

I N D E X

PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY OF THE PORTS OF HARRIS COUNTY, TEXAS January 27, 2026

Minute No.

Event/Action

General

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

Minutes

2026-0127-01 Approve the minutes of the November 11, 2025 Budget Port Commission meeting

Approve the minutes of the December 9, 2025 Port Commission meeting

Staff Reports

2026-0127-02 Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters

Appearances

2026-0127-03(a) Chairman Campo introduced Vincint DiCosimo, Targa Resources, who addressed the Port Commission

2026-0127-03(b) Chairman Campo introduced Anne Olson, President, Buffalo Bayou Partnership, and Ian Rosenberg, Buffalo Bayou Partnership, who addressed the Port Commission

2026-0127-03(c) Chairman Campo introduced Mayor Charles Johnson, Baytown, Texas, who addressed the Port Commission

2026-0127-03(d) Chairman Campo introduced Dana Blume and Tom Tellepsen II, Houston International Seafarers Center, who addressed the Port Commission

206-0127-03(e) Chairman Campo introduced Todd Covini, PMI Services, North America, Inc., who addressed the Port Commission

2026-0127-03(f) Chairman Campo acknowledged Charlie Jenkins, who addressed the Port Commission

<u>Minute No.</u>	<u>Event/Action</u>
2026-0127-03(g)	Chairman Campo introduced Joe Jennings, Schiller Institute, who addressed the Port Commission
2026-0127-03(h)	Chairman Campo introduced Seth Guzman, who addressed the Port Commission
2026-0127-03(i)	Chairman Campo introduced Neri Perez, who addressed the Port Commission
2026-0127-03(j)	Chairman Campo introduced Erandi Trevino, The Raices Collab Project, who addressed the Port Commission
2026-0127-03(k)	Chairman Campo introduced Bridget Lois Jensen, Houston Chapter of the Democratic Socialist of America, who addressed the Port Commission
2026-0127-03(l)	Chairman Campo introduced Gabrielle Lansangan, Anakbayan Houston Filipino Youth, who addressed the Port Commission
2026-0127-03(m)	Chairman Campo introduced Bridgette Murray, Achieving Community Tasks (ACTS) who addressed the Port Commission
2026-0127-03(n)	Chairman Campo introduced Becky Smith, Clean Water Action, who addressed the Port Commission

F. Executive

2026-0127-04	Staff Report – Selected agenda items – Jessica Shaver, Chief Administrative Officer
2026-0127--05	Award a twelve-month professional services contract with Rubin Turnbull & Associates for continued federal consulting and advocacy with the administration
2026-0127-06	Appoint Parker Harrison as the Secretary and Eric Casey and Kerrick Henny as the Assistant Secretaries of the Port Commission

G. Channel Infrastructure

2026-0127-07	Staff Report – Selected agenda items – Lori Brownell, Chief Channel Infrastructure Officer
2026-0127-08	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

<u>Minute No.</u>	<u>Event/Action</u>
2026-0127-09	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
2026-0127-10	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.
2026-0127-11	Approve the renewal and transfer of four pipeline licenses from Westway Terminal Company LLC to BWC Terminals LLC
2026-0127-12	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
2026-0127-13	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
2026-0127-14	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 (no items)

I. Finance

2026-0127-15	Staff Report – Selected agenda items – Tim Finley, Chief Financial Officer
2026-0127-16	Authorize renewal of the one-year option period with McGriff, a Marsh McLennan Agency LLC under the agreement for Property and Casualty insurance services

<u>Minute No.</u>	<u>Event/Action</u>
2026-0127-17	Approve the audited financial statements for the Port Authority Restated Retirement Plan for the fiscal year ended July 31, 2025
	J. Infrastructure
2026-0127-18	Staff Report – Selected agenda items – GeJuan Cole, Managing Director of Port Infrastructure Officer
2026-0127-19	Approve staff’s ranking of vendors and award a construction contract 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.
2026-0127-20	Approve staff’s selection of six vendors and award professional services contracts 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
2026-0127-21	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
2026-0127-22	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
2026-0127-23	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
2026-0127-24	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
2026-0127-25	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
2026-0127-26	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

Minute No.

Event/Action

K. Maintenance

2026-0127-27 Staff Report – Selected agenda items – Paulo Soares, Chief Port Maintenance Officer

2026-0127-28 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

2026-0127-29 Staff Report – Selected agenda item – Ryan Mariacher, Chief Port Operations Officer

2026-0127-30 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

2026-0127-31 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

2026-0127-32 Enter into a Marine Terminal Services Agreement with Yang Ming Line

2026-0127-33 Enter into a Marine Terminal Services Agreement with Maersk Line A/S

M. People (no items)

N. Security and Emergency Operations (no items)

O. Strategy

2026-0127-34 Staff Report – Selected agenda items – Candice Armenoff, Chief Strategy Officer

2026-0127-35 Award a two-year professional services contract to Build Momentum to perform strategic consulting services related to grants and other funding opportunities

Minute No.

Event/Action

P. Technology

- 2026-0127-36 Staff Report – Selected agenda item – Charles Thompson, Chief Information Officer
- 2026-0127-37 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
- 2026-0127-38 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
- 2026-0127-39 Issue a purchase order to CDW Government, LLC for purchase of miscellaneous computer parts and accessories, using OMNIA Partners, a cooperative purchasing organization
- 2026-0127-40 Amend the professional services agreement with GHD, Inc. to provide owner's representative services for the Next Generation Enterprise Resource Planning (NXGEN ERP) project
- 2026-0127-41 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

Q. Recess Open Meeting and Convene Executive Session

R. Reconvene Open Meeting

- 2026-0127-42 Authorize the Port Authority to enter into an interlocal agreement with Harris County on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing.
- 2026-0127-43 Authorize the Port Authority to enter into a Memorandum of Agreement with the Cybersecurity and Infrastructure Security Agency on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing
- 2026-0127-44 Authorize the Port Authority to amend the employment agreement with Charlie Jenkins on the terms discussed in Executive Session, and authorize the Chairman and Chief Legal Officer to do all other things reasonable or necessary to give effect to the foregoing

Minute No.

Event/Action

S. Maintenance

2026-0127-45 Staff Report – Selected agenda item – Parker Harrison, Incoming Chief Legal Officer

2026-0127-46 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

U. Adjourn Meeting

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

**Houston, Texas
January 27, 2026**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on January 27, 2026, at 9:15 a.m., at the Port of Houston Authority Administrative Building, First Floor Boardroom, at 2960 Riverby Road, Houston, Texas 77020, and via Microsoft Teams. The following commissioners, staff, and counsel were present:

Ric Campo, Chairman
Wendy Cloonan, Commissioner
Stephen DonCarlos, Commissioner
Roland Garcia, Commissioner
Thomas Jones, Commissioner
Alan Robb, Commissioner
Charlie Jenkins, Chief Executive Officer
Erik Eriksson, Chief Legal Officer
Parker Harrison, Incoming Chief Legal Officer
Eric Casey, Chief Operating Officer
Jessica Shaver, Chief Administration Officer
Kerrick Henny, Chief External Affairs Officer
Tim Finley, Chief Financial Officer
J. Kent Friedman, outside counsel

Chairman Campo opened the meeting by welcoming the Port Commission, staff, and attendees to the first Port Commission meeting of the year and the first meeting held in the new Port Administration Building. He stated that the Port Authority was now convening near the historic roots of the Houston Ship Channel and within the heart of the communities it serves.

The new facility was designed to foster collaboration among Port Authority staff, industry partners, neighbors, and the broader maritime community. The Port Commission hoped the building would inspire staff and provide the tools necessary to continue advancing the Port Authority's success for the region and the nation.

Chairman Campo expressed special appreciation to the teams involved in the planning, design, and construction of the building. He thanked Midway, the project developer; Page, core and shell architect; Inventure, interior architect; Harvey-Cleary, contractor; Avison Young, consultant; and Debner, furniture provider. He noted that the project was led internally by Erik Eriksson, Chief Legal Officer of the Port Authority.

Chairman Campo stated that Mr. Eriksson had served the Port Authority since 2005, overseeing complex legal matters and serving as a trusted advisor for many years. He observed that, since Mr. Eriksson would retire at the end of the month, it was fitting that Mr. Eriksson's final Port Commission meeting took place in the new building to which he had dedicated so much time and effort.

Chairman Campo reported that the Port Authority had hosted Assistant Secretary of the Army for Civil Works Adam Telle and Major General Jason Kelly, along with Army Corps of Engineers staff, industry partners, and regional collaborators, the prior week. During the four-hour visit, participants discussed current and future needs of the Houston Ship Channel, including ongoing maintenance dredging, future channel projects, and collaboration on additional Army Corps projects throughout the region. The discussions included thoughtful dialogue regarding what was working well and opportunities to improve processes for the benefit of the nation.

Chairman Campo reported that approximately sixty industry and regional leaders participated in the meeting by the end of the day, demonstrating the importance of the Houston Ship Channel and the strong collaboration occurring in the region. Both Major General Kelly and Assistant Secretary Telle remarked on Houston's unique momentum and expressed interest in partnering with us to advance shared goals.

Chairman Campo also announced that Congress had recently passed the 2026 Energy and Water Appropriations Act, which included \$161 million for the Deepening and Widening Project (Project 11) as proposed in the President's budget. The funding provided full completion of the project.

Chairman Campo then highlighted the Port Authority's continued commitment to supporting local communities. The 2026 Community Grants Program would open on February 1 and would accept letters of interest through February 28. Since the program's inception in 2020, the Port Authority had awarded \$2.15 million to local nonprofit organizations focused on economic and workforce development, community revitalization, and health equity. In 2026, \$500,000 had been approved in the budget for Community Grants and staff looked forward to reviewing project proposals.

Chairman Campo noted that the meeting included a full agenda and that several individuals were signed up to provide public comment. He stated that he wished to clarify certain points related to comments received at prior meetings regarding cargo types and the Port Authority's ability to decline certain shipments. The Port Authority was prohibited by law from engaging in unjust, unreasonable, or discriminatory practices in providing services or setting pricing. While the Port Authority can and typically does refuse certain dangerous goods or hazardous materials such as explosives, fireworks, ammonium nitrate, and certain radioactive materials, items such as mechanical equipment, aircraft parts, or vehicles did not fall within that category. He also emphasized that taxpayer funds are not currently used to fund Port Authority operations.

Chairman Campo concluded by stating that the Port Authority hoped the information provided would bring clarity to recent public comments and encouraged individuals with additional questions to contact the Port Authority staff, who were available in person after the meeting.

Chairman Campo concluded his opening remarks by recognizing Commissioner DonCarlos, whose term as Port Commissioner was concluding with this meeting.

Chairman Campo read and then called for a motion to approve a resolution of the Port Commission in honor of Commissioner Stephen H. DonCarlos. Commissioner Jones moved for approval, seconded by Commissioner Garcia. The resolution was approved as written.

Commissioner DonCarlos expressed his gratitude toward the Port Authority, stating emphatically that he had greatly enjoyed his time as a commissioner. He quipped that he had always tried his best to stay out of the way and let staff run things as much as possible – the result spoke for itself. Being a commissioner had been a great learning experience, and he hoped that more people would come to understand the Port Authority’s economic impact not just to the region, but to the state and the nation.

Commissioner Cloonan expressed her gratitude to Commissioner DonCarlos for his service and friendship. He had always been a statesman and made the role of commissioner not about himself, but solely about the Port Authority.

Commissioner Garcia added that Commissioner DonCarlos had been a pleasure to work with due to his professionalism and good judgement.

Chairman Campo welcomed Mayor Jon Keeney of Taylor Lake Village, who congratulated Commissioner DonCarlos and read a proclamation in his honor on behalf of the Harris County Mayors’ and Councils’ Association.

Chairman Campo also welcomed Mayor Charles Johnson of Baytown and Capt. Eric Carrero from the Greater Houston Port Bureau, along with Michel Bechtel, who was appointed by the Harris County Mayors’ and Councils’ Association to succeed Commissioner DonCarlos.

(2026-0127-01) Chairman Campo called for a motion to approve the minutes of the November 11, 2025 and December 9, 2025 Port Commission meetings. Commissioner Cloonan moved for approval, seconded by Commissioner Jones. The minutes were approved as written.

(2026-0127-02) Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters.

Mr. Jenkins addressed the Port Commission and began by highlighting recent operational news. Four new ship-to-shore (STS) cranes were currently at anchor and preparing to transit to the Barbours Cut Container Terminal. The delivery experienced minor weather-related delays but discharge was expected to be completed later in the week.

Mr. Jenkins stated that he would use the remainder of his remarks to highlight selected accomplishments and performance results for the Port Authority's public facilities during 2025. He noted that while the full year-end report was extensive, he would focus on key highlights.

Operational Performance

Mr. Jenkins reported that overall tonnage at Port Authority facilities increased by 3 percent in 2025, reaching more than 54.5 million tons, the highest total in Port Authority history. Container throughput reached 4.3 million twenty-foot equivalent units (TEUs), representing a 4 percent year-over-year increase, another record. Loaded TEUs increased by 4 percent overall, with import and outbound loads growing by 1 percent and 7 percent, respectively.

Mr. Jenkins noted that on January 8, 2025, the combined container terminals achieved a daily record of 16,438 transactions. Steel tonnage declined by 8 percent to 4.2 million tons, while dry bulk tonnage increased by 12 percent.

Maritime Economic Development

Mr. Jenkins outlined key accomplishments supporting safe navigation, maritime commerce, and job creation throughout the port region. The Port Authority secured approximately \$345 million in federal funding for Project 11 construction and support operations and maintenance (O&M) activities to prevent draft restrictions. The Port Authority received federal assumption of maintenance for Segment 1B of Project 11, resulting in an estimated savings of \$300 million annually in maintenance costs over a 50-year period – a great accomplishment.

Mr. Jenkins stated that Port-led dredging for Project 11 was completed in fall 2025 and that the Project 12 feasibility study advanced during the year. Additionally, implementation of a barge fleeting exclusion area went into effect.

Staff oversaw completion of 30 infrastructure projects valued at approximately \$330 million, while initiating an additional 30 projects totaling \$150 million.

Mr. Jenkins noted progress on construction of the hybrid-electric replacement for the M/V SAM HOUSTON tour boat, scheduled for delivery in late 2026. The Port Authority broke ground on the new Port Coordination Center at the Turning Basin and completed construction of the new Port Administration Building.

Mr. Jenkins stated that the Port Authority maintained a fleet of 13 STS and 69 rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and 17 STS and 88 RTG cranes

at Bayport Container Terminal. He reported that STS cranes operated a combined 87,860 hours with 99.31 percent uptime. The crane technician apprenticeship program reached full capacity and additional specialized training was provided to experienced technicians.

Mr. Jenkins highlighted continued leadership in roadway connectivity advocacy and reported submission of a grant application for the 2025 Port Infrastructure Development Program (PIDP) for the Bayport Container Yard 9 project. He stated that the Port Authority received \$7.8 million from the Texas Department of Transportation Seaport Connectivity Program for the Barbours Cut South Access Road Phase 1 project.

Planning for Container Terminal 3 advanced on schedule and within budget for permit submission. Staff conducted international trade missions to more than 15 countries across Asia, Europe, and Latin America. Total port lease revenue increased by 3.5 percent to \$62 million, driven in part by a 19.5 percent increase in Channel Development leases. Seven new sites were added to the FTZ 84 service area and staff handled more than 125 inquiries related to the current tariff environment.

Internal Audit group documented over 100 internal controls to enhance security for investors, customers, and employees.

Mr. Jenkins reported that 45 participants graduated from Opportunity U, supporting local businesses, and that container terminal connectivity and information security were upgraded through the NXGEN Wireless and NXGEN InfoSec initiatives using Port Security Grant funding.

Leadership and Partnerships

Mr. Jenkins stated that, in 2025, the Port Authority renewed its focus on job creation and regional value and realigned its strategic plan around this core mission. The creation of a new Industry Relations department strengthened collaboration with private industry and terminal operators, and enhanced engagement through industry groups such as the “Big 10” user group.

The Port Authority participated in numerous industry organizations, including the Greater Houston Partnership, Transportation Advocacy Group, Blue Sky Maritime Coalition, Greater Houston Port Bureau, Economic Alliance Houston Port Region, Texas Ports Association, and multiple chambers of commerce and economic development organizations.

Mr. Jenkins reported that Port Authority workforce development and community programs reached more than 50,000 individuals. He highlighted foundational work for the Anchored in Action program and the successful hosting of the fourth annual Community

Resource Fair, which served more than 7,000 community members alongside 90 nonprofit partners.

Mr. Jenkins stated that enhancements to the Port Commission Community Advisory Council resulted in an 80 percent member attendance rate for 2026. The Port Authority completed \$2 million in parks and greenspace improvements, including a new pavilion at Holly Bay Park and a Port-themed playground in Channelview. Additionally, \$500,000 was invested in 24 projects through the 2025 Community Grants Program.

There was a 66 percent increase in participation at the Maritime Middle School Field Day, hosting 300 students from 16 schools. The Port Authority's website recorded nearly 2.5 million page views, a 32 percent increase over the prior year, and media outreach secured 106.7 million paid impressions. He highlighted record attendance and programming at the Houston International Maritime Conference, the launch of the Clean Ports Program, and publication of the Goods Movement Emissions Inventory.

People and Organization

Mr. Jenkins reported that the Port Authority ended the year with 852 employees and a low vacancy rate of 4 percent. He stated that 91 employees were onboarded in 2025, despite a hiring pause implemented in October to support the successful Workday system go-live.

Mr. Jenkins described implementation of a new organizational structure, including the creation of a Strategy Division and consolidation of communications, community relations, and government relations into a unified External Relations function. Port Authority employees participated in more than 30 volunteer opportunities, resulting in nearly 500 volunteers and approximately 2,200 volunteer hours. The Port Authority earned Great Place to Work certification for the second consecutive year, with increased employee participation.

Mr. Jenkins highlighted enterprise-wide engagement initiatives, leadership rounding, mentorship programs, and culturally inclusive observances, as well as delivery of financial and business acumen programs through the Port Houston Academy. He reported sustained regulatory compliance with zero Notices of Violation following environmental audits.

Mr. Jenkins provided public safety statistics for the year, including police, security, fire, EMS, and hazmat responses. He reported a Total Incident Rate (TIR) of 1.01 and the lowest Lost Time Incident (LTI) Rate since 2020 at 0.25. Staff submitted more than 1,900 safety observations with approximately 90 percent corrective action closure, and passed all required audits and inspections.

NxGEN Transformation

Mr. Jenkins concluded by recognizing the successful NxGEN transformation and stated that the Port Authority was officially “Workday Ready.” The initiative was a multi-year effort to replace more than a dozen disconnected legacy systems with a unified platform to support a “One Port, One Team” operating model.

Workday and IBM TRIRIGA went live in December and January as part of the broader transformation of the Port Authority’s day-to-day operating systems. He noted that large-scale enterprise system implementations frequently fail and expressed pride in the Port Authority’s successful execution.

Mr. Jenkins recognized the leadership of the IT team and contributions from Finance, Human Resources, Change Management, and numerous subject matter experts. He specifically acknowledged the efforts of the core project team, noting their extended hours and dedication while maintaining regular responsibilities. Mr. Jenkins thanked the Port Authority staff and the Port Commission for their support of the NxGEN initiative.

Commissioner Garcia remarked on what was quite the list of accomplishments, emphasizing that great things didn’t happen without great leadership. He commended Chairman Campo, Mr. Jenkins, and staff on a successful 2025.

(2026-0127-03) Appearances

(a) Chairman Campo recognized Vincent DiCosimo, Targa Resources, who addressed the Port Commission.

Mr. DiCosimo thanked the Port Commission for the opportunity to speak and congratulated the Port Authority and project team on completion of the new Port Administration Building.

Mr. DiCosimo stated that he served as Chair of the Greater Houston Port Bureau, which represents more than 200 companies operating along the Houston Ship Channel. He noted that the organization worked closely with the Port Authority, the U.S. Coast Guard, the U.S. Army Corps of Engineers, pilots, and labor, and considered itself a partner in advancing the success of the port region. He emphasized the importance of collaboration and advocacy on maritime-related issues and expressed strong support for the Port Authority’s continued progress.

Mr. DiCosimo thanked the Port Authority for hosting senior federal leadership at the Port the previous week, including the Assistant Secretary of the Army for Civil Works and Major General Kelly. The visit provided an important opportunity for federal officials to see firsthand how the Houston Ship Channel operated and to better understand the

national significance of the Port Authority's activities. The Houston Ship Channel played a critical role not only for the region and the State of Texas, but also for the nation and the global economy. Industry participation in the visit underscored the importance of continued coordination and partnership with federal agencies as the Port Authority completed Project 11 and advanced planning for future projects.

Mr. DiCosimo concluded by expressing appreciation for the Port Authority's leadership and for the opportunity to engage directly with senior Administration decision-makers.

(b) Chairman Campo recognized Anne Olson, President, Buffalo Bayou Partnership, and Ian Rosenberg, Buffalo Bayou Partnership, who addressed the Port Commission.

Ms. Olson congratulated the Port Authority on the opening of the new Port Administration Building and welcomed the Port Authority to the neighborhood. She noted that the building was located near several ongoing Buffalo Bayou Partnership projects and referenced the long-standing relationship between the organization and the Port Authority.

Ms. Olson then recognized Erik Eriksson, Chief Legal Officer of the Port Authority and Secretary of the Port Commission, for his longstanding service and contributions to the Buffalo Bayou Partnership. She stated that Mr. Eriksson had played a significant role in supporting the organization through governance, real estate transactions, policy development, and strategic guidance. Ms. Olson emphasized Mr. Eriksson's dedication, leadership, and mentorship, noting that he consistently provided support beyond his formal role. She expressed appreciation for his service and stated that the organization looked forward to continuing its relationship with him following his retirement.

Mr. Rosenberg also addressed the Port Commission and joined in recognizing Mr. Eriksson's career and personal impact. He thanked Mr. Eriksson for his decades of leadership, mentorship, and commitment to public service, noting that his influence extended beyond professional accomplishments. Mr. Rosenberg expressed gratitude for Mr. Eriksson's guidance and support and formally presented a proclamation honoring his career and contributions.

(c) Chairman Campo recognized Mayor Charles Johnson, Baytown, Texas, who addressed the Port Commission.

Mayor Johnson stated that he was present to recognize Commissioner DonCarlos upon the conclusion of his term on the Port Commission. Commissioner DonCarlos had made a meaningful impact not only for the City of Baytown, but for the broader region through years of public service and leadership.

Mayor Johnson noted that Commissioner DonCarlos had served on numerous boards and commissions and consistently demonstrated a strong commitment to regional collaboration and community advancement.

Mayor Johnson then presented and read a proclamation from the City of Baytown honoring Commissioner DonCarlos for his service and contributions.

(d) Chairman Campo recognized Dana Blume and Tom Tellepsen II, Houston International Seafarers Center, who addressed the Port Commission.

Ms. Blume addressed the Port Commission on behalf of the Houston International Seafarers Center and its Board of Directors to recognize Erik Eriksson. Ms. Blume described Mr. Eriksson's longstanding service to the Seafarers Center, noting his contributions as legal counsel, advisor on governance and contracts, and trusted leader supporting the organization's mission. She emphasized his professionalism, compassion, and dedication to volunteer service, and stated that his efforts had strengthened the organization's operations and long-term sustainability. Ms. Blume and Mr. Tellepsen presented and read a proclamation expressing appreciation for Mr. Eriksson's service and leadership.

Mr. Tellepsen also addressed the Port Commission and echoed the appreciation expressed for Mr. Eriksson. He noted Mr. Eriksson's role as a trusted advisor to the Seafarers Center over many years and highlighted the importance of volunteer service in building strong professional relationships and lasting friendships within the maritime community.

Mr. Tellepsen expressed personal gratitude for Mr. Eriksson's guidance and support and thanked the Port Commission for the opportunity to recognize his contributions.

(e) Chairman Campo recognized Todd Covini, PMI Services, North America, Inc., who addressed the Port Commission.

Mr. Covini thanked the Port Authority for its assistance with a marine incident simulation exercise conducted in December 2025. The exercise was designed to bring together multiple stakeholders across the marine community to test coordination and response procedures during a simulated incident.

Mr. Covini noted that Port Authority staff participated in the exercise and played an active role within the command structure alongside federal, state, and local partners. The Port Authority's participation provided valuable insight into response coordination, communication, and stakeholder engagement. The exercise enhanced understanding of the Port Authority's role and resources and exceeded his expectations.

Mr. Covini concluded by thanking the Port Authority's leadership and staff for their professionalism, collaboration, and commitment to safety and preparedness.

(f) Chairman Campo recognized Charlie Jenkins, Chief Executive Officer, Port of Houston Authority, who addressed the Port Commission.

Mr. Jenkins remarked that he and Mr. Eriksson had been great friends since 2005. Together, they faced many challenges and achieved several great accomplishments. He quipped that they were akin to an old married couple, often having an hour's conversation in the span of a single minute.

Mr. Jenkins emphasized that everything said about Mr. Eriksson so far was true and accurate, and there was nothing more that he could add.

(g) Chairman Campo recognized Joe Jennings, Schiller Institute, who addressed the Port Commission.

Mr. Jennings offered remarks on international trade, geopolitics, and global economic development. He discussed U.S. foreign policy toward Latin America and emerging international economic alliances, emphasizing the importance of economic cooperation, infrastructure investment, and development-oriented trade relationships.

Mr. Jennings referenced historical examples of hemispheric development initiatives and contrasted those approaches with current global economic and financial conditions. He stated that international trade relationships, including those involving China, were significant to the Port Authority and the broader Houston region and should be viewed through the lens of economic opportunity rather than conflict.

Mr. Jennings concluded by expressing his view that the Port of Houston plays a critical role as a gateway for global commerce and prosperity and encouraged continued attention to international economic trends that could impact trade and port operations.

(h) Chairman Campo recognized Seth Guzman, who addressed the Port Commission.

Mr. Guzman stated that he was a Houston resident and a member of Jewish Voice for Peace. He noted that his remarks coincided with International Holocaust Remembrance Day.

Mr. Guzman expressed concern regarding the Port Authority's contractual relationship with Maersk that he stated was involved in transporting military-related cargo connected to the ongoing conflict in Gaza. He conveyed strong opposition to the

continuation of such shipments and stated that he believed the Port Authority's role in facilitating international commerce carried moral and ethical implications.

Mr. Guzman referenced international labor actions taken by port workers and unions in other countries, who, according to his remarks, had taken steps to oppose the movement of military cargo connected to overseas conflicts. He framed these actions as expressions of solidarity and ethical responsibility under international humanitarian principles.

Mr. Guzman concluded by urging the Port Authority to consider the broader global context of its operations and to align its actions with values of human rights, historical awareness, and international accountability.

(i) Chairman Campo recognized Neri Perez, who addressed the Port Commission.

Ms. Perez stated that she was a Houston-area resident and spoke on behalf of a community advocacy campaign focused on international arms transfers. The group had engaged with local residents and businesses to discuss concerns related to the ongoing war in Gaza and the role of U.S. infrastructure, including ports, in supporting international military supply chains.

Ms. Perez expressed opposition to the Port Authority's involvement in facilitating shipments she characterized as connected to overseas military operations involving Israel. She stated that these issues, while international in nature, had become increasingly concerning to local communities as residents reflected on broader questions of accountability, public resources, and the use of government-supported infrastructure.

Ms. Perez also discussed what she described as parallels between international events and domestic social issues, emphasizing the importance of protecting communities and addressing concerns related to public trust and institutional responsibility. She urged the Port Authority to investigate Maersk shipping activities and to reconsider its role in facilitating military-related cargo.

(j) Chairman Campo recognized Erandi Trevino, The Raices Collab Project, who addressed the Port Commission.

Ms. Trevino expressed appreciation to Mr. Eriksson in recognition of his service. She stated that she was speaking on behalf of community organizations that have long engaged with the Port Authority and the Army Corps of Engineers regarding the placement of dredged materials associated with Project 11.

Ms. Trevino acknowledged the importance of improving Houston Ship Channel operations to support regional economic growth but emphasized that such improvements should not increase safety risks for nearby residential communities. Her organization supported offshore or open-water placement options for dredged materials, rather than placement in land-based areas located adjacent to neighborhoods.

Ms. Trevino referenced recent correspondence and technical reviews provided to the Port Authority and the Army Corps of Engineers, which she stated raised concerns about long-term stability, evolving environmental conditions, and the proximity of placement areas to homes. She urged that updated analyses and design reviews be conducted consistent with current standards and policies.

Ms. Trevino concluded by requesting that the Port Commission consider community concerns, recent engineering evaluations, and support expressed by elected officials when evaluating future decisions related to dredged material placement.

(k) Chairman Campo recognized Bridget Lois Jensen, Houston Chapter of the Democratic Socialists of America, who addressed the Port Commission.

Ms. Jensen shared reflections drawn from historical examples of corporate conduct during periods of international conflict, specifically business activity during World War II in Denmark, and emphasized the long-term moral considerations associated with commercial decisions made during times of war.

Ms. Jensen stated that she believed contemporary global commerce required similar ethical reflection. She expressed concern regarding the presence of Maersk at the Port Authority that she asserted was involved in transporting military-related components connected to current the war in Gaza involving Israel. She emphasized that, in her view, economic benefit should not outweigh humanitarian considerations.

Ms. Jensen urged the Port Commission to consider how present-day actions would be viewed historically and encouraged decision-making grounded in ethical responsibility, accountability, and awareness of global impacts.

(l) Chairman Campo recognized Gabrielle Lansangan, Anakbayan Houston Filipino Youth, who addressed the Port Commission.

Ms. Lansangan expressed opposition to the movement of aircraft components through the Port Authority that she asserted were associated with the war in Gaza involving Israel. She emphasized the scale of civilian harm associated with the ongoing conflict and urged the Port Commission to consider the human consequences tied to global supply chains and military production.

Ms. Lansangan also referenced the broader implications of global militarization, including its effects on other regions such as the Philippines. Increased military activity could disrupt local economies and livelihoods and lead to long-term international instability.

Ms. Lansangan concluded by encouraging the Port Commission to consider principles of national sovereignty, democratic accountability, and the interests of civilian populations when evaluating the Port Authority's role in facilitating international commerce.

(m) Chairman Campo recognized Bridgette Murray, Achieving Community Tasks (ACTS), who addressed the Port Commission.

Ms. Murray introduced herself as a resident of the Pleasantville community, founder of a local nonprofit organization, and a member of the Healthy Port Communities Coalition. She stated that she was following up on a written request submitted to the Port Commission in December regarding community engagement and coordination with the Army Corps of Engineers. She requested that Port Authority leadership and the Army Corps of Engineers meet with the coalition's consultant to discuss technical matters, next steps, and scheduling considerations.

Ms. Murray concluded by stating that the community was awaiting further dialogue and thanked the Port Commission for its time and consideration.

(n) Chairman Campo recognized Becky Smith, Clean Water Action, who addressed the Port Commission.

Ms. Smith addressed comments related to Agenda Item G7, which involved a proposed submerged lands lease in the Channelview area. Residents in the area adjacent to Lost Lake had expressed longstanding concerns related to barge and tug congestion, navigation safety, and flooding. The area experienced frequent high-water events and vessel density raised concerns regarding emergency access, incident response, and overall community safety.

Ms. Smith expressed concern regarding the proposed long-term duration of the lease and requested that community safety, environmental considerations, and emergency response access continue to be evaluated. She also requested that future Port Commission meetings be made available through both audio and video recordings to enhance public accessibility and transparency.

(2026-0127-04) Chairman Campo recognized Jessica Shaver, Chief Administrative Officer, to provide a report of selected Executive agenda items.

Ms. Shaver explained that Item F1 pertained to a federal consulting contract to supplement the Port Authority's established team in Washington D.C. The consultant specialized in access to the current administration and had performed well during a three-month pilot contract already. Item F2 was an administrative matter, appointing a new Secretary of the Port Commission to replace the departing Mr. Eriksson and to also appoint two Assistant Secretaries.

(2026-0127-05) RCA F1 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA F1 PASSED.

(2026-0127-06) RCA F2 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA F2 PASSED.

(2026-0127-07) Chairman Campo recognized Lori Brownell, Chief Channel Infrastructure Officer, to provide a report of selected Channel Infrastructure agenda items.

Ms. Brownell was pleased to be present for the Port Commission's first meeting in the new Port Administration Building. She recognized the significance of the occasion as a new chapter for the Port Authority and acknowledged Commissioner DonCarlos and Chief Legal Officer Erik Eriksson for their long-standing service and contributions.

Ms. Brownell reported that previous draft restrictions at the Bayport Container Terminal were rescinded on December 2, 2025, and that draft restrictions at the Barbour's Cut Container Terminal were rescinded on January 7, 2026. A 3.5-foot shoal remained in the upper turning basin, resulting in a draft restriction at City Dock 3. The Army Corps of Engineers was expected to address the issue through its maintenance dredging contract. This work was anticipated to be completed between January and February 2026.

Ms. Brownell noted that her division had seven agenda items for approval. She stated that most of the items involved routine leases, licenses, and renewals and therefore highlighted Item G7. Item G7 included a request to enter into a new lease agreement with Lone Star Fleeting for approximately 27.9 acres of property located south of Lost Lake. The Item also included approval of the transfer of a submerged lands lease from American Commercial Barge Lines Transportation Services to Lone Star Fleeting for an adjacent 29.41 acres. The combined acreage of approximately 57.31 acres would allow expanded barge fleeting operations north of Old River and along the southwest side of Lost Lake.

(2026-0127-08) RCA G1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo and Commissioners Garcia, Jones, and Robb voted Aye. Commissioner DonCarlos abstained. Commissioner Cloonan recused herself. Nays none. RCA G1 PASSED.

(2026-0127-09) RCA G2 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA G2 PASSED.

(2026-0127-10) RCA G3 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA G3 PASSED.

(2026-0127-11) RCA G4 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA G4 PASSED.

(2026-0127-12) RCA G5 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA G5 PASSED.

(2026-0127-13) RCA G6 was presented moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA G6 PASSED.

(2026-0127-14) RCA was presented moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA G7 PASSED

Chairman Campo noted there were no Commercial agenda items.

(2026-0127-15) Chairman Campo recognized Tim Finley, Chief Financial Officer, to provide a report of selected Finance agenda items.

Mr. Finley provided a brief recap of the Port Authority's 2025 financial performance. The Port Authority remained on track for a record revenue year, trending favorably against the 2025 plan by approximately 2 percent. While November 2025 performance was softer, December 2025 results finished strong. The favorable results were driven primarily by strong year-to-date container throughput.

From an operating cash generation perspective, after funding operating and employee and community initiatives, as well as debt service on the Port Authority's revenue bonds, the Port Authority generated over \$300 million in operating cash flow. The cash generation was reinvested in capacity to support job growth and make operations more efficient.

Mr. Finley stated that despite higher throughput volumes, Port Authority and International Longshoremen's Association teams continued to move cargo safely and

efficiently, resulting in strong gross margins that were trending approximately 9 percent above the 2025 plan as the year closed.

Mr. Finley introduced the first Finance agenda item, item I1, a request for authorization to renew the Port Authority's Property and Casualty insurance services agreement. Staff was seeking approval to renew a one-year agreement for property and casualty insurance brokerage and advisory services. Item I2 was for the approval of the audited financial statements for the Port Authority Restated Retirement Plan for the fiscal year ended July 31, 2025. The independent auditors issued an unmodified opinion for said statements.

Chairman Campo emphasized the importance of cash flow. When the Port Authority built the Bayport Container Terminal, and did Project 10, it used taxpayer-funded funds. Because of the investments made in the past and the current cash flow, the Port Authority was able to finance Project 11 using revenue bonds, not taxpayer dollars.

(2026-0127-16) RCA I1 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA I1 PASSED.

(2026-0127-17) RCA I2 was presented, moved by Commissioner Robb, seconded by Commissioner DonCarlos. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA I2 PASSED.

(2026-0127-18) Chairman Campo recognized GeJuan Cole, Managing Director of Port Infrastructure, to provide a report of selected Infrastructure agenda items.

Mr. Cole reported that the Infrastructure Division had eight agenda items, Items K1 through K8, totaling just over \$40 million. Mr. Cole took a moment to recognize Ms. Hogan for the project management support leadership provided in delivering the new Port Administration Building in its current state.

Mr. Cole provided an overview of the 2026 Infrastructure plan, which included approximately 45 projects with an estimated value of \$365 million. He stated that eight major projects accounted for approximately 90 percent of the total planned investment. These projects included construction of Wharf 1 at Bayport, rehabilitation of Wharves 5 and 6 at Barbours Cut, construction of two maintenance facilities, Phase 1 of a new access road at Bayport, and improvements to Bayport South. These projects supported continued growth, customer service, and asset integrity for the Port Authority.

Mr. Cole highlighted Items J2, J4, and J5. He explained that Item J2 established contracts with six firms to provide peer review services. This approach was based on successful practices implemented during Project 11, where outside experts were engaged

to provide independent review, value engineering, and stress testing. The peer review firms would provide additional independent perspectives to optimize project designs for constructability, efficiency, and overall cost, particularly for complex projects such as Wharf 8 and other civil and structural initiatives.

Mr. Cole explained that Items J4 and J5 authorized two contracts for construction of new maintenance facilities at the Bayport Container Terminal and the Turning Basin Terminal. The Bayport Maintenance Annex would consolidate multiple facilities within the Bayport footprint to improve operational efficiency, while the Turning Basin facility would replace existing assets that had exceeded their useful life.

Commissioner DonCarlos questioned the need for another change order for Item J6. Mr. Cole explained that the change order was for an expansion in the scope of services to the contract due to a need for repairs in advance of the forthcoming Fleet Week.

(2026-0127-19) RCA J1 was presented. Commissioner Cloonan moved for staff's ranking of vendors to award a construction contract to the top-ranked proposer – McDonald Municipal & Industrial – A Division of C.F. McDonald Electric, Inc., seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA J1 PASSED.

(2026-0127-20) RCA J2 was presented. Commissioner Cloonan moved for staff's selection of six vendors – Atkins Realis USA Inc., STV Incorporated, Infrastructure Consulting & Engineering LLC, Moffatt & Nichol, WSP USA Inc., and W.F. Baird & Associates, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA J2 PASSED.

(2026-0127-21) RCA J3 was presented, moved by Commissioner Cloonan, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA J3 PASSED.

(2026-0127-22) RCA J4 was presented, moved by Commissioner Cloonan, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA J4 PASSED.

(2026-0127-23) RCA J5 was presented, moved by Commissioner Cloonan, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA J5 PASSED.

(2026-0127-24) RCA J6 was presented, moved by Commissioner Cloonan, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA J6 PASSED.

(2026-0127-25) RCA J7 was presented, moved by Commissioner Cloonan, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA J7 PASSED.

(2026-0127-26) RCA J8 was presented, moved by Commissioner Cloonan, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA J8 PASSED.

(2026-0127-27) Chairman Campo recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Maintenance agenda items.

Mr. Soares reported four STS cranes were recently delivered to Barbours Cut on January 23, 2026, and that an additional four STS cranes and six RTG cranes were scheduled for delivery to Bayport by the end of the first quarter of 2026.

Mr. Soares stated that upon completion of the scheduled deliveries, the Port Authority's crane inventory would total 17 STS cranes and 69 RTG cranes at Barbours Cut, and 21 STS cranes and 94 RTG cranes at Bayport. He noted that approximately 81 RTG cranes, or about 50 percent of the fleet, were hybrid units.

Mr. Soares then introduced Item K1, the issuance of purchase orders for vehicle procurement. Staff recommended issuing the purchase order for the purchase of 66 vehicles total.

Commissioner DonCarlos asked if the lighting on the cranes had been changed recently – it appeared dimmer. Mr. Soares answered in the affirmative, the lighting had been changed to LED lighting to try and prevent light bleed outside the footprint of the terminal while keeping the necessary lumens within.

(2026-0127-28) RCA K1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA K1 PASSED.

(2026-0127-29) Chairman Campo recognized Ryan Mariacher, Chief Port Operations Officer, to provide a report of selected Port Operations agenda items.

Mr. Mariacher was pleased to report that terminal operations had resumed normal activity after delays caused by the winter weather. He thanked the Coast Guard, Houston Pilots, and all of the Port Authority's partners and essential workforce, including the ILA, for getting operations back up and running as quickly as possible.

Mr. Mariacher explained that Item L1 was a standard Maintenance and Support Agreement intended to enhance container inventory controls. Item L2 involved an

extension of a facility use fee to support vessel bunkering operations in the upper reaches of the Houston Ship Channel. Items L3 and L4 consisted of two separate Marine Terminal Services Agreements, which included incentives to encourage volume growth through the Port Authority and provided support for continued infrastructure investment.

(2026-0127-30) RCA L1 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA L1 PASSED.

(2026-0127-31) RCA L2 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA L2 PASSED.

(2026-0127-32) RCA L3 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA L3 PASSED.

(2026-0127-33) RCA L4 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA L4 PASSED.

Chairman Campo noted that there were no People or Security and Emergency Operations agenda items.

(2026-0127-34) Chairman Campo recognized Candice Armenoff, Chief Strategy Officer, to provide a report of selected Technology agenda items.

Ms. Armenoff reported that the Strategy Division had a single item on the agenda and provided context regarding the work of the Port Authority's grants team. The grants team was actively managing a portfolio of more than \$350 million in grant-funded projects. These projects were in various stages of development and implementation and supported a wide range of Port Authority functions, including security, information technology, operations, environmental initiatives, and infrastructure. The team remained focused on identifying and pursuing additional funding opportunities to support the Houston port region.

Ms. Armenoff then introduced Agenda Item O1, a request for consulting services related to grant support and other funding opportunities.

(2026-0127-35) RCA O1 was presented, moved by Commissioner Cloonan, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA O1 PASSED.

(2026-0127-36) Chairman Campo recognized Charles Thompson, Chief Information Officer, to provide a report of selected Technology agenda items.

Mr. Thompson reported that the Port Authority's Workday system went live on January 5, 2026. The Real Estate module had also just gone live in TRIRIGA. These milestones marked significant progress in the Port Authority's NxGEN transformation.

Mr. Thompson thanked the Port Commission and all staff for the trust and belief given in support of the transition. There would be lots of learning in the future.

Mr. Thompson explained that Item P1 involved a three-year agreement to provide supplemental support for Workday beyond the initial post-implementation stabilization period. While a similar arrangement existed for the Port Authority's prior enterprise system, the scope and risk profile associated with Workday were materially different due to ongoing upgrades and system changes.

Item P2 would be funded through grant funds and involved the design and installation of a state-of-the-art video wall in the Port Security and Emergency Operations Emergency Operations Center located in the new Port Coordination Center building. Staff would return to the Port Commission for approval of the associated hardware purchase once the design was finalized, which was anticipated in February or March of 2026.

Mr. Thompson stated that Item P3 was an annual blanket purchase order for miscellaneous information technology components, a standard practice to support ongoing operational needs.

Mr. Thompson explained that Item P4 was an amendment to the existing contract for Pillar III of the NxGEN ERP program, specifically supporting Asset Management, Project Controls, and Maintenance. The amendment reflected Port Authority-requested changes. Item P5 was an amendment and change order similar to Item P4. This item addressed both the revised go-live date, and additional scope requirements identified during project development that needed to be incorporated into the contract.

(2026-0127-37) RCA P1 was presented. Commissioner DonCarlos moved for staff's ranking of vendors to award a services agreement to the top-ranked proposer – Strada U.S. Professional Services, LLC, seconded by Commissioner Garcia. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA P1 PASSED.

(2026-0127-38) RCA P2 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Garcia. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA P2 PASSED.

(2026-0127-39) RCA P3 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Garcia. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA P3 PASSED.

(2026-0127-40) RCA P4 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Garcia. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA P4 PASSED.

(2026-0127-41) RCA P5 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Garcia. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA P5 PASSED.

At 11:03 a.m. Chairman Campo called for an Executive Session and asked Ms. Harrison to make the following announcement:

The Port Commission of the Port of Houston Authority of Harris County, Texas will now convene in a closed meeting, as permitted by the Texas Open Meetings Act and Government Code, to conduct a consultation with attorneys (*Section 551.071, Open Meetings Act*), including consultations 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, and deliberate regarding (i) real estate (*Section 551.072, Open Meetings Act*) including deliberations regarding disposition of Pelican Island property; (ii) economic development negotiations or incentives (*Section 551.087, Open Meetings Act*); (iii) employment and evaluation of public employees (*Section 551.074, Open Meetings Act*), including deliberations regarding employment of the Chief Executive Officer of the Port Authority, and other related matters and (iv) security-related matters (*Section 551.076, Open Meetings Act and Sections 418.175-418.183, Government Code*). The Port Commission will reconvene in public session after the closed meeting is adjourned.

At 12:27 p.m., Chairman Campo reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Ric Campo, Chairman
Wendy Cloonan, Commissioner
Stephen DonCarlos, Commissioner
Roland Garcia, Commissioner
Thomas Jones, Commissioner
Alan Robb, Commissioner
Charlie Jenkins, Chief Executive Officer
Parker Harrison, Chief Legal Officer

Eric Casey, Chief Operating Officer
Jessica Shaver, Chief Administration Officer

(2026-0127-42) Commissioner Cloonan moved to authorize the Port Authority to enter into an interlocal agreement with Harris County on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner DonCarlos. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0127-43) Commissioner Robb moved to authorize the Port Authority to enter into a Memorandum of Agreement with the Cybersecurity and Infrastructure Security Agency on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0127-44) Commissioner Garcia moved to authorize the Port Authority to amend the employment agreement with Charlie Jenkins on the terms discussed in Executive Session, and authorize the Chairman and Chief Legal Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Jones. Chairman Campo, and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0127-45) Chairman Campo recognized Parker Harrison, Incoming Chief Legal Officer, to provide a report of selected Maintenance agenda items.

Ms. Harrison stated that there was a single item for consideration related to the importation of new ship-to-shore cranes. The item involved authorization for payment of tariffs and associated fees, engagement of a licensed customs broker, and procurement of importer bonds necessary to complete importation formalities for eight new ship-to-shore cranes.

Ms. Harrison stated that the first four cranes were scheduled to arrive at the Barbours Cut Container Terminal as early as the following morning for offloading. She explained that there was a short window between the arrival of the cranes and the required payment of tariffs and submission of import documentation. Given the evolving tariff environment, staff sought authorization to ensure the Port Authority could act promptly and remain in compliance with applicable requirements.

The Item authorized payment of tariffs and associated fees related to the Port Authority's purchase of the eight ship-to-shore cranes. The Item also authorized

engagement of a customs broker for the importation of the cranes and procurement of importer bonds.

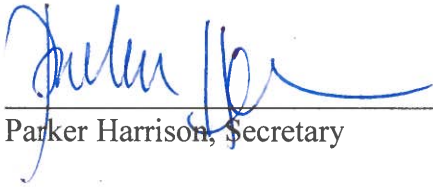
(2026-0127-46) RCA S1 was presented, moved by Commissioner DonCarlos, seconded by Commissioner Cloonan. Chairman Campo and Commissioners Cloonan, DonCarlos, Garcia, Jones, and Robb voted Aye. Nays none. RCA S1 PASSED.

At 12:33 p.m., Chairman Campo adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the January 27, 2026 meeting of the Port Commission of the Port of Houston Authority.



Ric Campo, Chairman



Parker Harrison, Secretary

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	<p>Strategic Objective PEOPLE AND ORGANIZATION - CULTURE Elevate the Employee Experience</p> <p>Strategic Objective PEOPLE AND ORGANIZATION - CAPITAL Ensure Fiscal Responsibility</p>

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.

Exhibit A

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.

Exhibit A

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.