



PORT COMMISSION MEETING

April 28, 2026 - AGENDA BOOK



Tuesday, April 28, 2026
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - March 23, 2026

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

1. No items.

G. EXTERNAL AFFAIRS

1. No items.

H. CHANNEL INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Two professional services contracts, each in an amount not to exceed \$5,000,000 for dredged material placement area permitting, design, and construction services, to the top-ranked proposers Geosyntec Consultants, Inc. and Gahagan & Bryant Associates, Inc.
2. Professional services contract in an amount not to exceed \$1,223,350 for the maintenance and monitoring of dredge material placement areas to Yellowstone Landscape – Central Inc.

3. Memorandum of Agreement with the U.S. Army Corps of Engineers for dredge material placement tipping fees for the disposal overrun of 113,646 container yard of dredge materials to Alexander Island Placement Area, in an amount not to exceed \$343,211.
4. Memorandum of Agreement with the U.S. Army Corps of Engineers in an amount not to exceed \$80,000 to account for an overrun of maintenance dredge material at the Jacintoport and Care Terminals to be dredged under the fiscal year 2025 Morgan's to Boggy Bayou contract.

Permits/Licenses/Pipeline Easements

5. Renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Air Liquide Large Industries U.S. LP, and INEOS Oligomers USA LLC; authorize the renewal of expiring Port Authority pipeline licenses for new ten-year terms for the following entities: Magellan Terminals Holdings, LP, ONEOK NGL Distribution System, LLC, and Oxy Vinyls, LP.
6. Pipeline license for new 12-inch and new 16-inch refined products pipelines to KM Liquids Terminals LLC under and along the Port Terminal Railroad Association Southside Mainline railroad right-of-way and the Pasadena Cut-Off.
7. Marine construction permit to MBTC Pipeline, LLC for a 24-inch pipeline crossing the Houston Ship Channel in State Tract 337, Galveston County.
8. Marine construction permit to the Texas Department of Transportation for erosion control and scour repairs under US 90A bridge at Buffalo Bayou in the William P Harris & Robert Wilson Survey, A-32.

Leases

9. Submerged lands lease for a thirty-year term with La Porte Rail & Terminal LLC for approximately 11.263 acres in San Jacinto Bay, at a total annual base rent of \$265,302, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
10. Transfer of two barge fleeting leases and a marine construction permit from Campbell Transportation Company, Inc. to CTC Liquid Services, LLC.
11. Transfer of a private adjacency submerged lands lease from Stolt Tankers USA, Inc. to Stolt Cleaning and Environmental Services Inc. and (ii) amend the lease to align with the term of the underlying upland lease for approximately 8.77 acres in Carpenters Bayou, at a total annual base rent of \$38,839, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

I. COMMERCIAL

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

Awards, Amendments & Change Orders

1. Seven-month professional services contract with Heroic Maritime LLC for trade development activities, general advisory work, and representation on behalf of the Port Authority, in an amount not to exceed \$136,290, with an additional one-year mutual option period, in an amount not to exceed \$239,120.

General

2. Memorandum of Understanding between the Terminal Ferroviaria Puerto Barrios – Chiquita Guatemala and Empresa Portuaria Nacional Santo Tomás de Castilla and the Port Authority.
3. Memorandum of Understanding between the Panama Canal Authority and the Port Authority.

Leases

4. Ratify an amendment to the contract for broker services with Colliers International Houston, Inc. for marketing and leasing of the Greens Bayou Terminal property to extend the term through March 31, 2028 and to amend the fee to (i) 5% of the feasibility payment, if any, paid in one installment upon lease execution, and (ii) 2% of the base rent over the ten years following the feasibility period of the lease term, paid in two installments based on the lease structure.

J. FINANCE

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

General

1. The Port Authority’s Fiscal Year 2025 Annual Comprehensive Financial Report.

K. INFRASTRUCTURE

Staff Report – Selected agenda items – GeJuan Cole, Managing Director Port Infrastructure

Awards, Amendments & Change Orders

1. Amendment of professional services contract with Wiss, Janney, Elstner Associates, Inc. to perform additional services associated with the combining of the corrosion and marine Facility Inspection and Condition Assessment Program inspection manuals, in an amount not to exceed \$175,470, for a total contract amount of \$200,470.
2. Change order with Russell Marine, LLC to perform additional work associated with repairs at Wharf 23 at Turning Basin Terminal, in an amount not to exceed \$39,533.

L. MAINTENANCE

1. No items.

M. OPERATIONS

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

Awards, Amendments & Change Orders

1. Purchase order to idSoftware Identification Management Systems, LLC, the sole source provider, for the purchase and implementation of equipment, software, and licensing required to support the expansion of five additional Transportation Worker Identification Credential lanes at Bayport Container Terminal, with a total cost not to exceed \$149,975.

N. PEOPLE

1. No items.

O. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Professional services contract, with a two-year mutual extension option, in an amount not to exceed \$100,000, for hazardous materials incident response services to the top-ranked proposer: staff ranking – first, Hazmat International Inc.; second, Lone Star Hazmat Response, LLC; and third, Resolute Environmental & Response Services LLC.
2. Professional services contract for three years, with a one-year mutual extension option, in an amount not to exceed \$312,000 for safety footwear to designated employees, to the top-ranked proposer Boot Barn.

P. STRATEGY

Staff Report – Candice Armenoff, Chief Strategy Officer

1. No items.

Q. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Change order with CyberOne for purchase of the Next Generation INFOSEC selected security information and event management solution, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$1,070,000.

R. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including (1) a proposed amendment to the agreement for legal services with Andrews Meyers, (2) Section 301 of the Trade Act of 1974 and 50 U.S.C.A. § 1701 et seq., and (3) certain Port Commission meeting governance matters.
2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Galveston Bay vicinity property
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act), including deliberation regarding employment of the Chief Executive Officer of the Port Authority, and other related matters.
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

S. RECONVENE OPEN MEETING

1. Announce any items from Executive Session requiring Port Commission action
2. Regular Code of Ethics training and review

T. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

U. ADJOURN MEETING

1. Next Meeting Requested - May 21, 2026 – Thursday
2. Adjourn Port Commission Meeting

H. CHANNEL INFRASTRUCTURE

Subject	1. Two professional services contracts, each in an amount not to exceed \$5,000,000 for dredged material placement area permitting, design, and construction services, to the top-ranked proposers Geosyntec Consultants, Inc. and Gahagan & Bryant Associates, Inc.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve staff's ranking and selection of two vendors and award professional services contracts, each in an amount not to exceed \$5,000,000 for dredged material placement area permitting, design, and construction services to Geosyntec Consultants, Inc. and Gahagan & Bryant Associates, Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leia Wilson/Amanda Hamrick

Background:

The Port Authority is the non-Federal sponsor (NFS) of the Houston Ship Channel (HSC), which is maintained by the U.S. Army Corps of Engineers – Galveston District stretching 52 miles from Bolivar Road to the main turning basin in Buffalo Bayou and shoaling approximately 4.5 million cubic yards of material each year, the HSC and its tributary channels at Bayport Container Terminal, Barbours Cut Terminal, Greens Bayou, and Jacintoport, require diligent dredging to minimize and avoid channel limitations and draft restrictions.

As the NFS, the Port Authority is responsible for providing all lands, easements, right-of-ways, relocations, and disposals (LERRDs) for the construction, operation, and maintenance of the HSC. Additionally, as the Port Authority begins expansion planning for Bayport Container Terminal East End, Terminal 3, and the feasibility of Project 12, dredge material management, site design, and construction will be required. These efforts are essential to meet both current and future dredged material placement needs and to preserve the navigational reliability essential to the users of the HSC.

The Port Authority notified vendors regarding its request for qualifications (RFQ) using the Port Authority's Workday Strategic Sourcing, and the project was advertised on the Port Authority's website and in a local newspaper. Nine vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On March 4, 2026, six RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP.

Based on staff evaluations and rankings, Geosyntec Consultants, Inc. and Gahagan & Bryant Associates, Inc. had the best qualifications. The Dredge Material Placement Area (DMPA) services would be performed on a task order base for each firm, in an amount not to exceed \$5,000,000.

Following staff Executive Committee review, staff recommend that the Port Commission award professional services contracts to both Geosyntec Consultants, Inc. and Gahagan & Bryant Associates, Inc., the two most highly qualified proposers to perform permitting, design, and construction services for DMPA sites and act as otherwise described above.

H. CHANNEL INFRASTRUCTURE

Subject	2. Professional services contract in an amount not to exceed \$1,223,350 for the maintenance and monitoring of dredge material placement areas to Yellowstone Landscape – Central Inc.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026, meeting, award a two-year professional services contract in an amount not to exceed \$1,223,350 for the maintenance and monitoring of dredge material placement areas to Yellowstone Landscape – Central Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Order

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leia Wilson/Mick Prouse

Background:

The proposed project consists of the maintenance and monitoring of all Dredge Material Placement Area (DMPA) sites that support the maintenance dredging of the Houston Ship Channel (HSC) and tributary channels at Bayport Container Terminal, Barbours Cut Terminal, Greens Bayou, and Jacintoport Terminal. Services include, but are not limited to, weekly and monthly site inspections and reporting, mowing and edging of grass, vegetation control, tire/trash/waste pick-up and disposal, mosquito control, total suspended solids monitoring and board removal at outfall drainage locations, monitoring and reinstallation of no-trespassing signage, monitoring for sixty days after placement of dredged material, and to provide transportation for Port Authority staff to DMPA sites.

The Port Authority notified vendors regarding its competitive sealed proposal (CSP) using the Port Authority's Workday Strategic Sourcing, and the project was advertised on the Port Authority's website and in a local newspaper. Seventeen vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On March 18, 2026, one CSP response was received and opened. The response was reviewed and evaluated by staff in accordance with the selection criteria published in the CSP.

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to Yellowstone Landscape – Central Inc. for DMPA sites maintenance and monitoring, and act as otherwise described above.

H. CHANNEL INFRASTRUCTURE

Subject	3. Memorandum of Agreement with the U.S. Army Corps of Engineers for dredge material placement tipping fees for the disposal overrun of 113,646 container yard of dredge materials to Alexander Island Placement Area, in an amount not to exceed \$343,211.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, authorize the Port Authority to reconcile the tipping fee Memorandum of Agreement with the U.S. Army Corp of Engineers for an overrun of 113,646 cubic yards of dredge material to Alexander Island Placement Area in an amount not to exceed \$343,211; 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	MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.

Category:

Awards, Amendments & Change Orders

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leia Wilson/Jose Tapia

Background:

By Minute No. 2025-0923-08, the Port Commission authorized maintenance dredging for Bayport Container Terminal berths and Barbours Cut Terminal berths.

By Minute Nos. 2025-1027-08 and 2025-1027-09, the Port Commission authorized Port Authority to enter into dredging reimbursement agreements with LBC Houston and Enterprise Products Partners L.P. for the maintenance dredging of their respective docks and berths.

By Minute Nos. 2025-0722-07 and 2025-1027-11, the Port Authority authorized the Port Authority to enter into a Memorandum of Agreement (MOA) with the U.S. Army Corps of Engineers (USACE) for tipping fees of the aforementioned maintenance dredge material pumped to Alexander Island Placement Area (Alexander Island).

By Minute No. 2025-1209-07, the Port Commission gave an authorization before dredging surveys identified a significant overrun of quantity. This maintenance material was placed in Alexander Island in accordance with the USACE MOA. With the completion of the maintenance dredging contract, the Port Authority is seeking authorization to reconcile the tipping fee cost for the total of 113,646 container yard overrun in maintenance material. The tipping fee reconciliation is an amount not to exceed \$343,210.92, of which \$204,547.62 would be reimbursed in accordance with the maintenance dredging reimbursement agreements with LBC and Enterprise.

Staff Evaluation/Justification:

Staff recommends and supports the Port Commission authorization to reconcile the MOA with USACE for the maintenance dredge material overrun in an amount not to exceed \$343,211 for disposal tipping fees at Alexander Island.

H. CHANNEL INFRASTRUCTURE

Subject	4. Memorandum of Agreement with the U.S. Army Corps of Engineers in an amount not to exceed \$80,000 to account for an overrun of maintenance dredge material at the Jacintoport and Care Terminals to be dredged under the fiscal year 2025 Morgan's to Boggy Bayou contract.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, authorize the Port Authority to enter into a Memorandum of Agreement with the U.S. Army Corps of Engineers in an amount not to exceed \$80,000 to account for an overrun of maintenance dredge material at the Jacintoport and Care Terminals to be dredged under the fiscal year 2025 Morgan's to Boggy Bayou contract; 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:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leia Wilson/Amanda Hamrick

Background:

On September 18, 2025, the U.S. Army Corps of Engineers (USACE) awarded a contract for maintenance dredging along the Houston Ship Channel from Morgan's Point to Boggy Bayou. The maintenance dredging of Port Authority berths located at the Jacintoport and Care Terminals was included as optional work under this contract. The Port Authority had provided USACE survey data and estimated dredging quantity for the aforementioned berths in late 2024, inclusive of anticipated shoaling rates for an anticipated second quarter of 2025 contract award and third quarter construction start of the maintenance dredging.

Dredging activities did not begin until January 5, 2026. USACE pre-dredge surveys indicated an overrun of approximately 14,046 cubic yards beyond the original contract estimate. The delay in the schedule had not been accounted for in the anticipated shoaling calculation. The proposed Memorandum of Agreement (MOA) would allow USACE to complete this additional work in an amount not to exceed \$80,000.

Staff Evaluation/Justification:

Staff have evaluated and discussed the dredge material overrun options, and completing maintenance dredging activities under the ongoing USACE contract is the most time and cost-efficient means of executing such work.

Staff recommends and supports the Port Commission authorization of the MOA with the USACE.

H. CHANNEL INFRASTRUCTURE

Subject	5. Renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Air Liquide Large Industries U.S. LP, and INEOS Oligomers USA LLC; authorize the renewal of expiring Port Authority pipeline licenses for new ten-year terms for the following entities: Magellan Terminals Holdings, LP, ONEOK NGL Distribution System, LLC, and Oxy Vinyls, LP.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, authorize the Port Authority to renew expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Air Liquide Large Industries U.S. LP, and INEOS Oligomers USA LLC; authorize the renewal of expiring Port Authority pipeline licenses for new ten-year terms for the following entities: Magellan Terminals Holdings, LP, ONEOK NGL Distribution System, LLC, and Oxy Vinyls, LP, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett/Mollie Powell

Background:

The licensees listed below have applied to renew their licenses:

30-Year Term

Company	File No.	License Fee*
Air Liquide Large Industries U.S. LP	2016-0161	\$8,285
INEOS Oligomers USA LLC	2005-0420	\$4,772
Total		\$13,057

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

10-Year Term

Company	File No.	License Fee*
Magellan Terminals Holdings, LP	2004-0370	\$25,450
ONEOK NGL Distribution System, LLC	1997-0178	\$11,983
Oxy Vinyls, LP	1985-0160	\$4,772
Oxy Vinyls, LP	1994-0143	\$68,147
Oxy Vinyls, LP	2001-0212	\$4,772
Oxy Vinyls, LP	2003-0074	\$4,772
Oxy Vinyls, LP	2003-0126	\$9,544
Oxy Vinyls, LP	2013-0203	\$4,772
Total		\$134,212

Staff Evaluation/Justification:

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

H. CHANNEL INFRASTRUCTURE

Subject	6. Pipeline license for new 12-inch and new 16-inch refined products pipelines to KM Liquids Terminals LLC under and along the Port Terminal Railroad Association Southside Mainline railroad right-of-way and the Pasadena Cut-Off.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, authorize a pipeline license for new 12-inch and new 16-inch refined products pipelines to KM Liquids Terminals LLC under and along the Port Terminal Railroad Association Southside Mainline railroad right-of-way and the Pasadena Cut-Off, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

KM Liquids Terminals LLC, Port Authority File No. 2026-0037, has applied for a new 12-inch and a new 16-inch refined products pipelines under and along the Port Terminal Railroad Association Southside Mainline railroad right-of-way and the Pasadena Cut-Off, in the Thomas Earle Survey, A-18, and the William Vince Survey, A-78.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions for a 30-year license and at an initial fee of \$67,591 for the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	7. Marine construction permit to MBTC Pipeline, LLC for a 24-inch pipeline crossing the Houston Ship Channel in State Tract 337, Galveston County.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, authorize the Port Authority to issue a marine construction permit to MBTC Pipeline, LLC for a 24-inch pipeline crossing the Houston Ship Channel in State Tract 337, Galveston County, 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:

MBTC Pipeline, LLC, Port Authority File No. 2026-0039, has applied for a marine construction permit for a 24-inch pipeline crossing the Houston Ship Channel in State Tract 337, Galveston County.

The project would consist of approximately 45 miles of 24-inch pipeline to transport liquified petroleum gas from Mont Belvieu, Chambers County to Texas City, Galveston County, Texas. The pipeline would cross the Houston Ship Channel in State Tract 337, Galveston County.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and the Channel Infrastructure Operations department. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	8. Marine construction permit to the Texas Department of Transportation for erosion control and scour repairs under US 90A bridge at Buffalo Bayou in the William P Harris & Robert Wilson Survey, A-32.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, authorize the Port Authority to issue a marine construction permit to the Texas Department of Transportation for erosion control and scour repairs under US 90A bridge at Buffalo Bayou in the William P Harris & Robert Wilson Survey, A-32, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

The Texas Department of Transportation, Port Authority File No. 2026-0070, has applied for a marine construction permit for erosion control and scour repairs under the US 90A bridge at Buffalo Bayou in the William P Harris & Robert Wilson Survey, A-32.

The project would work behind the existing bulkhead to reinforce the scouring and erosion control that has been an issue for the bridge at US 90A.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	9. Submerged lands lease for a thirty-year term with La Porte Rail & Terminal LLC for approximately 11.263 acres in San Jacinto Bay, at a total annual base rent of \$265,302, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve a submerged lands lease for a thirty-year term with La Porte Rail & Terminal LLC for approximately 11.263 acres in San Jacinto Bay, at a total annual base rent of \$265,302, 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/Chris Gossett

Background:

La Porte Rail & Terminal LLC (LPRT) has requested that the Port Authority lease approximately 11.263 acres (5.853 acres of filled submerged land and 5.410 acres of barge channel non-filled submerged land) in San Jacinto Bay for a thirty-year term.

LPRT owns upland property adjacent to the premises and had previously purchased the adjacent upland property from E. I. du Pont de Nemours and Company d/b/a Corteva Agriscience. This lease includes an Access Easement for the Port Authority to enter LPRT's property via the abandoned Strang Road for ingress and egress to the leased premises.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve the proposed lease with La Porte Rail & Terminal LLC under the terms described above.

H. CHANNEL INFRASTRUCTURE

Subject	10. Transfer of two barge fleeting leases and a marine construction permit from Campbell Transportation Company, Inc. to CTC Liquid Services, LLC.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve the transfer of two barge fleeting leases and a marine construction permit from Campbell Transportation Company, Inc. to CTC Liquid 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:

Leases

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

CTC Liquid Services, LLC has applied to transfer two barge fleeting leases, Port Authority File Nos. 2022-0113 and 2022-0114, and a marine construction permit, Port Authority File No. 2022-0115, from Campbell Transportation Company, Inc.

Staff Evaluation/Justification:

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

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	11. Transfer of a private adjacency submerged lands lease from Stolt Tankers USA, Inc. to Stolt Cleaning and Environmental Services Inc. and (ii) amend the lease to align with the term of the underlying upland lease for approximately 8.77 acres in Carpenters Bayou, at a total annual base rent of \$38,839, subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve (i) transfer of a private adjacency submerged lands lease from Stolt Tankers USA, Inc. to Stolt Cleaning and Environmental Services Inc.; and (ii) amend the lease to align with the term of the underlying upland lease for approximately 8.77 acres in Carpenters Bayou, at a total annual base rent of \$38,839, 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/Chris Gossett

Background:

By Minute No. 2019-0924-38, the Port Commission approved Stolt Tankers USA, Inc. entering into a six-year, nine-month lease in Carpenters Bayou for approximately 8.77 acres. This term aligned with the term of the tenant's existing adjacent upland lease.

Stolt Tankers USA, Inc. is now requesting to assign the lease to Stolt Cleaning and Environmental Services Inc. and amend the lease to add approximately three years to the term to align with the underlying adjacent upland lease.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the transfer and amendment of the lease with Stolt Cleaning and Environmental Services Inc. under the terms described above.

I. COMMERCIAL

Subject **1. Seven-month professional services contract with Heroic Maritime LLC for trade development activities, general advisory work, and representation on behalf of the Port Authority, in an amount not to exceed \$136,290, with an additional one-year mutual option period, in an amount not to exceed \$239,120.**

Meeting Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission at its April 28, 2026 meeting, enter into a seven-month professional services contract with Heroic Maritime LLC for trade development activities, general advisory work, and representation on behalf of the Port Authority, in an amount not to exceed \$136,290, with an additional one-year mutual option period, in an amount not to exceed \$239,120, 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:

Commercial

Staff Contact:

John Moseley

Background:

David Harriss brings 25+ years of maritime commercial and operations experience spanning ocean carriers and ports. As Chief Commercial Officer at Gulftainer (USA), an international provider of integrated maritime and logistics solutions, David Harriss held profit and loss responsibility, overseeing commercial strategy and execution to include customer experience, sales and marketing, pricing, government relations, and new product development for mixed-use terminal specializing in cold-chain and fast-moving consumer goods supply chain particularly in direct to customer and business to business channels in United States Department of Agriculture (USDA), Food and Drug Administration (FDA), Department of Transportation (DOT), and Department of Homeland Security (DHS) regulated environments.

Mr. Harriss's experience, coupled with his educational background and references, qualifies his company to provide specialized consulting services to position the Port Authority's container terminals for long-term sustained growth.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve the proposed professional services contract.

I. COMMERCIAL

Subject	2. Memorandum of Understanding between the Terminal Ferroviaria Puerto Barrios – Chiquita Guatemala and Empresa Portuaria Nacional Santo Tomás de Castilla and the Port Authority.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve a Memorandum of Understanding between the Terminal Ferroviaria Puerto Barrios -Chiquita Guatemala and Empresa Portuaria Nacional Santo Tomás de Castilla and the Port Authority for a five-year term, effective in 2026, 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:

Trade Development

Staff Contact:

Eric Holbik/Ricardo Arias

Background:

Terminal Ferroviaria Puerto Barrios and Empresa Portuaria Nacional Santo Tomás de Castilla play a pivotal role in Central American international trade as Guatemala’s primary Caribbean port, providing a strategic gateway for regional commerce and efficient access to major Gulf Coast markets. Establishing a sister port agreement between the Port Authority and Terminal Ferroviaria Puerto Barrios and Empresa Portuaria Nacional Santo Tomás de Castilla would strengthen commercial ties and create a more resilient logistics corridor supporting the export of Texas petrochemicals to Central America. At the same time, it would enhance the flow of consumer goods, including time-sensitive perishable products from Guatemala and neighboring countries into Texas and the broader regions. Such collaboration would improve supply chain reliability, expand market opportunities for both regions, and reinforce Houston’s position as a central hub for hemispheric trade.

Staff Evaluation/Justification:

Staff recommends that the Port Commission approve the Memorandum of Understanding.

I. COMMERCIAL

Subject	3. Memorandum of Understanding between the Panama Canal Authority and the Port Authority.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve the renewal and amendment of the Memorandum of Understanding between the Panama Canal Authority and the Port Authority for a five-year term, effective April 2026, 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:

Trade Development

Staff Contact:

Eric Holbik/Ricardo Arias

Background:

On July 3, 2003, the Port Authority and the Panama Canal Authority entered into a Memorandum of Understanding (MOU).

By Minute No. 2011-0426-20, the Port Commission approved amending and renewing the MOU, and has since amended and renewed it by Minute Nos. 2016-0322-05 and 2021-0525-09.

The MOU states the parties' mutual interest in cooperating to generate new business by promoting the all-water route between Asia and the Pacific Rim, and the Gulf Coast, via the Panama Canal. Such new business helps to increase both regions' economic growth as well as increase the revenues of the Port Authority and the Panama Canal. To accomplish the foregoing, the MOU provided that the parties would elect to undertake joint marketing activities and to share information regarding operations, engineering, marketing, and technology.

Staff Evaluation/Justification:

Knowing the importance of this gateway to Houston, the staff recommends extending the MOU for an additional five years. By its terms, the MOU may be terminated by either party upon thirty days' notice. The MOU expressly states that it does not set forth any legally binding rights or obligations.

Staff recommends that the Port Commission approve the MOU.

I. COMMERCIAL

Subject	4. Ratify an amendment to the contract for broker services with Colliers International Houston, Inc. for marketing and leasing of the Greens Bayou Terminal property to extend the term through March 31, 2028 and to amend the fee to (i) 5% of the feasibility payment, if any, paid in one installment upon lease execution, and (ii) 2% of the base rent over the ten years following the feasibility period of the lease term, paid in two installments based on the lease structure.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve and ratify an amendment to the contract for broker services with Colliers International Houston, Inc. for marketing and leasing of the Greens Bayou Terminal property to extend the term through March 31, 2028 and to amend the fee to (i) 5% of the feasibility payment, if any, paid in one installment upon lease execution, and (ii) 2% of the base rent over the ten years following the feasibility period of the lease term, paid in two installments based on the lease structure, 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/Jared Atabuatsi

Background:

The Greens Bayou Terminal property consists of approximately 396.67 gross acres, which includes wetlands, waterfront land, and submerged land. This property was previously under lease with Contanda Terminals LLC, which commenced in October 2017, terminated in March 2020, and has been vacant since that time.

By Minute No. 2023-0725-17, the Port Commission approved a broker vendor pool from which to select firms to advise and assist with the Port Authority's real estate brokerage and consulting needs.

By Minute No. 2023-1212-20, the Port Commission approved a contract for broker services with Colliers International Houston, Inc. (Colliers) for the marketing and leasing of approximately 320 acres of the Greens Bayou Terminal property. This contract expired in September 2025.

Staff now proposes to retroactively amend the contract to (i) extend the term of the contract through March 31, 2028, (ii) increase the acreage under the contract from approximately 320 acres to approximately 396.67 acres, and (iii) change the payment structure of the broker fee. The proposed payment structure would include a fee of (a) 5% of the feasibility payment, if any, payable at lease execution, and (b) 2% of all base rent over the ten years following the feasibility period of the lease term, 50% payable upon completion of the feasibility period and 50% payable upon the earlier of the completion of the construction period or four years after lease execution.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve and ratify the proposed amendment to the contract for broker services to Colliers International Houston, Inc. as described above.

J. FINANCE

Subject	1. The Port Authority's Fiscal Year 2025 Annual Comprehensive Financial Report.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve the Port Authority's fiscal year 2025 Annual Comprehensive Financial Report (ACFR), including the Report of Independent Public Accountants prepared by Forvis Mazars, LLP dated April 28, 2026, 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	MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.

Category:
General

Department:
Accounting

Staff Contact:
Curtis Duncan

Background:

Texas Water Code, Sections 60.002 and 49.191, requires the Port Authority to secure an annual audit by a certified public accountant or a public accountant holding a license from the Texas State Board of Public Accountancy. In addition, Texas Water Code, Section 49.194, requires the Port Authority's governing body to approve the audit report annually and ensure that a copy of the report is submitted with an accompanying filing affidavit to the Executive Director of the Texas Commission on Environmental Quality (TCEQ) within 135 days after the close of the Port Authority's fiscal year.

Staff Evaluation/Justification:

Forvis Mazars has completed its audit of the Port Authority's financial statements for the fiscal year ended December 31, 2025, and staff have provided the Port Commission with the latest draft of the Port Authority's fiscal year 2025 Annual Comprehensive Financial Report (ACFR), which includes the Report of Independent Public Accountants prepared by FORVIS dated April 28, 2026.

Staff recommends that the Port Commission formally approve the 2025 ACFR, after the Chief Executive Officer of the Port Authority submits the ACFR, along with the required filing affidavit, to the Executive Director of the TCEQ.

K. INFRASTRUCTURE

Subject	1. Amendment of professional services contract with Wiss, Janney, Elstner Associates, Inc. to perform additional services associated with the combining of the corrosion and marine Facility Inspection and Condition Assessment Program inspection manuals, in an amount not to exceed \$175,470, for a total contract amount of \$200,470.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, authorize staff to amend professional services contract with Wiss, Janney, Elstner Associates, Inc. to include additional work associated with combining the corrosion and marine Facility Inspection and Condition Assessment Program (FICAP) inspection manuals, in an amount not to exceed \$175,470, for a total contract amount of \$200,470, 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:

Wiss, Janney, Elstner Associates, Inc. was issued a professional services contract for an amount not to exceed \$25,000 to develop a conceptual integration framework for the combination of the corrosion and marine Facility Inspection and Condition Assessment Program (FICAP) inspection manuals.

This proposed amendment would include the following additional services:

- Integration of manual chapters;
- Revision and integration of inspection forms and appendices;
- Progress meetings and presentations;
- Finalizing manual, forms, and appendices;
- Online training materials (lesson plans, quizzes, and slides);
- Digital training and recording (new training videos); and
- Additional services to support, update, or modify the Microsoft Access-based inspector's digital data entry system for Maximo integrations.

Staff Evaluation/Justification:

Staff has reviewed the proposal and found it to be fair and reasonable and recommends that the Port Commission approve the proposed amendment with Wiss, Janney, Elstner Associates, Inc.

K. INFRASTRUCTURE

Subject	2. Change order with Russell Marine, LLC to perform additional work associated with repairs at Wharf 23 at Turning Basin Terminal, in an amount not to exceed \$39,533.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve a change order with Russell Marine, LLC to perform additional work associated with the repairs at Wharf 23 at Turning Basin Terminal in an amount not to exceed \$39,533, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2025-0722-26, the Port Commission awarded a contract to Russell Marine, LLC for repairs at Wharf 23 at Turning Basin Terminal.

This proposed change order addresses the following:

- additional repairs to steel fender members and bracing elements following damage from the May 2024 derecho.

This is the second change order to this contract, for a total change order value to date of \$132,906.

Staff Evaluation/Justification:

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

M. OPERATIONS

Subject	1. Purchase order to idSoftware Identification Management Systems, LLC, the sole source provider, for the purchase and implementation of equipment, software, and licensing required to support the expansion of five additional Transportation Worker Identification Credential lanes at Bayport Container Terminal, with a total cost not to exceed \$149,975.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, award a purchase order to idSoftware Identification Management Systems, LLC, the sole source provider, for the purchase and implementation of equipment, software, and licensing required to support the expansion of five additional Transportation Worker Identification Credential (TWIC) lanes at Bayport Container Terminal, with a total cost not to exceed \$149,975, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Operations

Staff Contact:

Joey Purdue

Background:

By Minute 2018-1030-39, the Port Commission awarded a contract to idSolutions Identification Management Systems, LLC, for a Transportation Worker Identification Credential (TWIC) Reader Software Application to be used at Bayport Container Terminal and Barbours Cut Terminal Truck Gates. The original contract provided equipment for a total of five truck lanes at Bayport Container Terminal and two at Barbours Cut Terminal.

This application enables the automation of the TWIC verification process and is considered a security enhancement. idSoftware uses facial matching as the primary biometric measure, fingerprinting as secondary, and remote vetting via live camera feed as a final method.

The Port Authority continues to experience sustained cargo growth and increasing truck traffic at its container terminals. Efficient and secure gate access is critical to maintaining operational performance while meeting federal security requirements. The TWIC program, administered by the Transportation Security Administration and U.S. Coast Guard, provides a biometric credential that verifies the identity of individuals requiring unescorted access to secure areas of maritime facilities.

As truck volumes increase, the existing six TWIC processing lanes can become a bottleneck during peak operating periods. Expanding the TWIC lanes would improve gate throughput, reduce truck congestion, and enhance overall terminal efficiency. Project Id 2007-00819-145 supports this by adding five additional lanes to the current six lanes.

Staff Evaluation/Justification:

Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that idSoftware is the sole source for equipment, software licensing, and installation services to expand the TWIC reader application.

The use of the TWIC Reader Software Application provides an automated process to validate a TWIC card and/or the ability to manually validate from a remote location, thereby eliminating the need to have a physical guard in each TWIC truck lane. In addition, the software provides additional security checks, resulting in an enhanced TWIC screening process.

Staff recommends the Port Commission approve a contract with IdSoftware for equipment, software licensing, and installation services to expand the TWIC reader application to five additional lanes at Bayport Container Terminal.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	1. Professional services contract, with a two-year mutual extension option, in an amount not to exceed \$100,000, for hazardous materials incident response services to the top-ranked proposer: staff ranking – first, Hazmat International Inc.; second, Lone Star Hazmat Response, LLC; and third, Resolute Environmental & Response Services LLC.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting: (a) approve staff's ranking of the most qualified vendor, based on the selection criteria, in the following order – first, Hazmat International Inc.; second, Lone Star Hazmat Response, LLC; and third, Resolute Environmental & Response Services LLC; (b) award a two-year professional services contract, with a two-year mutual extension option, in an amount not to exceed \$100,000 for hazardous materials incident response services; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) 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	MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.

Category:

Awards, Amendments & Change Orders

Department:

Fire

Staff Contact:

William Buck

Background:

The Port of Houston Fire Department responds to hazardous materials incidents that occur on Port Authority property. When that occurs, the incident commander initially contains the spill and attempts to identify a responsible party who would be required to mitigate the hazardous materials. In the event a responsible party cannot be determined in a timely fashion, or it is determined that the Port Authority is the responsible party, the Port Authority would then seek assistance from an outside vendor to manage the hazardous materials clean-up, seeking eventual reimbursement from the responsible party.

The purpose of this contract is to pre-select a vendor that can provide these services in the event of a hazardous materials incident, providing the Port Authority with 1) a vendor on call, 2) a set price schedule, 3) a pre-vetted response company, and 4) the potential for Federal Emergency Management Agency (FEMA) reimbursement based on the competitively bid contract. There is no fee associated with this contract until an incident response is requested from the Port Authority, and there would be no retainer fee for the duration of the contract, which contains an option for a two-year extension.

The Port Authority notified vendors regarding its request for proposal (RFP) using the Port Authority's Workday Strategic Sourcing and the project was advertised on the Port Authority's website and in a local newspaper. Six vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On March 30, 2026, five RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required analysis and design services:

- Hazmat International Inc.
- Lone Star Hazmat Response, LLC
- Resolute Environmental & Response Services LLC

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Hazmat International Inc. for hazardous materials incident response services.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	2. Professional services contract for three years, with a one-year mutual extension option, in an amount not to exceed \$312,000 for safety footwear to designated employees, to the top-ranked proposer Boot Barn.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve staff's ranking of vendors and award a three-year professional services contract, with a one-year mutual extension option, in an amount not to exceed \$312,000 for safety footwear to designated employees, to the top-ranked proposer Boot Barn, 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	MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.

Category:

Awards, Amendments & Change Orders

Department:

Safety

Staff Contact:

Matthew Chapman

Background:

The purchase of safety footwear for designated employees at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal is essential to ensuring individual safety. There are eight hundred and fifty personnel identified by the Safety department, primarily including maintenance and terminal operations employees. Identified personnel are eligible for one pair of boots annually via a voucher system, which covers the first \$185 of each purchase. Staff's objectives include ensuring employees have safe footwear appropriate for the working environment, standardization of the types of safety footwear used by employees, and a reduction of the associated costs through a contract.

If approved, the Safety department would return to the Port Commission in three years to either activate the option for one additional year with associated costs, or with a new Recommendation for Commission Action.

The Port Authority notified vendors regarding this request for proposal (RFP) using the Port Authority's Workday Strategic Sourcing and the project was advertised on the Port Authority's website and in a local newspaper. Sixteen vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On March 30, 2026, three RFP responses were received and opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Authority award the contract to Boot Barn, the responsible bidder submitting the lowest and best bid, for the purchase of safety footwear for designated employees.

Q. TECHNOLOGY

Subject	1. Change order with CyberOne for purchase of the Next Generation INFOSEC selected security information and event management solution, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$1,070,000.
Meeting	Apr 28, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its April 28, 2026 meeting, approve a change order with CyberOne for purchase of the Next Generation (NXGEN) INFOSEC selected security information and event management solution, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$1,070,000, 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:

James O'Brien

Background:

By Minute No. 2025-0429-43, the Port Authority issued Purchase Order No. 213266 on May 22, 2025, in the amount of \$1,600,000 to CyberOne, for the purchase of the Next Generation (NXGEN) INFOSEC selected security information and event management solution.

This proposed change order is to purchase additional licensing, and is the first change order to this purchase order, and is 82% of the original purchase order value.

The Texas Department of Information Resources (DIR) is a department of the State of Texas, and has cooperative purchasing programs which may be used by the Port Authority.

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring NXGEN INFOSEC security information and event management solution through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides the 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 CyberOne under the pricing schedule obtained from that vendor's contract with DIR, and is therefore recommending this purchase.

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

