

June 18, 2021

**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 22, 2021. 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



### **Formal Public Meeting Notifications.**

1. This virtual meeting is permitted by Governor Abbott's order suspending certain provisions of the Texas Open Meetings Act to minimize the impact of the coronavirus outbreak.
2. In accordance with the Port Commission's usual practice:
  - a. Members of the public may speak during the posted public comment section.
    - Please register to speak no later than an hour before the meeting by emailing to Liana Christian [lchristian@porthouston.com](mailto:lchristian@porthouston.com) or Erik Eriksson [eriksson@porthouston.com](mailto:eriksson@porthouston.com)
    - Please provide name and the organization the speaker represents, if applicable.
    - Comments are limited to three minutes.
  - b. An audio recording of the meeting is being made, as also required by the governor's order, and will be available to the public, as will written minutes after Port Commission approval.
3. To request accommodations under the Americans with Disabilities Act or language access services, please contact the Port Houston– Legal Division at least three days prior to the meeting. The Legal Division may be reached by telephone at (713) 670-2450, by email at [lchristian@porthouston.com](mailto:lchristian@porthouston.com) or Erik Eriksson [eriksson@porthouston.com](mailto:eriksson@porthouston.com), and by mail at 111 E. Loop N, Houston, Texas 77029.



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.

The **Community Relations Committee meeting** will begin once the Port Commission meeting adjourns.

#### **Join from the meeting link**

[https://porthouston.webex.com/porthouston/j.php?MTID=m05b451b76220746af2feeaacc6aeae\*\*b0\*\*](https://porthouston.webex.com/porthouston/j.php?MTID=m05b451b76220746af2feeaacc6aeae<b>b0</b>)

#### **Join by meeting number**

Meeting number (access code): 146 291 5091

Meeting password: AWiebRtx834

#### **Tap to join from a mobile device (attendees only)**

[+1-720-650-7664](tel:+1-720-650-7664),[,1462915091##](tel:+1-720-650-7664) United States Toll (Denver)

[+1-469-210-7159](tel:+1-469-210-7159),[,1462915091##](tel:+1-469-210-7159) United States Toll (Dallas)

#### **Join by phone**

+1-720-650-7664 United States Toll (Denver)

+1-469-210-7159 United States Toll (Dallas)

[Global call-in numbers](#)

#### **Join from a video system or application**

Dial [1462915091@porthouston.webex.com](mailto:1462915091@porthouston.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

#### **Join using Microsoft Lync or Microsoft Skype for Business**

Dial [1462915091.porthouston@lync.webex.com](mailto:1462915091.porthouston@lync.webex.com)

Need help? Go to <https://help.webex.com>



**Tuesday, June 22, 2021**  
**PORT COMMISSION OF THE PORT OF HOUSTON AUTHORITY**

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

**A. CALL TO ORDER**

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**B. CHAIRMAN'S REMARKS**

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1. Governance, legislative, policy, and operational matters

**C. APPROVAL OF MINUTES**

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1. Port Commission Public Meeting - May 25, 2021

**D. STAFF REPORTS**

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1. Summary of selected financial and operational matters

**E. APPEARANCES**

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1. Public Comment

**F. EXECUTIVE**

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***Awards, Amendments & Change Orders***

1. Award a professional services contract to Cassidy and Associates for federal governmental policy consulting and support in an amount not to exceed \$260,000.
2. Award a professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support in an amount not to exceed \$120,000.

***General***

3. Authorize the Community Relations Committee to review staff recommendations and rank and approve awards under the Community Grants Program.
4. Approve Port Commission committee and task force chairs and members.

**G. COMMERCIAL**

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***Leases***

1. Approve a fifty-year lease agreement with Texas Lehigh Cement Company for approximately 0.66-acres of land out of a 12.83-acre tract of land situated in the Ezekial Thomas Survey, A-73, Harris County, Texas, effective no earlier than July 1, 2021, at an annual base rent of \$21,000 beginning at full operations no later than 24 months after the commencement date and subject to an annual increase of 3%.

2. Approve (i) a two-year lease with Matthews Brothers Dredging, Inc. (Matthews Brothers) for approximately 0.443 acres out of Sims Bayou Block 4, effective no earlier than July 1, 2021, at an annual base rent of \$9,377 with a 3% annual increase, and (ii) a non-exclusive, two-year license with Matthews Brothers for approximately 0.416 acres out of the adjacent Block 4-A, to run coterminously with the lease at an annual fee of \$6,600.

3. Authorize to extend the term of a month-to-month lease with R. Warehousing & Port Services for approximately 10.85 acres out of Block 2C in Northside Turning Basin commencing July 1, 2021.

4. Approve a second amendment to the Lease Agreement with CB&I, LLC, to extend the original lease term from thirty-two months to thirty-eight months, for approximately 50.02-acres of land located on the south side of Port Road and east of Freight Station Road near Seabrook, effective July 1, 2021, at an annual rent of \$1,806,551.40 subject to annual base rent escalation of 3%.

## **H. FINANCE**

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1. No items.

## **I. INFRASTRUCTURE**

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### ***Awards, Amendments & Change Orders***

1. Award a construction contract to Jerdon Enterprise, L.P. for the Ramp Road 8 gate modification and guardhouse at Turning Basin Terminal in an amount not to exceed \$471,472.

2. Authorize a month-to-month lease with 2Plus of Texas, Inc., dba STAR to lease vans under the Houston- Galveston Area Council METROVan Program for an additional one-year period and with an additional amount not to exceed \$45,000.

3. Amend the professional services contract with Walter P Moore to perform additional services for the design for the repair of the bridge at Spilman Island, in an amount not to exceed \$199,500.

4. Approve a change order with Jerdon Enterprise, L.P. to perform additional work associated with the trench drain repairs at Bayport Container Terminal in an amount not to exceed \$54,714.

### ***Permits/Licenses/Pipeline Easements***

5. Approve the renewal of the following expiring Port Authority licenses for new ten-year terms: Ballard Exploration Company, Inc., Deer Park Energy Center LLC, Equistar Chemicals, LP, Huntsman International LLC, Pasadena Cogeneration L.P., and Sekisui Specialty Chemicals America, LLC.

6. Issue a pipeline license to South Texas NGL Pipelines, LLC for one 12-inch polymer grade propylene pipeline under and across Cedar Bayou, San Jacinto River, Carpenters Bayou, Port Authority fee property near Jacintoport Blvd., Port Authority Banana Bend tract, and the Port Authority Beltway 8 tract.

7. Issue a pipeline license to Hartree Refining Company, LLC for one 12-inch and two 10-inch petroleum products pipelines, and one 3-inch conduit under and across Carpenters Bayou.

8. Issue a pipeline license to Linde, Inc. for one 14-inch high-density polyethylene wastewater pipeline adjacent to the access road leading to Spilman Island.
9. Approve the transfer of a pipeline license from Invista, S.A.R.L. to Chevron Philips Chemical Company LP and approve the amendment to change the transported product to heavy olefins under and across several Port Terminal Railroad Association right-of-way crossings.
10. Approve the transfer of a pipeline license from Invista, S.A.R.L. to Chevron Philips Chemical Company LP and approve the amendment to change the transported product to heavy olefins under and across Goose Creek, Scott Bay, the Houston Ship Channel, and Upper San Jacinto Bay.
11. Amend a distribution and/or transmission line license issued to CenterPoint Energy Houston Electric, LLC to add an additional fiber optic cable to the existing line across the Port Terminal Railroad Association's Southside Mainline railroad right-of-way.

### ***Leases***

12. Approve a port adjacency barge fleeting lease agreement with, and issue a marine construction permit to, Kirby Inland Marine, LP for 10.43 acres of submerged lands in Old River at an initial monthly rental amount of \$15,645 for a ten-year term.

## **J. OPERATIONS**

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### ***Awards, Amendments & Change Orders***

1. Award a contract to Shanghai Zhenhua Heavy Industries Co., Ltd. (ZPMC) for the purchase of three dockside electric container cranes for Wharf No. 6 at Bayport Container Terminal in an amount not to exceed \$36,585,000.
2. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$750,000 for railroad repair services at Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal to the top-ranked proposers: staff ranking - first, Railworks Track Systems, Inc.; and second, Maintenance of Way Construction Services.
3. Award a three-year contract to Northline NC, LLC for the purchase of new and repaired electronic components for wharf and rubber-tyred gantry cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$1,500,000.
4. Award a two-year contract to Lockridge Packaging, LLC for the purchase of paper products for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$500,000.
5. Approve staff's ranking of vendors and award a contract in the amount not to exceed \$669,700 for the purchase of four replacement operator cabs for wharf cranes at Barbours Cut Terminal to the top-ranked proposer: staff ranking - first, Brieda Cabins S.r.l. A Socio Unico; and second, Inter-Net Specialty Products, Inc.
6. Award a two-year contract to ZPMC North America, Inc. (ZPMC), the sole source provider, for the purchase of captive replacement parts for ZPMC cranes at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$500,000.

7. Award a contract to Konecranes Finland Corporation, the sole source provider, for the purchase of a spare main hoist gear reducer for four wharf cranes at Barbours Cut Terminal in an amount not to exceed \$105,000.

8. Ratify an emergency purchase order to Cole Ticket Solutions Inc. for 5,000,000 gate interchange tickets in the total amount of \$86,976.

9. Ratify an emergency purchase order to HPGR, LLC in the total amount not to exceed \$390,500 for repairs to main hoist gear reducer for crane 208 at Bayport Container Terminal.

10. Authorize payment to Smart Tecs LLC, the sole source provider, for annual maintenance services for the marine terminal gate operating software system for Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$350,322.

11. Amend the professional services agreement with APTIM Port Services International, LLC to perform additional inspection services for construction of three dockside electric container cranes for Wharf No. 5 at Bayport Container Terminal in an amount not to exceed \$251,700.

#### **K. PEOPLE**

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1. No items.

#### **L. PORT SECURITY AND EMERGENCY OPERATIONS**

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1. No items.

#### **M. TECHNOLOGY**

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1. No items.

#### **N. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION**

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1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding proposed amendments to the agreement for legal services with Andrews Myers PC and Boyar Miller

2. Real Estate (Section 551.072, Texas Open Meetings Act), including deliberations regarding disposition of Turning Basin Terminal vicinity property and licensing of miscellaneous Houston Ship Channel and upland 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**

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

2. Regular Code of Ethics training and review

**P. ADJOURN MEETING**

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1. Next Meeting Requested - July 20, 2021
2. Adjourn Port Commission Meeting