

February 12, 2026

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

In accordance with the official practice of the Port Commission of the Port of Houston Authority, attached is a copy of the Agenda of the regular meeting to be held on Thursday, February 19, 2026. A quorum of the Port Commission is intended to meet at 9:15 a.m. at the Port of Houston Authority Administration Building, First Floor Boardroom, 2960 Riverby Road, Houston, Texas 77020. The member of the Port Commission presiding over the meeting is intended to be present at that location, which shall be open to the public during the open portions of the meeting.

In addition, in accordance with Government Code Sec. 551.127 permitting a governmental body to hold a public meeting by videoconference call, the meeting may also be accessed via Microsoft Teams, as provided on the following page.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Parker Harrison
Secretary



Additional Public Meeting Notifications.

1. In accordance with the Port Commission's usual practice:
 - a. Members of the public may speak during the public comment section on the agenda.
 - Advance registration is required.
 - When: No later than an hour before the start of the meeting.
 - How: Please contact us by email, telephone, or regular mail using the contact information below:
 - Parker Harrison: pharrison@porthouston.com, or (713) 670-2625.
 - Erica Godfrey, egodfrey@porthouston.com or (713) 670-2456.
 - 2960 Riverby Road, Houston, Texas 77020.
 - What: Please provide the speaker's name and the organization he or she represents, if applicable, and the subject matter of the speaker's comments.
 - Permitted speaking time, in accordance with our [Public Comment Policy](#):
 - General rule: Speakers are generally limited to **three (3) minutes**, whether or not their subject matter relates to an item of business on the agenda.
 - Exception for repeat speakers/groups: a speaker or group addressing a subject matter that does not relate to an item of business on the agenda, and that has spoken at any of the four (4) previous Port Commission meetings, shall be limited to **one (1) minute**.
 - Group speakers: If more than one member of a group has requested to speak, the group must select one representative to present its comments. The group's representative is limited to **three (3) minutes** of speaking time, whether or not the comments relate to business on the agenda.
 - b. Both an audio recording and written minutes of the meeting will be made available on the Port Authority's website following approval by the Port Commission.
2. To request accommodations under the Americans with Disabilities Act or language access services, please contact Parker Harrison or Erica Godfrey at least **three (3) days** prior to the meeting.
3. Interested parties may participate in this meeting either in person or virtually; instructions for virtual participation appear on the next page. Restrictions regarding allowable room capacity and seating arrangements may be in place at the meeting.

February Port Commission meeting

Thu, Feb 19, 2026 9:00 AM - 12:00 PM (UTC-06:00) Central Time (US & Canada)

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 238 225 652 152 73

Passcode: ry9Go7nT

Dial in by phone

1 346-352-9362,,326451913#United States, Houston

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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