

I N D E X

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

Minute No.

Event/Action

General

Chairman Campo convened the in-person and virtual Port Commission meeting and provided opening remarks along with Port Commissioners

Minutes

2026-0521-01 Approve the minutes of the April 28, 2026 Port Commission meeting

Staff Reports

2026-0521-02 Charlie Jenkins presented a summary of selected financial and operational matters

Appearances

2026-0521-03(a) Chairman Campo introduced Matt Havers, HPP, to present the Chambers County EW-4 - Annual Sustainability Award

2026-0521-03(b) Chairman Campo introduced Sarah Cinco, Healthy Port Communities Coalition, who addressed the Port Commission

2026-0521-03(c) Chairman Campo introduced Juliana Hernandez, Healthy Port Communities Coalition, who addressed the Port Commission

2026-0521-03(d) Chairman Campo introduced Sara Howell, President HMM, Houston Maritime Museum, who addressed the Port Commission

F. Executive (no items)

G. External Affairs

2026-0521-04 Staff Report – Selected agenda items – Christine Abbruscato, Senior Director, Corporate Communications and Branding

<u>Minute No.</u>	<u>Event/Action</u>
2026-0521-05	Approve staff's ranking of vendors and award two contracts, each for a two-year term and each in an amount not to exceed \$164,000, with a one-year mutual extension option for an additional \$82,000, for a three-year total amount not to exceed \$246,000 each, for photography and videography services to the two top-ranked proposers: staff ranking - first, Twice Media Productions; and second, CJMK Visuals LLC Port Commission adopted the staff-recommended ranking and authorized award
2026-0521-06	Ratify the exercise of the mutual option to extend the term of the contract with Love Advertising Inc. for media-buy services for one year, in an amount not to exceed \$525,000, and approve an amendment to the contract with Love Advertising Inc. for media-buy services for an additional amount not to exceed \$210,000, resulting in a total amount not to exceed \$735,000 for the extended year
H. Channel Infrastructure	
2026-0521-07	Staff Report – Selected agenda items – Lori Brownell, Chief Channel Infrastructure Officer
2026-0521-08	Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the dredging of Turning Basin Terminal, Manchester Terminal, Woodhouse Terminal, and Sims Terminal docks
2026-0521-09	Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for Chevron Phillips Chemical Company LP, INEOS USA, LLC, and Seabrook Pipeline LLC; and authorize the renewal of an expiring Port Authority pipeline license for a new ten-year term to Houston Pipe Line Company L.P.
2026-0521-10	Issue a pipeline license for a new 16-inch refined products pipeline to KM Liquids Terminals LLC under the Port Terminal Railroad Association Southside Mainline railroad right-of-way west of North Richey Street
2026-0521-11	Approve the transfer of a marine construction permit from Shell Oil Company to Deer Park Refining, LP, along the Houston Ship Channel, as amended
2026-0521-12	Authorize a new private road-rail grade crossing license to TB Industries LLC over the Port Terminal Railroad Association Northside Mainline railroad right-of-way

<u>Minute No.</u>	<u>Event/Action</u>
2026-0521-13	Amend an existing license to replace an existing eighteen-inch pipeline with a new eighteen-inch pipeline at a lower depth across the Houston Ship Channel to Enterprise TE Products Pipeline Company LLC
	I. Commercial
2026-0521-14	Staff Report – Selected agenda items – Stephanie Sides Sembera, Director, Real Estate
2026-0521-15	Approve an amendment to the lease with Texas Brine Company, LLC for approximately 2.91 acres out of Block 5 at Rosa Allen to extend the term for five years, effective no earlier than August 1, 2026, at an annual base rent of \$79,222.41, subject to a 3% annual base rent escalation
	J. Finance (no items)
2026-0521-16	Staff Report – Christopher Edwards, Deputy Chief Financial Officer
	K. Infrastructure
2026-0521-17	Staff Report – Selected agenda items – GeJuan Cole, Managing Director Port Infrastructure
2026-0521-18	Approve staff's ranking of vendors and award a construction contract for the demolition of ship-to-shore cranes 4, 9, and 10 at Barbours Cut Terminal, to the top-ranked proposer Sarus Industrial Group LLC
2026-0521-19	Authorize an amendment of a professional services contract with GRIS Engineering, PLLC to perform additional services associated with the Civil Engineering On-Call Services Port Authority wide, in an amount not to exceed \$70,535, for a total contract amount of \$165,075
2026-0521-20	Amend an agreement with Ninyo & Moore Geotechnical and Environmental Sciences Consultants to perform additional work associated with construction material testing services for construction of Container Yard 8 at Bayport Container Terminal
2026-0521-21	Adopt a resolution authorizing the entry into an Interlocal Agreement for Local On-System Improvement Project with the State of Texas, acting by and through Texas Department of Transportation, for proposed roadway improvements at Red Bluff Road between SH 146 Northbound Frontage Road and Port Authority Property

Minute No.

Event/Action

L. Maintenance

- 2026-0521-22 Staff Report – Selected agenda items – Paulo Soares, Chief Port Maintenance Officer
- 2026-0521-23 Award a three-year contract with Northline NC, LLC for the purchase of new and repaired electronic components for wharf and rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal
- 2026-0521-24 Award a two-year contract with JBR1 Industrial Services, LLC for the purchase of scaffolding services for wharf and rubber-tired gantry crane maintenance at Barbours Cut Terminal and Bayport Container Terminal
- 2026-0521-25 Award a two-year contract to NCH Corporation, d/b/a Certified Laboratories, for the purchase of greases and lubricants for equipment at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using the BuyBoard Cooperative Purchasing Program
- 2026-0521-26 Award a two-year contract to CAP Fleet Upfitters for vehicle upfitting services and parts for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative BuyBoard, a cooperative purchase program

M. Operations (no items)

- 2026-0521-27 Staff Report – Ryan Mariacher, Chief Port Operations Officer

N. People (no items)

O. Security and Emergency Operations (no items)

P. Strategy (no items)

Q. Technology

- 2026-0521-28 Staff Report – Selected agenda items – Ron Farrow, Director, IT
- 2026-0521-29 Award a three-year contract with CompuCycle, Inc., with an additional two-year option, for the recycle and disposal of Information Technology assets, using a Houston-Galveston Area Council's cooperative purchase program
- 2026-0521-30 Issue a one-year purchase order to Electra Link Inc. for the purchase of fiber repairs as needed throughout the Port Authority's network to reduce the downtime associated with damaged or failing fiber using Texas Department of Information Resources cooperative purchase program

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

**Houston, Texas
May 21, 2026**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas, was convened on May 21, 2026, at 9:15 a.m., at the Port of Houston Authority Administrative Building, First Floor Boardroom, at 2960 Riverby Road, Houston, Texas 77020, and via Microsoft Teams. The following commissioners, staff, and counsel were present:

Ric Campo, Chairman
Michel Bechtel, Commissioner
Wendy Cloonan, Commissioner
Roland Garcia, Commissioner
Thomas Jones, Commissioner
Alan Robb, Commissioner
Charlie Jenkins, Chief Executive Officer
Parker Harrison, Chief Legal Officer
Eric Casey, Chief Operating Officer
Kerrick Henny, Chief Government Relations Officer
Tim Finley, Chief Financial Officer
J. Kent Friedman, outside counsel

Chairman Campo gave his opening remarks, detailing the 100 maritime students who had graduated from the maritime program, the conclusion of the Community Grants Program, and the upcoming launch event of the Anchored in Action plan.

Chairman Campo concluded by highlighting several advocacy meetings with members of Congress to underscore the importance of the Houston Ship Channel and the need for streamlined permitting.

(2026-0521-01) Chairman Campo called for a motion to approve the minutes of the April 28, 2026, Port Commission meeting. Commissioner Bechtel moved for approval, seconded by Commissioner Robb. The minutes were approved as written.

(2026-0521-02) Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters:

Mr. Jenkins reiterated that Port Authority staff conducted several meetings with key legislative contacts to emphasize the need for investment in the Houston Ship Channel. Mr. Jenkins then gave an update on vessel traffic in the channel, along with updated tonnage figures for both the entire port complex and the Port Authority.

Mr. Jenkins concluded by highlighting the Port Authority's Fire Department, specifically Gordon Penland and Shantel Lund, who placed first at the Fire Department Instructors Conference competition event.

(2026-0521-03) Appearances

(a) Chairman Campo recognized Matt Havers, HPP, who addressed the Port Commission.

Mr. Havers explained how his company partnered with the Port Authority to recycle over 55,000 tons of soil – excavated from Container Yards 7 and 8 – to use in various road construction projects in Chambers County. He presented the Port Authority with the Chambers County EW-4 Annual Sustainability Award in recognition of said efforts.

Chairman Campo asked for a detailed explanation of how the recycling process worked, which Mr. Havers provided.

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

Ms. Cinco voiced concerns over Agenda Item H1, specifically the location where the dredge material would ultimately be placed. She asked for more transparency on the matter, noting that the community did not oppose the project – it just wanted a public update.

(c) Chairman Campo recognized Juliana Hernandez, Healthy Port Communities Coalition, who addressed the Port Commission.

Ms. Hernandez was encouraged by the Port Authority's continued investment in the region, highlighting the recent release of the Anchored in Action plan, which outlined the needs of the communities along the ship channel. She hoped that it would eventually extend beyond an initiative and become a core pillar of the Port Authority.

(d) Chairman Campo recognized Sara Howell, President, Houston Maritime Museum, who addressed the Port Commission.

Ms. Howell remarked that National Maritime Day was the next day. Houston understood the legacy of maritime workers, and on behalf of the museum, she wished to honor the men and women who served the country at sea in both times of war and peace.

Chairman Campo noted that there were no Executive agenda items.

(2026-0521-04) Chairman Campo recognized Christine Abbruscato, Senior Director, Corporate Communications and Branding, to provide a report of selected External Affairs agenda items.

Ms. Abbruscato stated there were two items on the agenda: the award of two contracts for photography and videography services, and a ratification of a mutual option to extend the term of a contract for media buy services and to increase the funds available.

(2026-0521-05) RCA G1 was presented. Commissioner Garcia moved for staff's ranking of vendors and award two contracts to the two top-ranked proposers – first, Twice Media Productions; and second, CJMK Visuals LLC, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA G1 PASSED.

(2026-0521-06) RCA G2 was presented, moved by Commissioner Garcia, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA G2 PASSED.

(2026-0521-07) Chairman Campo recognized Lori Brownell, Chief Channel Infrastructure Officer, to provide a report of selected Channel Infrastructure agenda items.

Ms. Brownell announced that the ASCE International Conference for Coastal Engineers was underway and that she was attending as the Port Authority was a sponsor. She then provided an update on the Houston Ship Channel deepening and widening project (Project 11), noting that two Port Authority-led contracts were still ongoing.

Ms. Brownell detailed agenda Items H1, a Memorandum of Agreement with the Army Corps of Engineers for dredge work; Item H4, the transfer of a marine construction permit; and Item H6, an amendment to an existing pipeline license.

Commissioner Garcia moved to amend Item H4 to change the entity's name from Shell Oil Chemical to Shell Oil Company, seconded by Commissioner Cloonan. The motion passed.

(2026-0521-08) RCA H1 was presented, moved by Commissioner Garcia, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA H1 PASSED.

(2026-0521-09) RCA H2 was presented, moved by Commissioner Garcia, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA H2 PASSED.

(2026-0521-10) RCA H3 was presented, moved by Commissioner Garcia, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA H3 PASSED.

(2026-0521-11) RCA H4 was presented, as amended, moved by Commissioner Garcia, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA H4 PASSED, as amended.

(2026-0521-12) RCA H5 was presented, moved by Commissioner Garcia, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA H5 PASSED.

(2026-0521-13) RCA H6 was presented, moved by Commissioner Garcia, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA H6 PASSED.

(2026-0521-14) Chairman Campo recognized Stephanie Sides-Sembera, Director, Real Estate, to provide a report of selected Commercial agenda items.

Ms. Sembera gave remarks on Houston's industrial real estate market, which remained resilient with demand for port-proximate logistics and distribution space. Ms. Sembera then outlined the single agenda item: a lease amendment to extend the term by five years.

(2026-0521-15) RCA I1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA I1 PASSED.

(2026-0521-16) Chairman Campo noted that there were no Finance agenda items and recognized Christopher Edwards, Deputy Chief Financial Officer, to provide a report of selected Finance agenda items.

Mr. Edwards gave an operating revenue update, underscoring that cash-generating revenue was consistent with annual trends. Early indications in May 2026 showed a recovery from the April decline.

(2026-0521-17) Chairman Campo recognized GeJuan Cole, Managing Director, Port Infrastructure, to provide a report of selected Infrastructure agenda items.

Mr. Cole recalled a recent boat tour co-hosted by the Infrastructure Division of the Turning Basin Terminal, providing a first-hand look at the Port Authority's role in global trade. Mr. Cole concluded his comments by recognizing Rene Jarvis on her upcoming retirement – she would be missed after many years.

Moving on, Mr. Cole highlighted Items K1, K2, and K4. Item K1 concerned the demolition of ship-to-shore (STS) cranes at the Barbours Cut Container Terminal; Item K2

was a request to amend a contract for additional Civil Engineering On-Call Services; and Item K4 was for the adoption of a resolution to enter into an interlocal agreement for roadway improvements in the Bayport South area.

(2026-0521-18) RCA K1 was presented. Commissioner Bechtel moved for staff's ranking of vendors and award a construction contract to the top-ranked proposer – Sarus Industrial Group LLC, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA K1 PASSED.

(2026-0521-19) RCA K2 was presented, moved by Commissioner Bechtel, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA K2 PASSED.

(2026-0521-20) RCA K3 was presented, moved by Commissioner Bechtel, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA K3 PASSED.

(2026-0521-21) RCA K4 was presented, moved by Commissioner Bechtel, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA K4 PASSED.

(2026-0521-22) Chairman Campo recognized Paulo Soares, Chief Port Maintenance Officer, to provide a report of selected Maintenance agenda items.

Mr. Soares reported that four STS cranes had been commissioned on April 30, 2026, at the Barbours Cut Container Terminal. He gave further updates on Maintenance Division activities, including progress on the Bayport Maintenance Annex.

Mr. Soares concluded by explaining that Item L1 was a request for the purchase of electronic components needed for both STS and rubber-tired gantry (RTG) cranes at the Barbours Cut and Bayport Container Terminals.

(2026-0521-23) RCA L1 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA L1 PASSED.

(2026-0521-24) RCA L2 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA L2 PASSED.

(2026-0521-25) RCA L3 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA L3 PASSED.

(2026-0521-26) RCA L4 was presented, moved by Commissioner Cloonan, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA L4 PASSED.

(2026-0521-27) Chairman Campo noted that there were no Port Operations agenda items and recognized Ryan Mariacher, Chief Port Operations Officer, to report on Port Operations matters.

Mr. Mariacher acknowledged the April 2026 decline in tonnage, noting that it was a slow month across all categories. He reiterated that May 2026 was already showing a rebound in the figures and further highlighted the year-over-year variances in tonnages for specific categories of goods.

Chairman Campo noted that there were no People agenda items.

Chairman Campo noted that there were no Security and Emergency Operations agenda items.

Chairman Campo noted that there were no Strategy agenda items.

(2026-0521-28) Chairman Campo recognized Ron Farrow, Director, IT, to provide a report of selected Technology agenda items.

Mr. Farrow noted that there were two items on the Technology agenda. Item Q1 was for a contract for the secure recycling and disposal of used IT equipment. Item Q2 was a request to purchase fiber repair services to improve efficiency and reduce downtime caused by damaged or failing fiber.

(2026-0521-29) RCA Q1 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q1 PASSED.

(2026-0521-30) RCA Q2 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. RCA Q2 PASSED.

At 10:03 a.m., Chairman Campo called for an Executive Session and asked Ms. Harrison to make the following announcement:

The Port Commission of the Port of Houston Authority of Harris County, Texas will now convene in a closed meeting, as permitted by the Texas Open Meetings Act and Government Code, to conduct a consultation with attorneys (*Section 551.071, Open Meetings Act*), including consultations regarding (1) the Houston Ship Channel Expansion Channel Improvement Project, and (2) certain Port Commission meeting governance matters, and deliberate regarding (i) real estate (*Section 551.072, Open Meetings Act*); (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 11:20 a.m., Chairman Campo reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Ric Campo, Chairman
Michel Bechtel, Commissioner
Wendy Cloonan, Commissioner
Thomas Jones, Commissioner
Alan Robb, Commissioner
Charlie Jenkins, Chief Executive Officer
Parker Harrison, Chief Legal Officer
Eric Casey, Chief Operating Officer
Kerrick Henny, Chief External Affairs Officer
Tim Finley, Chief Financial Officer
J. Kent Friedman, outside counsel

(2026-0521-31) Commissioner Cloonan moved to authorize the Port Authority to enter into an agreement with Korn Ferry on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Cloonan, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

At 11:21 a.m., Chairman Campo adjourned the Port Commission meeting.

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



Ric Campo, Chairman



Parker Harrison, Secretary

Minute No.

Event/Action

R. Recess Open Meeting and Convene Executive Session

S. Reconvene Open Meeting

2026-0521-31

Authorize the Port Authority to enter into an agreement with Korn Ferry on the terms discussed in Executive Session, and authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing

U. Closing Remarks by Chairman and Commissioners

V. Adjourn Meeting

G. EXTERNAL AFFAIRS

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

Category:

Awards, Amendments & Change Orders

Department:

Corporate Communications and Branding

Staff Contact:

Christine Abbruscato

Background:

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

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

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

Staff Evaluation/Justification:

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

- Twice Media Productions
- CJMK Visuals LLC

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

G. EXTERNAL AFFAIRS

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

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

Access Public

Type Action

Recommended Action The Port Commission, at its May 21, 2026 meeting, (i) ratify the exercise of the mutual option to extend the term of the contract with Love Advertising Inc. for media-buy services for one year, in an amount not to exceed \$525,000, (ii) approve an amendment to the contract with Love Advertising Inc. for media-buy services for an additional amount not to exceed \$210,000, resulting in a total amount not to exceed \$735,000 for the extended year, and (iii) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Goals [PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.](#)
[PEOPLE AND ORGANIZATION Foster a collaborative, results-oriented organization and culture of shared leadership.](#)

Category:

Awards, Amendments & Change Orders

Department:

Communications and Branding

Staff Contact:

Christine Abbuscato

Background:

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

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

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

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

Staff Evaluation/Justification:

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

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

H. CHANNEL INFRASTRUCTURE

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

Category:

Awards, Amendments & Change Orders

Department:

Channel Infrastructure Operations

Staff Contact:

Lori Brownell/Leiá Wilson

Background:

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

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

Staff Evaluation/Justification:

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

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

H. CHANNEL INFRASTRUCTURE

Subject	2. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for Chevron Phillips Chemical Company LP, INEOS USA, LLC, and Seabrook Pipeline LLC; and authorize the renewal of an expiring Port Authority pipeline license for a new ten-year term to Houston Pipe Line Company LP.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize the Port Authority to renew expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Chevron Phillips Chemical Company LP, INEOS USA, LLC, and Seabrook Pipeline LLC; authorize the renewal of expiring Port Authority pipeline licenses for new ten-year terms for the following entity: Houston Pipe Line Company L.P.; and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett/Mollie Powell

Background:

The licensees listed below have applied to renew their licenses:

30-Year Term

Company	File No.	License Fee*
Chevron Phillips Chemical Company LP	1975-0187	\$28,635
Chevron Phillips Chemical Company LP	1993-0002	\$113,316
Chevron Phillips Chemical Company LP	2002-0051	\$1,966
INEOS USA LLC	2016-0099	\$16,570
INEOS USA LLC	2016-0192	\$6,738
Seabrook Pipeline LLC	2016-0044	\$7,953
Total		\$175,178

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

10-Year Term

Company	File No.	License Fee*
Houston Pipe Line Company LP	2004-0234	\$8,285
Total		\$8,285

Staff Evaluation/Justification:

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

H. CHANNEL INFRASTRUCTURE

Subject	3. Issue a pipeline license for a new 16-inch refined products pipeline to KM Liquids Terminals LLC under the Port Terminal Railroad Association Southside Mainline railroad right-of-way west of North Richey Street.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, issue a pipeline license for new 16-inch refined products pipeline to KM Liquids Terminals LLC under the Port Terminal Railroad Association Southside Mainline railroad right-of-way, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

KM Liquids Terminals LLC, Port Authority File No. 2026-0087, has applied for a new 16-inch refined products pipeline license under the Port Terminal Railroad Association Southside Mainline railroad right-of-way, in the William Vince Survey, A-78.

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property Department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions for a 30-year license and at an initial fee of \$5,727 for the first ten-year term. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

Subject	4. Approve the transfer of a marine construction permit from Shell Oil Chemical to Deer Park Refining, LP, along the Houston Ship Channel.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, approve the transfer of a marine construction permit from Shell Oil Company to Deer Park Refining, LP along the Houston Ship Channel, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

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

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

Staff Evaluation/Justification:

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

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

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

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

Access Public

Type Action

Recommended
Action The Port Commission, at its May 21, 2026 meeting, authorize a new private road-rail grade crossing license to TB Industries LLC over the Port Terminal Railroad Association Northside Mainline railroad right-of-way, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

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

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property Department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions for a 10-year license and a fee of \$91,353. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

H. CHANNEL INFRASTRUCTURE

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

Category:

Permits/Licenses/Pipeline Easements

Department:

Channel Infrastructure Real Property

Staff Contact:

Garry McMahan/Chris Gossett

Background:

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

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

Staff Evaluation/Justification:

The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property Department and the Channel Infrastructure Operations Department. The license is subject to the Port Authority's usual terms and conditions. The \$1,000 application fee and the \$10,000 as-built deposit have been paid.

Staff recommends approval.

I. COMMERCIAL

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

Category:

Leases

Department:

Real Estate

Staff Contact:

Stephanie Sides Sembera/Radhika Ganatra

Background:

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

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

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

Staff Evaluation/Justification:

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

K. INFRASTRUCTURE

Subject	1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,545,078, for the demolition of ship-to-shore cranes 4, 9, and 10 at Barbours Cut Terminal, to the top-ranked proposer Sarus Industrial Group LLC.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$1,545,078 for the demolition of ship-to-shore cranes 4, 9, and 10 at Barbours Cut Terminal, to the top-ranked proposer Sarus Industrial Group LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	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 includes the demolition and removal of ship-to-shore (STS) Wharf Cranes 4, 9, and 10 at Barbours Cut Terminal. The existing STS cranes would be replaced with larger lifting height cranes following the rehabilitation of Wharves 5 and 6.

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

Staff Evaluation/Justification:

On April 15, 2026, three CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a construction contract to Sarus Industrial Group LLC the proposer providing best value for the demolition of ship-to-shore cranes 4, 9, and 10 at Barbours Cut Terminal, and act as otherwise described above.

K. INFRASTRUCTURE

Subject	2. Authorize an amendment of a professional services contract with GRIS Engineering, PLLC to perform additional services associated with the Civil Engineering On-Call Services Port Authority-wide, in an amount not to exceed \$70,535, for a total contract amount of \$165,075.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, authorize an a amendment of a professional services contract with GRIS Engineering, PLLC to perform additional services associated with the Civil Engineering On-Call Services Port Authority-wide in an amount not to exceed \$70,535, for a total contract amount of \$165,075, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	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 April 26, 2025, a professional services contract was issued to GRIS Engineering, PLLC, for Civil Engineering On-Call Services Port Authority-wide in the amount of \$40,000. The contract was further amended to include supplemental tasks and assignments to support staff on civil infrastructure projects for an additional \$54,540.

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

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

Staff Evaluation/Justification:

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

K. INFRASTRUCTURE

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

Category:

Awards, Amendments & Change Orders

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

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

This proposed amendment will address the following:

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

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

Staff Evaluation/Justification:

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

K. INFRASTRUCTURE

Subject	4. Adopt a resolution authorizing the entry into an Interlocal Agreement for Local On-System Improvement Project with the State of Texas, acting by and through Texas Department of Transportation, for proposed roadway improvements at Red Bluff Road between SH 146 Northbound Frontage Road and Port Authority Property.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, adopt a resolution authorizing the Port Authority to enter into an Interlocal Agreement for Local On-System Improvement Project with the State of Texas, acting by and through Texas Department of Transportation, for proposed roadway improvements at Red Bluff Road between SH 146 Northbound Frontage Road and Port Authority Property, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:

General

Department:

Project and Construction Management

Staff Contact:

Craig J. Kasper, P.E.

Background:

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

The proposed agreement includes the following:

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

TxDOT requires a resolution authorizing execution of the agreement.

Staff Evaluation/Justification:

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

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

L. MAINTENANCE

Subject	1. Award a three-year contract with Northline NC, LLC for the purchase of new and repaired electronic components for wharf and rubber-tired gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$3,000,000.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, award a three-year contract to Northline NC, LLC for the purchase of new and repaired electronic components for wharf and rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$3,000,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	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. 2023-1024-33, the Port Commission awarded a three-year contract to Northline South, LLC in the amount not to exceed \$2,750,000 for the purchase of new and repaired electronic components for wharf and rubber-tired gantry (RTG) cranes at Barbours Cut Terminal and Bayport Container Terminal. Electronic components such as printed circuit boards and drives are necessary for the routine maintenance and repair of Port Authority's cranes. The current contract has approximately 20% of funds remaining.

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

Staff Evaluation/Justification:

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

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

L. MAINTENANCE

Subject	2. Award a two-year contract with JBR1 Industrial Services, LLC for the purchase of scaffolding services for wharf and rubber-tired gantry crane maintenance at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$400,000.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, award a two-year contract to JBR1 Industrial Services, LLC for the purchase of scaffolding services for wharf and rubber-tired gantry (RTG) crane maintenance at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$400,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	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. 2022-0927-55, the Port Commission awarded a two-year contract to TAP Industrial Services, Inc. in an amount not to exceed \$400,000 for the purchase of as-needed scaffolding services for wharf and RTG crane maintenance at Barbours Cut Terminal and Bayport Container Terminal. This contract has expired. The Port Authority currently owns a total of thirty-seven wharf cranes, including sixteen at Barbours Cut Terminal and twenty-one at Bayport Container Terminal, and one hundred sixty-three RTGs, including sixty-nine at Barbours Cut Terminal and ninety-four at Bayport Container Terminal. Scaffolding is needed to enable staff to safely perform repairs and preventative maintenance on various parts of the cranes not accessible by walkways and platforms.

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

Staff Evaluation/Justification:

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

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

L. MAINTENANCE

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

Category:

Awards, Amendments & Change Orders

Department:

Maintenance

Staff Contact:

Hugh Moore

Background:

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

Staff Evaluation/Justification:

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

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

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

L. MAINTENANCE

Subject	4. Award a two-year contract to CAP Fleet Upfitters for vehicle upfitting services and parts for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative BuyBoard, a cooperative purchase program, in an amount not to exceed \$350,000.
Meeting	May 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its May 21, 2026 meeting, award a two-year contract to CAP Fleet Upfitters for vehicle upfitting services and parts for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative BuyBoard, a cooperative purchase program, in an amount not to exceed \$350,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	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 seeks to obtain a two-year contract for upfitting services and parts for its new and existing vehicles. Items such as light bars, toolboxes, laptop/tablet mounts, inverters, and cameras have historically been installed at dealerships when new vehicles are purchased. Staff recommends this service be performed by a professional upfitting company, resulting in a cost saving to the Port Authority. Annually, the Port Authority upfits approximately 10 to 15 units and anticipates upfitting approximately 13 units in 2026.

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

Staff Evaluation/Justification:

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

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

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

Q. TECHNOLOGY

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

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Ron Farrow

Background:

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

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

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

Staff Evaluation/Justification:

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

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

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

Q. TECHNOLOGY

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

Category:

Awards, Amendments & Change Orders

Department:

Information Technology

Staff Contact:

Charles Thompson

Background:

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

Staff Evaluation/Justification:

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

The Information Technology department has determined that the best availability, price, and contract term for the items needed is provided by Electra Link Inc. under the pricing schedule obtained from that vendor's contract with DIR and is therefore recommending this purchase.

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