

# I N D E X

PORT COMMISSION  
OF THE  
PORT OF HOUSTON AUTHORITY  
OF THE PORTS OF HARRIS COUNTY, TEXAS  
July 22, 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**

2024-0722-01 Approve the minutes of the June 25, 2024 Port Commission meeting

**Staff Reports**

2024-0722-02 Roger Guenther, Executive Director, presented a summary of selected financial and operational matters

**Appearances**

2024-0722-03(a) Commissioner Corgey introduced Captain Keith Donohue, Commanding Officer, U.S. Coast Guard Sector Houston-Galveston, who addressed the Port Commission

2024-0722-03(b) Commissioner Corgey introduced Erandi Trevino, Healthy Port Communities Coalition, who addressed the Port Commission

2024-0722-03(c) Commissioner Corgey introduced Leticia Gutierrez, Healthy Port Communities Coalition, who addressed the Port Commission

2024-0722-03(d) Commissioner Corgey introduced Stefanie Martinez, Environmental Community Advocates of Galena Park, who addressed the Port Commission

2024-0722-03(e) Commissioner Corgey introduced Dr. Carla L. Wyatt, Harris County Treasurer, who addressed the Port Commission

**F. Executive (no items)**

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

Minute No.

Event/Action

**H. Channel Infrastructure**

- 2024-0722-04 Staff Report – Selected agenda items –Lori Brownell, Chief Channel Infrastructure Officer
- 2024-0722-05 Amend a professional services contract with GHD, Inc. to further develop asset management and geographic information system programs
- 2024-0722-06 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
- 2024-0722-07 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
- 2024-0722-08 Consolidate and restate marine construction permits issued to Pasadena Refining System, Inc. for improvements to an existing dock in the Houston Ship Channel
- 2024-0722-09 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**

- 2024-0722-10 Staff Report – Selected agenda items – Isaac Kyle, Director, Real Estate
- 2024-0722-11 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

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2024-0722-12	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
2024-0722-13	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
2024-0722-14	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**

2024-0722-15	Staff Report – Selected agenda items – Roland Gonzalez, Director, Treasury
2024-0722-16	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
2024-0722-17	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
2024-0722-18	Approve hiring Marilyn Bundage as a casual employee to provide financial services on an as- needed basis

#### **K. Infrastructure**

2024-0722-19	Staff Report – Selected agenda items – Roger Hoh, Director, Project & Construction Management
2024-0722-20	Approve staff’s ranking of vendors and award a one-year air quality consulting agreement for the latest update of the Port Authority Clean Air Strategy Plan 2021 Update to the top-ranked proposer: staff ranking- first,

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	Starcrest Consulting Group, LLC., second, Ramboll Americas Engineering Solutions, Inc., and third GHD, Inc.
	Port Commission adopted the staff-recommended ranking and authorized award
2024-0722-21	Approve staff's ranking of vendors and award a professional services contract 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.
2024-0722-22	Approve staff's ranking of vendors and award a construction contract for an entry intersection traffic signal at Barbours Cut Terminal, to the top-ranked proposer Jerdon Enterprise, L.P.
2024-0722-23	Award a construction contract for the 2024 annual Port Authority-wide perimeter security fence replacement to Four Seasons Development Company, Inc.
2024-0722-24	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
2024-0722-25	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
2024-0722-26	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
2024-0722-27	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
	<b>L. Maintenance</b>
2024-0722-28	Staff Report – Selected agenda items – Paulo Soares, Chief Port Maintenance Officer
2024-0722-29	Approve staff's ranking of vendors and award a contract 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

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	Zhenhua Heavy Industries Co., Ltd. (ZPMC); and second, Konecranes Finland Corporation
	Port Commission adopted the staff-recommended ranking and authorized award
2024-0722-30	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
2024-0722-31	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
2024-0722-32	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
2024-0722-33	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

**M. Operations (no items)**

**N. People (no items)**

**O. Security and Emergency Operations**

2024-0722-34	Staff Report – Selected agenda items – Colin Rizzo, Director, Emergency Management
2024-0722-35	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
2024-0722-36	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**

Minute No.

Event/Action

2024-0722-37

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

2024-0722-38

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

**Closing Remarks by Chairman and Commissioners**

**Adjourn Meeting**

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

**Houston, Texas  
July 22, 2024**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on July 22, 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  
Dean Corgey, Commissioner, acting Chairman  
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  
J. Kent Friedman, outside counsel

Commissioner Corgey began his opening remarks by asking Commissioner Robb to open the meeting with a prayer, followed by Commissioner Jones leading the attendees in the pledge of allegiance.

Commissioner Corgey then called for a moment of silence in recognition of the late Congresswoman Shelia Jackson Lee. He recalled that the congresswoman was friend to the Port Authority and champion of the Houston Ship Channel, and that her esteemed, formidable, and immeasurable legacy would have lasting and far-reaching benefits to the community, the region, the State of Texas, and the country as a whole for generations to come.

Commissioner Corgey addressed the recent collision in the channel that involved a ship and a tugboat: most unfortunately, one of the crew members did not survive the incident. He added that incidents such as this highlighted the importance of safety.

Commissioner Corgey provided an update on the Houston Ship Channel deepening and widening project (Project 11). The moment when the dredge contracting and oversight moved from being led by the Port Authority, to being led by the U.S. Army Corps of Engineers was approaching. A special Port Commission meeting was set for the next month to further discuss the implementation of the user fee to assist with Project 11 costs.

Commissioner Corgey concluded by recognizing Roger Guenther, as it was his final Port Commission meeting as Executive Director. He remarked that achieving success was always a challenge in all aspects of life, yet Mr. Guenther made his achievements at the Port Authority look easy.

Commissioner Jones added that Mr. Guenther would leave an incredible legacy and Commissioner Fitzgerald reminisced about his early days working on the docks along with Mr. Guenther. Commissioner DonCarlos reminded meeting participants that he knew Mr. Guenther's late parents and considered him to be a great success story coming from the City of Baytown.

Commissioner Robb added that it was great to see as Mr. Guenther attained his position at the Port Authority and leave with so many accolades to his name. Finally, Chairman Campo noted that there was much he wanted to say in celebration of Mr. Guenther, but reserved his remarks for when he could be in attendance live instead of remotely.

(2024-0722-01) Commissioner Corgey called for a motion to approve the minutes of the June 25, 2024, Port Commission meeting. Commissioner Fitzgerald moved for approval, seconded by Commissioner DonCarlos. The minutes were approved as written.

(2024-0722-02) Roger Guenther, Executive Director, presented a summary of selected financial and operational matters:

- Total tonnage was up 5% for the year.
- General Cargo was down slightly compared to the previous year, but 2023 had a very solid first half so it was difficult to compare the two years.
- Container volume was up midway through the year by 13%, with both imports and exports remaining strong.

Mr. Guenther observed that two weeks earlier Hurricane Beryl had taken a toll on the region, but thankfully the Port Authority did not have major damage – the terminals were back up and running just two days after the hurricane. The storm did turn out to be more than expected, which emphasized the important need to always be prepared for the worst.

Staff did an excellent job in preparation for and recovery from the hurricane. Some the community neighbors were without power for several days and needed resources such as food and water, and the Port Authority quickly turned its attention to how it could help and, in the days after the storm, coordinated delivery of 84 cases of water and 50 bags of ice to support emergency distribution in the Pleasantville area. Staff also volunteered to help package, organize, and distribute supplies to more than 350 families, and collaborated with the East End Chamber of Commerce to purchase 168 cases of water and 100 bags of ice to provide to the Oak Meadows Civic Club.



Mr. Guenther remarked that Houston was fortunate to have such dedicated leaders in its communities who sprang into action to serve their neighbors, and apropos of the community, the next Port Houston Community Information Forum was scheduled for the following Saturday. The forum would provide the opportunity for people to learn about Port Authority initiatives such as sustainability, maritime education, small and minority business programs, and Project 11. In response to Hurricane Beryl, the Port Authority had also arranged for several assistance organizations to attend.

Mr. Guenther addressed the recent software outage due to the failed update package from CrowdStrike. As with many companies nationwide, Port Authority facilities were impacted by the outage; though vessel operations continued normally, there was a delay in gate opening, but staff worked quickly to minimize the impact, resulting in just a few hours of delay.

Mr. Guenther yielded the floor to Ryan Mariacher, Chief Port Operations Officer, to provide further details on operational matters. Mr. Mariacher thanked industry partners for leading the preparation for and recovery from Hurricane Beryl, notably the U.S. Coast Guard and the Houston Pilots, first responders, and the essential front-line workforce. He reiterated that Port Authority facilities were working vessels less than two days after landfall of the storm, and extended gate service hours were provided to mitigate further supply chain impacts and help Port Authority customers get back on track. A special thanks was offered to the International Longshoremen's Association for getting freight moving when people needed it most.

Volume continued to be down at the multipurpose facilities. Total tonnage was down 9%, with steel tonnage down almost 8% and general cargo down nearly 12%. However, Woodhouse and JacintoPort terminals were reporting tonnage increases of 17% and 7%, respectively, and while Care Terminal was operating below last year's volumes, the trend was expected to reverse in the coming months.

Mr. Mariacher announced that container volumes continued to remain strong. The Barbours Cut and Bayport terminals were up 13% in total twenty-foot equivalent units (TEU). There was a slight tail off in loaded volumes but both imports and exports continued to perform at double digit percentages above the previous year. The Port Authority continued to work closely with its ocean carriers and beneficial cargo owners (BCOs); both groups were bullish on Houston and were confident in the plans to add capacity to grow volume, jobs, and economic activity in the region.

Mr. Mariacher remarked that yet another gate transaction record had been set the previous week, with 15,987 complete transactions at the container terminals. The best part of the record was the 43-minute truck turn time maintained throughout the day, with a truck queue time of just under ten minutes.

Mr. Mariacher thanked Mr. Guenther for his leadership and mentorship before returning the floor to him.

Commissioner Fitzgerald questioned how the Port Authority did on the Saturday in which it was open as part of the expanded gate hours, and Mr. Mariacher responded that turn times were low because transactions were low. The Port Authority was trying to get industry to adapt to a longer work week but it was a slow process.

Mr. Guenther stated that there was an agenda item regarding the purchase of cranes and noted the potential impacts associated with it: the federal government had announced it was ramping up tariffs on Chinese products imported to the U.S., including a new 25% tariff on Chinese-made ship-to-shore cranes.

The Port Authority spearheaded a coalition with other operating ports and trade associations to oppose the new tariff, due to a lack of viable non-Chinese alternative manufacturers that could meet the immediate demands of the nation's ports. The tariff was estimated to cost the Port Authority an estimated \$40 million on cranes already ordered or soon to be ordered, and several other ports would have similar financial impacts.

The Port Authority submitted comments on the matter to the federal government at the end of June and understood that U.S. Trade Representative Katherine Tai was reviewing them and would be providing a response on or before August 1, 2024, when the tariff was set to take effect. If the tariff did take effect, the Port Authority would seek a formal exemption for the ship-to-shore cranes already on order.

Mr. Guenther next announced that the Port Terminal Railroad Association (PTRA) was marking its 100<sup>th</sup> anniversary. To commemorate the occasion, the PTRA planned several celebrations, including a series of custom-painted railcars, and one special railcar featured the Port Authority logo, symbolizing the enduring partnership between the two entities.

Finally, Mr. Guenther recognized the seventeen Port Authority interns that had recently completed the 2024 program. The individuals worked in eight different divisions and represented eleven different universities. The process was very competitive as there had been over 500 applicants.

Mr. Guenther asked each intern to introduce himself or herself and identify the department interned for:

- Keelan Atkinson, Channel Infrastructure;
- Elias Baba, Operations (Container Terminals);
- Max Barrocas, Internal Audit;

- Abduvas Benitez, Operations (Container Terminals);
- Roberta Cantu, Asset Management (GIS);
- Eldon De Anda, Facility Planning;
- Brooks Havard, Security;
- Carter Henson, Safety;
- Aldolfo Herrera Jr., Operations (Multipurpose Facilities);
- Tyler Kissick, M/V Sam Houston;
- Clyde Lee, Accounting
- Brandon Lerma, Real Estate;
- Savannah Lopez, M/V Sam Houston;
- Euriah McQueen, Emergency Management;
- Marelin Sanchez, Environmental Affairs;
- Shubh Jingnesh Vania, Technical and Business Analytics; and
- Kyler Williams, Project and Construction Management;

(2024-0722-03)      Appearances

(a)      Commissioner Corgey recognized Captain Keith Donohue, Commanding Officer, U.S. Coast Guard (Coast Guard), who addressed the Port Commission.

Capt. Donohue commended the response by the Port Authority to the recent accident in the channel referenced earlier. The partnership between the Coast Guard and the Port Authority was strong, evidenced by the cooperation between the two entities, especially when Coast Guard vessels docked at the Port Authority for safety during Hurricane Beryl.

Capt. Donohue commended Mr. Guenther's leadership: he was at the apex of people who made things happen along the Houston Ship Channel.

Finally, Capt. Donohue read a Public Service Commendation given and signed by the Commandant of the Coast Guard, commending Mr. Guenther for his service.

(b)      Commissioner Corgey recognized Erandi Trevino, Healthy Port Communities Coalition, who addressed the Port Commission.

Ms. Trevino thanked Mr. Guenther for all his work at the Port Authority and his willingness to engage the community. She noted that the Healthy Port Communities Coalition had met three times in the past year with Port Authority staff regarding the communities health and safety concerns related to the dredge placement sites. More specifically, the community was concerned about plans to deposit dredge spoil from Project 11 in the placement areas that were directly adjacent to residential communities.

Ms. Trevino appreciated the time that staff had dedicated to discussing the matter, but there was still concern about the toxicity of the dredge spoil and the potential for a catastrophic incident resulting from a Hurricane Harvey-type rainfall, that would cause the sites to breach. She added that Hurricane Beryl recently showed just how damaging a category one hurricane could be.

Ms. Trevino noted that the Healthy Port Communities Coalition held a press conference the previous month to publicize its frustrations and concerns, and hoped to highlight the issue of toxicity in the dredge spoil and the danger to the community.

(c) Commissioner Corgey recognized Leticia Gutierrez, Healthy Port Communities Coalition, who addressed the Port Commission.

Ms. Gutierrez thanked Commissioner Corgey for recognizing the late Congresswoman Jackson Lee. The congresswoman along with other elected representatives attended a town hall event held by the community the past year, and while the congresswoman was in favor of Project 11, she had objections to the placement of the dredge material at the sites located within the community.

Ms. Gutierrez reiterated the communities' concern regarding berm collapses at the placement sites due to intense flooding. A category three, four, or five hurricane could cause catastrophic damage and easily cause the berms to fail.

The recent National Oceanic and Atmospheric Association's Atlas 15 increased the 100-year flood estimates from fifteen inches to eighteen inches. The City of Houston Public Works had also completed a rainfall analysis that showed the potential for over three feet of urban flooding around the berms of the dredge sites.

Ms. Gutierrez understood that the dredge sites were located on Port Authority property and were managed by the U.S. Army Corps of Engineers (Army Corps). The community wanted the Port Authority's support for its concerns addressed to the Army Corps: while the EPA environmental impact study for Project 11 had been signed during the previous presidential administration, the rainfall and toxicity data had since been made public and warranted further investigation.

(d) Commissioner Corgey recognized Stefanie Martinez, Environmental Community Advocates of Galena Park, who addressed the Port Commission.

Ms. Martinez reiterated the community concern over the placement of the dredge material resulting from Project 11. The community was in fear over the potential risk to health and safety. Many of the answers given to the community were not satisfactory.

Ms. Martinez stated that many community members feared the impacts from the flooding after Hurricane Beryl. They wanted to feel safe knowing that they could live long lives and retire comfortably without being sick all the time.

(e) Commissioner Corgey recognized Dr. Carla L. Wyatt, Harris County Treasurer, who addressed the Port Commission.

Dr. Wyatt invited the interns to a future Harris County Commissioners Court meeting so they could see how the county offices worked, and offered to pay for lunch.

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

(2024-0722-04) Commissioner Corgey recognized Lori Brownell, Chief Channel Infrastructure Officer, to provide a report of selected Channel Infrastructure agenda items.

Ms. Brownell gave a few brief updates on Project 11. The first dredging contract was officially closed out the previous week. That contract had included Bolivar Roads to Redfish – the first eleven miles of the channel – four other contracts were ongoing, and one was pending an award. Segment 1B, which was from Redfish to Bayport, required modifications to the contract due to a claim of different site conditions.

Weeks Marine, a dredging contractor, recently experienced a major engine failure on one of its dredges. The dredge was replaced by a different one that had better air quality emissions, with no delay expected.

Work had begun on Segment 1C, with the contractor mobilizing pipelines and equipment to Atkinson Island.

Ms. Brownell explained that work to be done at the Bayport Container Terminal related to Segment 2 would result in an easier ingress to the channel for the Houston Pilots. Construction of the improvement was expected to commence next month.

The Army Corps was expected to award its contract for Segment 3 imminently, which would be its first major dredging contract for Project 11.

Ms. Brownell highlighted Item H1, an amendment to a professional services contract. The additional services would improve the asset management and GIS programs and would also be integrated with the NextGen ERP project.

(2024-0722-05) RCA H1 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners

Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H1 PASSED.

(2024-0722-06) RCA H2 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H2 PASSED.

(2024-0722-07) RCA H3 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H3 PASSED.

(2024-0722-08) RCA H4 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H4 PASSED.

(2024-0722-09) RCA H5 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA H5 PASSED.

(2024-0722-10) Commissioner Corgey recognized Isaac Kyle, Director, Real Estate, to provide a report of selected Commercial agenda items.

Mr. Kyle remarked that the key responsibilities of the Real Estate Department were to facilitate new contracts and be the first point on contact for new tenants interested in doing business, with the goal of supporting long-term benefits to the region, state, and national economies, by facilitating job creation, sustainable development, trade growth, and tax revenue.

Current lease revenue was up 3.8% over the forecasted budget, and staff was working with its partners at the Partnership Lake Houston on Project Bright Sun, a large solar panel manufacturer and distributor interested in FTZ designation.

Mr. Kyle quoted Avison Young as stating that the Houston industrial market continued to remain resilient: it demonstrated positive absorption of 5.5 million square feet the previous quarter while net absorption remained relatively flat year over year. The current vacancy rate in the Houston industrial real estate market was 8.1% with year-to-date net absorption standing at 5.5 million square feet, with 16.1 million square feet under construction and 11.9 million square feet of delivered construction.

Mr. Kyle stated that Items 1-3 were for approvals of lease amendments, to extend the term of each. Agenda Item I4 pertained to a subordination agreement and consent and estoppel with a tenant, in connection with the financing of tenant's improvements. Once completed, the resin packing facility at the site would support more than 20,000 export containers per year through the Port Authority's container terminals.

(2024-0722-11) RCA I1 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I1 PASSED.

(2024-0722-12) RCA I2 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I2 PASSED.

(2024-0722-13) RCA I3 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I3 PASSED.

(2024-0722-14) RCA I4 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I4 PASSED.

(2024-0722-15) Commissioner Corgey recognized Roland Gonzalez, Director, Treasury, to provide a report of selected Finance agenda items.

Mr. Gonzalez highlighted Item J2, the adoption of a revised Investment Policy for Port Authority funds. The amendment would enable the Port Authority to invest bond proceeds in certain tax-exempt securities and to provide for future possible investments.

(2024-0722-16) RCA J1 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA J1 PASSED.

(2024-0722-17) RCA J2 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA J2 PASSED.

(2024-0722-18) RCA J3 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA J3 PASSED.

(2024-0722-19) Commissioner Corgey recognized Roger Hoh, Director, Project and Construction Management, to provide a report of selected Infrastructure agenda items.

Mr. Hoh personally thanked Mr. Guenther for his mentorship: the two had worked together to change the way the Port Authority ran its project business to design and construct its infrastructure.

Mr. Hoh stated that the funding to support the retrofitting of eight rubber-tired gantry (RTG) cranes to hybrid electric had been accomplished by the Grants and Finance teams, working with the Environmental Protection Agency and Texas Commission on Environmental Quality. The retrofitting would both reduce emissions and lower fuel costs and was part of the roadmap to be net zero by 2050.

The Port Authority's Environmental Affairs Department, in conjunction with the Coast Guard, retrieved several "orphan" barrels that were found floating down the channel after the hurricane, for proper disposal.

Mr. Hoh highlighted Item K1, a renewal of the Port Authority's Clean Air Strategy Plan, based on the prior year's emissions survey. Item K6 was for the ratification of the design for repairs to Port Authority docks resulting from the derecho storm that hit Houston in May.

(2024-0722-20) RCA K1 was presented. Commissioner Jones moved for staff's ranking of vendors - first, Starcrest Consulting Group, LLC., second, Ramboll Americas Engineering Solutions, Inc., and third GHD, Inc., seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K1 PASSED.

(2024-0722-21) RCA K2 was presented. Commissioner Jones moved for staff's ranking of vendors an award a professional services contract to the top-ranked proposer – Hatch Associates Consultants, Inc., seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K2 PASSED.

(2024-0722-22) RCA K3 was presented. Commissioner Jones moved for staff's ranking of vendors an award a professional services contract to the top-ranked proposer – Jerdon Enterprise, L.P., seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K3 PASSED.



(2024-0722-23) RCA K4 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K4 PASSED.

(2024-0722-24) RCA K5 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K5 PASSED.

(2024-0722-25) RCA K6 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K6 PASSED.

(2024-0722-26) RCA K7 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K7 PASSED.

(2024-0722-27) RCA K8 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K8 PASSED.

(2024-0722-28) Commissioner Corgey recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Port Operations agenda items.

Mr. Soares gave a shoutout to all the teams at the Port Authority that sprang into action in order to resume operations as quickly as possible after the hurricane. The Turning Basin Terminal was without power for seven days following the storm, and a total of thirty-six generators were deployed to ensure power to critical facility functions.

Currently, the ship carrying the new cranes destined for the Bayport Container Terminal had rounded the Cape of Good Hope and was due to arrive the following month.

Mr. Soares explained that Item L1 was for the purchase of eight ship-to-shore cranes, the largest single purchase in Port Authority history. The cranes would be the same type as the ones that had arrived at the Bayport Container Terminal the prior year. Item L4 was for the retrofitting of eight RTG crane frames with hybrid technology: the Port Authority currently had fifty-two cranes operating with hybrid technology.

Commissioner Fitzgerald questioned how long it would take to complete the retrofits on the eight cranes, and Mr. Soares estimated it would take about eight to ten months, or three to four weeks per crane. However, all eight cranes would not be taken out of service at the same time.

In response to a question from Commissioner Jones, Mr. Soares likened the retrofit to a brain transplant: the cranes would be the same, just with the hybrid engine technology integrated into them.

(2024-0722-29) RCA L1 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors – First Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC); and second, Konecranes Finland Corporation, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L1 PASSED.

(2024-0722-30) RCA L2 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L2 PASSED.

(2024-0722-31) RCA L3 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L3 PASSED.

(2024-0722-32) RCA L4 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L4 PASSED.

(2024-0722-33) RCA L5 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L5 PASSED.

Commissioner Corgey noted that there were no Operations agenda items and no People agenda items

(2024-0722-34) Commissioner Corgey recognized Colin Rizzo, Director, Emergency Management, to provide a report of selected Security and Emergency Operations agenda items.

Mr. Rizzo highlighted Item O1, a purchase order for parts and installation for the existing Long-Range Acoustic Device Mass Notification system. The new system provided for updated technology and two-way communications with the outdoor siren systems. Item O2 was for the approval of an assignment of the hazardous materials incident response services contract.

(2024-0722-35) RCA O1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA O1 PASSED.

(2024-0722-36) RCA O2 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA O2 PASSED.

(2024-0722-37) Commissioner Corgey recognized Charles Thompson, Chief Technology Officer, to provide a report of selected Technology agenda items.

Mr. Thompson stated that the NextGen wireless upgrades to the terminals would be done by the end of the calendar year, and the NextGen ERP project was officially started. A more detailed report on progress would be made at the next meeting.

Item P1 was for the purchase of regular maintenance for budgeting software. The software was earmarked for retirement once the NextGen ERP went live.

(2024-0722-38) RCA P1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Corgey, DonCarlos, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA P1 PASSED.

At 10:37 a.m., Commissioner Corgey adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the July 22, 2024 meeting of the Port Commission of the Port of Houston Authority.



Ric Campo, Chairman



Erik A. Eriksson, Secretary

## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, approve an amendment to the professional services contract with GHD, Inc. to further develop asset management and geographic information system programs in an amount not to exceed \$738,600, 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:**

Strategic Asset Management

**Staff Contact:**

Eric Barron/Lori Brownell

**Background:**

By Minute Nos. 2022-0524-24 and 2023-0627-10, the Port Commission approved a contract with GHD Inc. totaling \$1,302,803 to provide professional services to support the Asset Management Strategic Improvements Initiative (AMSII) project (Phase II). Staff advised the Port Commission that it anticipated requesting future amendments to this professional services contract, pending the performance of GHD, Inc., to extend the term and add scope for implementing each year of the five-year Phase II actions recommended in the 2021 original project scope.

The services provided under the scope of the contemplated amendment and extension would be Year 3 of five, Phase II of the AMSII project for improving the asset management (AM) and geographic information system (GIS) programs to align with industry best practices. Additionally, these services would be integrated with the Next Generation Enterprise Resource Planning project, ahead of implementation of the Port Authority's new Enterprise Resource Planning system.

**Staff Evaluation/Justification:**

Staff recommends the Port Commission approve amending the professional service contract with GHD, Inc.

## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, authorize the Port Authority to approve the renewal of the following expiring Port Authority licenses for thirty-year terms: 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; 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>
Chevron Phillips Chemical Company LP	1999-0093	\$4,772
Enterprise Intrastate LLC	2004-0326	\$4,772
Enterprise TE Products Pipeline Company LLC	2004-0336	\$4,772
Equistar Chemicals, LP	1992-0006	\$16,224
Equistar Chemicals, LP	2011-0432	\$4,772
Equistar Chemicals, LP	2002-0088	\$159,488
Gulf Coast Authority	1974-0060	\$2,167
Gulf Coast Authority	2003-0415	\$2,167
HSC Pipeline Partnership, LLC	2004-0334	\$4,772
HSC Pipeline Partnership, LLC	2004-0387	\$183,040
HSC Pipeline Partnership, LLC	2013-0089	\$14,316
HSC Pipeline Partnership, LLC	2013-0090	\$17,181

KM Liquids Terminals LLC	2013-0417	\$14,316
NuStar Logistics, LP	2014-0123	\$136,850
NuStar Logistics, LP	2004-0285	\$12,773
Targa Downstream LLC	2004-0195	\$9,544
Targa Downstream LLC	2004-0236	\$106,136
Targa Downstream LLC	2004-0330	\$4,772
<b>Total</b>		<b>\$702,834</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>
KM Liquids Terminals LLC	2014-0391	\$4,164
<b>Total</b>		<b>\$4,164</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>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, authorize the Port Authority to 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Permits/Licenses/Pipeline Easements

**Department:**

Channel Infrastructure Real Property

**Staff Contact:**

Garry McMahan

**Background:**

Targa Downstream LLC, Port Authority File No. 2024-0141, has applied for a pipeline license 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, in the Thomas Earle Survey, A-18.

Natural gasoline is a liquid hydrocarbon mixture condensed from natural gas.

This new 8-inch pipeline would tie into an existing pipeline previously licensed under Port Authority File No. 2001-0070.

**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 \$12,788 for the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>4. Consolidate and restate marine construction permits issued to Pasadena Refining System, Inc. for improvements to an existing dock in the Houston Ship Channel.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, authorize the Port Authority to consolidate and restate marine construction permits issued to Pasadena Refining System, Inc. for improvements to an existing dock in the Houston Ship Channel, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Permits/Licenses/Pipeline Easements

**Department:**

Channel Infrastructure Real Property

**Staff Contact:**

Garry McMahan

**Background:**

Pasadena Refining System, Inc. (PRSI), Port Authority File No. 2024-0135, has applied to construct improvements to an existing dock in the Houston Ship Channel, adjacent to the W. Vince Survey, A-78, Harris County. This permit would authorize the construction of a ship gangway platform, two 30-inch pile supports, installation of four catwalks to increase operational efficiency to the existing dock, and the retainage of the existing dock structures and dredge area.

This dock was originally authorized under a permit issued to Crown Central Petroleum Corporation on June 5, 1970 under Port Authority File No. MO-J-213-B for a timber pier, nine timber dolphins, and a dredge area, and an amendment to the permit others issued to Crown Central Petroleum Corporation on March 26, 1987 under Port Authority File No. 1987-0032 for the construction of a new loading platform and breasting dolphins. Approval of this item would consolidate the 1970 and 1987 permits and restate them to include the new construction described above. PRSI has operated in this location since 2005.

**Staff Evaluation/Justification:**

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

Staff recommends approval.



## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, (i) approve entering into 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, and (iii) 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:**

Albatross Industrial Houston Fund, LP (Albatross), Port Authority File No. 2021-0150 (lease), and Port Authority File No. 2020-0151 (marine construction permit), submitted a proposal for a Port Authority marine construction permit and adjacency submerged lands lease to dredge 10.60 acres to -9 feet Mean High Water and lease 12.51 acres of submerged land for barge fleeting in Old River, adjacent to the Lost Lake Dredged Material Placement Area.

Albatross proposes a ten-year lease, with an option to extend for an additional ten years, with an estimated tenant investment cost of \$2,700,000 for dredging, a maximum twelve-month option/feasibility period and a maximum six-month construction period, and annual rent escalation of the greater of 3% or the Consumer Price Index. This project was originally approved by Minute No. 2021-1207-38, however, the terms have been renegotiated given the passage of time since approval.

Albatross has also proposed entering into a sublease with Kirby Inland Marine LP for barge fleeting within the leased premises. The sublease would be coterminous with the lease.

**Staff Evaluation/Justification:**

The application and draft sublease were reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The lease and permit are subject to the Port Authority's usual terms and conditions, and the sublease has been further reviewed by legal counsel for consistency with the lease agreement. The \$675 application fee has been paid.

Staff recommends approval.

## I. COMMERCIAL

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, 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. 2015-0929-22, the Port Commission approved a two-year lease with Terminal Link Texas, LLC (Terminal Link) for approximately 1,394 square feet in the Bayport Stevedore Support Building No. 5. The property is used for general office purposes.

By Minute No. 2017-0926-13, the Port Commission approved an amendment to the lease to extend the term for an additional two years, to terminate September 30, 2019.

By Minute No. 2019-0924-19, the Port Commission approved an amendment to the lease to extend the term for an additional two years, to terminate September 30, 2021.

By Minute No. 2021-0720-07, the Port Commission approved an amendment to the lease to extend the term for an additional three years, to terminate September 30, 2024.

Terminal Link has now requested that the Port Authority extend the lease term for an additional three years and intends to continue to use the property for general office purposes.

Terminal Link additionally has requested that the size of its office space be reduced by 71 square feet from the current 1,394 square feet to 1,323 square feet, to adjust to the actual amount of office space currently used by Terminal Link.

**Staff Evaluation/Justification:**

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

## I. COMMERCIAL

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, 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. 2022-0802-09, the Port Commission approved a one-year lease with a one-year mutual renewal option with Cooper/Ports America, LLC (CPA) for approximately 3.80 acres out of Block 6 at Northside Turning Basin. The property is used for storage and handling of cement sacks and general cargo.

In July 2023, the parties exercised option and extended the term of the lease for one year to August 31, 2024.

CPA has now requested that the Port Authority further extend the lease term for an additional one year. It intends to continue to use the property for the purpose described above.

**Staff Evaluation/Justification:**

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

## I. COMMERCIAL

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, 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/Ben Licata

**Background:**

By Minute No. 2022-0802-10, the Port Commission approved a one-year lease with a one-year renewal option with Cooper/Ports America, LLC (CPA) for approximately 8.04 acres out of Block 25 at Industrial Park East. The property is used for the storage and handling of containers and general cargo.

On September 1, 2023, CPA commenced its one-year renewal term which had previously been approved by the Port Authority to expire August 31, 2024.

CPA has requested that the Port Authority extend the lease term for an additional one year with two one-year mutual renewal options, and intends to continue to use the property for the purpose described above.

**Staff Evaluation/Justification:**

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

## I. COMMERCIAL

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, 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

**Background:**

In March 2021, the Port Commission approved a 50-year lease and sublease with Portwall Partners, Ltd., as tenant (Portwall), and Packwell, Inc. (Packwell), as subtenant, respectively, for approximately 55.89 acres located outside of the Bayport Container Terminal to finance, construct, and operate two industrial warehouses totaling approximately 750,000 square feet, rail trackage, and related improvements for resin receiving and packaging. The lease commenced April 1, 2021.

Additionally, in September 2022, the Port Commission approved an amendment to the lease to extend the feasibility period and development/construction commencement date.

As contemplated by the lease, Portwall is in the process of closing the financing of the construction described above with the Export-Import Bank of the United States (EXIM). In connection with the financing, Portwall would be granting a lien and security interest to EXIM affecting its leasehold interest in the leased premises. Accordingly, Portwall and EXIM have requested the Port Authority

consent to such grant and subordination of the Port Authority's lien interest in Portwall's removable property at the leased premises, by entering into a consent and estoppel and subordination agreement.

**Staff Evaluation/Justification:**

Staff has reviewed the requests made by Portwall and EXIM and the terms of the consent and estoppel and subordination agreement. Accordingly, staff recommends the Port Commission approve the items described above.



## J. FINANCE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, 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 #4 - STEWARDSHIP (Create Greater Value for the Region)</a>

**Category:**

General

**Department:**

Treasury

**Staff Contact:**

Roland Gonzalez

**Background:**

By Minute No. 2019-0924-21, the Port Commission last adopted 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.

**Staff Evaluation/Justification:**

Port Authority staff reviewed the current banking resolutions and proposes modifying the list of authorized agents to include the following additional position:

- Chief Executive Officer

The resolutions require that two authorized agents act together to open, close and/or change signatories on bank accounts or sign agreements relating to banking or investment services.

Staff recommends that the Port Commission adopt the amended banking resolutions as proposed.

## J. FINANCE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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 as set forth in Exhibit "A", 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 #4 - STEWARDSHIP (Create Greater Value for the Region)</a>

**Category:**

General

**Department:**

Treasury

**Staff Contact:**

Roland Gonzalez/David DeLoach

**Background:**

In accordance with Chapter 2256 of the Texas Government Code (Public Funds Investment Act), the Port Commission must review the Port Authority's investment policy and investment strategies not less than annually and adopt a written instrument or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument as so adopted records any changes made to either the investment policy or investment strategies.

By Minute No. 2023-1024-22, the Investment Policy, investment strategies, and Internal Controls for Investments were last reviewed and approved by the Port Commission.

Staff now proposes the following changes:

Investment Policy:

- Exhibit "C"
  - Add Huntington National Bank
  - Add Meeder Public Funds
  - Add Texas Connect

Internal Controls for Investment:

- None

There are no other changes proposed to the Investment Policy, investment strategies, or Internal Controls for Investments.

**Staff Evaluation/Justification:**

Port Authority staff and the Authority's investment advisor Meeder Public Funds recommends the Port Commission adopt the revised Investment Policy, which includes the investment strategies, and approve the Internal Controls for Investments, as proposed.

## J. FINANCE

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<b>Subject</b>	<b>3. Approve hiring Marilyn Bundage as a casual employee to provide financial services on an as-needed basis.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, approve hiring Marilyn Bundage as a casual employee to provide financial services on an as-needed basis, 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:**

Accounting

**Staff Contact:**

Tim Finley/Curtis Duncan

**Background:**

Marilyn Bundage, former Accountant III, retired on December 15, 2023, after providing twenty-two years of service to the Port Authority. Based on her knowledge of the JD Edwards financial system, the audit process, and the monthly close process, staff believes she can be critical in helping the Port Authority achieve successful results in the audit process during the new Workday Enterprise Resource Planning (ERP) implementation. Ms. Bundage has expressed a willingness to work as a casual employee for up to 20 hours per week to assist with training and the annual audit cycle.

The Port Authority's Code of Ethics prohibits the Port Authority from entering into certain contracts with former employees who worked for the Port Authority in the preceding twelve months without the specific approval of the Port Commission. In accordance with the spirit of that requirement, the staff is seeking the Port Commission's approval before re-hiring Marilyn Bundage as a casual employee.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission approve hiring Marilyn Bundage as a casual employee to provide financial services on an as-needed basis.

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, Starcrest Consulting Group, LLC. and second, Ramboll Americas Engineering Solutions, Inc.; (b) award a one-year air quality consulting agreement to Starcrest Consulting Group, LLC. for the latest update of the Port Authority Clean Air Strategy Plan (CASP) 2021 Update in an amount not to exceed \$105,000; (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 #4 - STEWARDSHIP (Create Greater Value for the Region)</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Environmental Affairs

**Staff Contact:**

Trae Camble

**Background:**

The Port Authority is seeking a qualified air quality consultant to assist the Environmental Affairs department (EAD) with preparing and updating the Port Authority Clean Air Strategy Plan 2021 Update (CASP). The CASP outlines goals and strategies to reduce emissions from heavy-duty diesel vehicles (drayage trucks), cargo handling equipment, locomotives, harbor vessels, and ocean-going vessels.

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. Eight vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 18, 2024, five RFP responses were received and opened. Staff evaluated and ranked the proposals in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as providing best value to the Port Authority:

- Starcrest Consulting Group, LLC.
- Ramboll Americas Engineering Solutions, Inc.
- GHD, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award the contract to Starcrest Consulting Group, LLC., the most highly qualified provider, for the latest update of the Port Authority Clean Air Strategy Plan 2021 Update.

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, approve staff's ranking of vendor 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., 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:**

This project would consist of the design of five additional lanes at the existing Transportation Worker Identification Credential (TWIC) Facility at the Bayport Entry Gate, which is planned to include approximately one acre of new concrete paving, gate processing infrastructure at the TWIC verification stage, and extension of the existing canopy structure.

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

**Staff Evaluation/Justification:**

On April 10, 2024, two RFQ responses were received and opened. The response was reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Hatch Associates Consultants, Inc., the most highly qualified provider, for the design services for proposed additional TWIC lanes at Bayport Container Terminal, and act as otherwise described above.

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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., 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:**

This project consists of the installation of mast arm signals, stand-alone traffic signals, and associated electrical and communication infrastructure at the intersection of East Barbours Cut Boulevard and the Transportation Worker Identification Credential (TWIC) Gate at Barbours Cut Terminal. The scope of work also includes modifying existing traffic islands, paving, curbs, striping, and relocation of an existing fire hydrant.

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. Eight vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 18, 2024, one CSP response was received, opened, and publicly read. The response was reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Jerdon Enterprise, L.P., to provide best value for the TWIC entry intersection traffic signal at Barbours Cut Terminal, and act as otherwise described above.



## K. INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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 Co., Inc., and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<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:**

This project would consist of replacing 6-foot fencing with 8-foot fencing with triple braided barbed wire at Turning Basing Terminal and Barbours Cut Terminal.

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. Twenty vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 12, 2024, two CSB responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Four Seasons Development Company, Inc., the responsible bidder submitting the lowest and best bid for the 2024 annual Port Authority-wide perimeter security fence replacement, and act as otherwise described above.

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, approve an amendment to 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, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Roger H. Hoh, P.E.

**Background:**

By Minute No. 2022-0927-41, the Port Commission awarded a professional services contract to English + Associates Architects, Inc. for the design of the new Port Coordination Center (PCC) at Turning Basin Terminal.

This proposed amendment would consist of:

- Redesigning the PCC building for addition personnel;
- Providing fiber optic line location and mapping; and
- Accessibility plan review.

**Staff Evaluation/Justification:**

Staff has reviewed English + Associates 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>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, 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:**

During the May 16, 2024 storm event, two vessels became loose at the Turning Basin City Docks. One vessel, the CL Xuchang, struck Wharves 13 and 14, located on the Turning Basin Terminal north side, and a second vessel, the Adasan, struck Wharf 23, also on the north side. Significant damage to all three wharves occurred, leaving sections of each inoperable until repairs are made.

As a navigation district, the Port Authority must remain functionally operational to maintain, operate, develop, and regulate the waterway, which also includes constructing, enlarging, and repairing wharves and docks, as necessary. Especially noteworthy is that Wharf 14 will be part of the proposed grain conveyor system planned with Hansen Metro Elevation serving Houston Public Grain Elevator No. 1.

To repair this critical infrastructure in a time-efficient manner, Port Authority staff considered three alternative options: (1) conducting a formal procurement for the repair design of the three docks; (2) pursuing a damage claim for insurance to then source a qualified engineer and contractor for repair; or (3) amending an existing contract with Lloyd Engineering Inc. (LEI) for design of the repair. LEI is a pre-qualified firm that was previously selected for an on-call services contract dated October 27, 2023 for design of repairs as needed.

In all cases, any delay of the work would result in sections of these wharves to remain in unsafe and inoperable conditions.

**Staff Evaluation/Justification:**

Port Authority staff determined to amend the existing contract with LEI for design of these repairs. This work would consist of inspection, design, construction phase services, and facility inspection and condition assessment program (FICAP) updates for Turning Basin Terminal Wharves 13, 14, and 23.

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."

Staff believed that this emergency justified immediately moving forward with this contract amendment and Port Authority legal staff determined that the above-described circumstances applied in this instance. Accordingly, the Chief Operating Officer timely notified the Port Commission of this proposed action on July 12, 2024 and staff awarded the contract to LEI on July 15, 2024.

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

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024, meeting, approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with the Maintenance and Repair Building at Barbours Cut Terminal in an amount not to exceed \$373,664, 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. for the construction of the maintenance complex at Barbours Cut Terminal.

This proposed change order would include the following:

- Adding additional card readers to multiple doors;
- Adding receptacles for shop equipment and welders;
- Adding contractor-extended "general conditions" charges;
- Adding additional power, data, and communications wiring and conduits;
- Replacing undersized breakers found during Arc Flash study; and
- Replacing missed specified uninterruptable power supply plug.

This is the sixth change order to this contract, for a total change order value to date of \$2,045,188.15, which is 4.74% of the total contract value.

**Staff Evaluation/Justification:**

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

## K. INFRASTRUCTURE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, 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 #4 - STEWARDSHIP (Create Greater Value for the Region)</a>

**Category:**

General

**Department:**

Environmental Affairs

**Staff Contact:**

Trae Camble

**Background:**

On October 11, 2017, the Environmental Protection Agency (EPA) approved a remediation plan for the San Jacinto Waste Pits to include removal of the dioxin-containing material from the site and off-site disposal.

Since that time, remedial designs for the waste impoundments at the site have been submitted to EPA by the parties designated as responsible for the clean-up of the site, providing plans to implement the remedy selected in the October 2017 Record of Decision. These documents have been reviewed by EPA Region 6 and EPA Headquarters in coordination with the Texas Commission on Environmental Quality, U.S. Army Corps of Engineers, Harris County, and the Port Authority. The design contractor is now finalizing plans and specifications.

Once plans are approved by the EPA, remediation work would commence on site. Since a part of the work is to be carried out on Port Authority submerged lands, the responsible parties have requested permission to enter the property to do the specified work. The overall term for the project is estimated to be seven years from the start date. The Port Authority would also continue to monitor the work being done for the duration of the project.

**Staff Evaluation/Justification:**

The Legal and Environmental Affairs departments have determined that an entry license is necessary for the responsible parties to complete the remediation work for the San Jacinto River Waste Pits. The term limit for the license would be seven years with an opportunity to reevaluate anytime prior to and up to the term-end date.

Staff recommends that the Port Commission approve the entry license agreement with International Paper Company and McGinnes Industrial Maintenance Corporation.

## L. MAINTENANCE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order – first, Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC); and second, Konecranes Finland Corporation; (b) award a contract to the top-ranked proposer 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 in the amount not to exceed \$113,664,000; (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:**

The Port Authority currently owns fifteen wharf cranes in operation at Bayport Container Terminal and fourteen at Barbours Cut Terminal. Additionally, three units are expected to be delivered to Wharves Nos. 2 and 6 at Bayport Container Terminal, in August 2024.

This project consists of design, fabrication, delivery, and commissioning of new wharf cranes that would be similar in speeds and capacity to units recently delivered at Bayport Container Terminal to meet current and future terminal demands given the increasing size of container vessels.

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. Eight vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 20, 2024, two RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required product:

- Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC)
- Konecranes Finland Corporation

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC) and act as otherwise described above.



## L. MAINTENANCE

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<b>Subject</b>	<b>2. Award a two-year contract to Turtle &amp; 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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, 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. 2021-0928-44, the Port Commission awarded a two-year contract to Wesco Distribution in an amount not to exceed \$1,750,000 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. These electrical and lighting components are necessary for the routine maintenance and component replacement of wharf cranes, rubber-tired gantry (RTG) cranes, and all facilities at the Port Authority. Less than 4% of the funds for this contract remain.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) for a new supply contract using the Port Authority's BuySpeed EProcurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Thirty-three vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On June 13, 2024, five CSB responses were received, opened, and publicly read. These responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to Turtle & Hughes Inc., the responsible bidder submitting the lowest and best bid, for the purchase of electrical and lighting components for maintenance at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

## L. MAINTENANCE

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<b>Subject</b>	<b>3. Award a three-year contract to Turtle &amp; 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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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 (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$350,000, 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, & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2021-0720-28, the Port Commission awarded a three-year contract to Cole Technology in an amount not to exceed \$350,000 for the purchase of new and repaired J.R. Merritt master operator controls for wharf and rubber-tired gantry (RTG) cranes at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. These master controls are necessary for the routine operation of all wharf and RTG cranes at the container terminals. Funds for this contract have been depleted.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) for these contracts 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.

**Staff Evaluation/Justification:**

On June 24, 2024, two CSB responses were received and opened. These responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a three-year contract to Turtle & Hughes Inc., the responsible bidder submitting the lowest and best bid, for the purchase of new and repaired J.R. Merritt master operator controls for wharf and RTG cranes at Barbours Cut Terminal and Bayport Container Terminal.

## L. MAINTENANCE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, award a contract to Konecranes, Inc., the sole source provider, for the purchase and installation of hybrid retrofit drives for eight rubber-tired gantry (RTG) cranes, in an amount not to exceed \$6,800,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<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:**

This procurement is for the purchase and installation of upgrade kits for eight of the Port Authority's non-hybrid rubber-tired gantry (RTG) cranes, to convert them to hybrid operation. This project is funded in part by a grant of the Texas Commission on Environmental Quality's Seaport and Rail Yard Areas Emissions Reduction (SPRY) Program in the amount of \$950,443. This procurement is additionally funded by the Diesel Emissions Reduction Act (DERA) grant in the amount of \$3,000,000 resulting in a net Port Authority-funded amount of \$2,849,557.

**Staff Evaluation/Justification:**

The Director of Procurement Services has determined that procuring the services described above as a sole-source is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

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

## L. MAINTENANCE

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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, determine that this procurement method provides the best value to the Port Authority, and further authorize the Executive Director to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">STRATEGIC GOAL #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a>

**Category:**

Award, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Paulo Soares

**Background:**

By Minute No. 2022-0628-34, the Port Authority awarded a two-year contract to EVCO Partners, LP dba Burgoon Company in the amount not to exceed \$600,000 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 (TXMAS). These funds have been depleted.

The Port Authority operates a total of thirteen maintenance shops at these facilities. These shops provide daily support to port operations by maintaining equipment and facilities, and supplies such as plumbing, electrical, and hydraulic components, pumps, small motors, and valves are needed to properly maintain Port Authority assets.

**Staff Evaluation/Justification:**

The Director of Procurement Services has determined that procuring the two-year purchase agreement for miscellaneous shop supplies through TXMAS 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 EVCO Partners, LP dba Burgoon Company under the pricing schedule obtained from that vendor's contract with TXMAS and is therefore recommending this purchase.

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

## O. SECURITY AND EMERGENCY OPERATIONS

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, authorize staff to issue 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, 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 #2 - INFRASTRUCTURE (Optimize Infrastructure and Channel Capacity to Serve the Region)</a></p> <p><a href="#">Strategic Objective 4b. - Prepare for disruptive events and mitigate their impact</a></p>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Emergency Management

**Staff Contact:**

Colin Rizzo

**Background:**

The Long-Range Acoustic Device (LRAD) mass notification system is the outdoor siren component of Port Authority's PortAlert emergency notification system. The LRAD system was originally installed in 2017 and is comprised of fifteen sirens that provide outdoor emergency notifications at Port Authority terminals. This system is capable of broadcasting warning alerts and voice messages in the event of an emergency, such as shelter-in-place or terminal evacuation notifications. The current siren control systems are at end-of-life and replacement parts are no longer available. This project would replace all legacy siren equipment with new advanced siren control systems.

**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 Genasys Corporation is the sole authorized source for these outdoor siren components in the United States.

Staff recommends the Port Commission authorize this purchase order to Genasys Corporation for the purchase of replacement parts and installation services for the existing LRAD Mass Notification outdoor siren system.

## O. SECURITY AND EMERGENCY OPERATIONS

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<b>Subject</b>	<b>2. Approve the assignment of the agreement for hazardous materials incident response services with E3 OMI, LLC to Enhanced Environmental &amp; Emergency Services, Inc. (d/b/a E3 Environmental).</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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), 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:**

Emergency Management

**Staff Contact:**

Colin Rizzo

**Background:**

By Minute No. 2021-0928-58, the Port Commission approved a professional services contract with Oil Mop LLC (d/b/a OMI Environmental Solutions) for hazardous materials incident response services in an amount not to exceed \$100,000 for an initial term of two years commencing November 1, 2021, with a mutual option to extend the term for two years (the Agreement). The Agreement was subsequently amended to increase the contract amount by an additional \$100,000.

By Minute No. 2022-1206-56, the Port Commission approved the assignment of the Agreement from Oil Mop to E3 OMI, LLC (E3 OMI) following E3 OMI's purchase of assets of Oil Mop. At the time, E3 OMI was 90% owned by Enhanced Environmental & Emergency Services, Inc. (d/b/a E3 Environmental) (E3 Environmental) and 10% owned by Virgil Blanchard.

By Minute No. 2023-0926-56, the Port Commission approved to extend the term of the Agreement for two years and to increase the contract amount by an additional \$300,000.

Recently, the Port Authority received notice that E3 Environmental merged with E3 OMI, resulting in an internal reorganization and the assignment of the Agreement from E3 OMI to E3 Environmental (the Assignment). As stated above, prior to this merger, E3 OMI was a subsidiary of E3 Environmental.

Staff is requesting the Port Commission to approve the Assignment.

**Staff Evaluation/Justification:**

Staff was informed by E3 Environmental that there would be a seamless transition following the Assignment. Additionally, the services and terms under the Agreement would remain the same.

Therefore, staff recommends that approve the assignment of the Agreement from E3 OMI to E3 Environmental.

## P. TECHNOLOGY

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<b>Subject</b>	<b>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.</b>
Meeting	Jul 22, 2024 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2024 meeting, 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 (TXDIR) cooperative purchase contract, for eighteen months in an amount not to exceed \$275,467, find that this purchasing method provides the best value to the Port Authority for this item, 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 uses Cognos software manufactured by International Business Machines (IBM) Inc., as a tool for budget preparation, reporting, and analysis, and compilation of the Port Authority's cargo statistics. Annual renewals offer support services to provide for software revision upgrades and technical support.

The Port Authority is seeking approval to secure these support services using the State of Texas Department of Information Resources (TXDIR) cooperative purchasing programs available to the Port Authority.

**Staff Evaluation/Justification:**

The Director of Procurement Services has determined that procuring Cognos budgeting software annual subscription and support services through the TXDIR cooperative purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

Accordingly, staff recommends that the Port Commission approve this purchase of such services from Mark III Systems through the TXDIR cooperative purchasing program and determine that this procurement method provides best value to the Port Authority.