

September 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, September 23, 2025. A quorum of the Port Commission is intended to meet at 9:15 a.m. at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

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

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Erik A. Eriksson
Secretary



Additional Public Meeting Notifications.

1. In accordance with the Port Commission's usual practice:
 - a. Members of the public may speak during the posted public comment section.
 - Please register to speak no later than an hour before the meeting by emailing 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

More ways to join:

Join from the meeting link

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Meeting number (access code): 2490 883 9991

Meeting password: SeptPC

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Tuesday, September 23, 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 - July 22, 2025

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. John Sullivan, President, Callan Marine Ltd.
2. Mei Po Ho, Sailing Coordinator and Jennifer Bunch, Director of Outdoor Experiences, Girl Scouts of San Jacinto Council
3. Darius Thomas, The Anderson Center, Development Associate
4. Public Comment

F. EXECUTIVE

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

Awards, Amendments & Change Orders

1. Renew the Port Authority's corporate membership in the American Association of Port Authorities for fiscal year 2025-2026 in an amount not to exceed \$131,887.

General

2. Acknowledgment of a gift to the Port Authority under Section 5007.228 of the Special District Local Laws Code: Callan Marine Ltd.'s gift of a model of its dredge General Arnold.

G. CHANNEL INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$6,000,000 for the maintenance dredging of Bayport Container Terminal, Barbours Cut Terminal, and MV Sam Houston tour boat berthing area, to the top-ranked proposer: staff ranking – first, Curtin Maritime Corp.; and second, Matthews Brothers Dredging, LLC.
2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$457,014 for the new work dredging of Care Terminal Dock 2, to the top-ranked proposer: staff ranking first, Curtin Maritime, Corp.; and second Matthews Brothers Dredging, LLC.
3. Authorize a professional services contract with Locus LLC, the sole source provider, for ship simulation support services associated with a potential Houston Ship Channel project in an amount not to exceed \$215,000.
4. Amend the professional engineering and auditing services contract with Freese & Nichols, Inc. to provide continued engineering, design, permitting, modeling, and other general assistance and support for work associated with the ongoing Houston Ship Channel Expansion Channel Improvement Project (Project 11) and the proposed Bayport Container Terminal East End Project developments (Bayport East End).
5. Amend the professional engineering and auditing services contract with AtkinsRéalis USA Inc. (formerly known as Atkins North America, Inc.) to: (i) provide continued engineering and auditing services, and other general assistance, on an as-needed basis to support the Houston Ship Channel Expansion Improvement Project (Project 11) and other Channel Infrastructure projects; and (ii) increase the contract in an amount not to exceed \$841,693.

Permits/Licenses/Pipeline Easements

6. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Enterprise Products Operating LLC, INV Propylene, LLC, and Linde Inc.
7. Approve an access license agreement for a ten-year term with Bluebonnet Pipeline LLC for road access to the Peggy Lake Dredged Material Placement Area.
8. Approve the change of control of Pelican Marine Services, LLC, a tenant under a barge fleeting lease agreement and a permittee under two marine construction permits, resulting from the acquisition of the equity interests of its parent company Canal Barge Company, Inc. by Redwood Holdings, LLC.
9. Issue a marine construction permit to ExxonMobil Corporation for repairs to an existing fender system and walkway at its Dock 1 located adjacent to the Houston Ship Channel.
10. Issue a marine construction permit to Kinder Morgan Petcoke LP LLC for constructing a new barge loading platform and dredging approximately 29,000 cubic yards adjacent to the Houston Ship Channel.

11. Issue a pipeline license to Denbury Green Pipeline-Texas, LLC for a 24-inch carbon dioxide pipeline under San Jacinto Bay, Alexander Island, the Houston Ship Channel, and Scott Bay.

12. Amend an existing pipeline license to add an additional twelve-inch pipeline across Manchester Wharf No. 3 to BWC Terminals LLC.

General

13. Authorize the Port Authority to enter into a Coastal Surface Lease with the Texas General Land Office for placement of dredged materials into an approved and designated Offshore Dredged Materials Disposal Site.

14. Authorize the Port Authority to enter into a Commercial Coastal Easement with the Texas General Land Office for structures adjacent to the Bayport Container Terminal layberth in an amount not to exceed \$67,865.50.

H. COMMERCIAL

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

Leases

1. Approve a five-year term lease with Frontier Logistics, L.P., effective no earlier than October 1, 2025, for approximately 0.41 of an acre out of Block 9 at Barbours Cut Terminal, at an annual base rent of approximately \$23,019.60, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

2. Approve a one-year term lease with Terminal Investment Corporation, effective no earlier than October 1, 2025, for approximately 2.0 acres out of Block 4D at Northside Turning Basin Terminal, at an annual base rent of approximately \$59,904, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

3. Approve a one-year term lease with a one-year mutual extension option commencing no earlier than October 1, 2025, with Houston Terminal LLC for approximately 659 square feet of office space in the Barbours Cut Terminal Administrative Building at an annual base rent of \$16,844.04, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

4. Approve amendments to leases with Ardent Mills, LLC for (i) approximately 2.86 acres at Woodhouse Terminal, to extend the term for five years via tenant's unilateral extension option, at an annual base rent of \$65,820, and (ii) approximately 0.47 of an acre at Woodhouse Terminal to extend the term for five years via tenant's unilateral extension option, at an annual base rent of \$10,584, effective no earlier than September 30, 2025 and subject to certain escalation terms described in each lease.

5. Ratify an amendment to the lease with Cooper/Ports America, LLC for approximately 9.136 acres out of Block 12 at Industrial Park East to increase the acreage by 2.80 acres; and (ii) approve a lease with Cooper/Ports America, LLC for approximately 85.24 acres, consisting of multiple tracts at Northside Turning Basin and Industrial Park East for a term of three years, with two one-year mutual extension options, at an annual base rent of \$3,470,946.24 subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

6. Approve an amendment the lease with C&C Houston Bayport, LLC of 21.53-acres at the Bayport Container Terminal Complex south of Port Road to provide for reimbursement of certain work performed by Tenant in an amount not to exceed \$287,956.03.

I. FINANCE

Staff Report – Tim Finley, Chief Financial Officer

1. No Agenda Items.

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 contract in an amount not to exceed \$2,757,546 to construct additional Transportation Worker Identification Credential lanes at Bayport Container Terminal, to the top-ranked proposer Satterfield & Pontikes Construction, Inc.

2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$86,456 for transit shed roof ridge vent repairs at Turning Basin Terminal Wharves 30 and 31, to the top-ranked proposer, Rosehill Roofing & Restoration LLC.

3. Award a professional services contract to Wiss, Janney, Elstner Associates, Inc. for construction inspection services of improvements to Houston Public Grain Elevator No. 2 at Woodhouse Terminal in an amount not to exceed \$600,000.

4. Enter into an Interlocal Agreement with Harris County to provide wage rate compliance services for a one-year term in an amount not to exceed \$114,152.

5. Amend the professional services contract with Walter P. Moore Associates, Inc. to include additional design services for the rehabilitation of roofs at transit sheds 21A and 25A at Turning Basin Terminal in an amount not to exceed \$87,000, and with a total contract amount of \$135,000.

6. Amend the professional services contract with Jacobs Engineering Group, Inc. to include additional services associated with the design of Wharf 1 at Bayport Container Terminal in an amount not to exceed \$158,543.

7. Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with the construction of the water supply and fire protection systems at Barbours Cut Terminal in an amount not to exceed \$181,318.

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 award a two-year contract in an amount not to exceed \$2,500,000 for the purchase of wire ropes and related components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Bishop Lifting Products, Inc.; and second, Southwest Wire Rope, LLC.

2. Award a contract to ZPMC North America, Inc., the sole source provider, for the purchase of four headblocks for wharf cranes at Bayport Container Terminal in an amount not to exceed \$185,000.
3. Issue a purchase order to Konecranes, Inc., the sole source provider, for the purchase of a spare operator cabin suitable for rubber-tired gantry cranes at Barbours Cut Terminal in an amount not to exceed \$150,000.
4. Award a three-year contract to Kalmar USA, Inc., Bromma Americas, the sole source provider, for the purchase of twistlocks and spreader related parts for wharf and rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$4,500,000.

L. OPERATIONS

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a five-year service agreement in an amount not to exceed \$1,395,000 for the implementation of Container Terminal Web Portal licensing, maintenance, and support, to the top-ranked proposer Smart-Tecs.
2. Award a professional services contract to Kaleris, the sole source provider, to support the Port Authority's upgrade to NAVIS N4.x, to include test planning, execution, and upgrade assistance, in an amount not to exceed \$131,770.
3. Amend the agreement with SmartTecs LLC for annual maintenance services for the Marine Terminal Gate Operating Software System for Barbours Cut Terminal and Bayport Container Terminal for a one-year term as of July 1, 2025 in an amount not to exceed \$399,332.
4. Amend the agreement for preferential berthing rights at the Port Authority's North Side Turning Basin Terminal with G2 Ocean AS.

M. PEOPLE

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

Awards, Amendments & Change Orders

1. Authorize renewal of group insurance agreements with the following carriers to include coverage for calendar year 2026, in a total amount not to exceed \$3,153,435 for: (a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage coverage and (b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, and retiree life coverage.
2. Amend the contract with Durian Consultants LLC for the purchase of additional professional advisory services in support of the human capital management portions of the Next Generation Enterprise Resource Planning project, through the United States General Services Administration, in an amount not to exceed \$300,000.

N. SECURITY AND EMERGENCY OPERATIONS

1. No items.

O. STRATEGY

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$234,211 to conduct an inventory of Port Authority's Scopes 1, 2, and 3 for greenhouse gas emissions, to the top-ranked proposer Ramboll Americas Engineering Solutions Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.
2. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$825,000 to develop a Port Area Climate Action Plan for the Port Authority and surrounding communities, to the top-ranked proposer Arcadis U.S., Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.
3. Approve staff's ranking of vendors and award a two-year professional services contract in an amount not to exceed \$289,705 for the Clean Ports Program Truck Route Analysis, to the top-ranked proposer Cambridge Systematics, Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.
4. Approve staff's ranking of vendors and award a two-year professional services contract in an amount not to exceed \$207,330 for the Clean Ports Program Trucking Industry Collaborative, to the top-ranked proposer City and Sea Group LLC dba CAS Group LLC., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.
5. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$127,000 to develop and design a customized website for Port of Houston Partners in Maritime Education (PHPME), to the top-ranked proposer TINO, LLC, and authorize a contract with PHPME in connection therewith., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.
6. Amend the professional services contract with AECOM Technical Services, Inc. for planning support for development of Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$1,300,000.

P. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a five-year professional services contract, in an amount not to exceed \$1,200,000, for the purchase of Managed Network Operations Center services to the top-ranked proposer, Consultadd Inc.
2. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$824,000 for the 2025/2026 camera refresh project to the top-ranked proposer, Security – Quality Solutions & Integrations Inc. (SQSI, Inc.).

3. Issue a purchase order to Solid Border, Inc., using the Texas Department of Information Resources cooperative purchasing program, for Next Generation INFOSEC firewall hardware, software subscriptions, and maintenance services in the amount of \$180,000 for the annual renewal and \$133,000 for the new Port Authority Administration Building, for a total amount not to exceed \$313,000.

4. Issue a purchase order to Criner-Daniels & Associates, Inc. for purchase of monitors for the new Port Authority Administration Building, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$131,000.

Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (a) the Port Authority Travel, Meals & Business Entertainment Authorization and Expense Reimbursement Policy, (b) 33 U.S.C.A. §§5(b) and 2236, (c) *In The Matter of Port Houston et al.*, Federal Maritime Commission SI No. 25-01 and Marine Terminal Services Agreements, and (d) proposed amendments to the agreements for legal services with (i) Akin Gump Strauss Hauer & Feld LLP, (ii) Ahmad, Zavitsanos & Mensing PLLC, (iii) Best Best & Krieger LLP, (iv) Ewell, Brown, Blanke & Knight LLP, and (v) Littler Mendelson P.C.

2. Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding disposition of Galveston Bay vicinity 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 employment of the former Executive Director of the Port Authority and the employment agreement with the Chief Executive Officer

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. OPERATIONS

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

General

1. Delegate to the Chief Executive Officer the authority, on behalf of the Port Authority, to (i) enter into a Marine Terminal Service Agreement with Maersk Line A/S or (ii) enter into an extension of the existing Marine Terminal Services Agreement with Maersk Line A/S.

T. STAFF REPORTS

1. Update on new Executive Office Building - Erik Eriksson

U. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

V. ADJOURN MEETING

1. Next Meeting Requested - October 27, 2025 - Monday
2. Adjourn Port Commission Meeting