

PORT COMMISSION MEETING

October 21, 2026 – AGENDA

Wednesday, October 21, 2026
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - September 22, 2026

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. CONSENT AGENDA - **The following agenda items are matters of a routine or administrative nature. The Port Commissioners have been furnished with supporting documentation and staff recommendations for each of the following items. All Consent Agenda items will be approved, in accordance with the respective staff recommendations, by one vote without being discussed separately unless a Port Commissioner requests otherwise.**

External Affairs

1. Approve staff's ranking of vendors and award a three-year contract for media buy services in an amount not to exceed $2,135,000 annually, for a total contract amount not to exceed $6,405,000, to the top-ranked proposer: staff ranking – first, Love Advertising Inc.; and second, BQR Advertising and Public Relations, Inc.

2. Acknowledge additional sponsorships from CMC Group, Kirby Corp, Targa Resources, Enstructure, and Alan Atkinson of Bayou Vista to support the October 2026 Houston Ship Channel Expansion Channel Improvement Project (Project 11) celebration event.

Channel Infrastructure

3. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Equistar Chemicals, LP, INEOS Chocolate Bayou Pipeline LLC, Magellan Pipeline Company, LP, and Magellan Pipelines Holdings, LP.

4. Authorize a new marine construction permit to Buffalo Bayou Partnership for a pedestrian bridge, dredging, backfill, and bulkhead construction crossing Buffalo Bayou.

Commercial

5. Approve an amendment to the lease with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports for approximately 3.13 acres out of Block 1B at Northside Turning Basin to extend the term for 5 years, at an annual base rent of $186,809.63, subject to annual base rent escalation of 3%.

6. Approve an amendment to the lease with CMC Americas LLC to add approximately 1.32 acres to its existing leased premises at the Bayport Container Terminal Complex, increasing the total leased area from approximately 37.52 acres to approximately 38.84 acres, at an additional monthly base rent of approximately $2,835.76, subject to annual base rent escalation of 3%.

Finance

7. Authorize a one-year option period renewal for third-party administration services for the Port Authority's self-insured workers' compensation and liability claims program to AS&G Claims Administration, Inc., in an amount not to exceed $142,453.

8. Authorize a one-year option period renewal with Marsh & McLennan Agency LLC., for Property and Casualty Broker of Record insurance services for the Port Authority, in an amount not to exceed $139,500.

Infrastructure

9. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed $3,550,000, for the concrete and pavement repairs at CARE and Jacintoport Terminals, to the top-ranked proposer Roman Emperors Road, LLC.

10. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed $407,065 for an electrical shore power system for the new Port Authority tour boat at Turning Basin Terminal, to the top-ranked proposer Pfeiffer & Son, LTD.

11. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed $104,157 for security improvements for Container Yard 8 at Bayport Container Terminal, to the top-ranked proposer DIGI Security Systems, LLC.

12. Issue a purchase order to Octave, formerly known as Systemates, INC., the sole source provider, for project management software licensing, in an amount not to exceed $160,000.

13. Amendment of a professional services contract with AECOM Technical Services, Inc. to perform additional services associated with the design of Container Yards 6 and 7 at Barbours Cut Terminal, in an amount not to exceed $319,359.

14. Authorize entry into an Interlocal Agreement with Harris County for the proposed roadway from Red Bluff Road at Texas State Highway 146 to Freight Station Road at Bayport Container Terminal.

Maintenance

15. Authorize a payment to Kalmar PTE LTD as reimbursement for tariff payment made by Kalmar USA Inc. for the importation of Bromma telescopic spreaders for Bayport Container Terminal, in an amount not to exceed $132,540.

16. Authorize a payment to Konecranes, Inc. as reimbursement for tariff payments made by Konecranes, Inc. for the importation of ship-to-shore festoon systems for Barbours Cut Terminal and Bayport Container Terminal, in an amount not to exceed $461,657.

Operations

17. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed $615,000 for gate interchange cards for Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking - first, AMLON Industries Inc.; and second, Cole Ticket Solutions.

People

18. Approve staff's ranking of vendors and award a professional services contract for employee benefits consulting services for an initial period of three years, renewable for two years at the option of the Port Authority, for $123,000 per year for the first three years, in a total amount not to exceed $369,000, to the top-ranked proposer: staff ranking – first, Hub International Texas, Inc.; second, Marsh McLennan Agency; and third, Gallagher Benefits Service, Inc.

19. Authorize the renewal of group insurance coverage for calendar year 2027 with Reliastar Life Insurance Company dba Voya Financial for both short-term disability in an amount not to exceed $332,097, and long-term disability, in an amount not to exceed $483,814, for a total amount not to exceed $815,911, (ii) authorize the Port Authority to continue to pay 100% of the cost of the short-term disability and long-term disability premiums for eligible active employees, (iii) and authorize contract renewal negotiations with Reliastar Life Insurance Company dba Voya Financial before contract expiration.

20. Issue a purchase order to Office and Furniture Companies of Texas LLC DBA Greater Houston Office Products for the purchase of office supplies, toner cartridges, and copy machine paper, using OMNIA Partners, Public Sector FKA National Intergovernmental Purchasing Alliance, a cooperative purchase program, in an amount not to exceed $230,000.

SEO

21. Approve staff's ranking of vendors and award a two-year environmental consulting agreement for stormwater quality program management, renewable for one year at the option of the Port Authority, in an amount not to exceed $250,000, to the top-ranked proposer: staff ranking – first SNM2R, LLC; and second, ESE Partners, LLC.

22. Authorize an agreement with the Houston Ship Channel Security District for payment of the current-year (2026-2027) contribution in an amount not to exceed $61,675.

Technology

23. Award a professional services contract with Security Quality Solutions & Integration for the purchase of access control systems and security systems for the Port Coordination Center at Turning Basin Terminal, in an amount not to exceed $211,559.

24. Issue a purchase order to CyberOne LLC for the purchase of cyber threat intelligence services, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $106,000.

25. Issue a purchase order to Xennex, LLC for the purchase of software used by the Port Authority to back up the physical and virtual server environment, OneDrive, and SharePoint sites, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $322,000.

26. Approve a change order with SHI Government Solutions, Inc. for additional Microsoft licensing and subscriptions using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $230,000.

NON-CONSENT AGENDA

G. EXECUTIVE

Staff Report - Updates

1. No items.

H. EXTERNAL AFFAIRS

Staff Report - Updates

1. No items.

I. CHANNEL INFRASTRUCTURE

Staff Report – Selected agenda item

Permits/Licenses/Pipeline Easements

1. Authorize the renewal of expiring Port Authority distribution and/or transmission line licenses for new ten-year terms for the following entity: CenterPoint Energy Houston Electric, LLC.

J. COMMERCIAL

Staff Report - Updates

1. No items.

K. FINANCE

Staff Report - Updates

1. No items.

L. INFRASTRUCTURE

Staff Report - Updates

1. No items.

M. MAINTENANCE

Staff Report – Selected agenda item

Awards, Amendments & Change Orders

1. Award a two-year contract with United Rentals, Inc. for rental of heavy equipment, using the Sourcewell cooperative program in an amount not to exceed $600,000.

N. OPERATIONS

Staff Report - Updates

1. No items.

O. PEOPLE

Staff Report - Updates

1. No items.

P. SECURITY AND EMERGENCY OPERATIONS

Staff Report - Updates

1. No items.

Q. STRATEGY

Staff Report - Updates

1. No items.

R. TECHNOLOGY

Staff Report - Updates

1. No items.

S. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act) including consultations regarding proposed amendments to agreements for legal services provided by (a) Vinson & Elkins, (b) Andrews Myers, and (c) Holland & Knight, LLP, and a proposed new agreement for legal services with Jackson Walker LLP.

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

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

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

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

T. RECONVENE OPEN MEETING

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

U. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

V. ADJOURN MEETING

1. Next Meeting Requested - November 10, 2026 - Budget Workshop

2. Adjourn Port Commission Meeting

F. CONSENT AGENDA

Subject	**1. Approve staff's ranking of vendors and award a three-year contract for media buy services in an amount not to exceed $2,135,000 annually, for a total contract amount not to exceed $6,405,000, to the top-ranked proposer: staff ranking – first, Love Advertising Inc.; and second, BQR Advertising and Public Relations, Inc.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting: (a) approve staff's ranking of vendors, based on the selection criteria, in the following order - first, Love Advertising Inc. and second, BQR Advertising and Public Relations, Inc. (b) award a three-year contract to the top-ranked proposer for media buy services in the amount not to exceed $2,135,000 annually, for a total contract amount not to exceed $6,405,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with the vendor, and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Corporate Communications and Branding

Staff Contact:
Christine Abbruscato

Background:
The Port Authority's strategic plan is, in part, to grow and diversify the business base, create greater value for the region by supporting sustainable growth of the Port Authority and the greater port, and develop and strengthen external relationships with our stakeholders through proactive two-way communication. To assist with achieving these goals and objectives, the External Affairs Division seeks to purchase media buy services. As part of this effort, the Port Authority solicited requests for proposals (RFP) for media buy services to identify media channels and advertise in local, regional, and national markets.

The media buy services are expected to support efforts to communicate the Port Authority's message and brand to its various audiences and enhance the Commercial Division's ability to promote the Port Authority. The media buy services are expected to include, but are not limited to, the following:

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

The Port Authority notified vendors regarding its RFP using the Workday Strategic Sourcing, and the project was advertised on the Port Authority's website and in a local newspaper. Twenty-three vendors downloaded the project materials from Workday.

Staff Evaluation/Justification:
On October 5, 2026, eight RFP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Love Advertising, Inc.
- BQR Advertising and Public Relations, Inc.

Following staff Executive Committee review, staff recommend that the Port Commission award a contract to Love Advertising, Inc. for media buy services and act as otherwise described above.

F. CONSENT AGENDA

Subject	**2. Acknowledge additional sponsorships from CMC Group, Kirby Corp, Targa Resources, Enstructure, and Alan Atkinson of Bayou Vista to support the October 2026 Houston Ship Channel Expansion Channel Improvement Project (Project 11) celebration event.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, acknowledge additional sponsorships from CMC Group, Kirby Corp, Targa Resources, Enstructure, and Alan Atkinson of Bayou Vista to support the October 2026 Houston Ship Channel Expansion Channel Improvement Project (Project 11) celebration event, 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:
Corporate Communications and Branding

Staff Contact:
Christine Abbruscato

Background:
On October 8, 2026, a celebration marking the completion of the Port Authority-led segments of the Houston Ship Channel Expansion Channel Improvement Project (Project 11) was held. In addition to sponsorship dollars from Callan Marine, West Gulf Maritime Association, Enterprise Products, International Longshoremen's Association, ExxonMobil, and LBC Tank Terminals, CMC Group, Kirby Corp, Targa Resources, Enstructure, and Alan Atkinson of Bayou Vista also contributed to the celebration.

With everyone's contribution and willingness to sponsor the event, the Port Authority was able to offset event expenses, including food and beverage, video, a drone show, and other logistical needs. In return, these companies and organizations received prominent recognition at the event, including items like the invitation, signage, and/or the drone show itself.

The event showed appreciation for the U.S. Army Corps of Engineers (USACE), the Port Authority team, and others who have made Project 11 possible, and highlighted the benefits of the deeper and wider Channel through the Galveston Bay.

Staff Evaluation/Justification:
Staff recommends the Port Commission acknowledge the above additional sponsorships that supported the October 8, 2026 Project 11 celebration.

F. CONSENT AGENDA

Subject	**3. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Equistar Chemicals, LP, INEOS Chocolate Bayou Pipeline LLC, Magellan Pipeline Company, LP, and Magellan Pipelines Holdings, LP.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: Equistar Chemicals, LP, INEOS Chocolate Bayou Pipeline LLC, Magellan Pipeline Company, LP, and Magellan Pipelines Holdings, LP, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Permits/Licenses/Pipeline Easements

Department:
Channel Infrastructure Real Property

Staff Contact:
Garry McMahan/Chris Gossett/Mollie Powell

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

30-Year Term

Company	File No.	License Fee*
Equistar Chemicals, LP	2006-0352	$4,772
INEOS Chocolate Bayou Pipeline LLC	2001-0112	$9,544
INEOS Chocolate Bayou Pipeline LLC	2001-0152	$45,816
Magellan Pipeline Company, LP	2005-0114	$11,454
Magellan Pipelines Holdings, LP	2015-0221	$17,181
Total		**$88,767**

*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.

F. CONSENT AGENDA

Subject	**4. Authorize a new marine construction permit to Buffalo Bayou Partnership for a pedestrian bridge, dredging, backfill, and bulkhead construction crossing Buffalo Bayou.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, authorize a new marine construction permit to Buffalo Bayou Partnership for a pedestrian bridge, dredging, backfill, and bulkhead construction crossing Buffalo Bayou, 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:
Buffalo Bayou Partnership, Port Authority File No. 2026-0248, has applied for a new marine construction permit for a 16-foot-wide pedestrian bridge at a height of 43 (equivalent to the adjacent Hirsch Street Bridge clearance) to 47 feet above Mean High Water, approximately 17,000 square feet of dredging, approximately 3,000 square feet of backfill, and bulkhead construction crossing Buffalo Bayou at Japhet Creek, in the Samuel M. Williams Survey, A-87.

This Japhet Creek Bridge is part of Buffalo Bayou Partnership's ten-year master plan for East Houston, which aims to expand and improve green space and access. According to Buffalo Bayou Partnership, the plan is supported by a $100 million catalyst gift from the Kinder Foundation, along with public support from Harris County and the City of Houston. Japhet Creek is a historic, spring-fed creek in Houston's lower Fifth Ward.

The project includes a 4-acre park along Clinton Drive east of Emile Street, a nature trail connecting the pocket park to Buffalo Bayou, and a bridge over the bayou. The bridge would connect the historically underserved Fifth Ward to the renovated and expanded Tony Marron Park on the south bank.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and is conditional on approval by the U. S. Coast Guard bridge permit. The $1,000 application fee and the $10,000 as-built deposit have been paid.

Staff recommends approval.

F. CONSENT AGENDA

Subject	**5. Approve an amendment to the lease with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports for approximately 3.13 acres out of Block 1B at Northside Turning Basin to extend the term for 5 years, at an annual base rent of $186,809.63, subject to annual base rent escalation of 3%.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026, meeting, approve an amendment to the lease with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports for approximately 3.13 acres out of Block 1B at Northside Turning Basin to extend the term for 5 years, at an annual base rent of $186,809.63, 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. 2021-1026-09, the Port Commission approved a 5-year lease with Suderman Contracting Stevedores, Inc. d/b/a Metro Ports for approximately 3.13 acres out of Block 1B at Northside Turning Basin. The property is used for the storage and handling of bulk commodities and other break bulk cargo.

Suderman Contracting Stevedores, Inc. d/b/a Metro Ports has requested that the Port Authority extend the lease term for an additional 5 years and intends to continue to use the property for the purpose described above.

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

F. CONSENT AGENDA

Subject	**6. Approve an amendment to the lease with CMC Americas LLC to add approximately 1.32 acres to its existing leased premises at the Bayport Container Terminal Complex, increasing the total leased area from approximately 37.52 acres to approximately 38.84 acres, at an additional monthly base rent of approximately $2,835.76, subject to annual base rent escalation of 3%.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, approve an amendment to the lease with CMC Americas LLC to add approximately 1.32 acres to its existing leased premises at the Bayport Container Terminal Complex, increasing the total leased area from approximately 37.52 acres to approximately 38.84 acres, at an additional monthly base rent of approximately $2,835.76, 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/Jared Atabuatsi

Background:
By Minute No. 2021-0909-17, the Port Commission approved a lease agreement with CMC Americas LLC (CMC) for approximately 22.52 acres at the Bayport Container Terminal Complex.

By Minute No. 2026-0219-16, the Port Commission approved a first amendment to add approximately 15.00 acres to the leased premises, increasing the total leased area to approximately 37.52 acres. The first amendment included requirements related to gate expansion, truck queues and staging, tenant improvements, and Port Authority rights associated with future roads and rights-of-way.

CMC has now requested approximately 1.32 additional acres adjacent to its existing leased premises to support its operations and improve the configuration and functionality of its leasehold.

Staff proposes to amend the lease agreement to add the approximately 1.32-acre tract to the leased premises, increasing the total leased area from approximately 37.52 acres to approximately 38.84 acres.

The additional tract would be subject to the applicable terms and conditions of the existing lease agreement, as previously amended.

Staff Evaluation / Justification:
Staff recommends the Port Commission approve the second amendment to the lease agreement with CMC as described above.

F. CONSENT AGENDA

Subject	**7. Authorize a one-year option period renewal for third-party administration services for the Port Authority's self-insured workers' compensation and liability claims program to AS&G Claims Administration, Inc., in an amount not to exceed $142,453.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, authorize a one-year option period renewal for third-party administration services for the Port Authority's self-insured workers' compensation and liability claims program to AS&G Claims Administration, Inc., in an amount not to exceed $142,453, 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:
Enterprise Risk Management

Staff Contact:
Norma Essary

Background:
By Minute No. 2021-1207-17, the Port Commission awarded a contract to AS&G Claims Administration, Inc. (AS&G) to provide third-party administrator (TPA) services for the Port Authority's self-insured workers' compensation and liability claims program for a five-year term with two one-year added service option periods.

Staff now requests to exercise the first one-year period option in an amount not to exceed $142,453. Services provided under the contract would include: (1) administration of workers' compensation, liability, subrogation, and litigation management programs, (2) acting as the Port Authority's workers' compensation agent in Austin for purposes of complying with Chapter 406 of the Texas Labor Code, and (3) risk management and litigation management.

Staff Evaluation/Justification:
Staff recommends that the Port Commission award a one-year option period contract to AS&G Claims Administration, Inc. for third-party claims administration services for the Port Authority's self-insured workers' compensation and liability programs, and act as otherwise described above.

F. CONSENT AGENDA

Subject	**8. Authorize a one-year option period renewal with Marsh & McLennan Agency LLC., for Property and Casualty Broker of Record insurance services for the Port Authority, in an amount not to exceed $139,500.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, authorize a one-year option period renewal with Marsh & McLennan Agency LLC., for Property and Casualty Broker of Record insurance services for the Port Authority, in an amount not to exceed $139,500, 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:
Enterprise Risk Management

Staff Contact:
Norma Essary

Background:
By Minute No. 2021-0525-13, the Port Commission awarded a contract to McGriff Insurance Services, Inc. for Property and Casualty insurance services for a period of five years, renewable for two one-year periods at the option of the Port Authority, for $139,500 per year.

By Minute No. 2026-0127-16, the Port Commission authorized renewal of the one-year option period with McGriff, a Marsh McLennan Agency LLC, under the agreement for Property and Casualty insurance services.

Staff now requests to exercise the second one-year period option in an amount not to exceed $139,500.

Professional consulting services related to the Port Authority's Property & Casualty Broker of Record insurance services are an important component for further development and optimization of the Port Authority's strategy of standardizing insurance, claims costs, and managing a competitive insurance program.

Staff Evaluation/Justification:
Staff recommends that the Port Commission authorize a one-year option period year renewal with Marsh & McLennan Agency LLC. for Property & Casualty insurance services, and act as otherwise described above.

F. CONSENT AGENDA

Subject	**9. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed $3,550,000, for the concrete and pavement repairs at CARE and Jacintoport Terminals, to the top-ranked proposer Roman Emperors Road, LLC.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed $3,550,000 for the concrete and pavement repairs at CARE and Jacintoport Terminals, to the top-ranked proposer Roman Emperors Road, LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Craig J. Kasper, P.E.

Background:
This project comprises task-order-based concrete and pavement repairs at the CARE and Jacintoport Terminals, including removal and replacement of deteriorated pavement, base/subgrade repairs, reinforced concrete pavement, drainage-related work, and other associated civil improvements.

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

Staff Evaluation/Justification:
On August 26, 2026, four CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a construction contract to Roman Emperors Road LLC, the proposer providing best value for the concrete and pavement repairs at CARE and Jacintoport Terminals, and act as otherwise described above.

F. CONSENT AGENDA

Subject	**10. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed $407,065 for an electrical shore power system for the new Port Authority tour boat at Turning Basin Terminal, to the top-ranked proposer Pfeiffer & Son, LTD.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed $407,065 for an electrical shore power system for the new Port Authority tour boat at Turning Basin Terminal, to the top-ranked proposer Pfeiffer & Son, LTD., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Craig J. Kasper, P.E.

Background:
This project would consist of the installation of electrical infrastructure and modular charging stations at the existing Sam Houston Pavilion boat dock to accommodate the new hybrid electric tour vessel currently under construction.

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

Staff Evaluation/Justification:
On September 16, 2026, one CSP response was received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a construction contract to Pfeiffer & Son, LTD., the proposer providing best value for the electrical shore power system for the new Port Houston tour boat at Turning Basin Terminal, and act as otherwise described above.

F. CONSENT AGENDA

Subject	**11. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed $104,157 for security improvements for Container Yard 8 at Bayport Container Terminal, to the top-ranked proposer DIGI Security Systems, LLC.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, approve staff's ranking of vendors and award a construction contract in an amount not to exceed $104,157 for security improvements for Container Yard 8 at Bayport Container Terminal, to the top-ranked proposer DIGI Security Systems, LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Craig J. Kasper, P.E.

Background:
This project would consist of the installation of surveillance cameras, cabling, support hardware, testing, and commissioning for Container Yard 8 at Bayport Container Terminal.

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

Staff Evaluation/Justification:
On September 16, 2026, four CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a construction contract to DIGI Security Systems, LLC, the proposer providing best value for security improvements for Container Yard 8 at Bayport Container Terminal, and act as otherwise described above.

F. CONSENT AGENDA

Subject	**12. Issue a purchase order to Octave, formerly known as Systemates, INC., the sole source provider, for project management software licensing, in an amount not to exceed $160,000.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, approve a purchase order to Octave, formerly known as Systemates, INC., the sole source provider, for project management software licensing, in an amount not to exceed $160,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Project Control

Staff Contact:
Tes Lawal

Background:
After evaluating available options and systems, staff implemented Projectmates in 2020 as the optimal platform for project and financial management for the Houston Ship Channel Expansion Channel Improvement Project (Project 11). The Port Authority now utilizes Projectmates as its project management software for all capital and expense construction projects. The system requires licenses for internal project team members as well as for external users from the awarded consultants and contractors.

Staff Evaluation/Justification:
Section 60.412 of the Water Code provides that a purchase for an item that can be obtained only from one source is exempt from certain procurement requirements of the Water Code. Port Authority staff has received a written statement from the manufacturer confirming that Systemates, Inc. is the sole source provider of Projectmates.

Staff recommends that the Port Commission issue a purchase order for the annual software licenses to Octave for Projectmates in an amount not to exceed $160,000.

F. CONSENT AGENDA

Subject	**13. Amendment of a professional services contract with AECOM Technical Services, Inc. to perform additional services associated with the design of Container Yards 6 and 7 at Barbours Cut Terminal, in an amount not to exceed $319,359.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026, meeting, approve the amendment of a professional services contract with AECOM Technical Services, Inc. to perform additional services associated with the design of Container Yards 6 and 7 at Barbours Cut Terminal, in an amount not to exceed $319,359, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

Staff Contact:
Craig J. Kasper, P.E.

Background:
By Minute No. 2021-0525-16, the Port Commission awarded AECOM Technical Services Inc. a professional engineering services contract for planning and design for the reconstruction of 87 acres of Container Yard at Barbours Cut Terminal, including Container Yards 4 North, 5 North, 6, and 7.

This proposed amendment would include the following services:

- Design of refrigerated rack systems and associated infrastructure for Container Yard 6 South,
- Phasing plan to convert existing wheeled rows to minimize operational impact, and
- Bid and construction phase services.

Staff Evaluation/Justification:
Staff has reviewed AECOM Technical Services, Inc.'s proposal and found it to be fair and reasonable, and recommends that the Port Commission approve the proposed amendment.

F. CONSENT AGENDA

Subject	**14. Authorize entry into an Interlocal Agreement with Harris County for the proposed roadway from Red Bluff Road at Texas State Highway 146 to Freight Station Road at Bayport Container Terminal.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026, meeting, authorize the Port Authority to enter into an Interlocal Agreement with Harris County for the proposed roadway from Red Bluff Road at Texas State Highway 146 (SH 146) to Freight Station Road at Bayport Container Terminal, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:
General

Department:
Project and Construction Management

Staff Contact:
Craig J. Kasper, P.E.

Background:
The first phase of the Port Authority's Bayport Container Terminal Southern Access Road project would construct a 1.2-mile, four-lane access road connecting Red Bluff Road at Texas State Highway 146 (SH 146) to Freight Station Road.

The proposed agreement includes the following:

- Construction of the proposed roadway at the Port Authority’s expense, and
- Following completion and acceptance of the project by Harris County, ownership and maintenance of the roadway placed within a dedicated right-of-way would convey to Harris County.

Harris County Commissioner's Court would authorize this agreement and later acceptance of the completed roadway.

Staff Evaluation/Justification:
Staff has determined that it is in the best interest of the Port Authority to authorize this Interlocal Agreement with Harris County for the proposed roadway from Red Bluff Road at SH 146 to Freight Station Road at Bayport Container Terminal.

Staff recommends that the Port Commission authorize execution of the Interlocal Agreement with Harris County for the proposed roadway improvements as described above.

F. CONSENT AGENDA

Subject	**15. Authorize a payment to Kalmar PTE LTD as reimbursement for tariff payment made by Kalmar USA Inc. for the importation of Bromma telescopic spreaders for Bayport Container Terminal, in an amount not to exceed $132,540.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, authorize a payment to Kalmar PTE LTD as reimbursement for tariff payment made by Kalmar USA Inc. for the importation of Bromma telescopic spreaders for Bayport Container Terminal, in an amount not to exceed $132,540, and and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Nathan Fabian

Background:
By Minute No. 2025-0722-42, the Port Commission awarded a contract to Kalmar PTE LTD d/b/a Bromma, in the amount not to exceed $1,400,000 for the purchase of six Bromma telescopic spreaders for ship-to-shore cranes at Bayport Container Terminal. This purchase was a sole source procurement.

The six Bromma STS45 telescopic spreaders were manufactured in Malaysia and shipped from Port Klang, Malaysia, in April 2026. They arrived at Bayport Container Terminal on June 2026. Kalmar USA Inc., as importer of record, paid the applicable duties to U.S. Customs and Border Protection (CBP) at the time of entry. Under the terms of the contract, import duties on the spreaders are reimbursable by the Port Authority.

The spreaders were subject to a 10% import surcharge under Section 122 of the Trade Act of 1974, 19 U.S.C. § 2132. The surcharge was assessed on the entered value of $1,325,400, for a total duty of $132,540.

Staff Evaluation/Justification:
Staff further recommends that the Port Commission approve $132,540 in reimbursement for tariff payment made by Kalmar USA Inc. for the importation of Bromma telescopic spreaders for Bayport Container Terminal.

F. CONSENT AGENDA

Subject	**16. Authorize a payment to Konecranes, Inc. as reimbursement for tariff payments made by Konecranes, Inc. for the importation of ship-to-shore festoon systems for Barbours Cut Terminal and Bayport Container Terminal, in an amount not to exceed $461,657.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, authorize a payment to Konecranes, Inc. as reimbursement for tariff payments made by Konecranes, Inc. for the importation of ship-to-shore festoon systems for Barbours Cut Terminal and Bayport Container Terminal, in an amount not to exceed $461,657, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Nathan Fabian

Background:
By Minute No. 2025-0722-40, the Port Commission awarded a contract to Konecranes, Inc. (Konecranes) in the amount not to exceed $3,100,000 for the replacement of the festoon system on one wharf crane at Barbours Cut Terminal and two wharf cranes at Bayport Container Terminal. This purchase was a sole-source procurement.

The festoon system components were manufactured in Germany and imported by Konecranes in three shipments. The shipments were imported on March 4, 2026, March 20, 2026, and May 9, 2026. As importer of record, Konecranes paid the applicable duties to U.S. Customs and Border Protection (CBP) at the time of entry.

Duties paid by Konecranes totaled $461,656.61. This consisted of $207,283.60 for the March 4, 2026 shipment, $98,183.50 for the March 20, 2026 shipment, and $156,189.51 for the May 9, 2026 shipment. These tariffs were incurred pursuant to Section 122 of the Trade Act of 1974 and Section 232 of the Trade Expansion Act of 1962.

Staff Evaluation/Justification:
Staff further recommends that the Port Commission approve $461,657 in reimbursement for tariff payments made by Konecranes for the importation of ship-to-shore festoon systems for Barbours Cut Terminal and Bayport Container Terminal.

F. CONSENT AGENDA

Subject	**17. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed $615,000 for gate interchange cards for Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking - first, AMLON Industries Inc.; and second, Cole Ticket Solutions.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order - first, AMLON Industries Inc.; and second, Cole Ticket Solutions, Inc.; (b) award a professional services contract to AMLON Industries Inc. for gate interchange cards for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed $615,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Operations

Staff Contact:
Easton McIntosh

Background:
The Port Authority is seeking to obtain 30,000,000 gate interchange cards for Barbours Cut Terminal and Bayport Container Terminal. The gate cards are used to document the transfer of custody of intermodal equipment entering and exiting the terminals.

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

Staff Evaluation/Justification:
On September 9, 2026, eight RFPs were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- AMLON Industries, Inc.
- Cole Ticket Solutions, Inc.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to AMLON Industries, Inc. and act as otherwise described above.

F. CONSENT AGENDA

Subject	**18. Approve staff's ranking of vendors and award a professional services contract for employee benefits consulting services for an initial period of three years, renewable for two years at the option of the Port Authority, for $123,000 per year for the first three years, in a total amount not to exceed $369,000, to the top-ranked proposer: staff ranking – first, Hub International Texas, Inc.; second, Marsh McLennan Agency; and third, Gallagher Benefits Service, Inc.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting: (a) approve staff's ranking of the most qualified vendors for employee benefits consulting services, based on the selection criteria, in the following order – first, Hub International Texas, Inc.; second, Marsh & McLennan Agency, LLC.; and third, Gallagher Benefit Service, Inc.; (b) authorize award of an employee benefits consulting services contract to Hub International Texas, Inc. for an initial period of three years, renewable for two years at the option of the Port Authority, for $123,000 per year for the first three years, in a total amount not to exceed $369,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally, and in writing, end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Human Resources

Staff Contact:
Hugh Tillman

Background:
Professional consulting services related to the Port Authority's employee and retiree benefits program (including medical and other related insurance) are an important component for further development and optimization of the Port Authority's strategy of standardizing benefits, controlling costs, and managing a competitive benefits program designed to attract and retain talent.

The firm recommended by staff would serve as the Port Authority's broker of record in the purchasing process for employee benefits insurance, which includes developing solicitations, marketing, evaluating, ranking, and recommending providers and programs. Other services provided include continued assessment of the Port Authority's employee benefits program, along with design, implementation, and maintenance of the benefits program.

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

Staff Evaluation/Justification:

On September 16, 2026, nine RFP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Hub International Texas, Inc.
- Marsh & McLennan Agency, LLC.
- Gallagher Benefit Services, Inc

Following staff Executive Committee review, staff recommends that the Port Commission authorize the award of a contract to Hub International Texas, Inc., and act as otherwise described above.

F. CONSENT AGENDA

Subject	**19. Authorize the renewal of group insurance coverage for calendar year 2027 with Reliastar Life Insurance Company dba Voya Financial for both short-term disability in an amount not to exceed $332,097, and long-term disability, in an amount not to exceed $483,814, for a total amount not to exceed $815,911, (ii) authorize the Port Authority to continue to pay 100% of the cost of the short-term disability and long-term disability premiums for eligible active employees, (iii) and authorize contract renewal negotiations with Reliastar Life Insurance Company dba Voya Financial before contract expiration.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, (i) authorize the renewal of group insurance coverage for calendar year 2027 with Reliastar Life Insurance Company dba Voya Financial for both short-term disability (STD), in and amount not to exceed $332,097, and long-term disability (LTD), in an amount not to exceed $483,814, for a total amount not to exceed $815,911, (ii) authorize the Port Authority to continue to pay 100% of the cost of STD and LTD premiums for eligible active employees, (iii) authorize contract renewal negotiations with Reliastar Life Insurance Company dba Voya Financial before contract expiration, (iv) and 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.

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. (Gallagher) to serve as the Port Authority's broker of record for health and welfare benefits and provide employee benefits consulting services, including assisting in requests for proposals for benefits and group insurance coverages, evaluation of proposals, negotiation of renewal rates, and recommendations on provider selections.

By Minute No. 2025-1027-47, the Port Commission awarded agreements for calendar year 2026 to Reliastar Life Insurance Company dba Voya Financial (Voya) for long-term disability (LTD) and short-term disability (STD) coverage. This action also authorized contract renewal negotiations with the insurance carriers before contract expiration. Accordingly, Gallagher and Port Authority staff began negotiations with the incumbents for 2027 coverages.

Staff Evaluation/Justification:
Gallagher Benefits Services, Inc. and Port Authority staff reviewed and evaluated the performance of Voya for these items and their proposal for 2027 coverage and determined that Voya, the incumbent carrier, offers the best value to the Port Authority for continuing to provide those coverages for calendar year 2027.

The award to Voya was discussed at the Pension and Benefits Committee meeting on July 21, 2026. Staff recommends the selection of Voya for group insurance coverage for LTD and STD for calendar year 2027 as shown below.

- STD coverage for calendar year 2027, in an amount not to exceed $332,097
- LTD coverage for calendar year 2027, in an amount not to exceed $483,814

The individual not-to-exceed amounts are based on current employee participant levels and some anticipated increase in participation in 2027 but may be subject to amendment in order to account for actual participation levels.

Staff recommends the Port Commission approve renewal of group insurance coverage with Voya for both STD and LTD coverage, for calendar year 2027, and act as further described above.

F. CONSENT AGENDA

Subject	**20. Issue a purchase order to Office and Furniture Companies of Texas LLC DBA Greater Houston Office Products for the purchase of office supplies, toner cartridges, and copy machine paper, using OMNIA Partners, Public Sector FKA National Intergovernmental Purchasing Alliance, a cooperative purchase program, in an amount not to exceed $230,000.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, issue a purchase order to Office and Furniture Companies of Texas LLC DBA Greater Houston Office Products for the purchase of office supplies, toner cartridges, and copy machine paper, using the OMNIA Partners, Public Sector FKA National Intergovernmental Purchasing Alliance, a cooperative purchase program, in an amount not to exceed $230,000, 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:
Office & Building Services

Staff Contact:
Monica Portillo

Background:
The Port Authority is seeking to obtain office supplies, toner cartridges, and copy machine paper. Standard office supplies are essential for Port Authority-wide day-to-day operations. Combining these products eliminates the need for three different purchase orders and ensures competitive pricing.

OMNIA Partners, Public Sector (OMNIA) is a corporate purchasing program that the Port Authority is authorized to use. It was formerly known as the National Intergovernmental Purchasing Alliance. Texas Region 4 Education Service Center (ESC) is the local sponsor of OMNIA. ESC has a cooperative purchase contract with Epic Business Essentials (Epic) as the primary vendor. The ESC contract with Epic authorizes Epic to designate one or more third parties to fulfill customers' purchase orders pursuant to conditions set out in the ESC contract; each such third party is defined in the ESC contract as an authorized distributor. Office and Furniture Companies of Texas LLC, doing business as Greater Houston Office Products (OFC), is one such identified third party under the contract between ESC and Epic.

Staff Evaluation/Justification:
The Director of Strategic Sourcing has determined that procuring office supplies, toner cartridges, and copy machine paper through OMNIA is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Office Services department has determined that the best availability, price, and contract terms for the items needed are provided by OFC under the pricing schedule obtained from the contract with OMNIA and is therefore recommending this purchase.

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

F. CONSENT AGENDA

Subject	**21. Approve staff's ranking of vendors and award a two-year environmental consulting agreement for stormwater quality program management, renewable for one year at the option of the Port Authority, in an amount not to exceed $250,000, to the top-ranked proposer: staff ranking – first SNM2R, LLC; and second, ESE Partners, LLC.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026, meeting: (a) approve staff's ranking of the most qualified vendors, based on the selection criteria, in the following order: first, SNM2R, LLC; and second, ESE Partners, LLC; (b) award a two-year environmental consulting agreement, renewable for one year at the option of the Port Authority, to SNM2R, LLC for stormwater quality program management in an amount not to exceed $250,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally and in writing end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.

Category:
Awards, Amendments & Change Orders

Department:
Environmental Affairs

Staff Contact:
Mustapha Beydoun

Background:
The Port Authority is seeking to obtain an environmental consultant to assist the Port Authority's Environmental Affairs department (EAD) staff with stormwater quality program management, including compliance with the Port Authority's Municipal Separate Storm Sewer System Permit, Storm Water Management Program, Multi-Sector General Permits, and Construction General Permits; conducting stormwater sampling throughout the Port Authority; identifying, implementing, and monitoring best management practices; and assisting with other activities related to stormwater quality issues, as directed by EAD staff.

The Port Authority notified vendors regarding its request for proposals (RFP) using 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 September 9, 2026, two RFP responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the selection criteria published in the RFP. Staff identified the following vendors, listed in order of ranking, as most qualified to provide the required services:

- SNM2R, LLC

- ESE Partners, LLC

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to SNM2R, LLC for stormwater quality program management and act as otherwise described above.

F. CONSENT AGENDA

Subject	**22. Authorize an agreement with the Houston Ship Channel Security District for payment of the current-year (2026-2027) contribution in an amount not to exceed $61,675.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, authorize an agreement with the Houston Ship Channel Security District for payment of the current-year (2026-2027) contribution in an amount not to exceed $61,675, and 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 PARTNERSHIPS - CONNECTION Drive Regional Impact Projects PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.

Category:
Awards, Amendments & Change Orders

Department:
Security

Staff Contact:
Jessica Thomas

Background:
In 2008, the Port Commission first authorized payments to the newly organized Houston Ship Channel Security District (HSCSD). These annual payments, along with the funds collected each year in assessments from the Security District's private industry members, allow the HSCSD to partner with many law enforcement entities in providing security enhancements in and around the Houston Ship Channel (HSC) and the Port Authority's facilities. These water, land, and air enhancements include: (i) a security camera network monitored by the Harris County Sheriff's Office and linked to the U.S. Coast Guard and the Port Authority, (ii) additional boat patrols on the ship channel, (iii) additional landside law enforcement, and (iv) air patrols over the HSC.

By Sections 68.151-68.155 of the Water Code, the HSCSD is governed by eleven directors, eight from private industry and three from government agencies, including the Port Authority, which is currently represented by Jessica Thomas, Director of Security and Vice Chairman of HSCSD.

At this time, the HSCSD has preliminarily approved its budget for fiscal year 2027 and has determined that the assessment of its members would remain unchanged from 2026. Accordingly, in line with its budget requirements and consistent with the assessment of its private industry members, the HSCSD requests a payment from the Port Authority of $61,675 for fiscal year 2027 (payable in 2026). The 2027 payments from the district's private industry members and the Port Authority would enable the continued operation and maintenance of the above-described security assets for the HSC.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the execution of such agreement and payment to the HSCSD.

F. CONSENT AGENDA

Subject	**23. Award a professional services contract with Security Quality Solutions & Integration for the purchase of access control systems and security systems for the Port Coordination Center at Turning Basin Terminal, in an amount not to exceed $211,559.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, award a professional services contract with Security Quality Solutions & Integration, LLC for the purchase of access control systems and security systems for the Port Coordination Center at Turning Basin Terminal, in an amount not to exceed $211,559, 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 access control systems and security systems for the Port Coordination Center at Turning Basin Terminal. The access controls and security systems are used to secure areas through badge and Transportation Worker Identification Credential (TWIC) readers.

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

Staff Evaluation/Justification:
On September 30, 2026, three CSB responses were received and opened. The responses were reviewed and evaluated by staff in accordance with the published selection criteria.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Security Quality Solutions & Integration, LLC, the responsible bidder submitting the lowest bid, for the purchase of access control systems and security systems at the Port Command Center located at the Turning Basin Terminal, and act as otherwise described above.

F. CONSENT AGENDA

Subject	**24. Issue a purchase order to CyberOne LLC for the purchase of cyber threat intelligence services, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $106,000.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, issue a purchase order to CyberOne LLC for the purchase of cyber threat intelligence services, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $106,000, 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 renew cyber threat intelligence services.

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs that may be used by the Port Authority.

Staff Evaluation/Justification:
The Director of Strategic Sourcing has determined that purchasing cyber threat intelligence services through the Texas DIR purchasing program meets competitive purchase requirements and provides the best value to the Port Authority.

The Information Technology department has determined that CyberOne LLC provides the best availability, price, and contract term for the needed item under the pricing schedule obtained from that vendor’s contract with DIR, and therefore recommends this purchase.

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

F. CONSENT AGENDA

Subject	**25. Issue a purchase order to Xennex, LLC for the purchase of software used by the Port Authority to back up the physical and virtual server environment, OneDrive, and SharePoint sites, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $322,000.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, issue a purchase order to Xennex, LLC for the purchase of software used by the Port Authority to back up the physical and virtual server environment, OneDrive, and SharePoint sites, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $322,000, 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 a three-year software renewal used by the Port Authority to back up the physical and virtual server environment, OneDrive, and SharePoint sites.

The Texas Department of Information Resources (DIR) is a department of the State of Texas and has cooperative purchasing programs that may be used by the Port Authority.

Staff Evaluation/Justification:
The Director of Strategic Sourcing has determined that procuring software used by the Port Authority to back up the physical and virtual server environment, OneDrive, and SharePoint sites 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 Xennex, LLC under the pricing schedule obtained from that vendor’s contract with DIR and is therefore recommending this purchase.

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

F. CONSENT AGENDA

Subject	**26. Approve a change order with SHI Government Solutions, Inc. for additional Microsoft licensing and subscriptions using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $230,000.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, approve a change order with SHI Government Solutions, Inc. for additional Microsoft licensing and subscriptions using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $230,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Charles Thompson

Background:
The Microsoft Enterprise Agreement allows organizations with 500 or more users to participate in a volume licensing program that significantly reduces the cost of Microsoft licensing and provides the maximum flexibility for both on-premises and cloud-based Microsoft solutions.

By Minute No. 2024-1022-49, the Port Commission approved a three-year Microsoft Enterprise Agreement through November 30, 2027, for software, software assurance, and subscription services.

The Port Authority is seeking approval to issue a change order to purchase additional software, software assurance, and subscription services, utilizing our existing Enterprise Agreement with Microsoft, via its fulfillment partner SHI Government Solutions, Inc., to run through November 2027. Payment for additional software, software assurance, and subscription services would be annual.

Staff Evaluation/Justification:
The software and services provided by Microsoft are critical to running the ongoing business of the Port Authority. The Information Technology department has determined that issuing a change order within our existing Enterprise Agreement with Microsoft, with software, software assurance, and subscriptions provided by fulfillment partner SHI Government Solutions, Inc., using the Texas Department of Information Resources cooperative purchase program, is the best value to the Port and is therefore recommending this purchase.

Staff recommends the Port Commission approve the change order with SHI Government Solutions, Inc.

I. CHANNEL INFRASTRUCTURE

Subject	**1. Authorize the renewal of expiring Port Authority distribution and/or transmission line licenses for new ten-year terms for the following entity: CenterPoint Energy Houston Electric, LLC.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, authorize the renewal of expiring Port Authority distribution and/or transmission line licenses for new ten-year terms for the following entity: CenterPoint Energy Houston Electric, LLC, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Permits/Licenses/Pipeline Easements

Department:
Channel Infrastructure Real Property

Staff Contact:
Garry McMahan/Chris Gossett

Background:
The licensee listed below has applied to renew its licenses:

10-Year Term

Company	File No.	License Fee*
CenterPoint Energy Houston Electric, LLC	1974-0064	$13,075
CenterPoint Energy Houston Electric, LLC	1974-0130	$2,615
CenterPoint Energy Houston Electric, LLC	1974-0139	$2,011
CenterPoint Energy Houston Electric, LLC	1976-0198	$13,074
CenterPoint Energy Houston Electric, LLC	1976-0240	$4,022
CenterPoint Energy Houston Electric, LLC	1977-0026	$4,022
CenterPoint Energy Houston Electric, LLC	1985-0152	$9,628
CenterPoint Energy Houston Electric, LLC	1985-0207	$2,718
CenterPoint Energy Houston Electric, LLC	1986-0086	$2,011
CenterPoint Energy Houston Electric, LLC	1997-0173	$2,011
CenterPoint Energy Houston Electric, LLC	1997-0174	$2,011
CenterPoint Energy Houston Electric, LLC	1997-0175	$0
CenterPoint Energy Houston Electric, LLC	2000-0085	$27,061
CenterPoint Energy Houston Electric, LLC	2000-0174	$2,011
Total		**$86,270**

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.

M. MAINTENANCE

Subject	**1. Award a two-year contract with United Rentals, Inc. for rental of heavy equipment, using the Sourcewell cooperative program in an amount not to exceed $600,000.**
Meeting	Oct 21, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its October 21, 2026 meeting, award a two-year contract withUnited Rentals, Inc. for rental of heavy equipment, using the Sourcewell cooperative program in an amount not to exceed $600,000, determine that this procurement method provides the best value to the Port Authority, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Michael Gignac

Background:
By Minute No. 2026-0922-20, the Port Commission at its September 2026 meeting approved a two-year contract with United Rentals, Inc. for the rental of heavy equipment, in an amount not to exceed $600,000, referencing the Omnia Partners cooperative program in error. This purchase would use the Sourcewell cooperative program, not the Omnia Partners program. Staff is correcting this error and seeking approval of this item from the September 2026 agenda under the proper cooperative program.

Heavy equipment is rented as needed for projects such as repair of damages following severe weather, land clearing, emergency response, site preparation, as well as construction and repair activities. The ability to rent heavy equipment promptly allows staff to restore affected areas and minimize impacts to operations.

Staff Evaluation/Justification:
The Director of Strategic Sourcing has determined that procuring a contract for rental of heavy equipment through the Sourcewell cooperative purchase program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

Staff has compared prices for rental of heavy equipment obtained from non-Sourcewell local dealers, other interlocal cooperative purchase program providers, and Sourcewell providers. Staff has reviewed heavy equipment specifications from Sourcewell providers and determined that United Rentals, Inc., is one of the best vendors with the best prices that meet the Port Authority's requirements.

Staff recommends that the Port Commission approve this best value determination and issuance of a two-year contract with United Rentals, Inc., for rental of heavy equipment in an amount not to exceed $600,000.