

I N D E X

PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY
OF THE PORTS OF HARRIS COUNTY, TEXAS
July 22, 2025

Minute No.

Event/Action

General

Chairman Campo convened the in-person and virtual Port Commission meeting and provided opening remarks along with Port Commissioners

Minutes

2025-0722-01 Approve the minutes of the June 24, 2025 Port Commission meeting

Staff Reports

2025-07224-02 Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters

Appearances

2025-0722-03(a) Chairman Campo introduced Cleophus Sharp, Healthy Port Communities Coalition, who addressed the Port Commission

2025-0722-03(b) Chairman Campo introduced Debra Davies, Environmental Defense Fund/Healthy Port Communities Coalition, who addressed the Port Commission

F. Executive

2025-0722-04 Staff Report – Selected agenda items – Jessica Shaver, Chief Administrative Officer

2025-0722-05 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

2025-0722-06 Staff Report – Selected agenda items – Garry McMahan, Manager, Channel Infrastructure Real Property

<u>Minute No.</u>	<u>Event/Action</u>
2025-0722-07	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
2025-0722-08	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 and extend the contract term for an additional five years
2025-0722-09	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
2025-0722-10	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.
2025-0722-11	Issue a marine construction permit to Battleground Oil Specialty Terminal Company, LLC for shoreline stabilization in the San Jacinto River
2025-0722-12	Issue a marine construction permit to ExxonMobil Corporation for repairs to an existing dolphin located in Mitchell Bay
2025-0722-13	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	
2025-0722-14	Staff Report – Selected agenda items – John Moseley, Chief Commercial Officer
2025-0722-15	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

<u>Minute No.</u>	<u>Event/Action</u>
2025-0722-16	Amend the submerged land lease with Vopak Exolum Houston Holdco LLC to forebear the throughput guarantee and allow for an additional abatement period not to exceed the current maximum amount and term for certain tenant remediation, effective no later than September 1, 2025, with a cumulative forbearance value of \$9,169,374.51 subject to annual base rent escalation of 3%
2025-0722-17	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
2025-0722-18	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	
2025-0722-19	Staff Report – Selected agenda items – Curtis Duncan, Controller
2025-0722-20	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 OPEB), and Promotion and Development Fund for a 2-year term with options to renew for two additional one-year terms (<i>as amended</i>)
J. Infrastructure	
2025-0722-21	Staff Report – Selected agenda items – Rich Byrnes, Chief Port Infrastructure Officer
2025-0722-22	Approve staff's ranking of vendors and award a professional services contract for the 2025 Facility Inspection and Condition Assessment Program for marine structures, to the top-ranked proposer Green, Rubiano & Associates, Inc.
2025-0722-23	Approve staff's ranking of vendors and award a professional services contract for the 2025 Facility Inspection and Condition Assessment Program for corrosion on marine assets, to the top-ranked proposer Wiss, Janney, Elstner Associates, Inc.
2025-0722-24	Approve staff's ranking of vendors and award a construction contract for the demolition of Wharf Crane 212 at Bayport Container Terminal, to the top-ranked proposer Grant Mackay Company, Inc.

<u>Minute No.</u>	<u>Event/Action</u>
2025-0722-25	Approve staff's ranking of vendors and award a construction contract for the repair of damage to Wharves 13 and 14 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC
2025-0722-26	Approve staff's ranking of vendors and award a construction contract for the repair of damage to Wharf 23 at Turning Basin Terminal, to the top-ranked proposer Russell Marine, LLC
2025-0722-27	Approve staff's ranking of vendors and award a construction contract for the construction of the fender system at Wharf 2 at Turning Basin Terminal, to the top-ranked proposer Orion Construction, LLC
2025-0722-28	Approve staff's ranking of vendors and award a construction contract for the mooring dolphin construction for Wharf 2 at CARE Terminal, to the top-ranked proposer Russell Marine, LLC
2025-0722-29	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
2025-0722-30	Amend the professional services contract with Martinez Architects LP, to perform final design services for the fire station at Barbours Cut Terminal
2025-0722-31	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
2025-0722-32	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
2025-0722-33	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
K. Maintenance	
2025-0722-34	Staff Report – Selected agenda items – Paulo Soares, Chief Port Maintenance Officer

<u>Minute No.</u>	<u>Event/Action</u>
2025-0722-35	<p>Approve staff's ranking of vendors and issue a two-year agreement 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</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2025-0722-36	Approve staff's ranking and award a two-year contract to rent portable toilets for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, to the top-ranked proposer Texas Outhouse, Inc
2025-0722-37	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
2025-0722-38	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
2025-0722-39	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
2025-0722-40	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
2025-0722-41	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
2025-0722-42	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
	L. Operations
2025-0722-43	Staff Report – Selected agenda item – Ryan Mariacher, Chief Port Operations Officer

<u>Minute No.</u>	<u>Event/Action</u>
2025-0722-44	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
2025-0722-45	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
M. People	
2025-0722-46	Staff Report – Selected agenda item – Carlecia Wright, Chief People Officer
2025-0722-47	Amend the professional services contract with Nurseify, LLC d/b/a Culture Advisors for human resources and culture engagement services
2025-0722-48	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
N. Security and Emergency Operations	
2025-0722-49	Staff Report – Selected agenda items – Amy Seymour, Chief Port Security and Emergency Operations Officer
2025-0722-50	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
2025-0722-51	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	
2025-0722-52	Staff Report – Selected agenda items – Candice Armenoff, Chief Strategy Officer
2025-0722-53	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

Minute No.

Event/Action

P. Technology

- 2025-0722-54 Staff Report – Selected agenda item – Charles Thompson, Chief Information Officer
- 2025-0722-55 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
- 2025-0722-56 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
- 2025-0722-57 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
- 2025-0722-58 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
- 2025-0722-59 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 over a three-year period
- 2025-0722-60 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

R. Reconvene Open Meeting

T. Closing Remarks by Chairman and Commissioners

U. Adjourn Meeting

Minute No.

Event/Action

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

**Houston, Texas
July 22, 2025**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on July 22, 2025, 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
Wendy Cloonan, Commissioner
Stephen DonCarlos, Commissioner
Clyde Fitzgerald, Commissioner
Roland Garcia, Commissioner (remote)
Thomas Jones, Commissioner
Alan Robb, Commissioner (remote)
Charlie Jenkins, Chief Executive Officer
Erik Eriksson, Chief Legal Officer
Jessica Shaver, Chief Administration Officer
J. Kent Friedman, outside counsel

Chairman Campo began the meeting by recognizing a recent success story involving the Port Authority Fire Department. A little over a week ago, a fire occurred onboard a vessel docked at the Bayport Container Terminal, and the Port Authority Fire Department, along with mutual aid partners from Baytown, La Porte, and Seabrook, responded quickly and effectively. The fire was contained to the affected space and extinguished without incident, and no injuries were reported.

Chairman Campo commended the Fire Department and its mutual aid partners for their coordinated response and dedication to protecting the Houston Ship Channel community. Members of the Fire Department in attendance included Jesse Henriquez, Firefighter, Kevin Rogerson, Sr. Captain, James England, Captain Fireboat, James Smith, Battalion Chief, led by Chief William Buck.

Chairman Campo also provided an update regarding tariffs on ship-to-shore cranes. He noted that the Port Authority continued to advocate that the cranes currently on order be grandfathered under prior rules and not subject to newly-imposed tariffs. While there were no new developments to report at the time, Chairman Campo emphasized that the Port Authority was actively pursuing the matter and advocating strongly.

Commissioner Fitzgerald thanked the Port Operations Division for keeping the terminals operating efficiently.

Chairman Campo noted that Commissioners Garcia and Robb were in attendance remotely.

(2025-0722-01) Chairman Campo called for a motion to approve the minutes of the June 24, 2025, Port Commission meeting. Commissioner Cloonan moved for approval, seconded by Commissioner Fitzgerald. The minutes were approved as written.

(2025-0722-02) Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters:

Mr. Jenkins stated that the agenda was full, with staff requesting approval of \$36 million in awards, and he noted that his remarks would be brief. He reported that container volumes dipped slightly in June 2025, which was not unexpected, and emphasized that overall tonnage remained up for the year. He explained that additional details would be provided during the Operations Division report.

Mr. Jenkins further noted that the Finance team would provide an update on operating revenue for the first half of the year and how it compared to budget. He also recognized that this was the first month that the newly-formed Strategy Division had an agenda item, and that Ms. Armenoff would provide a brief update on the Port Authority's Strategic Plan.

Mr. Jenkins concluded his remarks by recognizing this summer's interns. He stated that the group had been outstanding, with eighteen interns representing ten colleges and working across a variety of departments. The interns were in attendance and introduced themselves by name, university, and department:

Alondra Perez, University of Houston Clear Lake, M/V Sam Houston
Andrew Weidenfeller, University of Arkansas, Operations
Arda Can, Texas A&M University Galveston, Operations
Baily Upshaw, Alcorn State University, Financial Accounting
Bryce Harris, Texas Southern University, Risk Management
Cate Andersson, California State University Maritime Academy, Security
Elise Cisneros, University of Houston-Downtown,
Project and Construction Management
Emilee Eidlebach, University of Houston, M/V Sam Houston
Eraklia Cortes, San Jacinto College, Gate Operations
John Cypher, University of Oklahoma, Commercial Real Estate
Kylie Hyde, Texas A&M University, Community Relations
Lakshya Verma, Texas A&M University, Geographic Information Systems
Lorelei Fay, University of North Texas, Emergency Management
Madison Curtis, University of Houston, Marketing and Branding
Megan Loung, University of Houston, Facility Planning
Mya Van Slyke, Texas A&M University, Channel Infrastructure
Pratyusha Gadasanthala, University of Houston Clear Lake, Safety
Robert Shulz, Texas A&M University, Financial Accounting

(2025-0722-03) Appearances

(a) Chairman Campo recognized Cleophus Sharp, Healthy Port Communities Coalition (HPCC), who addressed the Port Commission.

Mr. Sharp thanked Ms. Seymour and Mr. Camble for their open and professional engagement with his organization. The HPCC fully supported the Port Authority's decision to join the Harris County Hazard Mitigation Plan rather than pursuing a standalone FEMA plan. Moving forward, the HPCC urged support to address four critical deficiencies in the new county plan: outdated flood data, lack of community input, chemical spill risk, and dredge material placement area failure risks.

These omissions also jeopardized future FEMA funding eligibility. Inaccurate risk assessment could result in denial or delay of federal disaster recovery funds. HPCC was committed to working proactively and collaboratively with the Port Authority to ensure full accountabilities for all potential damages on and off port properties in an advanced timely manner.

Mr. Sharp emphasized that the HPCC requested continued engagement to ensure updated facts and a robust community input.

(b) Chairman Campo recognized Debra Davies, Environmental Defense Fund/Healthy Port Communities Coalition, who addressed the Port Commission.

Ms. Davies focused on agenda Item G1, i.e., maintenance dredging by the Army Corps of Engineers (Army Corps) and the deposit of such materials into the Alexander, Mid Bay, and Lost Lake placement areas. Her organizations opposed the dumping of dredge materials in communities and had raised concerns about dredged placements in communities, including concerns about the toxicity of the material.

The communities were experiencing health and water issues, and wanted to ensure runoff from the placement sites was not flowing into open ditches or retention ponds in residential communities.

Ms. Davies emphasized that impact to the communities should be the prime focus when it comes to the depositing of dredge material into placement areas.

(2025-0722-04) Chairman Campo recognized Jessica Shaver, Chief Administrative Officer, to provide a report of selected Executive agenda items.

Ms. Shaver explained the single item on the agenda – a resolution to ratify a nomination for a position on the board of directors of the Harris County Appraisal District

and to delegate authority to Mr. Jenkins to exercise the Port Authority's vote on the nomination.

(2025-0722-05) RCA F1 was presented, moved by Commissioner Jones, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA F1 PASSED.

(2025-0722-06) Chairman Campo recognized Garry McMahan, Manager, Channel Infrastructure Real Property, to provide a report of selected Channel Infrastructure agenda items.

Mr. McMahan began his report by recognizing long-time consultant and friend to the Port Authority, Dana Cheney of Gahagan & Bryant. He noted that Ms. Cheney had been integral to the Port Authority's work since 1996, beginning with Project 10, and had contributed to many of its successes.

Mr. McMahan yielded the floor to Ms. Cheney, who noted that among her accomplishments, she designed the Bolivar and Atkinson Marshes for Project 10, represented the Port Authority on the Beneficial Use Group, supported efforts as a member of the American Association of Port Authorities' Harbors and Navigation Committee, provided support for recovery operations to reopen the Port of Houston after Hurricanes Ike and Harvey, managed studies of the Bayport Ship Channel and Barbour's Cut Channel for possible improvement scenarios, managed the investigations, design, and construction associated with assumption of maintenance of those channels, managed the historic Project 11 mega-project feasibility study, completed in record time to allow authorization in 2020, oversaw design and coordination with the Army Corps for Port Authority-led Project 11 segments, and served as lead consultant for construction management of the Galveston Bay channels.

Ms. Cheney gave the floor back to Mr. McMahan to continue his remarks.

Mr. McMahan stated that Ms. Cheney had given her heart, strategic advice, and selfless service to the Port Authority, working long hours and holidays for decades and never refusing a task that advanced the Port Authority's goals. He congratulated her on her well-deserved retirement and emphasized that she would be greatly missed.

Mr. McMahan then provided a high-level update on channel operations. He reported that, commencing around August 1, the Army Corps was expected to begin clearing the Barbour's Cut Flare draft restriction with a rental hopper dredge from Great Lakes Dredge & Dock Company in New Orleans. He stated that the draft restriction was expected to be cleared within three to four weeks.

Mr. McMahan noted that Channel Infrastructure presented seven items for consideration and approval. He highlighted four items in particular. Item G1 concerned four agreements with the Army Corps for use of the dredged material placement areas at Lost Lake, Alexander Island, and Mid Bay. He reported that planned maintenance dredging of approximately 788,000 cubic yards would be completed at Bayport Container Terminal, Barbours Cut Container Terminal, Jacintoport Terminal, Care Terminal, and Sam Houston berths, and the placement agreements would allow for immediate commencement once dredging contracts were awarded.

Item G2 pertained to continued professional services for general assistance, including engineering, design, and project coordination for the Houston Ship Channel. Item G3 involved a Project 11 professional services contract, with \$600,000 in funding requested to continue support and engineering for Army Corps-led contracts for Segments 3 through 6.

Item G7 pertained to construction of protective structures around a CenterPoint tower. The tower had been struck by a barge several years earlier, underscoring the need for enhanced protection. The original barriers were later destroyed by a tropical cyclone, and the new structures would be built using large rock to form protective fill on submerged Port Authority lands.

Mr. McMahan concluded his report by requesting approval of all seven items, G1 through G7.

Commissioner DonCarlos asked what factors went into the selection of a dredge material placement area. Mr. McMahan replied that it was a multitude of factors including cost, distance, and availability.

(2025-0722-07) RCA G1 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA G1 PASSED.

(2025-0722-08) RCA G2 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA G2 PASSED.

(2025-0722-09) RCA G3 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA G3 PASSED.

(2025-0722-10) RCA G4 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA G4 PASSED.

(2025-0722-11) RCA G5 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA G5 PASSED.

(2025-0722-12) RCA G6 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA G6 PASSED.

(2025-0722-13) RCA G7 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Commissioner Cloonan recused herself. Nays none. RCA G7 PASSED

(2025-0722-14) Chairman Campo recognized John Moseley, Chief Commercial Officer, to provide a report of selected Commercial agenda items.

Mr. Moseley greeted the Chairman and Commissioners and provided a brief update on the Port Authority's commercial efforts, before presenting agenda items. He emphasized that the greater port was recognized as the most collaborative in the country, with long-standing partnerships forged with private industry, ship channel customers, economic development organizations, and agency partners. He noted that the Port Authority was making solid progress in efforts to further strengthen these relationships by increasing its presence with local industry organizations such as BayTrans, the Greater Houston Port Bureau, and the Economic Alliance. He reported that staff had engaged more than ever with local industry executives to ensure alignment and leadership on important initiatives, including sustainable growth to create new jobs and development of a regional strategy for community investments.

Mr. Moseley stated that this collaborative spirit had contributed greatly to the region's success. While Mr. Mariacher would report in detail on performance at the public terminals, he highlighted regional cargo trends reflected in Houston's expanding industrial real estate market. Citing Colliers and CBRE, Mr. Moseley reported that Houston's industrial market remained stable in the second quarter of 2025, with strong new deliveries, steady tenant demand, and a slight decline in net absorption. He noted that speculative construction remained active and national investors continued to show strong interest in logistics properties, positioning the Port Authority to support continued growth.

Mr. Moseley concluded his remarks by presenting four commercial items, all related to real estate. He explained that Item H1 was an extension of an office lease at the Bayport Container Terminal, Item H2 was an amendment to a lease to accommodate a tenant request, and Items H3 and H4 involved ratification of two month-to-month leases with a stevedore at the Turning Basin.

Commissioner Fitzgerald inquired as to whether there had been any interest in the formerly Volkswagen-leased premises. Mr. Moseley stated that there was, but uncertainty with tariffs made leasing the site challenging. However, staff was exploring interest in tenancies with alternative uses including possible steel.

(2025-0722-15) RCA H1 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H1 PASSED.

(2025-0722-16) RCA H2 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H2 PASSED.

(2025-0722-17) RCA H3 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H3 PASSED.

(2025-0722-18) RCA H4 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H4 PASSED.

(2025-0722-19) Chairman Campo recognized Curtis Duncan, Controller to provide a report of selected Finance agenda items.

Mr. Duncan reported that during the first half of 2025, the Port Authority generated \$347 million in operating revenue, which exceeded the 2025 Operating Budget by 5 percent and demonstrated the continued strength and resilience of Port Authority business and service offerings. While container volumes were essentially flat to budget expectations, growth in general cargo, storage revenue, and other services more than offset this, illustrating the Port Authority's diversified revenue base.

Mr. Duncan noted that the Port Authority remained in a stable liquidity position ahead of its five-year, \$1.9 billion capital plan, continuing to reinvest all funds generated

into capacity growth and job creation for the region and its customers. He further observed that, as the Port Authority moved into the second half of 2025, market uncertainty persisted, including the potential liability related to crane tariffs. He emphasized that staff remained focused on delivering solid financial results and being good stewards of public assets.

Mr. Duncan concluded by presenting Item I1 on the agenda, a three-year professional services contract to conduct audits of the Port Authority's 2025 financial statements, retirement plans, and the Promotion and Development Fund.

Commissioner Jones moved to amend Item H1 to extend the contract for two years, with a one-year renewal option, seconded by Commissioner DonCarlos. The motion was approved.

Commissioner Cloonan explained that there had been further discussion in the Audit Committee as the reasoning to amend the RCA.

Chairman Campo added that the NXGEN project made it difficult to change auditors at the current time.

(2025-0722-20) RCA I1 was presented, as amended, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA I1 PASSED.

(2025-0722-21) Chairman Campo recognized Rich Byrnes, Chief Infrastructure Officer, to provide a report of selected Infrastructure agenda items.

Mr. Byrnes reported that the Infrastructure Division presented twelve items totaling approximately \$14.5 million for consideration. Before addressing those items, he provided an update on several projects reaching substantial completion. He noted that the remainder of advanced-purchased electrical equipment had arrived; the Bayport Container Terminal exit gate expansion was tracking for early September 2025; the Barbours Cut Container Terminal water supply and fire protection project was scheduled for completion in the coming weeks; Wharf 7 at the Bayport Container Terminal and Wharves 4 and 5 were 88 and 93 percent complete, respectively, and on track to finish two months ahead of schedule; Wharf 16 repairs were slated for completion in October 2025; and hull components for Sam Houston II were in fabrication, with keel laying scheduled for September 2025.

Mr. Byrnes highlighted Items J1 and J2, which continued the Facilities Inspection and Condition Assessment Program (FICAP) initiated in 2016. He explained that FICAP was a core asset management strategy that evaluated the condition and effectiveness of assets in relation to their criticality and contribution to the Port Authority. These inspections identified whether assets should be placed on a watch list or prioritized for

rehabilitation and maintenance. Mr. Byrnes compared the program to an “insurance physical,” noting that approximately \$6 million had been invested to date, directing \$40 million toward priority assets. He added that the program had also fostered supplier mentoring and development, with smaller subcontractors progressing to prime contractors. He further noted that the awardees for Items J1 and J2 were members of each other’s teams, creating efficiencies through joint mobilization and site visits.

Mr. Byrnes stated that much of the work identified through FICAP had focused on older assets at the Turning Basin Terminal, where asset ages ranged from 43 to 111 years. He explained that Items J4 through J8 and J11 through J12 addressed repairs and change orders for general-purpose facilities. He reported that Wharves 8, 13, and 14 had sustained damage from ship allisions, while Wharves 16 and 20/21 were already under repair from earlier FICAP inspections.

Mr. Byrnes reported that \$2.7 million in damage repairs would be covered by insurance claims, and that additional deterioration and conditions identified during the work had led to further change orders. He stated that repairs at Wharves 8, 16, and 23 were targeted for completion between August and October 2025. He emphasized that all work was being performed consistent with the Port Authority’s Small Business Enterprise and Small, Minority, and Women-Owned Business Enterprise goals.

Finally, Mr. Byrnes highlighted Item J9, which concerned the detailed design of a replacement fire station at Barbour’s Cut Container Terminal.

(2025-0722-22) RCA J1 was presented. Commissioner DonCarlos moved for staff’s ranking of vendors and award a professional services contract to the top-ranked proposer – Green, Rubiano & Associates, Inc., seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J1 PASSED.

(2025-0722-23) RCA J2 was presented. Commissioner DonCarlos moved for staff’s ranking of vendors and award a professional services contract to the top-ranked proposer – Wiss, Janney, Elstner Associates, Inc., seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J2 PASSED.

(2025-0722-24) RCA J3 was presented. Commissioner DonCarlos moved for staff’s ranking of vendors and award a construction contract to the top-ranked proposer – Grant Mackay Company, Inc., seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J3 PASSED.

(2025-0722-25) RCA J4 was presented. Commissioner DonCarlos moved for staff's ranking of vendors and award a construction contract to the top-ranked proposer – Russell Marine, LLC, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J4 PASSED.

(2025-0722-26) RCA J5 was presented. Commissioner DonCarlos moved for staff's ranking of vendors and award a construction contract to the top-ranked proposer – Russell Marine, LLC, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J5 PASSED.

(2025-0722-27) RCA J6 was presented. Commissioner DonCarlos moved for staff's ranking of vendors and award a construction contract to the top-ranked proposer – Orion Construction, LLC, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J6 PASSED.

(2025-0722-28) RCA J7 was presented. Commissioner DonCarlos moved for staff's ranking of vendors and award a construction contract to the top-ranked proposer – Russell Marine, LLC, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J7 PASSED.

(2025-0722-29) RCA J8 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J8 PASSED.

(2025-0722-30) RCA J9 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J9 PASSED.

(2025-0722-31) RCA J10 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J10 PASSED.

(2025-0722-32) RCA J11 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J11 PASSED.

(2025-0722-33) RCA J12 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J12 PASSED.

(2025-0722-34) Chairman Campo recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Maintenance agenda items.

Mr. Soares provided a brief overview of recent maintenance activities before addressing agenda items. Modifications continued at the Bayport Container Terminal warehouse to relocate equipment shop parts, with fencing expanded to secure additional equipment. He noted that staff had implemented a pilot program to provide real-time diagnostics for spreader bars on ship-to-shore cranes, explaining that more than half of crane downtime was attributable to spreader malfunctions. The goal of the pilot was to improve the speed and accuracy of troubleshooting and reduce equipment failure. Mr. Soares also highlighted a cross-functional safety project to create and install uniform signage at all terminals, a collaboration between Maintenance, Operations, and Safety.

Mr. Soares then presented the division's agenda items. Item K1 was for the lease of shuttle and transit buses at Barbours Cut and Bayport Container Terminals. The current fleet was inadequate to support existing operations, particularly as the number of ship-to-shore cranes expanded from 31 to 38. The new transportation protocol required all labor to be transported to crane locations exclusively by bus or shuttle, a measure intended to streamline transportation, enhance throughput, increase vessel productivity, and promote safety.

Mr. Soares also highlighted Item K7, the purchase and installation of gantry collision prevention systems on 39 rubber-tired gantry (RTG) cranes at the Barbours Cut and Bayport Container Terminals. The absence of modern collision avoidance technology on these cranes created safety risks and exposure to costly equipment damage and downtime. The new laser-based system would actively scan crane pathways and automatically slow or stop the cranes to prevent impacts.

Commissioner Fitzgerald asked if the Port Authority was replacing any of its RTG cranes, and Mr. Soares stated that it was not – it was just adding to its fleet for a total of 157.

(2025-0722-35) RCA K1 was presented. Commissioner Jones moved for staff's ranking of vendors - first, OnPoint Industrial Services, LLC; second, Commercial Vehicle Leasing, LLC dba D&M Leasing Commercial; and third, APT Haul Corporation dba Rent Luxury Vans, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K1 PASSED.

(2025-0722-36) RCA K2 was presented. Commissioner Jones moved for staff's ranking and award a contract to the top ranked proposer – Texas Outhouse, Inc., seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K2 PASSED.

(2025-0722-37) RCA K3 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K3 PASSED.

(2025-0722-38) RCA K4 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K4 PASSED.

(2025-0722-39) RCA K5 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K5 PASSED.

(2025-0722-40) RCA K6 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K6 PASSED.

(2025-0722-41) RCA K7 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K7 PASSED.

(2025-0722-42) RCA K8 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K8 PASSED.

(2025-0722-43) Chairman Campo recognized Ryan Mariacher, Chief Port Operations Officer, to provide a report of selected Port Operations agenda items.

Mr. Mariacher provided several operational updates. Port Authority business remained solid despite volatility in the global trade market, with total tonnage up 3 percent year-to-date. He noted that tonnage at the Multipurpose Facilities had turned positive, up 0.64 percent compared to the prior year, driven by strong breakbulk and import dry bulk

performance. Steel tonnage had declined 32 percent for the month but remained nearly 1 percent ahead of last year, while breakbulk volumes were up more than 32 percent year-over-year, with Jacintoport and Care Terminals leading the growth. Dry bulk tonnage continued to lag compared to last year but had improved, down only 3 percent compared to nearly 20 percent two months earlier, with the strongest performance driven by import cement.

Mr. Mariacher stated that container volumes surpassed two million Twenty Million Equivalent Units (TEU) across the public docks for the year, the quickest time in history to reach that milestone and ahead of last year's record pace. While the monthly downward trend continued in June 2025, loaded TEUs were up 1 percent over June 2024, and total TEUs were up 3 percent for the year. Export loads had driven recent performance, increasing 16 percent for the month.

He reported that blank sailings totaled fourteen for the year, with only one remaining and scheduled to occur that week. He stated that this was a positive indicator that the Port Authority had weathered the downturn and was reentering a growth market. Early results for mid-July 2025 showed continued strength in exports and a rebound in import loads. Steel tonnage was also rebounding strongly and tracking significantly higher than in the previous month.

Mr. Mariacher emphasized that service levels remained a primary focus at the public container terminals. Truck turn times and queue times continued to meet desired levels, with nearly 1.7 million transactions completed at an average of just over 40 minutes, and with under five minutes of queue time ahead of the gates. He noted that significant efforts had been made to drive efficiencies within the terminals, including partnerships across the supply chain to flatten peak truck arrivals and improve short-term forecasting. He added that vessel productivity, however, continued to remain flat without notable increases.

Mr. Mariacher concluded by presenting Item L1, a request for a professional services contract for position detection equipment and installation on sixteen new RTG cranes expected to arrive beginning in November 2025, consistent with the existing fleet. He also presented Item L2, a request to amend the Port Authority's long-standing agreement for maintenance and support services for the marine terminal operating system, which he described as the backbone of day-to-day terminal operations and billing.

(2025-0722-44) RCA L1 was presented, moved by Commissioner Jones, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA L1 PASSED.

(2025-0722-45) RCA L2 was presented, moved by Commissioner Jones, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA L2 PASSED.

(2025-0722-46) Chairman Campo recognized Carlecia Wright, Chief People Officer, to provide a report of selected People agenda items.

Ms. Wright reported that she was nearing 90 days in her role and that her priority following the recent reorganization had been to ensure a smooth and strategic alignment of people, processes, and programs. She stated that the division had been actively driving change management efforts, participating in the NXGEN enterprise resource planning (ERP) implementation to support cross-functional collaboration, and onboarding several key leadership roles, including new directors of Strategic Sourcing, Industry Relations, and Human Resources. She emphasized that people remained one of the Port Authority's greatest assets and that she was enjoying the opportunity to support these efforts.

Ms. Wright then presented Item M1, an amendment to a services agreement which provided strategic human resources and culture engagement services aligned with long-term development goals and the objectives of the 2025 Strategic Plan, particularly the commitment to elevate the employee experience and build a dynamic and rewarding work environment.

The current agreement supported the design and launch of both the Supervisor Development Program and the Executive Development Program, and had provided valuable insights on leadership development, performance management, and workforce analytics. The proposed amendment would allow the Port Authority to expand upon that progress with additional consulting focused on optimizing pay equity and compensation structures, refining labor planning practices, and enhancing performance evaluation processes.

(2025-0722-47) RCA M1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA M1 PASSED.

(2025-0722-48) RCA M2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA M2 PASSED.

(2025-0722-49) Chairman Campo recognized Amy Seymour, Chief Port Security and Emergency Operations Officer, to provide a report of selected Security and Emergency Operations agenda items.

Ms. Seymour presented two items focused on improving operational readiness and regional coordination. She explained that Item N1 requested approval to migrate the Port Authority's AVERT C2 situational awareness system to a fully hosted and managed solution. She stated that the upgrade would transition the system from physical infrastructure to a cloud-based platform, retaining existing integrations while providing the capability to add new ones. She noted that the migration would enhance efficiency and regional data-sharing to support the safety and security of the Port Authority.

Ms. Seymour reported that Item N2 sought approval to submit a letter of intent to join the Harris County Multi-Jurisdictional Hazard Mitigation Plan. She explained that participation would integrate the Port Authority into a regional, FEMA-recognized framework and strengthen future access to mitigation grants.

(2025-0722-50) RCA N1 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA N1 PASSED.

(2025-0722-51) RCA N2 was presented, moved by Commissioner Jones, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA N2 PASSED.

(2025-0722-52) Chairman Campo recognized Candice Armenoff, Chief Strategy Officer, to provide a report of selected Technology agenda items.

Ms. Armenoff noted that the division had been established following the recent reorganization and that it comprised the departments of Facilities Planning, Grants, Sustainability, Corporate Strategy, Seaport Connectivity, and Research.

She reported that the Strategy Division had recently completed a midyear review of the 2025 Strategic Plan and that all targets were on track for completion by year-end. Key successes included support of Project 11 completion, advocacy for freight mobility improvement projects and funding, and progress toward the NXGEN enterprise resource planning initiative. She added that the division had advanced facility master planning to better support execution of future projects, managed a Clean Ports Program Grant involving ten workstreams, and successfully secured valuable grant funding. She highlighted a \$7.8 million award from the Texas Department of Transportation for the

construction of the Bayport Southern Access Road, which would improve freight mobility around Bayport Container Terminal.

Ms. Armenoff then presented Item O1, a proposed amendment to an agreement for enhancements to the Port Authority's Strategic Plan and 2050 Comprehensive Plan. These efforts would ensure that written strategic direction mirrored corporate priorities with a focus on customers, community, employees, and regional economic growth.

(2025-0722-53) RCA O1 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA O1 PASSED.

(2025-0722-54) Chairman Campo recognized Charles Thompson, Chief Information Officer, to provide a report of selected Technology agenda items.

Mr. Thompson provided an update on the NXGEN ERP Program. He stated that completion of Configuration Unit Testing and the commencement of End-to-End Testing had revealed opportunities for business process improvements and identified manageable risks. He noted that the program team, together with most Chief Officers and the NXGEN ERP Executive Steering Committee, believed that the December 2025 go-live remained achievable.

Mr. Thompson then summarized the Technology Division agenda items. Item P1 concerned network infrastructure at the new Port Authority Administration Building. Items P2, P3, P4, and P6 were contract amendments supporting countermeasures for identified risks in the NXGEN ERP Program, consistent with the expectation of a December 2025 go-live. Item P5 involved integration of ServiceNow with Workday to support implementation of a world-class IT service management platform, consistent with the IT Master Plan.

(2025-0722-55) RCA P1 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P1 PASSED.

(2025-0722-56) RCA P2 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P2 PASSED.

(2025-0722-57) RCA P3 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P3 PASSED.

(2025-0722-58) RCA P4 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P4 PASSED.

(2025-0722-59) RCA P5 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P5 PASSED.

(2025-0722-60) RCA P6 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P6 PASSED.

Commissioner Fitzgerald thanked the Houston Pilots for their hard work in moving the ships.

Chairman Campo thanked the rest of the team that helped keep the port moving, including the Coast Guard, the ILA, the Army Corps, private industry, and everyone else that he was forgetting to mention.

At 10:16 a.m. Chairman Campo called for a brief recess, and at 10:29 a.m. called for an Executive Session and asked Mr. Eriksson to make the following announcement:

The Port Commission of the Port of Houston Authority of Harris County, Texas will now convene in a closed meeting, as permitted by the Texas Open Meetings Act and Government Code (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; deliberate regarding (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; and (5) Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act). The Port Commission will reconvene in public session after the closed meeting is adjourned.

At 11:32 a.m., Chairman Campo reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Ric Campo, Chairman
Wendy Cloonan, Commissioner
Stephen DonCarlos, Commissioner
Clyde Fitzgerald, Commissioner
Thomas Jones, Commissioner
Charlie Jenkins, Chief Executive Officer
Erik Eriksson, Chief Legal Officer
Jessica Shaver, Chief Administration Officer
J. Kent Friedman, outside counsel

At 11:33 a.m., Chairman Campo adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the July 22, 2025 meeting of the Port Commission of the Port of Houston Authority.



Ric Campo, Chairman



Erik A. Eriksson, Secretary

F. EXECUTIVE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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.

Category:

General

Department:

Executive

Staff Contact:

Charlie Jenkins

Background:

In 2025, taxing units in the Harris County Appraisal District (HCAD) that are eligible to vote will appoint two directors to the 2026 HCAD Board of Directors for four-year terms beginning January 1, 2026. The Port Authority, as a Texas conservation and reclamation district, has the right to nominate a candidate to serve on the HCAD board, and a voting entitlement based on the voting formula described in Section 6.03(d) of the Texas Property Tax Code.

The Chief Executive Officer has previously submitted to HCAD’s Chief Appraiser the Port Authority’s nomination of Martina Lemond Dixon as such candidate, and seeks to the Port Commission’s authorization to vote on selection of the final nominee to serve on the HCAD board.

Staff Evaluation/Justification:

Staff recommends that the Port Commission adopt a resolution to ratify the Port Authority’s candidate nomination for the HCAD board, and authorize the Chief Executive Officer to exercise the Port Authority’s right to vote on the final nominations.

The resolution is attached.

**RESOLUTION OF THE PORT COMMISSION OF
THE PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, TEXAS
(CONSERVATION AND RECLAMATION DISTRICT)**

RATIFYING 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

THE STATE OF TEXAS	§
COUNTY OF HARRIS	§
PORT OF HOUSTON AUTHORITY	§

WHEREAS, those eligible conservation and reclamation districts participating in the Harris Central Appraisal District have the right to nominate one person, who subject to the outcome of the vote of those conservation and reclamation districts entitled to vote, will be listed on the final ballot with other taxing units' nominees for a position on the board of directors of the Harris Central Appraisal District for a 4-year term of office commencing on January 1, 2026; and

WHEREAS, this governing body desires to ratify its nomination of a candidate who, subject to the vote of those conservation and reclamation districts entitled to vote, will be listed on the final ballot with other taxing units' nominees as a candidate for a position on said board of directors; and

WHEREAS, this governing body additionally desires to delegate its right to vote on the nomination of a candidate listed on the final ballot, with other taxing units' nominees, for a position on said board of directors.

NOW THEREFORE, be it resolved by the Port Commission of the Port of Houston Authority of Harris County, Texas:

Section 1. The facts and recitations set forth in the preamble of this resolution are hereby adopted, ratified, and confirmed.

Section 2. The Port Commission hereby ratifies the nomination by the Port of Houston Authority of Harris County, Texas, of Martina Lemond Dixon, 19 Forest Course Circle, Kingwood, TX 77339, as a potential nominee to become a candidate to become a director on the board of directors of the Harris Central Appraisal District, to be appointed by the vote of all eligible taxing units which are entitled to vote, for a 4-year term of office commencing on January 1, 2026.

Resolution of the Port Commission of the
Port of Houston Authority of Harris County, Texas
July 22, 2025
Page 2

Section 3. The Chief Executive Officer of the Port of Houston Authority of Harris County, Texas is hereby authorized to exercise the right, held by this governing body, to vote on the nomination of a candidate listed on the final ballot for a position on the board of directors of the Harris Central Appraisal District.

Section 4. The Port of Houston Authority of Harris County, Texas is hereby authorized and directed to deliver or cause to be delivered a certified copy of this resolution, and other documents and instruments contemplated by this resolution, to the chief appraiser of the Harris Central Appraisal District.

Section 5. The proper officers and employees of the Port of Houston Authority of Harris County, Texas is hereby authorized and empowered to take all such further action and to execute and deliver any and all such further documents or instruments, and to take any and all such further actions deemed necessary or advisable by any of such persons, in order to effectuate the purpose and intent of the foregoing resolutions.

PASSED AND APPROVED this July 22, 2025.

Ric Campo
Chairman, Port Commission
Port of Houston Authority of
Harris County, Texas

ATTEST:

Erik Eriksson
Secretary, Port Commission
Port of Houston Authority of
Harris County, Texas

G. CHANNEL INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting 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 as set forth in Exhibit "A", in a total amount not to exceed \$2,527,113, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leia Wilson/Amanda Hamrick/Jose Tapia

Background:

Section 217(b) of the Water Resources Development Act of 1996 (33 U.S.C. 2326a(b)) authorizes the Secretary of the U.S. Army to permit the use of dredged material placement facilities under the Secretary's jurisdiction by Non-Federal Interests and to impose fees to recover capital, operation, and maintenance costs associated with such use. Use of the U.S. Army Corps of Engineers (USACE) dredged material placement area under Section 217(b) would significantly reduce placement area federal fees and allow federal fees collected to be returned to the USACE for use on the Houston Ship Channel placement areas.

Barbours Cut Terminal, Bayport Container Terminal, Jacintoport, and Care Terminal maintenance dredging contracts would be executed this year, with placement of materials into Alexander, Mid Bay, and Lost Lake placement areas, respectively. Additionally, new work material from the expansion of the Care 2 berth would be placed into the Lost Lake Placement Area.

These Memoranda of Agreement (MOA) would authorize the payment of the appropriate dredged material placement areas (DMPA) fees to the USACE during the upcoming, respective dredging events. Dredged material placement agreements are forthcoming for LBC (Bayport Turning Basin) and Enterprise (Barbours Cut Turning Basin) to reimburse the fees associated with their respective dredging.

In total, placement of dredged material under the MOA would not exceed an amount of \$2,527,113.

Staff Evaluation/Justification:

Staff have evaluated and discussed the dredged material placement options, and using these existing sites in proximity to dredging activities is the most efficient means of dredged material placement. Staff recommends and supports the Port Commission authorization of the MOA with the USACE.

Exhibit A
Memoranda of Agreement

1. Agreement between the U.S. Army Corps of Engineers (USACE) and the Port Authority for the disposal of 320,030 cubic yards (CY) of dredged materials from Barbour's Cut Terminal in Alexander Island at a rate of \$3.02/CY, for a total of \$966,490.60
2. Agreement between the USACE and the Port Authority for the disposal of 385,000 CY of dredged materials from Bayport Terminal in Mid Bay at a rate of \$2.29/CY, for a total of \$881,650.00
3. Agreement between the USACE and the Port Authority for the disposal of 36,000 CY of dredged materials from Jacintoport and Care Terminals in Lost Lake at a rate of \$8.22/CY, for a total of \$295,920.00
4. Agreement between the USACE and the Port Authority for the disposal of 46,600 CY of dredged materials from Care Terminal Wharf 2 Expansion in Lost Lake at a rate of \$8.22/CY, for a total of \$383,052.00

G. CHANNEL INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize amendment of 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Channel Infrastructure Operations

Staff Contact:

Leiá Wilson

Background:

By Minute No. 2019-0423-24, the Port Commission awarded a professional services contract to HDR Engineering, Inc. in the amount of \$2,000,000 for general assistance for the Houston Ship Channel over a five-year term.

In September 2024, the Port Commission approved Amendment 1, which increased the contract amount by \$250,000 and added a one-year extension through December 31, 2025.

This proposed amendment would be for continued services that consist of engineering, design, project coordination, and other general services over an additional five-year term for an additional amount of \$2,000,000. This is the second amendment to this contract, for a total contract amount not to exceed \$4,250,000.

Staff Evaluation/Justification:

Staff has reviewed HDR Engineering, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the above amendment.

G. CHANNEL INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize the amendment of the 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leia Wilson

Background:

The Port Authority is currently carrying out the Houston Ship Channel Improvement Project (Project 11), the eleventh major Houston Ship Channel (HSC) improvement project and referred to as the Houston Ship Channel Expansion Channel Improvement Project (HSC-ECIP), which includes widening and deepening the HSC, Bayport Container Terminal, aids to navigation (ATON) relocation, and other general improvements. The work of the HSC-ECIP is divided into segments, and procurement of the pre-construction, engineering, design, construction, and other general services required for each segment is divided into packages.

Five of the HSC-ECIP segments and eight associated packages with which HDR Engineering, Inc. (HDR) is associated are outlined below:

1. Segment 2, LBC ATON Relocation;
2. Segment 3, Package 7, Barbours Cut Channel;
3. Segment 4, Package 2, Beltway 8 site clearing and grubbing;
4. Segment 4, Package 8b, Beltway 8 site preparation
5. Segment 4, Package 8a, East 2 Clinton;
6. Segment 4, Package 9, Boggy Bayou to Sims Bayou;
7. Segment 5, Packages 10/11, Sims Bayou to IH 610; and
8. Segment 6, Packages 11/12, IH 610 to Turning Basin.

HDR is the Engineer of Record for HSC-ECIP Project 11 Segments 2 through 4 and assisting the Port Authority in reviewing the U.S. Army Corps of Engineers design and construction work for Segments 5 and 6. By Minute Nos. 2021-0427-25, 2022-1027-27, 2023-0523-10, 2024-0521-26, and 2024-0924-05, the Port Commission awarded HDR a contract and thereafter approved amendments to provide additional construction management and engineering services.

Staff Evaluation/Justification:

In the judgement of Port Authority staff, HDR, as the design Engineer of Record for these aforementioned segments, is the most highly qualified firm to provide construction phase and related support services to continue work on these segments.

Staff recommends that the Port Commission authorize an amendment to the professional services contract with HDR as described above.

G. CHANNEL INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize the Port Authority to renew 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, and further authorize the Chief Executive Officer 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/Chris Gossett/Mollie Powell

Background:
The pipeline licensees listed below have applied to renew their licenses:

30-Year Term

Company	File No.	License Fee*
Air Products LLC	2012-0342	\$4,772
Enterprise GC LLC	2005-0340	\$31,465
Enterprise Intrastate LLC	1995-0146	\$5,727
Enterprise Products Operating LLC	1995-0151	\$4,772
Enterprise Products Operating LLC	2015-0063	\$17,525
Enterprise Products Operating LLC	2015-0189	\$5,727
Enterprise TE Products Pipeline Company LLC	2015-0005	\$103,285
Enterprise TE Products Pipeline Company LLC	2015-0006	\$94,231
Enterprise TE Products Pipeline Company LLC	2015-0007	\$23,382
HSC Pipeline Partnership, LLC	1985-0131	\$4,772
HSC Pipeline Partnership, LLC	1995-0141	\$9,544
HSC Pipeline Partnership, LLC	2005-0177	\$17,390
HSC Pipeline Partnership, LLC	2008-0371	\$319,099
Shell Pipeline Company LP	2003-0189	\$4,772
Total		\$646,463

*License fee is calculated for the first 10 years of the agreement for the 30-year term licenses.

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.

Staff recommends approval.

G. CHANNEL INFRASTRUCTURE

Subject	5. Issue a marine construction permit to Battleground Oil Specialty Terminal Company, LLC for shoreline stabilization in the San Jacinto River.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize the Port Authority to issue a marine construction permit to Battleground Oil Specialty Terminal Company, LLC for shoreline stabilization in the San Jacinto River, and further authorize the Chief Executive Officer 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/Mollie Powell

Background:

Battleground Oil Specialty Terminal Company, LLC, Port Authority File No. 2025-0169, has applied for a marine construction permit for shoreline stabilization in the San Jacinto River, in the Arthur McCormick Survey, A-46.

The purpose of the project is to add shoreline protection to prevent ongoing erosion and ensure the integrity of the existing facility infrastructure. The project would place approximately 1,048 linear feet of geotextile fabric and rip-rap along the shoreline, including the placement of approximately 1,530 cubic yards of clean rip-rap material.

Approximately 0.13 acres of existing estuarine intertidal emergent wetlands would be impacted. The applicant would purchase mitigation credit from the Gulf Coastal Plains Wetland Mitigation Bank to offset impacts to these tidal fringe wetlands, pending credit availability and U.S. Army Corps of Engineers approval.

Staff Evaluation/Justification:

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

Staff recommends approval.

G. CHANNEL INFRASTRUCTURE

Subject	6. Issue a marine construction permit to ExxonMobil Corporation for repairs to an existing dolphin located in Mitchell Bay.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize the Port Authority to issue a marine construction permit to ExxonMobil Corporation for repairs to an existing dolphin located in Mitchell Bay, and further authorize the Chief Executive Officer 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/Mollie Powell

Background:

ExxonMobil Corporation, Port Authority File No. 2025-0205, has applied for a marine construction permit for repairs to an existing dolphin located in Mitchell Bay, adjacent to the William Scott Survey, A-66. The existing improvements are inadequate due to age and condition; the modifications would restore functionality and berth capacity. Portions of the existing dolphin structure, located at the end of Dock 7, would be removed, and two new monopiles would be constructed.

Staff Evaluation/Justification:

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

Staff recommends approval.

G. CHANNEL INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer 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/Chris Gossett

Background:

CenterPoint Energy Houston Electric, LLC, Port Authority File No. 2024-0359, has requested that the Port Authority lease it approximately 1.02 acres of submerged lands adjacent to the east side of Alexander Island along the Houston Ship Channel for a ten-year term to provide additional shore protection around an existing tower.

CenterPoint Energy Houston Electric, LLC, Port Authority File No. 2012-0126, has also requested to amend a marine construction permit to authorize additional tower protection adjacent to the east side of Alexander Island along the Houston Ship Channel.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve the proposed lease and marine construction permit amendment with CenterPoint Energy Houston Electric, LLC, under the terms described above.

H. COMMERCIAL

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Real Estate

Staff Contact:

Isaac W. Kyle/Diana Sechler

Background:

By Minute No. 2020-0730-08, the Port Commission approved a five-year lease with Houston Terminal LLC for approximately 2,007 square feet of office space in Bayport Container Terminal Stevedore Support Buildings No. 2 and 3. The spaces are used for general office purposes.

By Minute No. 2022-0321-13, the Port Commission approved an amendment to the lease with Houston Terminal LLC to add approximately 250 square feet of office space in the Bayport Container Terminal Stevedore Support Building No. 2, increasing the total square footage of the leased premises to approximately 2,257 square feet.

Houston Terminal LLC has requested that the Port Authority extend the lease term for an additional five years and intends to continue to use both properties for the purpose described above.

Staff Evaluation/Justification:

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

H. COMMERCIAL

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CHANGE Enhance Enterprise Agility Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Leases

Department:

Real Estate

Staff Contact:

Isaac W. Kyle/Jared Atabuatsi

Background:

Vopak Moda Houston Holdco LLC (Tenant) was the initial named tenant under a Lease Agreement dated September 1, 2019, under Port Authority File No. 2019-0278 for approximately fifty acres of submerged and filled submerged lands in the George M. Patrick and George Ross Surveys and the Houston Ship Channel.

By Minute No. 2023-1212-13, the Port Commission approved a change of control of the Tenant, now named Vopak Exolum Houston Holdco LLC.

The change of control has resulted in a strategic shift in the tenant's business model from crude oil to alternative energies, with a particular focus on ammonia and hydrogen. The Tenant is currently retooling its operations to support increased production, although this ramp-up would not be realized until the 2031-2032 lease year. Consequently, the Tenant has informed staff that it expects it would be unable to meet its throughput guarantee during the interim period.

Accordingly, the Tenant has requested that the Port Authority approve this amendment of its throughput guarantee, citing these changes in operation strategy and time to ramp up production.

The amendment request incorporates a forbearance factor methodology. This methodology evaluates the remaining throughput rent balance after applying scheduled dredging abatements. A future value is then applied to the balance, utilizing the current weighted average cost of capital. The forbearance balance is prorated over the remaining term of the lease. Lastly, the prorated forbearance amount added to the base monthly rent is subject only to an escalation of 3% (the remainder of the base rent would remain subject to an escalation of 3% or the greater of the Consumer Price Index).

The tenant would also be granted an extended right to abate rent, equal to the actual provable cost (to be determined) for removal and disposal of dredge material requiring special handling, provided that the total cumulative abatement does not exceed the current maximum allowed amount of \$8 million by August 31, 2032. All abatement activities and approvals would be subject to review and approval.

Staff Evaluation/Justification:

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

H. COMMERCIAL

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Real Estate

Staff Contact:

Isaac W. Kylie/Jarka Vochyan

Background:

The Port Authority currently has a month-to-month lease with QSL America Inc. for approximately 0.74 acres out of Block 1 at the Southside Wharves that will have been in effect for one year on August 1, 2025. QSL America Inc.'s current annual base rent is approximately \$40,305.16 and is based upon the current premium rate for a month-to-month lease agreement. The tenant is a stevedore company that imports and exports steel products and general cargo across the landlord's wharves, and has three leases with the landlord, including this lease.

An amendment to the Texas Water Code adopted in the 2011 State of Texas legislative session requires that the Port Commission authorize month-to-month lease agreements in effect for more than one year.

Staff Evaluation/Justification:

Staff recommends that the Port Commission ratify the extended term of a month-to-month lease with QSL America Inc. under the terms described above.

H. COMMERCIAL

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Real Estate

Staff Contact:

Isaac W. Kyle/Jarka Vochyan

Background:

The Port Authority currently has a month-to-month lease with QSL America Inc. for approximately 2.75 acres out of Block 11 at the Turning Basin area that will have been in effect for one year on August 1, 2025. QSL America Inc.'s current annual base rent is approximately \$77,119.97 and is based upon the current premium rate for a month-to-month lease agreement. Tenant is a stevedore company that imports and exports steel products and general cargo across the landlord's wharves, and has three leases with the landlord, including this lease.

An amendment to the Texas Water Code adopted in the 2011 State of Texas legislative session requires that the Port Commission authorize month-to-month lease agreements in effect for more than one year.

Staff Evaluation/Justification:

Staff recommends that the Port Commission ratify the extended term of a month-to-month lease with QSL America Inc. under the terms described above.

I. FINANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<p>PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.</p> <p>Strategic Objective PARTNERSHIPS - CONNECTION Drive Regional Impact Projects</p>

Category:

Awards, Amendments & Change Orders

Department:

Controller

Staff Contact:

Curtis Duncan

Background:

The Port Authority is seeking an audit firm to perform professional auditing services for a three-year term beginning with fiscal year 2025, with options to renew for two additional one-year terms. The work would consist of the following auditing services in support of the Port Authority's external financial reporting responsibilities:

- Port Authority financial statements and Annual Comprehensive Financial Report;
- Port Authority (Restated) Retirement Plan, i.e., the defined benefit Pension Plan, and other post-employment benefits (OPEB Trust);
- Single Audit of state and federal grant expenditures in accordance with the Uniform Guidance; and
- Port Authority Promotion and Development Fund.

The Texas Water Code and bond covenants associated with Port Authority debt instruments require the Port Authority to secure an annual audit by a certified public accountant or a public accountant holding a license from the Texas State Board of Public Accountancy; respondents met that requirement. In addition, to federal government and Government Finance Officers Association best practices, governmental entities should enter into multi-year agreements of at least five years in duration when

obtaining the services of independent auditors. Finally, best practices include an audit procurement process that is structured so that the principal factor in the selection of an independent auditor is the auditor's ability to perform a quality audit.

The Port Authority notified vendors regarding its request for proposals (RFPs) using the Port Authority's Buyspeed E-procurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Seven vendors downloaded the project materials from Buyspeed.

Staff Evaluation/Justification:

On June 24, 2020, seven 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 Forvis Mazars LLP as most qualified to provide the required analysis and design services.

Following staff Executive Committee review and presentation to the Audit Committee, staff recommends that the Port Commission award a contract to Forvis Mazars LLP, in an amount not to exceed \$400,000 for professional auditing services for the fiscal year ending 2025 for three years, with options to renew for two additional one-year terms.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendor 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., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

The ongoing Facility Inspection and Condition Assessment Program (FICAP) includes performing visual inspections and condition ratings to support the Port Authority's asset management program. This project includes the inspection and assessment of marine structures at various terminals, specifically:

- Data collection and documentation: recording the condition of structures through written descriptions, photographs, and testing as needed, using the forms from the FICAP Marine Structures manual;
- Asset condition rating (ACR) development: determining the structural condition of inspected asset classes, organized by hierarchy and in accordance with procedures described in the manual;
- Maintenance and repair assessment: identifying conditions requiring maintenance, repair, or replacement to maintain or extend the useful service life of the assets; and
- Data entry and integration: entering new FICAP inspection data, ACR calculations, and computer-aided drawing (CAD) plan-view drawings into the interim FICAP database for later integration into the Port Authority's Asset Registry Database and Geographic Information System (GIS) Model Geodatabase.

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. Thirty-one vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On May 21, 2025, nine RFQ responses were received and opened. The responses were 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 for the 2025 Facility Inspection and Condition Assessment Program for marine structures to the most highly qualified provider, Green, Rubiano & Associates, Inc., and act as otherwise described above.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve staff's ranking of vendor 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., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

The ongoing Facility Inspection and Condition Assessment Program (FICAP) involves visual inspections and condition ratings to support the Port Authority's asset management program. This project includes the inspection and assessment of marine structures at various terminals, specifically:

- Performing baseline and routine inspections above and below the water line to assess corrosion on marine assets;
- Developing engineering drawings that document corrosion elements;
- Converting engineering drawings into a geographic information system database information;
- Delivering reports and final data for inspected assets; and
- Performing functionality checks of corrosion protection systems.

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. Twenty-five vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On May 21, 2025, five RFQ responses were received and opened. The responses were 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 for the 2025 Facility Inspection and Condition Assessment Program for corrosion on marine assets to the most highly qualified provider, Wiss, Janney, Elstner Associates, Inc., and act as otherwise described above.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This project includes the demolition and removal of ship-to-shore (STS) Wharf Crane 212 at Bayport Container Terminal. Crane 212 would be replaced with a larger lifting height crane currently being procured.

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. Fourteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 18, 2025, five CSP 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 Grant Mackay Company, Inc., the proposer providing best value for the demolition of Wharf Crane 212 at Bayport Container Terminal, and act as otherwise described above.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This project involves repairing damage at Wharves 13 and 14 at the Port Authority's Turning Basin multi-purpose facility, caused by a ship allision in May 2024. Both wharves sustained damage affecting an area approximately forty feet long and ten feet deep along the wharf face. The project scope includes removal and repair of the damaged sections of the concrete deck, shear walls, fascia, and associated substructure components.

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. Sixteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 18, 2025, three CSP 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 Russell Marine, LLC, the proposer providing best value for the repair and rehabilitation of Wharves 13 and 14 at Turning Basin Terminal, and act as otherwise described above.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This project involves repairing damage at Wharf 23 at the Port Authority's Turning Basin Terminal due to a ship allision in May 2024. The wharf sustained damage across approximately twenty-four feet of the fender system. The scope of work includes the replacement or repair of timber fender elements, structural steel members, and supporting elements.

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. Thirteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 25th, 2025, four CSP 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 Russell Marine LLC, the proposer providing the best value for the repair of damage to Wharf 23 at Turning Basin Terminal, and act as otherwise described above.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This project involves replacing the existing, non-functional fender system at Turning Basin Wharf 2 with a fender system that meets performance objectives and is functionally compatible with the adjacent fender system at Wharf 1.

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. Seventeen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 11, 2025, three CSP 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 Orion Construction, LLC, the proposer providing best value for the construction of the fender system at Wharf 2 at Turning Basin Terminal, and act as otherwise described above.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This project involves demolishing and removing two existing tripod mooring dolphins and installing a new monopile mooring dolphin downstream of Wharf 2 at CARE Terminal. This work would support the planned berth pocket expansion at Wharf 2, enabling two large vessels to moor simultaneously at Wharves 1 and 2.

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. Fourteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 23, 2025, four CSP 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 Russell Marine, LLC, the proposer providing best value for the mooring dolphin construction for Wharf 2 at CARE Terminal, and act as otherwise described above.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to the professional services contract with WSP USA, Inc., to perform construction phase services for mooring dolphin construction at Wharf 2 at CARE Terminal, in an amount not to exceed \$37,430, and total contract amount of \$134,865, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

On January 8, 2025, the Port Authority entered into a professional services contract with WSP USA, Inc. for the global slope stability analysis and report of Wharf 2 at CARE Terminal. On March 4, 2025, the contract was amended to include the mooring analysis and design of a new mooring dolphin for Wharf 2 of CARE Terminal to support the future berth pocket expansion.

This proposed amendment would further amend the scope to include construction phase services for the mooring dolphin construction at Wharf 2 of the CARE Terminal.

This is the second amendment to this contract, which brings the total contract amount to \$134,865, requiring Port Commission approval.

Staff Evaluation/Justification:

Staff has reviewed WSP USA, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed amendment.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

A professional services contract was awarded to Martinez Architects LP for the design of the fire station at Barbours Cut Terminal. The initial scope of work, with a not-to-exceed amount of \$26,500, covered building programming services. This included developing preliminary design options, studying existing site utilities, and proposing mechanical, electrical, plumbing, and fire protection systems, as well as preparing a budgetary project cost estimate.

This contract amendment provides for all final design services, including the following:

- Preparation of construction drawings and specifications;
- Development of cost estimates; and
- Bid and construction phase services.

Staff Evaluation/Justification:

Staff has reviewed the proposal from Martinez Architects LP and found it to be fair and reasonable, and recommends that the Port Commission approve the proposed amendment.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2024-0521-27, the Port Commission awarded a contract to McCarthy Building Companies, Inc. for the construction of Container Yards 6 and 7 at Barbours Cut Terminal.

This proposed change order includes the following:

- Waterline tie-in between phases;
- Additional demolition and modifications to accommodate conflicts with existing utilities;
- Pavement grade adjustments to align with future expansion plans;
- Installation of a curb around existing substations;
- Adjustment of manhole cover elevations;
- Installation of additional dowels not included in Change Order No. 5;
- Provision and subsequent removal of temporary electrical power cables; and
- Installation of additional conduit and wireway gutter for electrical reefer panel.

This is the sixth change order to this contract, for a total change order value to date of \$855,261.76, which represents an increase of 0.56% of the original contract value.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by McCarthy Building Companies, Inc., and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2024-1210-23, the Port Commission awarded a contract to Orion Construction, LLC, in the amount of \$9,281,420 for bulkhead and fender repairs at Wharves 20 and 21.

By Minute No. 2025-0325-24, the Port Commission ratified an emergency change order for repairs at Wharf 8 following a vessel allision. The initial work involved temporary repairs to restore the wharf to service while final repair designs were prepared.

The proposed additional scope of work at Wharves 20 and 21, in the amount of \$3,100,000, includes the following:

- Procurement of additional materials for the proposed tie-back system required by existing conditions;
- Expansion of the demolition limits on the existing bulkhead;
- Excavation and replacement of fill behind the bulkhead within the revised demolition limits; and
- Provisions for work accessibility and adjustments due to fluctuating water elevations.

The proposed additional scope at Wharf 8, in the amount of \$1,385,275, includes the following:

- Removal of the temporary floating fender system;
- Removal and replacement of damaged fender piles;
- Installation of a new 100-foot fender panel; and
- Removal, refurbishment, and reinstallation of a damaged 62-foot fender panel.

This is the fifth change order to this contract, for a total change order value to date of \$6,189,805.69, which is 66.7% of the total contract value.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by Orion Construction, LLC, and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

J. INFRASTRUCTURE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2024-09241-22, the Port Commission awarded a contract to Orion Construction, LLC for the bulkhead repairs and stabilization at Wharf 16 at Turning Basin Terminal.

This proposed change order includes the following:

- Placement of additional lightweight concrete to backfill voids in the existing cellular structure;
- Modification of sheet pile alignment due to obstructions;
- Installation of an additional water valve; and
- Modifications to waler beam to accommodate existing conditions.

This is the fourth change order to this contract, for a total change order value to date of \$465,901.93, which is 5.5% of the original contract amount.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by Orion Construction, LLC, found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

K. MAINTENANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, OnPoint Industrial Services, LLC; second, Commercial Vehicle Leasing, LLC dba D&M Leasing Commercial; and third, APT Haul Corporation dba Rent Luxury Vans; (b) issue a two-year agreement to the top-ranked proposer for the lease of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$2,700,000 with an additional two-year term extension option; (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 Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Mike Gignac

Background:

The Port Authority currently leases a total of seven shuttle buses, including one unit at Barbours Cut Terminal and six at Bayport Container Terminal, for transporting International Longshoremen's Association (ILA) workers to/from parking lots and wharves. While this arrangement has met past needs, a larger number of shuttle and transit buses is now needed to streamline transportation to work areas, enhance wharf throughput, increase vessel productivity, and promote safety at both terminals. Therefore, staff recommends consolidating the existing contracts into a single, formal two-year agreement with an additional two-year option term extension.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) for the lease and use of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal using the Port Authority's BuySpeed Eprocurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Seven vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 18, 2025, five CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing best value for the required services:

- OnPoint Industrial Services, LLC
- Commercial Vehicle Leasing, LLC dba D&M Leasing Commercial
- APT Haul Corporation dba Rent Luxury Vans

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to OnPoint Industrial Services, LLC, the proposer providing the best value for lease of shuttle/transit buses at Barbours Cut Terminal and Bayport Container Terminal, and act as otherwise described above.

K. MAINTENANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Mike Gignac

Background:

By Minute No. 2022-1027-39, the Port Commission awarded a two-year contract to Texas Outhouse, Inc., in the amount not to exceed \$400,000 to rent portable toilets for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds have been depleted; The increase in cargo throughput and some construction projects have resulted in higher demand for portable toilets at Port Authority facilities.

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 local newspapers. Seven vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 18, 2025, two CSP responses were received and opened. 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 two-year contract to Texas Outhouse, Inc., the proposer providing best value to the Port Authority for these items, and act as otherwise described above.

K. MAINTENANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2022-1027-41, the Port Commission awarded a three-year contract to Applied Industrial Technologies, Inc. in the amount not to exceed \$500,000 for the purchase of machinery components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds have been depleted.

The Port Authority currently owns thirty-one wharf cranes, one-hundred and forty-seven rubber-tired gantry (RTG) cranes, and numerous other vehicles and industrial equipment. Machinery components including bearings, gearing, belts, chains, sheaves and bushings, couplings and u-joints, pneumatic, and rubber products, and other items are needed to perform routine maintenance on terminal equipment at these facilities. An additional eight wharf and sixteen RTG cranes are scheduled to be delivered during the term of this proposed three-year contract, hence the proposed increase in contract amount.

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. Fourteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 23, 2025, five CSB responses were received and opened. 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 three-year contract to GearTec Inc, the responsible bidder submitting the lowest and best bid, for purchase of machinery components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

K. MAINTENANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a two-year contract to Part 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2023-0627-33, the Port Commission awarded a two-year contract to Parts Authority, LLC in the amount not to exceed \$250,000 for the purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Contract funds have been depleted.

The Port Authority currently owns one hundred and forty-seven rubber-tired gantry cranes and over 700 vehicles and equipment that require one or more batteries for daily operation. In addition, some Information Technology and security hardware operate with batteries as well.

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-five vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On June 23, 2025, five CSB responses were received and opened. 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 two-year contract to Parts Authority LLC, the responsible bidder submitting the lowest and best bid, for purchase of batteries for terminal equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

K. MAINTENANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2022-1206-37, the Port Commission awarded a two-year contract to Port Technical Services dba Port Technical Training Institute, LLC (PTS) in the amount not to exceed \$270,000 for the purchase of equipment-specific training for maintenance personnel at Barbours Cut Terminal and Bayport Container Terminal.

The Port Authority employs over 130 personnel responsible for maintaining critical container handling equipment, including thirty-one wharf and one hundred and forty-seven rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal. In recent years, its container terminals have experienced sustained and unprecedented growth, resulting in additional employees being hired to meet operational demands, support critical infrastructure, and maintain high service levels to the maritime industry. PTS has successfully provided technical training to the Port Authority's maintenance personnel in the past and has developed customized instruction based on the specific equipment used at container terminals.

As equipment continues to evolve and the workforce expands, there is a growing need for targeted technical training to ensure employees are adequately prepared to perform their duties safely, competently, and efficiently.

Staff Evaluation/Justification:

Staff has reviewed PTS's proposal and found it to be fair and reasonable, has determined that the firm is the most qualified provider for this work, and recommends that the Port Commission approve the proposed contract.

K. MAINTENANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No. 2024-0423-23, the Port Commission awarded a contract to Konecranes Inc. in the amount not to exceed \$1,900,000 for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and one wharf crane at Bayport Container Terminal.

The Port Authority maintains a total of nineteen wharf cranes, including ten units at Barbours Cut Terminal and nine at Bayport Container Terminal, that are equipped with large festoon systems manufactured by Conductix-Wampfler of Germany. The festoon system consists of approximately 10,000 feet of electrical cable and nineteen trolleys, which connect crane controls in the machinery house to the operator cab of each crane.

The festoon systems on three remaining wharf cranes, one at Barbours Cut Terminal and two at Bayport Container Terminal, are in need of critical replacement. These systems have reached the end of their useful life and are no longer sufficiently reliable for efficient vessel operations. Additionally, the control drives that operate these systems are obsolete, with no replacement parts or repair options available. To ensure continued safety, equipment uptime, and vessel productivity, the staff recommends that these festoon systems be replaced as a turnkey project, with materials, labor, commissioning, and warranty included.

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 Konecranes Inc. is the sole source for the replacement of Conductix-Wampfler festoon systems in the United States.

Staff recommends that the Port Commission award a contract to Konecranes Inc. for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and two wharf cranes at Bayport Container Terminal.

K. MAINTENANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority currently operates a total of one hundred and forty-seven rubber-tired gantry (RTG) cranes at its Barbours Cut Terminal and Bayport Container Terminal. This project seeks to mitigate operational risks by upgrading gantry collision prevention systems on thirty-nine of these units. Staff has determined that modern collision avoidance technology would contribute to a safer work environment and increased equipment uptime. The selected units would be equipped with a modern, laser-based system, which actively scans crane pathways for obstacles and automatically slows and stops the crane to help prevent impacts.

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 have received a written statement from the manufacturer confirming that Konecranes, Inc. is the sole source provider for the selected collision avoidance technology in the U.S.

Staff recommends that the Port Commission award a contract to Konecranes, Inc. for the purchase and installation of gantry collision prevention systems on twenty-seven rubber-tired gantry cranes at Barbours Cut Terminal and twelve RTG cranes at Bayport Container Terminal.

K. MAINTENANCE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

The Port Authority currently owns eighteen wharf cranes at Bayport Container Terminal that operate with two non-interchangeable sets of spreaders, including twenty-one spreaders for twelve wharf cranes and ten for six wharf cranes. This lack of standardization creates operational and maintenance challenges. Eight of ten spreaders have reached the end of their service life and require replacement. This project proposes purchasing six spreaders compatible with the Port Authority's newer standard.

Standardizing equipment through these replacements would improve reliability, streamline maintenance, and increase operational flexibility. These spreaders would be compatible with fifteen of the existing cranes as well as four cranes arriving in 2026, for a total of nineteen to twenty-one wharf cranes at Bayport Container Terminal that would operate with interchangeable Bromma cargo handling equipment.

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 Kalmar Pte Ltd d/b/a Bromma is the sole authorized seller of Bromma spreaders in the United States.

Staff recommends that the Port Commission award a contract to Kalmar Pte Ltd d/b/a Bromma, for the purchase of six Bromma telescopic spreader bars for Bayport Container Terminal.

L. OPERATIONS

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, award a professional services contract to Kalmar USA Inc., the sole source provider, for position detection system (PDS) equipment for sixteen rubber-tire gantry (RTG) cranes in an amount not to exceed \$570,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Operations

Staff Contact:

Joey Purdue

Background:

By Minute No. 2019-0924-45, the Port Commission awarded a contract to Kalmar USA Inc. (Kalmar) for position detection system (PDS) equipment. Subsequently, the Port Authority has purchased sixteen additional rubber-tire gantry (RTG) cranes, which require Kalmar equipment to be installed and additional software licensed to be compatible with the existing Kalmar PDS.

PDS provides real-time updates to container inventory locations in the container yards as units are handled by the International Longshoremen's Association (ILA) crane operators to and from trucks, as well as repositioned in the stacks, eliminating manual position updates. No manning is reduced or replaced by PDS, but greater efficiencies are realized as the container position is updated based on the location of the crane and spreader bar when the container lock/unlock action is performed. PDS provides the operator with additional capacity to devote to operating the crane, resulting in a safer work environment and improved service levels. PDS also supports safety initiatives by reducing the number of inventory errors and, therefore, reducing the need for personnel to enter safety-sensitive operating areas to resolve problems. PDS serves as a technical foundation for RTG Optimizer, which continues to drive daily efficiencies across the crane fleet.

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 Kalmar USA Inc. is the sole authorized source of PDS equipment in the United States.

Staff recommends that the Port Commission approve awarding this contract to Kalmar USA Inc. for PDS equipment for sixteen RTG cranes.

L. OPERATIONS

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Operations

Staff Contact:

Joey Purdue

Background:

On April 19, 2001, the Port Authority entered into a contract (PHA File Number 2001-0080) with Navis LLC to provide for the implementation and maintenance of a marine terminal management software system (Management Software System) for use at Port Authority terminals. The Management Software System is currently used by the Port Operations department to manage the Port Authority's Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, and by the Accounting department for customer billing at these terminals. The current annual maintenance term expired on June 30, 2025.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve amending the current Agreement to extend the term for one year and increase the contract amount by an amount not to exceed \$931,606.

M. PEOPLE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable and necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

People

Staff Contact:

Carlecia Wright

Background:

By Minute No. 2024-1112-08, the Port Commission approved and adopted the 2025 Strategic Plan. The Port Authority's 2025 Strategic Plan includes the objective to "Elevate the Employee Experience" and "build a dynamic and rewarding work environment by enhancing organizational capacity, capability, and engagement."

Nurseify, LLC d/b/a Culture Advisors (Culture Advisors), a professional human capital management firm, has worked with the Port Authority since 2021. By Minute No. 2022-0224-09, the Port Commission approved a professional services contract with it for a one-year term, with two one-year options, which were exercised in accordance with by Minute Nos. 2022-1206-07 and 2023-1212-08. In February 2025, the Port Authority amended the agreement for additional services focused on leadership development, compensation and performance management, and human resources analytics strategies. These services aimed to advance leadership capacity, improve performance, and provide workforce analytics in alignment with our business objectives.

The proposed amendment is intended to build upon Culture Advisors' successful support of the Port Authority's Supervisor Development Program (SDP) and Executive Development Program (EDP), and includes targeted consulting to help optimize compensation, labor planning, and performance evaluation practices.

Staff Evaluation/Justification:

Staff believes, based on the firm's experience with human resources and culture engagement practices and its familiarity with the Port Authority, that Culture Advisors is the firm best suited to continue to assist Port Authority with its human resources and culture engagement needs.

Staff has reviewed Culture Advisors' proposal and found it fair and reasonable and recommends that the Port Commission approve the proposed amendment.

M. PEOPLE

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Change Management

Staff Contact:

Caitlin Perry

Background:

The Port Authority is seeking organizational change expertise to assist with the relocation of more than 200 employees to the new Port Authority Administration Building. Change management services would support communication for employee awareness, execution of decluttering events in the current building, facility tours, and more. A smooth transition for employees to the new location would foster adoption of new work modes and enhance the employee experience, maximizing the Port Authority's investment in designing more collaborative workspaces in the new facility.

This is the second amendment to the Services Agreement for Analysis and Design Support for Executive Office Building Support–Step 2: Design Professional and Other Services Support (File No: 2020-0320) dated August 31, 2022. The first amendment was executed in April 2025 for \$40,000 and did not require Port Commission action. The first amendment added a limited scope for change management strategy, and this second amendment would cover the change management implementation.

Implementation would include leading monthly change management meetings with Port Authority stakeholders, compilation of communication deliverables to personnel, organized clean up days, a "Move Day" Townhall to prepare employees, assistance with "meeting go live" for conference room systems, compilation of a welcome package to distribute to employees on day one in the new building, and other duties.

Staff Evaluation/Justification:

Staff considers the proposal by the firm to be fair and reasonable, and recommends that the Port Commission authorize this amendment to secure organizational change management advisory services with Avison Young, based on the performance of this vendor to date and for the sake of continuity with work in progress under an existing task order.

N. SECURITY AND EMERGENCY OPERATIONS

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize staff to issue 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Emergency Management

Staff Contact:

William Buck

Background:

The Port Security and Emergency Operations (PSEO) division utilizes the AVERT C2 (formerly CommandBridge) system as a command/control and domain awareness tool. This system brings background data (i.e., Vessel Automated Identification System, vehicle tracking, air monitoring, cameras, computer-aided dispatch, and other agency feeds) into one display picture for enhanced effectiveness and efficiency. AVERT C2 uses advanced software technology to assimilate existing and future data/sensor feeds to reduce informational clutter and provide actionable information on Port Authority-wide and facility-specific security and emergency response situations.

In 2017, the Port Commission awarded a purchase order to purchase the CommandBridge situational awareness software, integration, and associated warranties. The move to a hosted AVERT C2 solution would include the transfer of current integrations, configurations, workflows, and data to ARES Security's secure hosting environment.

Additionally, the project would integrate two new critical systems to enhance operational capabilities: Motorola Premier One, computer-aided dispatch software, and Avigilon video integration. The hosted AVERT C2 solution, combined with the current and new integrations, would help position the Port Authority to achieve greater efficiency, improved situational awareness, and enhanced security management.

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 Ares Security is the sole authorized source of this software in the United States.

Staff has concluded that migrating the existing on-premises AVERT C2 system that currently resides on-site at the Port Authority would transition to a fully hosted and managed solution would provide improved interoperability and allow for seamless sharing of data feeds with our regional partners.

Remaining on the AVERT C2 platform while moving to a fully hosted solution provides the best value compared to a total system replacement and provides the best value to the Port Authority.

Staff recommends the Port Commission approve this purchase order to Areas Security for migration of the existing on-premises AVERT CR Situational awareness software system.

N. SECURITY AND EMERGENCY OPERATIONS

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, authorize submission of a letter of intent to the Harris County Office of Emergency Management (OEM) confirming the Port Authority’s commitment to join the Harris County Multi-Jurisdictional Hazard Mitigation Plan (HCMHMP), and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.

Category:

General

Department:

Fire

Staff Contact:

William Buck

Background:

The Federal Emergency Management Agency (FEMA) requires a current, approved hazard mitigation plan for jurisdictions in order to be eligible for federal funding under various mitigation assistance programs. In recent years, the Port Authority developed a draft of a standalone hazard mitigation plan that assessed natural hazard risks and documented potential projects to reduce long-term vulnerability.

Following internal evaluation, the Port Authority has opted to shift from a standalone plan to full participation in the Harris County Multi-Jurisdictional Hazard Mitigation Plan (HCMHMP). This regional planning model is federally encouraged and widely recognized as an effective strategy to align shared resources, reduce duplication, and address area-wide risks that span multiple jurisdictions. Currently, the Port Authority is not listed as a signatory in the Harris County plan’s jurisdiction-specific annexes.

Joining the HCMHMP would allow the Port Authority to integrate existing risk data and mitigation strategies into a collaborative framework managed by Harris County, while enhancing the Port Authority’s access to FEMA and Texas Division of Emergency Management (TDEM) grant opportunities.

Staff has confirmed with Harris County Office of Emergency Management (OEM) that the 2025 planning update is underway, and that the Port Authority is eligible to join by submitting a formal letter of intent and completing the annex process as outlined in the plan’s linkage appendix. While the Port Authority’s annex would not be formally included in the Harris County plan until the next major update in 2030, participating now allows sufficient time to work with internal departments, external partners, and the public to refine risk assessments, identify mitigation strategies, and gather meaningful stakeholder input.

Staff Evaluation/Justification:

Staff recommends that the Port Commission authorize submission of a letter of intent and direct staff to move forward with annex development in partnership with Harris County OEM to participate in the HCMHMP.

O. STRATEGY

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, approve an amendment to 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, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Corporate Strategy

Staff Contact:

Candice Armenoff

Background:

By Minute No. 2024-0229-33, the Port Commission awarded a services agreement to City and Sea Group LLC dba CAS Group LLC for stakeholder engagement and document production support for Port Houston Plans in an amount not to exceed \$275,860.

Subsequently, the contract was amended as follows:

- Amendment No. 1 increased the contract by \$49,620 for the services under the agreement, for a contract amount not to exceed \$325,480;
- Amendment No. 2 extended the term of the agreement by three months, from December 31, 2024 through March 31, 2025; and
- Amendment No. 3 extended the term of the agreement by nine months, from March 31, 2025, through December 31, 2025.

The scope of services has included planning and coordination with the Port Authority, carrying out stakeholder engagement activities for both 2025 Strategic Plan and 2050 Comprehensive Long-Range Plan, design and development of both documents, and production of draft and final publications. Stakeholder engagement activities and development of the Strategic Plan have been completed. However, completion of the Comprehensive Long-Range Plan was paused due to recent organizational changes, which also require a review of the Strategic Plan to ensure continued alignment.

This Amendment No. 4 proposes an increase to the contract amount by \$124,965, for a contract amount not to exceed \$450,445, to complete the services of the contract for the development of the Comprehensive Long-Range Plan and review of the Strategic Plan.

Staff Evaluation/Justification:

Staff has reviewed City and Sea Group LLC dba CAS Group LLC's proposal for these services and found it fair and reasonable and recommends that the Port Commission approve the proposed amendment.

P. TECHNOLOGY

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, issue a purchase order to Tanches Global Management, Inc. for the purchase of networking equipment for 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, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer 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 is seeking to obtain networking equipment to serve the new Port Authority Administration Building.

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs that may be used by the Port Authority.

Staff Evaluation/Justification:

The Director of Procurement Services has determined that procuring network hardware through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Tanches Global Management, Inc. under the pricing schedule obtained from that vendor's contract with DIR, and is therefore recommending this purchase.

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

P. TECHNOLOGY

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer 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 is currently implementing the Workday software platform as part of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) Project. To complement Workday, an Optical Character Recognition (OCR) solution is required for processing complex invoices into the system. Supplier Invoice Automation, a service offered by Strada US Professional Services, LLC, offers cognitive OCR capabilities with automated workflows that integrate directly with Workday.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by Strada US Professional Services, LLC, found the proposal to be fair and reasonable, has determined that the firm is the most qualified provider, and recommends that the Port Commission award this services agreement.

P. TECHNOLOGY

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer 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:

By Minute No. 2023-1212-46, the Port Commission authorized a contract in an amount not to exceed \$15,000,000 to Strada US Professional Services, LLC (formerly dba Alight Solutions) for implementation, consulting, and professional services of Workday as part of the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

This proposed amendment addresses the following:

- Impacts resulting from the Port Authority's directive to prioritize company project resources toward internal reorganization activities; and
- Additional reporting requirements.

This is the third amendment to this contract. The previous two amendments had no cost impact, and so the total value of change orders to date is \$1,000,000, which is 6.6% of the original contract amount.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by Strada US Professional Services, found it to be fair and reasonable, and recommends that the Port Commission authorize this contract amendment.

P. TECHNOLOGY

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, determine that this method provides the best value to the Port Authority, and further authorize the Chief Executive Officer 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:

By Minute No. 2023-1212-49, the Port Commission awarded a contract for \$3,000,000 to Durian Consultants for professional advisory services for Workday Financials, Human Capital Management, Organizational Change Management, Program/Project Management, and Technology aspects, as the Port Authority's advocate during the implementation of Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

This proposed amendment adds advisory services for Workday Adaptive Planning, Workday-Maximo, and Workday-Trescope integrations, as well as support around the first two Workday release cycles.

This is the first amendment to Durian Consultant's contract, for a total amendment value to date of \$500,000, which is 16.7% of the original contract value.

Staff Evaluation/Justification:

The Port Authority, as a political subdivision of the State of Texas, is authorized to use the United States General Services Administration for the procurement of certain items (primarily technology, security, and fire/police items).

Port Authority staff has reviewed the proposal submitted by Durian Consultants, found it to be fair and reasonable, and recommends that the Port Commission authorize this contract amendment and act as otherwise set forth above.

P. TECHNOLOGY

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, determine that this method provides the best value to the Port Authority, and further authorize the Chief Executive Officer 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:

By Minute No. 2024-1210-47, the Port Commission approved a purchase order with SDI Presence, LLC for subscription-based licensing and implementation professional services for ServiceNow.

ServiceNow is a cloud-based platform that streamlines digital operations, empowers users through self-service and knowledge management, optimizes workflows, and integrates with core systems. Efficient processes for incident, change, and asset management help solve IT issues and manage changes while minimizing risk, which is critical to the Port Authority's technology operations. Implementing ServiceNow supported these objectives.

The proposed change order provides for the integration between Workday and ServiceNow to enable workflow automation and business process optimization as part of the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs that may be used by the Port Authority.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by SDI Presence, LLC for these items, found it to be fair and reasonable, and recommends that the Port Commission authorize this change order and act as otherwise set forth above.

P. TECHNOLOGY

Subject	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.
Meeting	Jul 22, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 22, 2025 meeting, 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, and further authorize the Chief Executive Officer 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:

During an informal procurement process, Purchase Order No. 212814 was issued on February 11, 2025, in the amount of \$96,930 to ZK Technology LLC for professional services for the implementation and configuration of time clocks associated with Scope 1A for the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

This proposed change order enhances the software to meet time entry requirements for the Fire department employees.

This is the first change order to this contract which is 8% of the original contract value. The total value of expenditures under this agreement exceeds the \$100,000 threshold requiring Port Commission approval.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by ZK Technology LLC, found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.