

May 15, 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 **Wednesday**, May 20, 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.

The **Community Relations Committee Meeting** will begin once the Port Commission meeting has adjourned.

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

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

Meeting number (access code): 967 439 581

Meeting password: v2FCVWcyp29

[Join meeting](#)

Join by phone

Tap to call in from a mobile device (attendees only)

[+1-415-655-0002](#) United States Toll

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Join from a video system or application

Dial [967439581@porthouston.webex.com](tel:967439581@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 [967439581.porthouston@lync.webex.com](tel:967439581.porthouston@lync.webex.com)



Wednesday, May 20, 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 - April 28, 2020

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Public Comment

F. EXECUTIVE

Awards, Amendments & Change Orders

1. Award a professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support in an amount not to exceed \$100,000.
2. Award a professional services contract to Cassidy and Associates for federal governmental policy consulting and support in an amount not to exceed \$240,000.

General

3. Deliberate and consider authorizing a challenge grant service agreement with the Severe Storm Prediction, Education, and Evacuation from Disasters ("SSPEED") Center at Rice University to assist in further developing the Galveston Bay Park Plan storm surge defense system, in the amount of \$250,000, contingent on securing additional grant funding totaling \$750,000.

G. COMMERCIAL

Leases

1. Approve a second amendment to the lease with Ports America Texas, Inc., for an additional one-year term for approximately 1,216 net rentable square feet of office space at the Barbours Cut Terminal Administration Building, effective no earlier than June 1, 2020, at an annual rent of \$29,910.

2. Approve a two-year and eight-month lease with Auto Warehousing Co. for approximately 8.15 acres out of the Port Authority's Block 14, at the Bayport Auto Terminal, effective as of May 1, 2020, at an annual base rent of \$356,578, subject to the annual increase in the Consumer Price Index.
3. Approve a lease with Dixie Cullen Interests, Inc. for approximately 2.49 acres located at 922 Maxine St. and Clinton Drive, effective no earlier than June 1, 2020, for a term of twenty-three years and seven months at an annual rate of \$74,820 at full operations, subject to an annual increase of the greater of 3% or the increase in the Consumer Price Index.
4. Approve a property exchange with LyondellBasell Acetyls, LLC (Lyondell) at Sims Bayou, to facilitate dock construction for Port Authority lessee TPC Group LLC: (1) Lyondell conveys (a) a 0.159 fee simple tract and (b) a subsurface easement on a 0.146 acre tract, including building restrictions; (2) the Port Authority conveys a 0.536 fee simple tract subject to a subsurface easement and building restrictions in favor of the Port Authority; and (3) Lyondell pays the Port Authority \$8,500, the difference in appraised values between the exchanged interests.
5. Approve a no-fee access license with Harris County, Texas, for an eight-year term effective no earlier than June 20, 2020, for an approximately 1.6010-acre strip of land and a 0.2394-acre tract of land out of the Beltway 8 property in connection with the Beltway 8 bridge construction project.

H. FINANCE

General

1. Approve an order authorizing the sale of Port of Houston Authority of Harris County, Texas, Unlimited Tax Refunding Bonds, Series 2020A (NON-AMT) and Unlimited Tax Refunding Bonds, Series 2020B (Taxable), in an aggregate principal amount not to exceed \$309,345,000, and matters incident thereto.
2. Adopt a revised Investment Policy for Port Authority funds, including operating, construction, debt service and bond reserve funds, and approve the Port Authority's revised Internal Controls for Investments.

I. INFRASTRUCTURE

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$499,500 for analysis and design for the rehabilitation and repair of Wharf 8 at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, Moffatt & Nichol; second, Lloyd Engineering, Inc.; and third, Halff Associates, Inc.
2. Approve staff's ranking of vendors and award an architectural services contract in an amount not to exceed \$107,500 for the design of Ramp Road 8 gate modifications and guardhouse at Turning Basin Terminal to the top-ranked proposers: staff ranking – first, PDG, Inc. dba PDG Architects; second, STOA International Architects; and third, J. Morales, Inc.
3. Approve staff's ranking of vendors and award a contract in an amount not to exceed \$1,121,840 for the annual wharf and rubber tire gantry crane painting in 2020 at Barbour's Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking – first, Blastco Texas, Inc.; second, CFG Industries, LLC; and third, Royal Bridge, Inc.

4. Approve staff's ranking of vendors and award a construction contract in an amount not to exceed \$8,909,500 for the rehabilitation of Wharves 4 and 5 at Bayport Container Terminal to the top-ranked proposer: staff ranking – first, McCarthy Building Companies, Inc.; and second, Russell Marine, LLC.
5. Approve staff's ranking of vendors and award a professional services contract in an amount not to exceed \$200,000 to perform construction material testing for the rehabilitation of Wharves 4 and 5 at Bayport Container Terminal to the top-ranked proposers: staff ranking – first, Aviles Engineering Corporation; second, Professional Services Industries, Inc.; and third, Raba Kistner, Inc.
6. Award a professional services contract to LJA Engineering, Inc. to perform engineering services for the design of the Freight Station Road Dedicated Right-Turn Lanes and U-turn Connector at Bayport Container Terminal in an amount not to exceed \$424,531.
7. Amend the professional services contract with Cobb Fendley and Associates, Inc. for additional work for the Freight Station Road utilities and drainage at Bayport Container Terminal in an amount not to exceed \$156,900.
8. Approve a change order with FUSED, LLC to perform additional work associated with the construction of rail spur at the Bayport Container Terminal in an amount not to exceed \$100,100.

Permits/Licenses/Pipeline Easements

9. Approve the renewal the following expiring Port Authority license for a new ten-year term: ExxonMobil Corporation.
10. Issue a pipeline license to Phillips 66 Carrier LLC for a 4-inch natural gas pipeline under and across Port Terminal Railroad Association's Southside Mainline Railroad right-of-way.
11. Amend a pipeline license issued to Praxair, Inc. to add an additional crossing north of the existing 10- inch nitrogen pipeline under and across Port Terminal Railroad Association's Southside Mainline railroad right-of-way.

J. OPERATIONS

Reject & Other Actions

1. Reject the bid and authorize re-advertisement for competitive sealed bids for the purchase of miscellaneous plumbing supplies for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal.

Awards, Amendments & Change Orders

2. Ratify certain emergency purchases for COVID-19 response as set forth on Exhibit A and authorize additional purchase order funding for continuing pandemic response services with Workplace Safety Screenings for \$720,000 and Ambassador Services, LLC for \$560,000.
3. Award a three-year contract to Darr Equipment Company, using the Local Government Purchasing Cooperative's Buyboard Program, a cooperative purchase program, for the purchase of spare and replacement parts for forklifts and container handling equipment at Barbours Cut Terminal and Bayport Container Terminal, in an amount not to exceed \$200,000.

4. Authorize payment to Navis LLC for annual maintenance services for the marine terminal management software system for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$770,955.

5. Authorize payment to Smart Tecs LLC 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 \$324,688.

General

6. Enter into Freight Handling Assignment Agreements for terminal services at Barbours Cut Terminal and Bayport Auto Terminal and amend the Freight Handling Assignment Agreements for terminal services at the Turning Basin Terminal to extend the terms of the agreements through August 31, 2020.

K. PEOPLE

General

1. Hearing and possible action to amend the Port Authority's 401(a) Defined Contribution Plan and 457(b) Deferred Compensation Plan to opt into programs offered under the Coronavirus Aid, Relief, and Economic Security (CARES) Act that relate to retirement plans.

L. PORT SECURITY AND EMERGENCY OPERATIONS

Awards, Amendments & Change Orders

1. Approve staff's ranking of proposers and award the unarmed, uniformed security officer services contract in an amount not to exceed \$21,000,000 for a period of three years, with the option for one additional two-year term, to the top-ranked proposer: staff ranking – first, AlliedUniversal Security Services LLC; second, Securitas Security Services USA; and third, G4S Secure Solutions (USA) Inc.

2. Amend the existing purchase order to Motorola Solutions for the purchase of land mobile radio equipment including radios, batteries, chargers, related hardware, and accessories for the Operations, Port Security, and Emergency Operations Departments using the Houston-Galveston Area Council's cooperative purchase program, in an amount not to exceed \$140,000.

3. Amend the existing purchase order with Harris County for radio repairs in an amount not to exceed \$60,000.

M. TECHNOLOGY

Awards, Amendments & Change Orders

1. Issue a purchase order to Datavox, Inc. for purchase of information technology components (switches, access points, and associated peripherals) for Container Yard 7 South, using the Texas Department of Information Resources' cooperative purchase program, in an amount not to exceed \$120,000.

N. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultation regarding claims against Exxon Land Development, Inc. and ExxonMobil Pipeline Company

2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Beltway 8, Barbours Cut Terminal, and Bayport 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

P. ADJOURN MEETING

1. Next Meeting Requested - June 23, 2020
2. Adjourn Port Commission Meeting