

October 21, 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 Monday, October 27, 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

<https://porthouston.webex.com/porthouston/j.php?MTID=m00a7f33dcbf213019bb363bdb8150334>

Join by meeting number

Meeting number (access code): 2483 878 8796

Meeting password: OctPC

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Monday, October 27, 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 - September 23, 2025

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. The Rose - Shannon Lecoq, Chief Development Officer, and Sarah Dorenback, Grants Associate
2. Neighbors in Action – Paula Niz, Associate Director
3. Public Comment

F. EXECUTIVE

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

Awards, Amendments & Change Orders

1. Approve the contract for services with the Hilton Americas Hotel to host the 2026 Houston International Maritime Conference, in the fall of 2026 in an amount not to exceed \$350,000.

G. CHANNEL INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking and award a professional services contract in an amount not to exceed \$299,395 for the purchase and installation of hydrographic survey equipment to the top-ranked proposer Norbit US, LTD.
2. Approve staff's ranking and award a professional services contract in an amount not to exceed \$300,000 to provide professional services for the development of the Houston Ship Channel Sedimentation Dashboard to the top-ranked proposer Moffatt & Nichol.
3. Approve an agreement with LBC Houston, LP for the reimbursement of the maintenance dredging costs and associated disposal tipping fees incurred by the Port Authority for dredging LBC ship docks 1 through 5 adjacent to Bayport Container Terminal in the estimated amount of \$1,398,096.95.
4. Approve an agreement with Enterprise Products Partners L.P. for the dredging costs and placement area fees incurred by the Port Authority for dredging Enterprise docks 7 and 8 at Barbours Cut Terminal in the estimated amount of \$500,036.55.
5. Ratify a contract change order with Curtin Maritime Corp to add emergency bed-leveling of Bayport Container Terminal and Barbours Cut Terminal berths in an amount not to exceed \$329,700.
6. Authorize an amendment to a Memorandum of Agreement with the U.S. Army Corps of Engineers for the disposal of dredged materials into Alexander placement area in an amount not to exceed \$281,050.

Permits/Licenses/Pipeline Easements

7. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: ExxonMobil Pipeline Company, Houston Pipe Line Company, LP, Houston Refining, LP, KM Liquids Terminals LLC, and Linde Inc.
8. Authorize a marine construction permit to Targa Downstream LLC to replace an existing bulkhead in Buffalo Bayou.
9. Authorize a marine construction permit to 14000 Industrial Holdings, LLC to install pilings and to remove dredged material from submerged land in Greens Bayou.
10. Authorize a marine construction permit to Manchester Terminal LLC to dredge approximately 126,600 cubic yards adjacent to its property along the Houston Ship Channel and Sims Bayou.
11. Authorize a pipeline license to the City of Houston for a 24-inch corrugated metal pipe outfall and approximately 56 square feet of rip-rap material extending onto the Port Authority's 5.68-acre strip of land north of Gober Street.
12. Approve the renewal and transfer of a pipeline license from Kinder Morgan Tejas Pipeline, L.P. to Kinder Morgan Texas Pipeline, L.P. for three (2-inch, 3-inch, and 6-inch) separate abandoned pipelines under the Northside Mainline railroad right-of-way at Haden Road.

Leases

13. Approve a barge fleeting submerged lands lease for a ten-year term with Kirby Inland Marine, LP for approximately 6.16 acres adjacent to Old River, at a total annual base rent of \$266,482, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

14. Amend an existing barge fleeting submerged lands lease adjacent to the San Jacinto River with Kirby Inland Marine, LP, to increase the total leased acreage to 20.06 acres for the remainder of its ten-year term, at a new total annual base rent of \$972,492, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and amend the related marine construction permit for the expanded barge fleeting use.

15. Amend an existing barge fleeting submerged lands lease to Accutrans Fleeting Services, LLC adjacent to Old River to increase the total acreage to 1.77 acres for the remainder of the ten-year term, at a new total annual base rent of \$8,325, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and amend the related marine construction permit for the expanded barge fleeting use and the installation of two steel pilings.

H. COMMERCIAL

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

General

1. Approve hiring Diana Sechler as a casual employee to provide real estate services on an as-needed basis.

Leases

2. Approve a 3% lease rate increase for existing month-to-month leases and new month-to-month leases, effective no earlier than January 1, 2026.

3. Approve an amendment to the lease with CMA CGM (America) LLC for approximately 1,500 square feet of office space in the Bayport Container Terminal Administration Building to extend the term for twenty-five months, effective no earlier than December 1, 2025, at an annual base rent of approximately \$38,340, subject to an annual base rent escalation of 3% or the increase in the Consumer Price Index.

4. Ratify the extended term of a month-to-month lease with Cooper/Ports America, LLC for approximately 1,418 square feet in the Barbour's Cut Terminal Waterside Building, at an annual base rent of \$40,407.66.

5. Approve an amendment to the lease with Frontier Logistics, L.P., effective November 1, 2025, for approximately 2.07 of an acre out of Block 10 at Barbour's Cut Terminal, to extend the term for five years, at an annual base rent of approximately \$66,621.16, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

I. FINANCE

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

General

1. Adopt an amended investment policy for the Port of Houston Authority Restated Retirement Plan (Pension Plan).
2. Adopt a revised Statement of Objectives and Policy for the Port Authority 401(a) Defined Contribution and 457(b) Deferred Compensation Plans.
3. Adopt an amended investment policy for the Port of Houston Authority Other Post-Employment Benefit (OPEB) Plan, an irrevocable trust established for other post-employment benefits.

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 \$4,650,000, for the design of Wharf 8 at Bayport Container Terminal to the top-ranked proposer WSP USA, Inc.
2. Approve staff's selection of two vendors and award professional services contracts to perform construction material testing services for two projects at Port Authority locations to the following proposers: Aviles Engineering Corporation for Container Yard South Phase 2 at Bayport Container Terminal in an amount not exceed \$500,000 and Professional Service industries, Inc. for Container Yard 7 North at Barbours Cut Terminal in an amount not to exceed \$300,000.
3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$302,469 for C1 and East End fiber relocation at Barbours Cut Terminal to the top-ranked proposer C.F. McDonald Electric, Inc. through its division McDonald Municipal & Industrial.
4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$20,067,878 for the construction of Container Yard 7 North at Barbours Cut Terminal to the top-ranked proposer David E. Harvey Builders, Inc. dba Harvey-Cleary Builders.
5. Amend the professional services contract with Jacobs Engineering Group, Inc. to perform construction phase services for the construction of Container Yard 7 North at Barbours Cut Terminal in an amount not to exceed \$410,085.
6. Amend a professional services contract with GHD, Inc. to further develop its asset management and geographic information system programs in an amount not to exceed \$778,300.
7. Amend the construction manager-at-risk (CMAR) contract with Satterfield & Pontikes Construction, Inc. to perform construction of the Maintenance Building Annex at Bayport Container Terminal, for a guaranteed maximum price of \$17,961,081.

8. Amend a professional services contract with Aviles Engineering Corporation to perform additional work associated with Container Yard 1 South Phase 1 in an amount not to exceed \$63,167, for a total contract amount of \$148,137.
9. Approve a change order with Satterfield & Pontikes Construction, Inc. to perform additional work associated with the expansion of exit gate facilities at Bayport Container Terminal in an amount not to exceed \$146,653.

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 contract in an amount not to exceed \$1,700,000 for the purchase of two truckable push boats and one barge for marine maintenance at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposers: staff ranking - first, Texas Marine Shipyard, LLC; and second, John Bludworth Shipyard, LLC.
2. Award a three-year contract to Alamo Transformer Supply Company for repair and oil testing of transformers at Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal in an amount not to exceed \$450,000.
3. Award a three-year contract to Southern Tire Mart, LLC for the purchase of rubber-tired gantry (RTG) crane tires and related items for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$3,000,000.
4. Award a two-year contract to Turtle and Hughes, Inc. for the purchase of miscellaneous electrical cables for wharf and rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$2,000,000.

L. OPERATIONS

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1. No Items.

M. PEOPLE

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

Awards, Amendments & Change Orders

1. Authorize the renewal of group insurance coverage for calendar year 2026 with Reliastar Life Insurance Company dba Voya Financial for both short-term disability in an amount not to exceed \$313,176, and long-term disability in an amount not to exceed \$456,248, (ii) authorize the Port Authority to continue to pay 100% of the cost of the long-term and short-term premiums for eligible active employees, (iii) and authorize contract renewal negotiations with Reliastar Life Insurance Company dba Voya Financial prior to contract expiration.
2. Authorize and staff to carry out planning to begin providing dental and vision insurance to eligible retirees in calendar year 2027 funded by the Port Authority's Other Post- Employment Benefit (OPEB) Plan.

3. Authorize an agreement with the Center for Creative Leadership in an amount not to exceed \$173,418 for leadership development and training services.

N. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a two-year environmental services contract in an amount not to exceed \$200,000 for scrap tire removal and disposal services for Port Authority facilities to the top-ranked proposer GFL Environmental.
2. Authorize an agreement with the Houston Ship Channel Security District for payment of the current year (2025-2026) in an amount not to exceed \$61,675.

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 \$240,139.04 to conduct a port equipment transition and cost assessment to the top-ranked proposer Arcadis U.S., Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's Clean Ports Program grant reimbursement.

P. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Issue a purchase order to SHI Government Solutions, Inc. for purchase of networking equipment to support the Bayport Container Terminal Annex and operations requirements, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$115,000.
2. Issue a purchase order to Xenex, LLC for the purchase of support and maintenance of the Port Authority's NetApp data storage environment and hard drive storage, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$900,000.
3. Issue a purchase order to Carahsoft Technology Corp. for the purchase of SolarWinds device monitoring software for the Port Authority network for an additional three-years renewal, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$270,000.
4. Approve a change order with Xenex, LLC for continued services to assist with the 2025 comprehensive network infrastructure refresh, in an amount not to exceed \$60,000.

5. Amend the contract with One Diversified, LLC for the purchase of audio, video, installation, and maintenance services to newly install or retrofit Port Authority conference rooms with consistent and standardized technology, using the United States General Services Administration, OMNIA Partners, and HGACBuy cooperative purchasing programs.

Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding claims of The Nature Conservancy
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 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.
6. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
7. 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 - November 11, 2025, Budget Workshop