

I N D E X

PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY
OF THE PORTS OF HARRIS COUNTY, TEXAS
February 19, 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

2026-0219-01 Approve the minutes of the January 27, 2026 Port Commission meeting

Staff Reports

2026-0219-02 Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters

Appearances

2026-0219-03(a) Chairman Campo introduced Sarah Cinco, Healthy Port Communities Coalition, who addressed the Port Commission

2026-0219-03(b) Chairman Campo introduced Juliana Hernandez, Air Alliance Houston, who addressed the Port Commission

2026-0219-03(c) Chairman Campo introduced Bridget Lois Jensen, Christians for a Free Palestine, who addressed the Port Commission

F. Executive

2026-0219-04 Staff Report – Selected agenda items – Parker Harrison, Chief Legal Officer

2026-0219--05 Review, deliberation, and possible approval of Port Commission committee and task force chairs and members

2026-0219-06 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

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G. External Affairs

2026-0219-07 Staff Report – Selected agenda items – Christine Abbruscato, Senior Director, Corporate Communications & Branding

2026-0219-08 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

2026-0219-09 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

2026-0219-10 Staff Report – Selected agenda items – Lori Brownell, Chief Channel Infrastructure Officer

2026-0219-11 Approve the transfer of two marine construction permits and a barge fleeting lease from 14000 Industrial Holdings, LLC to Pelican Marine Services LLC

2026-0219-12 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

2026-0219-13 Staff Report – Selected agenda items – John Moseley, Chief Commercial Officer

2026-0219-14 (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,

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(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

2026-0219-15 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%

2026-0219-16 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

2026-0219-17 Staff Report – Selected agenda items – Norma Essary, Director, Enterprise Risk Management

2026-0219-18 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

2026-0219-19 Approve and adopt the proposed Internal Audit 2026 Annual Audit Plan

K. Infrastructure

2026-0219-20 Staff Report – Selected agenda items – Rich Byrnes, Chief Port Infrastructure Officer

2026-0219-21 Approve staff's ranking of vendors and award a construction contract for the construction of Wharf 1 West at Bayport Container Terminal to the top-ranked proposer McCarthy Building Companies, Inc

2026-0219-22 Approve staff's ranking of vendors and award a professional services contract to perform construction material testing services for Wharf 1 West at Bayport Container Terminal to the top-ranked proposer Terracon Consultants, Inc.

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2026-0219-23	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
2026-0219-24	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
L. Maintenance	
2026-0219-25	Staff Report – Selected agenda items – Paulo Soares, Chief Port Maintenance Officer
2026-0219-26	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
2026-0219-27	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
M. Operations (no items)	
2026-0219-28	Staff Report – Selected agenda item – Ryan Mariacher, Chief Port Operations Officer
N. People (no items)	
O. Security and Emergency Operations	
2026-0219-29	Staff Report – Selected agenda item – William Buck, Fire Chief
2026-0219-30	Amend the existing purchase order issued to MBF Industries, Inc. for repairs to the Mobile Command Center
P. Strategy	
2026-0219-31	Staff Report – Selected agenda items – Candice Armenoff, Chief Strategy Officer
2026-0219-32	Award a professional services contract to John C. Martin Associates, LLC for the development of an updated economic impact study for the Port Authority

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Q. Technology

- 2026-0219-33 Staff Report – Selected agenda item – Charles Thompson, Chief Information Officer
- 2026-0219-34 Award a purchase order to smart-Tecs LLC for the purchase of lane cameras
- 2026-0219-35 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
- 2026-0219-36 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
- 2026-0219-37 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
- 2026-0219-38 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

R. Recess Open Meeting and Convene Executive Session

S. Reconvene Open Meeting

- 2026-0219-39 Authorize the Port Authority to enter into an agreement with Anchor QEA, LLC 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

U. Closing Remarks by Chairman and Commissioners

V. Adjourn Meeting

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

**Houston, Texas
February 19, 2026**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on February 19, 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
Michel Bechtel, Commissioner
Wendy Cloonan, Commissioner
Clyde Fitzgerald, Commissioner, via Microsoft Teams
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
Kerrick Henny, Chief Government Relations Officer
Tim Finley, Chief Financial Officer
J. Kent Friedman, outside counsel

Chairman Campo first welcomed Commissioner Michel Bechtel to the Port Commission. He noted that Commissioner Bechtel succeeded Commissioner DonCarlos, whose term concluded the previous month after many years of service.

Chairman Campo stated that Commissioner Bechtel serves as President of Bechtel Exploration and Blue Moon Exploration and has earned recognition as a respected leader in coastal protection and the energy industry. He highlighted Commissioner Bechtel's long record of public service, including five terms as Mayor of Morgan's Point, service on the Board of Pilot Commissioners, and participation on the Gulf Coast Protection District, among other roles. Commissioner Bechtel joined the Port Commission at an exciting time, with significant growth and major projects underway.

Chairman Campo then acknowledged the presence of members of the public who had signed up to provide comment. The Port Commission's Public Comment Policy reflected its commitment to hearing from stakeholders while maintaining the ability to conduct business efficiently.

Chairman Campo reviewed the established public comment guidelines, including:

- If more than one member of a group requests to speak, the group must designate one representative to present its comments.
- Public comments are limited to three minutes per speaker.
- A speaker or group addressing a subject not listed on the agenda and who has

spoken at any of the four previous Port Commission meetings is limited to one minute.

Chairman Campo stated that these guidelines were not new but that the Commission would consistently enforce them moving forward. The guidelines aligned with those used by other local public bodies, including the City of Houston, Harris County, and METRO.

Chairman Campo reminded attendees that public comment at Commission meetings was not the only avenue for engagement. He encouraged members of the public to contact Port staff directly with questions or concerns, stating that direct communication provides the most effective opportunity for two-way dialogue and timely responses.

Commissioners Robb, Cloonan, and Jones each welcomed Commissioner Bechtel and expressed excitement to work with him.

(2026-0219-01) Chairman Campo called for a motion to approve the minutes of the January 27, 2026, Port Commission meeting. Commissioner Cloonan moved for approval, seconded by Commissioner Jones. The minutes were approved as written.

(2026-0219-02) Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters:

Chief Executive Officer Charlie Jenkins addressed the Port Commission and stated that he would keep his remarks brief, noting that other members of the executive team would provide additional updates during their respective reports.

Mr. Jenkins provided a cargo update for the broader Houston Ship Channel region. Through November, the most recent month with available data, total tonnage reflected an approximate three percent decline. He explained that reduced imported crude oil volumes primarily drove the decrease in imports and overall tonnage. However, other commodities, including cement imports and plastics exports, showed increases during the same period.

Mr. Jenkins reported that vessel movements along the Houston Ship Channel increased two percent in January 2026 compared to January 2025. At the Port Authority's public terminals, operations were off to a solid start for the year. While steel volumes declined – consistent with the cyclical nature of that commodity – container volumes increased four percent and total tonnage increased six percent in January.

Mr. Jenkins also reported that earlier in the month he traveled to Europe with senior members of the Port Authority's Commercial and Operations teams to meet with senior executives of its top container customers at their headquarters. During those meetings, the Port Authority team outlined current infrastructure projects, operational priorities, and

long-term plans to manage growth and maintain competitiveness. The group also discussed customer needs and opportunities to strengthen collaboration for mutual success.

Mr. Jenkins stated that over the past decade, the Port Authority's container volumes had grown at approximately twice the rate of the second-fastest-growing port. Texas continued to lead the nation in population growth, which supported sustained demand for containerized cargo. Based on these trends, the Port Authority anticipated continued strong growth in container volumes and was laying the groundwork to manage that growth while maintaining the high level of service for which it was known.

Mr. Jenkins emphasized that the infrastructure investments approved by the Port Commission would produce long-term benefits for the region and future generations. He concluded by stating that the European trip proved highly productive and provided significant value in strengthening customer relationships and reinforcing the Port Authority's strategic priorities.

(2026-0219-03) Appearances

(a) Chairman Campo recognized Sarah Cinco, Healthy Port Communities Coalition, who addressed the Port Commission.

Ms. Cinco stated that the Healthy Port Communities Coalition included organizations located along the Houston Ship Channel that advocated for community health. She referenced the proposed contract with John C. Martin Associates, LLC for the development of an updated economic impact study for the Port Authority.

Ms. Cinco encouraged the Commission to ensure that the economic impact study reflected a balanced investment strategy, including terminal expansion, investments in terminal resilience, hurricane and flood mitigation, and operational continuity.

She referenced the proposed construction contract to expand the wharf at the Bayport Container Terminal and characterized it as a significant capacity investment.

Ms. Cinco further referenced prior testimony from July 17, 2025, regarding the Port's hazard management plan and expressed concerns that the plan relied on outdated flood data and did not sufficiently incorporate post-Hurricane Harvey information or input from port-adjacent neighborhoods.

Ms. Cinco concluded her remarks by encouraging careful consideration of these factors as the economic impact study moved forward.

(b) Chairman Campo recognized Juliana Hernandez, Air Alliance Houston, who addressed the Port Commission.

Ms. Hernandez commented on the upcoming Community Grants Program and expressed a preference that the Port Commission prioritize nonprofit organizations that operated within, or directly benefited, communities located near the Houston Ship Channel.

Ms. Hernandez also commented on Agenda Item H3, which she understood to involve dredge material placement near the Beltway 8 area. She stated that while her organization generally opposed inland placement of dredged material, she recognized that the referenced site appeared to be farther from residential communities than other locations. She encouraged the Port Authority to exercise caution as the project proceeded and to ensure appropriate testing of the dredged material.

(c) Chairman Campo recognized Bridget Lois Jensen, Christians for a free Palestine, who addressed the Port Commission.

Ms. Jensen referenced the observance of Ash Wednesday and the season of Lent and encouraged Commissioners, particularly those observing the season, to reflect on the situation in Israel and Gaza. She urged the Commission to consider taking a position regarding the ongoing conflict and the role of U.S. support.

Ms. Jensen encouraged Commissioners to review additional journalism and reporting on the topic and referenced a statement adopted by the Port of Oakland Commission. She also referenced federal legislation pending in Congress, HR 3565.

(2026-0219-04) Chairman Campo recognized Parker Harrison, Chief Legal Officer, to provide a report of selected Executive agenda items.

Ms. Harrison presented Item F1, which updated Port Commission committee and task force assignments to reflect recent changes in Commission membership.

Ms. Harrison then presented Item F2, which requested emergency purchasing authorization for newly appointed members of the senior executive leadership team. The Texas Water Code permitted such authorization under limited circumstances and the request served as a contingency measure to ensure operational continuity in the unlikely event of the Chief Executive Officer's unavailability.

Ms. Harrison emphasized that the authorization did not permit independent action. Instead, any exercise of the authority would occur in close coordination with the full executive leadership team to ensure alignment with the Port Authority's goals and priorities.

She further noted that in April 2025, the Port Commission extended similar authority to the Chief Financial Officer, Chief Administrative Officer, and former Chief

Legal Officer. Extending the authorization to the remaining members of the senior executive team would promote collaboration and provide additional operational coverage.

(2026-0219-05) RCA F1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA F1 PASSED.

(2026-0219-06) RCA F2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA F2 PASSED.

(2026-0219-07) Chairman Campo recognized Christine Abbruscato, Senior Director, Corporate Communications & Branding, to provide a report of selected External Affairs agenda items.

Ms. Abbruscato presented Item G1, which authorized an agreement to coordinate sponsorship sales, ticket sales, event planning, promotion, and panelist coordination for the 2026 Houston International Maritime Conference (HIMC).

Ms. Abbruscato stated that BYSA has served as a valued event planning partner and has supported the Port Authority in elevating and expanding HIMC in recent years. For the 2025 conference, BYSA coordinated more than 50 speakers, managed event logistics, and secured sponsorships. The number of sponsors increased to 59 in 2025, representing a 34 percent increase over 2024.

She explained that for the 2026 conference, scheduled for November 2–5, BYSA’s scope of work would include strategic and creative counsel, fundraising support, event management, coordination with panelists and moderators, and day-of-event and guest management.

Ms. Abbruscato then presented Item G2, which authorized a two-year professional services contract with Pierpont Communications, Inc., for public relations consulting and support, with an option to extend for one additional year.

She stated that the scope of work included providing speaker training and media preparation for Port Authority employees, developing messaging and communications tools such as press releases and holding statements, proactively pitching stories to news media, monitoring media coverage of the Port Authority, and providing reporting and analysis.

Ms. Abbruscato noted that upcoming priorities – including further development at Bayport, Terminal 3, Project 12, the new public tour boat, and the Anchored in Action initiative – would require strategic communications support. She stated that contract would

assist the Port Authority in developing and executing effective communications and media strategies to highlight this work.

(2026-0219-08) RCA G1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA G1 PASSED.

(2026-0219-09) RCA G2 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA G2 PASSED.

(2026-0219-10) Chairman Campo recognized Lori Brownell, Chief Channel Infrastructure Officer, to provide a report of selected Channel Infrastructure agenda items.

Ms. Brownell provided a brief staff report on key Channel Infrastructure projects. Dredging would begin during the month at the Care Terminal Berth J5 to expand and deepen the berth. The project would allow larger vessels to safely access the berth without impacting operations at Berth J4, which had previously experienced constraints. She stated that crews expected to complete dredging by mid- to late March 2006.

Ms. Brownell pulled Item H1 from the agenda. Item H2 approved the transfer of two marine construction permits and a barge fleeting lease.

Ms. Brownell then presented Item H3, which authorized a ten-year upland and submerged lands lease for approximately 3.65 acres at the Beltway 8 property. She explained that the site would be used to stage an offloader barge to discharge dredged material through a pipe onto the upland property for transfer to a nearby placement area.

RCA H1 was pulled.

(2026-0219-11) RCA H2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA G2 PASSED.

(2026-0219-12) RCA H3 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA G3 PASSED.

(2026-0219-13) Chairman Campo recognized John Moseley, Chief Commercial Officer, to provide a report of selected Commercial agenda items.

Mr. Moseley began by providing an overview of the Houston industrial market. He reported that 2025 was a very active year, with 13.6 million square feet of positive net

absorption and 17.2 million square feet of new construction deliveries. Despite the significant addition of new space, vacancy rates declined to below seven percent due to sustained demand from users.

Mr. Moseley noted that the development pipeline continued to expand, with approximately 21.5 million square feet currently under construction following an increase in groundbreakings during the final months of the year. These properties were currently about 16 percent pre-leased. The Port Authority remained optimistic that continued development would support the creation of new import distribution centers and logistics facilities that anchored cargo in the region and drove growth for the port.

Mr. Moseley then provided an update on commercial trade activity. Customer feedback indicated continued growth across major container trade lanes, driven by strong demand for regionally manufactured petrochemical products and population growth that fueled demand for imported consumer goods.

Demand for oil country tubular goods, commonly referred to as drilling pipe used in Texas oil and gas operations, had weakened. This decline reduced imports of steel pipe and contributed to lower steel cargo volumes. As an indicator of activity in the energy sector, the Texas rig count stood at 229 rigs as of the previous week, down three rigs from the prior week and down 51 compared to the same period one year earlier.

Mr. Moseley then presented three real estate items for the Commission's consideration. Item I1 was an approval for (i) a consent and leasehold lien subordination agreement, (ii) an amendment to extend the lease term, and (iii) consent to a coterminous extension of a related sublease at the Turning Basin Terminal.

Item I2 approved a one-year office lease with a one-year mutual extension option to support services at the Port's container terminal. And Item I3 amended an existing lease to add acreage for a tenant that provided container support services at Bayport.

(2026-0219-14) RCA I1 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I1 PASSED.

(2026-0219-15) RCA I2 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA I2 PASSED.

(2026-0219-16) RCA I3 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA I3 PASSED.

(2026-0219-17) Chairman Campo recognized Norma Essary, Director, Enterprise Risk Management, to provide a report of selected Finance agenda items.

Ms. Essary began with a brief overview of the Port Authority's January 2026 financial results. She reported operating revenue of \$58 million, representing a five percent increase year over year. Container throughput totaled approximately 370,000 TEUs, up four percent, and total units reached approximately 205,000, up three percent.

Ms. Essary then presented Item J1, which authorized the purchase of insurance coverage from various carriers, effective March 1, 2026, for the Port Authority's primary and excess property and casualty insurance program in an amount not to exceed \$9.3 million. The renewal represented a favorable outcome of approximately \$800,000 compared to the 2026 budget.

Ms. Essary explained that the insurance marketplace remained volatile due to capacity constraints, geopolitical tensions, climate risks, and shifting carrier strategies. However, strong capital inflows into reinsurance, a relatively mild 2025 hurricane season, and increased market competition resulted in favorable conditions for buyers in 2026. Staff leveraged those conditions to negotiate lower rates while managing increases in exposure associated with higher asset values, operational activity, and payroll.

Ms. Essary reported that staff conducted the procurement process. Due to the complexity of the insurance program and total insured values of approximately \$658 million, staff solicited quotes from both domestic and international carriers, including London-based markets. Total insured values increased by 23 percent from the prior year, including approximately \$274 million in property assets, \$384 million in crane assets, and \$20 million in vessels.

Staff solicited quotes from more than 100 carriers and received a response rate of approximately 95% from incumbent carriers. The most challenging placements involved property, crane, and cyber coverage.

Ms. Essary highlighted several key outcomes from the renewal process. The Port Authority secured rate reductions that supported an increased property loss limit of \$85 million. The premium also included coverage for future cranes and vessels projected through 2028. In addition, cyber coverage was renewed at flat pricing for the first time in eight years while increasing the policy limit to \$10 million. Staff also secured a five-year environmental policy covering fifteen dredge sites.

Overall, the insurance portfolio increased approximately seven percent from the prior year. Ms. Essary noted that comparable public entities experienced similar or higher increases, citing a 32 percent increase reported by the Port of Galveston and a seven percent decrease reported by Harris County.

Ms. Essary then presented Item J2, which approved and adopted the proposed 2026 Internal Audit Annual Plan.

(2026-0219-18) RCA J1 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA J1 PASSED.

(2026-0219-19) RCA J2 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA J2 PASSED.

(2026-0219-20) Chairman Campo recognized Rich Byrnes, Chief Infrastructure Officer, to provide a report of selected Infrastructure agenda items.

Mr. Byrnes reported that the Infrastructure Division brought four items totaling approximately \$134 million. The items supported critical infrastructure capabilities for the Port Authority.

Mr. Byrnes stated that Items K1, K2, and K4 related to the construction of Wharf 1 at the Bayport Container Terminal. Previous Bayport wharves measured approximately 1,000 linear feet, while the new project would add approximately 1,300 linear feet of berth. Once completed, Wharf 1 would finalize the full 7,300 linear feet of waterfront across Bayport Wharves 1 through 7.

Mr. Byrnes noted that the Port Authority continued to expand Bayport and refurbish the Barbours Cut Container Terminal to provide capacity ahead of demand and accommodate strong cargo growth. The Port Authority completed Wharf 6 in 2023 and Wharf 7 in 2025 on the west end of the terminal, and construction of Wharf 1 on the east end represented the next step in that program. The longer berth would accommodate the largest vessels capable of calling on Houston and would eventually support installation of the largest ship-to-shore cranes deployed to date.

Mr. Byrnes explained that Items K2 and K4 authorized amendments for material testing and engineering support services during construction of the wharf.

Mr. Byrnes then presented Item K3, which authorized a contract with a landfill facility to accept approximately 11,000 cubic yards of excavated soil that was unsuitable for construction use or reuse. Staff must remove the material to keep several projects on schedule, including construction of the new Port Coordination Center and the recently awarded maintenance complex project at the Turning Basin Terminal.

Chairman Campo moved to amend Agenda Item K1 to award a construction contract in an amount not to exceed \$131,511,864, seconded by Commissioner Cloonan. The motion PASSED.

(2026-0219-21) RCA K1 was presented, as amended. Chairman Campo moved for staff's ranking of vendors to award a construction contract to the top-ranked proposer – McCarthy Building Companies, Inc., seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K1 PASSED, as amended.

(2026-0219-22) RCA K2 was presented. Commissioner Jones moved for staff's ranking of vendors to award a professional services contract to the top-ranked proposer – Terracon Consultants, Inc., seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K2 PASSED.

(2026-0219-23) RCA K3 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K3 PASSED.

(2026-0219-24) RCA K4 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA K4 PASSED.

(2026-0219-25) Chairman Campo recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Maintenance agenda items.

Mr. Soares began with a brief overview of recent maintenance activities. Staff processed approximately \$1.23 million in critical parts procurement in January 2026, including approximately \$436,000 for the Bayport Container Terminal and \$794,000 for the Barbours Cut Container Terminal. In coordination with Strategic Sourcing and Accounts Payable, staff also processed approximately 300 invoices to maintain vendor continuity.

Mr. Soares reported that following the January 2026 winter weather outage, cross-departmental coordination enabled terminal operations to restart smoothly on January 26, with 20 cranes deployed across both container terminals for vessel work. Maintenance staff also completed the annual inspection and certification of reduced pressure valves across all Port Authority facilities to ensure continued regulatory compliance.

Mr. Soares then provided updates on the crane fleet. Staff successfully offloaded four new ship-to-shore cranes at the Barbours Cut Container Terminal between February 1 and February 7, 2026. He reported that staff were currently working to complete

electrification, salt remediation, and endurance testing prior to final commissioning. At the Bayport Container Terminal, ten of sixteen new rubber-tired gantry cranes had received provisional acceptance and entered operational service.

Mr. Soares then presented two agenda items for the Commission's consideration.

He presented Item L1, which authorized a two-year contract for the purchase of captive replacement parts and repair services for motor control drives used on cranes at the Barbours Cut and Bayport Container Terminals. Mr. Soares reported that, by the end of the first quarter of 2026, the Port Authority would own approximately 167 units across both container terminals. These cranes supported daily container handling operations and required reliable access to original equipment manufacturer parts to maintain availability and minimize operational downtime.

Mr. Soares then presented Item L2, which authorized the purchase of a street sweeper for Bayport Container Terminal. The purchase would replace an existing sweeper that was more than twenty years old and no longer operational. The new unit would help maintain approximately 550 acres of wharf and container yard space and support improved cleaning of debris and dust buildup in operational areas.

(2026-0219-26) RCA L1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Bechtel. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L1 PASSED.

(2026-0219-27) RCA L2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Bechtel. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA L2 PASSED.

(2026-0219-28) Chairman Campo recognized Ryan Mariacher, Chief Port Operations Officer, to provide a report of selected Port Operations agenda items.

Mr. Mariacher advised that the Port Operations Division had no agenda items for consideration and provided a brief update on the performance of the Port Authority's public terminals to start the year. He reported that total tonnage increased six percent in January, with more than 4.5 million tons handled across the public facilities. He clarified that the Port Authority's multipurpose facilities led that growth, with tonnage increasing approximately 24 percent. The increase was driven primarily by higher volumes of breakbulk and dry bulk cargo.

Mr. Mariacher explained that breakbulk growth resulted largely from a surge in imported bagged cement handled at the Northside Turning Basin, Jacintoport, Care Terminal, and Southside Turning Basin. Dry bulk volumes also increased due to higher

sorghum export activity at the Woodhouse Terminal grain elevator and additional bulk cement shipments at the Southside Turning Basin.

Mr. Mariacher noted that, while steel tonnage continued to decline, decreasing more than 30 percent during the month, container volumes overall continued to perform well. The Barbours Cut and Bayport Container Terminals handled a combined increase of approximately 3.5 percent in total TEUs during January 2026. Both import and export loaded TEUs grew, increasing approximately four percent and nearly six percent respectively, resulting in an approximate 60/40 import-export trade split to begin the year.

Mr. Mariacher concluded by noting that while no operational records had been set so far in 2026, the Port Authority's focus remained on providing safe, efficient, and reliable service in coordination with its partners.

Chairman Campo noted there were no People agenda items.

(2026-0219-29) Chairman Campo recognized William Buck, Fire Chief, to provide a report of selected Security and Emergency Operations agenda items.

Chief Buck presented Item O1, which authorized an amendment to an existing purchase order for repairs to the Port Authority's Mobile Command Center (MCC).

Chief Buck explained that the MCC served as a critical emergency response asset for the Port Authority and functioned as an alternate operating location for the Port Coordination Center and Port Authority dispatch. The MCC was also formally designated as a regional emergency response resource.

The unit, which the Port Authority originally acquired through a Port Security grant in 2017, now required repairs due to normal aging of several mechanical, electrical, and structural systems. The amendment would allow for the necessary repairs and to restore the unit to a safe and reliable operational condition while maintaining compliance with the original safety standards and warranty provisions.

Chief Buck stated that the repairs would preserve the operational readiness of the MCC and support continued emergency response capability for both the Port Authority and the surrounding region. The repairs were expected to extend the unit's operational life by approximately eight years.

(2026-0219-30) RCA O1 was presented, moved by Commissioner Robb, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA N1 PASSED.

(2026-0219-31) Chairman Campo recognized Candice Armenoff, Chief Strategy Officer, to provide a report of selected Strategy agenda items.

Ms. Armenoff reported that it had been four years since the Port Authority last completed an economic impact study. She explained that the study provided data and statistics that staff regularly used for planning, communications, and advocacy efforts, including estimates of the Houston Ship Channel's economic impact.

Ms. Armenoff stated that staff believed the Houston Ship Channel's economic impact now exceeded \$1 trillion and that an updated study would provide current data to support the Port Authority's advocacy and strategic planning efforts for the Houston region.

(2026-0219-32) RCA P1 was presented, moved by Commissioner Robb, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA P1 PASSED.

(2026-0219-33) Chairman Campo recognized Charles Thompson, Chief Information Officer, to provide a report of selected Technology agenda items.

Mr. Thompson reported that the Technology Division brought five items before the Commission for consideration. Item Q1 authorized the initial purchase of lane cameras for the Port Authority's container terminals. This purchase represented the first phase of a multi-phase project to replace outdated and unsupported camera systems and to enhance operational redundancy, resiliency, and recoverability across both container terminals. Future phases would continue the upgrades while minimizing disruption to container movements from the in-gate through the out-gate.

Mr. Thompson then highlighted Item Q3, which authorized an amendment to an existing contract for metro-ethernet and wide area networking services known as True SD-WAN. The amendment would add redundant internet connections, diverse network paths, and increased bandwidth to multiple Port Authority facilities, including the Barbours Cut Container Terminal, Bayport Container Terminal, the PCC, Port Administration Building, and Jacintoport Terminal. The improvements supported several workstreams within the Port Authority's 2024–2028 Information Technology Master Plan.

Mr. Thompson also noted that Item Q5 supported the Port Authority's aspirational goal of increasing spending with small, minority-, and women-owned business enterprises.

Regarding Item Q4, Commissioner Cloonan asked how high the consulting services were that the Port Authority was getting. Mr. Thompson emphasized that the services focused on provide the Port Authority with a framework, which was what it needed most.

(2026-0219-34) RCA Q1 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA Q1 PASSED.

(2026-0219-35) RCA Q2 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA Q2 PASSED.

(2026-0219-36) RCA Q3 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA Q3 PASSED.

(2026-0219-37) RCA Q4 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA Q4 PASSED.

(2026-0219-38) RCA Q5 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. RCA Q5 PASSED.

At 9:57 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 (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., and deliberate regarding (i) real estate (*Section 551.072, Open Meetings Act*) including deliberations regarding disposition of Galveston Bay vicinity 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 former Executive Director 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.

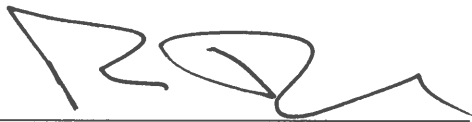
At 10:59 a.m., Chairman Campo reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Ric Campo, Chairman
Michel Bechtel, Commissioner
Wendy Cloonan, Commissioner
Clyde Fitzgerald, 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
Kerrick Henny, Chief External Affairs Officer
Tim Finley, Chief Financial Officer
J. Kent Friedman, outside counsel

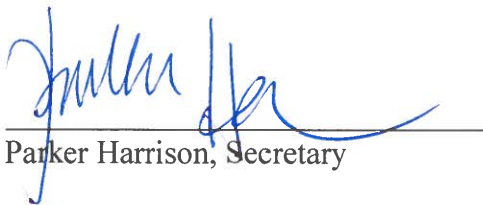
(2026-0219-39) Commissioner Bechtel moved to authorize the Port Authority to enter into an agreement with Anchor QEA, LLC on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Fitzgerald, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

At 11:00 a.m., Chairman Campo adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the February 19, 2026 meeting of the Port Commission of the Port of Houston Authority.



Ric Campo, Chairman



Parker Harrison, Secretary

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	<p>Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CHANNEL Advocate for the Houston Ship Channel</p> <p>PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.</p>

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	<p>Strategic Objective PARTNERSHIPS - CONNECTION Drive Regional Impact Projects</p> <p>Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CHANNEL Advocate for the Houston Ship Channel</p> <p>PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.</p>

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.

I. COMMERCIAL

Subject **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.**

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, (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, (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, and (iii) 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/Jared Atabuatsi

Background:

In March 2025, the Port Commission approved a 9-year, 3-month lease and sublease with Enstructure Richardson I LLC, as tenant, and Beneton Houston Refinery LLC, as subtenant, respectively, for approximately 11.23 acres of land located at the Turning Basin Terminal to construct and operate a bulk

Exhibit A

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.

Exhibit A

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	<p>Strategic Objective PARTNERSHIPS - CONNECTION Drive Regional Impact Projects</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:

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.