

July 17, 2025

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, attached is a copy of the Agenda of the regular meeting to be held on Tuesday, July 22, 2025. 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



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 Erica Godfrey egodfrey@porthouston.com or Erik Eriksson eriksson@porthouston.com. They may also be reached by telephone at (713) 670-2456 or (713) 670-2614, and by mail at 111 E. Loop N, Houston, Texas 77029.
 - Please provide the 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 Erica Godfrey or Erik Eriksson at least three days prior to the meeting.
3. This meeting will offer the options to participate by videoconference (see next page) or in-person. Restrictions regarding allowable room capacity and seating arrangements may be in place at the meeting.



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

Join meeting

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Join from the meeting link

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Join by meeting number

Meeting number (access code): 2493 887 1147

Meeting password: July25

Tap to join from a mobile device (attendees only)

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Tuesday, July 22, 2025
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - June 24, 2025

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

Staff Report – Selected agenda items – Jessica Shaver, Chief Administrative Officer

General

1. Adopt a resolution ratifying the Port Authority's nomination of a candidate to be listed on the ballot for a position on the board of directors of the Harris Central Appraisal District, and delegating authority to the Chief Executive Officer to exercise its vote on the nomination for a position on the board of directors of the Harris Central Appraisal District.

G. CHANNEL INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Authorize four Memoranda of Agreement with the U.S. Army Corps of Engineers for the disposal of dredged materials to various dredged material placement areas, in a total amount not to exceed \$2,527,113.

2. Amend the professional services contract with HDR Engineering, Inc., to perform continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel, in an amount not to exceed \$2,000,000, and extend the contract term for an additional five years.

3. Amend a professional services contract with HDR Engineering, Inc. to provide continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel Expansion Improvement Project in an amount not to exceed \$600,000.

Permits/Licenses/Pipeline Easements

4. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Air Products LLC, Enterprise GC LLC, Enterprise Intrastate LLC, Enterprise Products Operating LLC, Enterprise TE Products Pipeline Company LLC, HSC Pipeline Partnership, LLC, and Shell Pipeline Company LP.

5. Issue a marine construction permit to Battleground Oil Specialty Terminal Company, LLC for shoreline stabilization in the San Jacinto River.

6. Issue a marine construction permit to ExxonMobil Corporation for repairs to an existing dolphin located in Mitchell Bay.

Leases

7. Approve a submerged lands lease for a ten-year term and amend a marine construction permit with CenterPoint Energy Houston Electric, LLC for approximately 1.02 acres adjacent to the east side of Alexander Island along the Houston Ship Channel, at a total annual base rent of \$42,840, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

H. COMMERCIAL

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

Leases

1. Approve an amendment to the lease with Houston Terminal LLC for approximately 2,257 square feet of office space in Bayport Container Terminal Stevedore Support Buildings No. 2 and 3 to extend the term for five years, at an annual base rent of \$81,695.19, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

2. Amend the submerged land lease with Vopak Exolum Houston Holdco LLC to allow for an additional abatement period not to exceed the current maximum amount and term for certain tenant remediation, and increase the base rent in lieu of the throughput guarantee, for a cumulative increase of \$9,169,374.51 subject to annual escalation of 3%, effective no later than September 1, 2025.

3. Ratify the extended term of a month-to-month lease with QSL America Inc, commencing August 1, 2025, for approximately 0.74 acres out of Block 1 at the Southside Wharves, at an annual base rent of \$40,305.16.

4. Ratify the extended term of a month-to-month lease with QSL America Inc, commencing August 1, 2025, for approximately 2.75 acres out of Block 11 at the Turning Basin area, at an annual base rent of \$77,119.97.

I. FINANCE

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

Awards, Amendments & Change Orders

1. Award a professional services contract to the top-ranked proposer Forvis Mazars LLP to conduct audits of the Port Authority 2025 financial statements, retirement plans (pension and Other Post-Employment Benefits), and Promotion and Development Fund for a 3-year term in an amount not to exceed \$400,000, with options to renew for two additional one-year terms.

J. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$500,000 for the 2025 Facility Inspection and Condition Assessment Program for marine structures, to the top-ranked proposer Green, Rubiano & Associates, Inc.

2. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$300,000 for the 2025 Facility Inspection and Condition Assessment Program for corrosion on marine assets, to the top-ranked proposer Wiss, Janney, Elstner Associates, Inc.

3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$918,895 for the demolition of Wharf Crane 212 at Bayport Container Terminal, to the top-ranked proposer Grant Mackay Company, Inc.

4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,730,195 for the repair of damage to Wharves 13 and 14 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC.

5. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$123,500 for the repair of damage to Wharf 23 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC.

6. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$4,687,195 for the construction of the fender system at Wharf 2 at Turning Basin Terminal, to the top-ranked proposer Orion Construction, LLC.

7. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$738,895 for the mooring dolphin construction for Wharf 2 at CARE Terminal, to the top-ranked proposer Russell Marine, LLC.

8. Amend the professional services contract with WSP USA, Inc., to perform construction phase services for Wharf 2 mooring dolphin construction at CARE Terminal, in an amount not to exceed \$37,430, and total contract amount of \$134,865.

9. Amend the professional services contract with Martinez Architects LP to perform final design services for the fire station at Barbours Cut Terminal in an amount not to exceed \$322,086.

10. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yards 6 and 7 at Barbours Cut Terminal in an amount not to exceed \$254,216.

11. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 and final repairs for Wharf 8 at Turning Basin Terminal in an amount not to exceed \$4,485,275.

12. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead repairs and stabilization at Wharf 16 at Turning Basin Terminal in an amount not to exceed \$367,949.

K. MAINTENANCE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and issue a two-year agreement in an amount not to exceed \$2,700,000 for the lease of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal, with an additional two-year term extension option, to the top-ranked proposer: staff ranking – first, OnPoint Industrial Services, LLC; second, Commercial Vehicle Leasing, LLC dba D&M Leasing Commercial; and third, APT Haul Corporation dba Rent Luxury Vans.

2. Approve staff's ranking and award a two-year contract in an amount not to exceed \$500,000 to rent portable toilets for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, to the top-ranked proposer Texas Outhouse, Inc.

3. Award a three-year contract to GearTec Inc. for the purchase of machinery components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$600,000.

4. Award a two-year contract to Parts Authority, LLC for the purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000.

5. Award a two-year professional services contract to Port Technical Services dba Port Technical Training Institute, LLC for onsite technical training at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$250,000.

6. Award a contract to Konecranes, Inc., the sole source provider, for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and two wharf cranes at Bayport Container Terminal in an amount not to exceed \$3,100,000.

7. Award a contract to Konecranes, Inc., the sole source provider, for the purchase and installation of gantry collision prevention systems on twenty-seven rubber-tired gantry cranes at Barbours Cut Terminal and twelve rubber-tired gantry cranes at Bayport Container Terminal in an amount not to exceed \$1,600,000.

8. Award a contract to Kalmar Pte Ltd d/b/a Bromma, the sole source provider, for the purchase of six Bromma telescopic spreader bars for Bayport Container Terminal in an amount not to exceed \$1,400,000.

L. OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a professional services contract to Kalmar USA Inc., the sole source provider, for position detection system equipment and installation services for sixteen rubber-tire gantry cranes in an amount not to exceed \$570,000.

2. Amend the agreement with Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal for an additional one year beginning July 1, 2025, and increase funding in an amount not to exceed \$931,606.

M. PEOPLE

Staff Report – Selected agenda items – Carlecia Wright, Chief People Officer

Awards, Amendments & Change Orders

1. Amend the professional services contract with Nurseify, LLC d/b/a Culture Advisors for human resources and culture engagement services in an amount to not exceed \$363,950.

2. Amend the professional services contract with Avison Young to perform organizational change management advisory services to support the relocation of employees to the new Port Authority Administration Building, in an amount not to exceed \$75,700.

N. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a purchase order to Ares Security, the sole source provider, for migration of the existing on-premises AVERT C2 situational awareness software system to a fully hosted and managed solution, in an amount not to exceed \$235,000.

2. Authorize the Port Authority's participation in the Harris County Multi-Jurisdictional Hazard Mitigation Plan and submission of a Letter of Intent to Harris County Office of Emergency Management.

O. STRATEGY

Staff Report – Selected agenda item – Candice Armenoff, Chief Strategy Officer

Awards, Amendments & Change Orders

1. Amend the services agreement to City and Sea Group LLC dba CAS Group LLC to increase the contract amount to complete services for plan development in an amount not to exceed \$124,965.

P. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Issue a purchase order to Tanches Global Management, Inc. for the purchase of networking equipment to support the new Port Authority Administration Building using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$1,200,000.
2. Award a five-year service agreement to Strada US Professional Services, LLC to provide automated supplier invoice processing services in support the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project in an amount not to exceed \$200,000.
3. Amend the contract with Strada US Professional Services, LLC to include additional implementation, consulting, and professional services supporting Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$1,000,000.
4. Amend the contract with Durian Consultants for the purchase of additional professional advisory services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, using the United States General Services Administration, an agency of the United States, in an amount not to exceed \$500,000.
5. Approve a change order with SDI Presence, LLC for additional ServiceNow subscription-based licensing and implementation of professional services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$466,000 over a three-year period.
6. Approve a change order with ZK Technology LLC to perform additional work associated with implementation, consulting, and professional services in support of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$8,000, for a total amount of \$104,930.

Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding In the Matter of Port Houston et al., Federal Maritime Commission SI No. 25-01
2. Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding disposition of Second Ward property and Bolivar Peninsula property
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), including deliberations regarding certain public employees
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

R. RECONVENE OPEN MEETING

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

S. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

T. ADJOURN MEETING

1. Next Meeting Requested - September 23, 2025
2. Adjourn Port Commission Meeting