

PORT COMMISSION MEETING

November 10, 2026 – AGENDA BOOK

Tuesday, November 10, 2026
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

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

A. CALL TO ORDER

B. OPENING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

C. STAFF REPORTS

1. Summary of selected financial and operational matters

D. APPEARANCES

1. Public Comment

E. CHANNEL INFRASTRUCTURE

Staff Report – Selected agenda item

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed $634,000 for the bed-leveling of berths at Barbours Cut Terminal and Bayport Container Terminal, to the top-ranked proposer: staff ranking - first, Breakwater Buyer, LLC; and second, Callan Marine, Ltd.

F. OPERATIONS

Staff Report – Selected agenda item

General

1. Approve increases in Port Authority tariff charges, including dockage, wharfage, throughput charges, container storage rates, container crane and private crane rental rates, freight handling rates, and miscellaneous other charges as follows: (i) increases equal to the blended total of a 4.21% increase in the Consumer Price Index average for the 12-month period ending July 2026, as published by the U.S. Bureau of Labor Statistics, and the wage scale in the labor contract(s) affecting those terminals for a combined increase for Tariff 14 (Barbours Cut Container Terminal) and Tariff 15 (Bayport Container Terminal); (ii) 3.36% increases for Tariff 8 (Houston Ship Channel and Public Owned Wharves), (iii) 3.36% increases for the Harbor Fee, and (iv) 3.36% increases for the Port Security Fee, such increased charges to be included and published in Port Authority Tariff Nos. 8, 14, and 15 effective January 1, 2027.

G. FINANCE

Staff Report – Selected agenda items

General

1. Consideration and possible action regarding the proposed Fiscal Year 2027 Operating and Capital Budget.

2. Staff briefing, discussion, and possible action regarding the proposed Five-Year Operating and Capital Plan.

H. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding (1) § 301 of the Trade Act of 1974 and 50 U.S.C.A. § 1701 et seq; and (2) Public Law 117-109 and U.S. Dep't of the Treasury, Office of Foreign Assets Control, Russia-related General License No. 135.

2. Real Estate (Section 551.072, Texas Open Meeting Act), including deliberations regarding the disposition of Galveston Bay vicinity and Pelican Island properties.

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

4. Employment and Evaluation of Public Officers and Employees (Section 551.074, Texas Open Meetings Act), including deliberations regarding the employment of the Chief Executive Officer of the Port Authority, engagement of the former Chief Legal Officer of the Port Authority, and other related matters.

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

6. Adjourn Executive Session

I. RECONVENE OPEN MEETING

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

J. CLOSING REMARKS BY CHAIRMAN AND COMMISSIONERS

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

K. ADJOURN MEETING

1. Next Meeting Requested - December 8, 2026

2. Adjourn Port Commission Meeting

E. CHANNEL INFRASTRUCTURE

Subject	**1. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed $634,000 for the bed-leveling of berths at Barbours Cut Terminal and Bayport Container Terminal, to the top-ranked proposer: staff ranking - first, Breakwater Buyer, LLC; and second, Callan Marine, Ltd.**
Meeting	Nov 10, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its November 10, 2026 meeting: (a) approve staff's ranking of the highest-ranked proposers offering the best value to the Port Authority, based on the selection criteria, in the following order: first, Breakwater Buyer, LLC; and second, Callan Marine, Ltd.; (b) award a construction contract to Breakwater Buyer, LLC, for the bed-leveling of berths located at Barbours Cut Terminal and Bayport Container Terminal, in an amount not to exceed $634,000; (c) grant authority, if a contract cannot be negotiated with the first-ranked vendor, to formally and in writing end negotiations with that vendor and proceed to the next vendor in the order of ranking until a contract is reached or all proposals are rejected; and (d) further authorize the Chief Executive Officer to do any and all things in his opinion reasonable or necessary to give effect to the foregoing.

Category:
Awards, Amendments & Change Orders

Department:
Channel Infrastructure Operations

Staff Contact:
Lori Brownell/Leia Wilson/Jose Tapia

Background:
The Barbours Cut Terminal and Bayport Container Terminal berths have experienced natural shoaling and require intermediate bed-leveling to avoid draft restrictions and impacts to terminal operations. Awarding this contract would prolong operations within the identified berths until the scheduled maintenance dredging in late Q2 2027.

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

Staff Evaluation/Justification:
On October 28, 2026, three CSP responses were received, opened, and publicly read. The responses were reviewed and evaluated by staff in accordance with the published selection criteria. Staff identified the following vendors, listed in order of ranking, as providing the best value for the required services:

- Breakwater Buyer, LLC
- Callan Marine, Ltd.

Following staff Executive Committee review, staff recommends that the Port Commission award a contract to Breakwater Buyer, LLC, the proposer providing the best value for the required bed-leveling of Barbours Cut Terminal and Bayport Container Terminal, and act as otherwise described above.

F. OPERATIONS

Subject	**1. Approve increases in Port Authority tariff charges, including dockage, wharfage, throughput charges, container storage rates, container crane and private crane rental rates, freight handling rates, and miscellaneous other charges as follows: (i) increases equal to the blended total of a 4.21% increase in the Consumer Price Index average for the 12-month period ending July 2026, as published by the U.S. Bureau of Labor Statistics, and the wage scale in the labor contract(s) affecting those terminals for a combined increase for Tariff 14 (Barbours Cut Container Terminal) and Tariff 15 (Bayport Container Terminal); (ii) 3.36% increases for Tariff 8 (Houston Ship Channel and Public Owned Wharves), (iii) 3.36% increases for the Harbor Fee, and (iv) 3.36% increases for the Port Security Fee, such increased charges to be included and published in Port Authority Tariff Nos. 8, 14, and 15 effective January 1, 2027.**
Meeting	Nov 10, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its November 10, 2026 meeting, approve increases in Port Authority tariff charges, including dockage, wharfage, throughput charges, container storage rates, container crane and private crane rental rates, freight handling rates, and miscellaneous other charges as follows: (i) increases equal to the blended total of a 4.21% increase in the Consumer Price Index average for the 12-month period ending July 2026, as published by the U.S. Bureau of Labor Statistics, and the wage scale in the labor contract(s) affecting those terminals for a combined increase for Tariff 14 (Barbours Cut Container Terminal) and Tariff 15 (Bayport Container Terminal); (ii) 3.36% increases for Tariff 8 (Houston Ship Channel and Public Owned Wharves), (iii) 3.36% increases for the Harbor Fee, and (iv) 3.36% increases for the Port Security Fee, such increased charges to be included and published in Port Authority Tariff Nos. 8, 14, and 15 effective January 1, 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:
General

Department:
Operations

Staff Contact:
Ryan Mariacher

Background:
Port Authority operations must remain cost-effective to meet the increasing demands of the maritime trade. Staff anticipates that the cost of operations, including third-party expenses, would in general continue to increase in 2027, as reported by the change in the Consumer Price Index (CPI) for All Urban Consumers (CPI-U), United States city average, measured over a twelve-month period.

Staff Evaluation/Justification:
In view of escalating costs and expense increases and recognizing the need to keep Port Authority terminals competitive and operating at compensatory levels to meet the ever-increasing demands of the maritime trades, staff has determined that it is advisable to implement increases in certain tariff charges, including dockage, wharfage, throughput charges, container storage rates, container crane and private crane rental rates, freight handling rates, and miscellaneous other rates. These 4.21% increases for the

container handling facilities, defined by a blend of CPI and labor rate increases, and 3.36% increases for certain other Tariff 8 fees, defined by CPI, including those applicable to the Multi-Purpose facilities, should enable the Port Authority to maintain its facilities and services as a competitive port and continue to meet the needs of its customers.

Staff is also requesting a 3.36% increase in the Harbor Fee per vessel charge provided for in Tariff 8, to continue to permit a fee that is both reasonable and compensates the Port Authority for its administrative expenses relating to safety, fire prevention, and suppression.

Staff recommends the Port Commission approve the above tariff charge increases, to take effect January 1, 2027.

G. FINANCE

Subject	**1. Consideration and possible action regarding the proposed Fiscal Year 2027 Operating and Capital Budget.**
Meeting	Nov 10, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its November 10, 2026 meeting, consider and take possible action regarding the proposed Operating and Capital Budget for Fiscal 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:
General

Department:
Finance

Staff Contact:
David Jochnau/Christopher Edwards

Background:
The Texas Special District Local Laws Code includes the following requirements for the Port Authority:

Sec. 5007.223. BUDGET. The port commission shall annually adopt a budget for the authority in an open meeting.
Sec. 5007.224. ONE-YEAR CAPITAL PLAN.

- Appropriate staff shall develop a one-year capital plan, including associated financing that is integrated with the budget of the authority.
- The Port Commission shall adopt the one-year capital plan in an open meeting.
- The Port Commission shall establish and document a detailed process for the analysis and approval of a project proposed for inclusion in the one-year capital plan. A project may be included in the one-year capital plan only if it is approved in accordance with that process.

A proposed Operating Budget has been developed by staff to guide the operation and management of Port Authority facilities and activities for Fiscal Year 2027. In addition, staff has followed its standard process for review and analysis of capital projects and prepared a proposed 2027 Capital Budget to address the most urgent infrastructure needs in line with the Port Authority’s strategic direction, and as required by law.

Staff Evaluation/Justification:
In accordance with its Strategic Planning Policy, the Port Authority has made available to the public by posting on its website the proposed Fiscal Year 2027 Operating and Capital Budget at least seventy-two hours before this meeting.

Staff recommends that the proposed Operating and Capital Budget be adopted for Fiscal Year 2027.

G. FINANCE

Subject	**2. Staff briefing, discussion, and possible action regarding the proposed Five-Year Operating and Capital Plan.**
Meeting	Nov 10, 2026 - PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY
Access	Public
Type	Action
Recommended Action	The Port Commission, at its November 10, 2026 meeting, conduct a staff briefing and discussion, and take possible action regarding the proposed Five-Year Operating and Capital Plan, 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:
Finance

Staff Contact:
David Jochnau/Christopher Edwards

Background:
The Texas Special District Local Laws Code includes the following requirements for the Port Authority:

> Sec. 5007.222. MID-RANGE PLANNING.
> a. Appropriate staff shall develop a mid-range plan consistent with the long-range plan. The mid-range plan must include:
>
> 1. a five-year financial forecast addressing the financial needs and financing options of the authority for the five years, with information about the relative cost of the options;
> 2. a five-year capital plan, including a preliminary analysis and prioritization of projects; and
> 3. other detailed action plans as the Port Commission or staff finds necessary to achieve the goals of the mid-range plan or long-range plan.
>
> b. The staff shall present the mid-range plan in an open meeting of the Port Commission. The Port Commission is not required to adopt a mid-range plan.

A proposed Five-Year Operating and Capital Plan has been developed by staff for the years 2027-2031 as required by law

Staff Evaluation/Justification:
In accordance with its Strategic Planning Policy, the Port Authority has made available to the public by posting on its website the proposed Five-Year Operating and Capital Plan at least seventy-two hours before this meeting.

Staff requests that the Port Commission conduct a staff briefing and discussion regarding this matter.