

December 3, 2025

**NOTICE OF MEETING**  
**OF THE**  
**PORT COMMISSION**  
**OF THE**  
**PORT OF HOUSTON AUTHORITY**

In accordance with the official practice of the Port Commission of the Port of Houston Authority, attached is a copy of the Agenda of the regular meeting to be held on Tuesday, December 9, 2025. A quorum of the Port Commission is intended to meet at 9:15 a.m. at the Port of Houston Authority Executive Office Building, Fourth Floor Boardroom, 111 East Loop North, Houston, Texas 77029. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

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

PORT OF HOUSTON AUTHORITY  
of  
HARRIS COUNTY, TEXAS

Erik A. Eriksson  
Secretary



## **Additional Public Meeting Notifications.**

1. In accordance with the Port Commission's usual practice:
  - a. Members of the public may speak during the posted public comment section.
    - Please register to speak no later than an hour before the meeting by emailing Erica Godfrey [egodfrey@porthouston.com](mailto:egodfrey@porthouston.com) or Erik Eriksson [eriksson@porthouston.com](mailto:eriksson@porthouston.com). They may also be reached by telephone at (713) 670-2456 or (713) 670-2614, and by mail at 111 E. Loop N, Houston, Texas 77029.
    - Please provide the name and the organization the speaker represents, if applicable.
    - Comments are limited to three minutes.
  - b. An audio recording of the meeting is being made and will be available to the public, as will written minutes after Port Commission approval.
2. To request accommodations under the Americans with Disabilities Act or language access services, please contact Erica Godfrey or Erik Eriksson at least three days prior to the meeting.
3. This meeting will offer the options to participate by videoconference (see next page) or in-person. Restrictions regarding allowable room capacity and seating arrangements may be in place at the meeting.

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

[Join meeting](#)

**More ways to join:**

**Join from the meeting link**

<https://porthouston.webex.com/porthouston/j.php?MTID=m516c1d1350664ab5d53fb76d97a31e37>

**Join by meeting number**

Meeting number (access code): 2483 247 1100

Meeting password: DecPC

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**Tuesday, December 9, 2025**  
**PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY**

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

**A. CALL TO ORDER**

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**B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS**

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

**C. APPROVAL OF MINUTES**

1. Port Commission Public Meeting - October 27, 2025

**D. STAFF REPORTS**

1. Summary of selected financial and operational matters

**E. APPEARANCES**

1. Claudia Aguirre, Chief Executive Officer, and Ernest Lewis, Vice President of Community Impact and Vitality, Baker Ripley
2. Susana Rosas, Vice President, Impact and Planned Giving, Barbara Bush Literacy Foundation
3. Public Comment

**F. EXECUTIVE**

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

***General***

1. Adopt a resolution casting the Port Authority's vote to appoint Martina Lemond Dixon and Melissa Noriega as directors to Harris Central Appraisal District board of directors.
2. Designation of David McNamara, Associate General Counsel of the Port Authority, to act as Public Information Coordinator for the Port Authority.

## **G. CHANNEL INFRASTRUCTURE**

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

### **Awards, Amendments & Change Orders**

1. Ratify the contract with Curtin Maritime Corp to include emergency dredging of excess maintenance dredged material at Bayport Container Terminal and Barbours Cut Terminal berths in the amount of \$3,080,000.

### **General**

2. Approve an agreement with the U. S. Army Corps of Engineers-Galveston District, pursuant to Section 1156(a)(2) of the Water Resources Development Act 2016, to contribute funds to pay costs associated with Port Authority permit application evaluations under Rivers and Harbors Act Section 408, in an amount not to exceed \$300,000.

### **Permits/Licenses/Pipeline Easements**

3. Approve the renewal of the expiring Port Authority pipeline licenses for thirty-year terms: CenterPoint Energy Resources Corporation, dba CenterPoint Energy Texas Gas Operations.

4. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Buckeye Development & Logistics II, LLC, Enterprise TE Products Pipeline Company, INV Propylene, LLC, and Valero Refining – Texas, LP.

5. Authorize a pipeline license to Blanchard Pipe Line Company LLC for a thirteen-inch pipeline crossing Cedar Bayou and Goose Creek.

6. Approve the transfer and renewal of a pipeline license from Shell Deer Park Refining Company to Deer Park Refining Limited Partnership for one six-inch and one two-inch pipeline under and across Patrick Bayou north of the Southside Mainline railroad right-of-way.

7. Authorize a transmission line license to Comcast of Houston, LLC for one fiber optic/communication line under the Port Terminal Railroad Association Southside Mainline railroad right-of-way for two underground crossings at Independence Parkway and Miller Cut-Off Road.

8. Authorize a transmission line license to Comcast of Houston, LLC for one fiber optic/communication line under Main Street inside the Woodhouse Terminal.

## **H. COMMERCIAL**

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

### **Leases**

1. Approve an amendment to the lease with AllTrans Port Services for approximately 1.04 acres out of Block 23D at Industrial Park East to extend the term for thirty-four months, at an annual base rent of \$44,868.84, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

### ***Awards, Amendments & Change Orders***

2. Enter into a two-year professional services contract with a one-year extension option with Ossa Shipping Consultants for trade development activities on behalf of the Port Authority in Central and South America, in an amount not to exceed \$330,188.05 for a two-year contract period and for a one-year additional option period in an amount not to exceed \$171,112.63.

## **I. FINANCE**

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

### ***Awards, Amendments & Change Orders***

1. Approve staff's ranking of vendors and award a three-year contract with two 1-year options in an amount not to exceed \$500,600, for a risk management information system, to the top-ranked proposer Origami Risk.

2. Authorize an agreement with Carahsoft Technology Corp. for Relish Data Assure vendor validation software and services, through the United States General Services Administration, in an amount not to exceed \$141,518.

### ***General***

3. Approve the change of control of Stephens Investment Management Group, Inc. under its investment management agreement for mid-cap growth assets of the Port of Houston Authority Restated Retirement (Pension) Plan and Other Post-Employment Benefit (OPEB) Plan.

## **J. INFRASTRUCTURE**

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

### ***Awards, Amendments & Change Orders***

1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$651,055 for the 2026 annual wharf and rubber-tired gantry crane painting at Barbours Cut Terminal and Bayport Container Terminal, to the top-ranked proposer Blastco Texas, Inc.

2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$589,395 for the 2026 annual fender maintenance program at Barbours Cut Terminal and Bayport Container Terminal, to the top-ranked proposer Taylor Marine Construction, Inc.

3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$2,480,600 for the 2026 annual pavement replacement at Barbours Cut Terminal and Bayport Container Terminal, to the top-ranked proposer Forde Construction Company, Inc.

4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,200,000 for the 2026 annual pavement replacement at Turning Basin Terminal, to the top-ranked proposer UMD Energy Solutions Corp. dba Briar Construction.

5. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$32,725,232 for the construction of Container Yard 1 South at Bayport Container Terminal Phase 2, to the top-ranked proposer Harper Brothers Construction, LLC.

6. Approve a change order with Satterfield & Pontikes Construction, Inc. to perform additional work associated with the construction of the new Port Coordination Center facility at Turning Basin Terminal in an amount not to exceed \$451,329.

## **K. MAINTENANCE**

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

### **Awards, Amendments & Change Orders**

1. Award a two-year contract for preventative maintenance and inspection services to Vertiv Corporation, the sole source service provider, for Liebert Uninterruptible power supply battery, static transfer switch, power distribution units, and monitoring products for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$300,000.

## **L. OPERATIONS**

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

### **General**

1. Authorize an amendment to Tariff 8 to authorize the temporary reduction of free time provided in Subrule 137 upon thirty days' public notice.

2. Issue Stevedore Licenses for one-year terms commencing January 1, 2026 to Agri American Stevedores, LLC; Cooper/Ports America LLC.; CT Stevedoring, Inc.; Enstructure Richardson II, LLC; Gulf Stream Marine, Inc.; Houston Terminal, LLC; Jacintoport International, LLC; Kinder Morgan Petcoke LP LLC; Marine Terminal Corporation; QSL (previously Empire Stevedoring); Schroder Marine Services, Inc; SESCO Terminals Corp; SSA Conventional, Inc; Suderman Contracting Stevedores, Inc.; and Texas Stevedoring Services (TSS), upon each applicant's satisfactory completion of all requirements and obligations for license issuance.

### **Awards, Amendments & Change Orders**

3. Approve an amendment to the agreement with Houston Mooring Company, Inc. for spotting of vessels at all Port Authority facilities to (i) extend the term of the agreement for an additional five years, (ii) authorize an increase to the contract amount under the agreement by an amount not to exceed \$3,392,050, and (iii) provide for an increase in the per-vessel rate under the contract to \$250.00 with a 3% escalator per year.

## **M. PEOPLE**

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

### **General**

1. Hearing and possible action to amend and restate the Port Authority's 401(a) Defined Contribution Plan and 457(b) Deferred Compensation Plan.

### **Awards, Amendments & Change Orders**

2. Approve staff's ranking of vendors and award a services agreement in an amount not to exceed \$663,883 for an initial three-year term beginning January 1, 2026 with an additional two-year renewal option for cleaning services for the new Port Administration Building to the top-ranked proposer: staff ranking - first, SBS Maintenance & Cleaning LLC dba Star Building Services; second, Ambassador Services; and third, CM Simple Janitorial LLC.

3. Authorize additional funding for calendar year 2025 for the payment of claims from the Port Authority's self-funded group medical benefits program for active employees, retirees who are not Medicare-eligible, and eligible dependents, in an amount not to exceed \$2,000,000.

4. Authorize funding for calendar year 2026 for the payment of claims from the Port Authority's self-funded group medical benefits program for active employees and eligible dependents, in an amount not to exceed \$22,500,000.

5. Authorize renewal of the one-year period option with Gallagher Benefits Services, Inc. under the agreement for employee benefits consulting services in an amount not to exceed \$100,000.

6. Authorize an agreement with Aetna Life Insurance Company for stop-loss insurance coverage for the calendar year 2026 for the Port Authority's self-funded group medical benefits program for active employees, retirees who are not Medicare-eligible, and dependents, in an amount not to exceed \$3,132,835.20, and authorize renewal negotiations with Aetna Life Insurance Company prior to coverage expiration.

7. Approve a contract with Gartner, Inc. for Executive Partner Advisory Services for Human Resources through December 31, 2027, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$126,021.

8. Amend the move consulting services agreement with C-move Group, Inc. for an additional amount not to exceed \$38,835.10.

## **N. SECURITY AND EMERGENCY OPERATIONS**

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

### ***Awards, Amendments & Change Orders***

1. Approve staff's ranking of vendors and award a three-year contract in an amount not to exceed \$990,000 for shipyard maintenance services of three Port Authority vessels, to the top-ranked proposer National Cotton Inc. dba Pier 77 Marine.

2. Amend the professional services contract with CAVU International I, LLC for its staff continuous performance improvement program in an additional amount not to exceed \$150,000.

## **O. STRATEGY**

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

### ***Awards, Amendments & Change Orders***

1. Authorize a funding agreement with the State of Texas, acting by and through the Texas Department of Transportation, to receive grant funding in the amount of \$7,786,362.

### ***General***

2. Adopt the proposed 2026 Targets and Incentive Award Plan.

## **P. TECHNOLOGY**

1. No items.

#### **Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION**

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) 33 U.S.C.A. §§5(b) and 2236, (ii) Houston Ship Channel Expansion Channel Improvement Project, (iii) 19 U.S.C. §1701 et seq. and 19 U.S.C. §2411 et seq., (iv) Water Code Section 60.462, (v) Claim of George Hedge Contractors, Inc., and (vi) agreement for legal support services with Brown and Caldwell

2. Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding disposition of Second Ward property, East Harris County, and Pelican Island 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)

5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)

6. Adjourn Executive Session

#### **R. RECONVENE OPEN MEETING**

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

#### **S. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS**

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

#### **T. ADJOURN MEETING**

1. Next Meeting Requested - January 27, 2026

2. Adjourn Port Commission Meeting