Hydraulics, Inc. and act as otherwise described above.

## L. MAINTENANCE

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<b>Subject</b>	<b>3. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$5,050,000 for the purchase of thirteen empty container handling machines for Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Briggs Industrial Solutions, Inc.; second, Equipment Depot Texas, Inc.; and third, Taylor Machine Works, Inc.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order - first, Briggs Industrial Solutions, Inc.; second, Equipment Depot Texas, Inc.; and third, Taylor Machine Works, Inc. (b) award a contract to the top-ranked proposer for the purchase of thirteen empty container handling machines for Bayport Container Terminal in an amount not to exceed \$5,050,000; (c) grant authority, if a contract cannot be negotiated with the first ranked vendor, to formally, and in writing end negotiations with that vendor, and proceed to the next vendor in the order ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

The Port Authority currently owns seven empty container handling machines in operation at its Bayport Container Terminal. However, three of these machines are no longer suitable to meet daily demand since empty container yards nos. 6 and 7 were opened late last year. Since approximately, 82,000 moves for over the road trucks alone, not including moves associated with vessel operations, have been recorded at these container yards year-to-date, it is critical that additional units be procured to meet expected demand and volume growth.

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

**Staff Evaluation/Justification:**

On May 15, 2024, five RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- Briggs Industrial Solutions, Inc.

- Equipment Depot Texas, Inc.
- Taylor Machine Works, Inc.

Following staff Executive Committee review, staff recommends that the Port Authority award a contract to Briggs Industrial Solutions, Inc. and act as otherwise described above.

## L. MAINTENANCE

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<b>Subject</b>	<b>4. Award a three-year contract to Trantex Transportation Products of Texas, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, award a three-year contract to Trantex Transportation Products of Texas, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000, further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2021-0323-27, the Port Commission awarded a three-year contract to Ennis-Flint, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in the amount not to exceed \$244,000. This contract is currently expired.

Paint is needed for proper traffic control at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Jersey barriers, roads, wharves, parking lots, and container pads must be painted and striped to ensure safe road traffic and operation of rubber-tired gantry (RTG) cranes, as well as protect assets such as light poles, bollards, and fire hydrants.

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

**Staff Evaluation/Justification:**

On May 20, 2024, three CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria in the CSB procurement documents.

Following staff Executive Committee review, staff recommends that the Port Authority award a three-year contract to Trantex Transportation Products of Texas, Inc., the responsible bidder submitting the lowest and best bid, for the purchase of traffic paint.

## L. MAINTENANCE

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<b>Subject</b>	<b>5. Award a three-year contract to Home Depot U.S.A., Inc. for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Omnia Partners, a cooperative purchase program contract, in an amount not to exceed \$450,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, award a three-year contract to Home Depot U.S.A., Inc. for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal, using Omnia Partners, a cooperative purchase program contract, in an amount not to exceed \$450,000, 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	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2021-0525-32, the Port Commission awarded a three-year contract to Home Depot U.S.A., Inc. in the amount of \$350,000 for the purchase of miscellaneous hardware and construction supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. The Port Authority operates a total of three maintenance shops that are responsible for building and facility maintenance. These shops often engage in repairs to buildings, as well as relocation and construction of office space. Supplies such as drywall, plywood, lumber, fittings, and hardware are needed to successfully complete this work.

**Staff Evaluation/Justification:**

The Director of Procurement Services has determined that procuring miscellaneous hardware and construction supplies through the 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 items needed are provided by Home Depot U.S.A., Inc. under the pricing schedule obtained from that vendor's contract under Omnia Partners' cooperative program and is therefore recommending this purchase.

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

## L. MAINTENANCE

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<b>Subject</b>	<b>6. Issue a purchase order to Global Rental Company, Inc. for the purchase of an articulating telescopic 40-G aerial device (bucket truck) for the Information Technology department, using Sourcewell, a cooperative purchase program contract, in an amount not to exceed \$165,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Global Rental Company, Inc. for the purchase of an articulating telescopic 40-G aerial device (bucket truck) for the Information Technology department, using Sourcewell, a cooperative purchase program contract, in an amount not to exceed \$165,000, 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:**

Award, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

The Port Authority's Information Technology (IT) department is seeking to obtain an articulating telescopic 40-G aerial device (bucket truck). The IT department is currently dependent on the Maintenance department's schedule and priorities to provide a man-lift or a scissor-lift for the installation, maintenance, or replacement of elevated hi-tech devices, and such equipment request can take up to a week or more to fulfill due to equipment availability. This Bucket Truck would eliminate such delays and expedite IT related repairs and installations.

**Staff Evaluation/Justification:**

The Director of Procurement Services has determined that procuring the bucket truck through a Sourcewell 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 Global Rental Company, Inc. under the pricing schedule obtained from that vendor's contract with Sourcewell cooperative program and is therefore recommending this purchase.

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

## M. OPERATIONS

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<b>Subject</b>	<b>1. Issue a purchase order to Office Furniture Connection for the purchase and installation of workspaces for the Bayport Administration Building, using the Purchasing Cooperative of America, a cooperative purchase program, in an amount not to exceed \$173,735.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Office Furniture Connection for the purchase and installation of workspaces for the Bayport Administration Building, using Purchasing Cooperative of America, a cooperative purchase program, in an amount not to exceed \$173,735, 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:**

Operations

**Staff Contact:**

Candice Armenoff

**Background:**

The Port Authority is seeking to purchase and installation of office furniture for the Bayport Administration Building.

**Staff Evaluation/Justification:**

The Director of Procurement Services has determined that procuring the required office furniture through Purchasing Cooperative of America (PCA) is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Operations department has determined that the best availability, price, and contract term for the item needed is provided by Office Furniture Connection under the pricing schedule obtained from that vendor's contract with PCA, and is therefore recommending this purchase.

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

## M. OPERATIONS

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<b>Subject</b>	<b>2. Authorize payment to Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$864,549.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize payment to Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal pursuant to the current contract between Navis LLC and the Port Authority, for a one-year term beginning July 1, 2024 in an amount not to exceed \$864,549, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Operations

**Staff Contact:**

Joey Purdue

**Background:**

By Minute No. 2001-0326-32, the Port Commission awarded a contract (Contract) to Navis LLC to provide for the implementation and maintenance of a marine terminal management software system (Management Software System) for use at Port Authority terminals. The Management Software System is currently used by the Port Operations department to manage the Port Authority's Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, and by the Accounting department for billing at these terminals. Since expiration of the initial one-year maintenance term, the Port Commission has approved each subsequent annual maintenance renewal, and the current annual maintenance term is set to expire June 30, 2024.

The Contract describes the year-to-year maintenance services that are required to be performed and sets forth the maintenance fee for each one-year maintenance term. The maintenance fee for each one-year term is based upon the combined annual through-put (TEU) at the container terminals, and tonnage for the general cargo facilities, for the immediately preceding year, plus six fixed amounts associated to additional licensed software modules. The total maintenance fee for July 1, 2024 through June 30, 2025 will be in an amount not to exceed \$864,549.

**Staff Evaluation/Justification:**

Staff recommends the Port Commission authorize payment to Navis LLC for annual maintenance services for the Marine Terminal Management Software System.



## M. OPERATIONS

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<b>Subject</b>	<b>3. Authorize payment to Smart-Tecs LLC, the sole source provider, for annual maintenance services for the marine terminal gate operating software system for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$471,712.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize payment to Smart-Tecs LLC, the sole source provider, for annual maintenance services for the marine terminal gate operating software system for Barbours Cut Terminal and Bayport Container Terminal pursuant to the current contract between Smart Tecs LLC and the Port Authority, for a one-year term beginning July 1, 2024 in an amount not to exceed \$471,712, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Operations

**Staff Contact:**

Joseph Purdue

**Background:**

By Minute No. 2016-1025-26, the Port Commission authorized a contract (Contract) award to Smart-Tecs LLC to provide for the implementation and maintenance of marine terminal gate operating software (Software) for use at Port Authority terminals. The Software is currently used by the Port Operations department to interchange trucks and containers at Bayport Container Terminal and Barbours Cut Terminal. Additional funding is required for the maintenance and support period starting July 1, 2024 ending June 30, 2025.

The Contract describes the year-to-year maintenance services that are required to be performed and sets forth the maintenance fee for each one-year maintenance term. The services provided under this agreement are critical to the proper functioning of the container terminals gate operation. The total maintenance fee for July 1, 2024 through June 30, 2025 would be in an amount not to exceed \$471,712.

**Staff Evaluation/Justification:**

Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Smart-Tecs LLC is the sole authorized source of the Port Authority's Software in the United States.

Staff recommends that the Port Commission authorize payment to Smart-Tecs LLC for annual maintenance services for Software for Barbours Cut Terminal and Bayport Container Terminal.

## M. OPERATIONS

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<b>Subject</b>	<b>4. Authorize a lease with Enstructure Richardson I LLC for approximately 60 acres at Woodhouse Terminal, for a twenty-year term commencing July 1, 2024 (with two five-year extension options) and at an annual base rent of approximately \$3,703,814, subject to annual base rent escalation.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, authorize a lease with Enstructure Richardson I LLC for approximately 60 acres at Woodhouse Terminal, for a twenty-year term commencing July 1, 2024 (with two five-year extension options) and at an annual base rent of approximately \$3,703,814, subject to annual base rent escalation, 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:**

Operations

**Staff Contact:**

Randy Stiefel

**Background:**

Enstructure Richardson I LLC (Enstructure) has requested that the Port Authority reissue its existing lease at Woodhouse Terminal, to extend the lease term and add additional premises totaling approximately five acres. Enstructure's current lease of the site was originally entered into in 2018 by the tenant's predecessor Richardson Steel Yard, Inc., and is now in its second five-year term ending in 2028.

The proposed lease would require that Enstructure pay "Additional Wharfage Rent" and carry out capital improvement work over its twenty-year term. It also provides that the premises be used for handling and storage of breakbulk general cargoes, including steel, and bulk and containerized products.

Enstructure has additionally requested consolidation and extension of its leases at the Turning Basin Terminal, which action is the subject of another item on this month's Port Commission agenda.

**Staff Evaluation/Justification:**

Staff recommends that the Port Authority approve the proposed Woodhouse lease with Enstructure as described above.

## O. SECURITY AND EMERGENCY OPERATIONS

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<b>Subject</b>	<b>1. Issue a purchase order to Comprehensive Communication Services for the purchase of a trailered generator, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$106,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Comprehensive Communication Services for the purchase of a trailered generator to support critical infrastructure in the event of a power outage or to support emergency and security operations in an amount not to exceed \$106,000, using the Texas Department of Information Resources cooperative purchase program, 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	<p><a href="#">Strategic Objective 4b. - Prepare for disruptive events and mitigate their impact</a></p> <p><a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a></p>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Emergency Management

**Staff Contact:**

Colin Rizzo

**Background:**

The Port Authority is seeking to obtain a trailered generator to provide backup power to critical infrastructure in the event of a power outage and to support emergency and security operations.

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 Comprehensive Communication Services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. This vendor also has a positive history in providing services and products to the Port Authority and therefore is recommended to provide this equipment.

Staff recommends the Port Commission approve this best value determination and contract.

## P. TECHNOLOGY

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<b>Subject</b>	<b>1. Ratify the contract with Allied IT Systems, LLC for access control site upgrades, in the amount of \$592,159.12.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, ratify the contract with Allied IT Systems, LLC for access control site upgrades in the amount of \$592,159.12, 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:**

James O'Brian

**Background:**

The Port Authority maintains security access controls at its terminals. Under federal law and the Port Authority's Facility Security Plans, a person entering a secured location within Barbours Cut, Bayport, or Turning Basin terminal must either (i) present an active TWIC (Transit Worker Identification Credential) card, or (ii) be accompanied by an escort with an active TWIC card. The federal government also maintains a list of revoked TWIC cards, and the Port Authority is required to refuse access to a person with a TWIC on the federal cancelled card list (CCL).

To support these procedures, the Port Authority maintains about 323 card reader locations across these terminals.

Earlier this year, staff began the process of updating its card reader software. Among other things, the enrollment software upgrade allows the Port Authority to check its TWIC records against the CCL every 24 hours, to meet compliance requirements. This software procurement is complete, and the installation and training is in progress.

As part of this process, card reader hardware (two-thirds of which is over 10 years old) was also identified for replacement. Unfortunately, in recent weeks a very large number of these readers have failed. While support staff is in place to resolve and minimize risk, staff believes that this emergency status quo should not be prolonged.

**Staff Evaluation/Justification:**

Because the request for proposals for this hardware replacement and other security-related services had already been issued when this hardware failure occurred, proposals were received on May 15th, and staff identified the contractor providing best value for this work.

The Port Authority is permitted to make emergency purchases and contracts as set forth in Water Code Section 60.4035 to, among other circumstances, "repair unforeseen damage to the property of the district" and "respond to security directives.

Staff believed that this emergency justified immediately moving forward with contract award and order placement, to expedite the four-to-six week lead time and end staff's emergency measures," and Port Authority legal staff determined that the above-described circumstances applied in this

instance. Accordingly, the Executive Director timely notified the Port Commission of this proposed action on May 20, 2024 and staff awarded the contract to Allied IT Systems, LLC on June 4, 2024.

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

## P. TECHNOLOGY

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<b>Subject</b>	<b>2. Issue a purchase order to AT&amp;T Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) Services including FirstNet, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to AT&T Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) services including FirstNet, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000, 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 approval for additional funding needed to support wireless voice and data (LTE) services from AT&T Wireless including FirstNet, in order to help provide services needed for the additional requirements at the container terminals and Port Authority-wide. Additional funding of \$60,000 for the balance of 2024 would be required as well as an estimated \$108,000 each year for the following five years.

**Staff Evaluation/Justification:**

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, and the Director of Procurement Services has determined that procuring AT&T Wireless services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by AT&T Wireless 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

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<b>Subject</b>	<b>3. Issue a purchase order to Verizon Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) Services, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Verizon Wireless for the purchase through December 31, 2030 of wireless voice and data (LTE) services, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$600,000, 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 approval for additional funding needed to support wireless voice and data (LTE) services from Verizon Wireless, in order to help provide ongoing services for the additional requirements at the container terminals and Port Authority-wide. Additional funding of \$60,000 for the balance of 2024 would be required as well as an estimated \$108,000 each year for the following five years.

**Staff Evaluation/Justification:**

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, and the Director of Procurement Services has determined that procuring Verizon Wireless services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Verizon Wireless 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

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<b>Subject</b>	<b>4. Issue a purchase order to One Diversified LLC for the purchase of audio, video, and installation and maintenance services for the Barbours Cut Terminal Maintenance facility, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$335,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to One Diversified LLC for the purchase of audio, video, and installation and maintenance services for the Barbours Cut Terminal Maintenance facility, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$335,000, 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 audio, video, and installation and maintenance services, to set minimum standards for all Port Authority's current and future collaboration and audio-visual needs for all buildings, and board, conference, and meeting rooms.

**Staff Evaluation/Justification:**

The Director of Procurement Services has determined that procuring audio visual goods and related services, through the United States General Services Administration (GSA), an agency of the United States, is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority. The Port Authority, as a political subdivision of the State of Texas, is authorized to use GSA for the procurement of certain items, as described.

The Technology department has determined that the best availability, price, and contract term for the item needed is provided by One Diversified LLC, under the pricing schedule obtained from that vendor's contract with United States General Services Administration and is therefore recommending this purchase.

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



## P. TECHNOLOGY

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<b>Subject</b>	<b>5. Issue a purchase order to Trescope, Inc. for the purchase of subscription-based licensing for the IBM Maximo and IBM Tririga software-as-a-service (SaaS) platforms, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$17,200,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Trescope, Inc. for the purchase of subscription-based licensing for the IBM Maximo and IBM Tririga software-as-a-service (SaaS) platforms, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$17,200,000, 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 IBM software as a service subscription-based licensing for use in the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, to replace various applications and retire other existing applications as appropriate.

The NXGEN ERP program has already completed two phases. Phase I completed requirements captures for features and functions, which were prioritized for importance by individual departments, and implementation strategies were investigated. Phase II completed AS-IS/TO-BE business process mapping, alignment of business processes to pain points, "moments that matter" and the development of demonstration scenarios.

Demonstration sessions were provided by the leading software-as-a-service (SaaS) application platform providers, which led to the selection of IBM Maximo and IBM Tririga as the selected platforms for Pillar III. This software licensing and related services is part of Phase III in the NXGEN ERP Program.

**Staff Evaluation/Justification:**

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, and the Director of Procurement Services has determined that procuring IBM Maximo and IBM Tririga subscription-based licensing, training, and delivery assurance, 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 Trescope, Inc., under the pricing schedule obtained from that vendor's contract with DIR (DIR-CPO-5227) and is therefore recommending this purchase.

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

## P. TECHNOLOGY

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<b>Subject</b>	<b>6. Issue a purchase order to Xennex LLC for the purchase of cloud storage security, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$265,000.</b>
Meeting	Jun 25, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its June 25, 2024 meeting, issue a purchase order to Xennex LLC for the purchase of cloud storage security, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$265,000, 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 cloud storage security services, to provide all NetApp-based storage port-wide with protection from ransomware, malware, and potential cybersecurity-related events and incidents. In case of an event or incident that could or would compromise the data or virtual services located on cloud storage, copies (i.e. snapshots) are taken to either prevent or remediate the ransom demands for the release of stored data or virtual services.

**Staff Evaluation/Justification:**

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, and the Director of Procurement Services has determined that procuring cloud storage security services through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Xennex LLC 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.