

July 18, 2024

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

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on Monday, July 22, 2024. A quorum of the Port Commission is intended to meet at 9:15 a.m. at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

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

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Erik A. Eriksson
Secretary



Additional Public Meeting Notifications.

1. In accordance with the Port Commission's usual practice:
 - a. Members of the public may speak during the posted public comment section.
 - Please register to speak no later than an hour before the meeting by emailing Marilyn Navarro mnavarro@porthouston.com or Erik Eriksson eriksson@porthouston.com. They may also be reached by telephone at (713) 670-2817 or (713) 670-2614, and by mail at 111 E. Loop N, Houston, Texas 77029.
 - Please provide name and the organization the speaker represents, if applicable.
 - Comments are limited to three minutes.
 - b. An audio recording of the meeting is being made, and will be available to the public, as will written minutes after Port Commission approval.
2. To request accommodations under the Americans with Disabilities Act or language access services, please contact Marilyn Navarro or Erik Eriksson at least three days prior to the meeting.
3. This meeting will offer the options to participate by videoconference (see next page) or in-person. Restrictions regarding allowable room capacity and seating arrangements may be in place at the meeting.



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

[Join meeting](#)

More ways to join:

Join from the meeting link

<https://porthouston.webex.com/porthouston/j.php?MTID=md5d5cbcb5f3d70b688b39f9e553f99ab>

Join by meeting number

Meeting number (access code): 2493 410 3452

Meeting password: JulyPC

Tap to join from a mobile device (attendees only)

[+1-720-650-7664,,24934103452##](tel:+1-720-650-7664,,24934103452##) United States Toll (Denver)

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Join by phone

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Dial [24934103452@porthouston.webex.com](tel:24934103452@porthouston.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

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

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Monday, July 22, 2024
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - June 25, 2024

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

1. No items.

G. BUSINESS EQUITY

1. No items.

H. CHANNEL INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Amend a professional services contract with GHD, Inc. to further develop asset management and geographic information system programs in an amount not to exceed \$738,600.

Permits/Licenses/Pipeline Easements

2. Approve the renewal of expiring Port Authority pipeline and transmission line licenses for thirty-year terms for the following entities: Chevron Phillips Chemical Company LP, Enterprise Intrastate LLC, Enterprise TE Products Pipeline Company LLC, Equistar Chemicals, LP, Gulf Coast Authority, HSC Pipeline Partnership, LLC, KM Liquids Terminals LLC, NuStar Logistics, LP, and Targa Downstream LLC; and approve the renewal of the expiring Port Authority pipeline and transmission line license for a ten-year term for the following entity: KM Liquids Terminals LLC.
3. Issue a pipeline license to Targa Downstream LLC for an 8-inch natural gasoline pipeline and a valve site along the Port Terminal Railroad Association Southside Mainline right-of-way east of Ethyl Road.
4. Consolidate and restate marine construction permits issued to Pasadena Refining System, Inc. for improvements to an existing dock in the Houston Ship Channel.

Leases

5. Approve (i) a Port Authority adjacency barge fleeting lease with, and issue a marine construction permit to, Albatross Industrial Houston Fund, LP for approximately 12.51 acres of submerged lands in Old River for an initial monthly base rent of \$7,745, and a minimum amount of \$5,372,723, for a ten-year term, with an option to extend for an additional ten years, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index; and (ii) consent to its sublease by the tenant to Kirby Inland Marine, LP for a term to run coterminously with the term barge fleeting lease.

I. COMMERCIAL

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

Leases

1. Approve an amendment to the lease with Terminal Link Texas, LLC for approximately 1,323 square feet in Bayport Stevedore Support Building No. 5 to extend the term for three years at an annual base rent of \$47,403.09, subject to annual base rent escalation of 3% or the increase in the Consumer Price Index.
2. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 3.80 acres out of Block 6 at Northside Turning Basin to extend the term for one year, at an annual base rent of \$153,980.34, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
3. Approve an amendment to the lease with Cooper/Ports America, LLC for approximately 8.04 acres out of Block 25 at Industrial Park East to extend the term for one year with two one-year mutual renewal options, at an annual base rent of \$343,952.15, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, upon exercise of each one-year mutual renewal option.
4. Approve a subordination agreement and consent and estoppel with Portwall Partners, Ltd., Packwell, Inc., and the Export-Import Bank of the United States, in connection with financing the construction of tenant improvements under the Portwall Partners, Ltd. lease of approximately 55.89 acres located outside of the Bayport Container Terminal.

J. FINANCE

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

General

1. Adopt amended banking resolutions to designate authorized agents who may act on behalf of the Port Authority in connection with depository accounts and banking and investment agreements, and who may designate names of persons authorized to sign checks and give written or verbal orders or instructions to financial institutions.
2. Adopt a revised Investment Policy for Port Authority funds, including operating, construction, project, debt service, and debt service reserve funds, and approve the Port Authority's revised Internal Controls for Investments.
3. Approve hiring Marilyn Bundage as a casual employee to provide financial services on an as-needed basis.

K. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a one-year air quality consulting agreement in an amount not to exceed \$105,000 for the latest update of the Port Authority Clean Air Strategy Plan 2021 Update to the top-ranked proposer: staff ranking- first, Starcrest Consulting Group, LLC., second, Ramboll Americas Engineering Solutions, Inc., and third GHD, Inc.
2. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$190,529 for design services for proposed additional Transportation Worker Identification Credential (TWIC) lanes at Bayport Container Terminal to the top-ranked proposer Hatch Associates Consultants, Inc.
3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$508,000 for an entry intersection traffic signal at Barbours Cut Terminal, to the top-ranked proposer Jerdon Enterprise, L.P.
4. Award a construction contract in an amount not to exceed \$200,000 for the 2024 annual Port Authority-wide perimeter security fence replacement to Four Seasons Development Company, Inc.
5. Amend the professional services contract with English + Associates Architects, Inc. to perform additional work associated with redesign of the new Port Coordination Center Facility at Turning Basin Terminal in an amount not to exceed \$256,263.
6. Ratify an amendment to the professional services contract with Lloyd Engineering, Inc. to perform additional work associated with damage to Turning Basin Terminal Wharves 13, 14, and 23 due to the May 16, 2024 storm event in an amount not to exceed \$328,580.
7. 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 \$373,664.

General

8. Approve an entry license agreement with International Paper Company and McGinnes Industrial Maintenance Corporation for a seven-year term for remediation activities associated with the San Jacinto River Waste Pits.

L. MAINTENANCE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$113,664,000 for the purchase of eight dockside electric container cranes for Wharves Nos. 4 and 5 at Barbours Cut Terminal and Wharves Nos. 2, 4, and 7 at Bayport Container Terminal to the top- ranked proposer: staff ranking - first, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC); and second, Konecranes Finland Corporation.
2. Award a two-year contract to Turtle & Hughes Inc. for the purchase of electrical and lighting components for maintenance of facilities and equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$1,750,000.
3. Award a three-year contract to Turtle & Hughes Inc. for the purchase of new and repaired J.R. Merritt master operator controls for wharf and rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$350,000.
4. Award a contract to Konecranes, Inc., the sole source provider, for the purchase and installation of hybrid retrofit drives for eight rubber-tired gantry cranes at Barbours Cut Terminal in an amount not to exceed \$6,800,000.
5. Award a two-year contract to EVCO Partners, LP dba Burgoon Company for the purchase of miscellaneous shop supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Texas Comptroller of Public Accounts, Texas Multiple Award Schedule, in an amount not to exceed \$800,000.

M. OPERATIONS

1. No items.

N. PEOPLE

1. No items.

O. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a purchase order to Genasys Corporation, the sole source provider, for the purchase of replacement parts and installation services for the existing Long-Range Acoustic Device Mass Notification outdoor siren system in an amount not to exceed \$970,000.

General

2. Approve the assignment of the agreement for hazardous materials incident response services with E3 OMI, LLC to Enhanced Environmental & Emergency Services, Inc. (d/b/a E3 Environmental).

P. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Approve the purchase of extended software subscription and support services for Cognos budgeting software from Mark III Systems, using a State of Texas Department of Information Resources cooperative purchase contract, for one year in an amount not to exceed \$275,467.

Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act)
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)
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

R. RECONVENE OPEN MEETING

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

S. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

T. ADJOURN MEETING

1. Next Meeting Requested - September 24, 2024
2. Adjourn Port Commission Meeting