PORT COMMISSION MEETING

August 25, 2026 – AGENDA BOOK

Tuesday, August 25, 2026
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS
1. Governance, legislative, policy, operational, and community matters

C. APPROVAL OF MINUTES
1. Port Commission Public Meeting - July 21, 2026

D. STAFF REPORTS
1. Summary of selected financial and operational matters

E. APPEARANCES
1. Public Comment

F. EXECUTIVE
Staff Report – Selected agenda items – Parker Harrison, Chief Legal Officer

General

1. Approve and adopt the Second Amended and Restated Bylaws of the Port of Houston Authority of Harris County, Texas.

2. Declare the ship model SS DOCTOR LYKES to be surplus property and authorize its trade-in for a new multicat ship model from Callan Marine, Ltd.

G. EXTERNAL AFFAIRS
Staff Report – Selected agenda item – Kerrick Henny, Chief External Affairs Officer

Awards, Amendments & Change Orders

1. Approve staff's ranking and award a three-year professional service contract in an amount not to exceed $560,000 for promotional items and an online apparel store ordering program to the top-ranked proposer, STS Brand, LLC.

H. CHANNEL INFRASTRUCTURE

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

Permits/Licenses/Pipeline Easements

1. Authorize the issuance of five new pipeline licenses to Equistar Chemicals, LP for a bundled installation comprising three six-inch pipelines and two eight-inch pipelines under and across Carpenters Bayou and the Houston Ship Channel.

2. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: ExxonMobil Pipeline Company, Targa Downstream LLC, and Valero Refining Texas, L.P.

3. Authorize a new marine construction permit to Houston Jacintoport, LLC for construction of a new bulkhead and dredging approximately 350,000 cubic yards for four new dolphins and a dock platform along the Houston Ship Channel.

4. Authorize a new marine construction permit to the Texas Historical Commission for construction of a new bulkhead to close and reclaim the berth and reestablish a wetland in the berth previously occupied by the Battleship Texas along the Houston Ship Channel.

5. Authorize a marine construction permit to ExxonMobil Corporation for repairs to its Dock 7 in Mitchell Bay.

6. Authorize a marine construction permit to Targa Resources for repairs to its Dock 4 along the Houston Ship Channel.

Leases

7. Approve a five-year extension to a submerged lands lease for Pelican Marine Services, LLC for approximately 18.37 acres adjacent to the Beltway 8 property and the Houston Ship Channel, at a total annual base rent of $818,527, subject to annual base rent escalation of 3%.

I. COMMERCIAL

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

Leases

1. Ratify the extended term of a month-to-month lease with Texas Stevedoring Services, LLC, originally commencing August 1, 2025, for approximately 0.673 of an acre out of West Yard at the Barbours Cut Terminal, at an annual base rent of $34,823.04.

2. Approve an amendment to the lease with BWC Terminals LLC for approximately 2.325 acres out of Blocks 10, 10A, and 10B at the Southside Property at Turning Basin Terminal West, including approximately 602 linear feet of rail at Upper-Level Road on Southside Property at Avenue P, to extend the term for ten years, at an annual base rent of $85,318.20, subject to annual base rent escalation of 3%.

J. FINANCE

Staff Report – Christopher Edwards, Interim Chief Financial Officer

1. No items.

K. INFRASTRUCTURE

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

Awards, Amendments & Change Orders

1. Amendment of a professional services contract with Jacobs Engineering Group, Inc., to perform additional services associated with the Electrical Distribution and Communications Facility Inspection and Condition Assessment Program Port Authority-wide, in an amount not to exceed $119,171.

2. Approve a change order with David E. Harvey Builders, Inc. dba Harvey-Cleary Builders, to perform additional work associated with the construction of Container Yard 7 North at Barbours Cut Terminal, in an amount not to exceed $150,511.

L. MAINTENANCE

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

Awards, Amendments & Change Orders

1. Award a two-year contract to Monument Chevrolet for the purchase of General Motors parts and related services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using a Sourcewell cooperative purchase program contract, in an amount not to exceed $800,000.

2. Award a contract to Briggs Industrial Solutions d/b/a Briggs Equipment, for the purchase of two Hyster reach stackers for Barbours Cut Terminal, using the Local Government Purchasing Cooperative's BuyBoard program, a cooperative purchase program, in an amount not to exceed $1,800,000.

M. OPERATIONS

Staff Report – Ryan Mariacher, Chief Port Operations Officer

1. No items.

N. PEOPLE

Staff Report – Selected agenda items – Carlecia Wright, Chief People Officer

Awards, Amendments & Change Orders

1. Authorize renewal of group insurance agreements with the following carriers to include coverage for calendar year 2027, in a total amount not to exceed $3,431,531 for: (a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage coverage, and (b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, and retiree life coverage.

2. Amendment of professional services contract with Corrie Hogan (formerly Corrie Yaw) to perform additional services associated with the new Port Authority tour boat and new Administration Building, in an amount not to exceed $135,920, for a total contract amount of $430,760.

General

3. Adopt the Compensation Committee’s recommendation to modernize the Port Authority’s Short-Term Incentive Program toward the 50th percentile of the market.

O. SECURITY AND EMERGENCY OPERATIONS

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

Awards, Amendments & Change Orders

1. Amendment to the professional services contract with Chemical Security Group, LLC for Maritime Transportation Security Act cybersecurity compliance support in an additional amount not to exceed $80,000, for a total contract amount of $128,000.

P. STRATEGY

1. No items.

Q. TECHNOLOGY

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

Awards, Amendments & Change Orders

1. Issue a purchase order to ePlus Technology, Inc. for the purchase of the core networking equipment needed to support the new Port Coordination Center, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $293,000.

2. Issue a purchase order to ePlus Technology Inc., for the purchase of networking equipment to support Barbours Cut Terminal Container Yards 6 and 7, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $262,000.

3. Approve a change order to Recru, LLC to provide a qualified resource for the implementation of Next Generation Enterprise Resource Planning software, in an amount not to exceed $83,520.

R. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (1) Texas Government Code §§ 572.070 and 2063.102, (2) In the Matter of Port Houston et al., Federal Maritime Commission SI No. 25-01, (3) §§ 122 and 301 of the Trade Act of 1974 and 50 U.S.C.A. § 1701 et seq, and (4) agreements for legal services provided by (a) Holland & Knight, (b) Troutman Pepper Locke, and (c) Skipton PLLC.

2. Real Estate (Section 551.072, Texas Open Meetings Act)

3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)

4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act)

5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)

6. Adjourn Executive Session

S. RECONVENE OPEN MEETING

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

T. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

U. ADJOURN MEETING

1. Next Meeting Requested - September 22, 2026

2. Adjourn Port Commission Meeting

F. EXECUTIVE

Subject	**1. Approve and adopt the Second Amended and Restated Bylaws of the Port of Houston Authority of Harris County, Texas.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, approve and adopt the Second Amended and Restated Bylaws of the Port of Houston Authority of Harris County, Texas, to incorporate consent agenda procedures, 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:
Legal

Staff Contact:
Parker Harrison

Background:
The Port Authority first adopted Bylaws in 2012, and has since amended them in February, July, and November 2013, and most recently in October 2022.

Legal staff have proposed changes to the current Bylaws to incorporate a consent agenda procedure. This will allow for the more efficient treatment of routine or recurring items, leaving other, more complex or unusual items for individual discussion and debate. It will also afford more time for in-depth discussion of Port Authority operations, plans, and projects.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve and adopt the Second Amended and Restated Bylaws of the Port of Houston Authority to incorporate consent agenda procedures.

Second Amended and Restated
Bylaws of the
Port of Houston Authority of Harris County, Texas
Amended August 2026

PREAMBLE

A. The Port of Houston Authority of Harris County, Texas (the "Port Authority"), a governmental subdivision of the State of Texas, was created by Harris County voters on January 10, 1911 as the Harris County Houston Ship Channel Navigation District (the "Navigation District"). Its establishment as a navigation district under Article III, Section 52 of the Texas Constitution, and issuance of bonds to help sponsor and fund dredging and maintenance of the Houston Ship Channel, were authorized pursuant to Chapter 15, Acts of the 31st Legislature, 1909 R.S. (the "1909 Act").

B. In 1922, the Navigation District assumed responsibility for operations and maintenance of the City of Houston's wharves and docks along the Houston Ship Channel, pursuant to Chapter 30, Acts of the 37th Legislature, 1921 2nd C.S. (the "1921 Act"), by which the Board of Navigation and Canal Commissioners, the governing body of the Navigation District, succeeded to the duties of the City of Houston Harbor Board.

C. Chapter 97, Acts of the 40th Legislature, 1927 R.S., set forth that the duty of the Navigation District is "the development of deep water navigation and the improvement of rivers, bays, creeks, streams, and canals." It also mandated that the Navigation District "acquire, purchase, undertake, construct, maintain, operate, develop, and regulate wharves, docks, warehouses, grain elevators, bunkering facilities, belt railroads…and all other facilities or aids incident to or necessary to the operation of ports or waterways within said District and extending to the Gulf of Mexico."

D. Pursuant to Chapter 117, Acts of the 55th Legislature, 1957 R.S., the Navigation District was converted to a district operating under Article XVI, Section 59 of the Texas Constitution.

E. By Chapter 42, Acts of the 62nd Legislature, 1971 R.S., the Navigation District was officially renamed the Port of Houston Authority of Harris County.

F. By Chapter 1042, Acts of the 70th Legislature, 1987 R.S., the seven member Port Commission was created as the governing body of the Port Authority (the "Port Commission").

G. By Chapter 139, Acts of the 83rd Legislature, 2013 R.S. (as amended by Chapter 758, Acts of the 85th Legislature, 2017 R.S. and Chapters 1346 and 1347, Acts of the 86th Legislature, 2019 R.S.), Texas Special District Local Laws Code was amended by adding Chapter 5007 (the "2013 Act"), to transfer, redesignate, and amend certain of these extant authorities regarding the Port Authority and enacted certain additional provisions regarding its administration and planning obligations.

H. The Port Authority principally operates under the 2013 Act and Chapters 60, 61, and 62 of the Texas Water Code, and under the 1909 Act and the 1921 Act. Pursuant to these authorities, the bylaws of the Port Commission are as follows:

ARTICLE I
Offices, Domicile, and Service

Section 1. Offices. The principal executive offices of the Port Authority are located in Houston, Harris County, Texas. The Port Authority may have such other offices as the business of the Port Authority may require or otherwise establish, as determined by the Port Commission.

Section 2. Domicile. The domicile of the Port Authority is Harris County, Texas.

Section 3. Service of Process. The Port Authority may be served through its Chief Executive Officer (by whatever title) or other senior-most staff manager of the Port Authority, or its Chief Legal Officer or other senior-most staff attorney of the Port Authority.

ARTICLE II
Port Commission

Section 1. General Powers. The responsibility for the management, control, and operation of the Port Authority and its properties is vested in the Port Commission. The Port Commission has responsibilities that include:

a. Creation and adoption of matters of policy including but not limited to vision, goals, plans, and budgets;

b. Exclusive authority for expenditures out of the Promotion and Development Fund, which may be delegated as directed by the Port Commission;

c. The sole authority to select, retain, and remove Chief Executive Officer;

d. The authority to monitor the performance of the Chief Executive Officer for compliance with laws, the Port Authority's budget, and with the Port Commission's expectations of his or her performance, policies, vision, goals, and plans;

e. Acting as ambassadors on behalf of the Port Authority, envoys who represent the Port Authority and articulate its vision, mission, and goals to the communities and stakeholders it works with and serves; and

f. Exercising such powers and duties reserved to it under the laws of the State of Texas.

Section 2. Number and Tenure. The Port Commission comprises seven members (collectively "Port Commissioners," individually a "Port Commissioner"): two appointed by a majority of the City Council of the City of Houston, two appointed by a majority of the Harris County Commissioners Court, one appointed by the city council of the City of Pasadena, and one appointed by a majority of the Harris County Mayors' and Councils' Association; and the chairman, appointed by the City of Houston mayor and city council and the Harris County Commissioners Court ("Chairman"). The term of office of a Port Commissioner is two years.

Section 3. Qualifications.

a. Each Port Commissioner shall be a qualified elector within the jurisdictional boundaries of the Port Authority.

b. The Port Commissioner appointed by the city council of the City of Pasadena must reside in the City of Pasadena.

c. The Port Commissioner appointed by the Harris County Mayors' and Councils' Association must be a resident of a municipality in Harris County that is located adjacent to the Houston Ship Channel and has a population of less than 100,000.

Section 4. Removal. Any Port Commissioner may be removed from office in the manner established by the laws of the State of Texas.

Section 5. Vacancies. Any vacancy in a position on the Port Commission, whether by death, resignation, disqualification, incapacity to serve, or removal from office, shall be filled in the manner established by the laws of the State of Texas. Vacancies on the Port Commission shall not impair the power of the Port Commission to conduct the business of the Port Authority.

Section 6. Regular Meetings. The Port Commission shall hold regular meetings as necessary for the purpose of conducting the business of the Port Authority. Regular meetings shall be held at such times, places, and days as the Chairman of the Port Commission shall specify, subject to the provisions of the Texas Open Meetings Act (Texas Government Code §551.101 et seq.). No further notice of regular meetings is required in addition to notice as required by the Texas Open Meetings Act.

Section 7. Special Meetings. Special meetings of the Port Commission may be called as necessary by the Chairman or by any two Port Commissioners.

a. The Chairman shall fix the time, place, and day for conducting any special meetings of the Port Commission, subject to the provisions of the Texas Open Meetings Act, and provided further that a special meeting called by two Port Commissioners shall be conducted no later than twenty-one (21) days following their call for the meeting. Such time, place, and day shall be set out in a written notice of the special meeting delivered to the Port Commission by the Secretary of the Port Commission as provided herein, in addition to notice as required by the Texas Open Meetings Act.

b. The written notice of any special meeting of the Port Commission shall state the purpose or purposes for which such meeting is called.

c. Such notice shall be delivered to each Port Commissioner by hand, with a copy by electronic mail. Such notice shall be deemed to have been delivered when delivered to each Port Commissioner's usual business or residence address at least seventy-two (72) hours prior to the scheduled special meeting.

d. A Port Commissioner may waive notice of any special meeting, whether before or after the time of the meeting, by a signed waiver thereof.

e. Attendance of a Port Commissioner at a special meeting shall also constitute a waiver of notice of such meeting, except when a Port Commissioner attends a special meeting for the express and announced purpose of objecting to the transaction of any business, on the grounds that the meeting was not lawfully called or convened, which objection shall be made at the beginning of the meeting with the request that such objection be entered into the minutes of the meeting.

Section 8. Meeting Agendas.

a. The Chairman shall establish the proposed agenda for each regular meeting of the Port Commission and special meetings, with the assistance of the Chief Executive Officer.

b. The Chairman shall add any items requested by a Port Commissioner to the proposed agenda of a regular meeting, or special meeting called by the Chairman. The Port Commissioners calling a special meeting shall add any items requested by the Chairman or any other Port Commissioners to the proposed agenda of such special meeting.

c. Upon the request of any Port Commissioner, consideration of, or action on, an item placed on the agenda at a regular or special meeting shall be deferred until the next meeting of the Port Commission, provided such deferral will not cause undue hardship, increase the cost of a matter under consideration, or render the item moot. An item may only be deferred once by request of the Port Commissioners.

<u>Section 9</u>. <u>Quorum</u>. A majority of the Port Commissioners shall constitute a quorum of the Port Commission for the purpose of conducting its business and exercising its powers. If a quorum is not present at any meeting of the Port Commission, a majority of the Port Commissioners present may adjourn the meeting to another time and place. Notice of any such adjourned meeting shall be given to all Port Commissioners in accordance with Section 7 of this Article II.

<u>Section 10</u>. <u>Procedure at Meetings</u>.

a. The Chairman shall preside at and conduct the business of all meetings of the Port Commission. In the absence of the Chairman at any meeting, the Chairman Pro Tem (as defined below) shall preside.

b. The Secretary shall act as secretary at all meetings of the Port Commission. In the absence of the Secretary, the Chairman or Chairman Pro Tem of the meeting, as applicable, may designate any person to act as secretary of the meeting.

c. At meetings of the Port Commission, the business shall be conducted in such order as the Chairman may from time to time determine.

<u>Section 10A. Consent Agenda.</u>

a. The Port Commission may utilize a consent agenda at any regular or special meeting. The consent agenda is a portion of the meeting agenda that groups multiple items for consideration and approval in a single motion, consistent with Robert's Rules of Order and these By-Laws.

b. <u>Eligible items</u>. The consent agenda is intended for items that are routine, recurring, non-controversial, or have been previously presented and discussed such that no further deliberation is anticipated. Examples of items that may be placed on the consent agenda include, without limitation:

i. Approval of minutes of prior meetings of the Port Commission;
ii. Acceptance of written reports or informational items that do not require policy determinations;
iii. Approval of financial actions that are consistent with the Port Commission's adopted operating budget and policies;
iv. Routine contract renewals, amendments, licenses, permits, or leases that fall within parameters previously approved by the Port Commission and that do not involve significant policy choices or material capital commitments; and
v. Other matters that, in the judgment of the Chairman and consistent with this subsection, are appropriate for consent consideration.

Items that are reasonably expected to involve substantial policy determinations, significant public interest, major contracts or capital projects, or the exercise of substantial discretion should ordinarily be placed on the regular (non-consent) portion of the agenda.

c. Agenda listing and materials. Each item placed on the consent agenda shall be separately and specifically listed on the posted meeting agenda and supporting materials for such items shall be made available to Port Commissioners in advance of the meeting, and to the public in accordance with the Texas Open Meetings Act and the Port Commission's usual posting practices.

d. Removal of items. Prior to a vote on the consent agenda, the Chairman shall announce the consent agenda and shall provide Port Commissioners an opportunity to request removal of any item from the consent agenda. At the request of any Port Commissioner, an item shall be removed from the consent agenda without the need for a motion or second and shall be considered as a separate agenda item in the order determined by the Chairman.

e. Action on remaining items. After the opportunity for removal of items, the consent agenda may be adopted in a single motion and vote covering all remaining items on the consent agenda, and such vote shall have the same force and effect as if each item were considered and voted upon individually.
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Section 11. Powers and Duties of Port Commission Officers.

a. Chairman.

i. The Chairman shall preside at all meetings of the Port Commission and shall determine and set the agendas of the regular meetings, and special meetings called by the Chairman.

ii. The Chairman may undertake such inquiries as necessary to determine if actions of the Port Commission are being carried into effect, and may report his or her findings from time to time to the Port Commission.

iii. The Chairman may execute for and on behalf of the Port Authority instruments or documents of whatever nature which the Port Commission has authorized him or her to execute.

iv. The Chairman shall appoint all members of committees and task forces of the Port Commission, subject to each member's consent to his or her appointment and Port Commission approval, and as more particularly described in Section 13(c) of this Article II.

v. The Chairman shall perform, in general, all duties incident to the office of Chairman as may be provided by the laws of the State of Texas, and such other duties as may be prescribed by these bylaws or assigned to him or her by the Port Commission from time to time.

b. Chairman Pro Tem. When the Chairman is absent from a meeting of the Port Commission, the Port Commissioner appointed by the Chairman to serve, or if one has not been designated by the Chairman to serve, the senior-most Port Commissioner in attendance, shall preside at such meeting as Chairman Pro Tem.

c. Secretary. The Port Commission shall name a Secretary of the Port Commission, who may be a Port Commissioner, the General Counsel, or the Chief Executive Officer of the Port Authority.

i. The Secretary shall keep the permanent records of all proceedings of the Port Authority, shall keep the minutes of all official meetings of the Port Commission in one or more books provided for such purpose, and shall see that notices of Port Commission meetings are duly given in accordance with the provisions of these bylaws and as required by the laws of the State of Texas.

ii. The Secretary shall be custodian of the seal of the Port Authority and shall, as may be necessary or appropriate, execute or affix the seal of the Port Authority to any instruments or documents of whatever nature which the Port Commission has authorized to be executed or which a Port Commissioner, officer, or staff member of the

Port Authority has authority to execute, and attest to same if such attestation is necessary or advisable.

iii. The Secretary shall perform, in general, all the duties incident to the office of Secretary as may be provided by the laws of the State of Texas, and such other duties as may be prescribed by these bylaws or assigned to him or her by the Port Commission from time to time.

iv. The Secretary of the Port Commission shall hold office until death, resignation, disqualification, incapacity to serve, or removal from office.

d. Assistant Secretaries.

i. The Port Commission may from time to time appoint one or more Assistant Secretaries.

ii. Any Assistant Secretary of the Port Authority may perform all the duties and exercise all the powers of the Secretary in case of the absence or disability of the Secretary, or otherwise upon request of the Chairman, the Port Commission, or the Secretary.

iii. Assistant Secretaries of the Port Commission shall hold office until death, resignation, disqualification, incapacity to serve, or removal from office.

e. Parliamentarian. The General Counsel or his or her designated representative shall serve as parliamentarian to the Port Commission.

Section 12. Powers and Duties of Chief Executive Officer and Port Authority Employees.

a. The Chief Executive Officer has the authority to manage the operations, work, activities and affairs, and properties and facilities of the Port Authority, as directed by the Port Commission, as required in connection with discharge of his or her duties, and within the limits prescribed by law. Such delegation of powers and duties shall not include those specifically reserved to the Port Commission under the laws of the State of Texas, these bylaws, and as the Port Commission may specify from time-to-time.

b. The Chief Executive Officer has the authority to undertake and discharge the following duties, subject to the provisions of Section 12(a) of this Article II:

i. Subject to the budgetary constraints and policy directives of the Port Commission, employ, supervise, and discharge employees, establish positions and salaries for employees, and authorize other persons to act on his or her behalf.

ii. Collect revenues and moneys due the Port Authority and deposit them to the accounts of the Port Authority;

iii. Make purchases and enter into contracts in accordance with Port Commission policies and directives;

iv. Administer the Port Authority's relations with public and private bodies, agencies, and associations, and serve such entities in such capacity as may be directed by the Port Commission, or required in connection with discharge of his or her duties;

v. Make such reports to the Port Commission and other authorities as the Port Commission directs, or as required in connection with discharge of his or her duties;

vi. Keep and maintain all other records, accounts, books, files, and papers of the Port Authority, except those pertaining to the duties and functions of the Harris County Treasurer, Harris County Auditor, and Harris County Tax Assessor and Collector;

vii. Sign, attest, certify, or deliver, on behalf of the Port Authority, agreements, deeds, leases, month-to-month rental agreements, licenses, franchises, permits, minutes, notices, accounts, receipts, invoices, warrants, requisitions, vouchers, checks, records, and other instruments, as required in the lawful and proper discharge of his or her duties or otherwise pursuant to applicable law, or as may be approved or as directed by the Port Commission; and

viii. Perform all other duties of the Chief Executive Officer and general manager of the Port Authority as required by law.

c. The Chief Executive Officer may formally and in writing delegate his or her powers, duties, and related authority to one or more Port Authority employees.

d. The Chief Executive Officer may travel as deemed appropriate or necessary to execute the duties and responsibilities of the Chief Executive Officer, but any such travel is subject to the same rules, regulations, and oversight as those established for Port Commissioners.

e. The Chief Executive Officer shall perform such other duties and discharge such other authorities as the Port Commission may specify from time to time.

f. Any or all of the duties and authorities of the Chief Executive Officer as specified above or later prescribed by the Port Commission are subject to change or cancellation by the Port Commission at any time.

Section 13. Port Commission Committees and Task Forces.

a. The six standing committees or task forces of the Port Commission are Audit, Business Equity, Community Relations, Compensation, Governance, and Pension and Benefits. The Chairman may create additional task forces or committees as he or she deems appropriate.

b. Any Port Commissioner may from time to time request that the Port Commission establish additional Port Commission committees or task forces, or abolish one or more of the standing committees or task forces.

c. The Chairman shall appoint the chairs and members of the standing committees of the Port Commission when a vacancy occurs in a standing committee and at such other times as the Chairman considers necessary or appropriate. Such appointments are subject to the provisions of Section 11(a)(iv) of this Article II.

d. The Chairman shall appoint the chairs and members of any other committees or task forces of the Port Commission when a vacancy occurs and at such other times as the Chairman considers necessary or appropriate. Such appointments are subject to the provisions of Section 11(a)(iv) of this Article II.

e. Members of the committees and task forces of the Port Commission shall be Port Commissioners.

f. Any Port Commissioner in attendance at a committee or task force meeting shall be *ex officio* a member thereof, with the power to act on matters brought before such committee or task force.

g. A Port Commissioner may refer any matter, excepting any matter that is the subject of an item placed on the agenda at a regular or special meeting of the Port Commission, to the appropriate established Port Commission committee or task force for consideration.

h. Meetings of each committee of the Port Commission shall be held at such times, places, and days as the chair of such committee shall specify, subject to the provisions of the Texas Open Meetings Act. Such time, place, and day shall be set out in a written notice of the meeting delivered to such committee members by the Secretary of the Port Commission as provided herein, in addition to notice as required by the Texas Open Meetings Act.

i. Meetings of each task force of the Port Commission shall be held at such times, places, and days as the chair of such task force shall specify. Such time, place, and day shall be set out in a written notice of the meeting delivered to such committee members by the Secretary of the Port Commission as provided herein.

j. Such notice may be delivered to each committee or task force member by hand or by electronic mail. Such notice shall be deemed to have been delivered when delivered to each Port Commissioner's usual business or residence address, or transmitted by facsimile or electronic mail, at least seventy-two (72) hours prior to the scheduled meeting.

k. A Port Commissioner may waive notice of any committee or task force meeting, whether before or after the time of the meeting, by a signed waiver thereof.

l. Committees of the Port Commission may have authority to supervise or control the public business of the Port Authority, if such authority is delegated by formal action of the Port Commission.

m. Task forces of the Port Commission shall be advisory bodies, and shall not have any authority to supervise or control the public business of the Port Authority.

<u>Section 14</u>. <u>Expenses</u>. Each Port Commissioner shall be reimbursed for his or her necessary and reasonable expenses incurred in the discharge of duties as Port Commissioner subject to the policy that may be in place for travel and expenditures.

<u>Section 15</u>. <u>Parliamentary Rules</u>.

a. The latest version of *Robert's Rules of Order,* as from time-to-time revised, shall govern the proceedings of the Port Commission and its committees and task forces, except where inconsistent with the laws of the State of Texas or these bylaws. The General Counsel shall maintain a copy of the latest version of *Robert's Rules of Order* in the offices of the Port Authority, and shall provide each Port Commissioner with *Robert's Rules of Order, Newly Revised, In Brief*, as from time-to-time revised, or its successor or an equivalent publication.

b. The Secretary shall record the attendance of those Port Commissioners present at each meeting of the Port Commission, and Port Commission committee and task force, in the minutes of the meeting.

c. Action may be taken by the Port Authority upon a vote of a majority of the Port Commissioners present, unless the act of a greater number shall be required by the laws of the State of Texas or by these bylaws.

d. Any Port Commissioner, including any Port Commissioner serving as Chairman or as a member of a Port Commission committee or task force, who is present at a meeting of the Port Commission or committee or task force, as applicable, at which action on any matter is taken, is presumed to have assented to the action taken, unless:

i. His or her dissent, abstention, or recusal is entered in the minutes of the meeting;

ii. Such Port Commissioner files his or her written dissent, abstention, or recusal regarding such action with the Secretary or an Assistant Secretary before the adjournment of the meeting: or

iii. Such Port Commissioner forwards such dissent, abstention, or recusal by hand delivery to the Secretary or an Assistant Secretary promptly after the adjournment of the meeting. The right to subsequent dissent does not apply to a Port Commissioner who voted in favor of an action, in the event such subsequent dissent would alter the outcome of such action.

e. The votes, or the recusals or abstentions, by each Port Commissioner present at each meeting of the Port Commission, or Port Commission committee or task force, shall be recorded by the Secretary or one of the Assistant Secretaries in the minutes of the meeting.

<u>Section 16</u>. <u>Relinquishment of Duties</u>.

a. Any Port Commissioner or Port Commission officer may resign and relinquish his or her duties at any time, as provided hereafter. Such resignation shall be made in writing and delivered to the Secretary.

b. The resignation of a Port Commissioner shall take effect when his or her successor is duly appointed and qualified, provided the duties of a Port Commissioner shall be relinquished upon his or her earlier death, disqualification, incapacity to serve, or removal from office.

c. The resignation of a Secretary or Assistant Secretary of the Port Commission shall take effect at the time specified therein, or if no time is specified, at the time of its receipt by the Chairman or Secretary, respectively, provided the duties of a Secretary or Assistant Secretary shall be relinquished upon his or her earlier death, resignation, disqualification, incapacity to serve, or removal from office.

d. The acceptance of a resignation of a Port Commissioner or Port Commission officer shall not be necessary to make it effective, unless expressly so provided in the resignation.

ARTICLE III
Contracts and Indebtedness

Section 1. Contracts.

a. The Port Commission may through action at a regular or special meeting authorize the Chairman or the Chief Executive Officer, or his or her representative, to enter into any contract or execute and deliver any other instrument or document in the name of and on behalf of the Port Authority, and such authority may be general or confined to specific instances or categories of matters.

b. All such instruments and documents authorized by the Port Commission shall be executed by either the Chairman or the Chief Executive Officer, or their designated representatives.

c. Any instrument or document providing for monetary or non-monetary obligations of the Port Authority shall be approved as to its form by the General Counsel or one of his or her designated representatives, and unless so approved is void and of no effect as to the Port Authority.

Section 2. Indebtedness. The Port Authority shall not incur indebtedness, nor shall evidence of indebtedness be issued in its name, unless authorized by action of the Port Commission, executed by the Chairman or Chief Executive Officer, and attested by the Secretary or an Assistant Secretary.

Section 3. Ad Valorem Tax Supported Obligations. Harris County Commissioners Court and the Harris County Tax Assessor and Collector shall have such duties, with respect to ad valorem tax supported obligations of the Port Authority, as provided by the laws of the State of Texas.

ARTICLE IV
Banking and Investments

Section 1. Checks, Drafts, etc. All checks, drafts, notes, or other orders for the payment of funds issued in the name of the Port Authority shall be signed by such officers or employees of the Port Authority as shall from time to time be authorized by action of the Port Commission or as otherwise provided by the laws of the State of Texas.

Section 2. Depositories.

a. All funds of the Port Authority, except petty cash, shall be deposited from time-to-time to the credit of the Port Authority in such banks as the Port Commission may from time-to-time designate, and upon such terms and conditions as shall be fixed by the Port Commission, and as otherwise provided by the laws of the State of Texas and required by orders or resolutions authorizing such action.

b. The Port Commission may from time-to-time authorize the opening and maintaining of general and special accounts within any such depository as it may designate, and may make such special rules and regulations with respect thereto as it may deem necessary.

c. To the extent that funds in any depository bank or banks are not insured by the Federal Deposit Insurance Corporation, they shall be secured in the manner provided for by the laws of the State of Texas.

Section 3. Investments.

a. The Port Commission, by action and as provided by the laws of the State of Texas, may authorize representatives of the Port Authority to invest and reinvest the funds of the Port Authority and withdraw funds from the appropriate accounts of the Port Authority for investment on terms the Port Commission considers advisable.

b. Such investments must be made pursuant to the policies of the Port Authority as adopted by the Port Commission from time-to-time and as otherwise provided by the laws of the State of Texas.

Section 4. Treasurer. The Harris County Treasurer shall have such duties with respect to Port Authority funds as provided by the laws of the State of Texas.

ARTICLE V
Audit, Operating Budget, and Capital Plan

Section 1. Audit.

a. Each year the Port Commission shall have an audit of the affairs of the Port Authority conducted by an independent certified public accountant or a firm of independent certified public accountants, as provided by the laws of the State of Texas, which audit shall be open to public inspection.

b. Such auditors shall have no personal interest directly or indirectly in the fiscal affairs of the Port Authority and shall be experienced and qualified in the accounting and auditing of public bodies.

c. The Port Authority's auditors may undertake consulting services for the Port Authority in addition to their duties in connection with the annual audit.

Section 2. Internal Audit.

a. The Port Commission shall establish an internal audit procedure consistent with the purposes, duties, and standards for state agency internal audit procedures under Chapter 2102 of the Texas Government Code.

b. The Port Commission only shall hire and may fire or suspend a Chief Audit Executive, who shall report to the Port Commission Audit committee or task force. The Chief Audit Executive shall coordinate all audit activity, including:

i. Compliance reviews;

ii. Reviews of internal controls;

iii. Audits by the Harris County Auditor;

iv. Contracted audits;

v. Performance reviews; and

vi. Investigations of alleged fraud, waste, abuse, or ethics violations.

c. The Chief Audit Executive shall monitor the Port Authority's compliance with statutory requirements governing use of the promotion and development fund, as defined by Texas Special District Local Laws Code Section 5007.219(a).

d. The Port Commission shall create and approve, and the Port Authority shall make available on its website, a risk-based annual audit plan.

e. The Port Authority shall make internal audits available on request to:

i. The Harris County Auditor; and

ii. Any entity with the authority to appoint a Port Commissioner.

Section 3. Operating Budget and Capital Plan.

a. Prior to the commencement of a fiscal year, or as soon as possible thereafter, the Port Commission shall adopt an annual operating budget which specifies major expenditures by type and amount. Before the Port Commission adopts its annual operating budget, it shall conduct a public hearing and shall make the proposed annual operating budget available to the public at least seventy-two (72) hours prior to the hearing.

b. The Port Authority may not make operating expenditures in excess of the total budgeted operating expenditures for a fiscal year unless the Port Commission amends the operating budget by action after public notice and hearing.

c. Prior to commencement of a fiscal year, or as soon as possible thereafter, the Port Commission shall adopt a capital plan for the following year. Before the Port Commission adopts such capital plan, it shall conduct a public hearing and shall make the proposed annual capital plan available to the public at least seventy-two (72) hours prior to the hearing.

d. The Port Authority may not award capital expenditures in excess of the capital plan for a fiscal year unless the Port Commission amends the capital plan by action after public notice and hearing.

e. Port Commission approval of an annual operating budget and capital plan shall be in addition to, and not in lieu of, its approval of expenditures and contracts as required under the laws of the State of Texas.

ARTICLE VI
Indemnification of Port Commissioners

Section 1. Indemnification.

a. It is the intent of the Port Authority to protect its Port Commissioners from defense expense and legal liability through the purchase of appropriate public officials liability insurance, and such other liability insurance as the Port Authority obtains and maintains in force and effect.

b. To the extent that the Port Authority's liability insurance does not afford coverage with respect to a matter involving a Port Commissioner, it is the express intent of the Port Authority to indemnify its Port Commissioners to the fullest extent allowed by Texas law for liabilities or legal expense arising from conduct (including acts or omissions) that reasonably appears to be within the scope of a Port Commissioner's authority as such.

c. Absent a conflict of interest, a Port Commissioner named as a defendant along with the Port Authority shall be defended by the Port Authority's counsel in such matter. Otherwise, in view of the importance of a capable defense, an individual Port Commissioner's legal expense related to a civil or criminal action, proceeding, subpoena, investigation, or demand is intended to be funded on a current basis. However, in the event a criminal conviction of a Port Commissioner, or a finding of breach of the duty of loyalty to the Port Authority or official misconduct, on the part of a Port Commissioner, results from any such matter, all legal expense paid by the Port Authority in connection therewith shall be reimbursed by such Port Commissioner.

d. Any Port Commissioner who receives notice of a suit, proceeding, subpoena, investigation, or demand related to his or her service as a Port Commissioner shall promptly inform the General Counsel, who shall determine the applicability of the Port Authority's insurance coverage, and oversee and review requests for funding of any legal expense in connection therewith.

e. Inasmuch as this Section 1 of Article VI is not intended to foreclose any future Port Commission's judgment as to the public interest, all payments under this section indemnifying for the liability of a Port Commissioner, or funding the legal expense of Port Commissioner, are subject to Port Commission approval. This Section 1 of Article VI is a non-binding statement of intent and does not create a property interest or a contract and does not waive any of the Port Authority's immunities under law.

<u>Section 2</u>. <u>Other Indemnification Rights</u>. Any right of indemnification granted by this Article VI is in addition to and not in lieu of any other such right to which any Port Commissioner of the Port Authority may at any time be entitled under the laws of the State of Texas or as otherwise provided for by the Port Authority. If any indemnification which would otherwise be granted by this Article VI is disallowed by any competent court or administrative body as illegal or against public policy, then any Port Commissioner with respect to whom such adjudication was made, and any other Port Commissioner, shall be

indemnified to the fullest extent permitted by the laws of the State of Texas and public policy.

Section 3. Reporting. Any Port Commissioner requesting indemnification hereunder shall regularly report to the Port Commission regarding the matters that may be subject to such indemnification, as necessary to keep the Port Commission reasonably informed as to such matters.

Section 4. Insurance. The Port Authority may purchase and maintain insurance on behalf of any person who is or was a Port Commissioner of the Port Authority, against any liability asserted against such person and incurred by such person in any such capacity, or arising out of such person's status or former status as Port Commissioner.

Section 5. Heirs, Executors, and Administrators. The indemnification provided herein shall inure to the benefit of the heirs, executors, and administrators of Port Commissioners.

ARTICLE VII
Seal

The seal of the Port Authority shall be in such form as the Port Commission may adopt, and such seal, or a facsimile thereof, may be impressed on, affixed to, or in any manner reproduced upon, instruments of any nature required to be executed by officers of the Port Authority as may be provided by the laws of the State of Texas.

ARTICLE VIII
Fiscal Year

The fiscal year of the Port Authority shall be the calendar year, or shall otherwise begin and end on such dates as the Port Commission at any time shall determine by formal action.

ARTICLE IX
Amendments to Bylaws

These bylaws may be altered, amended or repealed, or new bylaws may be adopted, by a majority vote of the Port Commission at any regular meeting of the Port Commission or at any special meeting of the Port Commission for which notices have been provided to each Port Commissioner at least seventy-two (72) hours prior to such meeting, pursuant to Section 7 of Article II.

Certificate by Secretary

The undersigned, being Secretary of the Port Commission of the Port of Houston Authority, certifies that these bylaws, originally adopted by the Port Commission of the Port of Houston Authority by its action dated February 28, 2012, Minute No. 2012-0228-05, as amended by the Port Commission by its action dated February 26, 2013, Minute No. 2013-0226-05, its action dated July 23, 2013, Minute No. 2013-0723-06, and its action dated November 19, 2013, Minute No. 2013-1119-07 are hereby restated to include the amendments duly adopted this date by Minute No. 2022-1027-06.

IN WITNESS WHEREOF, I have signed this certification as of October 27, 2022.

Erik Eriksson, Secretary

F. EXECUTIVE

Subject	**2. Declare the ship model SS DOCTOR LYKES to be surplus property and authorize its trade-in for a new multicat ship model from Callan Marine, Ltd.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, declare the ship model SS DOCTOR LYKES to be surplus property and authorize its trade-in for a new multicat ship model of the same general type from Callan Marine, Ltd., determine that this 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:
General

Department:
Executive

Staff Contact:
Parker Harrison

Background:
Over the course of its history, the Port Authority has acquired a number of paintings and other pieces of art, ship models, and other nautical items with varying degrees of historical significance. Many, but not all, are on display at the Port Authority's administration and operations locations.

The Port Authority's Surplus and Salvage Disposition Policy, adopted by the Port Commission by Minute No. 2009-1117-13, and Texas Local Government Code § 263.151, provide that surplus property includes personal property that:

- is not salvage property or items routinely discarded as waste;
- is not currently needed by its owner;
- is not required for the owner's foreseeable needs; and
- possesses some usefulness for the purpose for which it is intended.

Further, Texas Local Government Code § 263.152 authorizes the Port Commission to offer surplus property as a trade-in for new property of the same general type if the Commission considers that action to be in the Port's best interests.

Staff Evaluation/Justification:
Staff recommends that the Port Commission declare the SS DOCTOR LYKES ship model surplus property, as it is no longer needed for Port Authority business but retains some usefulness as a display and commemorative item. Callan Marine, Ltd., has offered a new multicat ship model as a trade-in for the SS DOCTOR LYKES. In addition, the Strategic Sourcing department has determined that exchanging this older model for the new multicat ship model for display in one of the Port Authority's offices is the method that provides the best value to the Port Authority.

Following this surplus declaration, staff recommends that the Port Commission approve the trade-in of the SS DOCTOR LYKES for the new multicat ship model as described above, and additionally act as otherwise described above.

G. EXTERNAL AFFAIRS

Subject	**1. Approve staff's ranking and award a three-year professional service contract in an amount not to exceed $560,000 for promotional items and an online apparel store ordering program to the top-ranked proposer, STS Brand, LLC.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, approve staff's ranking and award for a three-year professional service contract in an amount not to exceed $560,000 for promotional items and an online apparel store ordering program to the top-ranked proposer, STS Brand, 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:
Awards, Amendments & Change Orders

Department:
External Affairs

Staff Contact:
Christine Abbruscato

Background:
Promotional items are utilized by many staff departments to promote and develop the Port Authority for outreach activities, including community and maritime education events, environmental awareness, internal engagement, recruiting, promoting safety and security, customer engagement, and business development.

The promotional items ordering program supports ongoing use of promotional items while ensuring proper use of the Port Authority logo and branding for promo purchases. The program offers bulk order discounts and access to a dedicated online store to enable purchase of branded apparel that meets the Port's branding guidelines to avoid incorrect use of the logo.

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. Five vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:
On July 1, 2026, three RFP 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 recommends that the Port Commission award a contract to STS Brand, LLC for the promotional items and online apparel store ordering program and to act as otherwise described above.

H. CHANNEL INFRASTRUCTURE

Subject	**1. Authorize the issuance of five new pipeline licenses to Equistar Chemicals, LP for a bundled installation comprising three six-inch pipelines and two eight-inch pipelines under and across Carpenters Bayou and the Houston Ship Channel.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize the issuance of five new pipeline licenses to Equistar Chemicals, LP for a bundled installation comprising three six-inch pipelines and two eight-inch pipelines under and across Carpenters Bayou and 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:
Equistar Chemicals, LP (Equistar), Port Authority File No. 2026-0158, one 6-inch propylene oxide pipeline, 2026-0159, one 6-inch styrene pipeline, 2026-0160, one 6-inch ethanol pipeline, 2026-0161 one 8-inch benzene pipeline, and 2026-0162, one 8-inch methyl tertiary butyl ether pipeline, has applied for the issuance of five new pipeline licenses in a bundled installation under and across Carpenters Bayou and the Houston Ship Channel.

The new pipelines would run from Vopak Terminal to the LyondellBasell Channelview Chemical Plant.

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 licenses are subject to the Port Authority's usual terms and conditions for a 30-year license and at an initial fee of $30,173 for each license 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	**2. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: ExxonMobil Pipeline Company, Targa Downstream LLC, and Valero Refining Texas, L.P.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: ExxonMobil Pipeline Company, Targa Downstream LLC, and Valero Refining Texas, 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

Background:
The licensees listed below have applied to renew their licenses:

30-Year Term

Company	File No.	License Fee*
ExxonMobil Pipeline Company	1986-0274	$114,214
ExxonMobil Pipeline Company	1996-0025	$4,772
ExxonMobil Pipeline Company	1997-0188	$9,544
Targa Downstream LLC	2006-0237	$5,727
Valero Refining Texas, L.P.	1996-0134	$17,748
Valero Refining Texas, L.P.	1997-0039	$9,927
Total		**$161,932**

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

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. Authorize a new marine construction permit to Houston Jacintoport, LLC for construction of a new bulkhead and dredging approximately 350,000 cubic yards for four new dolphins and a dock platform along the Houston Ship Channel.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize a new marine construction permit to Houston Jacintoport, LLC for construction of a new bulkhead and dredging approximately 350,000 cubic yards for four new dolphins and a dock platform 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:
Houston Jacintoport, LLC, Port Authority File No. 2026-0163, has applied for a new marine construction permit for the construction of a new bulkhead and dredging approximately 350,000 cubic yards for four new dolphins and a dock platform along the Houston Ship Channel adjacent to the William Harris & David Carpenter Survey, A-28.

The existing facility can only handle barge traffic. This project would allow them to bring ships and increase the material loaded out of this terminal annual. The proposed project is integrated with LBC's existing pipeline and product transport networks.

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	**4. Authorize a new marine construction permit to the Texas Historical Commission for construction of a new bulkhead to close and reclaim the berth and reestablish a wetland in the berth previously occupied by the Battleship Texas along the Houston Ship Channel.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize the Port Authority to authorize a new marine construction permit to Texas Historical Commission for construction of a new bulkhead to close and reclaim the berth and reestablish a wetland in the berth previously occupied by the Battleship Texas 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:
The Texas Historical Commission, Port Authority File No. 2026-0130, has applied for a marine construction permit to build a new bulkhead to close and reclaim the berth and reestablish a wetland in the berth previously occupied by the Battleship Texas along the Houston Ship Channel adjacent to the George Ross Survey, A-646 and the Arthur McCormick Survey, A-46.

The purpose of this project is to reestablish a tidal wetland, which would result in the permanent conversion of tidal waters to tidal wetlands, restoring the land to near its original 1830s-era condition and providing ecologically beneficial habitat.

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	**5. Authorize a marine construction permit to ExxonMobil Corporation for repairs to its Dock 7 in Mitchell Bay.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize a marine construction permit to ExxonMobil Corporation for repairs to its Dock 7 in Mitchell Bay, 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:
ExxonMobil Corporation, Port Authority File No. 2026-0165, has applied for a marine construction permit to repair its Dock 7, including replacement of an existing fender and walkway in kind with installation of a series of 24-inch piles to be fitted with 155 feet of new fender panels across their berths 13 and 14, located in Mitchell Bay, adjacent to the William Scott Survey, A-66.

The ExxonMobil Baytown Complex is one of the world's largest and most advanced refining and petrochemical facilities, producing the fuels, chemicals, and materials that power industries and enhance daily life—from transportation and construction to packaging and medical supplies. The existing structures are inadequate due to age and condition; the project modifications would restore functionality and berth capacity.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property 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	**6. Authorize a marine construction permit to Targa Resources for repairs to its Dock 4 along the Houston Ship Channel.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize a marine construction permit to Targa Resources for repairs to its Dock 4 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:
Targa Resources, Port Authority File No. 2026-0168, has applied for a marine construction permit to repair its Dock 4, including installation of a new 24-inch square pre-cast pile, a new pile cap, pour back of dock box beams, new marine loading arm foundation, and demolition of three existing box beams, along the Buffalo Bayou/Houston Ship Channel, adjacent to the William P Harris and Robert Wilson Survey, A-31.

Targa at Galena Park receives two purity-grade liquid products from Mont Belvieu via two separate pipelines: low-ethane propane (LEP) and normal butane (n-butane). The dock serves as the infrastructure used for vessel berthing and product loading. Currently, the two Marine Loading Arms (MLAs) at the dock are positioned too close together, preventing many vessel types from being loaded simultaneously using both arms. This limitation increases vessel time at the dock, causes additional vessels to enter holding patterns, and requires Targa to dedicate more time to each vessel. This project would create additional spacing between the two existing MLAs, eliminating this bottleneck and improving loading efficiency.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority’s Channel Infrastructure Real Property 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	**7. Approve a five-year extension to a submerged lands lease for Pelican Marine Services, LLC for approximately 18.37 acres adjacent to the Beltway 8 property and the Houston Ship Channel, at a total annual base rent of $818,527, subject to annual base rent escalation of 3%.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize a five-year extension to a submerged lands lease for Pelican Marine Services, LLC for approximately 18.37 acres adjacent to the Beltway 8 property and the Houston Ship Channel, at a total annual base rent of $818,527, subject to annual base rent escalation of 3%, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Leases

Department:
Channel Infrastructure Real Property

Staff Contact:
Garry McMahan/Mollie Powell

Background:
Pelican Marine Services, LLC (Pelican), Port Authority File No. 2019-0153 (lease), has submitted a request to extend a Port Authority adjacency barge fleeting lease agreement for approximately 18.37 acres of submerged lands in Buffalo Bayou and the Houston Ship Channel for an additional five-year term. The extension would increase the minimum annual base rent to $818,527, subject to annual base rent escalation of 3%.

By Minute No. 2019-0729-35, the Port Commission authorized Canal Barge Company, Inc. (Canal) as the tenant for a five-year term, and, by Minute No. 2019-1022-30, Canal's subsidiary, Pelican, was alternatively authorized as the tenant.

Staff is informed that Canal is a family-owned, independent marine transportation company headquartered in New Orleans, Louisiana, and was founded in 1933. Pelican Marine Services, LLC is a division of Canal Barge Company, Inc.

By Minute No. 2024-0625-09, the Port Commission authorized Pelican Marine Services, LLC to extend the original term of the lease for two additional years. This action would extend the term for another five years.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and the Channel Infrastructure Operations department. The $1,000 application fee has been paid.

Staff recommends approval.

I. COMMERCIAL

Subject	**1. Ratify the extended term of a month-to-month lease with Texas Stevedoring Services, LLC, originally commencing August 1, 2025, for approximately 0.673 of an acre out of West Yard at the Barbours Cut Terminal, at an annual base rent of $34,823.04.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, ratify the extended term of a month-to-month lease with Texas Stevedoring Services LLC, commencing August 1, 2025, for approximately 0.673 of an acre out of West Yard at the Barbours Cut Terminal, at an annual base rent of $34,823.04, 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 Texas Stevedoring Services, LLC for approximately 0.673 of an acre out of West Yard at the Barbours Cut Terminal that will have been in effect for one year as of August 1, 2026. Texas Stevedoring Services, LLC has a current annual base rent of approximately $34,823.04 and uses the property for container freight station operations. Texas Stevedoring Services, LLC has four leases with the Port Authority, including this lease.

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 Texas Stevedoring Services, LLC under the terms described above.

I. COMMERCIAL

Subject	**2. Approve an amendment to the lease with BWC Terminals LLC for approximately 2.325 acres out of Blocks 10, 10A, and 10B at the Southside Property at Turning Basin Terminal West, including approximately 602 linear feet of rail at Upper-Level Road on Southside Property at Avenue P, to extend the term for ten years, at an annual base rent of $85,318.20, subject to annual base rent escalation of 3%.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, approve an amendment to the lease with BWC Terminals LLC for approximately 2.325 acres out of Blocks 10, 10A, and 10B at the Southside Property at Turning Basin Terminal West, including approximately 602 linear feet of rail at Upper-Level Road on Southside Property at Avenue P, to extend the term for ten years, at an annual base rent of $85,318.20, subject to annual base rent escalation of 3%, 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/Lynn Melo

Background:
By Minute No. 2017-0131-15, the Port Commission approved a five-year lease with Contanda Terminals LLC (Contanda) for approximately 1.891 acres out of the Southside Property, including 640 linear feet of rail at Upper Road on the Southside Property at Avenue P.

By Minute No. 2017-0725-09, the Port Commission approved an amendment to such lease to increase the acreage to 2.325 acres out of the Southside Property, including approximately 602 linear feet of rail at Upper-Level Road on Southside Property at Avenue P.

On or about July 22, 2020, Contanda filed a Certificate of Amendment to Certificate of Formation, thereby changing the name of the tenant under the Lease Agreement from Contanda Terminals LLC to BWC Terminals LLC.

By Minute No. 2022-0628-16, the Port Commission approved a second amendment to such lease to extend the term for five years.

The property is used for bulk liquid storage operations, rail construction and operations, and parking.

BWC Terminals LLC has now requested that the Port Authority extend the lease term by an additional ten years and intends to continue using the property for the purpose described above.

BWC Terminals LLC is evaluating capital investments in its rail infrastructure to support the expansion of its rail fleet through the addition of steam cars. To justify these long-term investments, BWC Terminals LLC is seeking a ten-year lease extension.

In addition, BWC Terminals LLC, at the request of the Port Terminal Railroad Association (PTRA), is proposing the removal of the rail switch located at the end of the rail line on the property. According to the PTRA, the rail switch has not been utilized for more than twenty years and no longer serves an operational purpose. The PTRA has identified the switch as a vulnerable component of the track infrastructure that could increase the risk of railcar derailments if left in service.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the proposed lease amendment under the terms described above.

K. INFRASTRUCTURE

Subject	**1. Amendment of a professional services contract with Jacobs Engineering Group, Inc., to perform additional services associated with the Electrical Distribution and Communications Facility Inspection and Condition Assessment Program Port Authority-wide, in an amount not to exceed $119,171.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, approve an amendment to the professional services contract with Jacobs Engineering Group, Inc., to perform additional services associated with the Electrical Distribution and Communications Facility Inspection and Condition Assessment Program Port Authority-wide in an amount not to exceed $119,171, 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:
In 2024, Jacobs Engineering Group, Inc. was issued a professional services contract in an amount not to exceed $76,375 for assessment and inspection services under the Electrical Distribution and Communications Facility Inspection and Condition Assessment Program (FICAP) at Manchester, Jacintoport, Woodhouse, and Care Terminals.

This proposed amendment would include the following additional services:

- Project management and controls;
- Progress meetings and presentations;
- Updated inventory list and geographical information system files;
- Asset condition ratings and recommendations; and
- Electrical one-line diagrams for each terminal.

This proposed amendment will bring the total contract amount to $195,546.

Staff Evaluation/Justification:
Staff has reviewed the proposal and found it to be fair and reasonable, and recommends that the Port Commission approve the proposed amendment with Jacobs Engineering Group, Inc.

K. INFRASTRUCTURE

Subject	**2. Approve a change order with David E. Harvey Builders, Inc. dba Harvey-Cleary Builders, to perform additional work associated with the construction of Container Yard 7 North at Barbours Cut Terminal, in an amount not to exceed $150,511.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, approve a change order with David E. Harvey Builders, Inc. dba Harvey-Cleary Builders, to perform additional work associated with the construction of Container Yard 7 North at Barbours Cut Terminal, in an amount not to exceed $150,511, 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. 2025-1027-35, the Port Commission awarded David E. Harvey Builders, Inc. dba Harvey-Cleary Builders, a contract for the construction of Container Yard 7 North at Barbours Cut Terminal for $20,067,878.

This proposed change order addresses the following:

- Unforeseen buried concrete debris; and
- Additional stormwater management controls.

This is the second change order to this contract, for a total change order value to date of $153,162.90, which represents 0.75% of the total contract value of $20,221,041.

Staff Evaluation/Justification:
Staff has reviewed the proposal submitted by David E. Harvey Builders, Inc. dba Harvey-Cleary Builders and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.

L. MAINTENANCE

Subject	**1. Award a two-year contract to Monument Chevrolet for the purchase of General Motors parts and related services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using a Sourcewell cooperative purchase program contract, in an amount not to exceed $800,000.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, award a two-year contract to Monument Chevrolet for the purchase of General Motors parts and related services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using a Sourcewell cooperative purchase program contract, in an amount not to exceed $800,000, 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. 2025-0429-33, the Port Commission awarded a two-year contract to Monument Chevrolet for the purchase of General Motors parts and related services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in the amount not to exceed $600,000. Due to increased operating costs, funds allocated to Turning Basin Terminal have been depleted. Additionally, contracts previously issued in JDE need to gradually migrate to Workday.

Monument Chevrolet is the only General Motors (GM) dealership located near the Port Authority's maintenance shops and has partnered with GM to offer a Government Fleet Program through the Sourcewell cooperative purchase program. This allows for seamless warranty work, discounted parts, and related services.

In addition, this cooperative allows the Port Authority to enter the GM Government Fleet Program, which gives the Port Authority shops access to exclusive GM tools, software, tools and knowledge centers that are only available to GM shops. Furthermore, Port Authority shops gain access to instructor-led courses for electric vehicles, and Continuing Education Units for Port Authority mechanics by certified GM Technicians.

Staff Evaluation/Justification:
The Director of Strategic Sourcing has determined that procuring the two-year purchase agreement for genuine GM parts and related services through the Sourcewell cooperative purchase program contract is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

The Maintenance department has determined that the best availability, price, and contract term for the items needed is provided by Monument Chevrolet under the pricing schedule obtained from that vendor's contract with the Sourcewell cooperative purchase program and is therefore recommending this purchase.

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

L. MAINTENANCE

Subject	**2. Award a contract to Briggs Industrial Solutions d/b/a Briggs Equipment, for the purchase of two Hyster reach stackers for Barbours Cut Terminal, using the Local Government Purchasing Cooperative's BuyBoard program, a cooperative purchase program, in an amount not to exceed $1,800,000.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, award a contract to Briggs Industrial Solutions d/b/a Briggs Equipment for the purchase of two Hyster reach stackers for Barbours Cut Terminal, using the Local Government Purchasing Cooperative's BuyBoard program, a cooperative purchase program, in an amount not to exceed $1,800,000, 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.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Mike Gignac

Background:
In preparation for a new service scheduled to begin in September 2026 that would bring 53-foot containers to this facility, dedicated equipment suitable to handle larger containers needs to be acquired to support vessel and road operations. The Port Authority currently owns one reach stacker operating at its Barbours Cut Terminal. This machine is dedicated to transferring a container directly from one truck chassis to another - swing lane operation.

This investment aligns with Port Houston’s 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 reach stackers through the BuyBoard 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 the best availability, price, and contract term for the reach stackers needed are provided by Briggs Industrial Solutions d/b/a Briggs Equipment under the pricing schedule obtained from that vendor's contract with the BuyBoard Program and is therefore recommending this purchase.

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

N. PEOPLE

Subject	**1. Authorize renewal of group insurance agreements with the following carriers to include coverage for calendar year 2027, in a total amount not to exceed $3,431,531 for: (a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage coverage, and (b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, and retiree life coverage.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting: (i) award group insurance agreements to the following carriers for coverage for calendar year 2027, in a total amount not to exceed $3,431,531: (a) Aetna Life Insurance Company, for dental coverage, in an amount not to exceed $944,171 for employees and their dependents and $255,935 for retirees and their dependents; (b) Aetna Life Insurance Company, for vision coverage, in an amount not to exceed $119,067 for employees and their dependents and $39,047 for retirees and their dependents; (c) Aetna Life Insurance Company, for Medicare Advantage medical coverage for Medicare-eligible retirees and their Medicare-eligible dependents, in an amount not to exceed $1,073,616.24; (d) Minnesota Life Insurance Company, for basic life coverage and accidental death and dismemberment for employees, in an amount not to exceed $199,718; (e) Minnesota Life Insurance Company, for voluntary life coverage for employees and dependents, in an amount not to exceed $487,970; (f) Minnesota Life Insurance Company, for basic life coverage for retirees, in an amount not to exceed $312,006; (ii) authorize the Port Authority to continue to pay: 50% of the cost of dental premiums for employees and their dependents; 100% of the cost of the Medicare Advantage medical, 100% of the cost of basic life premiums for employees and retirees; (iii) determine that Port Authority employees shall continue to reimburse the Port Authority for the full cost of any vision or voluntary life premiums and 50% of the cost of dental premiums; (iv) authorize contract renewal negotiations with insurance carriers prior to contract expiration; and (v) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable and necessary to give effect to all of the foregoing.
Goals	PEOPLE AND ORGANIZATION Foster a collaborative, results-oriented organization and culture of shared leadership.

Category:
Awards, Amendments & Change Orders

Department:
Human Resources

Staff Contact:
Hugh Tillman

Background:
By Minute No. 2022-1206-50, the Port Commission awarded a contract to Gallagher Benefit Services, Inc., to provide employee benefits consulting services, including assisting in: development of requests for proposals for group insurance coverages; evaluation of proposals; negotiation of renewal rates; and recommendations on provider selections.

Separately, by Minute No. 2014-1028-34, the Port Commission established a new irrevocable trust to fund the Port Authority's other post-employment benefits (OPEB) to eligible retirees. As of June 30, 2026, the OPEB plan trust maintains a pro forma funded ratio of approximately 183%, with a market value of approximately $130.9 million. Staff engaged Milliman, the Port Authority's actuary, to calculate estimated OPEB liability increases for increased life insurance benefits and for vision and dental insurance premiums for existing and future retirees and eligible participants of the Port Authority. By Minute No. 2025-1027-48, the Port Commission authorized staff to carry out planning to begin providing dental and vision insurance to eligible retirees in calendar year 2027 funded by the OPEB Plan.

By Minute No. 2025-0923-48, the Port Commission awarded agreements for calendar year 2026 to (a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage medical coverage, and (b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, and retiree life coverage. This action also authorized contract renewal negotiations with the insurance carriers before contract expiration. Accordingly, Gallagher and Port Authority staff later began negotiations with the incumbents for 2027 coverage.

In addition, in 2026, the Port Authority, through its Broker of Record, Gallagher, issued a request for proposals (RFP) soliciting proposals for Medicare Advantage medical coverage and dental. All other benefits, except retiree life insurance coverage, are on annual rate guarantee pricing for 2027.

Staff Evaluation/Justification:
Gallagher and Port Authority staff reviewed and evaluated the proposals and proposed 2027 renewal rates and determined that the incumbent carriers offer the best value to the Port Authority.

Accordingly, staff recommends that group insurance contracts be awarded to the following incumbent carriers for calendar year 2027, as providing the best value to the Port Authority:

(a) Aetna Life Insurance Company, for dental, vision, and Medicare Advantage medical coverage;

(b) Minnesota Life Insurance Company, for basic life, voluntary and dependent life, basic accidental death and dismemberment, and retiree life coverage.

Staff further recommends that:

1. The Port Authority continue to pay 50% of the cost of dental premiums for eligible employees and their dependents;

2. The Port Authority continue to pay 100% of the cost of basic group life premiums for eligible employees and retirees;

3. The Port Authority pay 100% of the cost of Medicare Advantage medical, dental, and vision premiums for eligible retirees and retirees' eligible dependents, with retirees remaining responsible for the cost of Medicare Parts A and B, including any applicable premiums paid through the Social Security Administration; and

4. Port Authority employees continue to reimburse the Port Authority for the full cost of any vision or voluntary life premiums and reimburse the Port Authority for 50% of the cost of dental premiums.

Staff estimates that approximately $1,079,123 of the $3,431,531 total amount requested would be reimbursed to the Port Authority by employees, leaving a total cost to the Port Authority of approximately $2,352,409 for these benefits.

The individual not-to-exceed amounts in the Recommended Action are based on current participant levels with adjustments for additional 2027 staffing levels. The total amount requested by staff allows for an increase in participation in 2027 based on current open positions and new 2027 headcount additions but may be subject to amendment in order to account for actual participation levels.

N. PEOPLE

Subject	**2. Amendment of professional services contract with Corrie Hogan (formerly Corrie Yaw) to perform additional services associated with the new Port Authority tour boat and new Administration Building, in an amount not to exceed $135,920, for a total contract amount of $430,760.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize the amendment of the professional services contract with Corrie Hogan (formerly Corrie Yaw) to perform additional services associated with the new Port Authority tour boat and new Administration Building in an amount not to exceed $135,920, for a total contract amount of $430,760, 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:
People

Staff Contact:
Carlecia Wright

Background:
By Minute No. 2025-0429-28, the Port Commission approved an agreement with former Port Authority employee Corrie Yaw (now Corrie Hogan) to provide project and construction management services for the new Port Authority tour boat and new Administration Building, and other projects as requested by the Port Authority. The contract was further amended on or about May 27, 2026, to extend the contract term for an additional $97,000.

This proposed amendment in the amount of $135,920, for a total not-to-exceed contract amount of $430,760, would provide additional project and construction management services, including assistance with:

- Warranty items and contract closeout for the new Administration Building;
- Project management services for fabrication and delivery of the new tour boat; and
- Support services for defining and scoping the new tour boat dock facilities.

Based on her performance, knowledge, and role with these high-priority projects, staff believes Ms. Hogan is most qualified to provide these services and is critical to the successful completion of the Administration Building and tour boat projects.

Staff Evaluation/Justification:
Staff has reviewed Ms. Hogan’s proposal and found it to be fair and reasonable, and recommends that the Port Commission approve the proposed amendment.

Subject	**3. Adopt the Compensation Committee's recommendation to modernize the Port Authority's Short-Term Incentive Program toward the 50th percentile of the market.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, adopt the Compensation Committee's July 21, 2026 recommendation to modernize the Port Authority's Short-Term Incentive Program (STIP), including alignment of target incentive opportunities up to the 50th percentile of the market; authorize the Chief Executive Officer to determine the appropriate timing and phasing of implementation, subject to applicable budget and program approvals; direct staff to develop the revised program design and implementation roadmap, 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:
People

Staff Contact:
Carlecia Wright

Background:
The Port Authority periodically evaluates its compensation and Total Rewards programs to ensure they remain competitive, support the attraction and retention of the best talent, and appropriately recognize performance. The Total Rewards approach has evolved over time, and staff recognizes that there is further opportunity to improve the program to ensure that employees are compensated appropriately and fairly. The next stage of that evolution is to build an incentive program that rewards both organizational and individual performance.

As part of this ongoing work, the Port Authority engaged Mercer in 2025 to conduct a market assessment focused on two primary areas:

- Base salary and the Port Authority's banded compensation structure; and
- The Short-Term Incentive Program.

Mercer provided recommendations in both areas, and staff has already acted upon recommendations related to the salary and banded compensation structure.

Mercer's review of the Short-Term Incentive Program (STIP) identified an opportunity to modernize the Port Authority's incentive structure to strengthen the relationship between incentive compensation and performance. Because the Port Authority already targets the 50th percentile of the market for its base salary structure, Mercer recommends also aligning STIP target opportunities with the 50th percentile of the market through a tiered incentive structure based on pay band and management level.

At its July 21, 2026 meeting, the Compensation Committee reviewed Mercer's findings and recommended moving directly to the 50th percentile market position for the STIP for the 2027 performance year. Based on current workforce and compensation assumptions, full implementation of Mercer's recommendation is estimated to have an incremental cost of approximately $4.3 million in 2027.

In evaluating implementation of the Compensation Committee's recommendation, staff identified financial, program design, operational, and change-management considerations that should be addressed as part of the modernization effort. Accordingly, staff recommends authorizing implementation up to the 50th percentile market position while providing the Chief Executive Officer the flexibility to determine the appropriate timing and phasing of that implementation.

This approach would allow the Port Authority to immediately advance STIP opportunities toward the market position that Mercer identified while balancing market competitiveness, financial impact, organizational readiness, and the work necessary to establish a sustainable, performance-based incentive program.

Modernization of the program will require additional design and implementation work. This effort would include development of the revised plan structure and target opportunities; integration of organizational and individual pay-for-performance measures; establishment of performance metrics, weighting, and payout methodology; financial modeling and assessment of implementation alternatives; employee and leadership communications; change management; administrative processes; and implementation planning.

Staff will develop an implementation roadmap identifying the recommended sequencing and timing of changes, considering market competitiveness, financial impact, organizational readiness, and the ability to meaningfully differentiate rewards based on both organizational and individual performance.

Staff Evaluation/Justification:
Mercer's assessment provides the Port Authority with market-based recommendations for modernizing its compensation programs. With respect to STIP, Mercer recommends aligning target incentive opportunities with the 50th percentile of the market through a differentiated structure based on pay band and management level. The Compensation Committee recommended moving directly to this market position in 2027.

Staff supports alignment of the STIP with the market position identified by Mercer and recommends that the Port Commission authorize movement up to the 50th percentile while providing the Chief Executive Officer discretion to determine the appropriate timing and phasing of implementation. This approach provides flexibility to balance market competitiveness with financial sustainability, organizational readiness, and development of an effective pay-for-performance framework.

Implementation will require staff to develop and evaluate the appropriate incentive plan design and structure, performance measures, individual and organizational performance components, financial impacts, implementation sequencing, communications, and change management necessary to support a successful transition.

Staff recommends that the Port Commission adopt the Compensation Committee's recommendation to modernize the STIP toward the 50th percentile of the market and authorize the Chief Executive Officer to determine the appropriate timing and phasing of implementation. Staff will develop the detailed program design and implementation roadmap. The resulting Incentive Award Plan and associated funding will remain subject to applicable budget and program approval processes.

O. SECURITY AND EMERGENCY OPERATIONS

Subject	**1. Amendment to the professional services contract with Chemical Security Group, LLC for Maritime Transportation Security Act cybersecurity compliance support in an additional amount not to exceed $80,000, for a total contract amount of $128,000.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, authorize the amendment to the professional services contract with Chemical Services Group, LLC for Maritime Transportation Security Act cybersecurity compliance support in an additional amount not to exceed $80,000, for a total contract amount of $128,000, 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:
Security

Staff Contact:
Amy Seymour

Background:
In September 2025, the Port Authority entered a services contract for $48,000 with Chemical Security Group, LLC (CSG) for Maritime Transportation Security Act (MTSA) cybersecurity compliance support for the Security department in the Port Security and Emergency Operations (PSEO) Division.

Since that time, an additional need has been identified for CSG to provide very specific regulatory compliance support associated with upcoming cybersecurity requirements and creation of a cybersecurity annex of the Cyber Security Plan as an addition to the Port Authority's Physical Facility Security Plan. 33 CFR § 101.630 will require a detailed Cybersecurity Plan Annex addressing 14 items, including the technical cybersecurity controls under 33 CFR § 101.650 for (1) account security; (2) device security; (3) data security; (4) training; (5) risk management (including the assessment noted above); (6) supply chain; (7) resilience; (8) network segmentation; and (9) physical security of certain IT and OT assets. This work was not originally anticipated to require outside vendor support; however, additional specialized expertise is now needed.

Because the additional work is closely aligned with the Security department's existing services contract for regulatory and MTSA compliance support, amending the current contract provides continuity and is more efficient than establishing a separate engagement.

The additional $80,000 is anticipated to be expended as follows:
- 2026: $60,000
- 2027: $20,000

Staff Evaluation/Justification:
Staff recommends amending the existing services contract with CSG to provide additional regulatory compliance support related to new cybersecurity requirements. CSG currently provides similar regulatory compliance support to the Port Authority and has the subject matter expertise and existing knowledge necessary to efficiently perform this additional work. Expanding the existing contract provides continuity and avoids duplicating efforts through a separate engagement.

Q. TECHNOLOGY

Subject	**1. Issue a purchase order to ePlus Technology, Inc. for the purchase of the core networking equipment needed to support the new Port Coordination Center, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $293,000.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, issue a purchase order to ePlus Technology, Inc. for the purchase of the core networking equipment needed to support the new Port Coordination Center, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $293,000, 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 is seeking to obtain the networking equipment needed to support the new Port Coordination Center (PCC).

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 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	**2. Issue a purchase order to ePlus Technology Inc., for the purchase of networking equipment to support Barbours Cut Terminal Container Yards 6 and 7, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $262,000.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, issue a purchase order to ePlus Technology Inc., for the purchase of networking equipment to support Barbours Cut Terminal Container Yards 6 and 7, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $262,000, 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 Technolgy

Staff Contact:
Ron Farrow

Background:
The Port Authority is seeking to obtain networking equipment to support Barbours Cut Terminal Container Yards 6 and 7.

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.

Subject	**3. Approve a change order to Recru, LLC to provide a qualified resource for the implementation of Next Generation Enterprise Resource Planning software, in an amount not to exceed $83,520.**
Meeting	Aug 25, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its August 25, 2026 meeting, approve a change order to Recru, LLC, to provide a qualified resource for the implementation of Next Generation (NXGEN) Enterprise Resource Planning (ERP) software, in an amount not to exceed $83,520, 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 is engaged in its strategic Next Generation (NXGEN) Enterprise Resource Planning (ERP) program, which is a multi-year, multi-phase endeavor and is structured around the implementation and integration of three business Pillars: Human Capital, Finance, and Assets.

The third Pillar, Assets, is being implemented in the current fiscal/calendar year and is being orchestrated as multiple projects. The complexity permits focused attention necessary to comply with the varied disciplines within the Port Authority's asset management structure. The largest application component being implemented within the Asset Pillar is IBM’s Maximo software. The project requirements necessitate the need for staff augmentation experienced with Maximo architecture and functionality.

Staff Evaluation/Justification:
Port Authority staff has reviewed the proposal submitted by Recru, LLC and found it to be fair and reasonable and recommends that the Port Commission authorize this change order.