I N D E X

PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY
OF THE PORTS OF HARRIS COUNTY, TEXAS
September 22, 2026

Minute No.	*Event/Action*
	General
	Chairman Campo convened the in-person and virtual Port Commission meeting and provided opening remarks
	Minutes
2026-0922-01	Approve the minutes of the August 25, 2026 Port Commission meeting
	Staff Reports
2026-0922-02	Charlie Jenkins presented a summary of selected financial and operational matters
	Appearances
2026-0922-03(a)	ChairmanCampointroducedJoeJennings,Schiller Institute, who addressed the Port Commission
2026-0922-03(b)	Chairman Campo introduced Corrin McCullough Paramedic who addressed the Port Commission
2026-0922-03(c)	Chairman Campo introduced Josiah Rector, Houston Resident, who addressed the Port Commission
2026-0922-03(d)	Chairman Campo introduced Elissa Cuellar, Resident, who addressed the Port Commission
	Consent Agenda - The following agenda items are matters of a routine 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.

Minute No.	*Event/Action*
	External Affairs
2026-0922-04	Authorize acceptance of sponsorships from Callan Marine, West Gulf Maritime Association, Enterprise Products, International Longshoremen's Association, ExxonMobil, and LBC Tank Terminals to support the October 2026 Houston Ship Channel Expansion Channel Improvement Project (Project 11) celebration event
	Channel Infrastructure
2026-0922-05	Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: BWC Terminals LLC, ExxonMobil Pipeline Company, and Houston Ammonia Terminal, LP; and authorize the renewal of an expiring Port Authority private road grade crossing for a ten-year term for the following entity: INEOS USA LLC
2026-0922-06	Authorize a new transmission line license to Comcast of Houston, LLC for one fiber optic/communication line over and under the Jacintoport Terminal
2026-0922-07	Authorize a new transmission line license to CenterPoint Energy Houston Electric LLC for one fiber optic/communication line under the Port Terminal Railroad Association Southside Mainline Railroad right-of-way near Light Company Road
2026-0922-08	Authorize a reimbursement agreement for certain pipeline relocation planning expenses with Linde, Inc. for relocating pipelines in and near the Bayport Container Terminal
	Commercial
2026-0922-09	Approve a lease for a five-year term with AllTrans Port Services LLC for approximately 11.51 acres out of Blocks 21, 22A, and 24A at Industrial Park East, at an annual base rent of $428,510.40, subject to annual base rent escalation of 3%
2026-0922-10	Approve an amendment to the lease with The Lubrizol Corporation for approximately 2.09 acres of land, which includes 12,720 square feet (0.29 of an acre) rail spur off Tidal Road and 1.8 acres out of Southside Main Line Railroad Right-of-Way in the George M. Patrick Survey, A-624, in Harris County, Texas, to extend the term for an additional five years, effective no earlier than November 1, 2026, at an annual base rent of approximately $67,557.93, subject to annual base rent escalation of 3%

Minute No.	*Event/Action*
2026-0922-11	Ratify and approve a First Amendment to the lease with Chassis Support Services LLC, effective February 1, 2026, extending the lease term through September 30, 2027, with one additional 12-month extension option, for approximately 1.74 acres at Bayport Container Terminal, at an annual base rent of approximately $203,652 beginning October 1, 2026, subject to annual escalation as provided in the lease
2026-0922-12	Ratify the extended term of a month-to-month lease with Houston Terminal LLC, originally commencing October 1, 2025, for approximately 1.30 acres out of West Yard at the Barbours Cut Terminal, at an annual base rent of $67,051.80
2026-0922-13	Ratify the extended term of a month-to-month lease with Houston Terminal LLC, originally commencing October 1, 2025, for approximately 0.32 of an acre out of West Yard at the Barbours Cut Terminal, at an annual base rent of $17,330.33
2026-0922-14	Ratify the extended term of a month-to-month lease with Cooper/Ports America, LLC, originally commencing September 1, 2025, for approximately 273 square feet in the Bayport Container Terminal Stevedore Support Building No.5 at the Bayport Container Terminal, at an annual base rent of $10,190.33
2026-0922-15	Approve the change of control of TPC Group LLC under one Port Authority lease, resulting from a merger of TPC Holdings, Inc. and an affiliate of ENEOS Holdings, Inc.
	Finance
2026-0922-16	Award a three-year contract to PFM Financial Advisors LLC for financial advisory services relating to funding and financing strategies
2026-0922-17	Approve an amendment to the professional services agreement with Forvis Mazars, LLP for accounting and auditing services to add funds for the second year of the term, in an amount not to exceed $400,000, for a total contract amount of $800,000
	Infrastructure
2026-0922-18	Approve staff's ranking of vendors and award a professional services contract for the Facility Inspection and Condition Assessment Program (FICAP) for Corrosion on Marine Assets Portwide, to the top-ranked proposer Simpson Gumpertz & Heger, Inc.
2026-0922-19	Enter into an Interlocal Agreement with Harris County to provide wage rate compliance services for a one-year term

Minute No.	*Event/Action*
	Maintenance
2026-0922-20	Award a two-year contract to Sunbelt Rentals, Inc. for rental of heavy equipment, using Omnia Partners, a cooperative purchase program contract, in an amount not to exceed $600,000; award a two-year contract to United Rentals, Inc. for rental of heavy equipment, using Omnia Partners in an amount not to exceed $600,000; and award a two-year contract to Herc Rentals, Inc. for rental of heavy equipment, using Omnia Partners in an amount not to exceed $600,000, for a total amount not to exceed $1,800,000
2026-0922-21	Issue a purchase order to Caldwell Country Ford, d/b/a Rockdale Country Ford, for the purchase of four dump trucks for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative's Buyboard, a cooperative purchase program
2026-0922-22	Authorize amendments to Tariffs 8, 14, and 15 to adjust rates, hours, and procedures for the supply of water to vessels
	Security and Emergency Operations
2026-0922-23	Amendment to the existing contract with Garner Environmental Services for emergency standby products and services, originally approved by Port Commission for $50,000. Request to increase the total authorized contract amount by $700,000 to an amount not to exceed $750,000 for the remaining contract term
	Technology
2026-0922-24	Award a professional services contract to Hatch Associates Consultants, Inc., to support Bayport Container Terminal Exit Gate Engineering Discovery
2026-0922-25	Issue a purchase order to Tanches Global Management, Inc., for purchase of networking equipment to support the annual network infrastructure refresh, using the Texas Department of Information Resources cooperative purchase program
2026-0922-26	Issue a purchase order to Tanches Global Management, Inc., for purchase of networking equipment to support Bayport Container Terminal Container Yard 8, using the Texas Department of Information Resources cooperative purchase program

Minute No.	*Event/Action*
2026-0922-27	Issue a purchase order to Oracle America Inc. for Oracle Public Cloud Services, using the Texas Department of Information Resources cooperative purchase program
	Non-Consent Agenda
	G. Executive (No items)
	H. External Affairs (No items)
2026-0922-28	Staff Report – Updates – Kerrick Henny, Chief External Affairs Office
	I. Channel Infrastructure
2026-0922-29	Staff Report – Selected agenda items – Lori Brownell, Chief Channel Infrastructure Office
2026-0922-30	Authorize an amendment to the professional services contract with Moffatt & Nichol to continue the development of the Houston Ship Channel Sedimentation Dashboard, used for predictive shoal modeling to minimize draft restrictions
2026-0922-31	Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for administrative expenses associated with the release of certain interests of the United States in tracts of land on Pelican Island for future economic development and regional job creation
	J. Commercial (No items)
2026-0922-32	Staff Report – Updates– Rina Lawrence,Director, Economic Development
	K. Finance (No Items)
2026-0922-33	Staff Report – Updates – Christopher Edwards, Interim Chief Financial Office
	L. Infrastructure
2026-0922-34	Staff Report – Selected agenda items – Craig Casper, Director, Project & Construction Management
2026-0922-35	Amendment of professional services contract with Lockwood, Andrews & Newnam, Inc. to perform additional services associated with the design of Container Yard 9 and East Exit Gate at Bayport Container Terminal, in an amount not to exceed $483,317, for a total contract amount of $4,494,681

Minute No.	*Event/Action*
	M. Maintenance (No items)
2026-0922-36	Staff Report – Updates – Paulo Soares, Chief Port Maintenance Officer
	N. Operations (No items)
2026-0922-37	Staff Report – Updates – Ryan Mariacher, Chief Port Operations Office
	O. People
2026-0922-38	Staff Report – Selected agenda item – Carlecia Wright, Chief People Officer
2026-0922-39	Authorize funding for calendar year 2027 for the payment of claims from the Port Authority's self-funded group medical benefits program for active employees and eligible dependents
	P. Security and Emergency Operations (No Items)
2026-0922-40	Staff Report – Updates – Amy Seymour, Chief Port Security and Emergency Operations Officer
	Q. Strategy (No items)
2026-0922-41	Staff Report – Updates – Candice Armenoff, Chief Strategy Officer
	R. Technology
2026-0922-42	Staff Report – Selected agenda item – Charles Thompson, Chief Information Officer
2026-0922-43	Issue a purchase order to Selrico Communications LLC, for the purchase and installation of fiber optic cabling between the new Port Coordination Center and the existing Executive Office Building
	S. Recess Open Meeting and Convene Executive Session
	T. Reconvene Open Meeting
2026-0922-44	Authorize the Port Authority to enter into an agreement for cyber monitoring on the terms discussed in Executive Session and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing

Minute No.	*Event/Action*
2026-0922-45	Authorize the Port Authority to enter into an agreement to acquire the Turkey Bend property on the terms discussed in Executive Session and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing
	U. Closing Remarks by Chairman and Commissioners
	V. Adjourn Meeting

Port of Houston Authority **Houston, Texas**
Port Commission Public Meeting **September 22, 2026**

A public meeting of the Port Commission of the Port of Houston Authority of Harris County, Texas was convened on September 22, 2026, at 9:17 a.m., at the Port of Houston Authority Administrative Building, First Floor Boardroom, at 2960 Riverby Road, Houston, Texas 77020, and via Microsoft Teams. The following commissioners, staff, and counsel were present:

Commissioners:
Ric Campo, Chairman
Michel Bechtel, Commissioner
Clyde Fitzgerald, Commissioner
Roland Garcia, Commissioner
Thomas Jones, Commissioner
Alan Robb, Commissioner
J. Kent Friedman, Counsel to the Port Commission

Staff:
Charlie Jenkins, Chief Executive Officer
Eric Casey, Chief Operating Officer
Kerrick Henny, Chief Government Relations Officer
Christopher Edwards, Interim Chief Financial Officer
David McNamara, Associate Legal Counsel

Chairman Campo called the meeting to order and offered opening remarks focused on "Export Houston," a new program in collaboration with the Greater Houston Partnership. The three-part program, launched on September 3rd, is designed to help Houston-based companies grow internationally and strengthen the Houston region's economic diversity.

Chairman Campo next provided an update on cargo volumes through July. He continued by highlighting several recent and upcoming events of significance to the Houston maritime community, including the Economic Alliance Gulf Coast Industry Forum, where he delivered the closing keynote address emphasizing the strength of the region's petrochemical workforce and the importance of supporting future technicians and engineers through the Partners in Maritime Education program. He also announced that the U.S. Army Corps of Engineers would hold a public scoping meeting on September 23 for the Barbours Cut Northside Expansion Project at the Jennie Riley Recreation Center in La Porte and encouraged people to attend.

Chairman Campo advised that Port staff has been working this year to make Port Commission meetings more meaningful and effective, including by implementing the new consent agenda procedure to allow more time for important discussions regarding real issues and questions.

2026-0922-01) Chairman Campo called for a motion to approve the minutes of the August 25, 2026, Port Commission meeting. Commissioner Robb moved for approval, seconded by Commissioner Jones. The minutes were approved as written.

(2026-0922-02) Charlie Jenkins, Chief Executive Officer, presented a summary of selected financial and operational matters:

Mr. Jenkins began his report by highlighting three work anniversaries within the Executive Leadership Team, including Kerrick Henny (six years), as well as Eric Casey and Parker Harrison (one year each). He next highlighted the Port Houston Partners in Maritime Education (PHPME) program, which is Port Houston's non-profit for education and workforce development, that for the first time is developing a dedicated website to bring maritime education and workforce development resources together in one place. By the end of this year, the website will serve as a one-stop resource for students, parents, educators, and industry partners.

Mr. Jenkins noted that the prior week was National Truck Drivers Appreciation Week, adding that 99% of the containers coming through Port Houston are transported by truck.

(2026-0922-03) Appearances

(a) Chairman Campo recognized Joe Jennings, Schiller Institute, and EIR. News, who addressed the Port Commission.

Mr. Jennings offered comments about infrastructure development in the Americas, specifically mentioning both the potential impact of the new deep-water port in Peru and a proposed Pacific-toAtlantic rail link that could benefit Port Houston, as well as recent BRICS discussions on financing major international projects.

(b) Chairman Campo recognized Corrin McCullough, Paramedic, who addressed the Port Commission.

Ms. McCullough expressed concerns regarding the safety of expanding dredge sites emphasizing before the U.S. Army Corps of Engineers has completed safety and environmental assessments to understand potential impacts, particularly during flooding or other disasters that could lead to containment failure and increased public health risks. She urged delaying the House Tract Expansion and Segment 4 dredging until the Army Corps conducts the life-safety risk assessment mandated by Engineering Regulation 1110-2-1156.

(c) Chairman Campo recognized Josiah Rector, Houston Resident, who addressed the Port Commission.

Mr. Rector asked the Port Commission to request that the U.S. Army Corps of Engineers pause expansion of the House Tract and E2 Clinton placement sites until life-safety assessments are completed.

(d) Chairman Campo recognized Elissa Cuellar, Resident, who addressed the Port Commission.

Ms. Cuellar requested the Port Commission to urge the U.S. Army Corps of Engineers to delay work on the E2 Clinton placement site and Segment 4 dredging until the required life-safety risk assessment is completed.

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.

Mr. McNamara announced that staff requested one item, F25, "Issue a purchase order to Selrico Communications LLC, for the purchase and installation of fiber optic cabling between the new Port Coordination Center and the existing Executive Office Building, in an amount not to exceed $1,100,000," to move to the Non-Consent Agenda for a minor correction on the background. In addition, Commissioner Jones requested clarification that Item F14, "Approve an amendment to the professional services agreement with Forvis Mazars, LLP for accounting and auditing services to add funds for the second year of the term, in an amount not to exceed $400,000, for a total contract amount of $800,000," was to address a clerical oversight by adding another $400,000 for the second year of the contract. Mr. Edwards confirmed.

(2026-0922-04 thru 2026-0922-27) Chairman Campo called for a motion to approve the Consent Agenda. Commissioner Robb moved for approval, seconded by Commissioner Jones. Items F1-F24 on the Consent Agenda were approved.

Chairman Campo continued to the Non-Consent Agenda items.

Non-Consent Agenda

(2026-0922-28) Chairman Campo recognized Kerrick Henny, Chief External Affairs Officer, to provide a report for External Affairs.

Mr. Henny provided a brief update on upcoming fall activities including an October event celebrating the completion of the Port-led Project 11 segments and the first Anchored

in Action volunteer day on October 2. Planning continues for the November Houston International Maritime Conference. Legislative efforts are underway to secure funding for key maritime and connectivity programs in the next state session.

Chairman Campo added that the Greater Houston Partnership will host its State of the Port program in a new afternoon format. The program will feature a conversation with Jim Teague, and his remarks will highlight the importance of the Houston Ship Channel. Chairman Campo encouraged attendance at both the Partnership event and the Port's celebration.

(2026-0922-29) Chairman Campo recognized Lori Brownell, Chief Channel Infrastructure Officer to provide a report of selected agenda items.

Ms. Brownell reported that a new Managing Director, Cris Weber, has been hired following a year-long search. The team held two meetings with the U.S. Army Corps of Engineers on September 21: a quarterly Executive Leadership Team meeting on Project 11 and other key initiatives, and a Project 12 Pre-Federal Interest Determination meeting with the Ports of Galveston and Texas City.

Ms. Brownell presented Items I1 and I2 for non-consent consideration. Item I1 is an amendment to the Moffatt & Nichol contract to continue development of the Ship Channel Sedimentation dashboard, and Item I2 is a Memorandum of Agreement with USACE related to potential future development on Pelican Island. Ms. Brownell concluded by requesting approval of Items I1 and I2. In response to Commissioner Jones, Ms. Brownell noted the original Item I1 contract was approximately $350,000, with the amendment representing a 50% increase due to an expanded scope that now includes channel and berth areas and Barbours Cut.

Chairman Campo added that item I1 was highlighted outside of the Consent Agenda due to its significance and value. Item I2, though modest in cost, is also highlighted because it represents important alignment with the U.S. Army Corps of Engineers and the Port of Galveston in advancing potential development on Pelican Island, which could provide long-term regional benefits.

(2026-0922-30) RCA I1 was presented, moved by Commissioner Bechtel, seconded by Commissioner Robb. Chairman Campo, and Commissioners, Bechtel, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA I1 PASSED.

(2026-0922-31) RCA I2 was presented, moved by Commissioner Bechtel, seconded by Commissioner Robb. Chairman Campo, and Commissioners, Bechtel, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA I2 PASSED.

(2026-0922-32) Chairman Campo recognized Rina Lawrence, Director, Economic Development, to provide a staff report for Commercial.

Ms. Lawrence advised that the Real Estate team is evaluating all Port-owned property to align performance and risk with long-term strategic and financial goals. The FTZ team reported a strong year, with ten new designations approved and eleven more in progress. Leadership met with container steamship lines in Europe to discuss long-term growth, capacity opportunities, and operational efficiencies, with additional meetings taking place in Asia this week. Ms. Lawrence concluded by noting that the Breakbulk Americas Conference began today at the George R. Brown Convention Center, with more than 4,000 attendees expected.

(2026-0922-33) Chairman Campo recognized Christopher Edwards, Interim Chief Financial Officer, to provide a staff report for Finance.

Mr. Edwards reported on the Port's financial results through August, noting that performance has steadily improved since spring and that the Port remains positioned to finish the year ahead of plan if current cargo trends continue.

Mr. Edwards also highlighted the Consent Agenda PFM agreement, describing it as the next phase in rebuilding the Enterprise Liquidity Model (ELM) to strengthen long-term capital funding strategy and support future projects such as T3 and P12. The PFM agreement is the second phase in rebuilding the Port's 50 plus-year ELM. The goal is to deliver clear scenario-based visibility into the long-term financial outlook. PFM will enable the development of liquidity tools needed as plans develop for both T3 and P12. Mr. Edwards concluded by acknowledging the partnership with PFM and the attendance of Carlos Allen, a Director at PFM.

(2026-0922-34) Chairman Campo recognized Craig Casper, Director, Project & Construction Management, to provide a report of the selected Infrastructure agenda item.

Mr. Casper first introduced item, M1, requesting approval to augment the design scope for additional structural and electrical infrastructure to support future refrigerated container racks at Bayport Container Yard 9. This modification supports the Port's strategic goal of increasing operational capacity, specifically refrigerated cargo at Bayport and Barbours Cut. With the new Crowley container service, Infrastructure is ensuring terminals have the necessary capacity and infrastructure to support that goal. Upon completion, Container Yard 9 will accommodate more than 1,800 refrigerated containers.

Mr. Casper concluded by asking for approval of Item M1.

Mr. Casey added that expanding refrigerated capacity will also improve operational flow, allowing cargo to move to the market faster. This will enhance shelf life, reduce costs, and provide benefits across the entire supply chain, including growers, with potential value gains of 14–15%. The investment is expected to support better produce quality and lower costs for Texas consumers.

(2026-0922-35) RCA M1 was presented, moved by Commissioner Garcia, seconded by Commissioner Robb. Chairman Campo and Commissioners Bechtel, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA M1 PASSED.

(2026-0922-36) Chairman Campo recognized Paulo Soares, Chief Port Maintenance Officer, to provide a staff report on Maintenance.

Mr. Soares reported strong performance and availability for both STS and Rubber-Tired Gantry (RTG) cranes and advised that construction of the new Central Maintenance facility would start soon. Staff has been working on Maximo implementation which supports the Maintenance and Asset Management programs and is essential to support the overall Port.

(2026-0922-37) Chairman Campo recognized Ryan Mariacher, Chief Port Operations Officer, to provide a staff report on Operations.

Mr. Mariacher provided a brief performance update on the public terminals through August, including overall tonnage, dry and liquid cargoes, steel, and multipurpose cargoes. and imports and exports. He advised that container volumes grew slightly in August, with year-to-date TEUs up 1%; loaded volumes increased 2%.He reported that August's cargo mix, driven by stronger steel, general cargo, and container volumes, supported improved financial performance. Mr. Mariacher concluded with noting recent meetings with major ocean carriers, who expressed optimism in the region despite market volatility, suggesting a continued moderate growth trend.

(2026-0922-38) Chairman Campo recognized Carlecia Wright, Chief People Officer, to provide an update on People agenda items.

Ms. Wright advised of several upcoming People-related initiatives focused on employee experience, including the annual Great Place to Work Survey, open enrollment for the 2027 benefits plan, and plan design changes to account for steadily rising healthcare costs.

Ms. Wright concluded by requesting approval of Item O1.

(2026-0922-39) RCA O1 was presented, moved by Commissioner Jones, seconded by Commissioner Robb. Chairman Campo, and Commissioners Bechtel, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA O1 PASSED.

(2026-0922-40) Chairman Campo recognized Amy Seymour, Chief Port Security and Emergency Operations Officer to provide a staff report on Security and Emergency Operations.

Ms. Seymour advised that readiness continues to be a major focus across PSEO. The Fire and Emergency Management teams continue to conduct drills and training alongside mutual-aid partners and external stakeholders strengthening the collective ability to respond to marine, hazmat, and other significant incidents along the Houston Ship Channel. As hurricane season approaches, Emergency Management continues close coordination with the Coast Guard, Harris County, and regional partners to maintain situational awareness and readiness.

Ms. Seymour further reported that Safety and regulatory performance also remain strong. Through August, employees have submitted more than 1,200 safety observations, helping to proactively identify and address risks, and both Security and Environmental Affairs remain at zero notices of violation year-to-date. Ms. Seymour concluded by noting that overall, PSEO remains focused on prevention, preparedness, compliance, and readiness.

(2026-0922-41) Chairman Campo recognized Candice Armenoff, Chief Strategy Officer, to provide a staff report on Strategy.

Ms. Armenoff highlighted progress toward finalizing 2027 goals, the Project Development Process, pro-active grant strategy, and improving decisions through trusted and powerful data. . Ms. Armenoff also noted that the team recently strengthened its enterprise data strategy by engaging a new Director of Market Research and Analytics, Deb Ivany, who was brought on board to help develop proper data governance, integrity and organization. This will also help support business decisions and communications.

(2026-0922-42) Chairman Campo recognized Charles Thompson, Chief Information Officer, to provide a report on Technology items.

Mr. Thompson reported that that Port Houston has been "live" on Core Workday for 260 days and has completed the 2027 budget in Workday Adaptive Planning, along with the required biannual Workday upgrades. The division is focused on refreshing network hardware, supporting construction at Bayport Container Yard 8, and upgrading fiber optics at Turning Basin for the new PCC building. He advised that a status update on Pillar III of the NXGEN ERP Program would be provided next month, with the first phase

of Maximo for fueled assets on track for go-live at year-end. Mr. Thompson concluded by asking for approval of Item F25.

(2026-0922-43) RCA F25 was presented, moved by Commissioner Robb, seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. RCA F25 PASSED.

At 10:31 a.m., Chairman Campo called for an Executive Session and asked Mr. McNamara to make the following announcement:

It is now 10:31 a.m.

The Port Commission of the Port of Houston Authority of Harris County, Texas will now convene in a closed meeting, as permitted by the Texas Open Meetings Act and Government Code, to conduct a consultation with attorneys (Section 551.071, Open Meetings Act), including discussions regarding (1) Texas Government Code §§ 572.070 and 2063.102, and (2) certain Port Commission meeting governance items, and deliberate regarding (i) real estate (Section 551.072, Open Meetings Act) Pelican Island and Turkey Bend properties, (ii) economic development negotiations or incentives (Section 551.087, Open Meetings Act), (iii) employment and evaluation of public employees (Section 551.074, Open Meetings Act) including deliberations regarding the employment of the Chief Executive Officer, the engagement of talent advisory firms for executive support, performance of the senior staff, and other related matters, and (iv) security-related matters (Section 551.076, Open Meetings Act and Sections 418.175-418.183, Government Code) including cybersecurity risk or vulnerability assessment matters.

The Port Commission will reconvene in public session after the closed meeting is adjourned.
At 11:16 a.m., Chairman Campo reconvened the open meeting with the following Commissioners, staff, and counsel in attendance:

Ric Campo, Chairman
Michel Bechtel, Commissioner
Clyde Fitzgerald, Commissioner
Roland Garcia, Commissioner
Thomas Jones, Commissioner
Alan Robb, Commissioner

Charlie Jenkins, Chief Executive Officer
Parker Harrison, Chief Legal Officer
Eric Casey, Chief Operating Officer
Kerrick Henny, Chief Government Relations Officer

(2026-0922-44) Commissioner Bechtel moved to authorize the Port Authority to enter into an agreement for cyber monitoring on the terms discussed in Executive Session and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing seconded by Commissioner Jones. Chairman Campo, and Commissioners Bechtel, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

(2026-0922-45) Commissioner Robb moved to Authorize the Port Authority to enter into an agreement to acquire the Turkey Bend property on the terms discussed in Executive Session and to authorize the Chief Executive Officer to do all other things reasonable or necessary to give effect to the foregoing, seconded by Commissioner Garcia. Chairman Campo, and Commissioners Bechtel, Fitzgerald, Garcia, Jones, and Robb voted Aye. Nays none. MOTION PASSED.

At 11:17 a.m., Chairman Campo adjourned the Port Commission meeting.

The above is a correct copy of the Minutes of the September 22, 2026 meeting of the Port Commission of the Port of Houston Authority.

Ric Campo, Chairman

Parker Harrison, Secretary

F. CONSENT AGENDA

Subject	**1. Authorize acceptance of sponsorships from Callan Marine, West Gulf Maritime Association, Enterprise Products, International Longshoremen's Association, ExxonMobil, and LBC Tank Terminals to support the October 2026 Houston Ship Channel Expansion Channel Improvement Project (Project 11) celebration event.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize acceptance of sponsorships Callan Marine, West Gulf Maritime Association, Enterprise Products, International Longshoremen's Association, ExxonMobil, and LBC Tank Terminals 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:
The Port Authority plans to host a celebration marking the completion of the Port Authority-led segments of the Houston Ship Channel Expansion Channel Improvement Project (Project 11) in October 2026. Sponsorship dollars from Callan Marine, West Gulf Maritime Association, Enterprise Products, International Longshoremen's Association, ExxonMobil, and LBC Tank Terminals will offset event expenses, including food and beverage, video, a drone show, and other logistical needs. In return, these companies and organizations will receive prominent recognition at the event, including items like the invitation, signage, and/or the drone show itself.

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

Staff Evaluation/Justification:
Staff recommends the Port Commission authorize acceptance of these sponsorship dollars to offset Project 11 event expenses.

F. CONSENT AGENDA

Subject	**2. Authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: BWC Terminals LLC, ExxonMobil Pipeline Company, and Houston Ammonia Terminal, LP; and authorize the renewal of an expiring Port Authority private road grade crossing for a ten-year term for the following entity: INEOS USA LLC.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize the renewal of expiring Port Authority pipeline licenses for new thirty-year terms for the following entities: BWC Terminals LLC, ExxonMobil Pipeline Company, and Houston Ammonia Terminal, LP; and authorize the renewal of an expiring Port Authority private road grade crossing for a ten-year term for the following entity: INEOS USA 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/Mollie Powell

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

30-Year Term

Company	File No.	License Fee*
BWC Terminals LLC	2015-0280	$8,310
BWC Terminals LLC	2013-0327	$196,314
BWC Terminals LLC	2012-0386	$52,909
BWC Terminals LLC	2006-0385	$25,538
BWC Terminals LLC	1998-0163	$11,760
ExxonMobil Pipeline Company	1976-0032	$4,772
ExxonMobil Pipeline Company	1986-0275	$4,772
ExxonMobil Pipeline Company	1997-0189	$4,772
ExxonMobil Pipeline Company	1997-0190	$757,864
Houston Ammonia Terminal, LP	1986-0267	$83,713
Total		**$1,150,724**

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

10-Year Term

Company	File No.	License Fee**
INEOS USA LLC	2003-0128	$8,473
Total		**$8,473**

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	**3. Authorize a new transmission line license to Comcast of Houston, LLC for one fiber optic/communication line over and under the Jacintoport Terminal.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize a new transmission line license to Comcast of Houston, LLC for one fiber optic/communication line over and under the Jacintoport 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.

Category:
Permits/Licenses/Pipeline Easements

Department:
Channel Infrastructure Real Property

Staff Contact:
Garry McMahan/Chris Gossett

Background:
Comcast of Houston, LLC, Port Authority File No. 2026-0214, has applied for a new transmission line license for one fiber optic/communication line over and under the Jacintoport Terminal, in the William Harris & David Carpenter Survey, A-28, to provide service to the Port Authority.

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and the Port Authority's Information Technology department. The $1,000 application fee and the $10,000 as-built deposit have been paid.

Staff recommends approval.

F. CONSENT AGENDA

Subject	**4. Authorize a new transmission line license to CenterPoint Energy Houston Electric LLC for one fiber optic/communication line under the Port Terminal Railroad Association Southside Mainline Railroad right-of-way near Light Company Road.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize a new transmission line license to CenterPoint Energy Houston Electric LLC for one fiber optic/communication line under the Port Terminal Railroad Association Southside Mainline Railroad right-of-way near Light Company Road, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Permits/Licenses/Pipeline Easements

Department:
Channel Infrastructure Real Property

Staff Contact:
Garry McMahan/Chris Gossett

Background:
CenterPoint Energy Houston Electric LLC, Port Authority File No. 2026-0216, has applied for a transmission line license for one fiber optic/communication line under the Port Terminal Railroad Association Southside Mainline Railroad right-of-way near Light Company Road, in the William Vince Survey, A-78.

This is a fiber route relocation between the South Houston plant and the Deepwater Substation

Staff Evaluation/Justification:
The application was reviewed and approved by the Port Authority's Channel Infrastructure Real Property department and the Port Terminal Railroad Association. The license is subject to the Port Authority's usual terms and conditions for a ten-year license and at a fee of $3,907. The $1,000 application fee and the $10,000 as-built deposit have been paid.

Staff recommends approval.

F. CONSENT AGENDA

Subject	**5. Authorize a reimbursement agreement for certain pipeline relocation planning expenses with Linde, Inc. for relocating pipelines in and near the Bayport Container Terminal in an amount not to exceed $450,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026, meeting, authorize a reimbursement agreement for certain pipeline relocation planning expenses with Linde, Inc. for relocating pipelines in and near the Bayport Container Terminal in an amount not to exceed $450,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Channel Infrastructure Operations

Staff Contact:
Lori Brownell/Garry McMahan/Seth Danso

Background:
The Port Authority is advancing plans for the phased development of a berth, a turning basin, and a breakwater at the east end of the existing Bayport Container Terminal to accommodate increasing operational demands and drive regional and national economic growth.

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

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

This agreement would provide the information needed to plan, coordinate, and schedule the relocation of these pipelines, to accommodate completion of the development of the east end of the Bayport Container Terminal. After the planning-phase work has been completed, a separate agreement for the construction work will be presented to the Port Commission for consideration.

Staff Evaluation/Justification:
Staff recommend that the Port Commission authorize the approval to enter into an agreement for reimbursement with Linde, Inc. as described above.

F. CONSENT AGENDA

Subject	**6. Approve a lease for a five-year term with AllTrans Port Services LLC for approximately 11.51 acres out of Blocks 21, 22A, and 24A at Industrial Park East, at an annual base rent of $428,510.40, subject to annual base rent escalation of 3%.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, approve a lease for a five-year term with AllTrans Port Services LLC for approximately 11.51 acres out of Blocks 21, 22A, and 24A at Industrial Park East, at an annual base rent of $428,510.40, 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:
AllTrans Port Services LLC has requested that the Port Authority lease approximately 11.51 acres out of Blocks 21, 22A, and 24A at Industrial Park East for a five-year term. AllTrans Port Services LLC has leased the property since 2011 for steel and steel-related cargo.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the proposed lease with AllTrans Port Services LLC under the terms described above.

F. CONSENT AGENDA

Subject	**7. Approve an amendment to the lease with The Lubrizol Corporation for approximately 2.09 acres of land, which includes 12,720 square feet (0.29 of an acre) rail spur off Tidal Road and 1.8 acres out of Southside Main Line Railroad Right-of-Way in the George M. Patrick Survey, A-624, in Harris County, Texas, to extend the term for an additional five years, effective no earlier than November 1, 2026, at an annual base rent of approximately $67,557.93, subject to annual base rent escalation of 3%.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, approve an amendment to the lease with The Lubrizol Corporation for approximately 2.09 acres of land, which includes 12,720 square feet (0.29 of an acre) rail spur off Tidal Road and 1.8 acres out of Southside Main Line Railroad Right-of-Way in the George M. Patrick Survey, A-624, in Harris County, Texas, to extend the term for an additional five years, effective no earlier than November 1, 2026, at an annual base rent of approximately $67,557.93, 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/ Radhika Ganatra

Background:
By Minute No. 2016-1025-11, the Port Commission authorized the Port Authority and The Lubrizol Corporation (Lubrizol) to enter into a five-year lease term for approximately 2.09 acres of land, which includes 12,720 square feet (0.29 of an acre) rail spur off Tidal Road and 1.8 acres in the Southside Main Line Railroad Right-of-Way in the George M. Patrick Survey, A-624, in Harris County, Texas.

By Minute No. 2021-0928-10, the Port Commission approved an amendment to such lease to extend the term for five years.
The property is used for loading and shipping of tank cars of permitted hazardous and non-hazardous substances, including flammables, combustible, toxic, petroleum products and other hydrocarbons, railroad siding for switching rail cars, transfer of rail cars and parking for switch engine locomotives.

Lubrizol has now requested that the Port Authority extend the lease term for five years and intends to continue to use the property for the purpose described above.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the proposed lease amendment and extension.

F. CONSENT AGENDA

Subject	**8. Ratify and approve a First Amendment to the lease with Chassis Support Services LLC, effective February 1, 2026, extending the lease term through September 30, 2027, with one additional 12-month extension option, for approximately 1.74 acres at Bayport Container Terminal, at an annual base rent of approximately $203,652 beginning October 1, 2026, subject to annual escalation as provided in the lease.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, ratify and approve a First Amendment to the lease with Chassis Support Services LLC, effective February 1, 2026, extending the lease term through September 30, 2027, with one additional 12-month unilateral extension option, for approximately 1.74 acres at Bayport Container Terminal, at an annual base rent of approximately $203,652 beginning October 1, 2026, subject to annual escalation as provided in the lease, 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:
Chassis Support Services LLC entered into a six-month lease with the Port Authority effective August 1, 2025, for approximately 1.74 acres at Bayport Container Terminal. The premises are used for the housing and repair of chassis.

The original lease term expired January 31, 2026. The proposed First Amendment extends the lease through September 30, 2027, and provides the tenant with one option to extend the term for an additional 12 months, subject to the tenant not being in default and providing written notice at least 90 days before the scheduled expiration date.

The amendment also confirms that payments made from February through September 2026, based on an annual base rent of approximately $183,175.20, would be treated as base rent rather than holdover rent. Effective October 1, 2026, annual base rent would increase to approximately $203,652, subject to annual escalation under the existing lease.

Staff Evaluation/Justification:
Staff recommends the Port Commission approve the proposed lease with Chassis Support Services LLC under the terms described above

F. CONSENT AGENDA

Subject	**9. Ratify the extended term of a month-to-month lease with Houston Terminal LLC, originally commencing October 1, 2025, for approximately 1.30 acres out of West Yard at the Barbours Cut Terminal, at an annual base rent of $67,051.80.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026, meeting, ratify the extended term of a month-to-month lease with Houston Terminal LLC, commencing October 1, 2025, for approximately 1.30 acres out of West Yard at the Barbours Cut Terminal, at an annual base rent of $67,051.80, 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 Houston Terminal LLC (Houston Terminal) for approximately 1.30 acres out of West Yard at the Barbours Cut Terminal that would have been in effect for one year on October 1, 2026. Houston Terminal's current annual base rent is approximately $67,051.80. Houston Terminal uses the property for container freight station operations and marine terminal operations, including container stevedoring, terminal services, and related activities. Houston Terminal has six 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 Houston Terminal LLC under the terms described above.

F. CONSENT AGENDA

Subject	**10. Ratify the extended term of a month-to-month lease with Houston Terminal LLC, originally commencing October 1, 2025, for approximately 0.32 of an acre out of West Yard at the Barbours Cut Terminal, at an annual base rent of $17,330.33.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026, meeting, ratify the extended term of a month-to-month lease with Houston Terminal LLC, commencing October 1, 2025, for approximately 0.32 of an acre out of West Yard at the Barbours Cut Terminal, at an annual base rent of $17,330.33, 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 Houston Terminal LLC (Houston Terminal) for approximately 0.32 of an acre out of West Yard at the Barbours Cut Terminal that will have been in effect for one year on October 1, 2026. Houston Terminal's current annual base rent is approximately $17,330.33. Houston Terminal uses the property for container freight station operations and marine terminal operations, including container stevedoring, terminal services, and related activities. Houston Terminal has six 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 Houston Terminal LLC under the terms described above.

F. CONSENT AGENDA

Subject	**11. Ratify the extended term of a month-to-month lease with Cooper/Ports America, LLC, originally commencing September 1, 2025, for approximately 273 square feet in the Bayport Container Terminal Stevedore Support Building No.5 at the Bayport Container Terminal, at an annual base rent of $10,190.33.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, ratify the extended term of a month-to-month lease with Cooper/Ports America LLC, commencing September 1, 2025, for approximately 273 square feet out of the Bayport Container Terminal Stevedore Building No.5, at an annual base rent of $10,190.33, 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 Cooper/Ports America LLC, (CPA) for approximately 273 square feet out of the Bayport Container Terminal Stevedore Support Building No.5 at the Bayport Container Terminal that would have been in effect for one year on September 1, 2026. CPA's current annual base rent is approximately $10,190.33. CPA uses the property for general office use. CPA currently has nine leases with the Port Authority, to include 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 Cooper/Ports America, LLC under the terms described above.

F. CONSENT AGENDA

Subject	**12. Approve the change of control of TPC Group LLC under one Port Authority lease, resulting from a merger of TPC Holdings, Inc. and an affiliate of ENEOS Holdings, Inc.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, approve the change of control of TPC Group LLC under one Port Authority lease, resulting from a merger of TPC Holdings, Inc. and an affiliate of ENEOS Holdings, Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Leases

Department:
Real Estate

Staff Contact:
Stephanie Sides Sembera/Radhika Ganatra

Background:
The Port Authority has one lease with TPC Group LLC (TPC) as further described below.

By Minute No. 2013-1210-55, the Port Authority approved a twenty-year lease with TPC for approximately 5.49 acres of upland property and a private-access entrance road, along with preferential berthing rights at Public Docks A and B located at Sims Bayou.

By Minute No. 2020-0623-12, the Port Authority approved a lease amendment to increase the acreage of the leased property from approximately 5.49 acres of upland property to approximately 6.9584 acres of upland and submerged property located at Sims Bayou. The amendment also grants certain subsurface easement rights to TPC as part of the leased property.

TPC is now requesting the Port Authority to approve an indirect change of control occurring at the parent level of TPC. TPC Holdings, Inc. (TPC Holdings) is the parent of TPC. On or around August 7, 2026, TPC Holdings entered into that certain Agreement and Plan of Merger by and among TPC Holdings, ENEOS Holdings USA Inc. (ENEOS Parent), ENEOS Holdings Transaction Company, Inc. (Merger Sub), and another party representing the equity holders of TPC Holdings.

Upon the closing of this transaction (Transaction), Merger Sub would merge with and into TPC Holdings, with TPC Holdings surviving the merger as a wholly owned subsidiary of ENEOS Parent. As a result, ENEOS Holdings, Inc. (ENEOS Holdings), the sole shareholder and parent of ENEOS Parent, would acquire indirect control Tenant. The Transaction is expected to close in October 2026. The terms of the lease require that the Port Authority approve such a change of control transaction.

ENEOS Holdings is a Japanese corporation that provides management and related operations for its subsidiaries and group companies engaged in energy, petroleum and natural gas development, functional material, electricity and city gas, and renewable energy businesses. ENEOS Holdings is headquartered in Tokyo, Japan and its stock is traded on the Tokyo Stock Exchange and Nagoya Stock Exchanges.

Staff Evaluation/Justification:

TPC has confirmed that it would remain the tenant under the lease and would remain subject to its obligations and the terms as currently in effect under the lease. Additionally, TPC has confirmed that the Transaction would not result in any change in TPC's legal existence, management, day-to-day operations, or permitted use of the leased property.

Staff has reviewed the terms of the change of control transaction, including diligence materials, and recommends the Port Commission approve this request.

F. CONSENT AGENDA

Subject	**13. Award a three-year contract to PFM Financial Advisors LLC for financial advisory services relating to funding and financing strategies, in an amount not to exceed $350,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, award a three-year contract to PFM Financial Advisors LLC for financial advisory services relating to funding and financing strategies, in an amount not to exceed $350,000, 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:
Treasury

Staff Contact:
Roland Gonzalez

Background:
By Minute No. 2019-0521-14, the Port Commission approved a contract with PFM Financial Advisors LLC (PFM) for financial advisory services relating to channel infrastructure funding strategies, primarily for assisting with developing strategies to finance the Port Authority share of the costs of the Houston Ship Channel Expansion Project (Project 11). The contract has been amended and extended through 2026.

PFM began providing financial advisory services to the Port Authority before the start of Project 11 and was the Port Authority's municipal financial advisor during the two revenue bond issues in 2021 and 2023, which financed the Port Authority's share of the costs of Project 11.

The Port Authority is reviewing its options for the development of a potential new container terminal, including various strategies and options for financing such a capital project.

Staff Evaluation/Justification:
The Port Authority's capital plan for its future infrastructure improvement and expansion projects, including a potential new container terminal development, would require professional financial advisory services and expertise from a proven financial advisor with a successful track record to help finance such projects.

Staff recommends the Port Commission approve and award a contract to PFM as described above.

F. CONSENT AGENDA

Subject	**14. Approve an amendment to the professional services agreement with Forvis Mazars, LLP for accounting and auditing services to add funds for the second year of the term, in an amount not to exceed $400,000, for a total contract amount of $800,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, approve an amendment to the professional services agreement with Forvis Mazars, LLP for accounting and auditing services to add funds for the second year of the term, in an amount not to exceed $400,000, for a total contract amount of $800,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective PARTNERSHIPS - COMMUNITY Champion Local Opportunities PARTNERSHIPS Expand regional maritime opportunities and enhance collaboration with stakeholders.

Category:
Awards, Amendments & Change Orders

Department:
Controller

Staff Contact:
Curtis Duncan

Background:
By Minute No. 2025-0722-20, the Port Commission awarded a professional services agreement to Forvis Mazars, LLP (Forvis) to conduct audits of the Port Authority's financial statements, retirement plans (i.e., Pension and OPEB), and the Promotion and Development Fund for a two-year term with a one-year extension option (such term reflecting the amendments made by the Port Commission on July 22, 2025, at the Port Commission meeting). Additionally, the Port Authority requested, and the Port Commission approved, a total contract amount of $400,000 to cover the cost of services for the first year of the two-year term.

The Port Authority is now seeking approval to amend the agreement with Forvis to add $400,000 to pay for the services during the second year of the agreement. If the Port Authority and Forvis desire to exercise the extension option for a third year of the agreement, the Port Authority will come back to the Port Commission to approve such exercise and request additional funds for such extension.

Staff Evaluation/Justification:
The proposed amendment is necessary to add $400,000 for the second year of the agreement to allow Forvis to continue providing the required accounting and auditing services for fiscal year 2026.
Staff recommends the Port Commission approve the proposed amendment.

F. CONSENT AGENDA

Subject	**15. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed $330,000, for the Facility Inspection and Condition Assessment Program (FICAP) for Corrosion on Marine Assets Portwide, to the top-ranked proposer Simpson Gumpertz & Heger, Inc.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, approve staff's ranking of vendor and award a professional services contract in an amount not to exceed $330,000 for the Facility Inspection and Condition Assessment Program (FICAP) for Corrosion on Marine Assets Portwide to the top-ranked proposer Simpson Gumpertz & Heger, Inc., and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	Strategic Objective MARITIME ECONOMIC DEVELOPMENT - CARGO Maximize Capacity and Regional Competitiveness

Category:
Awards, Amendments & Change Orders

Department:
Project and Construction Management

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

Background:
The ongoing Facility Inspection and Condition Assessment Program (FICAP) involves visual inspections and condition ratings to support the Port Authority's asset management program. This project includes the inspection and assessment of marine structures at various terminals, specifically as follows:

- Performing baseline and routine inspections above and below the water line to assess corrosion on marine assets;
- Developing engineering drawings that document corrosion elements;
- Converting engineering drawings into a geographic information system (GIS) database information;
- Delivering reports and final data for inspected assets; and
- Performing functionality checks of corrosion protection systems.

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

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

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Simpson Gumpertz & Heger, Inc., the most highly qualified provider, for the Facility Inspection and Condition Assessment Program for Corrosion on Marine Assets Portwide, and act as otherwise described above.

F. CONSENT AGENDA

Subject	**16. Enter into an Interlocal Agreement with Harris County to provide wage rate compliance services for a one-year term in an amount not to exceed $130,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize the Port Authority to enter into an Interlocal Agreement with Harris County to provide wage rate compliance services for a one-year term in an amount not to exceed $130,000, 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 Controls

Staff Contact:
Tes Lawal

Background:
Government Code Chapter 2258 requires that workers employed on public works projects by or on behalf of political subdivisions of the state be paid not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the work is performed. The Port Authority undertakes various measures to ensure that construction of its public works projects complies with the provisions of Government Code Chapter 2258.

Since 2008, in connection with those efforts, the Port Commission has authorized annual Interlocal Agreements with Harris County to provide these wage rate compliance services. This proposed agreement would be for a one-year term, in an amount not to exceed $130,000, from October 1, 2026, through September 30, 2027.

Staff Evaluation/Justification:
The Harris County Public Infrastructure department has proposed continuing to assist the Port Authority in these efforts by providing a wage rate compliance officer. Such officers would attend pre-bid and pre-construction meetings, review payroll records, monitor construction projects, and handle claims under the statute.

Staff recommends that the Port Commission approve the agreement.

F. CONSENT AGENDA

Subject	**17. Award a two-year contract to Sunbelt Rentals, Inc. for rental of heavy equipment, using Omnia Partners, a cooperative purchase program contract, in an amount not to exceed $600,000; award a two-year contract to United Rentals, Inc. for rental of heavy equipment, using Omnia Partners in an amount not to exceed $600,000; and award a two-year contract to Herc Rentals, Inc. for rental of heavy equipment, using Omnia Partners in an amount not to exceed $600,000, for a total amount not to exceed $1,800,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, award a two-year contract to Sunbelt Rentals, Inc. for rental of heavy equipment, using Omnia Partners, a cooperative purchase program contract, in an amount not to exceed $600,000; award a two-year contract to United Rentals, Inc. for rental of heavy equipment, using Omnia Partners in an amount not to exceed $600,000; and award a two-year contract to Herc Rentals, Inc. for rental of heavy equipment, using Omnia Partners in an amount not to exceed $600,000, for a total amount not to exceed $1,800,000, 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.

Category:
Awards, Amendments & Change Orders

Department:
Maintenance

Staff Contact:
Michael Gignac

Background:
By Minute No. 2023-0126-35, the Port Commission awarded a three-year contract to Sunbelt Rentals, Inc. for $600,000 for the rental of heavy equipment, using Omnia Partners, a cooperative purchase program, and awarded a three-year contract to Herc Rentals, Inc. for $600,000 for the rental of heavy equipment, using Omnia Partners, a cooperative purchase program, to support operations at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal. Due to increased rental rates, higher equipment demand, limited availability of heavy equipment, and the continued need to support multiple projects and operational requirements, the funds allocated to the existing contract have been depleted.

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 Omnia Partners cooperative purchase program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

Exhibit A

Staff has compared prices for rental of heavy equipment obtained from non-Omnia Partners local dealers, other interlocal cooperative purchase program providers, and Omnia Partners providers. Omnia Partners website lists several pre-approved vendors. Staff has reviewed heavy equipment specifications from Omnia Partners providers and determined that Sunbelt Rentals, Inc., United Rentals, Inc., and Herc Rentals, Inc. are the vendors with the best prices that meet the Port Authority's requirements. Sunbelt Rentals, Inc., United Rentals, Inc., and Herc Rentals, Inc.'s pricing for heavy equipment rentals were reviewed and approved by Omnia Partners.

Staff recommends that the Port Commission approve this best value determination and issuance of two-year contracts to Sunbelt Rentals, Inc., for rental of heavy equipment in an amount not to exceed $600,000; United Rentals, Inc., for rental of heavy equipment in an amount not to exceed $600,000; and Herc Rentals, Inc. for rental of heavy equipment in an amount not to exceed $600,000, for a total of amount not to exceed $1,800,000.

F. CONSENT AGENDA

Subject	**18. Issue a purchase order to Caldwell Country Ford, d/b/a Rockdale Country Ford, for the purchase of four dump trucks for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative's Buyboard, a cooperative purchase program, in an amount not to exceed $400,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, issue a purchase order to Caldwell Country Ford, d/b/a Rockdale Country Ford, for the purchase of four dump trucks for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal, using Local Government Purchasing Cooperative's Buyboard, a cooperative purchase program, in an amount not to exceed $400,000, 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:
Award, Amendment & Change Order

Department:
Maintenance

Staff Contact:
Michael Gignac

Background:
The Port Authority currently owns three dump trucks in operation at Barbours Cut Terminal and Turning Basin Terminal. These units are twenty-three years old. Due to their age and extended service life, they have become increasingly costly to maintain, and replacement parts are scarce. The aging fleet also increases the risk of unplanned equipment downtime, which can undermine the Maintenance division’s ability to respond to operational needs and complete projects on time.

Two of the existing dump trucks are assigned to the Turning Basin Terminal, while one is assigned to Barbours Cut Terminal. Currently, Bayport Terminal does not have a dedicated dump truck readily available for its maintenance and operational needs. When the existing dump trucks are committed to projects, undergoing maintenance or repairs, or otherwise unavailable, the Bayport Container Terminal must obtain a rental dump truck to perform necessary work. The average monthly rental cost for a dump truck is approximately $2,800, resulting in an annual rental expense of approximately $33,600.

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 dump trucks through the Buyboard program is the method that both satisfies competitive purchase requirements and provides the best value to the Port Authority.

Exhibit A

The Maintenance department has determined that the best availability, price, and contract term for the required dump trucks are provided by Caldwell Country Ford, d/b/a Rockdale Country Ford, under the pricing schedule in that vendor's contract with the Buyboard Program and therefore recommends this purchase.

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

F. CONSENT AGENDA

Subject	**19. Authorize amendments to Tariffs 8, 14, and 15 to adjust rates, hours, and procedures for the supply of water to vessels.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize amendments to Tariffs 8, 14, and 15 to adjust rates, hours, and procedures for the supply of water to vessels, 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:
Maintenance

Staff Contact:
Michael Gignac

Background:
The rules concerning the supply of water to vessels in the Port Authority's Tariffs are Tariff 8, Subrule 111; Tariff 14, Subrule 091; and Tariff 15, Subrule 092.

This amendment to the Tariffs is intended to streamline the process of providing water to vessels and keep up with the increase in costs to the Port Authority. Staff has observed that vessels have requested freshwater service before they are actually ready to receive service, leading plumbers to be called out multiple times for one service call. The revised language would include a requirement that vessels must be ready with hoses lowered and a vessel representative present prior to requesting freshwater service.

Staff recommends updating pertinent Subrules under Tariff Nos. 8, 14, and 15 to establish revised hours, rates, rules, and regulations governing vessel water service, including meter hook-up charges and applicable meter-hour fees. The proposed updates would also establish clear procedures and rates for "Special Call-Outs" and holiday services to ensure consistent application and accurate billing of these services.

Staff recommends the following adjustments to the Tariffs:

1. Expanding the hours for normal water service from 8:00 am to 5:00 pm, Monday through Friday to 6:00 am – 6:00 pm, Monday through Sunday;
2. Increasing the hook-up charge for all other times to $575.82;
3. Requiring that users provide the hose needed for the vessel's water service connection and specifying that the Port Authority utilizes a 2" National Pipe Taper (NPT) threaded hose fitting; and
4. Requiring that a vessel must be ready to receive water at the time it requests freshwater service, to avoid missed connections and repeated dispatch.

Staff Evaluation/Justification:
Staff recommends that the Port Commission approve the above amendment for Tariff Nos. 8, 14, and 15.

F. CONSENT AGENDA

Subject	**20. Amendment to the existing contract with Garner Environmental Services for emergency standby products and services, originally approved by Port Commission for $50,000. Request to increase the total authorized contract amount by $700,000 to an amount not to exceed $750,000 for the remaining contract term.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action, Information
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize the amendment to the existing purchase order with Garner Environmental Services for emergency standby products and services to maintain funding for future emergency standby needs, in an amount not to exceed $750,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.
Goals	MARITIME ECONOMIC DEVELOPMENT Facilitate safe navigation and grow maritime commerce within the Houston Ship Channel complex.

Category:
Awards, Amendments & Change Orders

Department:
Emergency Management

Staff Contact:
William Buck

Background:
This amendment to the existing contract with Garner Environmental Services is requested to provide additional funding for emergency products and services associated with emergency response activities, including costs incurred during the January 2026 winter freeze event.

The existing three-year contract, effective April 2025, was originally approved by the Port Commission for $50,000. Since that time, a review of historical emergency response activity has identified a more strategic manner for handling such events. Over the past five years, the Port Authority has averaged approximately two events per year requiring these types of emergency products and services, at an average cost of approximately $150,000 per event.

Accordingly, staff is requesting an additional $700,000 in authorization to cover an existing invoice for the January 2026 winter event and anticipated expenses, increasing the total authorized amount from $50,000 to $750,000 NTE.

Maintaining sufficient authorization allows the Port Authority to promptly procure necessary equipment, materials, and services when emergency situations arise without delaying critical response efforts. The requested amount is based on historical event frequency and average costs and is intended to provide adequate capacity for anticipated emergency response needs throughout the remainder of the contract term.

Staff Evaluation/Justification:
Staff recommends that the Port Commission approve a $700,000 amendment, increasing the existing contract with Garner Environmental Services from $50,000 to a total authorization amount not to exceed $750,000.

F. CONSENT AGENDA

Subject	**21. Award a professional services contract to Hatch Associates Consultants, Inc., to support Bayport Container Terminal Exit Gate Engineering Discovery, in an amount not to exceed $123,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, award a professional services contract to Hatch Associates Consultants, Inc., to support Bayport Container Terminal Exit Gate Engineering Discovery, in an amount not to exceed $123,000, 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 overall scope of this project is to upgrade our old analog cameras to new internet protocol (IP) cameras at the Bayport Container Terminal Exit Gate.

The scope would also consist of the following:
- Preliminary design and site visit(s);
- Weekly online meetings;
- Scope of services language preparation for ductbank investigations;
- Stamped construction drawings; and
- Stamped technical specifications.

Staff Evaluation/Justification:
Port Authority staff has reviewed the proposal submitted by Hatch Associates Consultants, Inc. and found it to be fair and reasonable and recommends that the Port Commission authorize this award.

F. CONSENT AGENDA

Subject	**22. Issue a purchase order to Tanches Global Management, Inc., for purchase of networking equipment to support the annual network infrastructure refresh, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $445,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, issue a purchase order to Tanches Global Management, Inc., for the purchase of networking equipment to support the annual network infrastructure refresh, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $445,000, 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 networking equipment to support the annual network infrastructure refresh.

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 network hardware through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Tanches Global Management, Inc., under the pricing schedule obtained from that vendor’s contract with DIR, and is therefore recommending this purchase.

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

F. CONSENT AGENDA

Subject	**23. Issue a purchase order to Tanches Global Management, Inc., for purchase of networking equipment to support Bayport Container Terminal Container Yard 8, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $248,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, issue a purchase order to Tanches Global Management, Inc., for the purchase of networking equipment to support Bayport Container Terminal Container Yard 8, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $248,000, 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 networking equipment to support Bayport Container Terminal Container Yard 8.

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 network hardware through the Texas DIR purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The Information Technology department has determined that the best availability, price, and contract term for the item needed is provided by Tanches Global Management, Inc., under the pricing schedule obtained from that vendor’s contract with DIR, and is therefore recommending this purchase.

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

F. CONSENT AGENDA

Subject	**24. Issue a purchase order to Oracle America Inc. for Oracle Public Cloud Services, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $221,500.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, issue a purchase order to Oracle America Inc. for Oracle Public Cloud Services, using the Texas Department of Information Resources cooperative purchase program, in an amount not to exceed $221,500, 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:
Awards, Amendments & Change Orders

Department:
Information Technology

Staff Contact:
Charles Thompson

Background:
By Minute No. 2008-0219-49, the Port Commission granted authority to join the Texas Cooperative Purchasing Network (TCPN), and to use its cooperative purchase program contracts for certain purchases. This cooperative purchasing program enables members to efficiently pool their purchasing power to obtain favorable pricing for products and related services. TCPN members, including local governmental entities, purchase items under the terms of cooperative contracts procured in compliance with applicable State of Texas procurement laws. Pursuant to the Texas Government Code, a local government that purchases goods and services under Section 791.025 satisfies the requirement of the local government to seek competitive bids for such purchases. The Port Authority joined the TCPN by entering into an interlocal contract with the Region 4 Education Service Center, as provided by Government Code Section 791.025; therefore, the use of a TCPN contract is an acceptable purchasing method for the Port Authority in accordance with Texas Water Code Section 60.454.

The National Intergovernmental Purchasing Alliance (IPA) is a Tennessee nonprofit association performing cooperative government procurement services, in association with several lead agencies, including the Texas Region 4 Education Service Center's program, TCPN. The Port Authority was authorized by a February 2008 Port Commission action to join the TCPN program. The TCPN program later merged into the IPA program and is a lead agency on some but not all IPA procurements. The Port Commission, by action taken at its September 24, 2018 meeting, authorized the Port Authority to enter into a cooperative purchasing agreement with the National IPA. By joining the IPA program, the Port Authority can take advantage of any of the IPA contracts, including those in which TCPN is the lead agency.

The Port Authority uses Oracle software services, and Information Technology (IT) staff has determined that the services and associated license may be obtained through the "cloud".

Staff Evaluation/Justification:

The Director of Strategic Soucing has determined that procuring network hardware through the Texas Department of Information Resources (DIR) purchasing program is the method that both satisfies competitive purchase requirements and provides best value to the Port Authority.

The IT department has determined that the best availability, price, and contract term for the item needed is provided by Oracle America 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.

F. CONSENT AGENDA

Subject	**25. Issue a purchase order to Selrico Communications LLC, for the purchase and installation of fiber optic cabling between the new Port Coordination Center and the existing Executive Office Building, in an amount not to exceed $1,100,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, issue a purchase order to Selrico Communications LLC, for the purchase and installation of fiber optic cabling to provide connectivity between the new Port Coordination Center and the existing Executive Office Building, in an amount not to exceed $1,100,000, 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 Port Authority is seeking to procure and install fiber optic cabling between the new Port Coordination Center and the existing Executive Office Building at the Turning Basin Terminal. This connection is necessary to ensure reliable network connectivity between the two buildings, as both would continue to support Port Authority operations for the foreseeable future. The new fiber infrastructure would provide a resilient and scalable connection to support current operational, security, and technology requirements while providing capacity for future needs.

Staff Evaluation/Justification:
The Director of Strategic Sourcing has determined that procuring the fiber optic cabling and installation services through an interlocal participation provision under an existing competitively awarded contract held by Harris County with Selrico Cabling is the method that both satisfies competitive purchasing requirements and provides best value to the Port Authority.

Staff has determined that the best availability, price, and contract terms for the fiber optic cabling and installation services are provided by Selrico Communications LLC, under the pricing schedule obtained through Selrico Communications LLC's contract with Harris County, and is therefore recommending the purchase.

The fiber installation would provide reliable connectivity between the new Port Coordination Center and the existing Executive Office Building, both of which would continue to support Port Authority operations for the foreseeable future.

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

I. CHANNEL INFRASTRUCTURE

Subject	**1. Authorize an amendment to the professional services contract with Moffatt & Nichol to continue the development of the Houston Ship Channel Sedimentation Dashboard, used for predictive shoal modeling to minimize draft restrictions, in an amount not to exceed $564,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize an amendment to the professional services contract with Moffatt & Nichol to continue the development of the Houston Ship Channel Sedimentation Dashboard, used for predictive shoal modeling to minimize draft restrictions, in an amount not to exceed $564,000, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Channel Infrastructure Operations

Staff Contact:
Lori Brownell/Leiá Wilson/Seth Danso/Jose Tapia

Background:
The Port Authority is the non-Federal sponsor of the Houston Ship Channel (HSC), a vital waterway that connects over 200 public and private facilities to the Gulf of America. The HSC is one of the busiest, via waterborne tonnage, deep-draft navigation channels in the United States. Stretching fifty-two miles from Bolivar Roads to the Main Turning Basin in Buffalo Bayou, the HSC is maintained by the U. S. Army Corps of Engineers – Galveston District (USACE-SWG).

Through a partnership with the USACE-SWG, the Port Authority helps minimize — through joint planning and advocating for an Operations and Maintenance (O&M) budget — HSC draft restrictions to allow continuous trade between owners and operators along the HSC. Channel limitations and draft restrictions significantly affect the Port Authority's and other terminals' ability to serve customers.

HSC and Port Authority berth shoaling prediction is currently monitored through quarterly surveys and historical dredging patterns; however, weather, tides, and even ship-wake induced sedimentation is hard to predict and highly variable. To date, predicting when and where sediment would accumulate has proven difficult with the currently available limited tools, reducing safety and posing significant financial impacts to the HSC system by reducing allowable ship drafts.

To address this, the Port Authority continues to develop an advanced Geographic Information Systems (GIS)-based tool to monitor shoaling and influence maintenance dredging schedules by integrating a wide range of historical data – including sedimentation models, hydrographic surveys, geotechnical data, dredging records, and metocean data. This predictive tool would facilitate long-term planning and support advocacy efforts to provide appropriate funding to the USACE-SWG for dredging of the federal channel, thus reducing channel limitations and draft restrictions.

The dashboard development would occur in phases. By Minute No. 2025-1027-07, the Port Commission awarded Moffatt & Nichol Phase 1 of the project to develop a sedimentation forecasting tool for the Bayport Flare. Phases 2 to 4 of the project would include the following additional tasks, in an amount not to exceed $564,000:

1. Phase 2: Develop sedimentation forecasting for the Bayport Container Terminal Berths, create the interactive GIS dashboard for analyzing surveys and forecasting dredging needs, generate a dashboard management plan, and provide Port Authority staff training;
2. Phase 3: Extend the sedimentation forecasting to the Bayport Ship Channel/Turning Basin, Barbours Cut Terminal Berths, and Barbours Cut Channel/Turning Basin; and
3. Phase 4: Combine the developed sedimentation dashboard with existing channel-focused GIS dashboards.

Staff Evaluation/Justification:
Staff recommends that the Port Commission authorize an amendment to the professional services contract with Moffatt & Nichol for Phases 2 through 4 in the amount of $564,000, as described above.

I. CHANNEL INFRASTRUCTURE

Subject	**2. Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for administrative expenses associated with the release of certain interests of the United States in tracts of land on Pelican Island for future economic development and regional job creation in an amount not to exceed $124,415.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers (USACE) for administrative expenses associated with the release of certain interests of the United States in tracts of land on Pelican Island, in an amount not to exceed $124,415, and further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Channel Infrastructure Operations

Staff Contact:
Lori Brownell/Leiá Wilson

Background:
The Port Authority has a long-term development plan on Pelican Island to enhance and expand domestic port infrastructure, encourage economic growth, and leverage trade partnerships and opportunities. Development of a portion of Pelican Island would further the vision and mission articulated in WRDA Section 1327 (Sec. 1327), Executive Order 14269, and America's Maritime Action Plan to invest in and expand the Maritime Industrial Base. These planned activities may affect existing areas currently used by the U.S. Army Corps of Engineers (USACE) for dredged material placement and related operations.

The proposed real estate action would allow Port Authority and USACE to reconfigure existing placement areas and easements to support future Pelican Island development while maintaining dredged material placement capacity for ongoing and future dredging operations. The action is the first step in a process to dispose of approximately 981 acres associated with USACE Placement Area (PA) A and adjacent lands, expansion of PA-B, construction of a new berm, and granting USACE an easement over approximately 208 acres of Port Authority-owned property.

The proposed Memorandum of Agreement (MOA) would allow USACE to undertake administrative actions, such as environmental review, historic properties study, a survey, an appraisal, and other work, required before releasing interests of the United States in tracts of land on Pelican Island, including a portion of USACE Tract No. 301-1, all of USACE Tract Nos. 300-1, 300-2, 306-1) and an easement on USACE Tract No. 304E in an amount not to exceed $124,415.

Staff Evaluation/Justification:
Staff evaluated the proposed real estate action and determined that the reconfiguration of existing dredged material placement areas and associated easements would support Port Authority's planned development of Pelican Island while preserving dredged material placement capacity necessary for ongoing and future navigation and dredging operations.

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

L. INFRASTRUCTURE

Subject	**1. Amendment of professional services contract with Lockwood, Andrews & Newnam, Inc. to perform additional services associated with the design of Container Yard 9 and East Exit Gate at Bayport Container Terminal, in an amount not to exceed $483,317, for a total contract amount of $4,494,681.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, approve an amendment to the professional services contract with Lockwood, Andrews & Newnam, Inc. to perform additional services associated with the design of Container Yard 9 and East Exit Gate at Bayport Container Terminal in an amount not to exceed $483,317, for a total contract amount of $4,494,681, 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. 2025-0429-27, the Port Commission awarded Lockwood, Andrews & Newnam, Inc. a professional engineering services contract for the design of Container Yard 9 and East Exit Gate at the East End Bayport Container Terminal for $4,011,364.

This proposed amendment would include the following services:

- Design of reefer rack foundations and electrical infrastructure; and
- Additional electrical building to distribute power and circuits for the east end of the terminal.

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

O. PEOPLE

Subject	**1. Authorize funding for calendar year 2027 for the payment of claims from the Port Authority's self-funded group medical benefits program for active employees and eligible dependents, in an amount not to exceed $25,640,000.**
Meeting	Sep 22, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its September 22, 2026 meeting, authorize funding for calendar year 2027 for the payment of claims from the Port Authority's self-funded group medical benefits program for active employees and eligible dependents, in an amount not to exceed $25,640,000, including a 10% increase in employee medical contributions for calendar year 2027, 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:
Human Resources

Staff Contact:
Hugh Tillman

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

In September 2018, after having reviewed proposals and analyzed the costs of a self-funded program compared to a fully insured medical program, the Port Authority proceeded with the implementation of a self-funded group medical benefits program administered with Aetna as the Third-Party Administrator (TPA).

The Pension and Benefits Committee was given a summary of the status of the 2026 medical program at its July 21, 2026 meeting. Gallagher representatives and the Port Authority staff recommended, and the Pension and Benefits Committee concurred, that the Port Authority continue with the self-funded program for calendar year 2027.

Staff Evaluation/Justification:
The Port Authority's open enrollment period for calendar year 2027 would occur from October 12, 2026, to November 2, 2026. Based on the enrollment information and the review of historical claims data, the Port Authority staff and Gallagher representatives recommend that $25,640,000 be reserved for the self-insurance account to pay for covered medical and pharmaceutical claims for calendar year 2026 from the Port Authority's self-funded group medical insurance program for active employees and eligible dependents.

However, the financial performance of the self-funded health plan has fluctuated in recent years, primarily due to claims experience, the emergence of unexpected high-cost claimants, and overall healthcare cost trends. In 2023, the plan experienced a $395,000 deficit, followed by a $956,000 surplus in 2024. In 2025, the plan experienced a $2.29 million deficit, driven primarily by several

unexpected high-cost claimants. In 2026, the Port Authority absorbed an 18% increase in healthcare costs, totaling approximately $4.1 million, without increasing employee contributions or reducing plan benefits.

While this approach demonstrated the Port Authority's commitment to employees and maintaining benefit stability, continuing to absorb the full cost of healthcare increases is not sustainable over the long term. The total gross medical premium is projected to increase from approximately $24.6 million in 2026 to $28.4 million in 2027, representing an increase of approximately $3.8 million without increasing employee contributions or reducing plan benefits.

For 2027, staff recommends a 10% increase in employee medical contributions as a measured step toward long-term plan sustainability. The proposed employee contribution adjustment would result in an estimated monthly increase of $15.50 to $51.60, depending on the employee's coverage tier. This adjustment would allow the Port Authority to maintain the current benefit structure while establishing a more sustainable balance between employer and employee cost sharing.

The proposed 10% employee contribution increase represents a measured adjustment to employee cost sharing while allowing the Port Authority to continue leveraging the financial advantages of the self-funded program.

The payment of covered claims from the dedicated funds would be administered by Aetna pursuant to its third-party administration services agreement with the Port Authority.

Staff recommends the Port Commission approve the above funding request and the proposed 10% increase in employee medical contributions for calendar year 2027.