

I N D E X

PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY
OF THE PORTS OF HARRIS COUNTY, TEXAS
July 21, 2026

<u>Minute No.</u>	<u>Event/Action</u>
General	
	Acting Chairman Cloonan convened the in-person and virtual Port Commission meeting and provided opening remarks
Minutes	
2026-0721-01	Approve the minutes of the May 21, 2026 Port Commission meeting
Staff Reports	
2026-0721-02	Charlie Jenkins presented a summary of selected financial and operational matters
Appearances	
2026-0721-03(a)	Acting Chairman Cloonan introduced Sarah Cinco, Healthy Port Communities Coalition, who addressed the Port Commission
2026-0721-03(b)	Acting Chairman Cloonan introduced Juliana Hernandez, Healthy Port Communities Coalition, who addressed the Port Commission
F. Executive (no items)	
2026-0721-04	Staff Report – Selected agenda items – Michael Shaffner, Project Development Lead, Parker Harrison, Chief Legal Officer
2026-0721-05	Approve staff's ranking of vendors and award a professional services contract for Project Management Owner representative services to the top-ranked proposer, Moffatt & Nichol
2026-0721-06	Approve the Artificial Intelligence Policy of the Port Authority
G. External Affairs	
2026-0721-07	Staff Report – Selected agenda items – Kerrick Henny, Chief External Affairs Officer

<u>Minute No.</u>	<u>Event/Action</u>
2026-0721-08	Approve staff's ranking of vendors and award a three-year professional services contract to provide press release distribution services, to the top-ranked proposer Business Wire, Inc.
2026-0721-09	Award a one-year professional contract to Pendulum Strategies, LLC for federal governmental policy consulting and support
2026-0721-10	Award a one-year professional contract to Cassidy and Associates for federal governmental policy consulting and support

H. Channel Infrastructure

2026-0721-11	Staff Report – Selected agenda items – Amy Gavin, Director, Channel Infrastructure
2026-0721-12	Approve staff's ranking and award a professional service contract to provide professional services for the engineering, design, and construction administration for the Bayport East End project, to the top-ranked proposer, Gahagan and Bryant Associates, Inc.
2026-0721-13	Approve staff's ranking and award a professional service contract to provide environmental planning and permitting services, including preparation of an Environmental Impact Statement to satisfy National Environmental Policy Act requirements and support the US Army Corps of Engineers permitting for the Barbours Cut Northside Expansion Project, to the top-ranked proposer, Freese and Nichols, Inc.
2026-0721-14	Approve staff's ranking and award a professional services contract that includes but not limited to general engineering, design, and channel support services, to the top-ranked proposer, Gahagan and Bryant Associates, Inc.
2026-0721-15	Amend a professional services contract with HDR Engineering, Inc. to provide continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel Expansion Improvement Project
2026-0721-16	Approve a cost-share agreement with the U.S. Army Corps of Engineers – Galveston District to initiate the navigation feasibility study for Project 12, the next Houston Ship Channel improvement project
2026-0721-17	Authorize a Memorandum of Understanding with U.S. Army Corps of Engineers for emergency dredging of the Houston Ship Channel
2026-0721-18	Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the placement of dredged materials into Rosa Allen Placement Area

<u>Minute No.</u>	<u>Event/Action</u>
2026-0721-19	Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Enterprise Houston Ship Channel, LP, INEOS Chocolate Bayou Pipeline, LLC, INEOS USA LLC, Linde Inc., Pasadena Refining System, Inc., and Texas Brine Company, LLC; and approve the renewal of an expiring Port Authority license for a five-year, two-month term for the following entity: Texas Brine Company, LLC
2026-0721-20	Authorize the renewal of a pipeline license for two 6-inch natural gas pipelines and a surface site to CenterPoint Energy Houston Electric LLC under and across the Port Terminal Railroad Association Clinton Tract and Turning Basin Terminal property
2026-0721-21	Authorize a pipeline license for a new 30-inch natural gas pipeline and road access to Targa Gulf Coast NGL Pipeline LLC under and along Cedar Bayou, San Jacinto River, Carpenters Bayou, Hunting Bayou, and the Port Terminal Railroad Association Northside Mainline railroad right-of-way
2026-0721-22	Authorize a new marine construction permit to Vopak Terminal – Deer Park, Inc. for demolition and replacement of two barge docks along with new breasting dolphins along the Houston Ship Channel
2026-0721-23	Authorize a marine construction permit to PCI Nitrogen LLC for a new ship dock and associated structures and dredging along the Houston Ship Channel
2026-0721-24	Authorize a marine construction permit to Ethyl Corporation to demolish an existing timber dock and install a new concrete barge dock along the Houston Ship Channel
I. Commercial	
2026-0721-25	Staff Report – Selected agenda item – John Moseley, Chief Commercial Officer
2026-0721-26	Ratify the extended term of a month-to-month lease with Port of Houston Credit Union, originally commencing July 1, 2025, for approximately 926 square feet in the Port Authority's former Executive Office Building at the Turning Basin Terminal, at an annual base rent of \$10
J. Finance	
2026-0721-27	Staff Report – Christopher Edwards, Deputy Chief Financial Officer

<u>Minute No.</u>	<u>Event/Action</u>
2026-0721-28	Issue a purchase order to Carahsoft Technology Corporation for software subscriptions and maintenance of Workiva financial reporting software and implementation of the same, using Texas Department of Information Resources cooperative purchase program
2026-0721-29	Approve a change order with Definian for eighteen months of project-critical additional data and reporting services
K. Infrastructure	
2026-0721-30	Staff Report – Selected agenda items – GeJuan Cole, Managing Director Port Infrastructure
2026-0721-31	Approve a utility construction services agreement with CenterPoint Energy Houston Electric, LLC for relocation of electrical poles for the South Access Road at Bayport Container Terminal, and authorize payment thereunder
2026-0721-32	Approve staff's ranking of vendors and award a construction contract for the Fire Station at Barbours Cut Terminal, to the second-ranked proposer Tegrity Contractors, Inc.
2026-0721-33	Approve staff's ranking of vendors and award a construction contract for the reconstruction of Wharves 5 and 6 at Barbours Cut Terminal, to the top-ranked proposer Russell Marine, LLC
2026-0721-34	Approve staff's ranking of vendors and award professional services contracts to perform construction material testing services for Wharves 5 and 6 at Barbours Cut Terminal, to the top-ranked proposer, Ninyo and Moore Geotechnical and Environmental Sciences Consultants
2026-0721-35	Amendment of professional services contract with Hatch Associates Consultants, Inc. to add construction phase services associated with the reconstruction of Wharves 5 and 6 at Barbours Cut Terminal
2026-0721-36	Amendment of professional services contract with Burrer Engineering, Inc. to perform additional services associated with Electrical Engineering on-call services Port Authority-wide, in an amount not to exceed \$50,000, for a total contract amount not to exceed \$133,708
2026-0721-37	Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 at Turning Basin Terminal

<u>Minute No.</u>	<u>Event/Action</u>
2026-0721-38	Approve a change order with Satterfield & Pontikes Construction, Inc. to perform additional work associated with the construction of new Port Coordination Center facility at Turning Basin Terminal
2026-0721-39	Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Wharf 1 West at Bayport Container Terminal
	L. Maintenance (no items)
2026-0721-40	Staff Report – Paulo Soares, Chief Port Maintenance Officer
2026-0721-41	Approve staff's ranking of vendors and award a two-year contract for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposers: staff ranking - first, Railworks Track Systems, Inc.; and second, Trans-Global Solutions, Inc. Port Commission adopted the staff-recommended ranking and authorized award
2026-0721-42	Award a two-year contract to Cummins Southern Plains, LLC, for the purchase of Cummins diesel engine parts and related services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
2026-0721-43	Award a two-year contract to 1155 Distributor Partners-Industrial, LLC d/b/a Lonestar Electric Supply for the purchase of electrical and lighting components for maintenance of facilities and equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
2026-0721-44	Award a three-year contract to TransTech of SC, Inc., the sole source provider, for the purchase of spare and replacement parts for Stemmann-Technik cable reels for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal
2026-0721-45	Award a three-year contract to The Anchor Group to service security access control systems for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative Buyboard, a cooperative purchase program
2026-0721-46	Award a three-year contract to Foster Fence LTD for fence maintenance and repairs for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal using Local Government Purchasing Cooperative Buyboard, a cooperative purchase program

<u>Minute No.</u>	<u>Event/Action</u>
2026-0721-47	Award a contract to Briggs Industrial Solutions d/b/a Briggs Equipment for the purchase of six Hyster empty container handling machines for Barbours Cut Terminal, using the Local Government Purchasing Cooperative's Buyboard program, a cooperative purchase program
2026-0721-48	Award a two-year contract to Southern Tire Mart, LLC for the purchase of tire repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program
2026-0721-49	Issue a purchase order to Ferguson Waterworks for the purchase of one hundred sixty-two smart water meters with the Kamstrup FlowIQ 2200 Smart Water Meter system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative Buyboard, a cooperative purchase program

M. Operations

2026-0721-50	Staff Report – Selected agenda item – Ryan Mariacher, Chief Port Operations Officer
2026-0721-51	Authorize payment to Navis LLC for annual maintenance services for the Marine Terminal Management Software System for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal
2026-0721-52	Authorize payment to SmartTecs LLC for annual maintenance services for the Marine Terminal Gate Operating Software System for Barbours Cut Terminal and Bayport Container Terminal
2026-0721-53	Amend Tariff Nos. 8, 14, and 15 to (i) add language regarding unadvised cash, clarifying the application of credits to delinquent receivables and application of credits to oldest outstanding invoices, and prohibiting short-paying and offset of invoices, and (ii) address rates for the handling and storage of non-standardized container sizes

N. People (no items)

O. Security and Emergency Operations

2026-0721-54	Staff Report – Selected agenda items – Amy Seymour, Chief Port Security and Emergency Operations Office
2026-0721-55	Authorize an agreement with the Katy Prairie Mitigation Stream Bank to acquire stream mitigation credits for the Port Authority's Bayport Southern Access Road

<u>Minute No.</u>	<u>Event/Action</u>
2026-0721-56	Issue a purchase order to Caldwell Country Ford LLC d/b/a Rockdale Country Ford for the purchase of a 2026 Ford F250 Crew Cab 4x2 SWB, using a Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program
2026-0721-57	Issue a purchase order to Farrwest Specialty Vehicles for the purchase of a 2027 Chevrolet Silverado 2500HD 4X2 crew cab hazmat response unit, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program
2026-0721-58	Approve a change order to the existing purchase order with Industrial Fire Equipment for the replacement of fire extinguishers and equipment at all Port Authority terminals
	P. Strategy (no items)
2026-0721-59	Staff Report – Kathleen Weisenberger, Director, Strategic Development
	Q. Technology
2026-0721-60	Staff Report – Selected agenda items – James O’Brien, Information Security Officer
2026-0721-61	Issue a purchase order to Trace3, LLC for the annual renewal of Next Generation (NXGEN) INFOSEC operational technology vulnerability management software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program
2026-0721-62	Issue a purchase order to Freeit Data Solutions, Inc. for the purchase of Next Generation (NXGEN) INFOSEC network tap hardware and maintenance, using Texas Department of Information Resources cooperative purchase program
2026-0721-63	Issue a purchase order to Solid Border Inc. for the annual renewal of Next Generation (NXGEN) INFOSEC firewall hardware, software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program
2026-0721-64	Issue a purchase order to Tanches Global Management, INC., for the purchase of networking equipment to support the Barbours Cut Terminal exit gate, using Texas Department of Information Resources cooperative purchase program

<u>Minute No.</u>	<u>Event/Action</u>
2026-0721-65	Issue a purchase order to ePlus Technology Inc., for the purchase of networking equipment to support Barbours Cut Terminal Container Yard 7 North, using Texas Department of Information Resources cooperative purchase program
2026-0721-66	Issue a purchase order to VIS Houston, LLC, for purchase of hardware equipment to support the Port Coordination Center video wall
2026-0721-67	Amend and extend the professional services contract with AT&T Mobility for a private wireless assessment, remediation, and migration of the Port Authority private wireless environment
2026-0721-68	Amend and extend the professional services contract with GHD, Inc. to provide owners' representative services for the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project
2026-0721-69	Amend and extend the contract with Strada US Professional Services to include additional implementation, consulting, and professional services supporting the Next Generation (NXGEN) Enterprise Resource Planning (ERP) program
2026-0721-70	Amend and extend the contract with Trescope, Inc. to include additional implementation, consulting, and professional services supporting the Next Generation (NXGEN) Enterprise Resource Planning (ERP) program
2026-0721-71	Approve a change order with SHI Government Solutions for the annual renewal of Next Generation (NXGEN) INFOSEC endpoint security, threat intelligence, software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program

R. Recess Open Meeting and Convene Executive Session

S. Reconvene Open Meeting

2026-0721-72	Authorize the Port Authority to enter into an agreement with Andrews Myers P.C. 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
2026-0721-73	Authorize the Port Authority to enter into an agreement with Konecranes Finland Corporation on the terms discussed in Executive Session and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing

<u>Minute No.</u>	<u>Event/Action</u>
2026-0721-74	Authorize the Port Authority to settle the claims of Tanika Chukwumerije on the terms discussed in Executive Session, and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing
2026-0721-75	Authorize the Port Authority to amend the agreement for legal services with Best, Best & Krieger LLP on the terms discussed in Executive Session, and to authorize the Chief Legal Officer to do all other things reasonable or necessary to give effect to the foregoing
2026-0721-76	Authorize the Port Authority to enter into an agreement with the Harris County Sheriff's Office on the terms discussed in Executive Session, and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing
2026-0721-77	Authorize the Port Authority to enter into an agreement for talent advisory services with Korn Ferry on the terms discussed in Executive Session, and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing
2026-0721-78	Authorize the Port Authority to settle the claims of Curtin Maritime on the terms discussed in Executive Session, and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing

U. Closing Remarks by Chairman and Commissioners

V. Adjourn Meeting

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

**Houston, Texas
July 21, 2026**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on July 21, 2026, at 8:40 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:

Wendy Cloonan, Acting Chairman
Michel Bechtel, Commissioner
Roland Garcia, Commissioner
Thomas Jones, Commissioner
Alan Robb, Commissioner
Ric Campo, Chairman (appearing via Teams)
Clyde Fitzgerald, Commissioner (appearing via Teams)
Charlie Jenkins, Chief Executive Officer
Parker Harrison, Chief Legal Officer
Eric Casey, Chief Operating Officer
Kerrick Henny, Chief Government Relations Officer
Christopher Edwards, Interim Chief Financial Officer

Acting Chairwoman Cloonan called the meeting to order and offered opening remarks, thanking everyone for their attendance and recognizing the Port Houston interns. She provided a brief update on Project 11, noting the project's many benefits, including positive impacts on American energy exports, increased safety for all users, allowance for larger ships, reduced delays, and relaxed daylight restrictions. She also commented that Project 12, which will focus mainly on Channel deepening, is still in the earliest stages. Currently, Port Houston is collaborating with the USACE, partner ports Galveston and Texas City, Gulf Coast Protection District, and industry to determine the best study approach and expansion needs.

Finally, Acting Chairwoman Cloonan expressed her eagerness to hear more about the 2026 Community Grants in the Community Relations meeting later in the day. In the last two years, Port Houston has invested more than \$8 million in its neighboring communities via these grants, which are an important avenue for the Port to support local community programs and projects.

(2026-0721-01) Acting Chairwoman Cloonan called for a motion to approve the minutes of the May 21, 2026, Port Commission meeting. Commissioner Jones moved for approval, seconded by Commissioner Garcia. The minutes were approved as written.

(2026-0721-02) Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters:

Mr. Jenkins began by recognizing milestone anniversaries for 18 staff members who have worked at Port Houston for 20 or more years. He next recognized Amy Seymour, Chief Security and Emergency Operations Officer who, on behalf of her Safety team and Port Houston, was recently honored with the 2026 Safety Innovator of the Year Award at the National Maritime Safety Association Annual Meeting & Awards dinner earlier this month in California.

Mr. Jenkins next offered brief remarks regarding vessel visits, tonnage for the Houston Ship Channel region, and TEUs at the Port's public terminals.

He concluded his remarks by providing an update on key staff members in the Finance division, noting that Chief Financial Officer, Tim Finley, has made the difficult decision to step away from his day-to-day responsibilities to focus on his health and spend more time with his family. He will remain at Port Houston as a member of the Executive Leadership Team on a limited basis and serve in an advisory capacity through December, when he intends to fully retire. Chris Edwards has assumed the role of interim Chief Financial Officer, overseeing the Port's Accounting, Financial Planning, Treasury, Enterprise Risk Management, Internal Audit, and Strategic Sourcing functions.

(2026-0721-03) Appearances

(a) Acting Chairwoman Cloonan recognized Sarah Cinco, Healthy Port Communities Coalition (HPCC), who addressed the Port Commission.

Ms. Cinco offered comments on agenda Item H7, noting HPCC's concerns regarding the health and safety of communities adjacent to the Rosa Allen Placement Area, particularly in cases of hurricanes or heavy rainfall. Ms. Cinco expressed a desire for transparency and safety assurance, additional information, and a postponement of the project pending further study by the neighboring communities.

(b) Acting Chairwoman Cloonan recognized Juliana Hernandez, Healthy Port Communities Coalition – Air Alliance Houston (AAH), who addressed the Port Commission.

Ms. Hernandez offered comments on Item H6, expressing concerns about emergency dredging and potential community impacts for placement of dredged material. In particular, she requested clarification of "emergency" versus "normal" operations, the intended placement locations for the dredged materials, and how surrounding communities can be engaged in these decisions.

(2026-0721-04) Acting Chairwoman Cloonan recognized Michael Shaffner, Project Development Lead, and Parker Harrison, Chief Legal Officer, to provide reports of selected Executive agenda items.

Mr. Shaffner addressed the Commission regarding Item F1 on the agenda, which requested award of professional management owner's representative services to support subject matter expertise and project management support for the development of Port Houston's third container terminal. He advised that the team would continue to evaluate potential sites and that the permit for Barbours Cut North was proceeding. Mr. Shaffner concluded his report by requesting approval of Item F1.

(2026-0721-05) RCA F1 was presented, moved by Commissioner Jones, seconded by Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA F1 PASSED.

Ms. Harrison presented Item F2 on the agenda, which requested approval of the Port Authority's new Artificial Intelligence Policy. She advised that this policy is intended to ensure the secure, ethical, lawful, and risk-informed use and oversight of AI tools, and it also complies with the Texas Responsible Artificial Intelligence Governance Act (TRAIGA). Ms. Harrison concluded her report by seeking approval of Item F2.

(2026-0721-06) RCA F2 was presented, moved by Commissioner Robb, seconded by Acting Chairwoman Cloonan. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA F2 PASSED.

(2026-0721-07) Acting Chairwoman Cloonan recognized Kerrick Henny, Chief External Affairs Officer, to provide a report of selected External Affairs agenda items.

Mr. Henny highlighted two of the three items on the agenda, noting Port Houston's longtime success with its legislative consultants to assist with advocacy. Two federal consultants were on the agenda: Pendulum Strategies-Michael Frazier, who has been a federal legislative consultant for Port Houston since 2001, and Cassidy and Associates – Charles Brittingham, who was added to the team in 2019 to specifically assist with the Houston Ship Channel expansion project, the GOP members of Congress, and the U.S. Army Corps of Engineers. Mr. Henny concluded his report by asking for approval of Items G1 – G3.

(2025-0721-08) RCA G1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA G1 PASSED.

(2025-0721-09) RCA G2 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA G2 PASSED.

(2025-0721-10) RCA G3 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA G3 PASSED.

(2025-0721-11) Acting Chairwoman Cloonan recognized Amy Gavin, Director, Channel Infrastructure, to provide a report of selected Channel Infrastructure agenda items.

Ms. Gavin provided a brief update on the Port Authority's Infrastructure team's work, including receipt of a five-year federal permit from the Army Corps of Engineers that will enable Port Houston, as the non-Federal sponsor, to perform emergency dredging of the federal channel to quickly eliminate or alleviate shoals to eliminate or avoid draft restriction scenarios. The Memorandum of Understanding, associated with this permitting update, is included as Item H6. She advised that the team is still working to receive reimbursement for this effort, as maintenance of the Houston Ship Channel is a federal responsibility. Ms. Gavin concluded her remarks by presenting 13 agenda items, H1-13 for consideration and approval.

(2026-0721-12) RCA H1 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H1 PASSED.

(2025-0721-13) RCA H2 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H2 PASSED.

(2025-0721-14) RCA H3 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H3 PASSED.

(2025-0721-15) RCA H4 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H4 PASSED.

(2025-0721-16) RCA H5 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H5 PASSED.

(2025-0721-17) RCA H6 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H6 PASSED.

(2025-0721-18) RCA H7 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H7 PASSED.

(2025-0721-19) RCA H8 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H8 PASSED.

(2025-0721-20) RCA H9 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H9 PASSED.

(2025-0721-21) RCA H10 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H10 PASSED.

(2025-0721-22) RCA H11 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H11 PASSED.

(2025-0721-23) RCA H12 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H12 PASSED.

(2025-0721-24) RCA H13 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners, Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA H13 PASSED.

(2026-0721-25) Acting Chairwoman Cloonan recognized John Moseley, Chief Commercial Officer, to provide a report of selected Commercial agenda items.

Mr. Moseley provided a brief update on Commercial business, noting that Houston's industrial real estate market remains resilient and demand for services at the public terminals is solid, and that efforts to further diversify the customer portfolio continue to yield positive results. Progress is being made in developing new cargo opportunities for public terminals, particularly in the fresh produce import segment with new business and increased ocean carrier service capacity. Mr. Moseley concluded his report by requesting approval of Item II to ratify a month-to-month lease with the Port of Houston Credit Union to provide flexibility to decide a workable future location for the credit union.

(2026-0721-26) RCA II was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA II PASSED.

(2026-0721-27) Acting Chairwoman Cloonan recognized Christopher Edwards, Interim Chief Financial Officer, to provide a report of selected financial agenda items.

Mr. Edwards reported that the first quarter economics created a hole against the 2026 plan, and May and June provided a way out. Q1 headwinds, soft steel imports, weaker storage revenue, and a slow April container throughput at Port Houston facilities opened the gap. A record throughput at Port Houston facilities in May was followed by a strong June. June operating revenue of \$62.1 million ran ahead of last year, and storage revenue turned positive year after year for the first time since January. Steel imports have nearly doubled off their January low. In summary, A significant amount of ground was made up for against the plan in the 2nd quarter. He concluded, noting that a strong second half will take work, but the organization is gaining speed, spending with discipline, and strategically positioned to close the gap by year-end.

Mr. Edwards concluded his report by asking for approval of Item J1, which requests authority to issue a purchase order for the license and build-out of a Workiva financial reporting software upgrade within the NXGEN Environment, and Item J2, a change order with Definian Data, LLC, a strategic NXGEN partner who has, to date, guided data governance and the build-out of the Port Houston data lake house.

(2026-0721-28) RCA J1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA J1 PASSED.

(2026-0721-29) RCA J2 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA J2 PASSED.

(2026-0721-30) Acting Chairwoman Cloonan recognized Ge’Juan Cole, Managing Director of Infrastructure, to provide a report of selected Infrastructure agenda items.

Mr. Cole provided a brief update on the PCM team, reporting \$665 million in progress to support the growth of Port Houston and service to customers and colleagues. He advised of nine items on the agenda and highlighted several items of particular note, including:

- Item K2 requests approval and award of a construction contract for construction of a new fire station at Barbours Cut Terminal, which will provide a permanent home for the Port Houston Fire Department.
- Items K3 – K5 support the Wharves 5 and 6 Reconstruction Project at Barbours Cut Terminal, which will strengthen the wharves to support 100-

gauge ship-to-shore cranes, enhance operational capacity, and extend the useful life of the facilities.

- Item K7 requests approval of a change order to perform additional work associated with Wharves 20 and 21 at Turning Basin Terminal.
- Item K8 requests approval of a change order to perform additional work associated with the construction of the new Port Coordination Center (PCC) facility at Turning Basin Terminal.
- Item K9 requests approval of a change order to perform additional work associated with the construction of Wharf 1 at Bayport Container Terminal.

Mr. Cole concluded by asking for approval of Items K-1-9.

(2026-0721-31) RCA K1 was presented, moved by Commissioner Robb seconded by Commissioner Jones. Acting Chairwoman Cloonan recused, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K1 PASSED.

(2026-0721-32) RCA K2 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K2 PASSED.

(2026-0721-33) RCA K3 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K3 PASSED.

(2026-0721-34) RCA K4 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K4 PASSED.

(2026-0721-35) RCA K5 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K5 PASSED.

(2026-0721-36) RCA K6 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K6 PASSED.

(2026-0721-37) RCA K7 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K7 PASSED.

(2026-0721-38) RCA K8 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K8 PASSED.

(2026-0721-39) RCA K9 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA K9 PASSED.

(2026-0721-40) Acting Chairwoman Cloonan recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Maintenance agenda items.

Mr. Soares provided a brief overview of recent maintenance activities, including the successful commissioning of cranes 202, 212, 221 and 222, which brings the number of STS cranes in operation at Bayport Terminal to 21. He advised that the division's agenda items seek approval for a total of \$13.2 million in awards, including renewal of seven maintenance contracts. In addition, Item L7 seeks approval to purchase six Hyster empty container handling machines for Barbours Cut Terminal, and Item L9 requests authorization to purchase 162 smart water meters for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to improve water management and tenant billing.

Mr. Soares concluded his report by asking for approval of Items L1-L9.

(2026-0721-41) RCA L1 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L1 PASSED.

(2026-0721-42) RCA L2 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L2 PASSED.

(2026-0721-43) RCA L3 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L3 PASSED.

(2026-0721-44) RCA L4 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L4 PASSED.

(2026-0721-45) RCA L5 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L5 PASSED.

(2026-0721-46) RCA L6 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L6 PASSED.

(2026-0721-47) RCA L7 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L7 PASSED.

(2026-0721-48) RCA L8 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L8 PASSED.

(2026-0721-49) RCA L9 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA L9 PASSED.

(2026-0721-50) Acting Chairwoman Cloonan recognized Ryan Mariacher, Chief Port Operations Officer, to provide a report of selected Port Operations agenda items.

Mr. Mariacher provided several operational updates for the first half of the year, beginning with a successful upgrade to N4, our Terminal Operating System provided by Kaleris. He noted that the uncertainty and volatility that had characterized performance over the last several months has relented, and that performance had become more resilient of late. Through the first half of the year, tonnage at public terminals is up 3%, handling over 28M tons with a strong Q2 performance in containers. YTD tonnage at our multipurpose facilities remains at 5% despite a decline in overall tonnage in recent months. Steel volumes continue to fluctuate; down overall 14% for the year but with slight increases in recent months. Dry bulk and liquid bulk also remain inconsistent but are up 9% and 16% respectively Y-T-D.

Breakbulk cargoes are contributing to growth, now up 20% YTD with strong performance at NSTB, Jacintoport, and Woodhouse. Container volumes have rebounded since the last update, and total TEU is up 3%. Loaded volumes at Barbours Cut and Bayport are trending the same, also up 3%. This rebound was driven by a record month in May and a subsequent strong June. Imports continue to drive our growth as exports remain essentially flat with last year. July mid-month volumes are proving to be soft up to this point.

Mr. Mariacher concluded by seeking approval for Items M1-3, including a request to amend the Port's tariffs to clarify certain accounting processes for better financial management and define new rate structures for handling and storage of non-standard container types.

(2026-0721-51) RCA M1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA M1 PASSED.

(2026-0721-52) RCA M2 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA M2 PASSED.

(2026-0721-53) RCA M3 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA M3 PASSED.

Acting Chairwoman Cloonan noted that there were no People agenda items.

(2026-0721-54) Acting Chairwoman Cloonan recognized Amy Seymour, Chief Port Security and Emergency Operations Officer to provide a report of selected Security and Emergency Operations agenda items.

Ms. Seymour advised that she was seeking the approval of four items on the agenda, each supporting the Port's commitment to safety, operational readiness, and regulatory compliance. The first item was to acquire wetland stream mitigation credits from the Katy Prairie Mitigation Stream Bank, a requirement to support construction of the Bayport Southern Access Road. The next two items were for purchases of replacement vehicles, one for the Fire Department Battalion Chief, and the other for hazmat response vehicle, used to respond to incidents involving Port Houston facilities as well as surrounding mutual aid jurisdictions. The final item was a request to increase an existing purchase order for fire extinguisher inspections, maintenance, and replacements, ensuring continued compliance and reliability of this critical life safety program.

(2026-0721-55) RCA O1 was presented, moved by Commissioner Bechtel, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA O1 PASSED.

(2026-0721-56) RCA O2 was presented, moved by Commissioner Bechtel, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA O2 PASSED.

(2026-0721-57) RCA O3 was presented, moved by Commissioner Bechtel, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA O3 PASSED.

(2026-0721-58) RCA O4 was presented, moved by Commissioner Bechtel, seconded by Commissioner Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA O4 PASSED.

(2026-0721-59) Acting Chairwoman Cloonan recognized Kathleen Weisenberger, Director, Strategic Development, to provide a staff report on 2026 Strategic Targets.

Ms. Weisenberger provided an update on the organization's Q2 progress towards its 2026 Strategic Targets, noting that teams organization-wide are progressing exceptionally well through priority initiatives and that all targets remain on track to meet their respective timelines.

Ms. Weisenberger highlighted a few items for the quarter, including Workday Adaptive Planning that went live June 30, the "Anchored in Action" community investment plan that was launched with a well-attended celebration on June 10th, and Requests for Proposals that have been issued to complete a Long-Range Master Plan that will address all Port Houston facilities and assets. She reported that the Port had submitted its permit application for the Barbours Cut North terminal expansion on April 10, 2026, and that the US Army Corps of Engineers had issued its determination of the need for an Environmental Impact Statement on June 5, 2026. Ms. Weisenberger concluded by noting that these initiatives follow the organization's commitments to championing local opportunities, maximizing capacity and competitiveness, and ensuring fiscal responsibility.

(2026-0721-60) Acting Chairwoman Cloonan recognized James O'Brien, Information Security Officer, to provide a report of selected Technology agenda items.

Mr. O'Brien noted that 11 items would be presented for approval. He highlighted Items Q1-Q3 and Q11, which support the NXGEN Cybersecurity Program, two of which are Port Security Grant-funded via a 75%/25% match. The grant supports the buildout of the required information security for operational technology at both container terminals.

Continuing, he advised that Items Q4-Q7 support the IT Infrastructure; Q4 and Q5 are the needed technology for the Barbours Cut Exit Gate and CY-7 North for optimal operations; Q6 is Port Security Grant-funded via a 75%/25% match for the PCC Video Wall; and Q7 will support the assessment and migration of NXGEN Cellular Wireless to 5G and beyond. Items Q8-Q11 support NXGEN ERP, which are amendments and change orders to support the delivery of Pillar III, with a heavy focus on Maximo and the integration with Workday. Mr. O'Brien advised that the NXGEN ERP program was going

extremely well and noted that these change orders would support the additional time required to implement the Maximo application the right way. He concluded his report by asking for approval of Items Q1 -Q11.

(2026-0721-61) RCA Q1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q1 PASSED.

(2026-0721-62) RCA Q2 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q2 PASSED.

(2026-0721-63) RCA Q3 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q3 PASSED.

(2026-0721-64) RCA Q4 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q4 PASSED.

(2026-0721-65) RCA Q5 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q5 PASSED.

(2026-0721-66) RCA Q6 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q6 PASSED.

(2026-0721-67) RCA Q7 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q7 PASSED.

(2026-0721-68) RCA Q8 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q8 PASSED.

(2026-0721-69) RCA Q9 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q9 PASSED.

(2026-0721-70) RCA Q10 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q10 PASSED.

(2026-0721-71) RCA Q11 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q11 PASSED.

In response to Commissioner Garcia's inquiry, Mr. O'Brien advised that FEMA will reimburse Port Houston for 75% of the project cost after completion, and Port Houston will remain responsible for the remaining 25%.

Acting Chairwoman Cloonan announced that Chairman Campo and Commissioner Fitzgerald joined the meeting via Teams.

At 9:22 a.m., Acting Chairwoman Cloonan called for an Executive Session and asked Ms. Harrison to make the following announcement:

It is now 9:22 a.m.

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) Complaint of Down Quark Systems LLC and Sunnyside Digital Inc. before the Federal Maritime Commission, (2) claims of Curtin Maritime, (3) claims of Tanika Chukwumerije, (4) proposed amendments to agreements for legal services provided by (i) Andrews Myers, and (ii) Best, Best & Krieger, (5) §§ 122 and 301 of the U.S. Trade Act of 1974 and 50 U.S.C.A. § 1701 et seq, (6) 33 U.S.C.A. §§5(b) and 2236, and (7) certain Port Commission meeting governance items, 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 the employment of the Chief Executive Officer, the engagement of talent advisory firms for executive support, and other related matters, and (iv) security-related matters (Section 551.076, Open Meetings Act and Sections 418.175-418.183, Government Code).

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

At 10:44 a.m., Acting Chairwoman Cloonan reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Wendy Cloonan, Acting Chairwoman
Michel Bechtel, Commissioner
Roland Garcia, Commissioner
Thomas Jones, Commissioner
Alan Robb, Commissioner
Charlie Jenkins, Chief Executive Officer
Parker Harrison, Chief Legal Officer
Eric Casey, Chief Operating Officer
Kerrick Henny, Chief Government Relations Officer
Christopher Edwards, Interim Chief Financial Officer

(2026-0721-72) Commissioner Robb moved to authorize the Port Authority to enter into an agreement with Andrews Myers P.C. 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 Jones. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0721-73) Commissioner Robb moved to authorize the Port Authority to enter into an agreement with Konecranes Finland Corporation 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 Garcia. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0721-74) Commissioner Jones moved to authorize the Port Authority to settle the claims of Tanika Chukwumerije on the terms discussed in Executive Session, and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0721-75) Commissioner Bechtel moved to authorize the Port Authority to amend the agreement for legal services with Best, Best & Krieger LLP on the terms discussed in Executive Session, and to authorize the Chief Legal Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Garcia. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0721-76) Commissioner Bechtel moved to authorize the Port Authority to enter into an agreement with the Harris County Sheriff's Office on the terms discussed in Executive Session, and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner

Garcia. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0721-77) Commissioner Garcia moved to authorize the Port Authority to enter into an agreement for talent advisory services with Korn Ferry on the terms discussed in Executive Session, and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0721-78) Commissioner Garcia moved to authorize the Port Authority to settle the claims of Curtin Maritime on the terms discussed in Executive Session, and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Robb. Acting Chairwoman Cloonan, and Commissioners Bechtel, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

At 10:47 a.m., Acting Chairwoman Cloonan adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the July 21, 2026 meeting of the Port Commission of the Port of Houston Authority.



Wendy Cloonan, Acting Chairwoman



Parker Harrison, Secretary

F. EXECUTIVE

Subject	1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$2,000,000 for Project Management Owner representative services to the top-ranked proposer, Moffatt & Nichol.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a professional services contract in an amount not to exceed \$2,000,000 for Project Management Owner representative services to the top-ranked proposer Moffatt & Nichol, 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 Development

Staff Contact:

Mike Shaffner

Background:

The establishment of a Project Management Owner (PMO) office is necessary to advance the delivery of Terminal 3, which will provide additional terminal capacity needed for future container volumes. The PMO office will provide subject matter expertise and project management through the entire project lifecycle.

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. Eleven vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On June 9, 2026, five RFQ responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP.

Following staff Executive Committee review, staff recommend that the Port Commission award professional services contracts to Moffatt & Nichol, the most highly qualified proposer, to perform Project Management Owner representative services for Terminal 3 development and act as otherwise described above.

F. EXECUTIVE

Subject	2. Approve the Artificial Intelligence Policy of the Port Authority.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026, meeting, approve the Artificial Intelligence (AI) Policy, of 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:

General

Department:

Information Technology

Staff Contact:

Charles Thompson/James O'Brien

Background:

In April 2018, the Port Commission approved a Cybersecurity Policy to support the development and issuance of cybersecurity standards and procedures and to help ensure the program met federal and industry cybersecurity guidance and recommendations.

Following industry frameworks and best practice, as well as the requirements of Texas Government Code 2054 and the Texas Responsible Artificial Intelligence Governance Act (TRAIGA), the Artificial Intelligence (AI) Policy is brought forth to support the development and issuance of AI-related policies, standards, procedures, and internal controls to protect the Port Authority.

Delegation of these related documents is given to the Chief Executive Officer, Chief Legal Officer, Chief Information Officer, and, in coordination with appropriate governance bodies.

Staff Evaluation/Justification:

Staff recommends approval of the AI Policy.

Port of Houston Authority ARTIFICIAL INTELLIGENCE POLICY JULY 2026



A. Purpose.

The Port of Houston Authority (“Port Authority”) is committed to the secure, ethical, lawful and risk-informed use and oversight of Artificial Intelligence (AI). To further this commitment, the Port Authority will establish a comprehensive yet flexible governance framework for AI used by or on behalf of the Port Authority that is consistent with the guiding principles herein.

B. Policy Statement.

This Policy enables the Port Authority to establish an AI Policy, supported by related policies, standards, and procedures, that adheres to the following principles. When AI technology is purchased, configured, developed, operated, or maintained, it must be:

- Aligned with applicable legal, regulatory, and industry frameworks and guidance including National Institute of Standards and Technology (NIST) AI Risk Management Framework (AI RMF), NIST Cybersecurity Framework (CSF), State of Texas Responsible AI Governance Act (TRAIGA), and ISO/IEC 42001;
- Aligned with Port Authority business and operational needs and strategic objectives;
- Risk-informed, including identification, evaluation, and management of risks;
- Safeguarded, including through trainings, to support security, privacy, reliability, accountability, transparency and resilience;
- Personnel-driven, permitting AI assistance with work but relying on human oversight for final decisions, actions, and high-impact uses.

C. Authority of the Port Commission and Delegation of that Authority.

The Port Commission adopts this Policy and retains authority to approve amendments to this Policy. Except where such authority must remain with the Port Commission, responsibility for implementing and administering Port Authority’s AI Policy is delegated to the Chief Executive Officer (“CEO”) and his or her designees. Except as provided herein or as otherwise determined by the CEO, the Chief Legal Officer (CLO) and the Chief Information Officer (“CIO”), or their designees, in coordination with appropriate governance bodies, is responsible for related policies, standards, procedures, and internal controls established under this Policy.

D. Policy Implementation.

Under the direction of the CEO, CIO, CLO, and their designees, Port Authority management and staff shall develop, implement, update, maintain, and enforce governance, standards, procedures, internal controls and training necessary to support the responsible, secure, and risk-informed use of AI technologies.

Such governance and supporting documentation may address, as applicable, AI acceptable use, approval requirements, cybersecurity controls, privacy and data handling, records management, vendor and procurement requirements, monitoring, change management, incident response, and lifecycle management. Management shall periodically review and update such supporting documentation to address changes in technology, risk, law, regulation, and business needs.

E. Adoption.

This Policy was adopted by the Port Commission on July 21st, 2026, as evidenced by Minute No. [Minute number from meeting].

Policy Owner: Port of Houston Authority – Technology Division
Policy Version: 1.0

DRAFT

G. EXTERNAL AFFAIRS

Subject	1. Approve staff's ranking of vendors and award a three-year professional services contract in an amount not to exceed \$111,000 to provide press release distribution services, to the top-ranked proposer Business Wire, Inc.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve staff's ranking of vendors and award a three-year professional services contract in an amount not to exceed \$111,000 to provide press release distribution services, to the top-ranked proposer Business Wire, 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:

Corporate Communications & Branding

Staff Contact:

Lisa Ashley-Daniels

Background:

Media Relations uses press releases as a tool to amplify news and information about the Port Authority and the Houston Ship Channel Region. The press release distribution service distributes the releases to local, state, national, and international news publications and journalists.

The Port Authority notified vendors regarding its request for proposals (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. Thirteen vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On May 28, 2026, two RFP 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 Authority award a three-year contract to Business Wire, Inc., and act as otherwise described above.

G. EXTERNAL AFFAIRS

Subject	2. Award a one-year professional contract to Pendulum Strategies, LLC for federal governmental policy consulting and support in an amount not to exceed \$120,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a professional services contract to Pendulum Strategies, LLC, for federal governmental policy consulting and support in an amount not to exceed \$120,000, for a one-year term effective July 1, 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:

Awards, Amendments & Change Orders

Department:

Government Relations

Staff Contact:

Cam Rahmn-Spencer/Kerrick Henny

Background:

The Port Authority currently contracts with Pendulum Strategies, LLC to consult on federal policy priorities, assist in developing strategic plans and objectives, and facilitate effective communication with government officials and their staff including, but not limited to Congress, Dept. of Transportation, and various other federal agencies.

Staff Evaluation/Justification:

Staff recommends that the Port Commission authorize a new one-year contract with Pendulum Strategies, LLC for continued federal consulting and support services.

G. EXTERNAL AFFAIRS

Subject	3. Award a one-year professional contract to Cassidy and Associates for federal governmental policy consulting and support in an amount not to exceed \$260,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a one-year professional services contract to Cassidy and Associates for federal governmental policy consulting and support, for a one-year term effective July 1, 2026, in an amount not to exceed \$260,000, 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:

Government Relations

Staff Contact:

Cam Rahmn-Spencer/Kerrick Henny

Background:

To advance the project of widening and deepening the Houston Ship Channel, Port Authority staff has sought additional support to assist in its work with the U.S. Army Corps of Engineers regarding the Houston Ship Channel Expansion Improvement Project (Project 11) and continuing to move forward with staff's efforts to close out Project 11 and move forward with Project 12 Study. Cassidy and Associates also assist with other Houston Ship Channel funding priorities and other congressional and administration advocacy efforts.

Staff Evaluation/Justification:

Staff recommends that the Port Commission authorize a new one-year contract with Cassidy and Associates for continued federal consulting and support services.

H. CHANNEL INFRASTRUCTURE

Subject	1. Approve staff's ranking and award a professional service contract in an amount not to exceed \$5,700,000 to provide professional services for the engineering, design, and construction administration for the Bayport East End project, to the top-ranked proposer, Gahagan and Bryant Associates, Inc.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve staff's ranking and award a professional service contract in an amount not to exceed \$5,700,000, to provide professional services for the engineering, design, and construction administration for the Bayport East End project, to the top-ranked proposer to Gahagan and 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 Marine Regulatory Development

Staff Contact:

Lori Brownell/Amy Gavin/Seth Danso

Background:

The Port Authority is advancing plans for the phased development of a berth and turning basin at the existing Bayport Container Terminal to accommodate increasing operational demands and drive regional and national economic growth. To support this initiative, the Port Authority advertised the project seeking the services of a qualified engineering consultant to design the project and develop plans and specifications needed to procure and administer project construction.

The Bayport Container Terminal was permitted in 2004 to construct a container terminal with seven wharves along the Bayport Ship Channel, a cruise terminal with three wharves, and a turning basin along the east end of the terminal. The container terminal was constructed, and as of today, six of the seven planned wharves have been completed. Construction of the remaining wharf is scheduled to begin in 2026.

The cruise terminal was partially constructed with one complete wharf, a berth pocket, and a small turning basin. Since its construction, the cruise terminal was temporarily converted to a Roll-On/Roll-Off facility and recently used as a layberth. The Port Authority intends to modify the existing wharf and associated berth and turning basin for expanded container operations.

A conceptual level design was completed for this project to submit a permit modification request to the U.S. Army Corps of Engineers - Galveston District. Port Authority submitted the permit modification request in February 2026 and responded to comments from the public notice in April 2026.

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

Staff Evaluation/Justification:

On May 20, 2026, seven RFQ responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Exhibit A

Following staff Executive Committee review, staff recommends that the Port Commission award a professional services contract to Gahagan and Bryant, Inc., the proposer most qualified to perform engineering, design, and provide construction administration services for the Bayport East End project and act as otherwise described above.

H. CHANNEL INFRASTRUCTURE

Subject	2. Approve staff's ranking and award a professional service contract in an amount not to exceed \$3,200,000 to provide environmental planning and permitting services, including preparation of an Environmental Impact Statement to satisfy National Environmental Policy Act requirements and support the US Army Corps of Engineers permitting for the Barbours Cut Northside Expansion Project, to the top-ranked proposer, Freese and Nichols, Inc.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve staff's ranking and award a professional service contract in an amount not to exceed \$3,200,000 to provide environmental planning and permitting services, including preparation of an Environmental Impact Statement to satisfy National Environmental Policy Act requirements and support the US Army Corps of Engineers permitting for the Barbours Cut Northside Expansion Project, to the top-ranked proposer to Freese and Nichols, 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:

Project Development & Channel Infrastructure Marine Regulatory Development

Staff Contact:

Mike Shaffner/Lori Brownell/Amy Gavin/Seth Danso

Background:

The Port Authority is advancing plans for additional container terminal capacity (Barbours Cut Northside Expansion [BCNE]), to accommodate increasing operational demands and drive regional and national economic growth. The expanded container terminal is being permitted through the U.S. Army Corps of Engineers (USACE) under Section 10 of the Rivers and Harbors Act, Section 404 of the Clean Water Act, and Section 408 of the Rivers and Harbors Act.

The permitting process requires National Environmental Policy Act (NEPA) compliance to evaluate the project's environmental impacts. To satisfy NEPA, an Environmental Impact Statement (EIS) must be prepared by a consultant serving as the Third-Party Contractor (TPC) to the USACE. Although contracted to Port Authority, the TPC will work under the direction of the USACE to develop the EIS.

The Port Authority advertised the project to identify a qualified firm with the following:

1. Demonstrated familiarity with NEPA requirements and federal environmental laws,
2. Experience in managing major NEPA reviews,
3. Proven experience in preparing NEPA environmental documents for port, marine, or waterfront infrastructure projects,
4. Relevant history and work experience in the region, and
5. Experience working with USACE and understanding of USACE regulations.

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

Staff Evaluation/Justification:

On March 18, 2026, nine RFQ 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 professional services contract to Freese and Nichols, Inc., the proposer most qualified to provide professional services for the development of an EIS to satisfy the NEPA and USACE permitting for the BCNE project and act as otherwise described above.

H. CHANNEL INFRASTRUCTURE

Subject	3. Approve staff's ranking and award a professional services contract in an amount not to exceed \$3,500,000 that includes but not limited to general engineering, design, and channel support services, to the top-ranked proposer, Gahagan and Bryant Associates, Inc.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve staff's ranking and award a professional services contract in an amount not to exceed \$3,500,000 that includes but not limited to general engineering, design, and channel support services, to the top-ranked proposer, Gahagan and 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

Background:

The Port Authority owns and operates eight public terminals that require maintenance dredging to minimize and avoid limitations and draft restrictions, and berth improvements to align with adjacent Houston Ship Channel (HSC) improvements. The Port Authority supports, upon request, the construction inspection, outflow monitoring, and use of Dredge Material Placement Areas (DMPA) by industry partners along the HSC.

Additionally, the Port Authority is a non-federal sponsor of the HSC, which stretches 52 miles from Bolivar Roads to the Main Turning Basin in Buffalo Bayou. The HSC and its tributary channels at Bayport Container Terminal, Barbours Cut Terminal, Greens Bayou, and Jacintoport shoal approximately 6.9 million cubic yards of material each year. In emergency circumstances, the Port Authority would execute dredging of the HSC to minimize and remove draft restrictions in support of the U.S. Army Corps of Engineers – Galveston District (USACE-SWG) that maintains this federal waterway.

This professional services contract would require Gahagan & Bryant Associates, Inc. to perform various functions, including providing technical expertise for general engineering, design, construction management, project coordination, and other general assistance for improvement and maintenance of Port Authority terminals, the HSC, and DMPA sites.

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. Thirteen vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On April 29, 2026, five RFQ responses were received, reviewed, and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommend that the Port Commission award a professional engineering services contract to Gahagan & Bryant Associates, Inc., the most highly qualified proposer to perform professional services for Port Authority terminals, the HSC and DMPA sites, and act as otherwise described above. The professional services would be performed on a task order basis.

H. CHANNEL INFRASTRUCTURE

Subject	4. Amend a professional services contract with HDR Engineering, Inc. to provide continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel Expansion Improvement Project in an amount not to exceed \$500,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, amend the professional services contract with HDR Engineering, Inc. to provide continued engineering, design, project coordination, and other general assistance for the Houston Ship Channel Expansion Improvement Project in an amount not to exceed \$500,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leiá Wilson

Background:

The Port Authority is currently carrying out the Houston Ship Channel Improvement Project (Project 11), the eleventh major Houston Ship Channel (HSC) improvement project and referred to as the Houston Ship Channel Expansion Channel Improvement Project (HSC-ECIP), which includes widening and deepening the HSC, Bayport Container Terminal, aids to navigation (ATON) relocation, and other general improvements. The work of the HSC-ECIP is divided into segments, and procurement of the pre-construction, engineering, design, construction, and other general services required for each segment is divided into packages.

Five of the HSC-ECIP segments and associated packages that HDR Engineering, Inc. (HDR) is associated with (either as Engineer-of-Record or providing other general assistance) are outlined below:

1. Segment 2, LBC Tank Terminal ATON Relocation,
2. Segment 3, Package 7, Barbours Cut Channel,
3. Segment 4, Package 2, Beltway 8 site clearing and grubbing,
4. Segment 4, Package 8b, Beltway 8 site preparation,
5. Segment 4, Package 8a, East 2 Clinton,
6. Segment 4, Package 9, Boggy Bayou to Sims Bayou,
7. Segment 5, Packages 10/11, Sims Bayou to IH 610, and
8. Segment 6, Packages 11/12, IH 610 to Turning Basin.

By Minute Nos. 2021-0427-25, 2022-1027-27, 2023-0523-10, 2024-0521-26, 2024-0924-05, and 2025-0722-09, the Port Commission awarded HDR a contract and thereafter approved amendments to provide additional construction management and engineering services.

HDR is the Engineer of Record for HSC-ECIP Project 11 Segments 3 through 4 and is assisting Port Authority in reviewing the U.S. Army Corps of Engineers (USACE) design and construction work for Segments 5 and 6. Continuation of the design and construction efforts remains ongoing for all the USACE packages for Segments 3-6, with anticipated completion dates for all of Project 11 work by 2030.

Staff Evaluation/Justification:

In the judgment of Port Authority staff, HDR, as the design Engineer of Record for Segments 3-4 and ongoing assistance with Segments 5-6, is the most highly qualified firm to provide design, construction, and related support services to continue work on these segments. Staff recommends that the Port Commission authorize an amendment to the professional services contract with HDR as described above.

H. CHANNEL INFRASTRUCTURE

Subject	5. Approve a cost-share agreement with the U.S. Army Corps of Engineers – Galveston District to initiate the navigation feasibility study for Project 12, the next Houston Ship Channel improvement project, in an amount not to exceed \$1,500,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve a cost-share agreement with the U.S. Army Corps of Engineers - Galveston District to initiate the navigation feasibility study for Project 12, the next Houston Ship Channel improvement project, in an amount not to exceed \$1,500,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

General

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leiá Wilson

Background:

The Water Resource Development Act (WRDA) of 2024 authorized the feasibility study for the next phase of the Galveston Bay Area, Texas (Project 12) expansion. The Port Authority intends to serve as the nonfederal sponsor of the study, which would be cost-shared with the U.S. Army Corps of Engineers (USACE). The Port Authority is also negotiating an interlocal agreement to provide cooperation and financial assistance from Galveston and Texas City.

The study is estimated to cost \$20,000,000 and would be funded in three phases. The Port Authority's cost-share portion is an estimated \$10,000,000 that would be shared with Galveston and Texas City. By Minute No. 2025-1111-11, the Port Commission approved the Port Authority's contribution to Phase 1 of the study of \$49,999. Phase 2 of the study is to complete the development of a study scope and the initial phase of the feasibility study. The Port Authority's contribution to Phase 2 is an amount not to exceed \$1,500,000.

Staff Evaluation/Justification:

Port Authority staff recognize this as a necessary step in continued progress for the Houston Ship Channel.

Staff recommends that the Port Commission authorize the approval to enter into a navigation feasibility cost-share agreement with the U.S. Army Corps of Engineers as described above.

H. CHANNEL INFRASTRUCTURE

Subject	6. Authorize a Memorandum of Understanding with U.S. Army Corps of Engineers for emergency dredging of the Houston Ship Channel.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize a Memorandum of Understanding with U.S. Army Corps of Engineers for emergency dredging of 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:

General

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leiá Wilson

Background:

Building Infrastructure, Not Paperwork (BINP) is a major U.S. Army Corps of Engineers (USACE) initiative launched by the Assistant Secretary of the Army of Civil Works. It features twenty-seven directives targeting reduced red tape, streamlined permitting, and faster water resources project delivery.

In March 2026, the Port Authority applied for a permit to dredge the federal channel in emergency draft restriction scenarios. The permit covers the Houston Ship Channel (HSC) and its tributary channels (e.g., Bayport Container Terminal, Barbours Cut Terminal, etc.) from the Galveston Entrance to HSC Main Turning Basin near Buffalo Bayou.

The Memorandum of Understanding (MOU), which is referenced in the initial proffered permit, is a set of guidelines between the Port Authority and USACE that defines (1) when written request(s) can be made for emergency dredging of the federal channel by the non-Federal sponsor and (2) how the process would be documented throughout the dredging event. For each emergency dredging event, Channel Infrastructure staff would seek the appropriate approval from the Port Commission.

Staff Evaluation/Justification:

Staff evaluated the industry-wide impacts of previous draft restrictions. The most recent shoaling event, which occurred from December 2024 through September 2025 in the Barbours Cut flare, resulted in operational impacts ranging from light-loading vessels to rerouting vessels between terminals. The estimated cost to the industry exceeded \$20 million during this event.

Staff recommends and supports the Port Commission authorization of the emergency dredging MOU with the USACE.

H. CHANNEL INFRASTRUCTURE

Subject	7. Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the placement of dredged materials into Rosa Allen Placement Area, in an amount not to exceed \$1,512,040.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the placement of dredged materials into Rosa Allen Placement Area, in an amount not to exceed \$1,512,040, 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:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leiá Wilson

Background:

Section 217(b) of the Water Resources Development Act of 1966 (33 U.S.C. 232a(b)) authorizes the Secretary of the U.S. Army (Secretary) to permit the use of dredged material placement facilities under the Secretary's jurisdiction by non-Federal Interests and to impose fees to recover capital, operation, and maintenance costs associated with such use. Use of the U.S. Army Corps of Engineers (USACE) dredged material placement area under Section 217(b) would allow federal fees collected to be returned to USACE for use on the Houston Ship Channel dredged material placement areas (DMPAs).

Maintenance dredging for the Turning Basin Terminal, Manchester Terminal, and Woodhouse Terminal Docks, and Sims Bayou Property would be executed as an option part of the upcoming USACE Sims Bayou to Turning Basin Terminal maintenance dredging contract. Dredged material from all locations would be placed into the Rosa Allen Placement Area.

This Memorandum of Agreement (MOA) would authorize the payment of the DMPA fees to the USACE during the upcoming dredging event for the placement of approximately 367,000 cubic yards of dredging materials. In total, placement of dredged material under the MOA would not exceed an amount of \$1,512,040.

Staff Evaluation/Justification:

Staff has evaluated and discussed the dredged material placement options, and using this existing site in proximity to the dredging activities is the most efficient means of dredged material placement.

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

H. CHANNEL INFRASTRUCTURE

Subject	8. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Enterprise Houston Ship Channel, LP, INEOS Chocolate Bayou Pipeline, LLC, INEOS USA LLC, Linde Inc., Pasadena Refining System, Inc., and Texas Brine Company, LLC; and approve the renewal of an expiring Port Authority license for a five-year, two-month term for the following entity: Texas Brine Company, LLC.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Enterprise Houston Ship Channel, LP, INEOS Chocolate Bayou Pipeline, LLC, INEOS USA LLC, Linde Inc., Pasadena Refining System, Inc., and Texas Brine Company, LLC; and approve the renewal of an expiring Port Authority license for a five-year, two-month term for the following entity: Texas Brine 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/Mollie Powell/Chris Gossett

Background:

The licensees listed below have applied to renew their licenses:

30-Year Term

Company	File No.	License Fee*
Enterprise Houston Ship Channel, LP	2006-0154	\$192,420
INEOS Chocolate Bayou Pipeline, LLC	2001-0112	\$10,604
INEOS Chocolate Bayou Pipeline, LLC	2001-0152	\$50,904
INEOS USA LLC	2003-0160	\$96,442
Linde Inc.	1997-0193	\$12,589
Pasadena Refining System, Inc.	2015-0364	\$14,194
Texas Brine Company, LLC	2005-0541	\$6,033
Total		\$383,186

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

5-Year, 2-Month Term

Company	File No.	License Fee**
Texas Brine Company, LLC	1997-0184	\$5,736
Total		\$5,736

** License will run coterminous with lease at Rosa Allen

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.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	9. Authorize the renewal of a pipeline license for two 6-inch natural gas pipelines and a surface site to CenterPoint Energy Houston Electric LLC under and across the Port Terminal Railroad Association Clinton Tract and Turning Basin Terminal property.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize the renewal of a pipeline license for two 6-inch natural gas pipelines and a surface site to CenterPoint Energy Houston Electric LLC under and across the Port Terminal Railroad Association Clinton Tract and Turning Basin Terminal 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.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

CenterPoint Energy Houston Electric LLC, Port Authority File No. 2026-0144, has applied to renew two 6-inch natural gas pipelines and a surface site under and across the Port Terminal Railroad Association Clinton tract and Turning Basin Terminal property, in the John Brown Survey, A-8.

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. In addition to the retroactive license fee of \$72,068 (1980-2020), the license is subject to the Port Authority's usual terms and conditions for a 30-year license (2020-2050) and at an initial fee of \$18,017 for the next ten years (2020-2030) beginning on August 1, 2020. The \$1,000 application fee has been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	10. Authorize a pipeline license for a new 30-inch natural gas pipeline and road access to Targa Gulf Coast NGL Pipeline LLC under and along Cedar Bayou, San Jacinto River, Carpenters Bayou, Hunting Bayou, and the Port Terminal Railroad Association Northside Mainline railroad right-of-way.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize a pipeline license for a new 30-inch natural gas pipeline and road access to Targa Gulf Coast NGL Pipeline LLC under and along Cedar Bayou, San Jacinto River, Carpenters Bayou, Hunting Bayou, and 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:

Targa Gulf Coast NGL Pipeline LLC (Targa), Port Authority File No. 2025-0404, has applied for a new 30-inch natural gas pipeline under and along Cedar Bayou, San Jacinto River, Carpenters Bayou, Hunting Bayou, and the Port Terminal Railroad Association Northside Mainline railroad right-of-way.

This new pipeline will run from Mont Belvieu to the Targa facility on Federal Road.

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 \$180,543 for the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	11. Authorize a new marine construction permit to Vopak Terminal – Deer Park, Inc. for demolition and replacement of two barge docks along with new breasting dolphins along the Houston Ship Channel.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize the Port Authority to issue a marine construction permit to Vopak Terminal – Deer Park, Inc. for demolition and replacement of two barge docks along with new breasting dolphins 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:

Vopak Terminal – Deer Park, Inc., Port Authority File No. 2026-0088, has applied for a marine construction permit for demolition and replacement of two barge docks along with new breasting dolphins along the Houston Ship Channel adjacent to the George Ross Survey, A-646.

The purpose of the proposed project would be to occupy the same footprint as the existing structures and would utilize improved, maintainable, and durable materials.

Staff Evaluation/Justification:

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

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	12. Authorize a marine construction permit to PCI Nitrogen LLC for a new ship dock and associated structures and dredging along the Houston Ship Channel.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize a marine construction permit to PCI Nitrogen LLC for a new ship dock and associated structures and dredging 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/Mollie Powell

Background:

PCI Nitrogen LLC (PCI), Port Authority File No. 2026-0096, has applied for a marine construction permit to construct a new marine berth, placement of breasting dolphins, mooring dolphins, anchor buoys, a platform, access walkways, and a dredge area to a depth of -40.0 feet Mean Lower Low Water, along the Houston Ship Channel adjacent to the James Seymour Survey, A-698.

PCI is a family-owned business distributing ammonium sulfate fertilizer in bulk form. The new dock would be utilized to expand domestic and international fertilizer production and distribution on the site, as well as other industrial products. The proposed dock is approximately 0.6 acres, and the dredged basin is approximately 5.51 acres, removing approximately 317,400 cubic yards of dredged material.

The project was originally permitted by the US Army Corps of Engineers (USACE) in 2000. This request would allow for a time extension to complete the approved work in the original 2000 USACE permit. The Port Authority has not issued a permit for this activity before this request.

Staff Evaluation/Justification:

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

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	13. Authorize a marine construction permit to Ethyl Corporation to demolish an existing timber dock and install a new concrete barge dock along the Houston Ship Channel.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize a marine construction permit to Ethyl Corporation to demolish an existing timber dock and install a new concrete barge dock 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/Mollie Powell

Background:

Ethyl Corporation, Port Authority File No. 2026-0126, has applied for a marine construction permit to demolish an existing timber dock and install a new concrete barge dock along the Houston Ship Channel, adjacent to the Thomas Earle Survey, A-18.

Ethyl Corporation has provided chemical manufacturing and supply solutions to enhance the performance of products across diverse industries since 1921. The proposed dock would provide inbound and outbound transfer of refined products. The existing timber dock is past its serviceable life. This project would demolish the existing timber dock and replace it with a 50-foot x 25-foot pile-supported concrete dock, approach way, and five steel monopile dolphins along the current and new fenderline.

Staff Evaluation/Justification:

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

Staff recommends approval.

I. COMMERCIAL

Subject	1. Ratify the extended term of a month-to-month lease with Port of Houston Credit Union, originally commencing July 1, 2025, for approximately 926 square feet in the Port Authority's former Executive Office Building at the Turning Basin Terminal, at an annual base rent of \$10.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, ratify the extended term of a month-to-month lease with Port of Houston Credit Union, originally commencing July 1, 2025, for approximately 926 square feet in the Port Authority's former Executive Office Building at the Turning Basin Terminal, at an annual base rent of \$10, 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:

Jarka Vochyan

Background:

The Port Authority currently has a month-to-month lease with the Port of Houston Credit Union for approximately 926 square feet in the Port Authority's former Executive Office Building at the Turning Basin Terminal that has been in effect for one year as of July 1, 2026. The Port of Houston Credit Union's current annual base rent is approximately \$10, and it has been leasing this space since 2007 and uses it for office space.

An amendment to the Texas Water Code adopted in the 2011 State of Texas legislative session requires that the Port Commission authorize month-to-month lease agreements in effect for more than one year.

Staff Evaluation/Justification:

Staff recommends the Port Commission ratify the extended term of a month-to-month lease with the Port of Houston Credit Union under the terms described above.

J. FINANCE

Subject	1. Issue a purchase order to Carahsoft Technology Corporation for software subscriptions and maintenance of Workiva financial reporting software and implementation of the same, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$500,627.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to Carahsoft Technology Corporation for software subscriptions and maintenance of Workiva financial reporting software and implementation of the same, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$500,627, 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:

Finance

Staff Contact:

Christopher Edwards

Background:

The Port Authority is seeking to implement Workiva, a Software-as-a-Service (SaaS) platform for financial reporting compliance. 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 financial reporting software subscriptions through the Texas Department of Information Resources (DIR) purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Finance division has determined that the best availability, price, and contract term for the item needed is provided by Carahsoft Technology Corporation, 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.

J. FINANCE

Subject **2. Approve a change order with Definian for eighteen months of project-critical additional data and reporting services, in an amount not to exceed \$705,000.**

Meeting Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended
Action The Port Commission, at its July 21, 2026 meeting, approve a change order with Definian for eighteen months of project-critical additional data and reporting services, in an amount not to exceed \$705,000, 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:

Finance

Staff Contact:

Christopher Edwards

Background:

The Port Authority is expanding the Enterprise Data Backbone, the “one trusted source of truth” initiative, to include an eighteen-month, three-phased reporting “one enterprise language” initiative that will be driven by in-house talent and in conjunction with the external database and report-writing advisor, Definian. Current reporting is fragmented across multiple systems, limiting enterprise visibility and requiring manual reconciliation.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by Definian and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

K. INFRASTRUCTURE

Subject	1. Approve a utility construction services agreement with CenterPoint Energy Houston Electric, LLC for relocation of electrical poles for the South Access Road at Bayport Container Terminal, and authorize payment thereunder in an amount not to exceed \$101,701.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve a utility construction services agreement with CenterPoint Energy Houston Electric, LLC for relocation of electrical poles for the South Access Road at Bayport Container Terminal, authorize payment thereunder in an amount not to exceed \$101,701, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

The Port Authority intends to construct a South Access Road at the Bayport Container Terminal. This agreement is for the removal and/or relocation of existing CenterPoint Energy electrical poles that conflict with the construction of the South Access Road at Bayport Container Terminal.

Staff Evaluation/Justification:

Port Authority staff has evaluated the construction service agreement and determined the value is reasonable and fair and recommends that the Port Commission approve the agreement with CenterPoint Energy Houston Electric, LLC and funding as described above.

K. INFRASTRUCTURE

Subject	2. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$3,451,567 for the Fire Station at Barbours Cut Terminal, to the second-ranked proposer Tegrity Contractors, Inc.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$3,451,567 for the Fire Station at Barbours Cut Terminal, to the second-ranked proposer Tegrity Contractors, Inc, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This project comprises a 6,386-square-foot fire station with two apparatus bays, storage spaces, dormitory rooms, administrative and other support spaces, and limited site development.

The Port Authority notified vendors regarding its request for competitive sealed proposals (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. Eleven vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On April 1, 2026, six CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

An agreement could not be reached with top-ranked proposer C.A. Walker. After formally terminating such negotiations, staff initiated negotiations with second-ranked vendor, Tegrity Contractors, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a construction contract to Tegrity Contractors, Inc the proposer providing best value for the Fire Station at Barbours Cut Terminal, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	3. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$84,573,000 for the reconstruction of Wharves 5 and 6 at Barbours Cut Terminal, to the top-ranked proposer Russell Marine, LLC.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$84,573,000 for the reconstruction of Wharves 5 and 6 at Barbours Cut Terminal, to the top-ranked proposer Russell Marine, 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	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This project involves the reconstruction of approximately 1,334 linear feet of existing wharves, consisting of the western 334 feet of Wharf 5 and the full length of Wharf 6, at Barbours Cut Terminal. The project scope includes dredging, drilled shaft foundations, structural concrete, crane rails, fender systems, utilities, and a new Stevedore Support building.

The Port Authority notified vendors regarding its request for competitive sealed proposals (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. Thirteen vendors intended to submit on Workday.

Staff Evaluation/Justification:

On June 22, 2026, two 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 Russell Marine, LLC the proposer providing best value for the reconstruction of Wharves 5 and 6 at Barbours Cut Terminal, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	4. Approve staff's ranking of vendors and award professional services contracts in an amount not to exceed \$500,000 to perform construction material testing services for Wharves 5 and 6 at Barbours Cut Terminal, to the top-ranked proposer, Ninyo and Moore Geotechnical and Environmental Sciences Consultants.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve staff's ranking of vendors and award professional services contracts in an amount not to exceed \$500,000 to perform construction material testing services (CMT) for Wharves 5 and 6 at Barbours Cut Terminal, to the top-ranked proposer Ninyo and Moore Geotechnical and Environmental Sciences Consultants, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

This procurement involves construction material testing (CMT) services for the reconstruction of Wharves 5 and 6 at Barbours Cut Terminal.

Per Section 60.453(c) of the Texas Water Code, in certain circumstances, the Port Authority is required to hire a third-party inspection firm to independently test the acceptability of construction materials installed by the contractor. This procurement would provide such third-party inspection services.

This request for qualifications (RFQ) was a divisible procurement to allow for multiple firms for CMT services on large wharf construction projects. Accordingly, by Minute No. 2026-0219-22, the Port Commission awarded a professional services contract to another most highly qualified vendor to perform CMT services for Wharf 1 West at Bayport Container Terminal. That award coincided with the construction award of Wharf 1 West at Bayport Container Terminal.

The Port Authority notified vendors regarding its 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. Sixteen vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On October 8, 2025, staff received and opened twelve RFQ responses. The responses were reviewed and evaluated with the selection criteria published in the RFQ.

Following staff Executive Committee review, staff recommends that the Port Commission award a professional services contract to perform CMT services to Ninyo & Moore Geotechnical and Environmental Sciences Consultants, one of the most highly qualified firms, as described above, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	5. Amendment of professional services contract with Hatch Associates Consultants, Inc. to add construction phase services associated with the reconstruction of Wharves 5 and 6 at Barbours Cut Terminal, in an amount not to exceed \$1,428,400.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, amend the professional services contract with Hatch Associates Consultants, Inc. to add construction phase services associated with the reconstruction of Wharves 5 and 6 at Barbours Cut Terminal in an amount not to exceed \$1,428,400, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2021-0525-17, the Port Commission awarded a professional services contract to Hatch Associates Consultants, Inc. to perform services associated with design for the reconstruction of Wharves 4, 5, and 6 at Barbours Cut Terminal.

This proposed amendment would authorize additional funding for construction phase services to provide technical support and engineering services for the reconstruction of Wharves 5 and 6.

Staff Evaluation/Justification:

Staff has reviewed Hatch Associates Consultants, Inc.'s proposal and found it to be fair and reasonable, and recommends that the Port Commission approve the proposed amendment.

K. INFRASTRUCTURE

Subject	6. Amendment of professional services contract with Burrer Engineering, Inc. to perform additional services associated with the Electrical Engineering on-call services Port Authority-wide, in an amount not to exceed \$50,000, for a total contract amount not to exceed \$133,708.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, amend a professional services contract with Burrer Engineering, Inc. to perform additional services associated with the Electrical Engineering on-call services Port Authority-wide in an amount not to exceed \$50,000, for a total contract amount not to exceed \$133,708, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

On June 10, 2021, the Port Authority issued a professional services contract to Burrer Engineering, Inc., for Electrical Engineering on-call services Port Authority-wide for an amount not to exceed \$40,000. By Minute No. 2022-1027-23, the contract was amended to extend the contract term and to include supplemental tasks and assignments to support staff on electrical engineering tasks for an additional \$43,708. The contract was further amended on or about April 16, 2025, to extend the contract term.

This proposed amendment of \$50,000, for a total not-to-exceed contract amount of \$133,708, would provide additional professional electrical 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 the following:

- Preparation of engineering studies,
- Design documents, cost estimates,
- Bid-phase support, and
- Supplemental construction-phase services.

Staff Evaluation/Justification:

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

K. INFRASTRUCTURE

Subject	7. Approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 at Turning Basin Terminal, in an amount not to exceed \$1,693,032.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve a change order with Orion Construction, LLC to perform additional work associated with the bulkhead and fender repairs at Wharves 20 and 21 at Turning Basin Terminal, in an amount not to exceed \$1,693,032, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2024-1210-23, the Port Commission awarded Orion Construction, LLC a contract for the bulkhead and fender repairs at Wharves 20 and 21 at Turning Basin Terminal for \$9,281,420.

This proposed change order addresses the following:

- Additional management costs and insurance coverage for the project duration extension due to design changes and unforeseen site conditions, and
- Replacement of miscellaneous fender system accessory items.

This is the thirteenth change order to this contract, for a total change order value to date of \$10,738,556.56, which is 116% of the total contract value.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by Orion Construction, LLC and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

K. INFRASTRUCTURE

Subject	8. Approve a change order with Satterfield & Pontikes Construction, Inc. to perform additional work associated with the construction of new Port Coordination Center facility at Turning Basin Terminal, in an amount not to exceed \$335,899.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026, meeting, approve a change order with Satterfield & Pontikes Construction, Inc. to perform additional work associated with the construction of new Port Coordination Center facility at Turning Basin Terminal, in an amount not to exceed \$335,899, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2025-0624-22, the Port Commission awarded Satterfield & Pontikes Construction, Inc. a contract for the new Port Coordination Center at Turning Basin Terminal for \$18,250,477.

This proposed change order addresses the following:

- Design revisions related to mechanical, electrical, and plumbing scopes,
- Updated electrical utility service connection details,
- Adjustments to tilt wall panels, and
- Door and hardware modifications

This is the second change order to this contract, for a total change order value to date of \$787,227.57, which is 4.31% of the total contract value.

Staff Evaluation/Justification:

Port Authority staff has reviewed the proposal submitted by Satterfield & Pontikes Construction, Inc. and found it to be fair and reasonable, and recommends that the Port Commission authorize this change order.

K. INFRASTRUCTURE

Subject	9. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Wharf 1 West at Bayport Container Terminal, in an amount not to exceed \$975,373.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Wharf 1 West at Bayport Container Terminal, in an amount not to exceed \$975,373, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

By Minute No. 2026-0219-21, the Port Commission awarded McCarthy Building Companies, Inc. a contract for the construction of Wharf 1 West at Bayport Container Terminal for \$131,511,864.

This proposed change order addresses the following:

- Additional dredging quantities to remove shoaled material within the Wharf 1 West project area.

This is the first change order to this contract, for a total change order value to date of \$975,373, which is 0.7% of the total contract value.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by McCarthy Building Companies, Inc. and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

L. MAINTENANCE

Subject **1. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$2,000,000 for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposers: staff ranking - first, Railworks Track Systems, Inc.; and second, Trans-Global Solutions, Inc.**

Meeting Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its July 21, 2026 meeting:
 (a) approve staff's ranking of most qualified vendors, based on selection criteria, in the following order - first, Railworks Track Systems, Inc., and second, Trans-Global Solutions, Inc.;
 (b) award a two-year contract to Railworks Track Systems, Inc. for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$2,000,000;
 (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 [Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO](#)
[Maximize Capacity and Regional Competitiveness](#)

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Michael Gignac

Background:

By Minute No. 2024-0229-45, the Port Commission awarded a two-year contract to Railworks Track Systems, Inc. in the amount not to exceed \$2,000,000 for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal; these funds have been depleted. Due to performance issues, age of tracks, increased reports of damage along the rails of City Docks, and rail yards and easements around all Port Authority terminals, staff has advertised for a new two-year contract. Repairs to railroad tracks, switches, ties, and cross-over diamond plates would be covered under this contract.

The Port Authority notified vendors regarding its competitive sealed proposals (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. Five vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:

On May 20, 2026, two CSP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the CSP. Staff identified the following vendors, listed in order of ranking, as providing best value for the required services:

- Railworks Track Systems, Inc.
- Trans-Global Solutions, Inc.

Exhibit A

Following staff Executive Committee review, staff recommends that the Port Authority award a two-year contract to Railworks Track Systems, Inc., and act as otherwise described above.

L. MAINTENANCE

Subject	2. Award a two-year contract to Cummins Southern Plains, LLC, for the purchase of Cummins diesel engine parts and related services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, in an amount not to exceed \$2,500,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a two-year contract to Cummins Southern Plains, LLC, for the purchase of Cummins diesel engine parts and related services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, in an amount not to exceed \$2,500,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Nathan Fabian

Background:

By Minute No. 2023-0926-42, the Port Commission awarded a two-year contract to Rush Truck Centers of Texas, LP d/b/a Rush Truck Center, Houston for the purchase of Cummins diesel engine parts and related services for Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal in the amount not to exceed \$2,500,000. This contract is currently expired.

Parts and related services are necessary for the operation and maintenance of terminal equipment powered by Cummins diesel engines. These engines are highly technical, requiring proprietary parts and software for efficient operation. A reliable source of parts and related services is needed for proper repair and maintenance.

The Port Authority currently owns one hundred sixty-three rubber-tired gantry (RTG) cranes, yard tractors, loaded container handlers, forklifts, trucks, and generators powered by Cummins diesel engines that are in operation at its terminals. Except for wharf cranes, Cummins diesel engines power most container handling equipment at Barbours Cut Terminal and Bayport Container Terminal.

The Port Authority notified vendors regarding its request for competitive sealed bids (CSB) using the Port Authority's Workday Strategic Sourcing and the project was advertised on the Port Authority's website and in a local newspaper. Fifteen vendors were invited to download the project materials from Workday.

Staff Evaluation/Justification:

On June 10, 2026, three CSB responses were received and opened. 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 two-year contract to Cummins Southern Plains, LLC, the responsible bidder submitting the lowest bid, for the purchase of Cummins diesel engine parts and related services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

L. MAINTENANCE

Subject	3. Award a two-year contract to 1155 Distributor Partners-Industrial, LLC d/b/a Lonestar Electric Supply for the purchase of electrical and lighting components for maintenance of facilities and equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$2,000,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a two-year contract to 1155 Distributor Partners-Industrial, LLC d/b/a Lonestar Electric Supply for the purchase of electrical and lighting components for maintenance of facilities and equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$2,000,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Nathan Fabian

Background:

By Minute No. 2024-0722-30, the Port Commission awarded a two-year contract to Turtle & Hughes, Inc. in the amount not to exceed \$1,750,000 for the purchase of electrical and lighting components for maintenance of facilities and equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. These electrical and lighting components are necessary for the routine maintenance and component replacement of wharf cranes, rubber-tired gantry (RTG) cranes, and all facilities at the Port Authority. The current contract is set to expire in August 2026 with less than 20% of the funds for this contract remaining.

The Port Authority notified vendors regarding its 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. Forty vendors were invited to bid with seven submitting bids.

Staff Evaluation/Justification:

On June 16, 2026, seven CSB responses were received and opened. These 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 two-year contract to 1155 Distributor Partners-Industrial, LLC d/b/a Lonestar Electric Supply, the responsible bidder submitting the lowest and best bid, for the purchase of electrical and lighting components for maintenance of facilities and equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

L. MAINTENANCE

Subject	4. Award a three-year contract to TransTech of SC, Inc., the sole source provider, for the purchase of spare and replacement parts for Stemmman-Technik cable reels for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal, in an amount not to exceed \$300,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a three-year contract to TransTech of SC, Inc., the sole source provider, for the purchase of spare and replacement parts for Stemmman-Technik cable reels for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal, in an amount not to exceed \$300,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Nathan Fabian

Background:

By Minute No. 2022-0927-57, the Port Commission awarded a three-year contract to TransTech of SC, Inc., in the amount not to exceed \$300,000, for the purchase of spare and replacement parts for Stemmman-Technik cable reels for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal. This contract has expired.

The Port Authority currently owns twenty-eight wharf cranes operating at Barbours Cut Terminal and Bayport Container Terminal that are equipped with main power and/or spreader cable reels manufactured by Stemmman-Technik GmbH of Germany. The spreader cable reels work in conjunction with the main hoist function and store up the spreader cable, which provides power and control from the operator's cab to the spreader. In addition, power cable reels work in conjunction with the gantry function and store up the shore power cable, which supplies high voltage to the cranes.

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 TransTech of SC, Inc. is the sole authorized source of replacement Stemmman-Technik parts in the United States.

Staff recommends that the Port Commission award a three-year contract to TransTech of SC, Inc. for the purchase of spare and replacement parts for Stemmman-Technik cable reels for wharf cranes at Barbours Cut Terminal and Bayport Container Terminal and act as otherwise described above.

L. MAINTENANCE

Subject	5. Award a three-year contract to The Anchor Group to service security access control systems 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 \$750,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a three-year contract to The Anchor Group to service security access control systems 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 \$750,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Mike Gignac

Background:

The Port Authority operates multiple speed gates that control access to restricted areas of its facilities. Currently, two speed gates have been removed from service and fenced off due to obsolete components, lack of available replacement parts and supplies, and damage sustained from vehicle impacts. These conditions prevent timely and cost-effective repairs, reduce operational efficiency, and potentially impact security and traffic flow at affected locations. This contract would also provide ongoing maintenance, repair services, replacement parts, and technical support for the Port Authority's existing turnstiles throughout its facilities.

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 services for security access control systems 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 Anchor Group provides the best availability, pricing, and contract terms for the required items under the pricing schedule obtained from that vendor's contract with the Local Government Purchasing Cooperative's Buyboard Program.

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

L. MAINTENANCE

Subject	6. Award a three-year contract to Foster Fence LTD for fence maintenance and repairs 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 \$1,000,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a three-year contract to Foster Fence LTD for fence maintenance and repairs 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 \$1,000,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Mike Gignac

Background:

By Minute No. 2023-0926-41, the Port Commission awarded a two-year contract to Dow Pipe & Fence Supply Company in the amount not to exceed \$200,000 for the purchase of fence parts and supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

The Port Authority is responsible for maintaining internal and perimeter fencing across its facilities. Fence assets are subject to ongoing deterioration from environmental exposure, normal wear and tear, and damage resulting from vehicle and equipment incidents. The prompt repair and replacement of damaged fencing is essential to preserving the integrity of the Port Authority's security perimeter, safeguarding critical infrastructure, and supporting compliance with applicable homeland security and maritime security requirements.

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 fence maintenance and repairs 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 Foster Fence LTD provides the best availability, pricing, and contract terms for the required items under the pricing schedule obtained from that vendor's contract with the Local Government Purchasing Cooperative's Buyboard Program.

Exhibit A

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

L. MAINTENANCE

Subject	7. Award a contract to Briggs Industrial Solutions d/b/a Briggs Equipment for the purchase of six Hyster empty container handling machines for Barbours Cut Terminal, using the Local Government Purchasing Cooperative's Buyboard program, a cooperative purchase program, in an amount not to exceed \$3,250,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a contract to Briggs Industrial Solutions d/b/a Briggs Equipment for the purchase of six Hyster empty container handling machines for Barbours Cut Terminal, using the Local Government Purchasing Cooperative's Buyboard program, a cooperative purchase program, in an amount not to exceed \$3,250,000, determine that this procurement method provides best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Mike Gignac

Background:

The Port Authority currently operates eleven empty container handling machines at Barbours Cut Terminal that are critical to daily container yard operations. These units are utilized extensively by Operations maintenance personnel to support both vessel and truck activities, including the movement, stacking, and retrieval of empty containers throughout the terminal. Empty container handling machines play a vital role in maintaining efficient cargo flow, maximizing yard utilization, and ensuring the timely loading and unloading of vessels and trucks. Due to their continuous daily use in a high-volume operating environment, maintaining the reliability and availability of these units is essential to preventing operational delays, minimizing equipment downtime, and sustaining terminal productivity.

As part of the Port Authority's plan to take over the TSS Empty Container Yard by the end of 2026, operations has evaluated the requirements necessary to maintain current service levels and support future growth. This investment aligns with broader strategic objectives related to terminal efficiency, operational resiliency, yard densification, and long-term container growth planning.

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 empty container handling machines through the Buyboard program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

Exhibit A

The Maintenance division has determined that the best availability, price, and contract term for these units are provided by Briggs Industrial Solutions d/b/a Briggs Equipment under the pricing schedule obtained from that vendor's contract with Buyboard Program and is therefore recommending this purchase.

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

L. MAINTENANCE

Subject	8. Award a two-year contract to Southern Tire Mart, LLC for the purchase of tire repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$800,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, award a two-year contract to Southern Tire Mart, LLC for the purchase of tire repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the Local Government Purchasing Cooperative's BuyBoard, in an amount not to exceed \$800,000, determine that this procurement method provides 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:

Award, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Nathan Fabian

Background:

By Minute No. 2024-0423-27, the Port Commission awarded a two-year contract to Southern Tire Mart, LLC in the amount not to exceed \$800,000 for the purchase of tire repair services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. This contract has expired.

Tire repair services are needed to maintain Port Authority equipment, including 2,608 tires on rubber-tired gantry (RTG) cranes, 408 tires on yard tractors, 800 tires on chassis, and more than 1,300 tires on fleet vehicles. This service is necessary to minimize equipment downtime and ensure efficient terminal operations.

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 tire repair services 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 the best value to the Port Authority.

The Maintenance Division has determined that Southern Tire Mart, LLC provides the best availability, pricing, and contract terms for the required services under the pricing matrix obtained from that vendor's contract with the Local Government Purchasing Cooperative's Buyboard Program.

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

L. MAINTENANCE

Subject	9. Issue a purchase order to Ferguson Waterworks for the purchase of one hundred sixty-two smart water meters with the Kamstrup FlowIQ 2200 Smart Water Meter system 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 \$600,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to Ferguson Waterworks for the purchase of one hundred sixty-two smart water meter system 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 \$600,000, 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:

Award, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Mike Gignac

Background:

The Port Authority seeks to replace approximately one hundred sixty-two existing water meters with the Kamstrup FlowIQ[®] 2200 Smart Water Meter System, which provides advanced remote monitoring and data management capabilities. The new meters would be installed throughout Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

The Kamstrup FlowIQ[®] 2200 system would provide daily water consumption data, automated alarm notifications, and real-time monitoring of critical conditions, including leaks, abnormal usage patterns, pressure irregularities, and potential freeze events. The system would generate automated consumption reports to support accurate, efficient monthly billing of tenant water usage.

Implementing this smart metering technology would improve operational efficiency, enhance water conservation efforts, reduce response times to potential system issues, and provide greater accuracy in utility cost recovery.

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 smart water meter system 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.

Exhibit A

The Maintenance division has determined that Ferguson Waterworks provides the best availability, pricing, and contract terms for the required items under the pricing schedule obtained from that vendor's contract with the Local Government Purchasing Cooperative's Buyboard Program.

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

M. OPERATIONS

Subject	1. Authorize payment to Navis LLC for annual maintenance services for the Marine Terminal Management Software System for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, in an amount not to exceed \$1,467,451.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize payment to Navis LLC for annual maintenance services for the Marine Terminal Management Software System for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal pursuant to the current contract between Navis LLC and the Port Authority, for a one-year term beginning August 1, 2026, in an amount not to exceed \$1,467,451, 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:

On April 19, 2001, the Port Authority entered into a contract (PHA File Number 2001-0080) with Navis LLC to provide for the implementation and maintenance of a marine terminal management software system (Management Software System) for use at Port Authority terminals. The Management Software System is currently used by the Port Operations department to manage Barbours Cut Terminal, Bayport Container Terminal, Turning Basin Terminal, and the Accounting department for customer billing at these terminals. The current annual maintenance term expired on June 30, 2025.

Staff Evaluation/Justification:

Staff recommends the Port Commission authorize payment to Navis LLC for annual maintenance services for the Marine Terminal Management Software System.

M. OPERATIONS

Subject	2. Authorize payment to SmartTecs LLC for annual maintenance services for the Marine Terminal Gate Operating Software System for Barbours Cut Terminal and Bayport Container Terminal, in an amount not to exceed \$414,435.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at it's July 21, 2026 meeting, authorize payment to SmartTecs LLC for annual maintenance services for the Marine Terminal Gate Operating Software System for Barbours Cut Terminal and Bayport Container Terminal pursuant to the current contract between SmartTecs LLC and the Port Authority, for a one-year term beginning August 1, 2026, in an amount not to exceed \$414,435, 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 No. 2016-1025-26, a contract was awarded to SmartTecs LLC to provide for the implementation and maintenance of a Marine Terminal Gate Operating software for use at Port Authority terminals.

The Marine Terminal Gate Operating software is currently used by the Port Operations department to interchange trucks and containers at Bayport Container Terminal and Barbours Cut Terminal. Additional funding is required for the maintenance and support period starting August 1, 2026.

Staff Evaluation/Justification:

Staff recommends that the Port Commission authorize payment to Smart-Tecs LLC for annual maintenance services for Barbours Cut Terminal and Bayport Container Terminal.

M. OPERATIONS

Subject	3. Amend Tariff Nos. 8, 14, and 15 to (i) add language regarding unadvised cash, clarifying the application of credits to delinquent receivables and application of credits to oldest outstanding invoices, and prohibiting short-paying and offset of invoices, and (ii) address rates for the handling and storage of non-standardized container sizes.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize an amendment to Port Authority Tariffs Nos. 8, 14, and 15 to (i) add language regarding unadvised cash, clarifying the application of credits to delinquent receivables and application of credits to oldest outstanding invoices, and prohibiting short-paying and offset of invoices, and (ii) address rates for the handling and storage of non-standardized container sizes, 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:

Operations

Staff Contact:

Raul McFaddin

Background:

Staff is proposing revisions to Tariffs 14 and 15 to address the introduction of non-standard containers with new business, specifically 45-foot-wide and 53-foot containers, which require specialized handling and consume significantly more terminal capacity than standard International Organization for Standardization (ISO) containers.

The current tariff language was developed around traditional container dimensions and does not clearly address the operational considerations associated with these larger units. As we evaluate customer requests to move these containers through the Port Authority, it is important that our tariff structure promotes the fluid movement of cargo and accurately reflects the additional handling complexity, reduced yard utilization, and storage impacts these containers create.

The proposed changes will accomplish four objectives:

1. Promote cargo fluidity,
2. Provide tariff clarity by formally defining specialty containers and establishing the applicable rates,
3. Align charges with operational impacts by recovering a portion of the additional costs associated with handling and storing these units, and
4. Maintain consistency and transparency for customers by incorporating the specialty rates directly into existing throughput and storage provisions.

The revisions are limited in scope and do not alter the existing rate structure for standard containers; they simply clarify tariff authority for the handling and storage of specialty containers that occupy significantly more terminal capacity and require additional operational resources.

Specialty Container Tariff Changes

Tariff 14 & 15 Definition: Specialty Container shall mean any loaded container exceeding the dimensions of a standard ISO forty-foot (40'/45') container, including but not limited to:

- Forty-five foot containers measuring approximately 45' x 8'6" x 9'6" ("45W")
- Fifty-three foot containers measuring approximately 53' x 8'6" x 9'6" ("53")

The following throughput and storage charges shall apply to Specialty Containers:

Charge Type	Standard Container	Specialty Container
Throughput	\$144.79 per unit	\$174.00 per unit
Export Storage Charge	\$211.28 per unit	\$279.95 per unit
Import Storage Charge	\$71.55 per day	\$94.80 per day

The Specialty Container charges shall be assessed under the same terms and conditions governing standard throughput, export storage and import demurrage charges contained within the applicable Subrules in Tariffs 14 and 15.

Additionally, staff is recommending amendments to Tariff 8, Subrule No. 049 – Liability and Arrangements for Payments of Charges and Tariff 14 and 15, Subrule No. 055 – Deferred Payment to add and clarify provisions addressing (i) unadvised cash, (ii) the application of Users' credits to delinquent receivables, (iii) short-payments and offsetting, and (iv) the application of credits to oldest outstanding invoices.

The updated provisions shall provide:

1. If and when a User receives a credit from the Port Authority, the Port Authority may specify how and when that credit will be applied to the User's account. If a credit memo is issued with a certain or calculable expiration date, the Port Authority will, immediately prior to expiration, apply such credit against the oldest outstanding invoices.
2. If an account receivable is past due, then the Port Authority may, with or without notice, apply all credits, discounts, subsidies, incentives, and/or other amounts due from the Port Authority to the delinquent receivables, whether or not related to the outstanding receivables, until such time as all receivables for the account are rendered current. Delinquent invoice amounts plus service charges that are determined to be payable may be deducted by the Port Authority from any credits, discounts, incentives, other payments received, etc., due to the debtor by the Port Authority.
3. At no time shall invoices or related payments be unilaterally reduced or offset by any alleged loss, damage, or counterclaim. The User shall not short pay or offset claims or charges against any other payments due to the Authority. The User is prohibited from short-paying or offsetting amounts due to the Authority against unrelated claims.

Staff Evaluation/Justification:

Staff recommends that the Port Authority authorize this tariff amendment as described above.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	1. Authorize an agreement with the Katy Prairie Mitigation Stream Bank to acquire stream mitigation credits for the Port Authority's Bayport Southern Access Road, in an amount not to exceed \$110,475.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, authorize an agreement with the Katy Prairie Mitigation Stream Bank to acquire wetland stream mitigation credits for the Port Authority's Bayport Southern Access Road, in an amount not to exceed \$110,475, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CHANNEL Advocate for the Houston Ship Channel

Category:

Awards, Amendments & Change Orders

Department:

Environmental Affairs

Staff Contact:

Mustapha Beydoun

Background:

Compensatory mitigation from the Katy Prairie Stream Mitigation Bank is needed for Bayport Southern Access Road (BSAR) construction to compensate for proposed stream impacts – specifically for the discharge of fill material into two drainage ditches (referred to as Crossing 2 and Crossing 3 within the permit submittal). This is additional to the credits purchased for Pine Gully (Crossing 1).

Additional details are as follows:

- Crossing 2 is a bridge crossing of a non-tidal intermittent ditch (Drainage Ditch No. 1). This crossing would result in a permanent impact to 240 LF (0.05 acre) of intermittent ditch associated with the installation of a concrete bridge culvert in the channel at the BSAR crossing.
- Crossing 3 is a bridge crossing of a non-tidal intermittent ditch (Drainage Ditch No. 2). This crossing would result in a permanent impact to 343 LF (0.12 acre) of intermittent ditch associated with the installation of a concrete bridge culvert and concrete riprap in the channel at the BSAR crossing.

Staff Evaluation/Justification:

Staff recommends the Port Commission authorize an agreement with Katy Prairie Mitigation Stream Bank to secure the necessary stream mitigation credits needed to develop this property.

O. SECURITY AND EMERGENCY OPERATIONS

Subject **2. Issue a purchase order to Caldwell Country Ford LLC d/b/a Rockdale Country Ford for the purchase of a 2026 Ford F250 Crew Cab 4x2 SWB, using a Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$107,500.**

Meeting Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

Access Public

Type Action

Recommended Action The Port Commission, at its July 21, 2026 meeting, issue a purchase order to Caldwell Country Ford LLC d/b/a Rockdale Country Ford for the purchase of a 2026 Ford F250 Crew Cab 4x2 SWB, using a Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$107,500, 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:

Fire

Staff Contact:

William Buck

Background:

The Port Authority Fire Department has prepared specifications for a 2026 Ford F250 Crew Cab 4x2 SWB. This vehicle would support the Battalion Chief in overseeing day-to-day emergency operations within the Port of Houston Fire Department's jurisdiction.

The unit is essential for safe and reliable response to emergency incidents and is equipped to transport personnel and the tools necessary to establish and manage incident command. Replacement is necessary to ensure continued operational readiness, command capability, and responder safety. This new unit would replace the existing 2018 Chevrolet Suburban.

The Local Government Purchasing Cooperative (LGPC) is a Texas nonprofit association that performs cooperative government procurement services. BuyBoard is LGPC's electronic cooperative procurement system administered by the Texas Association of School Boards. The Port Commission authorized the Port Authority to become a member in 2006.

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring the vehicle through the BuyBoard Cooperative Purchasing Program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

Staff compared vehicle prices obtained from local and non-local dealerships, taking into consideration the statutory competitive procurement requirements, and determined that purchasing the vehicle using the LGPC of BuyBoard satisfies statutory requirements and provides the best value to the Port Authority. BuyBoard's website lists several pre-approved dealerships. Staff reviewed the vehicle specifications from these providers and determined that Caldwell Country Ford LLC was the vendor with the best price for the vehicle under the pricing schedule, pursuant to that vendor's contract with the LGPC's BuyBoard, and meets the Port Authority's requirements.

Exhibit A

Staff recommends that the Port Commission issue a purchase order to Caldwell Country Ford LLC for the purchase of a 2026 Ford F250 Crew Cab 4x2 SWB and act otherwise provided above.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	3. Issue a purchase order to Farrwest Specialty Vehicles for the purchase of a 2027 Chevrolet Silverado 2500HD 4X2 crew cab hazmat response unit, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$185,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to Farrwest Specialty Vehicles for the purchase of a 2027 Chevrolet Silverado 2500HD 4X2 crew cab hazmat response unit, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$185,000, 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	MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.

Category:

Awards, Amendments & Change Orders

Department:

Fire

Staff Contact:

William Buck

Background:

The Port Authority Fire Department has prepared detailed specifications for a 2027 Chevrolet Silverado 2500HD 4X2 crew cab hazmat response unit. The hazmat vehicle is utilized to transport personnel, hazardous materials response equipment, absorbent materials, overpack drums, spill mitigation supplies, and operational support equipment to emergency incidents throughout the Port Authority facilities and surrounding mutual aid jurisdictions.

This new unit would replace the existing 2016 Ford F-350 HAZMAT response unit, which is approaching the latter portion of its service life. Delivery time for the new apparatus is currently estimated for 2027.

The Local Government Purchasing Cooperative (LGPC) is a Texas nonprofit association that performs cooperative government procurement services. BuyBoard is LGPC's electronic cooperative procurement system administered by the Texas Association of School Boards. The Port Commission authorized the Port Authority to become a member in 2006.

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring the vehicle through the BuyBoard Cooperative Purchasing Program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

Staff compared vehicle prices obtained from local and non-local dealerships, taking into consideration the statutory competitive procurement requirements, and determined that purchasing the vehicle using the LGPC of BuyBoard satisfies statutory requirements and provides the best value to the Port Authority. BuyBoard's website lists several pre-approved dealerships. Staff reviewed the vehicle specifications from

Exhibit A

these providers and determined that Farrwest Specialty Vehicles was the vendor with the best price for the vehicle under the pricing schedule, pursuant to that vendor's contract with the LGPC's BuyBoard, and meet the Port Authority's requirements.

Staff recommends that the Port Commission issue a purchase order to Farrwest Specialty Vehicles for the purchase of a 2027 Chevrolet Silverado 2500HD 4X2 crew cab hazmat response unit and act otherwise provided above.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	4. Approve a change order to the existing purchase order with Industrial Fire Equipment for the replacement of fire extinguishers and equipment at all Port Authority terminals, in an amount not to exceed \$115,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve a change order to the existing purchase order with Industrial Fire Equipment for the replacement of fire extinguishers and equipment at all Port Authority Terminals in an amount not to exceed \$115,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Fire

Staff Contact:

William Buck

Background:

The Port Authority Fire Department performs annual inspections and maintenance of all fire extinguishers located throughout Port Authority terminals to comply with U.S. Coast Guard (USCG) requirements. A purchase order in the amount of \$42,500 was issued on March 31, 2026, for the required services.

During the annual inspection cycle, several additional operational requirements were identified, and several fire extinguishers were requested by Bayport Container Terminal and Barbours Cut Terminal maintenance for newly commissioned cranes. This proposed change order addresses the following:

- Fire extinguishers requested by the Safety Department for Warehouses 50 and 51, which were found to have no fire extinguishers installed,
- Replacement of damaged or broken fire extinguisher mounting brackets identified on ship-to-shore cranes, and
- Replacement of CO₂ fire extinguishers on ship-to-shore cranes and rubber-tire gantry cranes with dry chemical extinguishers after inspection revealed that the CO₂ discharge horns had been removed and were no longer serviceable.

Therefore, these additional requirements, combined with the annual inspection and maintenance of the existing inventory, have exceeded the original purchase order amount of \$42,500. To complete the required work and address these newly identified safety needs, the purchase order must be increased by \$42,385 plus headroom for a total amount of \$115,000.

This is a one-time additional expense, and the typical annual maintenance cost now that our inventory is up to date should be approximately \$100,000.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by Industrial Fire Equipment and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

Q. TECHNOLOGY

Subject	1. Issue a purchase order to Trace3, LLC for the annual renewal of Next Generation (NXGEN) INFOSEC operational technology vulnerability management software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$195,356.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to Trace3, LLC for the annual renewal of Next Generation (NXGEN) INFOSEC operational technology vulnerability management software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$195,356, 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:

The Port Authority is seeking to renew subscriptions for Next Generation (NXGEN) INFOSEC operational technology vulnerability management software. The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which the Port Authority may use.

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring NXGEN INFOSEC operational technology vulnerability management software subscriptions 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 item needed is provided by Trace3, LLC, 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.

Q. TECHNOLOGY

Subject	2. Issue a purchase order to Freeit Data Solutions, Inc. for the purchase of Next Generation (NXGEN) INFOSEC network tap hardware and maintenance, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$372,346.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to Freeit Data Solutions, Inc. for the purchase of Next Generation (NXGEN) INFOSEC network tap hardware and maintenance, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$372,346, 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:

The Port Authority is seeking to purchase Next Generation (NXGEN) INFOSEC network tap hardware and maintenance services. The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which the Port Authority may use.

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring NXGEN INFOSEC network tap hardware and maintenance services through the 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 item needed is provided by Freeit Data Solutions, 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.

Q. TECHNOLOGY

Subject	3. Issue a purchase order to Solid Border Inc. for the annual renewal of Next Generation (NXGEN) INFOSEC firewall hardware, software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$474,050.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to Solid Border Inc. for the annual renewal of Next Generation (NXGEN) INFOSEC firewall hardware, software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$474,050, 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:

The Port Authority is seeking to renew Next Generation (NXGEN) INFOSEC firewall hardware, software subscriptions, and maintenance services. The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which the Port Authority may use.

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring NXGEN INFOSEC firewall hardware, software subscriptions, and maintenance services 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 item needed is provided by Solid Border 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.

Q. TECHNOLOGY

Subject	4. Issue a purchase order to Tanches Global Management, INC., for the purchase of networking equipment to support the Barbours Cut Terminal exit gate, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$180,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to Tanches Global Management, INC., for the purchase of networking equipment to support the Barbours Cut Terminal exit gate, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$180,000, 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:

Ron Farrow

Background:

The Port Authority is seeking to obtain networking equipment to support the Barbours Cut Terminal exit gate.

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

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring network hardware 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 item needed is provided by Tanches Global Management, 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.

Q. TECHNOLOGY

Subject	5. Issue a purchase order to ePlus Technology Inc., for the purchase of networking equipment to support Barbours Cut Terminal Container Yard 7 North, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$143,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to ePlus Technology Inc., for the purchase of networking equipment to support Barbours Cut Terminal Container Yard 7 North, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$143,000, 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:

Ron Farrow

Background:

The Port Authority is seeking to obtain networking equipment to support Barbours Cut Terminal Container Yard 7 North.

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

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring network hardware 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 item needed is provided by ePlus Technology 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.

Q. TECHNOLOGY

Subject	6. Issue a purchase order to VIS Houston, LLC, for purchase of hardware equipment to support the Port Coordination Center video wall, in an amount not to exceed \$900,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, issue a purchase order to VIS Houston, LLC, for purchase of hardware equipment to support the Port Coordination Center video wall, in an amount not to exceed \$900,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

The Port Authority is seeking to procure the hardware equipment necessary to support the Port Coordination Center (PCC) video wall. This procurement would provide the processing, display control, and supporting infrastructure required to integrate multiple real-time video and operational data sources into a centralized visualization platform, enhancing situational awareness and supporting command center operations.

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring the hardware equipment through an interlocal participation provision under an existing competitively awarded contract held by Montgomery County with VIS Houston, LLC is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

Staff has determined that the best availability, price, and contract term for the hardware is provided by VIS Houston, LLC under the pricing schedule obtained from VIS Houston, LLC's contract with Montgomery County and is therefore recommending the purchase.

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

Q. TECHNOLOGY

Subject	7. Amend and extend the professional services contract with AT&T Mobility for a private wireless assessment, remediation, and migration of the Port Authority private wireless environment, in an amount not to exceed \$1,000,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026, meeting, amend and extend the professional services contract with AT&T Mobility for a private wireless assessment, remediation, and migration of the Port Authority private wireless environment in an amount not to exceed \$1,000,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable and necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

By Minute No. 2022-0927-78, the Port Commission approved the AT&T Mobility contract for a private wireless network to support critical terminal and business operations. The Information Technology division is requesting approval to amend, extend, and migrate the services agreement with AT&T Mobility to perform a comprehensive assessment of the current private wireless environment and remediate identified issues to improve reliability, performance, visibility, and readiness (with migration) to future fifth generation (5G) capabilities.

The proposed engagement includes an assessment phase to evaluate the existing environment and a remediation phase to address identified deficiencies and implement recommended improvements.

Staff Evaluation/Justification:

AT&T Mobility is the incumbent provider of the Port Authority's private wireless environment and possesses the knowledge, experience, and technical expertise necessary to efficiently assess and remediate the network. The engagement would provide improved operational visibility, enhanced network reliability, optimized performance, and a clear path toward future 5G adoption.

Staff recommends the Port Commission approve a professional services contract with AT&T Mobility in an amount not to exceed \$1,000,000.

Q. TECHNOLOGY

Subject	8. Amend and extend the professional services contract with GHD, Inc. to provide owners' representative services for the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$200,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, amend and extend the professional services contract with GHD, Inc. to provide owners' representative services for the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project, in an amount not to exceed \$200,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Christopher Brown

Background:

By Minute No. 2024-1022-52, the Port Commission authorized a contract for an amount not to exceed \$800,000 with GHD, Inc. to provide professional services supporting the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) software implementation of solutions pertaining to Capital Projects, assets, and maintenance management.

By Minute No. 2026-0127-40, the Port Commission approved an amendment for an amount not to exceed \$365,000 to include additional and ongoing services related to the NXGEN ERP program.

This amendment would add \$200,000 for ongoing support of the phased release of the NXGEN ERP implementation related to Capital Projects, assets, and maintenance Management.

Staff Evaluation/Justification:

Staff recommends the Port Commission approve the amendment of the professional services contract with GHD, Inc.

Q. TECHNOLOGY

Subject	9. Amend and extend the contract with Strada US Professional Services to include additional implementation, consulting, and professional services supporting the Next Generation (NXGEN) Enterprise Resource Planning (ERP) program, in an amount not to exceed \$840,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, amend and extend the contract with Strada US Professional Services, to include additional implementation, consulting, and professional services supporting the Next Generation (NXGEN) Enterprise Resource Planning (ERP) program, in an amount not to exceed \$840,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Christopher Brown

Background:

By Minute No. 2023-1212-46, the Port Commission authorized a contract for \$15,000,000 to Strada US Professional Services (formerly dba Alight Solutions) for implementation, consulting, and professional services to Workday as part of the Port Authority's Next Generation (NXGEN) Enterprise Resource Planning (ERP) project.

By Minute No. 2025-0722-57, the Port Commission approved a change order in an amount not to exceed \$1,000,000, to include additional implementation, consulting, and professional services supporting the NXGEN ERP Project.

This proposed amendment addresses the following:

- Impacts resulting from the Port Authority's request to phase the release of functionality and integrations with IBM Maximo and IBM Tririga,
- Additional scope identified, and
- Additional integrations identified.

This amendment would add \$840,000 to this contract. When combined with previous change orders, the total change order value to date is \$1,840,000, which is 12.3% of the contract.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by Strada US Professional Services and found it to be fair and reasonable and recommends that the Port Commission authorize this contract amendment.

Q. TECHNOLOGY

Subject	10. Amend and extend the contract with Trescope, Inc. to include additional implementation, consulting, and professional services supporting the Next Generation (NXGEN) Enterprise Resource Planning (ERP) program, in an amount not to exceed \$629,674.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, amend and extend the contract with Trescope, Inc., to include additional implementation, consulting, and professional services supporting the Next Generation (NXGEN) Enterprise Resource Planning (ERP) program, in an amount not to exceed \$629,674, 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:

Christopher Brown

Background:

By Minute No. 2023-1212-46, the Port Commission authorized a contract in an amount not to exceed \$4,070,000 to Trescope, Inc. for consulting, implementation and professional services related to IBM Tririga and Maximo as part of the Next Generation (NXGEN) Enterprise Resource Planning (ERP) program.

By Minute No. 2025-0429-44, the Port Commission authorized a change order in an amount not to exceed \$136,030 to Trescope, Inc., to perform additional work associated with the NXGEN ERP program.

By Minute No. 2026-0127-41, the Port Commission authorized a contract amendment in an amount not to exceed \$699,992 to Trescope Inc., to include additional identified integrations and an updated scope of work associated with the implementation, consulting, and professional services in support of the implementation of IBM Tririga and IBM Maximo as part of the NXGEN ERP program.

This proposed amendment addresses the following:

- Impacts resulting from the Port Authority's request to phase the release of functionality within IBM Maximo and IBM Tririga between December 2026 and June 2027.

This is the third amendment to this contract amount. Previous amendments totaled \$806,022; the total change order value to date is \$1,435,696, which is 35.3% of the original contract value.

Staff Evaluation/Justification:

Staff has reviewed the proposal submitted by Trescope, Inc. and found it to be fair and reasonable and recommends that the Port Commission authorize the above amendment.

Q. TECHNOLOGY

Subject	11. Approve a change order with SHI Government Solutions for the annual renewal of Next Generation (NXGEN) INFOSEC endpoint security, threat intelligence, software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$126,000.
Meeting	Jul 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its July 21, 2026 meeting, approve a change order with SHI Government Solutions for the annual renewal of Next Generation (NXGEN) INFOSEC endpoint security, threat intelligence, software subscriptions, and maintenance, using Texas Department of Information Resources cooperative purchase program, in an amount not to exceed \$126,000, 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. 2023-1212-50, the Port Commission approved a five-year purchase order to SHI Government Solutions, in the amount of \$275,000, for the purchase of Next Generation (NXGEN) INFOSEC endpoint security, threat intelligence, software subscriptions, and maintenance services. The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs which the Port Authority may use.

This is the first change order to this purchase order and is 56.48% of the original purchase order value.

Staff Evaluation/Justification:

The Director of Strategic Sourcing has determined that procuring NXGEN INFOSEC endpoint security, threat intelligence, software subscriptions, and maintenance services 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 item needed is provided by SHI Government Solutions 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.