

## I N D E X

PORT COMMISSION  
OF THE  
PORT OF HOUSTON AUTHORITY  
OF THE PORTS OF HARRIS COUNTY, TEXAS  
April 28, 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**

2026-0428-01 Approve the minutes of the March 23, 2026 Port Commission meeting

**Staff Reports**

2026-0428-02 Charlie Jenkins presented a summary of selected financial and operational matters

**Appearances**

2026-0428-03(a) Chairman Campo introduced Mario Castillo, Houston City Council, who addressed the Port Commission

2026-0428-03(b) Chairman Campo introduced Denise Schaefer, Manager, Documentation and Regulatory Compliance for Odfjell Tankers Trading and Documentation, who addressed the Port Commission

2026-0428-03(c) Chairman Campo introduced Maritza Guerrero, President/CEO, Community Family Centers, who addressed the Port Commission

**F. Executive (no items)**

**G. External Affairs**

2026-0428-04 Staff Report – Maria Aguirre, Director, Community Relations

**H. Channel Infrastructure**

2026-0428-05 Staff Report – Selected agenda items – Leia Wilson, Director, Channel Infrastructure

<u>Minute No.</u>	<u>Event/Action</u>
2026-0428-06	Two professional services contracts for dredged material placement area permitting, design, and construction services, to the top-ranked proposers Geosyntec Consultants, Inc. and Gahagan & Bryant Associates, Inc.
2026-0428-07	Professional services contract for the maintenance and monitoring of dredge material placement areas to Yellowstone Landscape – Central Inc
2026-0428-08	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
2026-0428-09	Memorandum of Agreement with the U.S. Army Corps of Engineers 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
2026-0428-10	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.
2026-0428-11	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
2026-0428-12	Marine construction permit to MBTC Pipeline, LLC for a 24-inch pipeline crossing the Houston Ship Channel in State Tract 337, Galveston County
2026-0428-13	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
2026-0428-14	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
2026-0428-15	Transfer of two barge fleeting leases and a marine construction permit from Campbell Transportation Company, Inc. to CTC Liquid Services, LLC

<u>Minute No.</u>	<u>Event/Action</u>
2026-0428-16	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**

2026-0428-17	Staff Report – Selected agenda items – Rina Lawrence, Director, Economic Development
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2026-0428-18	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
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2026-0428-19	Memorandum of Understanding between the Terminal Ferroviaria Puerto Barrios – Chiquita Guatemala and Empresa Portuaria Nacional Santo Tomás de Castilla and the Port Authority
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2026-0428-20	Memorandum of Understanding between the Panama Canal Authority and the Port Authority
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2026-0428-21	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
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### **J. Finance**

2026-0428-22	Staff Report – Selected agenda items – Curtis Duncan, Controller
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2026-0428-23	The Port Authority’s Fiscal Year 2025 Annual Comprehensive Financial Report
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### **K. Infrastructure**

2026-0428-24	Staff Report – Selected agenda items – GeJuan Cole, Managing Director Port Infrastructure
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<u>Minute No.</u>	<u>Event/Action</u>
2026-0428-25	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
2026-0428-26	Change order with Russell Marine, LLC to perform additional work associated with repairs at Wharf 23 at Turning Basin Terminal
	<b>L. Maintenance (no items)</b>
2026-0428-27	Staff Report – Paulo Soares, Chief Port Maintenance Officer
	<b>M. Operations</b>
2026-0428-28	Staff Report – Selected agenda item – Ryan Mariacher, Chief Port Operations Officer
2026-0428-29	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
	<b>N. People (no items)</b>
	<b>O. Security and Emergency Operations</b>
2026-0428-30	Staff Report – Selected agenda items – William Buck, Fire Chief
2026-0428-31	Professional services contract, with a two-year mutual extension option 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
2026-0428-32	Professional services contract for three years, with a one-year mutual extension option for safety footwear to designated employees, to the top-ranked proposer Boot Barn
	<b>P. Strategy (no items)</b>
2026-0428-33	Staff Report – Selected agenda items – Candice Armenoff, Chief Strategy Officer

Minute No.

Event/Action

**Q. Technology**

2026-0428-34 Staff Report – Selected agenda item – James Obrien, Information Security Officer

2026-0428-35 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

**R. Recess Open Meeting and Convene Executive Session**

**S. Reconvene Open Meeting**

2026-0428-36 Authorize the Port Authority to enter into an agreement with Andrews Meyers on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing

2026-0428-37 Authorize the Port Authority to enter into an agreement with Kimley-Horn Engineering on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing

2026-0428-38 David McNamara, Associate General Counsel, Regular Code of Ethics training and review

**U. Closing Remarks by Chairman and Commissioners**

**V. Adjourn Meeting**

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

**Houston, Texas  
April 28, 2026**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas, was convened on April 28, 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  
Roland Garcia, Commissioner  
Thomas Jones, 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 began his opening remarks by reflecting on the success of Fleet Week Houston and noting that the 70<sup>th</sup> anniversary of the first container ship – the IDEAL X – would also be celebrated in April. He concluded by announcing the publication of the Port Authority’s first community investment plan, Anchored in Action.

(2026-0428-01) Chairman Campo called for a motion to approve the minutes of the March 23, 2026, Port Commission meeting. Commissioner Cloonan moved for approval, seconded by Commissioner Garcia. The minutes were approved as written.

(2026-0428-02) Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters:

Mr. Jenkins announced that the overall Houston Ship Channel was off to a very strong start in 2026, with volumes returning closer to 2024 numbers. In support of increasing cargo volumes, he detailed the Port Authority’s plans to expand the container terminals and proceed with the initiative to construct a third container terminal.

Mr. Jenkins concluded his remarks by recognizing Jessica Shaver, who was attending her last Port Commission meeting before her retirement after fifteen years with the Port Authority.

(2026-0428-03) Appearances

(a) Chairman Campo recognized Mario Castillo, Houston City Council, who addressed the Port Commission.

Mr. Castillo remarked that the Anchored in Action community investment plan showed that the Port Authority was more than just an economic engine. It was also a good neighbor to the surrounding communities. Every community was different, and the program intentionally targeted each community's specific needs to make an impact.

Mr. Castillo looked forward to being at the official launch and emphasized that the Port Authority had his support and assistance.

(b) Chairman Campo recognized Denise Schaefer, Manager, Documentation and Regulatory Compliance, Odfjell Tankers Trading and Documentation, who addressed the Port Commission.

Ms. Schaefer likened the Port Authority's Anchored in Action program to Odfjell's own sense of corporate responsibility. She was very impressed with the Port Authority's research into the needs and desires of every community – not a simple task. Collaboration on the multitude of projects available would offer strategic alignment for all parties involved.

Ms. Schaefer applauded the program.

(c) Chairman Campo recognized Maritza Guerrero, President/CEO, Community Family Centers, who addressed the Port Commission.

Ms. Guerrero stressed that the community felt heard when the Port Authority conducted its listening campaign before rolling out its Anchored in Action program. As a result, the program advocated for specific projects beneficial to each community – things that residents desired.

(2026-0428-04) Chairman Campo recognized Maria Aguirre, Director, Community Relations, to provide a report of selected External Affairs agenda items.

Ms. Aguirre shared her excitement that the Anchored in Action program was poised to have a positive impact on the community and expressed her thanks to all those who worked to help develop it.

(2026-0428-05) Chairman Campo recognized Leia Wilson, Director, Channel Infrastructure, to provide a report of selected Channel Infrastructure agenda items.

Ms. Wilson provided updates on the completion of dredge work performed at the Care Terminal, which expanded and deepened the berth.

Ms. Wilson highlighted three of the eleven items on the agenda for the month: first, Item H1, a request for two professional services contracts for dredged material placement area permitting, design, and associated construction services to support maintenance and potential expansion efforts.

Item H2 involved a professional service contract for maintenance and monitoring of dredged material placement areas to support ongoing efforts to maintain dredge sites in neighborhood areas, and Item H9 was a submerged lands lease for 11.3 acres, which included a throughput component associated with the existing dock on the premises.

(2026-0428-06) RCA H1 was presented. Commissioner Jones moved for staff's ranking of vendors to award two professional services contracts to the top-ranked proposers – first, Geosyntec Consultants, Inc., and Gahagan & Bryant Associates, Inc., seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H1 PASSED.

(2026-0428-07) RCA H2 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H2 PASSED.

(2026-0428-08) RCA H3 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H3 PASSED.

(2026-0428-09) RCA H4 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H4 PASSED.

(2026-0428-10) RCA H5 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H5 PASSED.

(2026-0428-11) RCA H6 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H6 PASSED.

(2026-0428-12) RCA H7 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H7 PASSED.

(2026-0428-13) RCA H8 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H8 PASSED.

(2026-0428-14) RCA H9 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H9 PASSED.

(2026-0428-15) RCA H10 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H10 PASSED.

(2026-0428-16) RCA H11 was presented, moved by Commissioner Jones, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA H11 PASSED.

(2026-0428-17) Chairman Campo recognized Rina Lawrence, Director, Economic Development, to provide a report of selected Commercial agenda items.

Ms. Lawrence remarked on recent customer feedback indicating a potentially strong upcoming year across many areas, most notably refrigerated import containers.

Ms. Lawrence then presented the four Commercial agenda items for Port Commission approval, three related to trade development and one related to real estate.

(2026-0428-18) RCA I1 was presented, moved by Commissioner Garcia, seconded by Commissioner Bechtel. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA I1 PASSED.

(2026-0428-19) RCA I2 was presented, moved by Commissioner Garcia, seconded by Commissioner Bechtel. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA I2 PASSED.

(2026-0428-20) RCA I3 was presented, moved by Commissioner Garcia, seconded by Commissioner Bechtel. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA I3 PASSED.

(2026-0428-21) RCA I4 was presented, moved by Commissioner Garcia, seconded by Commissioner Bechtel. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA I4 PASSED.

(2026-0428-22) Chairman Campo recognized Curtis Duncan, Controller, to provide a report of selected Finance agenda items.

Mr. Duncan yielded the floor to Angela Dunlap and Erica Brown of Forvis Mazars to provide a review of the 2025 financial audit.

Ms. Dunlap offered an overview of the 2025 audit of the Annual Comprehensive Financial Report, the Promotion and Development Fund, and the OPEB Plan, detailing the scope of the audit, the accounting standards applicable to the Port Authority, and the opinion issued.

Mr. Duncan resumed the floor and requested approval of Item J1, the Port Authority's 2025 Annual Comprehensive Financial Report.

(2026-0428-23) RCA J1 was presented, moved by Commissioner Bechtel, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA J1 PASSED.

(2026-0428-24) Chairman Campo recognized GeJuan Cole, Managing Director, Port Infrastructure, to provide a report of selected Infrastructure agenda items.

Mr. Cole highlighted a recent contractor engagement workshop hosted by the Port Authority to provide industry partners with an overview of upcoming capital infrastructure investments. He also provided an update on various ongoing infrastructure projects, including the construction of Warf 1 at the Bayport Container Terminal.

Mr. Cole continued with the highlights of the agenda. Item K1 requested approval to amend a professional services contract to support the integration of corrosion and marine facility condition assessment standards, and Item K2 was a request for a change order for additional repair work at Wharf 23 of the Turning Basin Terminal related to damages caused by the 2025 derecho storm event.

(2026-0428-25) RCA K1 was presented, moved by Commissioner Garcia, seconded by Commissioner Bechtel. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA K1 PASSED.

(2026-0428-26) RCA K2 was presented, moved by Commissioner Garcia, seconded by Commissioner Bechtel. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA K2 PASSED.

(2026-0428-27) Chairman Campo recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Maintenance agenda items.

Mr. Soares provided a brief overview of ongoing activities in the Maintenance Division, including cleaning container pads, commissioning three ship-to-shore (STS) cranes, offloading another four new STS cranes, and commissioning six rubber-tired gantry cranes.

(2026-0428-28) Chairman Campo recognized Ryan Mariacher, Chief Port Operations Officer, to provide a report of selected Port Operations agenda items.

Mr. Mariacher offered first-quarter highlights from the public terminals, noting that despite market volatility, total tonnage growth was up 5% year-to-date. He also provided updated cargo statistics for the year, including steel, dry bulk, and liquid bulk tonnage at the multipurpose facilities.

Mr. Mariacher stated that Item M1 pertained to hardware to support the current expansion of truck gate lanes designed to increase capacity for forecasted growth and expedite each truck visit.

Commissioner Cloonan asked for clarification on agenda Item M1, questioning whether the hardware was designed to expedite the current level of truck traffic or accommodate the anticipated growth. Mr. Mariacher answered that the upgrades were designed to do both.

(2026-0428-29) RCA M2 was presented, moved by Commissioner Jones, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA M2 PASSED.

(2026-0428-30) Chairman Campo recognized William Buck, Fire Chief, to provide a report of selected Security and Emergency Operations agenda items.

Mr. Buck presented Item O1, a contract for hazardous materials incident response services to support the fire department in response capability for the containment of hazardous materials incidents.

(2026-0428-31) RCA O1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA O1 PASSED.

(2026-0428-32) RCA O2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA O2 PASSED.

(2026-0428-33) Chairman Campo recognized Candice Armenoff, Chief Strategy Officer, to provide a report of selected Technology agenda items.

Ms. Armenoff shared the Port Authority's progress toward its 2026 Strategic Targets, noting that all targets were on track to meet their respective timelines.

(2026-0428-34) Chairman Campo recognized James O'Brien, Information Security Officer, to provide a report of selected Technology agenda items.

Mr. O'Brien explained that the Information Security team continued to secure the Port Authority's systems and advance the cybersecurity program into a more mature, operational capability that enhanced NXGEN protections and supported safe, reliable operations.

Mr. O'Brien highlighted Item Q1, a change order to provide cyber forensics for real-time detection, analysis, and investigation of cyber threats.

(2026-0428-35) RCA Q1 was presented, moved by Commissioner Bechtel, seconded by Commissioner Cloonan. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. RCA Q1 PASSED.

At 10:13 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) 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, 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 deliberation regarding employment of the Chief Executive Officer of the Port Authority, and other related matters, and (iv) security-related matters (Section 551.076, Open Meetings Act and Sections 418.175-418.183, Government Code).

The Port Commission will reconvene in public session after the closed meeting is adjourned.

At 11:04 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  
Thomas Jones, 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

(2026-0428-36) Commissioner Cloonan moved to authorize the Port Authority to enter into an agreement with Andrews Meyers 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 Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, and Jones voted Aye. Nays none. MOTION PASSED.

(2026-0428-37) Commissioner Garcia moved to authorize the Port Authority to enter into an agreement with Kimley-Horn Engineering 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, Garcia, and Jones voted Aye. Nays none. MOTION PASSED.

(2026-0428-38) Chairman Campo recognized David McNamara, Associate General Counsel, to give the regular Code of Ethics training and review.

Mr. McNamara conducted the regular Code of Ethics training and review, emphasizing that the presentation was intended to provide a general overview of the minimum requirements for behavior; further guidance could be found by consulting the Code or a Port Authority attorney.


At 11:18 a.m., Chairman Campo adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the April 28, 2026 meeting of the Port Commission of the Port of Houston Authority.



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Ric Campo, Chairman



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Parker Harrison, Secretary

## H. CHANNEL INFRASTRUCTURE

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<b>Subject</b>	<b>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 &amp; Bryant Associates, Inc.</b>
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.

## **Exhibit A**

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

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<b>Subject</b>	<b>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.</b>
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

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<b>Subject</b>	<b>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.</b>
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	<a href="#">MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.</a>

**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

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<b>Subject</b>	<b>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.</b>
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

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<b>Subject</b>	<b>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.</b>
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**

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

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

**10-Year Term**

<b>Company</b>	<b>File No.</b>	<b>License Fee*</b>
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
<b>Total</b>		<b>\$134,212</b>

**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

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<b>Subject</b>	<b>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.</b>
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

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<b>Subject</b>	<b>7. Marine construction permit to MBTC Pipeline, LLC for a 24-inch pipeline crossing the Houston Ship Channel in State Tract 337, Galveston County.</b>
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

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<b>Subject</b>	<b>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 &amp; Robert Wilson Survey, A-32.</b>
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

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<b>Subject</b>	<b>9. Submerged lands lease for a thirty-year term with La Porte Rail &amp; 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.</b>
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

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<b>Subject</b>	<b>10. Transfer of two barge fleeting leases and a marine construction permit from Campbell Transportation Company, Inc. to CTC Liquid Services, LLC.</b>
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

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<b>Subject</b>	<b>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.</b>
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

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<b>Subject</b>	<b>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.</b>
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

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<b>Subject</b>	<b>2. Memorandum of Understanding between the Terminal Ferroviaria Puerto Barrios – Chiquita Guatemala and Empresa Portuaria Nacional Santo Tomás de Castilla and the Port Authority.</b>
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

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<b>Subject</b>	<b>3. Memorandum of Understanding between the Panama Canal Authority and the Port Authority.</b>
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

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<b>Subject</b>	<b>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.</b>
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**

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<b>Subject</b>	<b>1. The Port Authority’s Fiscal Year 2025 Annual Comprehensive Financial Report.</b>
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	<a href="#">MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.</a>

**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

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<b>Subject</b>	<b>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.</b>
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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**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

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<b>Subject</b>	<b>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.</b>
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	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**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

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<b>Subject</b>	<b>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.</b>
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.

## **Exhibit A**

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

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<b>Subject</b>	<b>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 &amp; Response Services LLC.</b>
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	<a href="#">MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.</a>

**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

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<b>Subject</b>	<b>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.</b>
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	<a href="#">MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.</a>

**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

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<b>Subject</b>	<b>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.</b>
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.