

# I N D E X

PORT COMMISSION  
OF THE  
PORT OF HOUSTON AUTHORITY  
OF THE PORTS OF HARRIS COUNTY, TEXAS  
September 23, 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**

2025-0923-01 Approve the minutes of the July 22, 2025 Port Commission meeting

**Staff Reports**

2025-0923-02 Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters

**Appearances**

2025-0923-03(a) Erik Eriksson introduced John Sullivan, President, Callan Marine Ltd., who addressed the Port Commission

2025-0923-03(b) Erik Eriksson introduced Mei Po Ho, Sailing Coordinator and Jennifer Bunch, Director of Outdoor Experiences, Girl Scouts of San Jacinto Council, who addressed the Port Commission

2025-0923-03(c) Erik Eriksson introduced Darius Thomas, The Anderson Center, Development Associate, who addressed the Port Commission

2025-0923-03(d) Erik Eriksson introduced Keva St. Fort, who addressed the Port Commission

2025-0923-03(e) Erik Eriksson introduced Erandi Treviño, Executive Director Coalition Manager, The Raices Collab Project, who addressed the Port Commission (via Webex)

2025-0923-03(f) Erik Eriksson introduced Terrance L. Bankston, Houston Healthy Ports Coalition and the Senior Ports and Freight Campaigner at Friends of the Earth, who addressed the Port Commission (via Webex)

<u>Minute No.</u>	<u>Event/Action</u>
2025-0923-03(g)	Erik Eriksson introduced Tiffany W. Jin, Houston Climate Justice Museum and Cultural Center, who addressed the Port Commission
2025-0923-03(h)	Erik Eriksson introduced Alex McDonald, Texas Coalition for Human Rights, who addressed the Port Commission
2025-0923-03(i)	Erik Eriksson introduced Sarah Montgomery, Palestine Solidarity Texas, who addressed the Port Commission
2025-0923-03(j)	Erik Eriksson introduced Alex Kerry, Palestinian Youth Movement, who addressed the Port Commission
2025-0923-03(k)	Erik Eriksson introduced Leticia Gutierrez, Air Alliance, who addressed the Port Commission

#### **F. Executive**

2025-0923-04	Staff Report – Selected agenda items – Kerrick Henny, Chief Government and Public Relations Officer
2025-0923--05	Renew the Port Authority’s corporate membership in the American Association of Port Authorities for fiscal year 2025-2026
2025-0923-06	Acknowledgment of a gift to the Port Authority under Section 5007.228 of the Special District Local Laws Code: Callan Marine Ltd.’s gift of a model of its dredge General Arnold

#### **G. Channel Infrastructure**

2025-0923-07	Staff Report – Selected agenda items – Lori Brownell, Chief Channel Infrastructure Officer
2025-0923-08	Approve staff’s ranking of vendors and award a construction contract for the maintenance dredging of Bayport Container Terminal, Barbours Cut Terminal, and MV Sam Houston tour boat berthing area, to the top-ranked proposer: staff ranking – first, Curtin Maritime Corp.; and second, Matthews Brothers Dredging, LLC  Port Commission adopted the staff-recommended ranking and authorized award

<u>Minute No.</u>	<u>Event/Action</u>
2025-0923-09	<p>Approve staff's ranking of vendors and award a construction contract for the new work dredging of Care Terminal Dock 2, to the top-ranked proposer: staff ranking first, Curtin Maritime, Corp.; and second Matthews Brothers Dredging, LLC</p> <p>Port Commission adopted the staff-recommended ranking and authorized award</p>
2025-0923-10	<p>Authorize a professional services contract with Locus LLC, the sole source provider, for ship simulation support services associated with a potential Houston Ship Channel project</p>
2025-0923-11	<p>Amend the professional engineering and auditing services contract with Freese &amp; Nichols, Inc. to provide continued engineering, design, permitting, modeling, and other general assistance and support for work associated with the ongoing Houston Ship Channel Expansion Channel Improvement Project (Project 11) and the proposed Bayport Container Terminal East End Project developments (Bayport East End).</p>
2025-0923-12	<p>Amend the professional engineering and auditing services contract with AtkinsRéalis USA Inc. (formerly known as Atkins North America, Inc.) to: (i) provide continued engineering and auditing services, and other general assistance, on an as-needed basis to support the Houston Ship Channel Expansion Improvement Project (Project 11) and other Channel Infrastructure projects; and (ii) increase the contract</p>
2025-0923-13	<p>Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Enterprise Products Operating LLC, INV Propylene, LLC, and Linde Inc</p>
2025-0923-14	<p>Approve an access license agreement for a ten-year term with Bluebonnet Pipeline LLC for road access to the Peggy Lake Dredged Material Placement Area</p>
2025-0923-15	<p>Approve the change of control of Pelican Marine Services, LLC, a tenant under a barge fleeting lease agreement and a permittee under two marine construction permits, resulting from the acquisition of the equity interests of its parent company Canal Barge Company, Inc. by Redwood Holdings, LLC</p>
2025-0923-16	<p>Issue a marine construction permit to ExxonMobil Corporation for repairs to an existing fender system and walkway at its Dock 1 located adjacent to the Houston Ship Channel</p>

<u>Minute No.</u>	<u>Event/Action</u>
2025-0923-17	Issue a marine construction permit to Kinder Morgan Petcoke LP LLC for constructing a new barge loading platform and dredging approximately 29,000 cubic yards adjacent to the Houston Ship Channel
2025-0923-18	Issue a pipeline license to Denbury Green Pipeline-Texas, LLC for a 24-inch carbon dioxide pipeline under San Jacinto Bay, Alexander Island, the Houston Ship Channel, and Scott Bay
2025-0923-19	Amend an existing pipeline license to add an additional twelve-inch pipeline across Manchester Wharf No. 3 to BWC Terminals LLC
2025-0923-20	Authorize the Port Authority to enter into a Coastal Surface Lease with the Texas General Land Office for placement of dredged materials into an approved and designated Offshore Dredged Materials Disposal Site
2025-0923-21	Authorize the Port Authority to enter into a Commercial Coastal Easement with the Texas General Land Office for structures adjacent to the Bayport Container Terminal layberth

#### **H. Commercial**

2025-0923-22	Staff Report – Selected agenda items – John Moseley, Chief Commercial Officer
2025-0923-23	Approve a five-year term lease with Frontier Logistics, L.P., effective no earlier than October 1, 2025, for approximately 0.41 of an acre out of Block 9 at Barbours Cut Terminal, at an annual base rent of approximately \$23,019.60, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index
2025-0923-24	Approve a one-year term lease with Terminal Investment Corporation, effective no earlier than October 1, 2025, for approximately 2.0 acres out of Block 4D at Northside Turning Basin Terminal, at an annual base rent of approximately \$59,904, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index
2025-0923-25	Approve a one-year term lease with a one-year mutual extension option commencing no earlier than October 1, 2025, with Houston Terminal LLC for approximately 659 square feet of office space in the Barbours Cut Terminal Administrative Building at an annual base rent of \$16,844.04, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index

<u>Minute No.</u>	<u>Event/Action</u>
2025-0923-26	Approve amendments to leases with Ardent Mills, LLC for(i) approximately 2.86 acres at Woodhouse Terminal, to extend the term for five years via tenant’s unilateral extension option, at an annual base rent of \$65,820, and (ii) approximately 0.47 of an acre at Woodhouse Terminal to extend the term for five years via tenant’s unilateral extension option, at an annual base rent of \$10,584, effective no earlier than September 30, 2025 and subject to certain escalation terms described in each lease
2025-0923-27	(i) Ratify an amendment to the lease with Cooper/Ports America, LLC for approximately 9.136 acres out of Block 12 at Industrial Park East to increase the acreage by 2.80 acres; and (ii) approve a lease with Cooper/Ports America, LLC for approximately 85.24 acres, consisting of multiple tracts at Northside Turning Basin and Industrial Park East for a term of three years, with two one-year mutual extension options, at an annual base rent of \$3,470,946.24 subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index
2025-0923-28	Approve an amendment the lease with C&C Houston Bayport, LLC of 21.53-acres at the Bayport Container Terminal Complex south of Port Road to provide for reimbursement of certain work performed by Tenant in an amount not to exceed \$287,956.03
	<b>I. Finance (no items)</b>
	Staff Report – Tim Finley, Chief Financial Officer
	<b>J. Infrastructure</b>
2025-0923-29	Staff Report – Selected agenda items – Rich Byrnes, Chief Port Infrastructure Officer
2025-0923-30	Approve staff’s ranking of vendors and award a contract to construct additional Transportation Worker Identification Credential lanes at Bayport Container Terminal, to the top-ranked proposer Satterfield & Pontikes Construction, Inc.
2025-0923-31	Approve staff’s ranking of vendors and award a construction contract for transit shed roof ridge vent repairs at Turning Basin Terminal Wharves 30 and 31, to the top-ranked proposer, Rosehill Roofing & Restoration LLC
2025-0923-32	Award a professional services contract to Wiss, Janney, Elstner Associates, Inc. for construction inspection services of improvements to Houston Public Grain Elevator No. 2 at Woodhouse Terminal
2025-0923-33	Enter into an Interlocal Agreement with Harris County to provide wage rate compliance services for a one-year term

<u>Minute No.</u>	<u>Event/Action</u>
2025-0923-34	Amend the professional services contract with Walter P. Moore Associates, Inc. to include additional design services for the rehabilitation of roofs at transit sheds 21A and 25A at Turning Basin Terminal in an amount not to exceed \$87,000, and with a total contract amount of \$135,000
2025-0923-35	Amend the professional services contract with Jacobs Engineering Group, Inc. to include additional services associated with the design of Wharf 1 at Bayport Container Terminal
2025-0923-36	Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with the construction of the water supply and fire protection systems at Barbours Cut Terminal

### **K. Maintenance**

2025-0923-37	Staff Report – Selected agenda items – Paulo Soares, Chief Port Maintenance Officer
2025-0923-38	Approve staff's ranking of vendors and award a two-year contract for the purchase of wire ropes and related components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Bishop Lifting Products, Inc.; and second, Southwest Wire Rope, LLC  Port Commission adopted the staff-recommended ranking and authorized award
2025-0923-39	Award a contract to ZPMC North America, Inc., the sole source provider, for the purchase of four headblocks for wharf cranes at Bayport Container Terminal
2025-0923-40	Issue a purchase order to Konecranes, Inc., the sole source provider, for the purchase of a spare operator cabin suitable for rubber-tired gantry cranes at Barbours Cut Terminal
2025-0923-41	Award a three-year contract to Kalmar USA, Inc., Bromma Americas, the sole source provider, for the purchase of twistlocks and spreader related parts for wharf and rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal

### **L. Operations**

2025-0923-42	Staff Report – Selected agenda item – Michael Shaffner, Director, Container Operations
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<u>Minute No.</u>	<u>Event/Action</u>
2025-0923-43	Approve staff's ranking of vendors and award a five-year service agreement for the implementation of Container Terminal Web Portal licensing, maintenance, and support, to the top-ranked proposer Smart-Tecs
2025-0923-44	Award a professional services contract to Kaleris, the sole source provider, to support the Port Authority's upgrade to NAVIS N4.x, to include test planning, execution, and upgrade assistance
2025-0923-45	Amend the agreement with SmartTecs LLC for annual maintenance services for the Marine Terminal Gate Operating Software System for Barbours Cut Terminal and Bayport Container Terminal for a one-year term as of July 1, 2025
2025-0923-46	Amend the agreement for preferential berthing rights at the Port Authority's North Side Turning Basin Terminal with G2 Ocean AS

### **M. People**

2025-0923-47	Staff Report – Selected agenda item – Carlecia Wright, Chief People Officer
2025-0923-48	Authorize renewal of group insurance agreements with the following carriers to include coverage for calendar year 2026, for: (a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage coverage and (b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, and retiree life coverage
2025-0923-49	Amend the contract with Durian Consultants LLC for the purchase of additional professional advisory services in support of the human capital management portions of the Next Generation Enterprise Resource Planning project, through the United States General Services Administration

### **N. Security and Emergency Operations (no items)**

### **O. Strategy**

2025-0923-50	Staff Report – Selected agenda items – Candice Armenoff, Chief Strategy Officer
2025-0923-51	Approve staff's ranking of vendors and award a contract to conduct an inventory of Port Authority's Scopes 1, 2, and 3 for greenhouse gas emissions, to the top-ranked proposer Ramboll Americas Engineering Solutions Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement

<u>Minute No.</u>	<u>Event/Action</u>
2025-0923-52	Approve staff's ranking of vendors and award a contract to develop a Port Area Climate Action Plan for the Port Authority and surrounding communities, to the top-ranked proposer Arcadis U.S., Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement
2025-0923-53	Approve staff's ranking of vendors and award a two-year professional services contract for the Clean Ports Program Truck Route Analysis, to the top-ranked proposer Cambridge Systematics, Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement
2025-0923-54	Approve staff's ranking of vendors and award a two-year professional services contract for the Clean Ports Program Trucking Industry Collaborative, to the top-ranked proposer City and Sea Group LLC dba CAS Group LLC., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement
2025-0923-55	Approve staff's ranking of vendors and award a contract to develop and design a customized website for Port of Houston Partners in Maritime Education (PHPME), to the top-ranked proposer TINO, LLC, and authorize a contract with PHPME in connection therewith., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement
2025-0923-56	Amend the professional services contract with AECOM Technical Services, Inc. for planning support for development of Barbours Cut Terminal and Bayport Container Terminal
	<b>P. Technology</b>
2025-0923-57	Staff Report – Selected agenda item – Charles Thompson, Chief Information Officer
2025-0923-58	Approve staff's ranking of vendors and award a five-year professional services contract for the purchase of Managed Network Operations Center services to the top-ranked proposer, Consultadd Inc.
2025-0923-59	Approve staff's ranking of vendors and award a contract for the 2025/2026 camera refresh project to the top-ranked proposer, Security – Quality Solutions & Integrations Inc. (SQSI, Inc.)

<u>Minute No.</u>	<u>Event/Action</u>
2025-0923-60	Issue a purchase order to Solid Border, Inc., using the Texas Department of Information Resources cooperative purchasing program, for Next Generation INFOSEC firewall hardware, software subscriptions, and maintenance services in the amount of \$180,000 for the annual renewal and \$133,000 for the new Port Authority Administration Building, for a total amount not to exceed \$313,000

2025-0923-61	Issue a purchase order to HP, Inc. for purchase of monitors for the new Port Authority Administration Building, using Texas Department of Information Resources cooperative purchase program (as amended)
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**Q. Recess Open Meeting and Convene Executive Session**

**R. Reconvene Open Meeting**

2025-0923-62	Delegate to the Chief Executive Officer the authority, on behalf of the Port Authority, to (i) enter into a Marine Terminal Service Agreement with Maersk Line A/S or (ii) enter into an extension of the existing Marine Terminal Services Agreement with Maersk Line A/S
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2025-0923-63	Authorize the Port Authority to enter into an agreement for legal services with Akin Gump on the terms discussed in Executive Session, and authorize the Chief Legal Officer to do all other things reasonable or necessary to give effect to the foregoing
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Authorize the Port Authority to amend the agreements for legal services with the following firms on the terms discussed in Executive Session, and authorize the Chief Legal Officer to do all other things reasonable or necessary to give effect to the foregoing

2025-0923-64	Ahmad, Zavitsanos & Mensing PLLC
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2025-0923-65	Best Best & Krieger LLP
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2025-0923-66	Ewell, Brown, Blanke & Knight LLP
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2025-0923-67	Littler Mendelson P.C.
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**T. Closing Remarks by Chairman and Commissioners**

**U. Adjourn Meeting**

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

**Houston, Texas  
September 23, 2025**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on September 23, 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  
Thomas Jones, Commissioner  
Alan Robb, Commissioner  
Charlie Jenkins, Chief Executive Officer  
Erik Eriksson, Chief Legal Officer  
Jessica Shaver, Chief Administration Officer  
J. Kent Friedman, outside counsel

Chairman Campo began by noting that it was a significant meeting, with a full agenda before the Port Commission. He highlighted information included in the Port Commission packet regarding the Goods Movement Emissions Inventory (GMEI) report, which was conducted periodically to assess port-related air emissions.

Chairman Campo reported positive findings from the study, stating that the Port Authority's initiatives to reduce emissions—such as investing in hybrid cargo-handling equipment—were demonstrating measurable results. Since 2019, the Port Authority had added approximately 280 pieces of cargo-handling equipment; however, overall nitrogen oxide (NO<sub>x</sub>) and particulate matter (PM) emissions had decreased by 7% and 4%, respectively, during the same period. Emissions of criteria pollutants—those regulated under the Clean Air Act—were reported to be 2% to 7% lower in 2023 compared to 2019.

Chairman Campo emphasized that, although total tonnage had increased by 16% and container volumes by 28% since the last study, related greenhouse gas emissions, primarily carbon dioxide, had risen only 10%. He stated that this demonstrated the effectiveness of the Port Authority's sustainability efforts, as emissions would have otherwise increased at a rate proportional to cargo growth. There were several additional highlights in the full GMEI report, which was available on the Port Authority's website, and while progress was being made, the work to further reduce emissions would continue.

Chairman Campo noted that several items on the day's agenda related to the Clean Ports Grant Program, which aligned closely with the Port Authority's emission-reduction initiatives. These items would be discussed later during the Strategy Division's presentation.

Chairman Campo then shared major news regarding the Houston Ship Channel deepening and widening project (Project 11), announcing that Port Authority-led dredging for the project was officially complete and had been accepted by the U.S. Army Corps of Engineers. The next step involved relocating the aids to navigation (ATONs), which would enable the expanded channel to open for use following approval by the Houston Pilots.

Chairman Campo stated that the completion of Project 11 made safe, two-way navigation possible in the Houston Ship Channel from Bolivar Roads to Barbours Cut, and in the Bayport Ship Channel. He emphasized that this milestone was of great importance to the region and to the industries that rely on the channel, noting that daylight restrictions would be reduced by as much as two and a half hours in each direction. As a result of the expansion, larger vessels of up to 17,000 Twenty-foot Equivalent Units (TEU)—consistent with the dimensions of vessels transiting the Panama Canal—would now be able to call the Bayport Container Terminal.

Chairman Campo stated that the project would help secure the long-term safety and efficiency of the channel and safeguard the thousands of regional jobs that depend on it, remarking, “No channel, no port, no jobs.” He commended the Port Authority team, elected officials, the U.S. Army Corps of Engineers, and industry partners for their roles in achieving this historic milestone. He further congratulated the Project 11 team for receiving the Outstanding Civil Engineering Award of Achievement from the Texas Chapter of the American Society of Civil Engineers, the organization’s highest honor.

Before moving to the public comment portion of the agenda, Chairman Campo acknowledged that several individuals had expressed concerns about the Port Authority’s ongoing contract negotiations with Maersk Line. He stated that Maersk was a global partner and that the Port Authority would thoughtfully review the terms of the proposed agreement before determining the appropriate course of action.

(2025-0923-01) Chairman Campo called for a motion to approve the minutes of the July 22, 2025, Port Commission meeting. Commissioner Cloonan moved for approval, seconded by Commissioner Robb. The minutes were approved as written.

(2025-0923-02) Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters:

Mr. Jenkins reported that he had recently addressed the Transportation Advocacy Group (TAG), where he emphasized the importance of prioritizing road improvements to support cargo movement and regional economic growth. He stated that road congestion continued to pose a challenge and that it was essential for the Port Authority and its partners to encourage the Texas Department of Transportation to focus on freight corridors such as State Highways 146 and 225.

He noted that while the Port Authority's terminal gates were operating efficiently, staff was planning for continued growth by evaluating options to expand gate hours, potentially adding 5:00 a.m. openings as early as next year. He also stated that the Port Authority intended to implement a more robust truck reservation system to better align truck traffic with terminal capacity, a practice already adopted at other major U.S. ports. The software supporting this initiative was included on the day's agenda for consideration, with additional details to be provided later in the meeting.

Turning to operational performance, Mr. Jenkins reported that despite general economic uncertainty, the Port Authority's terminals continued to perform well. In July, total tonnage increased by 24% and container volumes rose by 21% compared to the prior year. Although industry experts had anticipated a slowdown in August 2025, the Port Authority maintained solid performance, with container volumes up 1% and total tonnage up 3%. Year-to-date through August 2025, both containers and total tonnage were up 5%.

Mr. Jenkins concluded his remarks by introducing several new members of the Port Authority's leadership team. He welcomed Eric Casey, Chief Operating Officer, who would oversee the Channel Infrastructure, Port Infrastructure, Commercial, Port Maintenance, and Port Operations groups. Mr. Casey brought more than 25 years of experience in port and logistics management and most recently served as Chief Executive Officer of the Port of Wilmington, Delaware.

He also announced that Parker Harrison would join the Port Authority as Incoming Chief Legal Officer upon the retirement of Erik Eriksson. Ms. Harrison had nearly 25 years of experience in maritime law, enterprise risk management, and corporate governance, and previously served as Chief Legal and Risk Officer and Corporate Secretary for Crowley Maritime.

Additional appointments included Ge'Juan Cole as Managing Director of Port Infrastructure, Hugh Tillman as Director of Human Resources, and Callie Barnes as Seaport Connectivity Director. Mr. Jenkins stated that each brought valuable expertise that would strengthen the Port Authority's leadership team and support its continued growth and success.

(2025-0923-03)      Appearances

(a)      Chairman Campo recognized John Sullivan, President, Callan Marine Ltd., who addressed the Port Commission.

Mr. Sullivan presented a scale model of the cutter suction dredge *General Arnold* as a gift to the Port Authority. He noted that the *General Arnold* had recently completed the final section of Project 11 and represented this significant achievement for both the Port Authority and Callan Marine. Mr. Sullivan commended the efforts of Port Authority staff,

engineers, and partners involved in the project, recognizing the collaboration and dedication required to bring it to completion.

He explained that the *General Arnold* was the largest and most environmentally advanced Tier IV dredge in the United States, designed specifically for projects such as Project 11. Mr. Sullivan highlighted the Port Authority's commitment to environmental stewardship, emphasizing that all dredged material from the project was beneficially used. He stated that dredging plays a critical role not only in supporting industry but also in improving the environment.

Mr. Sullivan concluded by noting that Callan Marine had already begun work widening the Barbours Cut Channel using another Tier IV dredge, the *General Bradley*. He expressed appreciation for the opportunity to support the Port Authority's mission and invited attendees to view the dredge model on display following the meeting.

(b) Chairman Campo recognized Mei Po Ho, Sailing Coordinator, and Jennifer Bunch, Director of Outdoor Experiences, Girl Scouts of San Jacinto Council, who addressed the Port Commission.

Ms. Bunch expressed appreciation to the Port Authority for awarding a community grant supporting the Girl Scouts' Mariner Program, which provided sailing and maritime education opportunities for older Girl Scouts. She explained that the Mariner Program helped participants remain engaged with the organization after they aged out of traditional troop activities, offering hands-on learning experiences focused on navigation, seamanship, and environmental stewardship.

Ms. Ho stated that the program currently included more than 40 active participants, with many alumnae pursuing careers or education in maritime fields, including the U.S. Merchant Marine Academy, the Coast Guard, and the Navy. She described the sailing program's fleet of small boats used for training and noted that the grant funding would help improve dock facilities and strengthen program infrastructure.

Both speakers expressed gratitude to the Port Authority for its continued support of youth maritime education and community engagement initiatives.

(c) Chairman Campo recognized Darius Thomas, Development Associate, The Anderson Center for the Arts, who addressed the Port Commission.

Mr. Thomas expressed appreciation to the Port Authority for its grant support, noting that the funding helped expand access to arts and cultural programming in East Harris County. He explained that the Anderson Center's mission was to bring high-quality arts experiences closer to local families, reducing the need to travel downtown for cultural opportunities. Mr. Thomas introduced members of the Center's staff and community

supporters who had joined him at the meeting: Jajah Nichols Trench, Rene Garner, Phyllis Russell, and Kristina Zatopek, Community Engagement and Operations Manager.

Ms. Tench then spoke about the Center's impact, describing how its programs provide creative spaces that encourage learning, confidence, and community engagement. She shared examples of youth-focused activities and expressed gratitude to the Port Authority for supporting opportunities that foster education and creativity.

Ms. Zatopek also addressed the Port Commission. She thanked the Port Authority for its partnership and emphasized that the Center's work strengthens both the cultural and economic health of East Harris County. Ms. Zatopek noted that by offering local access to arts and educational programming, the Center helps keep cultural spending within the community and enhances quality of life for residents. She added that, as a longtime community member, she had witnessed firsthand the positive effects of the Port Authority's investment and reiterated appreciation for its continued support.

(d) Chairman Campo recognized Keva St. Fort, who addressed the Port Commission.

Ms. St. Fort congratulated the Port Authority on the completion of Project 11 and requested greater transparency and communication with surrounding neighborhoods regarding current and future projects. She asked for additional information about the next phases of Project 11, including the handling and testing of dredged materials, their storage locations, and any potential environmental impacts. She also expressed a desire for clearer public updates on future port expansions, property acquisitions, and operational changes that could affect nearby communities.

Ms. St. Fort requested that the Port Authority consider providing regular updates at local civic club and super neighborhood meetings to strengthen communication with residents. She stated that while community members supported the Port Authority's progress, they sought ongoing dialogue, transparency, and access to information about projects that directly impact their neighborhoods.

Following her remarks, Chairman Campo clarified that, under Texas law and the Texas Open Meetings Act, the Port Commission could not engage in discussion or respond directly to comments on topics not listed on the meeting agenda. He emphasized that this limitation was intended to ensure compliance with open meetings requirements. Chairman Campo added that Port Authority staff took note of community input provided during the public comment period and that the appropriate personnel would follow up as needed. He thanked Ms. St. Fort for her comments and reaffirmed the Port Authority's commitment to listening to community concerns.

(e) Chairman Campo recognized Erandi Treviño, Executive Director and Coalition Manager, the Raices Collaborative, who addressed the Port Commission.

Ms. Treviño described the Raices Collaborative project as a grassroots organization focused on strengthening civic engagement and supporting vulnerable communities across Texas. She stated that many of these communities, particularly those near industrial areas in Harris County such as Channelview, South Houston, and the South Belt area, face ongoing social and environmental challenges including low literacy rates, food insecurity, and poor health outcomes.

Ms. Treviño acknowledged the Port Authority's recent investments in environmentally responsible initiatives but urged continued and strengthened action. She expressed concern about the renewal of contracts and permits for industrial operations that have a history of environmental compliance issues and noted the impact of air quality concerns—such as hydrogen sulfide odors—on nearby residents.

She stated that while industrial expansion brings economic benefits to the region, many of those benefits are not being realized by the surrounding neighborhoods. Ms. Treviño encouraged the Port Commission to take a stronger stance in negotiations with industry partners to ensure more robust community protections and equitable policies for residents living closest to Port Authority facilities

(f) Chairman Campo recognized Terrance L. Bankston, Houston Healthy Port Coalition and the Senior Ports and Freight Campaigner at Friends of the Earth, who addressed the Port Commission.

Mr. Bankston explained that Friends of the Earth was a national nonprofit organization focused on advancing electrification and zero-emission efforts at ports and in surrounding near-port communities. He stated that the Houston Healthy Port Coalition, which he helps coordinate, had collaborated with Friends of the Earth to develop the inaugural Clean Ports Report Card, an assessment of environmental and sustainability practices at major U.S. ports, including the Port of Houston. The report was scheduled for public release on September 30, 2025, with national and local press events planned to discuss the findings.

Mr. Bankston expressed interest in continuing direct dialogue with the Port Authority following the report's publication and requested information on how to direct future questions regarding clean port initiatives. He encouraged the Port Commission to consider the strategic value and accountability of investments made through the Clean Ports Program, emphasizing the importance of measurable outcomes, transparency, and community engagement.

He also raised questions about how the Port Authority planned to address indirect emissions associated with tenant and supply chain operations, and how it intended to partner with industry stakeholders to promote shared environmental responsibility. Mr. Bankston concluded by urging the Port Authority to maintain open communication with surrounding communities and to continue integrating environmental equity into its sustainability and development strategies.

(g) Chairman Campo recognized Tiffany W. Jin, Houston Climate Justice Museum and Cultural Center, who addressed the Port Commission.

Ms. Jin expressed opposition to agenda Item S1, a Marine Terminal Services Agreement (MTSA), citing concerns over Maersk's reported involvement in transporting materials that could be used in the ongoing conflict in Gaza. She described the war as both a humanitarian and environmental crisis, stating that it contributes to long-term ecological harm while communities along the Gulf Coast continue to face the impacts of industrial pollution.

Ms. Jin referenced the international "Mask Off Maersk" campaign, which she described as a coalition of labor, climate, and pro-Palestinian organizations calling for accountability and the cessation of shipments linked to the conflict.

Ms. Jin urged the Port Commission to delay approval of any new agreement with Maersk until an independent investigation could be conducted into the company's claimed activities. She requested that the Port Commission retain direct oversight of the contract process rather than delegating authority to staff, emphasizing the importance of transparency and public accountability in all Port Authority decisions.

(h) Chairman Campo recognized Alex McDonald, Texas Coalition for Human Rights, who addressed the Port Commission.

Mr. McDonald expressed opposition to the Item S1, citing reports from international organizations alleging that Israel's military actions in Gaza constitute violations of international law. He stated that Maersk had been involved in the transport of military equipment, including components for aircraft used in the conflict, and urged the Port Commission to prevent such activities from taking place through Port Authority facilities.

Mr. McDonald requested that the Port Commission withhold approval of any new or extended agreements with Maersk until a full investigation could be conducted into the company's shipments of military-related cargo. He further recommended that all Port Authority contracts include provisions ensuring compliance with international humanitarian law and that agreements be suspended if evidence of violations arises.

(i) Chairman Campo recognized Sarah Montgomery, Palestine Solidarity Texas, who addressed the Port Commission.

Ms. Montgomery expressed opposition to the MTSA agreement, referencing recent reports by the United Nations alleging that Israel's military actions in Gaza constitute violations of international law. She stated that Maersk had been identified among companies facilitating the transport of military equipment and components, including parts used in aircraft linked to the conflict.

Ms. Montgomery asserted that shipments connected to military activities had transited through the Port of Houston and urged the Port Commission to ensure that the Port Authority was not participating, directly or indirectly, in the transfer of materials that could be used in warfare. She requested that the Port Commission postpone any new or extended agreement with Maersk until a full investigation could be conducted into the company's shipping activities.

She concluded by urging the Port Commission to retain oversight of the contracting process, emphasizing that the Commission's decisions carry significant moral and legal implications.

(j) Chairman Campo recognized Alex Kerry, Palestinian Youth Movement, who addressed the Port Commission.

Mr. Kerry introduced himself as an organizer with the Palestinian Youth Movement and a Palestinian-American with family roots in the region. He expressed opposition to the proposed MTSA agreement, citing reports that Maersk had transported military equipment and components used in the ongoing conflict in Gaza, specifically parts for F-35 fighter aircraft, and claimed that a significant portion of such shipments had transited through the Port of Houston.

Mr. Kerry referenced a report published by the Palestinian Youth Movement documenting Maersk's role in the global F-35 supply chain and stated that copies of the report had been provided to the Port Commission. He urged the Commission to delay any vote delegating authority to the Chief Executive Officer to execute or extend the MTSA with Maersk until a full investigation could be conducted into the company's shipping activities.

(k) Chairman Campo recognized Leticia Gutierrez, Air Alliance Houston, who addressed the Port Commission.

Ms. Gutierrez expressed appreciation for the Port Authority's past commitments to environmental responsibility and emphasized the importance of maintaining that standard in future dredging operations. She asked whether the contract for maintenance dredging at

Barbours Cut would be managed directly by the Port Authority or in partnership with another agency such as the U.S. Army Corps of Engineers.

Ms. Gutierrez further requested that the Port Authority commit to the use of cleaner dredging equipment, noting the success of the environmentally advanced vessels used during Project 11. She stated that diesel emissions from dredging operations can significantly affect nearby communities already burdened by industrial pollution and encouraged the Port Authority to reaffirm its 2021 commitment to using Tier 4 or electric dredging technology.

She concluded by urging the Port Commission to ensure that all future dredging projects incorporate clean equipment standards as a baseline practice, balancing operational efficiency with public health and environmental stewardship.

(2025-0923-04) Chairman Campo recognized Kerrick Henny, Chief Government and Public Relations Officer, to provide a report of selected Executive agenda items.

Mr. Henny presented the item under the Executive Division requesting approval of annual membership in the American Association of Port Authorities (AAPA). He explained that the Port Authority had not been a member of the organization for the past six years, but that staff strongly recommended rejoining.

Mr. Henny stated that AAPA had undergone significant changes in recent years, with new leadership and staff, and had reestablished itself as an effective advocate for the port industry in Washington, D.C. He noted that the association had been instrumental in supporting legislation and policy beneficial to ports nationwide, and that other major ports—including Virginia, Los Angeles, Long Beach, and Georgia—paid comparable membership dues.

He further explained that AAPA maintained several committees focused on key industry areas such as engineering, construction, maintenance, finance, administration, harbors and navigation, information technology, law, economic development, cybersecurity, and public relations. The Port Authority had engaged with the organization earlier in 2025 for a six-month trial period, which had proven successful in strengthening national collaboration and advancing advocacy objectives.

(2025-0923-05) RCA F1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA F1 PASSED.

(2025-0923-06) RCA F2 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA F2 PASSED.

(2025-0923-07) Chairman Campo recognized Lori Brownell, Chief Channel Infrastructure Officer, to provide a report of selected Channel Infrastructure agenda items.

Ms. Brownell provided a high-level update on channel infrastructure activities. She reported that, for Project 11, the Project Partnership Agreement (PPA) Amendment One—incorporating the Segment 1B Assumption of Maintenance—was officially approved on September 4, 2025. Although the assumption of maintenance had been approved earlier in May 2025, the PPA required formal amendment to reflect the related contractual obligations. The approved amendment was expected to result in a net present value savings of nearly \$380 million in operation and maintenance costs over the next 50 years.

Regarding Segment 1C of the Houston Ship Channel, extending from Bayport to Barbours Cut, Ms. Brownell stated that dredging operations had been completed on August 26, 2025, the final acceptance section was submitted to the U.S. Army Corps of Engineers (USACE) on August 28, 2025, and was accepted on September 11, 2025. The U.S. Coast Guard relocated ATONS during the week of September 15, 2025, and the Houston Pilots subsequently approved the widened channel for two-way traffic, reducing daylight draft restrictions by approximately two and a half hours in each direction.

Ms. Brownell stated that Channel Infrastructure had thirteen items for consideration and approval. She highlighted Items G1 and G2. Item G1 concerned staff's ranking of vendors and award of a construction contract to perform planned maintenance dredging of approximately 527,000 cubic yards at Bayport Container Terminal (306,000 cubic yards), Barbours Cut Terminal (210,000 cubic yards), and the Sam Houston berths (11,000 cubic yards).

Item G2 also recommended award of a construction contract for new work dredging to expand the Care Terminal Dock 2 berth. The expansion would deepen the berth to accommodate larger vessels and address safety concerns associated with simultaneous berthing at both Care Terminal docks.

Chairman Campo addressed Ms. Gutierrez's earlier question regarding the dredge, stating the Port Authority was committed to using the cleanest dredges available when at all possible. Ms. Brownell confirmed this to be accurate.

Commissioner DonCarlos asked if there were shoaling issues at the former Battleship Texas mooring site. Mr. Jenkins responded that the Port Authority had never dredged that site.

Commissioner DonCarlos also asked if there was a potential for reimbursement funds for the expenditures related to Item G5 regarding engineering and auditing services. Ms. Brownell answered that there were work-in-kind credits available, and would be submitted for consideration.

(2025-0923-08) RCA G1 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Curtin Maritime Corp.; and second, Matthews Brothers Dredging, LLC, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA G1 PASSED.

(2025-0923-09) RCA G2 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors - first, Curtin Maritime, Corp.; and second Matthews Brothers Dredging, LLC, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA G2 PASSED.

(2025-0923-10) RCA G3 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 G3 PASSED.

(2025-0923-11) RCA G4 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 G4 PASSED.

(2025-0923-12) RCA G5 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 G5 PASSED.

(2025-0923-13) RCA G6 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 G6 PASSED.

(2025-0923-14) RCA G7 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 G7 PASSED.

(2025-0923-15) RCA G8 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 G8 PASSED.

(2025-0923-16) RCA G9 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 G9 PASSED.

(2025-0923-17) RCA G10 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 G10 PASSED.

(2025-0923-18) RCA G11 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 G11 PASSED.

(2025-0923-19) RCA G12 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 G12 PASSED.

(2025-0923-20) RCA G13 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 G13 PASSED.

(2025-0923-21) RCA G14 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 G14 PASSED.

(2025-0923-22) Chairman Campo recognized John Moseley, Chief Commercial Officer, to provide a report of selected Commercial agenda items.

Mr. Moseley provided an update on the Port Authority's commercial activities before presenting the division's agenda items. He stated that it had been a busy summer focused on maintaining alignment with stakeholders along the Houston Ship Channel, including the Port Authority's carrier customers. Over the past two months, he and Mr. Jenkins met with U.S. presidents and senior executives of major carrier companies,

followed by meetings with ownership groups and chief executives at their global headquarters in Taipei, Shanghai, and Singapore.

The discussions centered on the Houston Ship Channel, terminal capacity, road and highway infrastructure, and the initiatives necessary to sustain growth in jobs and regional maritime trade. The meetings also addressed safety, navigation, and opportunities to improve operational efficiency across docks, yards, and gates.

Mr. Moseley reported that the Port Authority had hosted the Texas Economic Development Corporation for a strategic session to align on maritime priorities, followed by a tour of Bayport Container Terminal. The Port Authority also held its biannual Foreign Trade Zone 84 and Customs and Border Protection Roundtable, providing a platform for dialogue with zone operators and CBP officers on compliance and regulatory updates.

He noted that the Houston industrial real estate market remained strong, with steady absorption and active construction of port-adjacent facilities. He also reported that employment growth in the Houston metropolitan area continued to outpace most major U.S. cities, ranking fourth among the ten largest labor markets in annual job growth.

Mr. Moseley concluded by introducing six Commercial Division items for consideration, all related to real estate. Items H1 and H2 were lease renewals, and Item H3 concerned a new office lease at Barbours Cut Container Terminal. Item H4 involved a long-term tenant extension at Woodhouse Terminal, supporting a flour storage and distribution facility that contributes to the regional food supply chain. Item H5 was a new lease consolidating multiple agreements at the Turning Basin Terminal, and Item H6 was a lease amendment at Bayport Container Terminal to address site improvements performed by the tenant.

Commissioner Fitzgerald asked if Mr. Moseley was familiar with a new Costco distribution center at Cedar Port. Mr. Moseley answered that he was only aware of the distribution center near I-10, but would look into it.

(2025-0923-23) RCA H1 was presented, moved by Commissioner Robb, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H1 PASSED.

(2025-0923-24) RCA H2 was presented, moved by Commissioner Robb, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H2 PASSED.

(2025-0923-25) RCA H3 was presented, moved by Commissioner Robb, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H3 PASSED.

(2025-0923-26) RCA H4 was presented, moved by Commissioner Robb, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H4 PASSED.

(2025-0923-27) RCA H5 was presented, moved by Commissioner Robb, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H5 PASSED.

(2025-0923-28) RCA H6 was presented, moved by Commissioner Robb, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA H6 PASSED.

Chairman Campo recognized Tim Finley, Chief Financial Officer to provide a report of selected Finance agenda items.

Mr. Finley reported that the Port Authority had generated \$465 million in operating revenue through August 2025, which was approximately 5 percent, or \$20 million, above budget projections. He stated that this performance was driven primarily by container activity, which was about 3 percent ahead of plan due to strong import volumes.

He noted that the Port Authority was also ahead of its operating net cash generation target by 15 percent, and emphasized that all net cash was reinvested into the business to support continued capacity expansion and operational efficiency for the Port Authority's customers.

Mr. Finley further reported that the Port Authority had surpassed \$3 billion in net position during the current quarter, representing "taxpayer equity" in the organization. He stated that this upward trend reflected the Port Authority's strong financial health. Liquidity remained sound as staff looked ahead to funding future operating and capital needs under the Port Authority's five-year plan, and which would continue to drive growth, job creation, and regional economic prosperity.

(2025-0923-29) Chairman Campo recognized Rich Byrnes, Chief Infrastructure Officer, to provide a report of selected Infrastructure agenda items.

Mr. Byrnes reported that at the Turning Basin Terminal, construction had begun on the new Port Coordination Center (PCC), which would house the Port Authority Police Department and other staff remaining on-site following the future relocation to East River. Repairs to Wharf 16 had been completed to improve stability in advance of the Project 11 channel deepening, and repairs at Wharf 8 remained on schedule to return the berth to service ahead of Fleet Week.

At Bayport and Barbours Cut Terminals, work continued on several major projects. Crews were completing placement of the roller compacted concrete (RCC) at Bayport as part of a larger 42-acre expansion on the terminal's east end. Phase 1 of the Barbours Cut Container Yards 6 and 7 rehabilitation program had been completed, and Phase 2 was beginning. The overall program encompassed 69 acres of container yard space and reconstruction of Wharves 4, 5, and 6, totaling 87 acres of improvements. Mr. Byrnes also noted that the Bayport terminal exit gate expansion was nearing completion and would complement the corresponding entry gate expansion being considered under Item J1.

Elsewhere, Mr. Byrnes reported that clearing and grading were complete on the 30-acre Memorial Tract site, and work continued on the Greens Bayou property, where approximately 325 acres were being cleared and about 200 acres had been finished at the northern end.

He also mentioned recent speaking engagements where Port Authority infrastructure initiatives were highlighted and noted the addition of several new team members, including Managing Director of Port Infrastructure, Ge'Juan Cole.

Mr. Byrnes highlighted two specific agenda items. Item J1 was for a construction project to expand the Transportation Worker Identification Credential (TWIC) gate lanes at Bayport Terminal from five to ten, to accommodate growth in truck traffic and maintain terminal efficiency. Item J3 was for professional services to act as the owner's representative for a tenant project at the Woodhouse Grain Elevator, ensuring proper oversight of significant engineering and construction improvements to that facility.

(2025-0923-30) RCA J1 Commissioner DonCarlos moved for staff's ranking of vendors and award a contract to the top-ranked proposer: Satterfield & Pontikes Construction, Inc., seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J1 PASSED.

(2025-0923-31) RCA J2 Commissioner DonCarlos moved for staff's ranking of vendors and award a construction contract to the top-ranked proposer: Rosehill Roofing & Restoration LLC, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J2 PASSED.

(2025-0923-32) RCA J3 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J3 PASSED.

(2025-0923-33) RCA J4 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J4 PASSED.

(2025-0923-34) RCA J5 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J5 PASSED.

(2025-0923-35) RCA J6 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J6 PASSED.

(2025-0923-36) RCA J7 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA J7 PASSED.

(2025-0923-37) Chairman Campo recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Maintenance agenda items.

Mr. Soares reported that combined operating hours for ship-to-shore cranes were up three and a half percent year-to-date compared to the same period last year, reaching nearly 60,000 hours. More than 13,000 crane-related maintenance calls had been completed across the Barbours Cut and Bayport Terminals, with total downtime for both terminals at 0.70%—a reduction of 0.10% from the prior year. These figures reflected the Maintenance Division's success in keeping cranes operational and productive despite a high workload.

He added that staff collaborated with the Project and Construction Management and Strategic Sourcing teams to complete critical substation maintenance at Bayport and successfully relocated the Port Commission No. 1 vessel to the Sam Houston Pavilion, in preparation for Fleet Week. An emergency generator for the Bayport Administration Building, partially funded through a cooperative purchasing agreement, had also been installed and tested.

Mr. Soares stated that Item K1 was for a contract to supply wire ropes and related components for wharf and rubber-tired gantry cranes across the Port Authority's terminals. Item K2 was for the purchase of replacement headblocks for ship-to-shore cranes at Bayport, standardizing equipment to allow greater interchangeability among cranes. Item K3 was for the purchase of a spare operator cabin for rubber-tired gantry cranes at Barbours

Cut to minimize operational downtime in the event of an accident or repair. Item K4 was for a contract to supply twistlocks and spreader-related parts used on wharf and rubber-tired gantry cranes to ensure timely maintenance and continued crane availability.

(2025-0923-38) RCA K1 was presented. Commissioner Robb moved for staff's ranking of vendors - first, Bishop Lifting Products, Inc.; and second, Southwest Wire Rope, LLC, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K1 PASSED.

(2025-0923-39) RCA K2 was presented, moved by Commissioner Robb, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K2 PASSED.

(2025-0923-40) RCA K3 was presented, moved by Commissioner Robb, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K3 PASSED.

(2025-0923-41) RCA K4 was presented, moved by Commissioner Robb, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA K4 PASSED.

(2025-0923-42) Chairman Campo recognized Mike Shaffner, Director, Container Operations, to provide a report of selected Port Operations agenda items.

Mr. Shaffner stated that cargo volumes through August 2025 remained strong despite volatility in the global trade market. Total tonnage was up 5% year-to-date, only 1% lower than the prior month. Multipurpose facilities continued to show steady improvement, with total tonnage up 4.88% for the year, led by strong performance at the Northside Turning Basin and Jacintoport Terminals. Steel import tonnage declined 4% for the month but remained up 7% year-to-date, while total steel tonnage increased 4% overall. Dry bulk tonnage posted modest year-to-date growth of 1.5%, reflecting reduced import activity and lower volumes in certain commodities, including vegetable oil.

Container volumes across the public docks were up 1% compared to August of the prior year. Year-to-date container volume was up 5%, with the Port Authority handling nearly 3 million TEUs through August 2025. Import and export loads grew by 4% and 6%, respectively.

Mr. Shaffner noted that the Port Authority continued to perform as the fastest-growing U.S. container port among the top ten, achieving an annual growth rate of 6.5 percent—nearly double that of the next-ranked port and more than three times the national average, and sustaining this growth required coordination across all segments of the supply

chain. With the capacity to eventually double throughput at the Barbours Cut and Bayport Terminals, efforts were underway to strengthen inland freight connectivity through a three-part approach: improving efficiency and data sharing within current hours of operation, implementing expanded off-peak gate hours, and working with the Texas Department of Transportation and local communities to advance roadway and freight corridor projects.

Turning to the agenda, Mr. Shaffner stated that there were four items for consideration. He highlighted Item L1, which was for a services agreement to implement a new web portal designed to enhance data sharing with customers, optimize truck appointment scheduling, and support the Port Authority's traffic management strategy. Item L3 was an amendment for continued maintenance and support of the gate operating systems at the Barbours Cut and Bayport Terminals, ensuring the ongoing reliability of the Port Authority's 81 truck processing lanes and 26 gate portals.

(2025-0923-43) RCA L1 was presented. Commissioner Fitzgerald moved for staff's ranking of vendors and award a service agreement to the top-ranked proposer: Smart-Tecs, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA L1 PASSED.

(2025-0923-44) RCA L2 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA L2 PASSED.

(2025-0923-45) RCA L3 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA L3 PASSED.

(2025-0923-46) RCA L4 was presented, moved by Commissioner Fitzgerald, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA L4 PASSED.

(2025-0923-47) Chairman Campo recognized Carlecia Wright, Chief People Officer, to provide a report of selected People agenda items.

Ms. Wright provided an update on workforce initiatives before presenting the division's agenda items. She noted that Eric Casey had joined the Port Authority as Chief Operating Officer and Parker Harrison as Incoming Chief Legal Officer. Ms. Wright also recognized several other key hires made over the summer, including a new Human Resources Director, a Seaport Connectivity Director, and a Managing Director of Infrastructure.

She announced that the Port Authority would begin its Hispanic Heritage Month celebrations later in September 2025, with programming and events across the terminals extending into October, to promote cultural recognition and employee engagement.

Regarding the NXGEN enterprise resource planning initiative, Ms. Wright stated that the People Division's Change Management team was actively supporting the project and finalizing training and communication rollout plans in preparation for go-live.

Turning to the agenda, Ms. Wright stated that Item M1 was for professional services to provide leadership continuity and support in the Human Capital Management workstream following the loss of a key human resources information systems role during system testing. Item M2 was for renewal of the Port Authority's group insurance agreements for calendar year 2026, maintaining stable coverage for employees and retirees and incorporating an enhancement to retiree life insurance benefits.

Commissioner DonCarlos questioned Item M2 regarding amendment of a professional services contract, noting that there had been several amendments to the contract already. Mr. Eriksson explained that events surrounding the need for the amendment were unexpected and unforeseen in the current situation. He added that Commissioner DonCarlos was correct that a set fee was preferred, so that amendments to the contract for additional costs were not needed.

Ms. Wright added that the Port Authority was fortunate to have a consultant available to help "triage" efforts.

Mr. Jenkins noted that this highlighted the risk of the NXGEN project, and that the Port Authority was all in on the project since the cost of failure was very dramatic. He added that in hindsight, things may have been done differently.

(2025-0923-48) RCA M1 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA M1 PASSED.

(2025-0923-49) RCA M2 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA M2 PASSED.

Chairman Campo noted that there were no Security and Emergency Operation Agenda Items.

(2025-0923-50) Chairman Campo recognized Candice Armenoff, Chief Strategy Officer, to provide a report of selected Technology agenda items.

Ms. Armenoff reported that the division continued to focus on building out its team and establishing key functions. In recent weeks, Callie Barnes had joined the Port Authority as Seaport Connectivity Director, bringing valuable experience and expertise to support regional roadway and freight connectivity initiatives.

Ms. Armenoff stated that leadership-level reviews of the organization's 2026 strategic targets were underway to align next year's priorities with budget and resource planning. The Strategy Division would collaborate with the Finance Division to present the updated targets alongside the November budget presentation.

She noted that the Port Authority had recently submitted an application for the Port Infrastructure Development Program (PIDP) grant to support critical infrastructure projects. A prior PIDP award had provided partial funding for the Bayport Container Yard 8 project, and the new application sought funding for the development of Container Yard 9.

Ms. Armenoff also highlighted progress under the Environmental Protection Agency's Clean Ports Program, led by Sustainability Manager Andy Morgans. This grant-funded initiative would result in a series of studies and recommendations to guide future sustainability efforts.

Turning to the agenda, Ms. Armenoff stated that Items O1 through O5 supported workstreams within the Clean Ports Program, including truck route analytics, a greenhouse gas inventory, a climate action plan, and the development of a maritime education website. Item O6 amended a master planning contract to support long-term capacity planning at Port Authority terminals and strengthen regional connectivity.

(2025-0923-51) RCA O1 was presented. Commissioner Jones moved for staff's ranking of vendors and award a contract to the top-ranked proposer: Ramboll Americas Engineering Solutions Inc., seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA O1 PASSED.

(2025-0923-52) RCA O2 was presented. Commissioner Jones moved for staff's ranking of vendors and award a contract to the top-ranked proposer: Arcadis U.S., Inc., seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA O2 PASSED.

(2025-0923-53) RCA O3 was presented. Commissioner Jones moved for staff's ranking of vendors and award a professional services contract to the top-ranked proposer: Cambridge Systematics, Inc., seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA O3 PASSED.

(2025-0923-54) RCA O4 was presented. Commissioner Jones moved for staff's ranking of vendors and award a professional services contract to the top-ranked proposer: City and Sea Group LLC dba CAS Group LLC., seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA O4 PASSED.

(2025-0923-55) RCA O5 was presented. Commissioner Jones moved for staff's ranking of vendors and award a contract to the top-ranked proposer: TINO, LLC, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA O5 PASSED.

(2025-0923-56) RCA O6 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA O6 PASSED.

(2025-0923-57) Chairman Campo recognized Charles Thompson, Chief Information Officer, to provide a report of selected Technology agenda items.

Mr. Thompson explained that the NXGEN enterprise resource planning project continued to progress according to plan. The final data conversion and validation process had begun on September 15, 2025, followed by the start of pre-payroll parallel testing on September 22. Mr. Thompson explained that two and a half cycles of full parallel payroll processing would begin once these milestones were complete. He noted that the team remained focused on the planned go-live schedule and was managing normal pre-launch challenges. He added that the October 2025 Port Commission meeting would include an initial go/no-go assessment, as critical testing would be underway at that time.

Turning to the agenda, Mr. Thompson stated that Item P1 concerned a professional services contract related to the Managed Network Operations Center. Item P2 was for the 2025-2026 camera refresh program, covering the replacement of approximately 243 of the Port Authority's 801 cameras. Item P3 was for renewal of the Port Authority's firewall subscription and maintenance services, as well as the purchase of replacement firewalls for the Port Authority administration building. Item P4 was for the purchase of computer monitors for the new Port Authority administration building.

Mr. Thompson concluded by noting that three of the four items involved awards to certified small, minority, or women-owned business enterprises and then requested approval of Technology Division Items P1 through P4.

(2025-0923-58) RCA was presented. Commissioner Cloonan moved for staff's ranking of vendors and award a professional services contract to the top-ranked proposer: Ramboll Americas Engineering Solutions Inc., seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P1 PASSED.

(2025-0923-59) RCA P2 was presented. Commissioner Cloonan moved for staff's ranking of vendors and award a contract to the top-ranked proposer: Security – Quality Solutions & Integrations Inc. (SQSI, Inc.), seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P2 PASSED.

(2025-0923-60) RCA P3 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P3 PASSED.

(2025-0923-61) RCA P4 was presented, moved by Commissioner Cloonan, seconded by Commissioner Fitzgerald. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA P4 PASSED.

At 10:57 a.m. Chairman Campo called for a brief recess, and at 11:07 a.m. called for an Executive Session and asked Mr. Eriksson to make the following announcement:

It is now 11:07 a.m.

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 consultations regarding (a) the Port Authority Travel, Meals & Business Entertainment Authorization and Expense Reimbursement Policy, (b) 33 U.S.C.A. §§5(b) and 2236, (c) In The Matter of Port Houston et al., Federal Maritime Commission SI No. 25-01 and Marine Terminal Services Agreements, and (d) proposed amendments to the agreements for legal services with (i) Akin Gump Strauss Hauer & Feld LLP, (ii) Ahmad, Zavitsanos & Mensing PLLC, (iii) Best Best & Krieger LLP, (iv) Ewell, Brown, Blanke & Knight LLP, and (v) Littler Mendelson P.C.; deliberate regarding (2) Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding disposition of Galveston Bay vicinity property; (3) Economic

Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act); (4) Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding employment of the former Executive Director of the Port Authority and the employment agreement with the Chief Executive Officer; 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 12:04 p.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  
Roland Garcia, Commissioner  
Thomas Jones, Commissioner  
Alan Robb, Commissioner  
Charlie Jenkins, Chief Executive Officer  
Erik Eriksson, Chief Legal Officer  
Jessica Shaver, Chief Administration Officer  
J. Kent Friedman, outside counsel

(2025-0923-62) RCA S4 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 S1 PASSED.

(2025-0923-63) Commissioner Jones moved to Authorize the Port Authority to enter into an agreement for legal services with Akin Gump on the terms discussed in Executive Session, and authorize the Chief Legal Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

Commissioner Garcia moved to authorize the Port Authority to amend the agreements for legal services with the following firms on the terms discussed in Executive Session, and authorize the Chief Legal Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Robb.

- (2025-0923-64) Ahmad, Zavitsanos & Mensing PLLC
- (2025-0923-65) Best Best & Krieger LLP
- (2025-0923-66) Ewell, Brown, Blanke & Knight LLP
- (2025-0923-67) Littler Mendelson P.C.

Chairman Campo, and Commissioners Cloonan, DonCarlos, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

At 12:06 p.m., Chairman Campo adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the September 23, 2025 meeting of the Port Commission of the Port of Houston Authority.



Ric Campo, Chairman



Erik A. Eriksson, Secretary

## F. EXECUTIVE

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<b>Subject</b>	<b>1. Renew the Port Authority's corporate membership in the American Association of Port Authorities for fiscal year 2025-2026 in an amount not to exceed \$131,887.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to renew its corporate membership in the American Association of Port Authorities (AAPA), authorize the Government Relations Director and the Chief Executive Officer, as alternates to represent the Port Authority at annual AAPA conferences, and pay fiscal 2025-2026 dues in an amount not to exceed \$131,887, 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:**

Executive

**Staff Contact:**

Cam Spencer

**Background:**

The American Association of Port Authorities (AAPA) is the unified voice of the seaport industry in the Americas, representing more than 130 public port authorities in the U.S., Canada, the Caribbean, and Latin America. For its United States members, AAPA provides compelling advocacy and effective public outreach to influence seaports' most urgent public policy issues.

The Port Authority has been working with AAPA on a trial run membership the past six months. As such, AAPA has been engaged in advocating for Port Authority interests including testifying alongside the Port Authority at two United States Trade Representative (USTR) hearings on trade tariffs, meeting with the National Security Council on cargo handling equipment supply chains, adopting Port Authority goals and initiatives for active federal legislation (Water Resource Development Act matters, U.S. Coast Guard fog bill, funding for port infrastructure, etc.), and including our concerns in messaging to federal agencies of jurisdiction.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission renew its corporate membership in the AAPA through June 30, 2026, by remittance of dues for the latest 2025-2026 fiscal year, and authorize the Port Authority's representation as set forth therein.

## F. EXECUTIVE

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<b>Subject</b>	<b>2. Acknowledgment of a gift to the Port Authority under Section 5007.228 of the Special District Local Laws Code: Callan Marine Ltd.'s gift of a model of its dredge General Arnold.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	Acknowledge the Port Authority's acceptance of a gift to the Port Authority, i.e. Callan Marine Ltd.'s gift of a model of its dredge General Arnold, and further authorize the Chief Legal Officer to record the name of the donor, a description of the gift, and a statement of the purpose of the gift in the minutes of the Port Commission.

**Category:**

General

**Department:**

Legal

**Staff Contact:**

Erik Eriksson

**Background:**

The Port Authority contracted with Callan Marine Ltd. (Callan Marine) to carry out a portion of the Project 11 work of widening the Houston Ship Channel. The firm now proposes to donate a model of one of the vessels used in that work, the General Arnold, to memorialize its role in the project.

Callan Marine has stated that the model highlights the critical role that dredging plays in global commerce, coastal protection, and navigation safety, and showcases the marine engineering of its fleet "[f]rom the cutterhead to the discharge pipeline."

**Staff Evaluation/Justification:**

Section 5007.228 of the Special District Local Laws Code provides that the Port Authority may accept a gift valued at \$500 or more if the Port Commission acknowledges the acceptance of the gift within 90 days of its receipt.

The statute additionally provides that the Port Authority must record the name of the donor, a description of the gift, and a statement of the purpose of the gift in the minutes of the Port Commission.

The Legal Department recommends that the Port Commission acknowledge acceptance of this gift as provided above.

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$6,000,000 for the maintenance dredging of Bayport Container Terminal, Barbours Cut Terminal, and MV Sam Houston tour boat berthing area, to the top-ranked proposer: staff ranking – first, Curtin Maritime Corp.; and second, Matthews Brothers Dredging, LLC.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting: (a) approve staff's ranking of the highest-ranked proposers offering the best value to the Port Authority, based on the selection criteria, in the following order: first, Curtin Maritime Corp.; and second, Matthews Brothers Dredging, LLC.; (b) award a construction contract to Curtin Maritime Corp. for the maintenance dredging of Bayport Container Terminal, Barbours Cut Terminal, and MV Sam Houston tour boat berthing area in an amount not to exceed \$6,000,000; (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.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Channel Infrastructure Operations

**Staff Contact:**

Lori Brownell/Jose Tapia

**Background:**

The Bayport Container Terminal and Barbours Cut Terminal berths have experienced natural shoaling and require maintenance dredging to avoid draft restrictions and impacts to operations. As a result, the layberth turning basin and dock need to be dredged to allow operations continued use of these areas. Awarding this contract would align with the U.S. Army Corps of Engineers' maintenance dredging of the Bayport Channel and the expected completion of Bayport Container Terminal Wharf 7 construction.

The proposed award of the maintenance dredging contract would include the following:

- Bayport Container Terminal berths, including the layberth terminal;
- LBC berths (to be reimbursed);
- Barbours Cut berths (including the Lighter Aboard Ship (LASH), for vessel maneuvering into Dock 1);
- Enterprise berths (to be reimbursed); and
- MV Sam Houston tour boat berthing area.

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. Ten vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On August 13, 2025, two 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 Curtin Maritime Corp., the proposer providing the best value for the required maintenance dredging of Bayport Container Terminal, Barbours Cut Terminal, and MV Sam Houston tour boat berthing area, and act as otherwise described above.

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$457,014 for the new work dredging of Care Terminal Dock 2, to the top-ranked proposer: staff ranking first, Curtin Maritime, Corp.; and second Matthews Brothers Dredging, LLC.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting: (a) approve staff's ranking of the highest-ranked proposers offering the best value to the Port Authority, based on the selection criteria, in the following order: first, Curtin Maritime Corp.; and second, Matthews Brothers Dredging, LLC.; (b) award a construction contract to Curtin Maritime Corp. for the new work dredging of Care Terminal Dock 2 in an amount not to exceed \$457,014; (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.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Channel Infrastructure Operations

**Staff Contact:**

Lori Brownell/Amanda Hamrick

**Background:**

Care Terminal Dock 2 is being deepened and expanded to (1) accommodate larger vessels and (2) alleviate safety concerns of berthing simultaneously at both Care Terminal docks. The improvements to the berthing pocket is expected to generate more traffic to Care Terminal.

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. Ten vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On August 13, 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 Curtin Maritime, Corp., the proposer providing the best value for the new work dredging of Care Terminal Dock 2, and act as otherwise described above.

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>3. Authorize a professional services contract with Locus LLC, the sole source provider, for ship simulation support services associated with a potential Houston Ship Channel project in an amount not to exceed \$215,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize a professional services contract with Locus LLC, the sole source provider, for ship simulation support and other general assistance for work associated with a potential Houston Ship Channel project in an amount not to exceed \$215,000, 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

**Staff Contact:**

Lori Brownell/Seth Danso

**Background:**

Locus LLC provides specialized maritime consultation services to provide virtual ship simulations via a state-of-the-art Kongsberg K-Sim full-mission bridge ship simulator. In collaboration with the Houston Pilots Safety Committee and G&H Towing, Locus LLC will coordinate conceptual design and simulation plans with the Port Authority to develop potential Houston Ship Channel project alternatives for consideration.

The professional services agreement would allow Locus LLC to:

- Coordinate design and simulation plans with the Port Authority
- Coordinate with Houston Pilots, G&H Towing, and dedicated ship simulation team to conduct targeted research and analysis

Provide a succinct memorandum and report, specific to coordinate with the U.S. Army Corps of Engineers (USACE) Engineer Research and Development Center (ERDC)

**Staff Evaluation/Justification:**

Section 60.412 of the Water Code provides that purchases which can be obtained only from one source are exempt from certain procurement requirements of the Water Code. Locus LLC is the only private company providing ship simulator services for the Houston Ship Channel.

Staff recommends the Port Commission authorize a professional services agreement with Locus LLC as described above.

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>4. Amend the professional engineering and auditing services contract with Freese &amp; Nichols, Inc. to provide continued engineering, design, permitting, modeling, and other general assistance and support for work associated with the ongoing Houston Ship Channel Expansion Channel Improvement Project (Project 11) and the proposed Bayport Container Terminal East End Project developments (Bayport East End).</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize staff to amend the professional engineering and auditing services with Freese & Nichols, Inc. to provide continued engineering, design, permitting, modeling, and other general assistance and support for work associated with the ongoing Houston Ship Channel Expansion Channel Improvement Project (Project 11) and the proposed Bayport East End Project, 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/Seth Danso

**Background:**

By Minute Nos. 2020-0428-39, 2020-0730-27, 2022-0617-104, and 2024-1210-05, the Port Commission awarded and amended the Freese & Nichols, Inc. professional services contract to provide engineering and auditing services to support the Houston Ship Channel Expansion Channel Improvement Project (Project 11) and the proposed Bayport East End.

Portions of the proposed Bayport Container Terminal East End Project developments were originally included in the Project 11 Feasibility Study evaluation. Key members of the Freese & Nichols, Inc. team were involved in the Project 11 Feasibility Study and previous Bayport Container Terminal permit modifications and therefore have intimate knowledge on Project 11, Houston Ship Channel, Bayport Ship Channel, and proposed Bayport Container Terminal East End Project developments.

The proposed amendment to the Freese and Nichols, Inc. contract would include the following:

- Continued engineering, design, and other general assistance associated with Project 11 and the Bayport East End; and
- Expanded scope of services at no additional cost for permitting and modeling support for Bayport Container Terminal East End.

**Staff Evaluation/Justification:**

In the judgment of Port Authority staff, Freese and Nichols, Inc. provides valuable engineering, design, permitting, and auditing services to support Project 11 and Bayport East End.

Staff recommends that the Port Commission authorize an amendment to the professional services contract with Freese and Nichols, Inc. as described above.

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>5. Amend the professional engineering and auditing services contract with AtkinsRéalís USA Inc. (formerly known as Atkins North America, Inc.) to: (i) provide continued engineering and auditing services, and other general assistance, on an as-needed basis to support the Houston Ship Channel Expansion Improvement Project (Project 11) and other Channel Infrastructure projects; and (ii) increase the contract in an amount not to exceed \$841,693.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, amend the professional engineering and auditing services contract with AtkinsRéalís USA Inc. (formerly known as Atkins North America, Inc.) to: (i) provide continued engineering and auditing services, and other general assistance, on an as-needed basis to support the Houston Ship Channel Expansion Improvement Project (Project 11) and other Channel Infrastructure projects; (ii) increase the contract in an amount not to exceed \$841,693, and (iii) 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/Seth Danso

**Background:**

By Minute Nos. 2020-0428-39, 2020-0730-27, 2020-1027-18, 2021-1026-20, 2022-0617-03, 2024-0123-06, and 2025-0219-11, the Port Commission awarded and amended the Atkins North America, Inc. (now known as AtkinsRéalís USA Inc.) professional services contract to perform engineering and auditing services, and other general assistance, on an as-needed basis for the Houston Ship Channel Expansion Channel Improvement Project (Project 11).

The proposed amendment to the contract would include the following:

- Authorize AtkinsRéalís USA Inc. to provide continued engineering and design support for ongoing work associated with Project 11 and provide engineering peer review and other general assistance on an as-needed basis for other Channel Infrastructure projects; and
- Increase the contract amount by \$841,693 for a total contract amount not to exceed \$9,295,296.

**Staff Evaluation/Justification:**

In the judgment of Port Authority staff, AtkinsRéalís USA Inc. provides valuable engineering and auditing services to support ongoing peer review, accounting support, cost estimating, and dredging expertise.

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

**G. CHANNEL INFRASTRUCTURE**

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**Subject**                    **6. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Enterprise Products Operating LLC, INV Propylene, LLC, and Linde Inc.**

Meeting                    Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access                      Public

Type                         Action

Recommended Action    The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to renew expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Enterprise Products Operating LLC, INV Propylene, LLC, and Linde 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.

**Category:**  
Permits/Licenses/Pipeline Easements

**Department:**  
Channel Infrastructure Real Property

**Staff Contact:**  
Garry McMahan/Chris Gossett

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

**30-Year Term**

<b>Company</b>	<b>File No.</b>	<b>License Fee*</b>
Enterprise Products Operating LLC	2015-0279	\$17,183
INV Propylene, LLC	1985-0098	\$5,727
Linde Inc.	1995-0179	\$5,727
Linde Inc.	2005-0372	\$4,772
<b>Total</b>		<b>\$33,409</b>

\*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

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<b>Subject</b>	<b>7. Approve an access license agreement for a ten-year term with Bluebonnet Pipeline LLC for road access to the Peggy Lake Dredged Material Placement Area.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to approve an access license agreement for a ten-year term with Bluebonnet Pipeline LLC for road access to the Peggy Lake Dredged Material Placement Area, 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:**

Bluebonnet Pipeline LLC (Bluebonnet), Port Authority File No. 2025-0262, has applied for a non-exclusive road access agreement to the Peggy Lake Dredged Material Placement Area, in the Arthur McCormick Survey, A-46. This access agreement would allow Bluebonnet to access pipeline assets in the San Jacinto Monument area for maintenance and expansion.

**Staff Evaluation/Justification:**

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property Department. The license is subject to the Port Authority's usual terms and conditions for a ten-year access license and at an initial fee of \$8,285. The \$1,000 application fee has been paid.

Staff recommends approval.

**G. CHANNEL INFRASTRUCTURE**

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<b>Subject</b>	<b>8. Approve the change of control of Pelican Marine Services, LLC, a tenant under a barge fleeting lease agreement and a permittee under two marine construction permits, resulting from the acquisition of the equity interests of its parent company Canal Barge Company, Inc. by Redwood Holdings, LLC.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve the change of control Pelican Marine Services, LLC, a tenant under a barge fleeting lease agreement and a permittee under two marine construction permits, resulting from the acquisition of the equity interests of its parent company Canal Barge Company, Inc. by Redwood Holdings, LLC, 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:**  
Pelican Marine Services, LLC (Pelican) currently holds Port Authority File Nos. 2019-0153, 2019-0149, and 2020-0366, for a barge fleeting lease agreement and two marine construction permits, respectively. At the commencement of these agreements, 100% of the equity in Pelican was held by Canal Barge Company, Inc., a Louisiana corporation (Canal).

Effective August 31, 2025, Canal converted to a Delaware limited liability company named Canal Barge, LLC., and immediately thereafter, Canal sold its equity interests to Redwood Marquette, LLC, a Delaware limited liability company indirectly owned by Redwood Holdings, LLC (Redwood Holdings). Pelican will remain the tenant and permittee of the lease and permits, respectively, and while Pelican will remain a wholly owned subsidiary of Canal, Redwood Holdings will be the ultimate, indirect parent company of Pelican.

Canal has requested the Port Authority to consent to the change of control of Pelican, as described above. This change of control would apply to these agreements:

PHA File No.	Tenant / Permittee	Agreement Type
2019-0153	Pelican Marine Services, LLC	Barge Fleeting Lease
2019-0149	Pelican Marine Services, LLC	Marine Construction Permit
2020-0366	Pelican Marine Services, LLC	Marine Construction Permit

**Staff Evaluation/Justification:**  
Staff recommend approval.

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>9. Issue a marine construction permit to ExxonMobil Corporation for repairs to an existing fender system and walkway at its Dock 1 located adjacent to the Houston Ship Channel.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to issue a marine construction permit to ExxonMobil Corporation for repairs to an existing fender system and walkway at its Dock 1 located adjacent to the Houston Ship Channel, 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. 2025-0271, has applied for a marine construction permit for repairs to an existing fender system and walkway at its Dock 1, located adjacent to the Houston Ship Channel, adjacent to the William Scott Survey, A-66. Staff is informed that the existing structures are inadequate due to age and condition; the modifications would restore functionality and berth capacity, and portions of the existing fender, walkways, and pilings would be removed.

**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

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<b>Subject</b>	<b>10. Issue a marine construction permit to Kinder Morgan Petcoke LP LLC for constructing a new barge loading platform and dredging approximately 29,000 cubic yards adjacent to the Houston Ship Channel.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action, Information
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to issue a marine construction permit to Kinder Morgan Petcoke LP LLC for constructing a new barge loading platform and dredging approximately 29,000 cubic yards adjacent to the Houston Ship Channel, 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

**Background:**

Kinder Morgan Petcoke LP LLC, Port Authority File No. 2025-0342, has applied for a marine construction permit for constructing a new barge loading platform and dredging approximately 29,000 cubic yards adjacent to the Houston Ship Channel, in the Thomas Earle Survey, A-18. The existing abandoned piles would be removed for this new platform.

**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

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<b>Subject</b>	<b>11. Issue a pipeline license to Denbury Green Pipeline-Texas, LLC for a 24-inch carbon dioxide pipeline under San Jacinto Bay, Alexander Island, the Houston Ship Channel, and Scott Bay.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize a pipeline license to Denbury Green Pipeline-Texas, LLC for a 24-inch carbon dioxide pipeline under San Jacinto Bay, Alexander Island, the Houston Ship Channel, and Scott Bay, 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

**Background:**

Denbury Green Pipeline-Texas, LLC, Port Authority File No. 2025-0335, has applied for a 24-inch carbon dioxide pipeline under San Jacinto Bay, Alexander Island, Houston Ship Channel, and Scott Bay, in the William P Harris Survey, A-29, William Scott Survey, A-66, and the Arthur McCormick Survey, A-46.

**Staff Evaluation/Justification:**

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property Department. The license is subject to the Port Authority's usual terms and conditions for a 30-year license and at an initial fee of \$327,906 for the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

**G. CHANNEL INFRASTRUCTURE**

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<b>Subject</b>	<b>12. Amend an existing pipeline license to add an additional twelve-inch pipeline across Manchester Wharf No. 3 to BWC Terminals LLC.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to amend an existing pipeline license to add an additional twelve-inch pipeline across Manchester Wharf No. 3 to BWC Terminals 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.

**Category:**  
Permits/Licenses/Pipeline Easements

**Department:**  
Channel Infrastructure Real Property

**Staff Contact:**  
Garry McMahan/Mollie Powell

**Background:**  
BWC Terminals LLC, Port Authority File No. 1996-0119, has applied to amend an existing pipeline license covering twenty-two pipelines to add an additional twelve-inch pipeline across Manchester Wharf No. 3, in the M. Callahan and A. Vince Survey, A-9.

**Staff Evaluation/Justification:**  
The application was reviewed and approved by the Port Authority’s Channel Infrastructure Real Property department. The license is subject to the Port Authority’s usual terms and conditions for a 30-year license and at an initial fee of \$1,077 for the remainder of the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>13. Authorize the Port Authority to enter into a Coastal Surface Lease with the Texas General Land Office for placement of dredged materials into an approved and designated Offshore Dredged Materials Disposal Site.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to enter into a Coastal Surface Lease with the Texas General Land Office for placement of dredged materials into an approved and designated Offshore Dredged Materials Disposal Site, 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:**

General

**Department:**

Channel Infrastructure Real Property

**Staff Contact:**

Garry McMahan/Mollie Powell

**Background:**

Maintenance dredging of Port Authority berths occurs historically about every 1-3 years, depending on the amount of shoaling at each location, and sometimes federal and upland placement locations do not meet the specific needs or timing availability for such Port Authority projects.

This agreement would allow the Port Authority an additional placement location into an approved and designated Offshore Dredged Material Disposal Site.

The agreement is for a twenty-year term, terminating on May 31, 2045, allowing a maximum placement of 3,762,000 cubic yards of dredge material. The Port Authority would pay seventy-four cents (\$0.74) per cubic yard for dredged material placed into the placement area, on a project-specific basis, for a current maximum total of two million seven hundred eighty-three thousand eight hundred eighty and 00/100 Dollars (\$2,783,880.00) without rate adjustments. However, the per cubic yard fee would be adjusted every five years based on changes in the Consumer Price Index.

Staff would request Port Commission approval for future uses of the placement area and payment of the required fees.

**Staff Evaluation/Justification:**

Staff have evaluated and discussed the dredged material placement options. This agreement allows for alternative placement of dredged material when existing sites within proximity are unavailable, and the business needs justify the use of offshore placement area as the most cost and schedule-effective approach. Staff recommends and supports the Port Commission authorization of the Coastal Surface Lease with the Texas General Land Office.

## G. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>14. Authorize the Port Authority to enter into a Commercial Coastal Easement with the Texas General Land Office for structures adjacent to the Bayport Container Terminal layberth in an amount not to exceed \$67,865.50.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to enter into a Commercial Coastal Easement with the Texas General Land Office for structures adjacent to the Bayport Container Terminal layberth in an amount not to exceed \$67,865.50, 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:**

General

**Department:**

Channel Infrastructure Real Property

**Staff Contact:**

Garry McMahan/Mollie Powell

**Background:**

The submerged land in Galveston Bay adjacent to the Bayport Container Terminal layberth is owned by the State of Texas and managed by the Texas General Land Office (GLO). Any structures on this submerged land require authorization by the GLO in the form of an easement. The Port Authority obtained authorization from the GLO in 2004 for this use, has renewed this agreement every ten years since then, and applied for this renewal last year.

The proposed agreement is for a new ten-year term from the end date of the prior lease term, terminating on September 30, 2034, and authorizes mooring pilings, a sheet pile groin, rip-rap, and a dredged area. The Port Authority would pay six thousand seven hundred eighty-six and 55/100 dollars (\$6,786.55) each year of the term for a maximum total of sixty-seven thousand eight hundred sixty-five and 50/100 dollars (\$67,865.50).

During the process of renewing this agreement, staff became aware of a discrepancy in the footprint of the structures represented in the last agreement, resulting in an overpayment during the previous term. The GLO expects to process a reimbursement in the amount of twenty-eight thousand eight hundred eighty dollars (\$28,880) to the Port Authority for this overpayment.

**Staff Evaluation/Justification:**

Staff recommends approval.

## H. COMMERCIAL

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<b>Subject</b>	<b>1. Approve a five-year term lease with Frontier Logistics, L.P., effective no earlier than October 1, 2025, for approximately 0.41 of an acre out of Block 9 at Barbours Cut Terminal, at an annual base rent of approximately \$23,019.60, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve a five-year term lease with Frontier Logistics, L.P, effective no earlier than October 1, 2025, for approximately 0.41 of an acre out of Block 9 at Barbours Cut Container Terminal, at an annual base rent of \$23,019.60, 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:**

John A. Moseley/Jared Atabuatsi

**Background:**

Frontier Logistics, L.P. (Frontier) has requested that the Port Authority lease approximately 0.41 of an acre out of Block 9 at the Barbours Cut Terminal for a five-year term. Frontier has leased the property since 2015 for use as roadway and right-of-way for vehicular and truck traffic. Frontier intends to continue to use the property for the same activities under the proposed lease.

**Staff Evaluation/Justification:**

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

## H. COMMERCIAL

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<b>Subject</b>	<b>2. Approve a one-year term lease with Terminal Investment Corporation, effective no earlier than October 1, 2025, for approximately 2.0 acres out of Block 4D at Northside Turning Basin Terminal, at an annual base rent of approximately \$59,904, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve a one-year term lease with Terminal Investment Corporation d/b/a TICO/Terminal Services, effective no earlier than October 1, 2025, for approximately 2.0 acres out of Block 4D at Northside Turning Basin Terminal, at an annual base rent of \$59,904, 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:**

John A. Moseley/Jared Atabuatsi

**Background:**

Terminal Investment Corporation d/b/a TICO/Terminal Services (TICO), has requested that the Port Authority lease approximately two acres at North Turning Basin Terminal for a one-year term. TICO intends to use the property for parking and truck repair.

TICO has leased the property since 2023.

**Staff Evaluation/Justification:**

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

## H. COMMERCIAL

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<b>Subject</b>	<b>3. Approve a one-year term lease with a one-year mutual extension option commencing no earlier than October 1, 2025, with Houston Terminal LLC for approximately 659 square feet of office space in the Barbours Cut Terminal Administrative Building at an annual base rent of \$16,844.04, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve a one-year term lease with a one-year mutual extension option commencing no earlier than October 1, 2025, with Houston Terminal LLC for approximately 659 square feet of office space in the Barbours Cut Terminal Administrative Building at an annual base rent of \$16,844.04, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, 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:**

John Moseley/Radhika Ganatra

**Background:**

Houston Terminal LLC has requested that the Port Authority approve an office lease for 659 square feet at the Barbours Cut Administrative Building, for a one-year term with a one-year mutual extension option, commencing no earlier than October 1, 2025.

Houston Terminal LLC plans to use the space for general office use.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission approve the proposed lease with Houston Terminal LLC under the terms described above.

## H. COMMERCIAL

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<b>Subject</b>	<b>4. Approve amendments to leases with Ardent Mills, LLC for (i) approximately 2.86 acres at Woodhouse Terminal, to extend the term for five years via tenant's unilateral extension option, at an annual base rent of \$65,820, and (ii) approximately 0.47 of an acre at Woodhouse Terminal to extend the term for five years via tenant's unilateral extension option, at an annual base rent of \$10,584, effective no earlier than September 30, 2025 and subject to certain escalation terms described in each lease.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve amendments to leases with Ardent Mills, LLC for (i) approximately 2.86 acres at Woodhouse Terminal, to extend the term for five years via tenant's unilateral extension option, at an annual base rent of \$65,820, and (ii) approximately 0.47 of an acre at Woodhouse Terminal to extend the term for five years via tenant's unilateral extension option, at an annual base rent of \$10,584, effective no earlier than September 30, 2025 and subject to certain escalation terms described in each lease, 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:**

John A. Moseley/Jared Atabuatsi

**Background:**

By Minute No. 95-0927-11, the Port Commission approved a term lease with Harvest States Cooperatives (HSC), the predecessor of the current tenant Ardent Mills, LLC (Ardent Mills), for approximately 2.86 acres at the Woodhouse Terminal, commencing October 1, 1995 and terminating September 30, 2025, subject to four five-year unilateral extension options in favor of the tenant. The property is used for grain milling (including products and byproducts thereof) and the manufacture of products using milled products, byproducts, and additives.

Separately, by Minute No. 96-1218-15, the Port Commission approved a term lease with HSC for approximately 0.472 of an acre at the Woodhouse Terminal, commencing January 1, 1997, and terminating September 30, 2025, subject to four five-year unilateral extension options in favor of the tenant. The property is used for the placement and use of a truck weighing scale, an employee parking lot, and a maintenance facility.

By Minute No. 2001-1126-07, the Port Commission approved the assignment of the two leases described above from HSC to Horizon Milling, LLC (Horizon Milling). Subsequently, by Minute No. 2014-0923-37, the Port Commission approved a change of control transaction involving Horizon Milling, resulting in Horizon Milling as the surviving entity, now known as Ardent Mills.

As permitted by the terms of the two leases, Ardent Mills provided proper written notice of its intention to exercise the first of its four five-year unilateral options to extend each of the leases through September 30, 2030. Ardent Mills intends to continue to use the properties for the purposes

described above.

In reviewing such extension notice and the escalations provided for under the leases, the Port Authority proposes to escalate the annual base rent for each lease as described above to align with the escalation terms of each lease. Although the extension options are unilateral in favor of Ardent Mills, staff believed it is appropriate to obtain the Port Commission's approval for the proposed annual base rent for each lease, given the passage of time since these leases were originally approved.

**Staff Evaluation/Justification:**

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

## H. COMMERCIAL

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<b>Subject</b>	<b>5. Ratify an amendment to the lease with Cooper/Ports America, LLC for approximately 9.136 acres out of Block 12 at Industrial Park East to increase the acreage by 2.80 acres; and (ii) approve a lease with Cooper/Ports America, LLC for approximately 85.24 acres, consisting of multiple tracts at Northside Turning Basin and Industrial Park East for a term of three years, with two one-year mutual extension options, at an annual base rent of \$3,470,946.24 subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, ratify an amendment to the lease with Cooper/Ports America, LLC for approximately 9.136 acres out of Block 12 at Industrial Park East to increase the acreage by 2.80 acres; (ii) approve a lease with Cooper/Ports America, LLC for approximately 85.24 acres, consisting of multiple tracts at Northside Turning Basin and Industrial Park East for a term of three years, with two one-year mutual extension options, at an annual base rent of \$3,470,946.24 subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index; and (iii) 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:**

John Moseley/Radhika Ganatra

**Background:**

Cooper/Ports America, LLC (CPA) and its predecessors have leased multiple properties from the Port Authority since the 1990s for various purposes, including importing/exporting steel products, general cargo, and other cargo. CPA currently holds a total of twenty leases with the Port Authority.

The proposed ratification of a lease amendment is for a tract of land out of Block 12 at Industrial Park East, currently leased by CPA, which would be included under the proposed master lease described below. In 2023, CPA made stabilization and drainage improvements to such tract, incorporating an adjacent 2.80-acre area. Port Authority staff is now requesting the Port Commission ratify a lease amendment to increase the acreage under the existing 9.136-acre lease for a combined total of approximately 11.94 acres, prior to the inclusion of this lease under the proposed master lease.

The proposed lease would be a master lease for certain properties currently leased by CPA at Northside Turning Basin and Industrial Park East. The master lease is primarily intended to consolidate thirteen leases into a single, unified agreement with co-terminus terms, for administrative efficiency and consistency. The thirteen leases would be terminated in conjunction with entering into the master lease.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission ratify the proposed lease amendment with CPA, and approve the proposed master lease with CPA, each under the terms described above.

## H. COMMERCIAL

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<b>Subject</b>	<b>6. Approve an amendment the lease with C&amp;C Houston Bayport, LLC of 21.53-acres at the Bayport Container Terminal Complex south of Port Road to provide for reimbursement of certain work performed by Tenant in an amount not to exceed \$287,956.03.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve an amendment the lease with C&C Houston Bayport, LLC of 21.53-acres at the Bayport Container Terminal Complex south of Port Road to provide for reimbursement of certain work performed by Tenant in an amount not to exceed \$287,956.03, 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:**

John Moseley/Radhika Ganatra

**Background:**

At its April 27, 2021 meeting, the Port Commission approved a twenty-year lease with C&C Houston Bayport (Tenant) of a 21.53-acre site at Bayport Container Terminal Complex south of Port Road for a rental amount of \$36,687.12 per month. The parties entered into a first amendment to the Lease on October 1, 2022, to restate the footprint of the leased premises and a right of first refusal tract.

Section 7.02 of the lease contemplates reimbursement of Tenant for its cost of utilities to the edge of the leased premises (subject to the approval of the Port Commission). The Tenant has performed such work and provided its costs and documentation to Port Authority staff for reimbursement of \$287,956.03. Staff recommends an amendment to document and approve this reimbursement.

**Staff Evaluation/Justification:**

Staff recommends the Port Commission approve the above on the terms described.

## J. INFRASTRUCTURE

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<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$2,757,546 to construct additional Transportation Worker Identification Credential lanes at Bayport Container Terminal, to the top-ranked proposer Satterfield &amp; Pontikes Construction, Inc.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a contract in an amount not to exceed \$2,757,546 to construct additional Transportation Worker Identification Credential (TWIC) lanes at Bayport Container Terminal, to the top-ranked proposer Satterfield & Pontikes Construction, 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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

This project would expand the number of existing Transportation Worker Identification Credential (TWIC) checkpoint lanes at the Bayport Container Terminal Entry Gate facility from five to ten. The project scope would include an extended canopy, new electrical and communication systems, kiosk infrastructure, site paving, and drainage improvements.

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

**Staff Evaluation/Justification:**

On August 6, 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 Satterfield & Pontikes Construction, Inc., the proposer providing the best value for construction of these additional TWIC lanes at Bayport Container Terminal, and act as otherwise described above.

## J. INFRASTRUCTURE

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<b>Subject</b>	<b>2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$86,456 for transit shed roof ridge vent repairs at Turning Basin Terminal Wharves 30 and 31, to the top-ranked proposer, Rosehill Roofing &amp; Restoration LLC.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$86,456 for the transit shed roof ridge vent repairs at Turning Basin Terminal Wharves 30 and 31, to the top-ranked proposer Rosehill Roofing & Restoration 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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

This project aims to repair wind damage incurred in July 2024 during Hurricane Beryl. The scope of work primarily involves the removal and complete replacement of all the ridge vents on Transit Sheds 30 and 31.

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. Nine vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On August 20, 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 Rosehill Roofing & Restoration LLC, the proposer providing best value for the transit shed roof ridge vent repairs at Turning Basin Terminal Wharves 30 and 31, and act as otherwise described above.

## J. INFRASTRUCTURE

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<b>Subject</b>	<b>3. Award a professional services contract to Wiss, Janney, Elstner Associates, Inc. for construction inspection services of improvements to Houston Public Grain Elevator No. 2 at Woodhouse Terminal in an amount not to exceed \$600,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, award a professional services contract to Wiss, Janney, Elstner Associates, Inc. for construction inspection services of improvements to Houston Public Grain Elevator No. 2 at Woodhouse Terminal in an amount not to exceed \$600,000, 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:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

On November 1, 2024, The Andersons, Inc (TAI) entered into a lease agreement with the Port Authority for premises at Woodhouse Terminal including Houston Public Grain Elevator No. 2, for a term is 15 years with 2 five-year extension options.

TAI has now begun to construct up to \$73 million in capital improvements for the facility, and as provided in the lease, the Port Authority has agreed to share in these costs, for a total of up to \$23 million. Given the scale of this capital improvement plan and our cost-sharing agreement, staff recommends that the Port Authority, as the landlord and property owner, take measures to inspect this work as it is carried out.

The proposed contract would engage professional services and review of aspects of TAI's construction activities, both for TAI's compliance with plans and specifications and to support the Port Authority's management of the lease. The proposed consultant has previously conducted inspections of the premises.

The proposed scope consists of the following services.

- Perform limited technical review of design documents
- Provide on-site construction inspection services to observe and report on the construction progress
- Attend construction progress meetings
- Review project change requests/instructions and as-built documentation
- Participate in final inspections of completed improvements

**Staff Evaluation/Justification:**

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

**J. INFRASTRUCTURE**

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<b>Subject</b>	<b>4. Enter into an Interlocal Agreement with Harris County to provide wage rate compliance services for a one-year term in an amount not to exceed \$114,152.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize the Port Authority to enter into an Interlocal Agreement with Harris County to provide wage rate compliance services for a one-year term in an amount not to exceed \$114,152, 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:**  
Project Controls

**Staff Contact:**  
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**Background:**  
Government Code Chapter 2258 requires that workers employed on public works projects by or on behalf of political subdivisions of the state be paid not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the work is performed. The Port Authority undertakes various efforts to ensure that construction of its public works projects adheres to the provisions of Government Code Chapter 2258.

Since 2008, in connection with those efforts, the Port Commission has authorized annual Interlocal Agreements with Harris County to provide these wage rate compliance services. This proposed agreement would be for a one-year term, in an amount not to exceed \$114,151.38, from October 1, 2025, through September 30, 2026.

**Staff Evaluation/Justification:**  
The Harris County Public Infrastructure department has proposed continuing to assist the Port Authority in these efforts by providing the services of a wage rate compliance officer. Such officers would attend pre-bid and pre-construction meetings, review payroll records, monitor construction projects, and handle claims under the statute.

Staff recommends that the Port Commission approve the agreement.

## J. INFRASTRUCTURE

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<b>Subject</b>	<b>5. Amend the professional services contract with Walter P. Moore Associates, Inc. to include additional design services for the rehabilitation of roofs at transit sheds 21A and 25A at Turning Basin Terminal in an amount not to exceed \$87,000, and with a total contract amount of \$135,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve an amendment to the professional services contract with Walter P. Moore Associates, Inc. to include additional design services for the rehabilitation of roofs at transit sheds 21A and 25A at Turning Basin Terminal in an amount not to exceed \$87,000, and with a total contract amount of \$135,000, 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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

By RFQ-3425, Walter P. Moore and Associates, Inc. was deemed most highly qualified to perform the condition assessment and design for the rehabilitation of roofs at transit sheds 21A and 25A at Turning Basin Terminal. An initial award for \$48,000 included the condition assessment and option study to develop recommended rehabilitation methods for the transit shed roofs.

This proposed amendment would consist of the following:

- Full scope of design for transit sheds 21A and 25A;
- Bid phase services; and
- Construction phase services.

**Staff Evaluation/Justification:**

Staff has reviewed Walter P. Moore and Associates' proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed amendment.

## J. INFRASTRUCTURE

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<b>Subject</b>	<b>6. Amend the professional services contract with Jacobs Engineering Group, Inc. to include additional services associated with the design of Wharf 1 at Bayport Container Terminal in an amount not to exceed \$158,543.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve an amendment to the professional services contract with Jacobs Engineering Group, Inc. to include additional services associated with the design of Wharf 1 at Bayport Container Terminal in an amount not to exceed \$158,543, 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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

By Minute No. 2023-0725-30, the Port Commission awarded a professional services contract to Jacobs Engineering Group, Inc. to perform work associated with the design of Wharf 1 at Bayport Container Terminal.

This proposed amendment would modify the Wharf 1 final design package to include an additional 332-foot structural unit, resulting in a total length of 1,332 linear feet for Wharf 1. This scope also includes vessel simulations and Computational Fluid Dynamics (CFD) modeling for the interface of Wharf 1 with future Wharf 8.

Staff anticipates returning to the Port Commission to request authority to include construction phase services in the contract.

**Staff Evaluation/Justification:**

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

## J. INFRASTRUCTURE

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<b>Subject</b>	<b>7. Approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with the construction of the water supply and fire protection systems at Barbours Cut Terminal in an amount not to exceed \$181,318.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve a change order with David E. Harvey Builders, Inc. to perform additional work associated with the construction of the water supply and fire protection systems at Barbours Cut Terminal in an amount not to exceed \$181,318, 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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

By Minute No. 2024-0326-20, the Port Commission awarded a contract to David E. Harvey Builders, Inc. for the water supply and fire protection systems at Barbours Cut Terminal for \$5,346,818.

This proposed change order would modify the specified electrical transformer size from 15 kilovolts to 12.47 kilovolts, which is the appropriate voltage used in the terminal's power distribution system.

This is the first change order to this contract, for a total change order value to date of \$181,318, which is 3.4% of the total contract value.

**Staff Evaluation/Justification:**

Port Authority staff has reviewed the proposal submitted by David E. Harvey Builders, Inc. and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

## K. MAINTENANCE

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<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$2,500,000 for the purchase of wire ropes and related components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, Bishop Lifting Products, Inc.; and second, Southwest Wire Rope, LLC.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025, meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order - first, Bishop Lifting Products, Inc.; and second, Southwest Wire Rope, LLC.; (b) award a two-year contract to the top-ranked proposer for the purchase of wire ropes and related components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$2,500,000; (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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Nathan Fabian

**Background:**

By Minute No. 2023-1024-32, the Port Commission awarded a two-year contract to Bishop Lifting Products, Inc. in the amount not to exceed \$2,000,000 for the purchase of wire ropes and related components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. This contract is set to expire on October 31, 2025, and funds are nearly depleted.

Wire ropes are primarily used for hoist, trolley, and boom functions on the Port Authority's thirty-one wharf cranes and one hundred and forty-seven rubber-tired gantry (RTG) cranes, as well as other lifting equipment. Additionally, eight wharf cranes and sixteen RTG cranes are expected to arrive at Barbours Cut Terminal and Bayport Container Terminal during this contract term, which would result in increasing demand for these goods.

An adequate inventory of different sizes of wire ropes is necessary to service equipment efficiently, minimize equipment downtime, and ensure efficient terminal operations.

The Port Authority notified vendors regarding its request for competitive sealed proposals (CSP) for the purchase of wire ropes and related components for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basing 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. Nineteen vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On July 31, 2025, two CSP responses were received and opened. 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.

- Bishop Lifting Products, Inc.
- Southwest Wire Rope, LLC.

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to Bishop Lifting Products, Inc. and act as otherwise described above.

## K. MAINTENANCE

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<b>Subject</b>	<b>2. Award a contract to ZPMC North America, Inc., the sole source provider, for the purchase of four headblocks for wharf cranes at Bayport Container Terminal in an amount not to exceed \$185,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, award a contract to ZPMC North America, Inc., the sole source provider, for the purchase of four headblocks for wharf cranes at Bayport Container Terminal in an amount not to exceed \$185,000, 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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Nathan Fabian

**Background:**

The Port Authority currently owns a total of eighteen wharf cranes in operation at Bayport Container Terminal. Five of these units operate with a different set of spreader bars that are not compatible with the remaining cranes. In order to address this in part by standardizing certain terminal equipment at this terminal, staff recommends that four headblocks with a horizontal twistlock pin configuration be purchased.

By eliminating an older set of spreader bars currently being used on cranes 207 through 210, these headblocks would allow for the interchangeability of spreader bars among cranes 203 through 207 and 213 through 220 and eliminate. Wharf Crane 211 would remain operating with a vertical twistlock pin configuration and continue utilizing spreader bars that have a useful life greater than five years.

**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 ZPMC North America, Inc. is the sole authorized distributor of captive crane components for ZPMC cranes in the United States.

Staff recommends that the Port Commission award a contract to ZPMC North America, Inc. for the purchase of four headblocks for wharf cranes at Bayport Container Terminal.

## K. MAINTENANCE

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<b>Subject</b>	<b>3. Issue a purchase order to Konecranes, Inc., the sole source provider, for the purchase of a spare operator cabin suitable for rubber-tired gantry cranes at Barbours Cut Terminal in an amount not to exceed \$150,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, issue a purchase order to Konecranes, Inc., the sole source provider, for the purchase of a spare operator cabin suitable for rubber-tired gantry cranes (RTG) at Barbours Cut Terminal in an amount not to exceed \$150,000, 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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Nathan Fabian

**Background:**

The Port Authority currently owns sixty-nine rubber-tired gantry (RTG) cranes at Barbours Cut Terminal. Multiple units have had their operator cabins repaired or replaced over the years. Due to the extensive lead time on manufacturing and receiving replacement operator cabins from Finland, staff is now recommending that one complete spare unit be available to minimize operational downtime.

**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 provider for the Konecranes operator cabin in the U.S.A.

Staff recommends that the Port Commission issue a purchase order to Konecranes Inc. for the purchase of a spare operator cabin for RTGs at Barbours Cut Terminal and act as otherwise provided above.

## K. MAINTENANCE

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<b>Subject</b>	<b>4. Award a three-year contract to Kalmar USA, Inc., Bromma Americas, the sole source provider, for the purchase of twistlocks and spreader related parts for wharf and rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$4,500,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, award a three-year contract to Kalmar USA, Inc., Bromma Americas, the sole source provider, for the purchase of twistlocks and spreader related parts for wharf and rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$4,500,000, 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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Nathan Fabian

**Background:**

The Port Authority currently owns a total of one hundred and eighty-nine spreader bars and fifteen over-height attachments manufactured by Bromma. Additionally, thirty spreader bars and four over-height attachments would be delivered by Quarter one of 2026. These units are used daily on wharf and rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal. The ability to expedite procurement of spare and replacement parts for these spreaders and over-height attachments is critical to daily terminal operations.

By Minute No. 2023-0926-43, the Port Commission awarded a three-year contract to Kalmar USA Inc., Bromma Americas, in the amount not to exceed \$4,500,000 for the purchase of twistlocks and spreader-related spare and replacement parts for these wharf and RTG cranes. Funds for this contract are nearly depleted.

**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., Bromma Americas, is the sole authorized distributor of captive replacement parts for Bromma products in the United States.

Staff recommends that the Port Commission award a three-year contract to Kalmar USA Inc., Bromma Americas for the purchase of twistlocks and spreader-related parts for wharf and RTG cranes at Barbours Cut Terminal and Bayport Container Terminal.

## L. OPERATIONS

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<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award a five-year service agreement in an amount not to exceed \$1,395,000 for the implementation of Container Terminal Web Portal licensing, maintenance, and support, to the top-ranked proposer Smart-Tecs.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a five-year service agreement in an amount not to exceed \$1,395,000 for the implementation of Container Terminal Web Portal licensing, maintenance, and support, to the top-ranked proposer Smart-Tecs, 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 &amp; Change Orders

**Department:**

Operations

**Staff Contact:**

Mike Shaffner

**Background:**

The Port Authority's container terminal operations are supported by NAVIS terminal operating systems to help handle over 10,000 truck visits and serve more than 12,000 active customer service portal users each day. The Port Authority's stakeholders rely heavily on portal information such as import container availability, vessel schedules, gate transactions, appointments, holiday schedules, announcements, and booking inquiries.

Implementing a robust, next-generation portal would enhance communication, streamline appointment management, and strengthen support for the Port Authority's long-term traffic and sustainability plans. Many industry stakeholders visit the customer portal multiple times daily as an essential part of their business operations.

The Port Authority notified vendors regarding its request for proposals (RFP) 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-two vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On September 2, 2025, eleven RFP 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 Smart-Tecs, the proposer providing the best value for the implementation of the Container Terminal Web portal licensing, maintenance, and support, and act as otherwise described above.

## L. OPERATIONS

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<b>Subject</b>	<b>2. Award a professional services contract to Kaleris, the sole source provider, to support the Port Authority's upgrade to NAVIS N4.x, to include test planning, execution, and upgrade assistance, in an amount not to exceed \$131,770.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, award a professional services contract to Kaleris, the sole source provider, to support the Port Authority's upgrade to NAVIS N4.x, to include test planning, execution, and upgrade assistance, in an amount not to exceed \$131,770, 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:**

The Port Authority is currently implementing an upgrade to its NAVIS Terminal Operating System (TOS), moving to version N4.x. To ensure a successful upgrade and minimize risk during transition, the Port Authority requires specialized professional services to help:

- Define and execute a structured test approach;
- Establish measurable confidence in system quality and performance;
- Support test cycles across functional, regression, interface, and performance testing; and
- Assist with go-live planning and execution.

Kaleris, Inc., the vendor of NAVIS, is uniquely positioned to support the project based on its direct access to NAVIS internal engineering, customization knowledge, rubber-tire gantry optimization, and prior work on the Port Authority's container terminal platforms.

**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 Kaleris, is the sole authorized distributor for services supporting the upgrade to Navis N4.x in the United States.

Staff recommends that the Port Commission approve awarding this contract to Kaleris for professional services with an amount not to exceed \$131,770.

## L. OPERATIONS

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<b>Subject</b>	<b>3. Amend the agreement with SmartTecs LLC for annual maintenance services for the Marine Terminal Gate Operating Software System for Barbours Cut Terminal and Bayport Container Terminal for a one-year term as of July 1, 2025 in an amount not to exceed \$399,332.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, amend the agreement with SmartTecs LLC for annual maintenance services for the Marine Terminal Gate Operating Software System for Barbours Cut Terminal and Bayport Container Terminal for a one-year term as of July 1, 2025 in an amount not to exceed \$399,332, 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. 2016-1025-26, a contract was awarded to SmartTecs LLC to provide for the implementation and maintenance of a Marine Terminal Gate Operating software for use at Port Authority terminals. The Marine Terminal Gate Operating software is currently used by the Port Operations department to interchange trucks and containers at Bayport Container Terminal and Barbours Cut Terminal. Additional funding is required for the maintenance and support period starting July 1, 2025, through June 30, 2026.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission approve amending this amended agreement for annual maintenance services.

## L. OPERATIONS

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<b>Subject</b>	<b>4. Amend the agreement for preferential berthing rights at the Port Authority's North Side Turning Basin Terminal with G2 Ocean AS.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, authorize an amendment to the agreement for preferential berthing rights at the Port Authority's North Side Turning Basin Terminal with G2 Ocean AS, 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:**

General

**Department:**

Operations

**Staff Contact:**

Randy Stiefel

**Background:**

G2 Ocean Holding AS (G2 Ocean), a major customer at the Turning Basin Terminal, entered into an agreement with the Port Authority for preferential berthing rights at City Dock 23 and City Dock 29 at the North Side Turning Basin facilities on December 1, 2022, as approved by the Port Commission by Minute No. 2022-0802-45.

This agreement had an initial term of two years with one two-year option exercisable by G2 Ocean and three two-year mutual options. G2 Ocean previously exercised its option to extend the agreement for an additional two years, to expire December 1, 2026.

The proposed amendment would change the designation of City Docks 23 and 29 as preferential berths to City Docks 26 and 29 as preferential berths. Additionally, the amendment would provide for a limited ability for G2 Ocean to reduce the preferential berths total from two to one quarterly, for up to eight quarters during the term and, if applicable, during any subsequent extension term. If G2 Ocean exercises its option to reduce its preferential berth from two to one in one or more quarters, then the term of the Agreement would also be automatically extended by one quarter for each time the option was exercised, limited to up to eight quarters, and during each such extension period, Carrier G2 Ocean would have one preferential berth (either City Dock 26 or City Dock 29) as designated by the Port Authority in its discretion.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission approve the above on the terms described.

## M. PEOPLE

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<b>Subject</b>	<b>1. Authorize renewal of group insurance agreements with the following carriers to include coverage for calendar year 2026, in a total amount not to exceed \$3,153,435 for: (a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage coverage and (b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, and retiree life coverage.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	<p>The Port Commission, at its September 23, 2025 meeting:</p> <p>(i) award group insurance agreements to the following carriers to for coverage for calendar year 2026, in a total amount not to exceed \$3,153,435;</p> <p>(a) Aetna Life Insurance Company, for dental coverage, in an amount not to exceed \$859,837;</p> <p>(b) Aetna Life Insurance Company, for vision coverage, in an amount not to exceed \$109,029;</p> <p>(c) Aetna Life Insurance Company, for Medicare Advantage medical coverage, in an amount not to exceed \$1,214,353;</p> <p>(d) Minnesota Life Insurance Company, for basic life coverage and accidental death and dismemberment for eligible active employees, in an amount not to exceed \$192,207;</p> <p>(e) Minnesota Life Insurance Company, for voluntary life coverage for eligible active employees and dependents, in an amount not to exceed \$465,109;</p> <p>(f) Minnesota Life Insurance Company, for basic life coverage for eligible retirees, in an amount not to exceed \$312,900;</p> <p>(ii) authorize the Port Authority to continue to pay: 50% of the cost of dental premiums for eligible active employees; 100% of the cost of the Medicare Advantage medical premiums for eligible retirees and dependents; and 100% of the cost of basic life premiums for active employees and retirees;</p> <p>(iii) determine that Port Authority employees shall continue to reimburse the Port Authority for the full cost of any vision or voluntary life premiums;</p> <p>(iv) authorize contract renewal negotiations with insurance carriers prior to contract expiration; and</p> <p>(v) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable and necessary to give effect to all of the foregoing.</p>
Goals	<a href="#">Strategic Objective PEOPLE AND ORGANIZATION - CULTURE Elevate the Employee Experience</a>

**Category:**

Awards, Amendments &amp; Change Orders

**Department:**

Human Resources

**Staff Contact:**

Hugh Tillman

**Background:**

By Minute No. 2022-1206-50, the Port Commission awarded a contract to Gallagher Benefit Services, Inc. (Gallagher), to provide employee benefits consulting services, including assisting in: development of requests for proposals for group insurance coverages; evaluation of proposals; negotiation of renewal rates; and recommendations on provider selections.

By Minute No. 2024-0924-42, the Port Commission awarded agreements for calendar year 2025 to (a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage medical coverage, and (b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, and retiree life coverage. This action also authorized contract renewal negotiations with the insurance carriers prior to contract expiration. Accordingly, Gallagher and Port Authority staff later began negotiations with the incumbents for 2025 coverage.

In addition, in 2024, the Port Authority, through its Broker of Record, Gallagher, issued a request for proposals (RFP) soliciting proposals for Medicare Advantage retiree medical coverage, and dental and life insurance coverages. All other benefits, except retiree life insurance coverage, are on annual rate guarantee pricing for 2026.

Separately, by Minute No. 2014-1028-34, the Port Commission established a new irrevocable trust to fund the Port Authority's other post-employment benefits (OPEB) to eligible retirees. As of July 31, 2025, the OPEB plan trust maintains a proforma funded ratio over 200%, with a market value of \$114.1 million.

In light of this funding level, at the July 22, 2025 Pension and Benefits Committee meeting, staff proposed, and the Committee concurred, with increasing the life insurance benefits for retirees who are eligible for the OPEB Plan from \$15,000 to \$25,000, and for the Port Authority to pay 100% of the cost of premiums for the increased life insurance benefits. The amount requested for 2026 retiree life coverage is based upon this increased benefit.

**Staff Evaluation/Justification:**

Gallagher and Port Authority staff reviewed and evaluated the proposals and proposed 2026 renewal rates and determined that the incumbent carriers offer the best value to the Port Authority.

Accordingly, staff recommends that group insurance contracts be awarded to the following incumbent carriers for calendar year 2026, as providing the best value to the Port Authority:

- (a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage medical coverage;
- (b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, basic accidental death & dismemberment and retiree life coverage.

Staff further recommends that:

1. The Port Authority continue to pay 50% of the cost of dental premiums for eligible employees and dependents;
2. The Port Authority continue to pay 100% of the cost of basic group life premiums for Port Authority active employees and retirees;
3. The Port Authority continue to pay 100% of the cost of Medicare Advantage medical premiums for eligible retirees and dependents; and
4. Port Authority employees continue to reimburse the Port Authority for the full cost of any vision or voluntary life premiums.

Staff estimates that approximately \$1,004,057 of the \$3,153,435 total amount requested would be reimbursed to the Port Authority by employees, leaving a total cost to the Port Authority of approximately \$2,149,378 for these benefits.

The individual not-to-exceed amounts in the Recommended Action are based on current participant levels with adjustments for additional 2026 staffing levels. The total amount requested by staff allows for an increase in participation in 2026 based on current open positions and new 2026 headcount additions but may be subject to amendment in order to account for actual participation levels.

**M. PEOPLE**

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<b>Subject</b>	<b>2. Amend the contract with Durian Consultants LLC for the purchase of additional professional advisory services in support of the human capital management portions of the Next Generation Enterprise Resource Planning project, through the United States General Services Administration, in an amount not to exceed \$300,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, amend the contract with Durian Consultants for the purchase of additional professional advisory services in support of the human capital management portions of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, through the United States General Services Administration, in an amount not to exceed \$300,000, 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.
Goals	<a href="#">PEOPLE AND ORGANIZATION Foster a collaborative, results-oriented organization and culture of shared leadership.</a>

**Category:**  
Awards, Amendments & Change Orders

**Department:**  
Human Resources

**Staff Contact:**  
Hugh Tillman

**Background:**  
By Minute No. 2023-1212-49, the Port Commission awarded a contract in an amount not to exceed \$3,000,000 to Durian Consultants (Durian) for professional advisory services as the Port Authority's advocate for Workday financial, human capital management, organizational change management, program/project management, and technology aspects, during the implementation of Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

By Minute No. 2025-0520-33, the Port Commission awarded an additional task order to Durian for an additional amount not to exceed \$281,894 for change management advisory services in support of the 2025 strategic plan.

Finally, by Minute No. 2025-0722-58, the Port Commission awarded an amendment to the contract with Durian for an additional amount not to exceed \$500,000 for additional advisory services for Workday Adaptive Planning, Workday-Maximo, and Workday-Trescope integrations, as well as support around the first two Workday release cycles.

This proposed amendment is for additional advisory services in support of the human capital management portions of the NXGEN ERP project, including assistance in developing and implementing the systems and processes for payroll, benefits, and other human relations matters.

**Staff Evaluation/Justification:**

The Procurement Services Department and People Division have determined that procuring these professional advisory services through the United States General Services Administration (GSA), an agency of the United States, is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority, based in part on the performance of Durian to date and for the sake of continuity with work in progress under existing task orders. The Port Authority, as a political subdivision of the State of Texas, is authorized to use GSA for the procurement.

Staff has reviewed the proposal submitted by Durian and found it to be fair and reasonable, and recommends that the Port Commission approve this best value determination and authorize this contract amendment.

## O. STRATEGY

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<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$234,211 to conduct an inventory of Port Authority's Scopes 1, 2, and 3 for greenhouse gas emissions, to the top-ranked proposer Ramboll Americas Engineering Solutions Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a contract in an amount not to exceed \$234,211 to conduct an inventory of Port Authority's Scopes 1, 2, and 3 for greenhouse gas emissions, to the top-ranked proposer Ramboll Americas Engineering Solutions Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement, 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:**

Strategy

**Staff Contact:**

Andy Morgans

**Background:**

This project involves a consultant undertaking an inventory of the Port Authority's Scopes 1, 2, and 3 for greenhouse gas emissions, which would be tailored to the Port Authority's assets and operations. Such business value chain insight would allow the Port Authority to identify and prioritize targeted decarbonization initiatives in accordance with its Sustainability Action Plan.

The Port Authority notified vendors regarding its request for proposals (RFP) 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 July 9, 2025, eleven RFP 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 Ramboll Americas Engineering Solutions Inc., the proposer providing the best value, and act as otherwise described above.

## O. STRATEGY

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<b>Subject</b>	<b>2. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$825,000 to develop a Port Area Climate Action Plan for the Port Authority and surrounding communities, to the top-ranked proposer Arcadis U.S., Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a contract in an amount not to exceed \$825,000 to develop a Port Area Climate Action Plan for the Port Authority and surrounding communities, to the top-ranked proposer Arcadis U.S., Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement, 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:**

Strategy

**Staff Contact:**

Andy Morgans

**Background:**

This project involves a consultant developing a Port Area Climate Action Plan for the Port Authority and surrounding communities, which would involve climate education, community consultations, vulnerability assessments, climate hazard identification, climate scenario analysis, and recommended adaptation/resilience strategies.

The Port Authority notified vendors regarding its request for proposals (RFP) 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-four vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On July 16, 2025, eleven RFP 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 Arcadis U.S., Inc., the proposer providing the best value, and act as otherwise described above.

## O. STRATEGY

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<b>Subject</b>	<b>3. Approve staff's ranking of vendors and award a two-year professional services contract in an amount not to exceed \$289,705 for the Clean Ports Program Truck Route Analysis, to the top-ranked proposer Cambridge Systematics, Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a two-year professional services contract in an amount not to exceed \$289,705 for the Clean Ports Program Truck Route Analysis, to the top-ranked proposer Cambridge Systematics, Inc., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement, 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:**

Facility Planning

**Staff Contact:**

Rohit Saxena

**Background:**

In 2024, the Port Authority was awarded a U.S. Environmental Protection Agency (EPA) Clean Ports Program (CPP) grant (CFDA Number 66.051), supporting the Port Authority's efforts to advance sustainable freight infrastructure and community-responsive planning. The CPP seeks to create high-quality jobs, strengthen freight infrastructure resilience, and improve the quality of life for communities near port operations.

The Truck Route Analysis, which is expected to be supplied by CPP funding, would assess the effects of drayage and container truck routes accessing the Port Authority terminal facilities, with a focus on near-port communities. The scope of services would include data collection and baseline assessments, field visits to evaluate truck circulation and movement, analysis of truck flow volumes and routes, stakeholder engagement activities, and production of a draft report, final report, and stakeholder presentations.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Eprocurement System and the request 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 July 16, 2025, two RFP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

## **Exhibit A**

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Cambridge Systematics, Inc., the proposer providing the best value, and act as otherwise described above.

## O. STRATEGY

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<b>Subject</b>	<b>4. Approve staff's ranking of vendors and award a two-year professional services contract in an amount not to exceed \$207,330 for the Clean Ports Program Trucking Industry Collaborative, to the top-ranked proposer City and Sea Group LLC dba CAS Group LLC., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a two-year professional services contract in an amount not to exceed \$207,330 for the Clean Ports Program Trucking Industry Collaborative, to the top-ranked proposer City and Sea Group LLC dba CAS Group LLC, with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement, 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:**

Facility Planning

**Staff Contact:**

Rohit Saxena

**Background:**

In 2024, the Port Authority was awarded a U.S. Environmental Protection Agency (EPA) Clean Ports Program (CPP) grant (CFDA Number 66.051), supporting the Port Authority's efforts to advance sustainable freight infrastructure and community-responsive planning. The CPP seeks to create high-quality jobs, strengthen freight infrastructure resilience, and improve the quality of life for communities near port operations.

The Trucking Industry Collaborative, which is expected to be supported by CPP funding, would propel innovation and efficiencies in the truck freight industry by integrating clean air technologies and partnerships with the trucking community. The scope of services would include the development of a clean truck transition roadmap and action plan through facilitated engagement sessions with truck freight industry stakeholders, development of policy frameworks to support the emerging clean truck technologies transition, and preparation of a comprehensive final report and stakeholder presentations.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Eprocurement System and the request 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 July 30, 2025, one RFP response was received, opened, and publicly read. The response was reviewed and evaluated by staff in accordance with the published selection criteria.

## **Exhibit A**

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to City and Sea Group LLC dba CAS Group LLC, the proposer providing the best value, and act as otherwise described above.

**O. STRATEGY**

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**Subject**                    **5. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$127,000 to develop and design a customized website for Port of Houston Partners in Maritime Education (PHPME), to the top-ranked proposer TINO, LLC, and authorize a contract with PHPME in connection therewith., with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement.**

Meeting                    Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access                    Public

Type                      Action

Recommended Action                    The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a contract in an amount not to exceed \$127,000 to develop and design a customized website for Port of Houston Partners in Maritime Education (PHPME), to the top-ranked proposer TINO, LLC, and authorize a contract with PHPME in connection therewith, with zero net cost to the Port Authority, after U.S. Environmental Protection Agency's (EPA) Clean Ports Program (CPP) grant reimbursement, 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 PARTNERSHIPS - COMMUNITY Champion Local Opportunities](#)

**Category:**  
Awards, Amendments & Change Orders

**Department:**  
Community Relations (Maritime Workforce Development)

**Staff Contact:**  
Andy Morgans/Jacquie Young

**Background:**  
In 2024, the Port Authority was awarded a U.S. Environmental Protection Agency (EPA) Clean Ports Program (CPP) grant (CFDA Number 66.051), supporting the Port Authority's efforts to advance sustainable freight infrastructure and community-responsive planning. The CPP seeks to create high-quality jobs, strengthen freight infrastructure resilience, and improve the quality of life for communities near port operations.

This proposed contract is expected to be supported by CPP funding. The Port Authority would contract with this website development firm to develop and design a customized website focused on workforce planning and engagement matters, including workforce resilience, capacity building, and future workforce demands.

The Port Authority would in turn also enter into a contract with for Port of Houston Partners in Maritime Education (PHPME) to deliver the completed website for PHPME's use in supporting its mission.

The Port Authority notified vendors regarding its request for proposals (RFP) 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 July 16, 2025, fourteen RFP 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 (i) award a contract to TINO, LLC, the proposer providing the best value, (ii) authorize a service contract with PHPME, and (iii) act as otherwise described above.

## O. STRATEGY

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<b>Subject</b>	<b>6. Amend the professional services contract with AECOM Technical Services, Inc. for planning support for development of Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$1,300,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, amend the professional services contract with AECOM Technical Services, Inc. for planning support for development of Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$1,300,000, and further authorize the Chief Executive Officer to take any actions deemed reasonable or necessary to implement this approval.
Goals	<p><a href="#">Strategic Objective PARTNERSHIPS - CONNECTION Drive Regional Impact Projects</a></p> <p><a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a></p>

**Category:**

Awards, Amendments, and Change Orders

**Department:**

Facility Planning

**Staff Contact:**

Rohit Saxena

**Background:**

By Minute No. 2022-0321-18, the Port Commission approved a professional services contract with AECOM Technical Services, Inc., in an amount not to exceed \$2,500,000 on a time-and-expense basis to provide master planning and engineering design services for the Port Authority facilities at Barbours Cut Terminal and Bayport Container Terminal.

Subsequently, by Minute No. 2022-0927-44, the Port Commission approved Amendment No. 1 to increase the contract by \$1,400,000 for a total of \$3,900,000. Later, by Minute No. 2025-0325-32, Amendment No. 2 further increased the contract by \$4,875,000, bringing the total to \$8,775,000.

Proposed Amendment No. 3 seeks additional funding to advance U.S. Army Corps of Engineers (USACE) permitting and related technical studies in support of Barbours Cut Terminal North Development. This development is strategically essential to meeting the Port Authority's long-term growth and operational needs.

**Staff Evaluation/Justification:**

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

## P. TECHNOLOGY

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<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award a five-year professional services contract, in an amount not to exceed \$1,200,000, for the purchase of Managed Network Operations Center services to the top-ranked proposer, Consultadd Inc.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a five-year professional services contract, in an amount not to exceed \$1,200,000, for the purchase of Managed Network Operations Center (M-NOC) services to the top-ranked proposer, Consultadd 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.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Information Technology

**Staff Contact:**

Ron Farrow

**Background:**

While the Port Authority operates 24/7, Information Technology (IT) does not maintain around-the-clock staffing. Accordingly, to better address service reliability and responsiveness and support uninterrupted operations, IT staff proposes to implement Managed Network Operations Center (M-NOC) services, to better provide comprehensive coverage, prompt issue resolution, and service reliability.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Procurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Twelve vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On September 25, 2025, ten responses were received, opened, reviewed, and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award the contracts to Consultadd Inc. for the purchase of M-NOC services, the proposer providing the best value, and act as otherwise described above.

## P. TECHNOLOGY

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<b>Subject</b>	<b>2. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$824,000 for the 2025/2026 camera refresh project to the top-ranked proposer, Security – Quality Solutions &amp; Integrations Inc. (SQSI, Inc.).</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, approve staff's ranking of vendors and award a contract in an amount not to exceed \$824,000 for the 2025/2026 camera refresh project to the top-ranked proposer, Security – Quality Solutions & Integrations Inc. (SQSI, Inc.), 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:**

James O'Brien

**Background:**

The Port Authority has identified modernization of its Operations and Security surveillance camera fleet as a priority, because it operates 801 cameras, with more than 240 at or approaching five years of service. To ensure continued protection of personnel and assets, staff proposes the adoption of a five-year replacement lifecycle, refreshing older cameras now and establishing an annual cycle for ongoing updates. This approach would help keep systems current, strengthen threat detection and reliability, reduce vulnerabilities, support compliance and operational resilience, and lower long-term costs.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Port Authority's BuySpeed Procurement System, and the project was advertised on the Port Authority's website and in a local newspaper. Twenty-seven vendors downloaded the project materials from BuySpeed.

**Staff Evaluation/Justification:**

On July 31, 2025, fourteen RFP responses were received, opened, reviewed, and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award the contract to SQSI, Inc., the proposer providing the best value, and act as otherwise described above.

## P. TECHNOLOGY

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<b>Subject</b>	<b>3. Issue a purchase order to Solid Border, Inc., using the Texas Department of Information Resources cooperative purchasing program, for Next Generation INFOSEC firewall hardware, software subscriptions, and maintenance services in the amount of \$180,000 for the annual renewal and \$133,000 for the new Port Authority Administration Building, for a total amount not to exceed \$313,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, issue a purchase order to Solid Border, Inc., using the Texas Department of Information Resources (DIR) cooperative purchasing program, for Next Generation (NXGEN) INFOSEC firewall hardware, software subscriptions, and maintenance services in the amount of \$180,000 for the annual renewal and \$133,000 for the new Port Authority Administration Building, for a total amount not to exceed \$313,000, 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:**

James O'Brien

**Background:**

The Port Authority is seeking to renew its existing Next Generation (NXGEN) INFOSEC firewall hardware, software subscriptions, and maintenance services, and obtain the same for 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 the Port Authority may use in this procurement.

**Staff Evaluation/Justification:**

The Director of Strategic Sourcing has determined that procuring NXGEN INFOSEC firewall hardware, software subscriptions, and maintenance services 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 Solid Border, Inc. under the pricing schedule obtained from that vendor's contract with DIR and therefore recommends this purchase.

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

## P. TECHNOLOGY

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<b>Subject</b>	<b>4. Issue a purchase order to Criner-Daniels &amp; Associates, Inc. for purchase of monitors for the new Port Authority Administration Building, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$131,000.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, issue a purchase order to Criner-Daniels & Associates, Inc. for purchase of monitors for the new Port Authority Administration Building, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$131,000, 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:**

Ron Farrow

**Background:**

This request is for a one-time purchase of computer monitors for the new Port Authority Administration Building. Monitors are typically only replaced when they fail; however, this purchase will proactively refresh and update all outdated units prior to the staff move into the new facility.

**Staff Evaluation/Justification:**

The Director of Strategic Sourcing has determined that procuring miscellaneous computer parts and accessories through Texas Department of Information Resources cooperative purchase 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 Criner-Daniels & Associates, Inc. under the pricing schedule obtained from that vendor's contract with Texas Department of Information Resources' cooperative purchase program and is therefore recommending this purchase.

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

## S. OPERATIONS

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<b>Subject</b>	<b>1. Delegate to the Chief Executive Officer the authority, on behalf of the Port Authority, to (i) enter into a Marine Terminal Service Agreement with Maersk Line A/S or (ii) enter into an extension of the existing Marine Terminal Services Agreement with Maersk Line A/S.</b>
Meeting	Sep 23, 2025 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 23, 2025 meeting, delegate to the Chief Executive Officer the authority, on behalf of the Port Authority, to (i) enter into a new Marine Terminal Service Agreement with Maersk Line A/S or (ii) enter into an extension of the existing Marine Terminal Services Agreement with Maersk Line A/S , and (iii) 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:**

General

**Department:**

Operations

**Staff Contact:**

Ryan Mariacher

**Background:**

The Port Authority anticipates continued development of Bayport Container Terminal and improvement of facilities at Barbours Cut Terminal to better serve carriers at these terminals.

To permit the Port Authority to properly plan its capital investments in these terminals and prudently commit and spend public funds, the Port Authority has entered into Marine Terminal Services Agreements (MTSA) with its major container carriers, requiring them to commit for a specified term to handle a portion of their cargoes moved through the region at the Port Authority's public container terminals. In connection with such agreements, the Port Authority provides volume incentives for using these facilities.

The Port Authority previously entered into a 10-year MTSA with Maersk Line A/S which was filed with the Federal Maritime Commission on June 11, 2015, and a four-month extension of that agreement was authorized by the Port Commission at its May 20, 2025 meeting.

**Staff Evaluation/Justification:**

The parties have continued to negotiate with respect to a potential new MTSA, and to facilitate those discussions, staff recommends that the Port Commission delegate authority to the Chief Executive Director to enter into a new MTSA with Maersk Line A/S or further extend term of the existing MTSA, as set for the above. Staff anticipates reporting back to the Port Commission on this matter and seeking further action as needed in the future.