



PORT COMMISSION MEETING

February 19, 2026 – AGENDA BOOK



Thursday, February 19, 2026
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - January 27, 2026

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

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

General

1. Review, deliberation, and possible approval of Port Commission committee and task force chairs and members.
2. Authorize Eric Casey, Parker Harrison, and Kerrick Henny to make emergency purchases or contracts in an amount that exceeds the amount authorized under Water Code Section 60.403(a) for routine purchases or contracts.

G. EXTERNAL AFFAIRS

Staff Report – Selected agenda items – Kerrick Henny, Chief External Affairs Officer

Awards, Amendments & Change Orders

1. Award a professional services contract to BSY Associates Inc. to coordinate sponsorship sales, ticket sales, advertising, promotion, hospitality, panelists, and entertainment for the Houston International Maritime Conference for a base amount of \$70,350, plus 20% commission on sponsorship, advertising, and ticket sales in an amount not to exceed \$153,000, and reimbursable expenses not to exceed \$9,000, for a total amount not to exceed \$232,350.
2. Enter into a two-year professional services contract with Pierpont Communications, Inc. for public relations consulting and support in an amount not to exceed \$224,640 annually and with a one-year extension option in an amount not to exceed \$224,640.

H. CHANNEL INFRASTRUCTURE

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

Permits/Licenses/Pipeline Easements

1. Issue a private road-rail grade crossing license to Watco Companies, LLC over the Industrial Lead Track near Industrial Road.
2. Approve the transfer of two marine construction permits and a barge fleeting lease from 14000 Industrial Holdings, LLC to Pelican Marine Services LLC.

Leases

3. Approve an upland and submerged lands lease for a ten-year term with Matthews Brothers Dredging, LLC for approximately 3.65 acres at the Beltway 8 Property and adjacent to Buffalo Bayou/Houston Ship Channel, at a total annual base rent of \$157,899, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

I. COMMERCIAL

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

Leases

1. (i) Approve a consent and lien subordination agreement with Enstructure Richardson I LLC, Beneton Houston Refinery LLC, and Siguler Guff Beneton Holdings, LLC in connection with bridge financing for the construction of tenant improvements under the lease with Enstructure Richardson I LLC for approximately 11.23 acres of land located at the Turning Basin Terminal, and (ii) subject to approval by the United States Department of Agriculture, (a) approve a consent and lien subordination agreement with Enstructure Richardson I LLC, Beneton Houston Refinery LLC, and X-Caliber Rural Capital, LLC in connection with term financing for the foregoing construction, (b) approve an amendment to the lease with Enstructure Richardson I LLC to extend the term of the lease by 10 years and 9 months in connection with such financing and other terms to accommodate USDA approval of such lease terms for its guaranty of term financing, and (c) consent to the coterminous extension of the sublease between Enstructure Richardson I LLC and Beneton Houston Refinery LLC and other terms to accommodate USDA approval of such sublease terms for its guaranty of term financing.

2. Approve a lease for a one-year term with a one-year mutual extension option commencing no earlier than March 1, 2026, with Mediterranean Shipping Company (USA) Inc. for an approximately 384 square-foot trailer to the northwest side of the Bayport Administration Building, at an annual base rent of \$12,902.40, subject to annual base rent escalation of 3%.

3. Approve an amendment to the lease with CMC Americas LLC for 22.52 acres at Bayport Container Terminal Complex south of Port Road, to increase the leased premises by 15 acres for a total of 37.52 acres.

J. FINANCE

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

Awards, Amendments & Change Orders

1. Approve the purchase of insurance from various carriers effective March 1, 2026, for the Port Authority's annual property and casualty renewal insurance coverage needs not to exceed \$9,300,000.

General

2. Approve and adopt the proposed Internal Audit 2026 Annual Audit Plan.

K. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$135,457,220 for the construction of Wharf 1 West at Bayport Container Terminal to the top-ranked proposer McCarthy Building Companies, Inc.

2. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$900,000 to perform construction material testing services for Wharf 1 West at Bayport Container Terminal to the top-ranked proposer Terracon Consultants, Inc.

3. Award a contract to Republic Services, Inc. (dba McCarty Road Landfill), the sole authorized source, for disposal services of non-hazardous waste from the new Port Coordination Center at Turning Basin Terminal in an amount not to exceed \$475,000.

4. Amend the professional services contract with Jacobs Engineering Group, Inc. to add construction phase services associated with the construction of Wharf 1 West at Bayport Container Terminal in an amount not to exceed \$1,118,992.

L. MAINTENANCE

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

Awards, Amendments & Change Orders

1. Award a two-year contract to Konecranes, Inc., the sole source provider, for the purchase of captive replacement parts and repair services for motor control drives for Kone cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$5,000,000.

2. Issue a purchase order to Heil of Texas for the purchase of one Schwarze M6SE street sweeper for Bayport Container Terminal, using the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed \$400,000.

M. OPERATIONS

Staff Report – Ryan Mariacher, Chief Port Operations Officer

1. No items.

N. PEOPLE

1. No items.

O. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Amend the existing purchase order issued to MBF Industries, Inc. for repairs to the Mobile Command Center in an amount not to exceed \$90,000.

P. STRATEGY

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

Awards, Amendments & Change Orders

1. Award a professional services contract to John C. Martin Associates, LLC for the development of an updated economic impact study for the Port Authority in an amount not to exceed \$169,000.

Q. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Award a purchase order to smart-Tecs LLC for the purchase of lane cameras in an amount not to exceed \$115,000.

2. Award a purchase order to CDW Government LLC for the purchase and renewal of a three-year contract for of Horizon licensing and software support to the Port Authority’s existing Information Technology infrastructure, using Sourcewell, a cooperative purchase program, in an amount not to exceed \$174,000.

3. Approve an amendment to the existing contract with Comcast Cable Communications Management, LLC to add additional circuits supporting the disaster recovery data center for a three-year term, in an amount not to exceed \$1,500,000.

4. Approve an amendment to the services agreement to extend through December 31, 2026, with Definian Data, LLC for consulting and professional services, the implementation and education of data governance, data conversion, data retention, archival and retrieval, in an amount not to exceed \$300,000.

5. Approve a change order with BKJ Global Management Consulting, LLC for a contract extension through December 31, 2026, for program management, project coordination, and analysis support for the implementation of workstreams outlined in the Information Technology Master Plan (ITMP) 2024 – 2028, in an amount not to exceed \$180,000.

R. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding (1) 33 U.S.C.A. §§5(b) and 2236, (2) certain Port Commission meeting governance matters, and (3) a proposed agreement for legal support services with Anchor QEA, LLC.
2. Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding disposition of Galveston Bay vicinity property.
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding employment of the former Executive Director of the Port Authority, and other related matters.
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

S. RECONVENE OPEN MEETING

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

T. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

U. ADJOURN MEETING

1. Next Meeting Requested - March 23, 2026 - Monday
2. Adjourn Port Commission Meeting

F. EXECUTIVE

Subject	1. Review, deliberation, and possible approval of Port Commission committee and task force chairs and members.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, review, deliberate, and consider approving the appointment of Port Commission committee and task force chairs and members.

Category:

General

Department:

Executive

Staff Contact:

Charlie Jenkins

Background:

The Amended and Restated Bylaws of the Port Authority has established the following standing committees and task forces of the Port Commission:

- Audit Committee
- Business Equity Committee
- Community Relations Committee
- Compensation Committee
- Dredge Task Force
- Governance Committee
- Pension and Benefits Committee

The Amended and Restated Bylaws of the Port of Houston Authority of Harris County, Texas further provide for the Chairman of the Port Commission to appoint the chairs and members of the committees of the Port Commission, subject to the consent of each appointee and Port Commission approval.

Staff Evaluation/Justification:

Given the recent changes in Port Commission membership, Chairman Campo now proposes that the Port Commission review, deliberate, and take action regarding his proposed designation, as separately provided, of the Port Commissioners to serve on and chair the above-described committees and task forces, subject to their consent.

F. EXECUTIVE

Subject	2. Authorize Eric Casey, Parker Harrison, and Kerrick Henny to make emergency purchases or contracts in an amount that exceeds the amount authorized under Water Code Section 60.403(a) for routine purchases or contracts.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, authorize Eric Casey, Parker Harrison, and Kerrick Henny to make emergency purchases or contracts or emergency amendments to existing purchase orders or contracts in an amount that exceeds the amount authorized under Water Code Section 60.403(a) for routine purchases or contracts, 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:

Executive

Staff Contact:

Parker Harrison

Background:

Section 60.4035 of the Water Code permits the Executive Director (i.e., the Chief Executive Officer) or other appointed navigation district officer to make emergency purchases in circumstances when it is not feasible to conduct a formal procurement process or obtain prior authorization from the Port Commission for the expense. Such purchases are limited to those necessary:

- (1) to preserve or protect the public health and safety of residents of the district;
- (2) to preserve district property in the case of a public calamity;
- (3) to repair unforeseen damage to the property of the district;
- (4) to respond to security directives issued by:
 - (A) the federal Department of Homeland Security, including the Transportation Security Administration;
 - (B) the United States Coast Guard;
 - (C) the federal Department of Transportation, including the Maritime Administration; or
 - (D) another federal or state agency responsible for domestic security; or
- (5) to respond to an emergency related to supply chain disruptions or shortages or other disruptions or stoppages in the operation of the district which, without harm to the welfare of the district, does not permit the delay incident to the competitive process or would result in undue costs to the district.

The statute requires that port commissioners be notified of any such purchase not later than 48 hours after it is made.

Staff Evaluation/Justification:

Emergency purchases may periodically be required in the absence of the Chief Executive Officer. Accordingly, given ongoing changes in staff leadership, legal staff recommends that the persons named above be provided the authority to make emergency purchases and provide notice to port commissioners.

G. EXTERNAL AFFAIRS

Subject	1. Award a professional services contract to BSY Associates Inc. to coordinate sponsorship sales, ticket sales, advertising, promotion, hospitality, panelists, and entertainment for the Houston International Maritime Conference for a base amount of \$70,350, plus 20% commission on sponsorship, advertising, and ticket sales in an amount not to exceed \$153,000, and reimbursable expenses not to exceed \$9,000, for a total amount not to exceed \$232,350.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action, Information
Recommended Action	The Port Commission, at its February 19, 2026 meeting, award a professional services contract to BSY Associates Inc. to coordinate sponsorship sales, ticket sales, advertising, promotion, hospitality, panelists, and entertainment for the Houston International Maritime Conference on Nov. 3 - 4, 2026 for a base amount of \$70,350, plus 20% commission on sponsorship, advertising, and tickets sales in an amount not to exceed \$153,000, and reimbursable expenses not to exceed \$9,000, for a total amount not to exceed \$232,350, 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.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CHANNEL Advocate for the Houston Ship Channel PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.

Category:

Awards, Amendments, & Change Orders

Department:

Executive

Staff Contact:

Christine Abbruscato

Background:

The Port Authority hosts the annual Houston International Maritime Conference (HIMC) to promote maritime trade, commerce, import and export container trade, high, wide, and heavy cargo, sustainability, warehousing/distribution, Foreign Trade Zone benefits, and regional workforce development. First held in 2022, this event supports relationships with customers, trade partners, elected officials, labor, environmental leaders, community representatives, and maritime education partners to advocate for the maritime industry. The Port Authority seeks to continue growing the event to attract a wider audience and enable partners to engage and promote the Port Authority as America's distribution hub for the next generation.

For more than fifty years, BSY Associates Inc. (BSYA) has provided the international maritime industry with marketing communications, public relations, conference and event planning, consulting, design creativity, social media, website development, and crisis management for a full array of shipping and related industries. This includes ocean carriers, ports, terminals, inland carriers, intermodal support, associations, and non-profit organizations, among others.

Staff Evaluation/Justification:

Staff recommends the Port Commission award a contract for professional services to BSYA to coordinate sponsorship sales, ticket sales, advertising, promotion, hospitality, panelists, and entertainment for HIMC 2026 as described above.

BSYA is a recognized marketing communications/event planning company that specializes in events catering to the trade and transportation industry worldwide. The Houston International Maritime Conference began in 2022 with 200 attendees, and the Port Authority engaged BSYA to provide support the following year. Their expertise in maritime events and industry connections has supported Port Houston's efforts to enhance speaker participation and grow the conference each year and culminated in a record-breaking 850 HIMC registrations in 2025.

G. EXTERNAL AFFAIRS

Subject	2. Enter into a two-year professional services contract with Pierpont Communications, Inc. for public relations consulting and support in an amount not to exceed \$224,640 annually and with a one-year extension option in an amount not to exceed \$224,640.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, authorize the Port Authority to enter into a two-year professional services contract with Pierpont Communications, Inc. for public relations consulting and support in an amount not to exceed \$224,640 annually with a one-year extension option in an amount not to exceed \$224,640, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective PARTNERSHIPS - CONNECTION Drive Regional Impact Projects Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CHANNEL Advocate for the Houston Ship Channel PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.

Category:

Awards, Amendments & Change Orders

Department:

Corporate Communications and Branding

Staff Contact:

Christine Abbruscato

Background:

The Port Authority currently contracts with Pierpont Communications, Inc. to consult, guide, and advise on consistent messaging that targets core Port Authority audiences, including industry, community, and legislative stakeholders. Staff seek to continue these services.

Staff Evaluation/Justification:

Staff recommends that the Port Commission authorize the above-described contract with Pierpont Communications, Inc. Headquartered in Houston, Pierpont provides public relations, marketing, digital communications, crisis support, and media training. Pierpont has a proven track record with Port Houston, having provided strategic communications support for both internal and external needs related to local, national, and other evolving developments. Pierpont has also provided critical staffing to support breaking news, including but not limited to weather events.

Looking ahead, staff anticipates that Pierpont will continue to deliver valuable expertise to support Port Houston's strategic communication management of new and emerging opportunities, focusing on continued growth in operations, the community, and economic development in our region, as well as additional staffing support as issues arise.

H. CHANNEL INFRASTRUCTURE

Subject	1. Issue a private road-rail grade crossing license to Watco Companies, LLC over the Industrial Lead Track near Industrial Road.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, authorize a private road-rail grade crossing license to Watco Companies, LLC over the Industrial Lead Track near Industrial Road, 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:

Watco Companies, LLC, Port Authority File No. 2025-0434, has applied for a private road-rail grade crossing license over the Industrial Lead Track near Industrial Road, in the William P Harris and Robert Wilson Survey, A-31. The road would provide private road access to the adjacent Watco facility.

Staff Evaluation/Justification:

The Port Authority's Channel Infrastructure Real Property department and the Port Terminal Railroad Association reviewed and approved Watco's application. The license is subject to the Port Authority's usual terms and conditions for a ten-year license and a fee of \$912,053. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	2. Approve the transfer of two marine construction permits and a barge fleeting lease from 14000 Industrial Holdings, LLC to Pelican Marine Services LLC.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve the transfer of two marine construction permits and a barge fleeting lease from 14000 Industrial Holdings, LLC to Pelican Marine Services LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Mollie Powell

Background:

Pelican Marine Services LLC has applied to transfer two marine construction permits, Port Authority File No. 2025-0372 and 2022-0040, and a barge fleeting lease agreement, Port Authority File No. 2022-0330, from 14000 Industrial Holdings, LLC to Pelican. These agreements are associated with activities on the adjacent upland property, which was sold to Pelican on December 23, 2025.

Staff Evaluation/Justification:

The Port Authority's Channel Infrastructure Real Property department has reviewed and approved the applications. The agreements are subject to the Port Authority's usual terms and conditions.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	3. Approve an upland and submerged lands lease for a ten-year term with Matthews Brothers Dredging, LLC for approximately 3.65 acres at the Beltway 8 Property and adjacent to Buffalo Bayou/Houston Ship Channel, at a total annual base rent of \$157,899, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve an upland and submerged lands lease for a ten-year term with Matthews Brothers Dredging, LLC for approximately 3.65 acres at the Beltway 8 Property and adjacent to Buffalo Bayou/Houston Ship Channel, at a total annual base rent of \$157,899, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Mollie Powell

Background:

Matthews Brothers Dredging, LLC, Port Authority File No. 2025-0374, has requested an upland and submerged lands lease for approximately 3.65 acres (1.81 acres submerged land and 1.84 acres upland) adjacent to Buffalo Bayou/Houston Ship Channel for an initial annual base rent of \$157,899 for a ten-year term, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index. The site would be used to stage an offloader barge to unload dredged material through a discharge pipe on the upland property to a nearby placement location owned by Houston Placement Area LLC, which in turn is owned by Matthews Brothers Dredging, LLC.

Staff Evaluation/Justification:

The Port Authority's Channel Infrastructure Real Property department reviewed and approved the application in coordination with the Real Estate department. The \$1,000 application fee has been paid.

Staff recommends that the Port Commission approve the lease of upland and submerged lands to Matthews Brothers Dredging, LLC, under the terms described above.

sugar warehouse, finished goods warehouse, and raw sugar refinery, and all equipment, electrical, gas, water, and sewage utilities necessary for the operation of the facilities. The permitted uses under the lease and sublease include receiving, processing, refining, packaging, warehousing, storage, and distribution of bulk sugar and bagged, liquid, and packaged sugar, as well as general office and parking use. The lease and sublease commenced May 15, 2025 and terminate June 30, 2034, subject to a ten-year mutual extension option.

Beneton is seeking bridge loan and term financing for the construction of the improvements described above with the bridge loan lender, Siguler Guff Beneton Holdings, LLC, and the term loan lender, X-Caliber Rural Capital, LLC. In connection with each financing, Beneton will grant a lien and security interest to Siguler and X-Caliber affecting the leasehold interest in the leased property. Additionally, for the term loan financing, Beneton will grant a lien and security interest to X-Caliber affecting certain improvements to be owned by Beneton until expiration of the sublease and 30-day occupation period after sublease termination or expiration set forth in the consent and lien subordination agreement. Accordingly, Enstructure, Beneton, Siguler, and X-Caliber have requested the Port Authority consent to such grant and subordinate the Port Authority's lien interest in Beneton's leasehold interest in the leased property, among other things, by entering into a consent and subordination agreement with the bridge and term loan lenders.

Additionally, as a requirement of the financing under the loan(s) guaranteed by the United States Department of Agriculture (USDA), Enstructure seeks to amend the lease to extend the term by 10 years and 9 months years and to amend other terms to accommodate USDA approval of the lease terms for its guaranty of term financing. Simultaneously, the sublease between Enstructure and Beneton would be extended by 10 years and 9 months and other terms amended to accommodate USDA approval of the sublease terms for its guaranty of term financing. The purpose of the lease and sublease extensions and amending terms is to align the terms of the lease and sublease with the terms of the USDA guaranteed loan(s), as required by the USDA.

Staff Evaluation/Justification:

Staff has reviewed the requests made by Enstructure, Beneton, Siguler, and X-Caliber, the terms of each consent and lien subordination agreement, and the terms of the lease and sublease extensions. Accordingly, staff recommends the Port Commission approve the items described above.

I. COMMERCIAL

Subject **2. Approve a lease for a one-year term with a one-year mutual extension option commencing no earlier than March 1, 2026, with Mediterranean Shipping Company (USA) Inc. for an approximately 384 square-foot trailer to the northwest side of the Bayport Administration Building, at an annual base rent of \$12,902.40, subject to annual base rent escalation of 3%.**

Meeting Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its February 19, 2026, meeting, approve a lease for a one-year term with a one-year mutual extension option commencing no earlier than March 1, 2026, with Mediterranean Shipping Company (USA) Inc. for an approximately 384 square-foot trailer to the northwest side of the Bayport Administration Building, at an annual base rent of \$12,902.40, subject to annual base rent escalation of 3%, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Leases

Department:

Real Estate

Staff Contact:

Stephanie Sides Sembera/Radhika Ganatra

Background:

Mediterranean Shipping Company (USA) Inc. has requested that the Port Authority approve a lease of an approximately 384-square-foot trailer office located on the northwestern side of the Bayport Administration Building for a one-year term with a one-year mutual extension option, commencing no earlier than March 1, 2026. Mediterranean Shipping Company (USA) Inc. plans to lease the property for general office use and general purposes.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve the proposed lease with Mediterranean Shipping Company (USA) Inc. under the terms described above.

I. COMMERCIAL

Subject	3. Approve an amendment to the lease with CMC Americas LLC for 22.52 acres at Bayport Container Terminal Complex south of Port Road, to increase the leased premises by 15 acres for a total of 37.52 acres.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve an amendment to the lease with CMC Americas LLC for 22.52 acres at Bayport Container Terminal Complex south of Port Road, to increase the leased premises by 15 acres for a total of 37.52 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:

Operations

Staff Contact:

Stephanie Sides Sembera/Lynn Melo

Background:

By Minute No. 2021-0427-48, the Port Commission approved a ten-year lease to CMC Americas LLC for 22.52 acres at the Bayport Container Terminal Complex south of Port Road. The proposed amendment would increase the leased premises by 15 acres. It would also provide the Port Authority the right to terminate the Lease with respect to a portion of the area of the leased premises (determined by the Port Authority) upon 180 days' notice for the construction, placement of, and/or use of one or more roads or rights of way. The proposed amendment would also require the tenant to add, at its own cost and expense, four additional truck gate lanes to the existing truck gate on the leased premises.

As of the effective date of the amendment, the monthly base rent, with respect to the Expansion Premises, shall be \$2,148.30 per acre, or \$32,224.50 total. This yields a combined total monthly base rent of \$73,819.72 for current and expansion premises.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve the above lease amendment.

J. FINANCE

Subject	1. Approve the purchase of insurance from various carriers effective March 1, 2026, for the Port Authority's annual property and casualty renewal insurance coverage needs not to exceed \$9,300,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	<p>The Port Commission, at its February 19, 2026 meeting (i) approve the purchase of insurance from various carriers effective March 1, 2026, for the annual property and casualty insurance renewal coverages needs as set forth below, in a total amount not to exceed \$9,300,000, (ii) authorize contract renewal negotiations with the insurance carriers prior to contract expiration, to better determine in advance the need to issue a formal request for proposals for the next contract year, and (iii) further authorize the Chief Executive Officer to do any and all things reasonable or necessary to give effect to the forgoing.</p> <p>Coverage; Premium; Carrier(s)</p> <p>(1) Property - \$3,030,033 – Layered Program with multi-carriers, as depicted on the attached participation (mud map) graph</p> <p>(2) Contractors Equipment (Wharf Cranes) - \$2,749,383 - Layered Program, as depicted on the attached participation (mud map) graph</p> <p>(3) Boiler & Machinery/Equipment Breakdown - \$154,682 with Travelers</p> <p>(4) Terrorism - \$37,155 with Lloyds of London</p> <p>(5) Excess Workers' Compensation - \$244,930 with Arch</p> <p>(6) Excess Umbrella - \$1,210,997 – Layered Program with multi-carriers</p> <p>(7) Public Officials - \$309,843 – Layered Program with AIG, Ironshore, RSUI, and Ascot</p> <p>(8) Fiduciary Liability - \$59,744 with Great American and Ironshore Specialty</p> <p>(9) Cyber - \$159,600 with Crum & Forster and THMCC</p> <p>(10) Fire Truck Auto PD - \$46,191 with Great American</p> <p>(11) Mobile Command Center - \$32,053 with Travelers Lloyd's</p> <p>(12) Crime - \$9,335 with Travelers</p> <p>(13) Special Events - \$3,330 with Markel Insurance Company</p> <p>(14) Foreign Package - \$2,500 with AIG</p> <p>(15) Bonds - \$4,000 – Multiple Sureties</p> <p>(16) UST/AST - \$4,985 with Commerce & Industry</p> <p>(17) Environmental - \$371,230 with Mosaic Americas</p> <p>(18) Hull/Protection & Indemnity - \$104,161 with Travelers</p> <p>(19) Pollution for P/I Vessels - \$8,770 with Safe Harbor</p>
Goals	<p>PEOPLE AND ORGANIZATION Foster a collaborative, results-oriented organization and culture of shared leadership.</p> <p>Strategic Objective PEOPLE AND ORGANIZATION - CAPITAL Ensure Fiscal Responsibility</p> <p>MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.</p>

Category:

Awards, Amendments & Change Orders

Department:

Enterprise Risk Management

Staff Contact:
Norma Essary

Background:

Marsh MMA (formerly McGriff Insurance Services), serves as the Port Authority's Broker of Record in the procurement of coverage for its property and casualty insurance program.

Marsh's contractual responsibilities include assisting staff in developing insurance specifications, soliciting domestic and global insurance marketplace carriers, evaluating proposals, negotiating policy terms and conditions, and providing recommendations for coverage placement.

Staff Evaluation/Justification:

Staff recommends, and Marsh MMA concurs, that the Port Commission authorize the Port Authority to enter into contracts with carriers indicated below for the types of coverage and maximum annual premiums listed, as providing the best value to the Port Authority to address its property and casualty risk exposures.

The total amount requested by staff of \$9,300,000 takes into account that premiums on several policies are subject to adjustment for asset additions, actual payroll amounts, and revenue, as well as the timing and values of asset additions.

J. FINANCE

Subject	2. Approve and adopt the proposed Internal Audit 2026 Annual Audit Plan.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve and adopt the proposed 2026 Annual Audit Plan, 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:

Audit

Staff Contact:

Shannon Williams

Background:

Section 5007.226(e) of the Texas Special District Local Laws Code requires that the Port Commission "create, approve, and make available on the Port Authority's website a risk-based annual audit plan" and Port Commission Charter to "review and approve the annual audit plan and all major changes to the plan."

Staff Evaluation/Justification:

The proposed project plan comprises a variety of performance/operational reviews, compliance audits, policy and procedure assessments, and internal control evaluation reviews, and also anticipates unplanned management requests. The proposed project plan also includes special investigations, prior engagement monitoring, audit support projects, and the outsourcing of specialized technical skills, when needed.

The proposed plan was developed by considering prior audit results and plans, current entity projects, entity operating results, and input from entity-wide leadership and non-leadership resources, including audit staff knowledge and experience. The work plan was designed to address risk areas or areas with limited audit history, while realistically managing the scope of work the Internal Audit Department can accomplish with its available staffing resources.

The plan is a flexible commitment and may be revised during the year with guidance and input from the Audit Committee, input from Port Authority staff based on audit results and findings, and consideration of internal control procedures and assessment of high-risk areas.

The proposed annual audit plan was presented, discussed, and approved by the Audit Committee at its meeting on January 27, 2026.

Accordingly, staff recommends that the Port Commission act as described above.

K. INFRASTRUCTURE

Subject	1. Approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$135,457,220 for the construction of Wharf 1 West at Bayport Container Terminal to the top-ranked proposer McCarthy Building Companies, Inc.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve staff’s ranking of vendors and award a construction contract in an amount not to exceed \$135,457,220 for the construction of Wharf 1 West at Bayport Container Terminal to the top-ranked proposer McCarthy Building Companies, 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 involves construction of a new 1,300 linear-foot wharf at Bayport Container Terminal. The project scope includes dredging and excavation, drilled shaft foundations, structural concrete, utilities and drainage systems, electrical and telecommunications, and a new stevedore support building.

The Port Authority notified prospective bidders of 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. Fifty-nine vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

In January 2026, staff received, open, and read publicly three CSP responses. Staff reviewed and evaluated the responses in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to McCarthy Building Companies, Inc., the proposer providing best value for the construction of Wharf 1 West at Bayport Container Terminal, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	2. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$900,000 to perform construction material testing services for Wharf 1 West at Bayport Container Terminal to the top-ranked proposer Terracon Consultants, Inc.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$900,000 to perform construction material testing services for Wharf 1 West at Bayport Container Terminal to the top-ranked proposer Terracon Consultants, 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 procurement involves construction material testing (CMT) services for Wharf 1 West at Bayport Container Terminal.

Section 60.453(c) of the Texas Water Code requires the Port Authority, in certain circumstances, to hire a third-party inspection firm to independently test the acceptability of construction materials installed by the contractor. This procurement would provide such third-party inspection services.

This request for qualifications (RFQ) was a divisible procurement to allow for the selection of multiple firms for CMT services on large wharf construction projects. Accordingly, at a future Port Commission meeting, staff intends to recommend the award of CMT services to another most highly qualified vendor. This future award would coincide with the construction award for the rehabilitation of Wharves 5 and 6 at Barbours Cut Terminal.

The Port Authority notified vendors regarding its 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. Sixteen vendors downloaded the project materials from BuySpeed.

Staff Evaluation/Justification:

On October 8, 2025, staff received and opened twelve RFQ responses. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFQ.

Following staff Executive Committee review, staff recommends that the Port Commission award a professional services contract to perform CMT services to Terracon Consultants, Inc., one of the most highly qualified firms, as described above, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	3. Award a contract to Republic Services, Inc. (dba McCarty Road Landfill), the sole authorized source, for disposal services of non-hazardous waste from the new Port Coordination Center at Turning Basin Terminal in an amount not to exceed \$475,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, award a contract to Republic Services, Inc. (dba McCarty Road Landfill), the sole authorized source, for disposal services of non-hazardous waste from the new Port Coordination Center at Turning Basin Terminal in an amount not to exceed \$475,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

The Port Authority is seeking to enter into an agreement with a disposal facility to accept Class II non-hazardous waste, soils, material, and debris encountered during the construction of the new Port Coordination Center at Turning Basin Terminal.

Staff Evaluation/Justification:

Section 60.412 of the Texas 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 determined McCarty Road Landfill, a Type 1 facility operated by Republic Services, Inc., is the sole authorized source for Class II non-hazardous waste within the geographic market.

Staff recommends that the Port Commission award a contract to Republic Services, Inc. (dba McCarty Road Landfill) and act as otherwise described above.

K. INFRASTRUCTURE

Subject	4. Amend the professional services contract with Jacobs Engineering Group, Inc. to add construction phase services associated with the construction of Wharf 1 West at Bayport Container Terminal in an amount not to exceed \$1,118,992.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve an amendment to the professional services contract with Jacobs Engineering Group, Inc. to add construction phase services associated with the construction of Wharf 1 West at Bayport Container Terminal in an amount not to exceed \$1,118,992, 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.
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. 2023-0725-30, the Port Commission awarded a professional services contract to Jacobs Engineering Group, Inc. for the design of Wharf 1 at Bayport Container Terminal.

This proposed amendment would authorize additional funding for construction phase services to provide technical support and engineering services on the project.

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.

L. MAINTENANCE

Subject	1. Award a two-year contract to Konecranes, Inc., the sole source provider, for the purchase of captive replacement parts and repair services for motor control drives for Kone cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$5,000,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, award a two-year contract to Konecranes, Inc., the sole source provider, for the purchase of captive replacement parts and repair services for motor control drives for cranes purchased from Konecranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$5,000,000, 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:

Maintenance

Staff Contact:

Nathan Fabian

Background:

By Minute No. 2024-0326-01, the Port Commission awarded a three-year contract to Konecranes, Inc., in an amount not to exceed \$5,000,000 for the purchase of captive replacement parts and repair services for motor control drives for Kone cranes at Barbours Cut Terminal and Bayport Container Terminal.

By the end of quarter one of 2026, the Port Authority will own a total of one hundred sixty-seven cranes manufactured by Konecranes Finland Oy of Finland to support container handling operations, including sixty-nine rubber-tired gantry cranes (RTGs) and four ship-to-shore (STS) cranes at Barbours Cut Terminal, and ninety-four RTGs at Bayport Container Terminal.

These units operate daily and require timely access to replacement parts and maintenance materials to ensure reliable operations. The current purchase order supporting these needs is projected to be fully utilized by March 2026 due to increased crane usage, aging equipment, and higher maintenance demands. To maintain uninterrupted operations and support continued terminal activity, a new two-year contract is requested to provide necessary parts and materials to support an efficient terminal operation.

Staff Evaluation/Justification:

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

Replacement and spare parts would be purchased through the proposed contract as needed to properly maintain these cranes and minimize operational downtime.

Staff recommends that the Port Authority enter into a two-year contract with Konecranes, Inc. for the purchase of captive replacement parts and repair to motor control drives for Konecranes, beginning March 1, 2026, and ending on February 29, 2028.

L. MAINTENANCE

Subject	2. Issue a purchase order to Heil of Texas for the purchase of one Schwarze M6SE street sweeper for Bayport Container Terminal, using the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed \$400,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, issue a purchase order to Heil of Texas for the purchase of one Schwarze M6SE street sweeper for Bayport Container Terminal, using the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed \$400,000, 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 Port Authority currently owns two street sweepers in operation at its Bayport Container Terminal, including a twenty-one-year-old unit that has become increasingly costly to maintain. Replacement parts are now obsolete or difficult to obtain due to technological advancements, design changes, and evolving regulatory requirements. Additionally, this unit no longer meets current environmental stewardship standards established by the U.S. Environmental Protection Agency (EPA), making continued operation impractical and non-compliant. Street sweepers are utilized daily to keep the facility clean and clear of debris that could potentially damage other equipment.

The Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program was established in 1973 in accordance with the Texas Interlocal Cooperation Act to enable governmental entities to obtain purchasing services that offer expedited procurement, volume purchasing discounts, contract administration, and research services. All products and services offered by H-GAC have been subjected to competitive procurement processes in accordance with statutory requirements.

Staff Evaluation/Justification:

The Strategic Sourcing department has determined that procuring a street sweeper through the H-GAC is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

The H-GAC website listed several pre-approved providers of street sweepers. Staff has reviewed the specifications from H-GAC providers and determined that the Schwarze M6SE street sweeper is the model that best meets the Port Authority requirements, and that Heil of Texas is the vendor with the best price for that model. Heil of Texas pricing for the selected model was reviewed and approved by H-GAC.

Staff recommends that the Port Commission approve issuing a purchase order to Heil of Texas for the purchase of one Schwarze M6SE street sweeper for Bayport Container Terminal.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	1. Amend the existing purchase order issued to MBF Industries, Inc. for repairs to the Mobile Command Center in an amount not to exceed \$90,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action, Information
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve an amendment to the existing purchase order issued to MBF Industries, Inc. for repairs to Mobile Command Center for a total amount not to exceed \$90,000, 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 PARTNERSHIPS - CONNECTION Drive Regional Impact Projects MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.

Category:

Awards, Amendments & Change Orders

Department:

Emergency Management

Staff Contact:

William Buck

Background:

The Mobile Command Center (MCC) has experienced normal wear and aging of critical systems, resulting in mechanical, electrical, and structural deficiencies that affect its reliability and readiness for emergency operations. The proposed repairs and replacements are necessary to maintain safe operating conditions, restore full functionality, and ensure the MCC remains available as a dependable regional emergency response asset. The MCC is used as an alternate location to the Port Coordination Center (PCC) and the Port Authority dispatch center if needed. The MCC is included in several emergency response resource listings as a regional asset.

Staff is requesting approval of an amendment of \$90,000, bringing the total purchase order amount to \$149,333.15, to complete necessary repairs and upgrades to ensure the MCC remains operational, safe, and reliable.

Staff Evaluation/Justification:

Staff has reviewed MBF Industries, Inc.'s scope of work and found it to be fair and reasonable, and recommends that the Port Commission approve the amendment.

P. STRATEGY

Subject	1. Award a professional services contract to John C. Martin Associates, LLC for the development of an updated economic impact study for the Port Authority in an amount not to exceed \$169,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, award a professional services contract to John C. Martin Associates, LLC for the development of an updated economic impact study for the Port Authority in an amount not to exceed \$169,000, 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:

Strategy

Staff Contact:

Patrick Nwachokor/Rohit Saxena

Background:

John C. Martin Associates, LLC (Consultant) has completed prior economic impact studies for the Port Authority and several other U.S. ports. The Port Authority has previously engaged Consultant to provide these services in 2002, 2006, 2012, 2015, 2018, 2019, and most recently in 2023.

Contracting this study to a third-party consultant permits study results to be compared both to the results of previous Port Authority data and information collected on other U.S. ports.

Staff Evaluation/Justification:

Staff recommends approval of a sole-source professional services contract to conduct a comprehensive economic impact study of the Houston Ship Channel using current data. The study will quantify employment, labor income, business revenues, and state and local tax impacts, including national-level economic effects, and will support funding pursuits, legislative engagement, and alignment with regional and statewide economic development goals. The recommended consultant possesses specialized expertise in maritime and port economic analysis, established industry relationships necessary to secure reliable participation from public and private terminal operators and service providers, and a proven analytical framework widely accepted by funding agencies and policymakers.

Due to the highly specialized nature of the work, reliance on proprietary methodologies, and the importance of data credibility and consistency, staff determined that a sole-source procurement approach best supports the efficient delivery of accurate and credible results and recommends approval of the contract.

Q. TECHNOLOGY

Subject	1. Award a purchase order to smart-Tecs LLC for the purchase of lane cameras in an amount not to exceed \$115,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, award a purchase order to smart-Tecs LLC for the purchase of lane cameras in an amount not to exceed \$115,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

The Port Authority currently utilizes smart-Tecs LLC as its Gate Operating System (GOS) provider to maintain and support all components within the GOS environment. Purchasing these spare parts directly from smart-Tecs LLC ensures that all components are and will continue to be supported by smart-Tecs LLC in the event of any issues with these components.

Technical support from smart-Tecs LLC would also provide installation assistance and work covered under its warranty.

Staff Evaluation/Justification:

Accordingly, staff has determined that smart-Tecs LLC provides the best value to the Port Authority for these services.

Staff recommends the Port Commission approve a purchase order to smart-Tecs LLC for the purchase of lane cameras.

Q. TECHNOLOGY

Subject	2. Award a purchase order to CDW Government LLC for the purchase and renewal of a three-year contract for of Horizon licensing and software support to the Port Authority’s existing Information Technology infrastructure, using Sourcewell, a cooperative purchase program, in an amount not to exceed \$174,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, award a purchase order to CDW Government LLC for the purchase and renewal of a three-year contract for of Horizon licensing and software support to the Port Authority’s existing Information Technology infrastructure, using Sourcewell, a cooperative purchase program, in an amount not to exceed \$174,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

The Port Authority seeks approval to renew licenses and maintenance for Horizon, a software platform used to virtualize and centrally manage business-critical applications. Horizon supports external users, including stevedores, and systems such as Navis (N4), XPS, gate operating system, and the optical character recognition (OCR) portal. The Port Authority has utilized Horizon for more than five years and considers it a reliable solution. Renewal is requested to avoid service disruptions.

Staff Evaluation/Justification:

The Strategic Sourcing department has determined that procuring Horizon licenses and maintenance through Sourcewell, a cooperative purchasing program (Sourcewell), is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by CDW Government LLC under the pricing schedule obtained from that vendor’s contract with Sourcewell, and is therefore recommending this purchase.

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

Q. TECHNOLOGY

Subject	3. Approve an amendment to the existing contract with Comcast Cable Communications Management, LLC to add additional circuits supporting the disaster recovery data center for a three-year term, in an amount not to exceed \$1,500,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, amend the existing contract with Comcast Cable Communications Management, LLC to add additional circuits supporting the disaster recovery data center for a three-year term, in an amount not to exceed \$1,500,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

As the Information Technology (IT) department continues to provide reliable network services, it is essential to continue to monitor the usage and related cost of circuits. This contract amendment would add circuits to connect to the disaster recovery data center and to League City for the Computer-Aided Dispatch (CAD) application for the Port Security and Emergency Operations (PSEO) division, and increase internet speed across the Port Authority.

Extending the contract term would enable an overall reduction in the cost of services and maintain flexibility to meet the increased demands and needs of the business.

Staff Evaluation/Justification:

Accordingly, staff has determined that the price and availability provided by amending and extending the current Comcast Cable Communications Management, LLC, Master Service Agreement provides the best value to the Port Authority for these services.

Staff recommends the Port Commission authorize the amendment for an additional three-years to the existing contract with Comcast Cable Communications Management, LLC.

Q. TECHNOLOGY

Subject	4. Approve an amendment to the services agreement to extend through December 31, 2026, with Definian Data, LLC for consulting and professional services, the implementation and education of data governance, data conversion, data retention, archival and retrieval, in an amount not to exceed \$300,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve an amendment to the services agreement with Definian Data, LLC for consulting and professional services, the implementation and education of data governance, data conversion, data retention, archival and retrieval, in an amount not to exceed \$300,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

By Minute Number 2024-0924-47, the Port Commission approved a services agreement with Definian Data, LLC totaling \$600,000 for consulting and professional services for a three-part data management workstream in support of the NXGEN ERP Program, including data governance, conversion, and retention. Each part is critical to ensuring overall accuracy and quality of data migrated from multiple legacy systems, with organization and governance rules that support reliable data management.

Staff Evaluation/Justification:

Staff recommend the Port Commission approve amending the service agreement with Definian Data, LLC.

Q. TECHNOLOGY

Subject	5. Approve a change order with BKJ Global Management Consulting, LLC for a contract extension through December 31, 2026, for program management, project coordination, and analysis support for the implementation of workstreams outlined in the Information Technology Master Plan (ITMP) 2024 – 2028, in an amount not to exceed \$180,000.
Meeting	Feb 19, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its February 19, 2026 meeting, approve a change order with BKJ Global Management Consulting, LLC for a contract extension through December 31, 2026, for program management, project coordination, and analysis support for the implementation of workstreams outlined in the Information Technology Master Plan (ITMP) 2024 – 2028, in an amount not to exceed \$180,000, and further authorize the Chief Executive Officer to any and all things in his opinion reasonable or necessary to give effort to the foregoing for these procurements.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

By Minute No. 2021-0223-46, the Port Commission approved a contract for project management, coordination, and analysis services in support of the Next Generation Enterprise Resource Planning (NXGEN ERP) program – Phase II.

By Minute No. 2024-0524-45, the Port Commission approved backfill services for the NXGEN ERP program and in support of the implementation of the workstream in the Information Technology (IT) Master Plan 2024-2028.

The Port Authority seeks to extend this contract through the end of 2026 to continue support of the implementation of the workstreams in the IT Master Plan 2024 – 2028.

Staff Evaluation/Justification:

Staff have reviewed and evaluated the project management, coordination, and analysis services needed to meet the objectives outlined in the IT Master Plan 2024 – 2028 and recommend extending the term of the contract with BKJ Global Management Consulting, LLC to provide these services.

