

June 19, 2020

NOTICE OF MEETING
OF THE
PORT COMMISSION
OF THE
PORT OF HOUSTON AUTHORITY

In accordance with the official practice of the Port Commission of the Port of Houston Authority, there is attached hereto a copy of the Agenda of the regular meeting to be held on Tuesday, June 23, 2020. Pursuant to Governor Abbott's action of March 16, 2020 to allow virtual and telephonic open meetings to maintain government transparency, the Port Commission will meet at 9:15 a.m. via Webex webinar, which can be accessed as provided on the following page.

PORT OF HOUSTON AUTHORITY
of
HARRIS COUNTY, TEXAS

Erik A. Eriksson
Secretary



Please note the following to help the meeting run smoothly:

- The meeting will begin at **9:15 a.m.**
- **Please dial in via phone for the audio portion**, and use your attendee number to merge your phone and computer presence.
- **All participants will be muted upon entry.** Please stay muted unless speaking.
- **Please turn off your video** to help the call run more smoothly.

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): 146 584 2788

Meeting password: UjaU8PZWf45

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You can also dial 173.243.2.68 and enter your meeting number.

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Tuesday, June 23, 2020
PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY

9:15 a.m.
111 East Loop North
Houston, TX 77029

A. CALL TO ORDER

B. CHAIRMAN'S REMARKS

1. Governance, legislative, policy, and operational matters

C. APPROVAL OF MINUTES

1. Port Commission Public Meeting - May 20, 2020

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

General

1. Order Partially Exempting Certain Residential Homesteads from Ad Valorem Taxes.
2. Authorize a six-month extension to the Amended Interlocal Agreement with the Board of Pilot Commissioners for Harris County Ports regarding the performance of certain governmental functions and services.

G. COMMERCIAL

Awards, Amendments & Change Orders

1. Authorize a one-year sponsorship agreement with Breakbulk US Opco Inc. in an amount not to exceed \$49,900.

Leases

2. Approve a three-year grazing lease with Calvin Hearne for approximately 40.88 acres at the Bulk Materials Handling Plant effective no earlier than August 1, 2020, at an annual rent of \$817.60.

3. Enter into a five-year lease agreement with Frontier Logistics LP, of approximately 0.41 acres at Block 9 located at Barbours Cut Terminal effective no earlier than July 1, 2020, at an annual base rate of \$16,933.20 subject to annual base rent escalation of the greater of 3% or the increase in the Consumer Price Index.

4. Approve a three-year lease with Texas Stevedoring Services LLC of approximately 1,652 square feet of office space in the Barbours Cut Administration Building, effective no earlier than September 1, 2020, at an annual rent of \$40,633 with a 3% annual increase.

5. Amend the lease agreement with the TPC Group, LLC to increase the acreage of its current twenty- year lease out of Sims Bayou from approximately 5.49 acres to approximately 6.959 acres, commencing no earlier than July 1, 2020 at an annual base rent of \$1,987,551 subject to annual base rent escalation based on the Consumer Price Index.

H. FINANCE

Awards, Amendments & Change Orders

1. Authorize renewal of the agreement with McGriff, Seibels, & Williams of Texas, Inc. to serve as the Port Authority's sole property and casualty insurance Broker of Record for an additional one-year period beginning July 1, 2020, for an amount not to exceed \$139,500.

I. INFRASTRUCTURE

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount of \$395,265 to perform engineering services for the in-depth structural assessment and development of repair options (including construction cost estimation) of Wharves 20, 21, 24, 25, and 26 at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, AECOM Technical Services, Inc.; second, Dannenbaum Engineering Corporation; and third, Moffatt & Nichol.

2. Approve staff's ranking of vendors and award a professional services contract in an amount of \$179,760 to perform engineering services for the design of the fender system for Wharf 1 at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, Dannenbaum Engineering Corporation; second, Wiss, Janney, Elstner Associates, Inc.; and third, Lloyd Engineering, Inc.

3. Approve staff's ranking of vendors and award a professional services contract in an amount of \$84,970 to perform engineering services for the detailed structural assessment of the bridge at Spilman Island to the top-ranked proposers: staff ranking – first, Walter P Moore and Associates, Inc.; second, LJA Engineering, Inc.; and third, Wiss, Janney, Elstner Associates, Inc.

4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$7,796,098 for land development preparation work south of Port Road at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Standard Constructors, Inc.; second, Burnside Services; and third, Triple B Services, LLP.

5. Approve staff's ranking of vendors and award a professional services contract in an amount of \$125,000 to perform construction material testing during the land development preparation south of Port Road at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, All-Terra Engineering, Inc.; second, Tolunay-Wong Engineers; and third, Aviles Engineering Corp.

6. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$18,894,468 for the Port Road expansion and drainage project at Bayport Container Terminal to the top- ranked proposer: staff ranking – first, Harper Brothers Construction LLC dba Harper Brothers Construction; second, Triple B Services, LLP.; and third, McCarthy Building Companies, Inc.
7. Approve staff's ranking of vendors and award a professional services contract in an amount of \$225,000 to perform construction material testing for the Port Road expansion and drainage project at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, Professional Service Industries, Inc.; second, Aviles Engineering Corporation; and third, Ninyo & Moore.
8. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$189,507 to conduct a Goods Movement Air Emission Inventory for calendar year 2019 to the top-ranked proposer: staff ranking – first, Kristiansson LLC; second, Eastern Research Group, Inc.; and third, Source Environmental Sciences, Inc.
9. Amend the professional services contract with Lockwood, Andrews & Newnam, Inc. for construction phase services associated with the trench drain repairs and Container Yard 3 additional striping at Bayport Container Terminal in an amount not to exceed \$34,445.
10. Approve a change order with McCarthy Building Companies, Inc. to perform additional work associated with the construction of Container Yard 7 at Bayport Container Terminal in an amount not to exceed \$74,691.
11. Amend the contract with Matthews Brothers Dredging, Inc., for removal of debris from the Port Authority's Jacintoport and CARE terminals in an amount not to exceed \$86,408.90.

General

12. Enter into a contributed funds and design agreement with the U.S. Army Corps of Engineers to fund the Port Authority's cost share, to support Pre-construction Engineering and Design for the Houston Ship Channel Expansion Channel Improvement Project in an amount not to exceed of \$2,280,000.
13. Enter into a memorandum of agreement to receive congressionally-appropriated Energy-Transfer Port Rebate funds from the U.S. Army Corps of Engineers in the amount of \$1,237,500, such funds to be allocated for Port Authority maintenance dredging and related expenses.

Permits/Licenses/Pipeline Easements

14. Approve the renewal of expiring Port Authority licenses for new ten-year terms: Equistar Chemicals, LP and Enterprise Products Operating LLC, Enterprise Houston Ship Channel, LP, and HSC Pipeline Partnership, LLC.
15. Issue a distribution/transmission line license to Southwestern Bell Telephone Company for one innerduct/fiber optic line under, over, and across the entrance into Sims Bayou property from Lawndale.

16. Issue a distribution/transmission line license to AT&T for one fiberoptic line over and across the roadway leading into Spilman Island and one power line from the existing power pole to the existing Harris County security tower.

17. Amend a marine construction permit to assign the permit from Georgia Gulf Chemicals & Vinyls, LLC to INEOS Phenol and to construct a 2.9 acre three-barge dock slip along the Houston Ship Channel.

18. Approve a private adjacency barge fleeting lease agreement with E Squared Properties, L.L.C. for approximately 4.72 acres of submerged lands in Old River at a monthly rental amount of \$1,416 for a ten-year term.

J. OPERATIONS

Awards, Amendments & Change Orders

1. Award a two-year contract to BIGAB Company, LC for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount of \$750,000.

2. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$19,141,800 for the purchase of nine electric container yard cranes for Bayport Container Terminal to the top-ranked proposer: staff ranking - first, Konecranes Finland Corporation; and second, Shanghai Zhenhua Heavy Industries Co., Ltd.

3. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$2,328,669 for the purchase of seven empty container handling machines for Barbours Cut Terminal to the top-ranked proposers: staff ranking - first, Briggs Equipment; second, Taylor Machine Works; and third, Lonestar Lift, Inc.

4. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$150,000 for the purchase of machining services for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposer: staff ranking - first, GearTec, Inc.; second, DANA Incorporated; and third HPGR, LLC.

5. Award a two-year contract to Triple-S Steel Supply Company for the purchase of miscellaneous steel products for repairs to equipment and facilities at Barbours Cut Terminal, Bayport Container Terminal and Turning Basin Terminal in an amount not to exceed \$400,000.

General

6. Approve an assignment of lease from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc., (2) approve an amendment of the lease extending the term 14 years and establishing a new base rent, and (3) approve an assignment of freight handling agreement from Coastal Cargo of Texas, Inc. to Gulf Stream Marine, Inc. and 14-year extension of the freight handling agreement.

7. Amend Port Authority Tariff Nos. 8, 14, and 15 covering the Turning Basin Terminals, Barbours Cut Terminal, and Bayport Container Terminal, all effective on July 1, 2020.

8. Amend the following COVID—19 relief measures to continue them until the earlier of August 31, 2020 or individual dates to take effect ten days after announced by the Executive Director: (i) extension of the interest-free deferred payment period by an additional 30 days for Users under Port of Houston Authority tariffs; (ii) deferral of the past-due interest-accrual date by 30 days for regular rental payments under Port Authority leases; and (iii) extension of free time by three days for loaded import containers under Port of Houston Authority Tariff Nos. 14 (Barbours Cut) and 15 (Bayport).

K. PEOPLE

1. No items.

L. PORT SECURITY AND EMERGENCY OPERATIONS

1. No items.

M. TECHNOLOGY

Awards, Amendments & Change Orders

1. Issue a purchase order to Solid Border, Inc. for purchase of select updated firewalls along with software, subscriptions, and maintenance, using Local Government Purchasing Cooperative's BuyBoard, a cooperative purchase program, in an amount not to exceed \$210,000.
2. Issue a purchase order to Netsync Network Solutions for purchase of Veeam licensing and software renewal, using United States General Services Administration, an agency of the United States, in an amount not to exceed \$75,000.
3. Issue a purchase order to Set Solutions, Inc. for renewal of Infoblox maintenance to provide network- related functionality for Port Authority network devices, using Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$62,000.

N. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (i) claims of the Port Authority against Richardson Steel Yard, Inc. and (ii) proposed amendments to the agreements for legal services with (a) Baker Botts LLP, (b) Bracewell LLP, (c) Boyar Miller, (d) Hill Rivkins LLP, and (e) W. Allyn Hoaglund
2. Real Estate (Section 551.072, Texas Open Meetings Act), including disposition of Barbours Cut Terminal, Bayport Terminal, Beltway 8, and Turning Basin Terminal vicinity properties
3. Economic Development Negotiations or Incentives (Section 551.087, Texas Open Meetings Act)
4. Employment and Evaluation of Public Employees (Section 551.074, Texas Open Meetings Act)
5. Security-Related Matters (Sections 418.175-418.183 of the Texas Government Code, and Section 551.076, Texas Open Meetings Act)
6. Adjourn Executive Session

O. RECONVENE OPEN MEETING

1. Announce any items from Executive Session requiring Port Commission action
2. Regular Code of Ethics training and review

P. ADJOURN MEETING

1. Next Meeting Requested - July 30, 2020
2. Adjourn Port Commission Meeting