



# PORT COMMISSION MEETING

**MAY 21, 2026 – AGENDA BOOK**





**Thursday, May 21, 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 - April 28, 2026

**D. STAFF REPORTS**

---

1. Summary of selected financial and operational matters

**E. APPEARANCES**

---

1. Chambers County EW-4 - Annual Sustainability Award presented by Mark Briggs, HPP General Manager
2. Public Comment

**F. EXECUTIVE**

---

1. No items.

**G. EXTERNAL AFFAIRS**

---

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

**Awards, Amendments & Change Orders**

1. Approve staff's ranking of vendors and award two contracts, each for a two-year term and each in an amount not to exceed \$164,000, with a one-year mutual extension option for an additional \$82,000, for a three-year total amount not to exceed \$246,000 each, for photography and videography services to the two top-ranked proposers: staff ranking - first, Twice Media Productions; and second, CJMK Visuals LLC.

2. Ratify the exercise of the mutual option to extend the term of the contract with Love Advertising Inc. for media-buy services for one year, in an amount not to exceed \$525,000, and approve an amendment to the contract with Love Advertising Inc. for media-buy services for an additional amount not to exceed \$210,000, resulting in a total amount not to exceed \$735,000 for the extended year.

## **H. CHANNEL INFRASTRUCTURE**

---

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

### **Awards, Amendments & Change Orders**

1. Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the dredging of Turning Basin Terminal, Manchester Terminal, Woodhouse Terminal, and Sims Terminal docks in amount not to exceed \$5,000,000.

### **Permits/Licenses/Pipeline Easements**

2. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for Chevron Phillips Chemical Company LP, INEOS USA, LLC, and Seabrook Pipeline LLC; and authorize the renewal of an expiring Port Authority pipeline license for a new ten-year term to Houston Pipe Line Company LP.

3. Issue a pipeline license for a new 16-inch refined products pipeline to KM Liquids Terminals LLC under the Port Terminal Railroad Association Southside Mainline railroad right-of-way west of North Richey Street.

4. Approve the transfer of a marine construction permit from Shell Oil Chemical to Deer Park Refining, LP, along the Houston Ship Channel.

5. Authorize a new private road-rail grade crossing license to TB Industries LLC over the Port Terminal Railroad Association Northside Mainline railroad right-of-way.

6. Amend an existing license to replace an existing eighteen-inch pipeline with a new eighteen-inch pipeline at a lower depth across the Houston Ship Channel to Enterprise TE Products Pipeline Company LLC.

## **I. COMMERCIAL**

---

**Staff Report** – Selected agenda item – John Moseley, Chief Commercial Officer

### **Leases**

1. Approve an amendment to the lease with Texas Brine Company, LLC for approximately 2.91 acres out of Block 5 at Rosa Allen to extend the term for five years, effective no earlier than August 1, 2026, at an annual base rent of \$79,222.41, subject to a 3% annual base rent escalation.

## **J. FINANCE**

---

**Staff Report** – Tim Finley, Chief Financial Officer

1. No items.

## **K. INFRASTRUCTURE**

---

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

### **Awards, Amendments & Change Orders**

1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,545,078, for the demolition of ship-to-shore cranes 4, 9, and 10 at Barbours Cut Terminal, to the top-ranked proposer Sarus Industrial Group LLC.
2. Authorize an amendment of a professional services contract with GRIS Engineering, PLLC to perform additional services associated with the Civil Engineering On-Call Services Port Authority-wide, in an amount not to exceed \$70,535, for a total contract amount of \$165,075.
3. Amend an agreement with Ninyo & Moore Geotechnical and Environmental Sciences Consultants to perform additional work associated with construction material testing services for construction of Container Yard 8 at Bayport Container Terminal in an amount not to exceed \$150,000.

### **General**

4. Adopt a resolution authorizing the entry into an Interlocal Agreement for Local On-System Improvement Project with the State of Texas, acting by and through Texas Department of Transportation, for proposed roadway improvements at Red Bluff Road between SH 146 Northbound Frontage Road and Port Authority Property.

## **L. MAINTENANCE**

---

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

### **Awards, Amendments & Change Orders**

1. Award a three-year contract with Northline NC, LLC for the purchase of new and repaired electronic components for wharf and rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$3,000,000.
2. Award a two-year contract with JBR1 Industrial Services, LLC for the purchase of scaffolding services for wharf and rubber-tired gantry crane maintenance at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$400,000.
3. Award a two-year contract to NCH Corporation, d/b/a Certified Laboratories, for the purchase of greases and lubricants for equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the BuyBoard Cooperative Purchasing Program, in an amount not to exceed \$300,000.
4. Award a two-year contract to CAP Fleet Upfitters for vehicle upfitting services and parts for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative BuyBoard, a cooperative purchase program, in an amount not to exceed \$350,000.

**M. OPERATIONS**

---

**Staff Report** – Ryan Mariacher, Chief Port Operations Officer

1. No items.

**N. PEOPLE**

---

1. No items.

**O. SECURITY AND EMERGENCY OPERATIONS**

---

1. No Items.

**P. STRATEGY**

---

1. No items.

**Q. TECHNOLOGY**

---

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

**Awards, Amendments & Change Orders**

1. Award a three-year contract with CompuCycle, Inc., with an additional two-year option, for the recycle and disposal of Information Technology assets, using a Houston-Galveston Area Council's cooperative purchase program, in an amount not to exceed \$100,000.
2. Issue a one-year purchase order to Electra Link Inc. for the purchase of fiber repairs as needed throughout the Port Authority's network to reduce the downtime associated with damaged or failing fiber using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$125,000.

**R. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION**

---

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding (1) the Houston Ship Channel Expansion Channel Improvement Project, and (2) certain Port Commission meeting governance matters.
2. Real Estate (Section 551.072, Texas Open Meeting Act)
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 the employment of the Chief Executive Officer, the engagement of talent advisory firms for executive support, and other related matters.
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

**S. RECONVENE OPEN MEETING**

---

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

**T. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS**

---

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

**U. ADJOURN MEETING**

---

1. Next Meeting Requested - July 21, 2026
2. Adjourn Port Commission Meeting



## G. EXTERNAL AFFAIRS

---

<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award two contracts, each for a two-year term and each in an amount not to exceed \$164,000, with a one-year mutual extension option for an additional \$82,000, for a three-year total amount not to exceed \$246,000 each, for photography and videography services to the two top-ranked proposers: staff ranking - first, Twice Media Productions; and second, CJMK Visuals LLC.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting: a) approve staff's ranking of vendors, based on the selection criteria, in the following order - first, Twice Media Productions; and second, CJMK Visuals LLC; b) award a two-year service contract to each of the two top-ranked proposers for photography and videography services each in a total amount not to exceed \$164,000, with the option to renew for an additional year at \$82,000; and c) 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="#">PEOPLE AND ORGANIZATION Foster a collaborative, results-oriented organization and culture of shared leadership.</a> <a href="#">PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Corporate Communications and Branding

**Staff Contact:**

Christine Abbruscato

**Background:**

The Port Authority is the advocate and strategic leader for the Houston Ship Channel, the nation's busiest waterway. The Port Authority uses photography and videography to promote jobs, commerce, trade, community engagement, and environmental sustainability, and supports growth that benefits our local and regional economy.

Photography and videography are crucial to the Port Authority's marketing efforts, including engagement through media, advertising, social media, the Port Authority's website, and publications. Video allows the Port Authority stakeholders to engage with the Port Authority and hear from leadership on new developments, achievements, and operations updates.

The Port Authority notified vendors regarding its request for proposals (RFP) using the Strategic Sourcing Workday System, and the project was advertised in a local newspaper. Fifteen vendors downloaded the project materials from Workday.

**Staff Evaluation/Justification:**

On April 8, 2026, eight responses to the RFP were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors as providing the best value for the required services:

- Twice Media Productions
- CJMK Visuals LLC

Following staff Executive Committee review, staff recommends that the Port Commission award two professional service contracts to Twice Media Productions and CJMK Visuals LLC, the proposers providing best value for photography and videography services, and act as otherwise described above.

## G. EXTERNAL AFFAIRS

---

<b>Subject</b>	<b>2. Ratify the exercise of the mutual option to extend the term of the contract with Love Advertising Inc. for media-buy services for one year, in an amount not to exceed \$525,000, and approve an amendment to the contract with Love Advertising Inc. for media-buy services for an additional amount not to exceed \$210,000, resulting in a total amount not to exceed \$735,000 for the extended year.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, (i) ratify the exercise of the mutual option to extend the term of the contract with Love Advertising Inc. for media-buy services for one year, in an amount not to exceed \$525,000, (ii) approve an amendment to the contract with Love Advertising Inc. for media-buy services for an additional amount not to exceed \$210,000, resulting in a total amount not to exceed \$735,000 for the extended year, and (iii) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.</a> <a href="#">PEOPLE AND ORGANIZATION Foster a collaborative, results-oriented organization and culture of shared leadership.</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Communications and Branding

**Staff Contact:**

Christine Abbuscato

**Background:**

The Port Authority's strategic plan aims, in part, to grow and diversify the business base, create greater value for the region by supporting sustainable growth of the Port Authority and the greater port, and develop and strengthen external relationships with our stakeholders through proactive two-way communication. The Port Authority has an opportunity to increase our media presence to better compete in the market and build goodwill with industry and community members.

By Minute No. 2023-1024-13, the Port Commission awarded Love Advertising Inc. an agreement for an initial two-year term in an amount not to exceed \$420,000 annually, with an option for a one-year extension in an amount not to exceed \$450,000, which the parties agreed to exercise at an increased amount not to exceed \$525,000 for the third year. To assist with achieving these goals and objectives, the External Affairs division seeks to obtain an additional amount not to exceed \$210,000, increasing the total not to exceed amount to \$735,000 for 2026, for its media-buy service agreement with Love Advertising.

The media-buy services are expected to support efforts to communicate the Port Authority's message and brand to its various audiences and enhance the External Affairs division's ability to promote the Port Authority. The proposed increase would allow the Port to build market share and goodwill through increasing informative efforts targeting customers and our communities through print, digital, billboard, radio, and other media through the latter half of 2026, and build a strong foundation to support 2027 priorities. The media-buy services would include, but are not limited to, the following:

- Advertising strategy services,
- Advertising media-buy services in local, regional, and national markets, to increase brand awareness, market lease properties, inform others about major projects, generate cost-effective, quality customer inquiries, and assist other goals related to the Port Authority's business and community efforts,
- Account management for all media-buy projects, and
- Provision of supporting data on all purchases of media and associated tracking.

**Staff Evaluation/Justification:**

Love Advertising continues to be a valued partner to the Port Authority and has performed its services under the agreement satisfactorily.

Staff recommends the Port Commission authorize the amendment of the contract with Love Advertising.

## H. CHANNEL INFRASTRUCTURE

---

<b>Subject</b>	<b>1. Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the dredging of Turning Basin Terminal, Manchester Terminal, Woodhouse Terminal, and Sims Terminal docks in amount not to exceed \$5,000,000.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize the Port Authority to enter into a Memorandum of Agreement with U.S. Army Corps of Engineers for dredging of Turning Basin Terminal, Manchester Terminal, Woodhouse Terminal, and Sims Terminal docks in an amount not to exceed \$5,000,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Channel Infrastructure Operations

**Staff Contact:**

Lori Brownell/Leiá Wilson

**Background:**

In mid- to late 2026, the U.S. Army Corps of Engineers (USACE) is expected to perform maintenance dredging of the Houston Ship Channel (HSC) under USACE's fiscal year 2026 Sims Bayou to Turning Basin Terminal Maintenance Dredging Contract. The HSC dredging would occur adjacent to the Turning Basin Terminal, Manchester Terminal, Woodhouse Terminal, and Sims Bayou property. Berths at these locations would require maintenance dredging to remove shoaled material since the last maintenance dredging cycle performed between late 2023 and early 2024.

The proposed Memorandum of Agreement (MOA) would allow USACE to perform maintenance dredging, inclusive of estimated shoaling, at Port Authority-owned terminals and dispose of any encountered debris in an amount not to exceed \$5,000,000.

**Staff Evaluation/Justification:**

Staff have evaluated and discussed the maintenance dredging options for the Port Authority-owned berths, and completing maintenance dredging activities under the USACE contract is the most cost-efficient means of executing such work.

Staff recommends that the Port Commission authorize the MOA with USACE.



## H. CHANNEL INFRASTRUCTURE

<b>Subject</b>	<b>2. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for Chevron Phillips Chemical Company LP, INEOS USA, LLC, and Seabrook Pipeline LLC; and authorize the renewal of an expiring Port Authority pipeline license for a new ten-year term to Houston Pipe Line Company LP.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize the Port Authority to renew expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Chevron Phillips Chemical Company LP, INEOS USA, LLC, and Seabrook Pipeline LLC; authorize the renewal of expiring Port Authority pipeline licenses for new ten-year terms for the following entity: Houston Pipe Line Company L.P.; 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>
Chevron Phillips Chemical Company LP	1975-0187	\$28,635
Chevron Phillips Chemical Company LP	1993-0002	\$113,316
Chevron Phillips Chemical Company LP	2002-0051	\$1,966
INEOS USA LLC	2016-0099	\$16,570
INEOS USA LLC	2016-0192	\$6,738
Seabrook Pipeline LLC	2016-0044	\$7,953
<b>Total</b>		<b>\$175,178</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>
Houston Pipe Line Company LP	2004-0234	\$8,285
<b>Total</b>		<b>\$8,285</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, as applicable. The licenses are to be renewed subject to the Port Authority's usual terms and conditions.



## H. CHANNEL INFRASTRUCTURE

---

<b>Subject</b>	<b>3. Issue a pipeline license for a new 16-inch refined products pipeline to KM Liquids Terminals LLC under the Port Terminal Railroad Association Southside Mainline railroad right-of-way west of North Richey Street.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, issue a pipeline license for new 16-inch refined products pipeline to KM Liquids Terminals LLC under the Port Terminal Railroad Association Southside Mainline railroad right-of-way, 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. 2026-0087, has applied for a new 16-inch refined products pipeline license under the Port Terminal Railroad Association Southside Mainline railroad right-of-way, in 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 \$5,727 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

---

<b>Subject</b>	<b>4. Approve the transfer of a marine construction permit from Shell Oil Chemical to Deer Park Refining, LP, along the Houston Ship Channel.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, approve the transfer of a marine construction permit from Shell Oil Company to Deer Park Refining, LP along the Houston Ship Channel, 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:**

Deer Park Refining, LP has applied to transfer a marine construction permit, Port Authority File No. 1999-0227, from Shell Oil Company.

This permit was amended by Minute No. 2024-0229-17 to expand the existing bulkhead and install a new pier for mooring a fireboat.

**Staff Evaluation/Justification:**

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department. The agreement is subject to the Port Authority's usual terms and conditions. The \$1,000 application fee has been paid.

Staff recommends approval.



## H. CHANNEL INFRASTRUCTURE

---

<b>Subject</b>	<b>5. Authorize a new private road-rail grade crossing license to TB Industries LLC over the Port Terminal Railroad Association Northside Mainline railroad right-of-way.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize a new private road-rail grade crossing license to TB Industries LLC over the Port Terminal Railroad Association Northside Mainline railroad right-of-way, 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:**

TB Industries LLC, Port Authority File No 2026-0099, has applied for a private road-rail grade crossing license over the Port Terminal Railroad Association Northside Mainline railroad right-of-way along Haden Road, in the Richard & Robert Vince Survey, A-76. The road would provide private access to the TB Industries LLC-owned property.

**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 10-year license and a fee of \$91,353. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.



## H. CHANNEL INFRASTRUCTURE

---

<b>Subject</b>	<b>6. Amend an existing license to replace an existing eighteen-inch pipeline with a new eighteen-inch pipeline at a lower depth across the Houston Ship Channel to Enterprise TE Products Pipeline Company LLC.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize the Port Authority to amend an existing pipeline license to replace an existing eighteen-inch pipeline with a new eighteen-inch pipeline at a lower depth across the Houston Ship Channel to Enterprise TE Products Pipeline Company LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Permits/Licenses/Pipeline Easements

**Department:**

Channel Infrastructure Real Property

**Staff Contact:**

Garry McMahan/Chris Gossett

**Background:**

Enterprise TE Products Pipeline Company LLC, Port Authority File No. 2015-0006, has applied to amend a pipeline license to replace an existing eighteen-inch pipeline with a new eighteen-inch pipeline at a lower depth across the Houston Ship Channel, adjacent to the Ezekiel Thomas Survey, A-73 and the William Vince Survey, A-78.

The depth of the existing eighteen-inch pipeline is approximately sixty feet deep. The depth of the new pipeline would be placed at approximately one hundred and fifty feet deep.

**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 license is subject to the Port Authority's usual terms and conditions. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.



## I. COMMERCIAL

---

<b>Subject</b>	<b>1. Approve an amendment to the lease with Texas Brine Company, LLC for approximately 2.91 acres out of Block 5 at Rosa Allen to extend the term for five years, effective no earlier than August 1, 2026, at an annual base rent of \$79,222.41, subject to a 3% annual base rent escalation.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, approve an amendment to the lease with Texas Brine Company, LLC for approximately 2.91 acres out of Block 5 at Rosa Allen to extend the term for five years, effective no earlier than August 1, 2026, at an annual base rent of \$79,222.41, subject to a 3% annual base rent escalation, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Leases

**Department:**

Real Estate

**Staff Contact:**

Stephanie Sides Sembera/Radhika Ganatra

**Background:**

By Minute No. 2016-0628-14, the Port Commission authorized the Port Authority and Texas Brine Company, LLC (Texas Brine) to enter into a five-year lease term of approximately 2.91 acres out of the Port Authority's Block 5 at Rosa Allen.

By Minute No. 2021-0427-13, the Port Commission approved an extension of the lease term for five years. Texas Brine, which has been on the property since 1976, uses it for a brine transfer pit and tank for brine pipeline operations.

Texas Brine has now requested that the Port Authority extend the lease term for five years and intends to continue to use the property for the purpose described above. The rate would include an annual 3% rental increase over the prior year's rate.

**Staff Evaluation/Justification:**

Staff recommends that the Port Commission approve the proposed lease amendment under the terms described above.



## K. INFRASTRUCTURE

---

<b>Subject</b>	<b>1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,545,078, for the demolition of ship-to-shore cranes 4, 9, and 10 at Barbours Cut Terminal, to the top-ranked proposer Sarus Industrial Group LLC.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,545,078 for the demolition of ship-to-shore cranes 4, 9, and 10 at Barbours Cut Terminal, to the top-ranked proposer Sarus Industrial Group 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.
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:**

This project includes the demolition and removal of ship-to-shore (STS) Wharf Cranes 4, 9, and 10 at Barbours Cut Terminal. The existing STS cranes would be replaced with larger lifting height cranes following the rehabilitation of Wharves 5 and 6.

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

**Staff Evaluation/Justification:**

On April 15, 2026, three CSP responses were received, 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 Commission award a construction contract to Sarus Industrial Group LLC the proposer providing best value for the demolition of ship-to-shore cranes 4, 9, and 10 at Barbours Cut Terminal, and act as otherwise described above.



## K. INFRASTRUCTURE

---

<b>Subject</b>	<b>2. Authorize an amendment of a professional services contract with GRIS Engineering, PLLC to perform additional services associated with the Civil Engineering On-Call Services Port Authority-wide, in an amount not to exceed \$70,535, for a total contract amount of \$165,075.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize an a amendment of a professional services contract with GRIS Engineering, PLLC to perform additional services associated with the Civil Engineering On-Call Services Port Authority-wide in an amount not to exceed \$70,535, for a total contract amount of \$165,075, 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:**

On April 26, 2025, a professional services contract was issued to GRIS Engineering, PLLC, for Civil Engineering On-Call Services Port Authority-wide in the amount of \$40,000. The contract was further amended to include supplemental tasks and assignments to support staff on civil infrastructure projects for an additional \$54,540.

This proposed amendment in the amount of \$70,535, for a total not to exceed contract amount of \$165,075, would provide additional professional civil engineering services under the existing on-call contract to support Port Authority-wide operational, maintenance, and facility improvement needs. Services authorized under this amendment include:

- preparation of engineering studies,
- design documents, cost estimates,
- bid-phase support, and
- supplemental construction-phase services.

### **Staff Evaluation/Justification:**

Staff has reviewed GRIS Engineering PLLC's proposal and found it to be fair and reasonable, and recommends that the Port Commission approve the proposed amendment.



## K. INFRASTRUCTURE

---

<b>Subject</b>	<b>3. Amend an agreement with Ninyo &amp; Moore Geotechnical and Environmental Sciences Consultants to perform additional work associated with construction material testing services for construction of Container Yard 8 at Bayport Container Terminal in an amount not to exceed \$150,000.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize an amendment with Ninyo & Moore Geotechnical and Environmental Sciences Consultants to perform additional work associated with construction material testing (CMT) services for construction of Container Yard 8 at Bayport Container Terminal in an amount not to exceed \$150,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

By Minute No. 2024-1210-20, the Port Commission awarded a professional services contract to Ninyo & Moore Geotechnical and Environmental Sciences Consultants for construction material testing (CMT) services for the construction of Container Yard 8 at Bayport Container Terminal.

This proposed amendment will address the following:

- Additional funding for material testing services, necessary for quality assurance on the remaining material and concrete placements.

This amendment would bring the total expenditure under this contract to \$750,000.

**Staff Evaluation/Justification:**

Port Authority staff has reviewed the proposal submitted by Ninyo & Moore Geotechnical and Environmental Sciences Consultants and found it to be fair and reasonable, and recommends that the Port Commission authorize this amendment.



## K. INFRASTRUCTURE

---

<b>Subject</b>	<b>4. Adopt a resolution authorizing the entry into an Interlocal Agreement for Local On-System Improvement Project with the State of Texas, acting by and through Texas Department of Transportation, for proposed roadway improvements at Red Bluff Road between SH 146 Northbound Frontage Road and Port Authority Property.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, adopt a resolution authorizing the Port Authority to enter into an Interlocal Agreement for Local On-System Improvement Project with the State of Texas, acting by and through Texas Department of Transportation, for proposed roadway improvements at Red Bluff Road between SH 146 Northbound Frontage Road and Port Authority Property, 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:**

General

**Department:**

Project and Construction Management

**Staff Contact:**

Craig J. Kasper, P.E.

**Background:**

The Port Authority's Bayport Southern Access Road - Phase 1 project would construct a 1.2-mile, four-lane access road connecting Red Bluff Road at SH 146 to Freight Station Road. A section of work along Red Bluff Road between SH 146 Northbound Frontage Road and Port Authority Property is within the Texas Department of Transportation (TxDOT) right of way.

The proposed agreement includes the following:

- Permission for the Port Authority to construct elements of the roadway project within TxDOT right of way at the Port Authority's expense, and
- Following completion and acceptance of the project by TxDOT, TxDOT would be responsible for maintenance of the improvements within the state highway system right-of-way.

TxDOT requires a resolution authorizing execution of the agreement.

**Staff Evaluation/Justification:**

Staff has determined that it is in the best interest of the Port Authority to adopt the resolution authorizing this Interlocal Agreement with TxDOT for the construction and maintenance of the portion of the southern access road at Bayport Container Terminal within TxDOT right of way.

Staff recommends that the Port Commission adopt the resolution authorizing execution of the Interlocal Agreement with the State of Texas, acting by and through TxDOT, for the proposed roadway improvements as described above.



## L. MAINTENANCE

---

<b>Subject</b>	<b>1. Award a three-year contract with Northline NC, LLC for the purchase of new and repaired electronic components for wharf and rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$3,000,000.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, award a three-year contract to Northline NC, LLC for the purchase of new and repaired electronic components for wharf and rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$3,000,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Nathan Fabian

**Background:**

By Minute No. 2023-1024-33, the Port Commission awarded a three-year contract to Northline South, LLC in the amount not to exceed \$2,750,000 for the purchase of new and repaired electronic components for wharf and rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal. Electronic components such as printed circuit boards and drives are necessary for the routine maintenance and repair of Port Authority's cranes. The current contract has approximately 20% of funds remaining.

Specifications were prepared reflecting the largest discount anticipated for the purchase and repair of electronic components, and the Port Authority notified vendors regarding this request for competitive sealed bids (CSB) using the Port Authority's Workday Strategic Sourcing System and the project was advertised on the Port Authority's website and in a local newspaper. Ten vendors were invited to participate with three downloading the solicitation materials.

**Staff Evaluation/Justification:**

On April 20, 2026, one CSB response was received and opened. The response was reviewed and evaluated by staff in accordance with the published selection criteria.

Staff recommends that the Port Commission award a three-year contract to Northline NC, LLC, the responsible bidder submitting the only bid, for the purchase of new and repaired electronic components for wharf and RTG cranes at Barbours Cut Terminal and Bayport Container Terminal.



## L. MAINTENANCE

---

<b>Subject</b>	<b>2. Award a two-year contract with JBR1 Industrial Services, LLC for the purchase of scaffolding services for wharf and rubber-tired gantry crane maintenance at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$400,000.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, award a two-year contract to JBR1 Industrial Services, LLC for the purchase of scaffolding services for wharf and rubber-tired gantry (RTG) crane maintenance at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$400,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Nathan Fabian

**Background:**

By Minute No. 2022-0927-55, the Port Commission awarded a two-year contract to TAP Industrial Services, Inc. in an amount not to exceed \$400,000 for the purchase of as-needed scaffolding services for wharf and RTG crane maintenance at Barbours Cut Terminal and Bayport Container Terminal. This contract has expired. The Port Authority currently owns a total of thirty-seven wharf cranes, including sixteen at Barbours Cut Terminal and twenty-one at Bayport Container Terminal, and one hundred sixty-three RTGs, including sixty-nine at Barbours Cut Terminal and ninety-four at Bayport Container Terminal. Scaffolding is needed to enable staff to safely perform repairs and preventative maintenance on various parts of the cranes not accessible by walkways and platforms.

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

**Staff Evaluation/Justification:**

On April 22, 2026, two CSP responses were received and opened. One response was deemed unresponsive. The remaining response was reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a two-year contract to JBR1 Industrial Services, LLC, the proposer providing best value for the required services at Barbours Cut Terminal and Bayport Container Terminal, and act as otherwise described above.



## L. MAINTENANCE

---

<b>Subject</b>	<b>3. Award a two-year contract to NCH Corporation, d/b/a Certified Laboratories, for the purchase of greases and lubricants for equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the BuyBoard Cooperative Purchasing Program, in an amount not to exceed \$300,000.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, award a two-year contract to NCH Corporation, d/b/a Certified Laboratories, for the purchase of greases and lubricants for equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the BuyBoard Cooperative Purchasing Program, in an amount not to exceed \$300,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Hugh Moore

**Background:**

The Port Authority currently owns thirty-seven wharf cranes, one hundred sixty-three rubber-tire gantry (RTG) cranes, and one hundred eight various container-handling equipment items. This equipment operates in a demanding environment and requires periodic lubrication for optimal performance. The greases and lubricants provided by this vendor have been successfully tested by staff over a long period on various Port equipment.

**Staff Evaluation/Justification:**

The Director of Strategic Sourcing has determined that procuring a contract for the purchase of greases and lubricants for equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the BuyBoard Cooperative Purchasing Program, is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Maintenance department has determined that the best availability, price, and contract term for the items needed are provided by NCH Corporation dba Certified Laboratories under the pricing schedule in the vendor's contract with Buyboard and is therefore recommending this purchase.

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



## L. MAINTENANCE

---

<b>Subject</b>	<b>4. Award a two-year contract to CAP Fleet Upfitters for vehicle upfitting services and parts for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative BuyBoard, a cooperative purchase program, in an amount not to exceed \$350,000.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, award a two-year contract to CAP Fleet Upfitters for vehicle upfitting services and parts for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative BuyBoard, a cooperative purchase program, in an amount not to exceed \$350,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	<a href="#">Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness</a>

**Category:**

Awards, Amendments & Change Orders

**Department:**

Maintenance

**Staff Contact:**

Mike Gignac

**Background:**

The Port Authority seeks to obtain a two-year contract for upfitting services and parts for its new and existing vehicles. Items such as light bars, toolboxes, laptop/tablet mounts, inverters, and cameras have historically been installed at dealerships when new vehicles are purchased. Staff recommends this service be performed by a professional upfitting company, resulting in a cost saving to the Port Authority. Annually, the Port Authority upfits approximately 10 to 15 units and anticipates upfitting approximately 13 units in 2026.

The Local Government Purchasing Cooperative is an administrative agency of cooperating local governments, and its Buyboard purchasing program may be used for this purchase.

**Staff Evaluation/Justification:**

The Director of Strategic Sourcing has determined that procuring a contract for vehicle upfitting services and parts for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the BuyBoard Cooperative Purchasing Program, is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Maintenance Division has determined that the best availability, price, and contract terms for the required service and items are provided by CAP Fleet Upfitters under the pricing schedule in the vendor's contract with Buyboard and is therefore recommending this purchase.

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



## Q. TECHNOLOGY

---

<b>Subject</b>	<b>1. Award a three-year contract with CompuCycle, Inc., with an additional two-year option, for the recycle and disposal of Information Technology assets, using a Houston-Galveston Area Council's cooperative purchase program, in an amount not to exceed \$100,000.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, award a three-year contract with CompuCycle, Inc., with an additional two-year option, for the recycle and disposal of Information Technology assets, using a Houston-Galveston Area Council's cooperative purchase program, in an amount not to exceed \$100,000; determine that this procurement method provides the best value to the Port Authority; and further authorize the Chief Executive Officer to take any and all actions deemed reasonable and necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Information Technology

**Staff Contact:**

Ron Farrow

**Background:**

The Port Authority regularly replaces and upgrades Information Technology (IT) equipment as part of its IT Master Plan, security initiatives, and ongoing modernization efforts. This process generates surplus IT assets such as computers, monitors, servers, networking equipment, and related electronics that must be handled in a secure, environmentally responsible, and compliant manner.

To support these efforts, the Port Authority requires a qualified vendor to provide certified recycling, disposal, and data destruction services for retired IT assets. These services help ensure sensitive information is properly destroyed, equipment is disposed of in accordance with applicable environmental standards, and usable materials are responsibly recycled.

Establishing a multi-year agreement with CompuCycle, Inc. would provide continuity of service, predictable pricing, and an efficient process for managing surplus IT assets generated across Port Authority facilities and future technology refresh initiatives.

**Staff Evaluation/Justification:**

The Director of Strategic Sourcing has determined that awarding a contract for the recycling and disposal of IT assets through the Houston-Galveston Area Council (H-GAC) cooperative purchase program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

The Port Authority IT department has determined that the best availability, price, and contract terms for the services are provided by CompuCycle, Inc. under the pricing schedule obtained from that vendor's contract with H-GAC.

Staff recommends that the Port Commission approve this best value determination and contract.



## Q. TECHNOLOGY

---

<b>Subject</b>	<b>2. Issue a one-year purchase order to Electra Link Inc. for the purchase of fiber repairs as needed throughout the Port Authority's network to reduce the downtime associated with damaged or failing fiber using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$125,000.</b>
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize the issuance of a one-year purchase order to Electra Link Inc. for the purchase of fiber repairs as needed throughout the Port Authority's network to reduce the downtime associated with damaged or failing fiber using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$125,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

**Category:**

Awards, Amendments & Change Orders

**Department:**

Information Technology

**Staff Contact:**

Charles Thompson

**Background:**

The Port Authority seeks approval to create a proactive purchase order (PO) for the purchase of fiber repairs as needed throughout the Port Authority's network to reduce the downtime associated with damaged or failing fiber. The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs that may be used by the Port Authority.

**Staff Evaluation/Justification:**

The Director of Strategic Sourcing has determined that creating a proactive PO for the purchase of fiber repairs as needed throughout the Port Authority's network to reduce the downtime associated with damaged or failing fiber through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the items needed is provided by Electra Link Inc. 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.

