



PORT COMMISSION MEETING

January 27, 2026 – AGENDA BOOK



Tuesday, January 27, 2026
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

9:15 a.m.
2960 Riverby Road
Houston, TX 77020
First Floor Boardroom

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

1. Governance, legislative, policy, operational, and community matters
2. Resolution of the Port Commission in Honor of Commissioner Stephen H. DonCarlos

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - November 11, 2025
2. Port Commission Public Meeting - December 9, 2025

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

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

Awards, Amendments & Change Orders

1. Award a twelve-month professional services contract with Rubin Turnbull & Associates for continued federal consulting and advocacy with the administration in an amount not to exceed \$370,000.

General

2. Appoint Parker Harrison as the Secretary and Eric Casey and Kerrick Henny as the Assistant Secretaries of the Port Commission.

G. CHANNEL INFRASTRUCTURE

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

Permits/Licenses/Pipeline Easements

1. Issue a pipeline license for a new 4-inch natural gas pipeline to CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations along Freight Station Road at Bayport Container Terminal.
2. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Equistar Chemicals, LP, ExxonMobil Pipeline Company LLC, and Magellan Pipelines Holdings, LP; approve the renewal of an expiring Port Authority pipeline license for a ten-year term for the following entity: Targa NGL Pipeline Company LLC; and approve the renewal of an expiring Port Authority license for a three-year term for the following entity: Sekisui Specialty Chemicals America, LLC.
3. Approve the renewal of an expiring Port Authority pipeline license for a thirty-year term, which was previously approved for a ten-year term, for the following entity: Equistar Chemicals, LP.
4. Approve the renewal and transfer of four pipeline licenses from Westway Terminal Company LLC to BWC Terminals LLC.
5. Issue a pipeline license for a new 10-inch wastewater pipeline to LyondellBasell Acetyls LLC & Equistar Chemicals LP under San Jacinto Bay west of Alexander Island.
6. Issue a new pipeline license for an existing 4-inch propylene pipeline and a 1,356 square foot valve site to Pasadena Refining System Inc. along the Port Terminal Railroad Association Southside Mainline railroad right-of-way.

Leases

7. Approve a submerged lands lease for a twenty-five year term with two twelve-year, five-month extensions to Lone Star Fleeting, LLC for approximately 27.9 acres adjacent to Lost Lake, at a total annual base rent of \$1,206,954, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index; (ii) approve the transfer of a submerged lands lease from ACBL Transportation Services LLC to Lone Star Fleeting, LLC for approximately 29.41 acres adjacent to Lost Lake; and (iii) approve an amendment to the transferred lease to provide for a twenty-five-year term with one four-year, eleven-month extension on approximately 27.9 acres.

H. COMMERCIAL

1. No items.

I. FINANCE

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

Awards, Amendments & Change Orders

1. Authorize renewal of the one-year option period with McGriff, a Marsh McLennan Agency LLC under the agreement for Property and Casualty insurance services in an amount not to exceed \$139,500.

General

2. Approve the audited financial statements for the Port Authority Restated Retirement Plan for the fiscal year ended July 31, 2025.

J. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$135,469 for the Transportation Worker Identification Credential (TWIC) resolution building lift station replacement at Barbours Cut Terminal, to the top-ranked proposer McDonald Municipal & Industrial – A Division of C. F. McDonald Electric, Inc.

2. Approve staff’s selection of six vendors and award professional services contracts, each in an amount not to exceed \$200,000, for on-call project advisory services for Infrastructure division projects to the following proposers: Atkins Realis USA Inc., STV Incorporated, Infrastructure Consulting & Engineering LLC, Moffatt & Nichol, WSP USA Inc., and W.F. Baird & Associates.

3. Amend a professional services contract with Jacobs Engineering Group, Inc. to perform construction phase services associated with the construction of Wharf 7 at Bayport Container Terminal in an amount not to exceed \$189,051.

4. Enter into an agreement for Phase 2 of the construction manager-at-risk (CMAR) contract with Satterfield & Pontikes Construction, Inc. to perform construction of the Central Maintenance Building at Turning Basin Terminal, in an amount not to exceed \$18,225,000.

5. Enter into an agreement for Phase 2 of the construction manager-at-risk (CMAR) contract with Satterfield & Pontikes Construction, Inc. to perform construction of the Maintenance Building Annex at Bayport Container Terminal, in an amount not to exceed \$17,961,081.

6. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 at Turning Basin Terminal in an amount not to exceed \$2,000,000.

7. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yards 6 and 7 at Barbours Cut Terminal in an amount not to exceed \$143,919.

8. Approve a change order with Russell Marine, LLC to perform additional work associated with the repair and rehabilitation of Wharves 13 and 14 at Turning Basin Terminal in an amount not to exceed \$222,303.

K. MAINTENANCE

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

Awards, Amendments & Change Orders

1. Issue a purchase order to Caldwell Country Chevrolet II for the purchase of sixty-one vehicles, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$2,840,000; and issue a purchase order to Rockdale Country Ford for the purchase of five vehicles, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$435,000, for a total amount not to exceed \$3,275,000.

L. OPERATIONS

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

Awards, Amendments & Change Orders

1. Award a one-year contract to Kalmar USA Inc., the sole source provider, for maintenance services for the Marine Terminal Position Detection Software System for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$279,563.

2. Extend the Facility Use Agreement with Buffalo Marine Service, Inc. for layberth of barges at certain Turning Basin Terminal wharves at a monthly dockage rate of \$13,312.64 for an additional term of two years.

General

3. Enter into a Marine Terminal Services Agreement with Yang Ming Line.

4. Enter into a Marine Terminal Services Agreement with Maersk Line A/S.

M. PEOPLE

1. No items.

N. SECURITY AND EMERGENCY OPERATIONS

1. No items.

O. STRATEGY

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

Awards, Amendments & Change Orders

1. Award a two-year professional services contract to Build Momentum to perform strategic consulting services related to grants and other funding opportunities in an amount not to exceed \$250,000.

P. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a three-year Services Agreement to Strada U.S. Professional Services, LLC for Workday application managed services in an amount not to exceed \$661,350.
2. Award a contract to One Diversified, LLC for the design and installation of a video wall for the Port Command Center and Emergency Operations Center, using the United States General Services Administration cooperative purchasing program, in an amount not to exceed \$350,000.
3. Issue a purchase order to CDW Government, LLC for purchase of miscellaneous computer parts and accessories, using OMNIA Partners, a cooperative purchasing organization, in an amount not to exceed \$150,000.
4. Amend the professional services agreement with GHD, Inc. to provide owner's representative services for the Next Generation Enterprise Resource Planning (NXGEN ERP) project in an amount not to exceed \$365,000.
5. Amend the services agreement with Trescope, Inc., to include additional work associated with the implementation, consulting, and professional services in support of the Next Generation Enterprise Resource Planning (NXGEN ERP) project in an amount not to exceed \$699,992.

Q. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding (i) Section 301 of the Trade Act of 1974 and 50 U.S.C.A. § 1701 et seq, and (ii) Marine Terminal Service Agreements
2. Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding disposition of 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), including deliberations regarding employment of the Chief Executive Officer of the Port Authority, and other related matters
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. MAINTENANCE

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

General

1. Authorize the payment of tariffs and associated fees in an amount not to exceed \$50,000,000, applicable to the Port Authority’s purchase of eight ship-to-shore cranes, the engagement of Integrity Customs Brokerage to act as the Port Authority’s licensed customs broker with respect to the importation of the cranes, and the procurement of Importer Bonds from Capitol Indemnity Corporation and payment of associated premiums in an amount not to exceed \$100,000.

T. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

U. ADJOURN MEETING

1. Next Meeting Requested - February 19, 2026 - Thursday

2. Adjourn Port Commission Meeting

F. EXECUTIVE

Subject	1. Award a twelve-month professional services contract with Rubin Turnbull & Associates for continued federal consulting and advocacy with the administration in an amount not to exceed \$370,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026, meeting, award a twelve-month professional services contract with Rubin Turnbull & Associates for continued federal consulting and advocacy with the administration in an amount not to exceed \$370,000, 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:
Government Relations

Staff Contact:
Cam Rahmn-Spencer/Kerrick Henry

Background:
To finalize relief for the port on crane tariffs, and increase collaboration with the Administration on an array of policy and funding issues, Rubin Turnbull & Associates would continue senior-level engagement and advocacy across the Executive Branch to ensure decision-makers clearly understand the Port Authority's role as an indispensable national asset and the need for pragmatic, durable solutions to maintain economic stability, supply chain resilience, and U.S. economic competitiveness.

Staff Evaluation/Justification:
Staff recommends that the Port Commission authorize a twelve-month contract with Rubin Turnbull & Associates for federal consulting and advocacy services to the Port Authority.

F. EXECUTIVE

Subject	2. Appoint Parker Harrison as the Secretary and Eric Casey and Kerrick Henny as the Assistant Secretaries of the Port Commission.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, appoint Parker Harrison as the Secretary and Eric Casey and Kerrick Henny as the Assistant Secretaries of the Port Commission.

Category:

General

Department:

Executive

Staff Contact:

Parker Harrison

Background:

The Chief Legal Officer of the Port Authority generally discharges the duties of the secretary of the Port Commission, as such duties are more particularly set forth in Section 11(b) of the Amended and Restated Bylaws of the Port of Houston Authority.

By Minute No. 2018-0130-09, the Port Commission appointed Erik Eriksson, the Chief Legal Officer of the Port Authority, to act as Secretary to the Port Commission. Mr. Eriksson will be retiring from the Port Authority with effect from February 1, 2026, and will be succeeded by Parker Harrison as Chief Legal Officer of the Port Authority.

By Minute No. 2025-0429-06, the Port Commission appointed Charlie Jenkins, Tim Finley, and Jessica Shaver as Assistant Secretaries of the Port Commission. Legal staff recommends that both Eric Casey and Kerrick Henny, Chief Operating Officer and Chief Government and Public Relations Officer, respectively, as additional Assistant Secretaries to the Port Commission.

Staff Evaluation/Justification:

To address changes in Port Authority senior leadership, legal staff now recommends that the Port Commission appoint the persons listed above as the Secretary and Assistant Secretaries, respectively, of the Port Commission.

G. CHANNEL INFRASTRUCTURE

Subject	1. Issue a pipeline license for a new 4-inch natural gas pipeline to CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations along Freight Station Road at Bayport Container Terminal.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize a pipeline license for a new 4-inch natural gas pipeline to CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations along Freight Station Road at Bayport Container Terminal, 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:

CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations, Port Authority File No. 2025-0461, has applied for a new 4-inch natural gas pipeline along Freight Station Road at Bayport Container Terminal, in the William P Harris Survey, A-30, and Ritson Morris Survey, A-52.

This pipeline would service Port Authority's tenant Portwall Partners, Ltd., and their subtenant Packwell, Inc.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property, Real Estate, and Operations departments. The license is subject to the Port Authority's usual terms and conditions for a 30-year license. Fees are requested to be waived as the pipeline services a tenant of the Port Authority (initial fee of \$17,269 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

Subject	2. Approve the renewal of expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Equistar Chemicals, LP, ExxonMobil Pipeline Company LLC, and Magellan Pipelines Holdings, LP; approve the renewal of an expiring Port Authority pipeline license for a ten-year term for the following entity: Targa NGL Pipeline Company LLC; and approve the renewal of an expiring Port Authority license for a three-year term for the following entity: Sekisui Specialty Chemicals America, LLC.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize the Port Authority to renew expiring Port Authority pipeline licenses for thirty-year terms for the following entities: Equistar Chemicals, LP, ExxonMobil Pipeline Company LLC, and Magellan Pipelines Holdings, LP; approve the renewal of an expiring Port Authority pipeline license for a ten-year term for the following entity: Targa NGL Pipeline Company LLC; approve the renewal of an expiring Port Authority license for a three-year term for the following entity: Sekisui Specialty Chemicals America, 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/Chris Gossett/Mollie Powell

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

30-Year Term

Company	File No.	License Fee*
Equistar Chemicals, LP	1976-0071	\$4,772
Equistar Chemicals, LP	2017-0101	\$133,167
Equistar Chemicals, LP	2017-0104	\$133,167
Equistar Chemicals, LP	2017-0105	\$133,167
ExxonMobil Pipeline Company LLC	1975-0238	\$11,454
ExxonMobil Pipeline Company LLC	1995-0067	\$11,454
ExxonMobil Pipeline Company LLC	1995-0068	\$53,360
ExxonMobil Pipeline Company LLC	2005-0030	\$5,727
Magellan Pipelines Holdings, LP	2006-0360	\$14,012
Total		\$500,280

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

10-Year Term

Company	File No.	License Fee*
Targa NGL Pipeline Company LLC	2012-0364	\$71,279
Total		\$71,279

3-Year Term

Company	File No.	License Fee*
Sekisui Specialty Chemicals America, LLC	2012-0364	\$17,399
Total		\$17,399

Staff Evaluation/Justification:

The applications were reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and the Port Terminal Railroad Association when applicable. The licenses are to be renewed subject to the Port Authority's usual terms and conditions.

Staff recommends approval.

G. CHANNEL INFRASTRUCTURE

Subject	3. Approve the renewal of an expiring Port Authority pipeline license for a thirty-year term, which was previously approved for a ten-year term, for the following entity: Equistar Chemicals, LP.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize the Port Authority to renew an expiring Port Authority pipeline license for a thirty-year term, which was previously approved for a ten-year term, for the following entity: Equistar Chemicals, LP, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Permits/Licenses/Pipeline Easements

Department:
Channel Infrastructure Real Property

Staff Contact:
Garry McMahan/Chris Gossett

Background:
The pipeline licensee listed below has applied to renew these licenses:

30-Year Term

Company	File No.	License Fee*
Equistar Chemicals, LP	2001-0023	\$5,727
Total		\$5,727

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

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and the Port Terminal Railroad Association when applicable. This license was previously approved for a ten-year term; however, the applicant has asked to change it to a thirty-year term. The license is to be renewed subject to the Port Authority's usual terms and conditions.

Staff recommends approval.

G. CHANNEL INFRASTRUCTURE

Subject	4. Approve the renewal and transfer of four pipeline licenses from Westway Terminal Company LLC to BWC Terminals LLC.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve the renewal and transfer of four pipeline licenses from Westway Terminal Company LLC 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 has applied to renew and transfer the following pipeline licenses from Westway Terminal Company LLC.

30-Year Term

Company	File No.	License Fee*
Westway Terminal Company LLC	2006-0385	\$16,589
Westway Terminal Company LLC	2012-0386	\$52,909
Westway Terminal Company LLC	2013-0327	\$138,914
Westway Terminal Company LLC	2015-0280	\$8,310
Total		\$216,722

*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 and transferred subject to the Port Authority's usual terms and conditions.

Staff recommends approval.

G. CHANNEL INFRASTRUCTURE

Subject	5. Issue a pipeline license for a new 10-inch wastewater pipeline to LyondellBasell Acetyls LLC & Equistar Chemicals LP under San Jacinto Bay west of Alexander Island.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize a pipeline license for a new 10-inch wastewater pipeline to LyondellBasell Acetyls LLC & Equistar Chemicals LP under San Jacinto Bay west of Alexander Island, 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:

LyondellBasell Acetyls LLC & Equistar Chemicals LP, Port Authority File No. 2025-0462, have applied for a new 10-inch wastewater pipeline under San Jacinto Bay west of Alexander Island, in the William P Harris Survey, A-29.

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 \$3,703 for the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid. The wastewater line has been approved by the Texas Commission on Environmental Quality.

Staff recommends approval.

G. CHANNEL INFRASTRUCTURE

Subject	6. Issue a new pipeline license for an existing 4-inch propylene pipeline and a 1,356 square foot valve site to Pasadena Refining System Inc. along the Port Terminal Railroad Association Southside Mainline railroad right-of-way.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize a new pipeline license for an existing four-inch propylene pipeline and a 1,356-square-foot valve site to Pasadena Refining System Inc. along the Port Terminal Railroad Association Southside Mainline railroad right-of-way, 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:

Pasadena Refining System Inc., Port Authority File No. 2025-0463, has applied for a new pipeline license for an existing four-inch propylene pipeline and a 1,356-square-foot valve site along the Port Terminal Railroad Association Southside Mainline railroad right-of-way, in the William Vince Survey, A-78.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions for a 30-year license and an initial fee of \$13,057 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

Subject	7. Approve a submerged lands lease for a twenty-five year term with two twelve-year, five-month extensions to Lone Star Fleeting, LLC for approximately 27.9 acres adjacent to Lost Lake, at a total annual base rent of \$1,206,954, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index; (ii) approve the transfer of a submerged lands lease from ACBL Transportation Services LLC to Lone Star Fleeting, LLC for approximately 29.41 acres adjacent to Lost Lake; and (iii) approve an amendment to the transferred lease to provide for a twenty-five-year term with one four-year, eleven-month extension on approximately 27.9 acres.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, (i) approve a submerged lands lease for a twenty-five-year term with two twelve-year, five-month extensions to Lone Star Fleeting, LLC for approximately 27.9 acres adjacent to Lost Lake, at a total annual base rent of \$1,206,954, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index; (ii) approve the transfer of a submerged lands lease from ACBL Transportation Services LLC to Lone Star Fleeting, LLC for approximately 29.41 acres adjacent to Lost Lake; and (iii) approve an amendment to the transferred lease to provide for a twenty-five year term with one four-year, eleven-month extension on approximately 27.9 acres, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

Lone Star Fleeting, LLC (LSF), Port Authority File No. 2024-0157, has requested that the Port Authority lease approximately 27.9 acres adjacent to Lost Lake for a twenty-five-year term with two twelve-year, five-month extensions, and transfer and amend an existing lease from ACBL Transportation Services LLC (ACBL), Port Authority File No. 2008-0106, to LSF for the adjacent 29.41 acres for an additional twenty-five years with one four-year, eleven-month extension at the existing rate per acre of the new, 27.9-acre lease.

This new lease would provide LSF with up to a 12-month feasibility period at \$92 per acre per month and up to a 36-month construction period at \$184 per acre per month, prior to commencement of operations at the identified annual base rent amount.

By Minute No. 2008-0930-22, ACBL entered into a twenty-five-year lease on October 1, 2008. The new lease for 27.9 acres and transfer and amendment of the lease under File No. 2008-0106 would allow expanded barge fleeting operations adjacent to Lost Lake.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the proposed new lease with Lost Lake Fleeting, LLC and transfer and amendment of the ACBL lease (File No. 2008-0106) under the terms described above.

I. FINANCE

Subject	1. Authorize renewal of the one-year option period with McGriff, a Marsh McLennan Agency LLC under the agreement for Property and Casualty insurance services in an amount not to exceed \$139,500.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize exercise of the one-year option period with McGriff, a Marsh McLennan Agency LLC, under the agreement for Property and Casualty insurance services in an amount not to exceed \$139,500, and further authorize the Chief Executive Officer, or his designee, to do any and all things reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective PEOPLE AND ORGANIZATION - CULTURE Elevate the Employee Experience Strategic Objective PEOPLE AND ORGANIZATION - CAPITAL Ensure Fiscal Responsibility

Category:

Awards, Amendments & Change Orders

Department:

Enterprise Risk Management

Staff Contact:

Norma Essary

Background:

By Minute No. 2021-0525-13, the Port Commission awarded a contract to McGriff Insurance Services, Inc. for Property and Casualty insurance services for a period of five years, renewable for two one-year periods at the option of the Port Authority, for \$139,500 per year.

Staff now requests to exercise the first one-year period option in an amount not to exceed \$139,500, with the possibility of another one-year renewal in 2027.

Professional consulting services related to the Port Authority's Property & Casualty insurance are an important component for further development and optimization of the Port Authority's strategy of standardizing insurance, claims costs, and managing a competitive insurance program.

The firm recommended by staff has also served as the Port Authority's broker of record in the purchasing process for Property & Casualty insurance, which has included developing solicitations, marketing, evaluating, ranking, and recommending providers and programs globally. Other services provided have included continued overall assessment of the Port Authority's Property and Casualty insurance program, along with design, implementation, and maintenance of the insurance program.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the exercise of a one-year option to extend the agreement with McGriff, a Marsh McLennan Agency LLC, for the Property and Casualty insurance consulting services as described above.

I. FINANCE

Subject	2. Approve the audited financial statements for the Port Authority Restated Retirement Plan for the fiscal year ended July 31, 2025.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve the audited financial statements for the Port Authority Restated Retirement Plan for the fiscal year ended July 31, 2025, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.

Category:

General

Department:

Accounting/Treasury

Staff Contact:

Curtis Duncan/Roland Gonzalez

Background:

Section 802.103, Texas Government Code, states:

“(a) ... the governing body of a public retirement system shall publish an annual financial report showing the financial condition of the system as of the last day of the fiscal year covered in the report. The report must include the financial statements and schedules examined in the most recent audit performed as required by Section 802.102 and must include a statement of opinion by the certified public accountant as to whether or not the financial statements and schedules are presented fairly and in accordance with generally accepted accounting principles.

(b) The governing body of a public retirement system shall, before the 211th day after the last day of the fiscal year under which the system operates, file with the State Pension Review Board a copy of each annual financial report it makes as required by law.”

The Port Authority engaged FORVIS MARZARS, its external auditing firm, to conduct an audit of the Port of Houston Authority Restated Retirement Plan (Pension Plan) for the fiscal year ended July 31, 2025, in accordance with statutory requirements.

The audited financial statements for the Pension Plan for the fiscal year ended July 31, 2025, included a statement of opinion by FORVIS MAZARS, reading as follows:

“In our opinion, the financial statements referred to above present fairly, in all material respects, information regarding the Port of Houston Authority Restated Retirement Plan fiduciary net position as of July 31, 2025, and 2024, and changes therein for the years then ended in conformity with accounting principles generally accepted in the United States of America.”

Staff Evaluation/Justification:

Therefore, staff recommends that the Port Commission approve the audited financial statements for the Pension Plan for the fiscal year ended July 31, 2025, whereupon the Port Authority would file such financial statements with the Texas Pension Review Board.

J. INFRASTRUCTURE

Subject	1. Approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$135,469 for the Transportation Worker Identification Credential (TWIC) resolution building lift station replacement at Barbours Cut Terminal, to the top-ranked proposer McDonald Municipal & Industrial – A Division of C. F. McDonald Electric, Inc.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$135,469 for the Transportation Worker Identification Credential (TWIC) Resolution Building Lift Station Replacement at Barbours Cut Terminal, to the top-ranked proposer McDonald Municipal & Industrial – A Division of C.F. McDonald Electric, Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This project would consist of the removal and replacement of the existing sanitary lift station system and installation of a new package lift station to restore sanitary services at the Transportation Worker Identification Credential (TWIC) Trouble Resolution building at Barbours Cut 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 January 27, 2026, 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 McDonald Municipal & Industrial – A Division of C.F. McDonald Electric, Inc., the proposer providing best value for the TWIC Resolution Building Lift Station Remediation at Barbours Cut Terminal, and act as otherwise described above.

J. INFRASTRUCTURE

Subject	2. Approve staff's selection of six vendors and award professional services contracts, each in an amount not to exceed \$200,000, for on-call project advisory services for Infrastructure division projects to the following proposers: Atkins Realis USA Inc., STV Incorporated, Infrastructure Consulting & Engineering LLC, Moffatt & Nichol, WSP USA Inc., and W.F. Baird & Associates.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve staff's ranking of vendors and award six two-year professional services contracts, each in an amount not to exceed \$200,000 for on-call project advisory services for Infrastructure division projects to the following proposers: Atkins Realis USA Inc., STV Incorporated, Infrastructure Consulting & Engineering LLC, Moffatt & Nichol, WSP USA Inc., and W.F. Baird & Associates, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

The Port Authority is seeking advisory services from qualified subject matter experts in the development of marine infrastructure, including planning, design, construction, and procurement, on an as-needed basis to support the Port Authority's major capital projects.

Consultants from the approved pool would be engaged individually or as part of a team to provide independent advice on topics spanning a typical project development process, technical engineering reviews, value engineering, constructability reviews, including but not limited to project business cases, concept scoping, technical engineering reviews, value engineering, constructability, project risk registry, and procurement strategies.

The Port Authority notified vendors regarding its request for qualifications (RFQ) using the Port Authority's BuySpeed Eprocurement System and the project was advertised on the Port Authority's website and in a local newspaper. Thirty-three vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On December 3, 2025, twenty-three RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ.

Following staff Executive Committee review, staff recommends that the Port Commission award six professional services contracts to the most highly qualified firms as described above, each in the amount of \$200,000, and act as otherwise described above.

J. INFRASTRUCTURE

Subject	3. Amend a professional services contract with Jacobs Engineering Group, Inc. to perform construction phase services associated with the construction of Wharf 7 at Bayport Container Terminal in an amount not to exceed \$189,051.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve an amendment to the professional services contract with Jacobs Engineering Group, Inc., to perform construction phase services associated with the construction of Wharf 7 at Bayport Container Terminal in an amount not to exceed \$189,051, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2020-1208-22, the Port Commission awarded a professional services contract to Jacobs Engineering Group, Inc. for the design of Wharf 7 at Bayport Container Terminal.

This proposed amendment would consist of the following services:

- Provide project closeout services;
- Prepare as-built record drawings; and
- Develop baseline drawings and a geographic information system (GIS) database consistent with the Port Authority's Facility Inspection and Condition Assessment Program (FICAP) manual to support long-term asset management and maintenance.

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

Subject	4. Enter into an agreement for Phase 2 of the construction manager-at-risk (CMAR) contract with Satterfield & Pontikes Construction, Inc. to perform construction of the Central Maintenance Building at Turning Basin Terminal, in an amount not to exceed \$18,225,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve the Phase 2 agreement for the construction manager-at-risk (CMAR) contract with Satterfield & Pontikes Construction, Inc., to perform construction of the Central Maintenance Building at Turning Basin Terminal, in an amount not to exceed \$18,225,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

On July 1, 2025, the Port Authority entered a construction manager-at-risk (CMAR) contract with Satterfield & Pontikes Construction, Inc. for \$75,000 for the pre-construction phase of the Central Maintenance Building at Turning Basin Terminal. The pre-construction phase services included estimation, value engineering, design and constructability reviews, and building information modeling (BIM) coordination services, which were performed to arrive at the guaranteed maximum price.

This award would consist of the construction services for the associated site work and new maintenance facility, which is approximately 43,287 square feet.

This award brings the total expenditure under this contract to \$18,300,000.

Staff Evaluation/Justification:

Staff has reviewed Satterfield & Pontikes Construction, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed award.

J. INFRASTRUCTURE

Subject	5. Enter into an agreement for Phase 2 of the construction manager-at-risk (CMAR) contract with Satterfield & Pontikes Construction, Inc. to perform construction of the Maintenance Building Annex at Bayport Container Terminal, in an amount not to exceed \$17,961,081.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve the Phase 2 agreement for the construction manager-at-risk (CMAR) contract with Satterfield & Pontikes Construction, Inc., to perform construction of the Maintenance Building Annex at Bayport Container Terminal, in an amount not to exceed \$17,961,081, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

On January 13, 2025, a construction manager-at-risk (CMAR) contract was entered into with Satterfield & Pontikes Construction, Inc. for \$75,000 for the pre-construction phase of the Maintenance Building Annex at Bayport Container Terminal, which included estimation, value engineering, design and constructability reviews, and building information modeling (BIM) coordination services, which were performed to arrive at the guaranteed maximum price.

This award would consist of the construction services for the associated site work and new maintenance facility, which is approximately 44,734 square feet.

This award would bring the total expenditure under this contract to \$18,036,081.

Staff Evaluation/Justification:

Staff has reviewed Satterfield & Pontikes Construction, Inc.'s proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed award.

J. INFRASTRUCTURE

Subject	6. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 at Turning Basin Terminal in an amount not to exceed \$2,000,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 at Turning Basin Terminal in an amount not to exceed \$2,000,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

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

This proposed change order includes the following:

- Additional labor and equipment required to install the front waler along Wharf 21;
- The installation, welding, and third-party inspection of an added pin connection assembly to the fender piles; and
- Additional demolition of the existing bulkhead in conflict with the new bulkhead system.

This is the eleventh change order to this contract, for a total change order value to date of \$8,189,804.92, which is 88.2% of the total contract value.

Staff Evaluation/Justification:

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

J. INFRASTRUCTURE

Subject	7. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yards 6 and 7 at Barbours Cut Terminal in an amount not to exceed \$143,919.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yards 6 and 7 at Barbours Cut Terminal in an amount not to exceed \$143,919, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

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

This proposed change order includes the following:

- Installation of electrical components and connections to accommodate Port Authority-provided electrical equipment;
- Removal of an unforeseen gas utility line; and
- Re-routing of new waterlines to avoid existing electrical and sanitary utilities.

This is the seventh change order to this contract, for a total change order value to date of \$999,181, which represents an increase of 0.65% of the original contract value.

Staff Evaluation/Justification:

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

J. INFRASTRUCTURE

Subject	8. Approve a change order with Russell Marine, LLC to perform additional work associated with the repair and rehabilitation of Wharves 13 and 14 at Turning Basin Terminal in an amount not to exceed \$222,303.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve a change order with Russell Marine, LLC to perform additional work associated with the repair and rehabilitation of Wharves 13 and 14 at Turning Basin Terminal in an amount not to exceed \$222,303, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2025-0722-25, the Port Commission awarded a contract to Russell Marine, LLC for \$1,730,195.

This proposed change order addresses additional quantities necessary for structural concrete repairs due to age and conditions at Wharf 14.

This is the first change order to this contract, for a total change order value to date of \$222,303, which is 12.8% of the total contract value.

Staff Evaluation/Justification:

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

K. MAINTENANCE

Subject	1. Issue a purchase order to Caldwell Country Chevrolet II for the purchase of sixty-one vehicles, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$2,840,000; and issue a purchase order to Rockdale Country Ford for the purchase of five vehicles, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$435,000, for a total amount not to exceed \$3,275,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, issue a purchase order to Caldwell Country Chevrolet II for the purchase of sixty-one vehicles, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$2,840,000; and issue a purchase order to Rockdale Country Ford for the purchase of five vehicles, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$435,000, for a total amount not to exceed \$3,275,000, 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.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Michael Gignac

Background:

The Facilities and Equipment department, with recommendations from Barbours Cut Terminal, Bayport Container Terminal, Environmental, Information Technology, Office Business Services, Operations, Port Police, Project and Construction Management, Risk Management, Safety, Security, and Turning Basin Maintenance, prepared specifications for new and replacement vehicles to promote a safe work environment and cost-effective operations.

Staff believes that a total of sixty-one Chevrolet units and five Fords would be needed for 2026, including ten for Barbours Cut Terminal (departments 127 and 128), twenty-two for Bayport Container Terminal (departments 129 and 131), three for Environmental, six for Information Technology, five for Office Business Services, one for Operations, five for Port Police, three for Project and Construction Management, two for Risk Management, one for Safety, two for Security, and six for Turning Basin Maintenance.

The Local Government Purchasing Cooperative (LGPC) is a Texas nonprofit association that performs cooperative government procurement services. BuyBoard is LGPC's electronic cooperative procurement system administered by the Texas Association of School Boards. The Port Commission authorized the Port Authority to become a member in 2006.

Staff Evaluation/Justification:

The Strategic Sourcing department has determined that procuring vehicles through the BuyBoard Cooperative Purchasing Program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

Staff compared vehicle prices obtained from local and non-local dealerships, taking into consideration the statutory competitive procurement requirements, and determined that purchasing these vehicles using the LGPC of BuyBoard satisfies statutory requirements and provides the best value to the Port Authority. BuyBoard's website lists several pre-approved dealerships. Staff reviewed the vehicle specifications from these providers and determined that Caldwell Country Chevrolet II and Rockdale Country Ford were the vendors with the best price for vehicles under the pricing schedule, pursuant to that vendor's contract with the LGPC's BuyBoard, and meet the Port Authority's requirements.

Staff recommends that the Port Commission issue purchase orders to Caldwell Country Chevrolet II and Rockdale Country Ford for the purchase of approximately sixty-six vehicles and act otherwise provided above.

L. OPERATIONS

Subject	1. Award a one-year contract to Kalmar USA Inc., the sole source provider, for maintenance services for the Marine Terminal Position Detection Software System for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$279,563.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, award a one-year contract to Kalmar USA Inc., the sole source provider, for maintenance services for the Marine Terminal Position Detection Software System for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$279,563, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Operations

Staff Contact:

Joey Purdue

Background:

By Minute No. 2019-0924-45, the Port Commission awarded a contract to Kalmar USA Inc. to implement and maintain a marine terminal position detection software system for use at Port Authority container terminals. The Position Detection Software System improves yard crane and overall terminal efficiency with improved inventory integrity by completing real-time container position updates. Ongoing maintenance and support of the Kalmar position detection system can only be provided by Kalmar USA Inc., and therefore, the procurement method is sole source.

The contract describes the year-to-year maintenance services that are required to be performed and sets forth the maintenance fee for each one-year maintenance term. The fee is based on the total number of cranes using the position detection system.

Staff Evaluation/Justification:

Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Kalmar USA Inc. is the sole authorized source of the position detection software system in the United States.

Staff recommends the Port Commission approve the one-year contract with Kalmar USA Inc.

L. OPERATIONS

Subject	2. Extend the Facility Use Agreement with Buffalo Marine Service, Inc. for layberth of barges at certain Turning Basin Terminal wharves at a monthly dockage rate of \$13,312.64 for an additional term of two years.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize entering into a Facility Use Agreement with Buffalo Marine Service, Inc. for the layberth of barges at certain Turning Basin Terminal wharves at a monthly dockage rate of \$13,312.64 plus the Tariff No. 8 security fee, for a term of two years, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Operations

Staff Contact:

Randy Stiefel

Background:

Buffalo Marine Service, Inc. operates a fleet of inland towing vessels and tank barges providing bunkering services along the Gulf Coast from Corpus Christi, Texas, to Mobile, Alabama. In 2011, the Port Authority entered its first Facility Use Agreement with Buffalo Marine Service Inc. to address a shortage of barge fleeting space in the Turning Basin area of the Houston Ship Channel and reduce potential navigational safety issues for the Houston Pilots when turning vessels in the Turning Basin. At the January 25, 2022, Port Commission meeting, the Port Commission approved a Facility Use Agreement with Buffalo Marine Services, Inc. for a term of two years with one two-year option. Buffalo Marine previously exercised the two-year option.

Staff Evaluation/Justification:

Staff recommends the Port Commission extend the existing Facility Use Agreement with Buffalo Marine Services, Inc. for the layberth of no more than four 297-foot x 54-foot barges at certain Port Authority Turning Basin wharves for a monthly dockage fee of \$13,312.64 plus the Tariff No. 8 dockage security fee. The Facility Use Agreement would require that the barges always be attended by crewed tugboats, to facilitate movement of the barges as may be needed for operational efficiency.

L. OPERATIONS

Subject	3. Enter into a Marine Terminal Services Agreement with Yang Ming Line.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize the Port Authority to enter into a Marine Terminal Services Agreement with Yang Ming Line, 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:

Mike Shaffner

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 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.

Yang Ming Line (YML) has been a long-standing customer of the Port Authority, but only recently reached the minimum requirements to be eligible for an MTSA.

By Minute No. 2025-0219-32, the Port Authority entered into a one-year agreement with Yang Ming Line. The new proposed MTSA continues to provide the benefits and obligations of the MTSA for both parties.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve an MTSA with Yang Ming Line.

L. OPERATIONS

Subject	4. Enter into a Marine Terminal Services Agreement with Maersk Line A/S.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, authorize the Port Authority to enter into a Marine Terminal Services Agreement with Maersk Line A/S by its agent Maersk Agency USA, 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:

General

Department:

Operations

Staff Contact:

Ryan Mariacher

Background:

The Port Authority anticipates continued development of the Bayport Container Terminal and improvements to 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 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 ten-year MTSA with Maersk Line A/S, which was filed with the Federal Maritime Commission on June 11, 2015.

By Minute No. 2025-0520-31, the Port Commission approved a four-month extension of the existing Marine Terminal Services Agreement between the Port Authority and Maersk Line A/S.

By Minute No. 2025-0923-62, the Port Commission approved an additional four-month extension. The existing agreement is scheduled to expire on February 10, 2026.

The parties have reached terms with respect to a new MTSA.

Staff Evaluation/Justification:

Staff recommend that the Port Commission approve a new MTSA with Maersk.

O. STRATEGY

Subject	1. Award a two-year professional services contract to Build Momentum to perform strategic consulting services related to grants and other funding opportunities in an amount not to exceed \$250,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, award a two-year professional services contract to Build Momentum to provide strategic consulting services related to grants and other funding opportunities in an amount not to exceed \$250,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Corporate Strategy

Staff Contact:

Angelina Carranza/Candice Armenoff

Background:

The Port Authority Grants team manages the full grant lifecycle, from application through closeout, for a diverse portfolio of awards while actively pursuing new funding opportunities. The Port Authority contracted with Build Momentum in 2024 and 2025 to consult on grant applications and assist in developing and pursuing new funding opportunities aligned with organizational operations and strategic priorities. Since then, the Grants department's work has continued to increase. The department currently manages \$109 million in active grant awards and \$60 million in fully expended awards that require post-award reporting and compliance. The team also anticipates executing approximately \$32 million in new grant contracts in 2026, and a \$55 million grant application is currently under review.

Continued engagement with Build Momentum would ensure consistent, uninterrupted services that are critical to the Grants team's ability to competitively pursue new funding and to effectively manage, comply with, and maximize the impact of existing grant awards.

Staff Evaluation/Justification:

The Strategy department has determined that the services of Build Momentum have benefited the Port Authority and continue to be necessary to support staff with grant management consulting. Staff recommends the Port Commission approve a new contract in an amount not to exceed \$250,000.

P. TECHNOLOGY

Subject	1. Approve staff's ranking of vendors and award a three-year Services Agreement to Strada U.S. Professional Services, LLC for Workday application managed services in an amount not to exceed \$661,350.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve staff's ranking of vendors and award a three-year Services Agreement to Strada U.S. Professional Services, LLC for Workday application managed services in an amount not to exceed \$661,350, 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:

Christopher Brown

Background:

The Port Authority has implemented Workday, a cloud-based Enterprise Resource Planning (ERP) software, replacing JDEdwards. While the Workday platform is maintained by the software vendor, it requires the Port Authority to actively manage mandatory semi-annual software updates. Each update cycle requires review of new features, impact assessment on the Port Authority's business processes, system configuration, testing, and user support. These recurring activities place significant and unpredictable demands on the Port Authority's internal resources.

Additionally, the Port Authority's business divisions periodically initiate changes to business processes supported by Workday, which require system analysis, configuration, testing, and deployment. A Workday Managed Services provider is needed to supplement internal staff capacity and provide specialized expertise to support both the semi-annual update cycles and ongoing business-driven enhancements.

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-six vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On December 10, 2025, six 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 Strada U.S. Professional Services, LLC, and act as otherwise described above.

P. TECHNOLOGY

Subject	2. Award a contract to One Diversified, LLC for the design and installation of a video wall for the Port Command Center and Emergency Operations Center, using the United States General Services Administration cooperative purchasing program, in an amount not to exceed \$350,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action, Information
Recommended Action	The Port Commission, at its January 27, 2026 meeting, award a contract to One Diversified, LLC for the design and installation of a video wall for the Port Command Center and Emergency Operations Center, using the United States General Services Administration cooperative purchasing program, in an amount not to exceed \$350,000, 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 reasonable opinion or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

The Port Authority is constructing a new Port Command Center (PCC) and Emergency Operations Center (EOC) to enhance operational visibility and coordination. To achieve the operational security goals of the new facility, the EOC would use a centralized, high-performance video wall system. This technology is essential for maintaining situational awareness and facilitating communication during both daily port operations and emergency response events.

This project is supported by federal funding through the 2023 Federal Emergency Management Agency (FEMA) Port Security Grant Program. As the recipient of federal funds, the Port Authority must ensure that the procurement of the video wall system complies with all applicable federal procurement standards, state regulations, and Port Authority policy.

Staff Evaluation/Justification:

The Director of the Strategic Sourcing department has determined that procuring the video wall design and installation through the United States General Services Administration (GSA) cooperative purchasing program satisfies the procurement standards required under the grant award.

As a political subdivision of the State of Texas, the Port Authority is authorized to use GSA for the procurement of information technology and security services. To comply with federal grant requirements for using these schedules, the Port Authority followed the ordering procedures outlined in the Federal Acquisition Regulation, including reviewing the GSA schedule to identify qualified vendors, soliciting price quotes from multiple vendors to ensure price reasonableness, and evaluating responses based on cost, technical capability, and alignment with existing infrastructure.

The Information Technology Department has determined that the most favorable pricing, contract terms, and technical expertise for this project are available through One Diversified, LLC under this cooperative contract.

Engaging One Diversified, LLC offers the best value to the Port Authority by achieving standardization, favorable pricing, and technical expertise. One Diversified, LLC is the incumbent provider for the Port Authority's existing audio/visual technology platform and would ensure interoperability with current systems and standardization across all facilities, significantly reducing long-term maintenance and training costs. One Diversified, LLC's pricing is based on federally negotiated GSA rates, which staff have verified as fair and reasonable compared to the market. Finally, One Diversified, LLC demonstrated the technical expertise required to integrate the new video wall into the Port Authority security network.

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

P. TECHNOLOGY

Subject	3. Issue a purchase order to CDW Government, LLC for purchase of miscellaneous computer parts and accessories, using OMNIA Partners, a cooperative purchasing organization, in an amount not to exceed \$150,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, issue a purchase order to CDW Government, LLC for purchase of miscellaneous computer parts and accessories, using OMNIA Partners, a cooperative purchasing organization, in an amount not to exceed \$150,000, 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:

The Port Authority routinely purchases small, low-cost technology items such as cables (power, video, and universal serial bus), chargers (phone, tablet, and laptop), keyboards, mice, etc., for replacement of these items when damaged or no longer functional. Because the number and type of items purchased vary depending upon the circumstances, the Port Authority does not maintain an inventory of these parts and accessories and instead purchases them as needed. Liquid Crystal Display (LCD) monitors are also procured using this method, because LCD monitors are not included in the purchase of a new computer, and existing monitors can be reused with a new or replacement computer.

Staff Evaluation/Justification:

The Director of Strategic Sourcing department has determined that procuring miscellaneous computer parts and accessories through OMNIA Partners 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 items needed is provided by CDW Government, LLC under the pricing schedule obtained from that vendor's contract with OMNIA Partners and is therefore recommending this purchase.

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

P. TECHNOLOGY

Subject	4. Amend the professional services agreement with GHD, Inc. to provide owner's representative services for the Next Generation Enterprise Resource Planning (NXGEN ERP) project in an amount not to exceed \$365,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, approve an amendment and extension to the professional services contract with GHD, Inc. to provide owner's representative services for the Next Generation Enterprise Resource Planning (NXGEN ERP) project in an amount not to exceed \$365,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Christopher Brown/Charles Thompson

Background:

By Minute Nos. 2022-0524-24, 2023-0627-10, and 2024-1022-52, the Port Commission approved an engagement with GHD, Inc. in an amount not to exceed \$2,102,803 to support the Asset Management Strategic Improvements Initiative (AMSII) project (Phase II) and the Next Generation Enterprise Resource Planning (NXGEN ERP) project. At that time, staff advised the Port Commission that future amendments to the contract were anticipated, subject to the satisfactory performance of GHD, to extend the contract term and to add scope associated with implementing each year of the five-year Phase II actions identified in the initial scope of services.

By Minute No. 2024-1022-52, the Port Commission approved a professional services contract with GHD in an amount not to exceed \$800,000 to support the NXGEN ERP software implementation, specifically for Capital Projects and Asset Management solutions. This amendment would address continued NXGEN-related activities, including integrating the NXGEN ERP project in advance of the implementation of the Port Authority's new enterprise resource planning system.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve amending the professional service contract with GHD, Inc.

P. TECHNOLOGY

Subject	5. Amend the services agreement with Trescope, Inc., to include additional work associated with the implementation, consulting, and professional services in support of the Next Generation Enterprise Resource Planning (NXGEN ERP) project in an amount not to exceed \$699,992.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, amend the services agreement with Trescope, Inc., to include additional work associated with the implementation, consulting, and professional services in support of the Next Generation Enterprise Resource Planning (NXGEN ERP) project in an amount not to exceed \$699,992, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

By Minute No. 2023-1212-46, the Port Commission authorized a contract in an amount not to exceed \$4,070,000 to Trescope, Inc. for implementation, consulting, and professional services of Tririga and Maximo as part of the Next Generation Enterprise Resource Planning (NXGEN ERP) project.

This proposed amendment extends the contract term by five months and addresses the following:

- Addition of configured business processes addressing the needs of the Channel Development and Foreign Trade departments;
- Compensation for project schedule adjustments;
- Addition of configured business processes addressing the needs of the Operations division; and
- Integration of the Port Authority's fuel monitoring system into the NXGEN asset management software.

This is the third amendment to this contract. Previous amendments totaled \$136,030, so the total change order value to date is \$811,000, which is 19.9% of the original contract value.

Staff Evaluation/Justification:

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

S. MAINTENANCE

Subject	1. Authorize the payment of tariffs and associated fees in an amount not to exceed \$50,000,000, applicable to the Port Authority's purchase of eight ship-to-shore cranes, the engagement of Integrity Customs Brokerage to act as the Port Authority's licensed customs broker with respect to the importation of the cranes, and the procurement of Importer Bonds from Capitol Indemnity Corporation and payment of associated premiums in an amount not to exceed \$100,000.
Meeting	Jan 27, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its January 27, 2026 meeting, (i) authorize the payment of tariffs and associated fees in an amount not to exceed \$50,000,000, imposed on the Port Authority's purchase of eight ship-to-shore cranes, (ii) approve the engagement of Integrity Customs Brokerage to act as the Port Authority's licensed customs broker with respect to the purchase and payment of charges associated therewith, and (iii) approve the procurement of one or more Importer Bonds from Capitol Indemnity Corporation as required by U.S. Customs and Border Protection under 19 CFR Part 113 and pay associated premiums in an amount not to exceed \$100,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

General

Department:

Maintenance

Staff Contact:

Paulo Soares

Background:

By Minute No 2024-0722-29, the Port Commission authorized the Port Authority to contract with Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC) to purchase eight ship-to-shore (STS) cranes for a total purchase price not to exceed \$113,664,000. The cranes will be divided equally between Barbours Cut Terminal and Bayport Container Terminal to meet current and future terminal demands. The first four cranes arrived at Barbours Cut Terminal on the morning of Friday, January 23, 2026, and the last four are expected to arrive at Bayport Container Terminal in mid-March.

To complete the importation of the cranes, the Port Authority is responsible for payment to U.S. Customs and Border Protection (CBP) of the applicable tariffs and associated charges within fifteen days of the cranes' discharge to shore.

The cranes are currently subject to (i) a 25% tariff under Section 301 of the Trade Act of 1974, and (ii) two 10% tariffs under the International Economic Emergency Powers Act, 19 U.S.C.A. § 1701 et seq (IEEPA), for a total tariff exposure of 45%. Barring new or increased duties that may be imposed, the Port Authority's tariff exposure amounts to \$20,010,129.50 for each batch of four cranes.

In addition, CBP levies a Merchandise Processing Fee and a Harbor Maintenance Fee based on the value of the imported goods. For the first four cranes, these fees amount to \$161,278.30 and \$58,198.00, respectively.

As importer of record for the cranes, the Port Authority will be required to engage a licensed customs broker and has identified Integrity Customs Brokerage to act on the Port Authority's behalf.

Finally, 19 CFR Part 113 obligates the Port Authority to post an Importer Bond to guarantee payment of applicable duties, taxes, and fees, and otherwise comply with import regulations. Staff have identified Capitol Indemnity Corporation to serve in this capacity in exchange for bond premiums in an amount not to exceed \$100,000 for all eight STS cranes.

Because the Port Authority's tariff exposure on the STS cranes could change at any time, and because of the limited time within which the payments and associated charges must be remitted, staff recommends that the Port Commission authorize the Port Authority to pay tariffs and associated charges on the eight STS cranes in an amount not to exceed \$50,000,000. Should the total tariff exposure exceed that amount, staff will return to the Port Commission for additional authority.

Staff Evaluation/Justification:

Staff further recommends that the Port Commission approve the engagement of Integrity Customs Brokerage and Capitol Indemnity Corporation to act on the Port Authority's behalf as described above and further authorize the payment of bond premiums in an amount not to exceed \$100,000.