

November 7, 2024

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

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on Tuesday, November 12, 2024. A quorum of the Port Commission is intended to meet at 9:15 a.m., or thereafter, immediately following the adjournment of the Audit Committee meeting at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

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

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Erik A. Eriksson
Secretary



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

[Join meeting](#)

More ways to join:

Join from the meeting link

<https://porthouston.webex.com/porthouston/j.php?MTID=m2ffc39cce16605467fadd117b46e1acb>

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Meeting number (access code): 2489 670 5785

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Join from a video system or application

Dial [24896705785](tel:24896705785)@porthouston.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

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

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



Additional Public Meeting Notifications.

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



Tuesday, November 12, 2024
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. STAFF REPORTS

1. Summary of selected financial and operational matters
2. Update regarding construction of the new office building for Port Authority employees located along Buffalo Bayou in the Greater Fifth Ward

D. APPEARANCES

1. Public Comment

E. EXECUTIVE

Staff Report – Selected agenda items – Tom Heidt, Chief Operating Officer

General

1. Approve and adopt the proposed Strategic Plan – 2025 Update.

F. COMMERCIAL

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

Leases

1. Approve a 3% lease rate increase for eleven ratified Port Authority month-to-month leases and new month-to-month leases, effective no earlier than January 1, 2025.

Project 11

2. Approve a no-fee license agreement with Gulf Access Terminal LLC and TDWP Terminals 4 LLC granting the Port Authority access over approximately 0.599 acres within their properties located adjacent to the Beltway 8 property.

G. FINANCE

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

General

1. Consideration and possible action regarding the proposed Fiscal Year 2025 Operating and Capital Budget.
2. Staff briefing, discussion, and possible action regarding the proposed Five Year Operating and Capital Plan.

H. OPERATIONS

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

General

1. Approve increases in Port Authority tariff charges, including dockage, wharfage, throughput charges, container storage rates, container crane and private crane rental rates, water hookup rates, freight handling rates, and miscellaneous other charges, and other amendments, as follows: (i) increases for Tariff 14 (Barbours Cut Terminal) and Tariff 15 (Bayport Container Terminal) equal to the sum of a 2.9% increase in the Consumer Price Index average for the 12-month period ending July 2024, as published by the U.S. Bureau of Labor Statistics, and a 2.5% increase based on the anticipated effects of the wage scale and working condition change contained in the labor contract(s) affecting those terminals, plus related rates for payroll taxes and assessment increases (a combined total of 5.4% increase total for Tariffs 14 and 15); (ii) increases generally equal to a 2.9% for Tariff 8 (Houston Ship Channel and Public Owned Wharves); (iii) amendment of Tariff 8, Subrule 142, item 3 to state that cargo loaded or unloaded from or to any conveyance will be subject to a minimum handling charge of \$37.00 and a minimum wharfage charge of \$15.00, and amendments to Tariff 8, Subrules 152 and 167, and Tariff 8, Subrule 134 and Subrule 201, to clarify and move the charge assessed for automobiles, vehicles, and trucks, (iv) increases equal to 2.9% for the Harbor Fee, (v) an increase in Tariff 8, Subrule No. 51 fees to \$75 per police escort and \$30 for a replacement entrance badge, and (vi) amendment of Tariff 8, Subrule Nos. 68 and 69, Tariff 14, Subrule No. 69, and Tariff 15, Subrule No. 69, to require adherence to the Port Authority Safety Manual, all such increased charges and amendments to be included and published in Port Authority Tariff Nos. 8, 14, and 15 effective January 1, 2025.

I. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) 33 U.S.C.A. §§5(b) and 2236 and (ii) proposed amendment to the agreement for legal services with Best Best & Krieger LLP
2. Real Estate (Section 551.072, Texas Open Meetings Act)
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act)
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)

6. Adjourn Executive Session

J. RECONVENE OPEN MEETING

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

K. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

L. ADJOURN MEETING

1. Next Meeting Requested - December 10, 2024

2. Adjourn Port Commission Meeting