

March 19, 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, March 23, 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 or Erik Eriksson 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 or Erik Eriksson 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** will begin once the Port Commission meeting adjourns.

Join by meeting number

Meeting number (access code): 187 384 1315

Meeting password: tS22Bpp2tEG

Tap to join from a mobile device (attendees only)

[+1-720-650-7664](tel:+1-720-650-7664),[,1873841315##](tel:+1-720-650-7664,1873841315##) United States Toll (Denver)

[+1-469-210-7159](tel:+1-469-210-7159),[,1873841315##](tel:+1-469-210-7159,1873841315##) United States Toll (Dallas)

Join by phone

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[Global call-in numbers](#)

Join from a video system or application

Dial [1873841315](tel:+1873841315)@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 [1873841315](tel:+1873841315).porthouston@lync.webex.com



Tuesday, March 23, 2021
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 - February 23, 2021

D. STAFF REPORTS

1. Summary of selected financial and operational matters

E. APPEARANCES

1. Tim Pylate, Executive Director, Armand Bayou Nature Center
2. Public Comment

F. EXECUTIVE

General

1. Staff update, discussion, and possible actions regarding state legislative matters
2. Reconstitute the Port Commission's Procurement and Small Business Development Task Force as the Business Equity and Procurement Committee.

G. COMMERCIAL

Awards, Amendments & Change Orders

1. Approve the Port Authority's 2021 membership in the Greater Houston Partnership at the Managing Partner level with associated membership fees in an amount not to exceed \$60,000.

General

2. Approve a services agreement with Kinne International, Inc. (Kinne) for a term of three years with a two- year option, to provide marketing services to develop new intermodal rail service for international waterborne containers to/from the intermodal rail facility at Barbours Cut Terminal and providing for payment to Kinne for certain brokerage and other services, as well as per unit fee payments per intermodal lift, in an amount not to exceed \$768,000.

Leases

3. Approve (i) a fifty-year lease agreement with Portwall Partners, Ltd., for approximately 55.89-acres of unimproved real property located on the south side of Port Road outside the Bayport Container Terminal secured area, effective no earlier than April 1, 2021, at an annual base rent of \$900,000 beginning at the full operations commencement date and subject to an annual increase of the greater of 2% or the increase in the Consumer Price Index and (ii) consent to a sublease by Portwall Partners, Ltd. to Packwell Inc. for the concurrent fifty-year term of the lease.
4. Approve a lease agreement for a one-year term with Sunbelt Group L.P. dba Arrow Steel Processors, for approximately 7.8 acres out of the Port Authority's Block 13A at Northside Turning Basin effective no earlier than April 1, 2021, at an annual base rent of \$284,383.08.

H. FINANCE

1. No items.

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 \$135,150 for preparation of a sampling analysis plan and analytical report for the dredging of Port Authority facilities to the top-ranked proposer: staff ranking – first, Benchmark Ecological Services, LLC; second, InControl Technologies, LLC; and third, Lloyd Engineering, Inc.
2. 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 \$88,179.
3. 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 \$71,587.

General

4. Authorize the Port Authority to enter into a long-term maintenance agreement for the Memorial Tract with Armand Bayou Nature Center, including a one-time payment of \$250,000.

Permits/Licenses/Pipeline Easements

5. Approve the renewal of the following expiring Port Authority licenses for new ten-year terms: CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Intrastate Pipelines, LLC, CenterPoint Energy Resources Corporation, Houston Pipe Line Company LP, Kinder Morgan Texas Pipeline LLC, Oxy Vinyls, LP, and Valero Refining-Texas, LP.
6. Issue a pipeline license to Enterprise TE Products Pipeline Company LLC for one 16-inch natural gas pipeline under and across the Port Terminal Railroad Association's Southside Mainline railroad right-of-way and one 12-inch natural gas pipeline under and across the Port Terminal Railroad Association's Pasadena Cut-Off railroad right-of-way.
7. Issue a transmission line license to CenterPoint Energy Houston Electric LLC for one 6-inch transmission line and one 6-inch conduit under and across the Port Authority's property at the Barbour's Cut Terminal.

8. Issue a transmission line license to Level 3 Communications, LLC for one fiber optic cable line under the Port Authority's Southside Mainline railroad right-of-way, at Channel City Road.
9. Issue a transmission line license to Comcast of Houston, LLC for one fiber optic cable line under the Port Terminal Railroad Association's Southside Mainline railroad right-of-way near Beltway 8.
10. Issue a marine construction permit to Air Products, LLC to construct a 32-mile long, 16-inch diameter hydrogen pipeline crossing the Houston Ship Channel in Galveston Bay.
11. Amend a marine construction permit issued to Intercontinental Terminals Company, LLC for a new terminal facility to modify the removal and relocation of approximately 120,000 cubic yards of material to obtain depths of -16.5 Mean Lower Low Water.
12. Amend a pipeline license issued to Blanchard Pipe Line Company LLC to remove the existing pipeline and relocate a new pipeline to a greater depth across Cedar Bayou.

J. OPERATIONS

Awards, Amendments & Change Orders

1. Approve staff's ranking of vendors and award a two-year contract in an amount not to exceed \$175,000 for the purchase of scaffolding services for wharf crane maintenance at Barbours Cut Terminal and Bayport Container Terminal to the top-ranked proposer: staff ranking – first, TAP Industrial Services, Inc.; and second, Axios Industrial Maintenance Contractors, Inc.
2. Award a three-year contract to Ennis-Flint, Inc. for the purchase of traffic paint for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$244,000.
3. Award a two-year contract to Sunbelt Rental, Inc. for the rental of heavy equipment for Barbours Cut Terminal, Bayport Container Terminal, and Turning Basin Terminal in an amount not to exceed \$350,000.
4. Award a two-year contract to Kalmar USA Inc., Bromma Americas, the sole source provider, for purchase of quarterly inspection services for Bromma spreader bars and over-height attachments at Barbours Cut Terminal and Bayport Container Terminal in an amount not to exceed \$200,000.
5. Award a professional services contract to Kalmar USA Inc., the sole source provider, for position detection system equipment and installation services for nine rubber tire gantry cranes in an amount not to exceed \$223,113.
6. Issue a purchase order to Generocity Services, Inc. for repairs to warehouse doors at Turning Basin Terminal, using Harris County Department of Education's Choice Partners, a cooperative purchase program, in an amount not to exceed \$300,000.

General

7. Amend the Freight Handling Assignment Agreements for terminal services at the Turning Basin Terminal, to extend the term of the agreements for six-months through September 30, 2021.

8. Approve (i) a change of control with respect to the acquisition of Empire Stevedoring (Houston) Inc. (Empire) by QSL Stevedoring, as a transfer under Empire's leases for approximately (a) 5.53 acres out of Blocks 2 and 3, Southside Wharves, dated April 1, 2017, (b) 0.74 acres out of Block 1, Southside Wharves, dated February 1, 2020, and (c) 2.75 acres out of Block 11, Southside Wharves, dated February 1, 2020, and new lease agreements with Empire for one-year terms effective no earlier than February 1, 2021 for (i) the 0.74 acre premises, at an annual base rent of \$32,266, and (ii) the 2.75 acre premises, at an annual base rent of \$61,738.

9. Approve a lease of approximately 46 acres in Barbours Cut Terminal to Cooper/Ports America, LLC, effective May 1, 2021, at an annual base rent of \$1,210,435 and for a term of five years, with a reduced footprint of 31.5 acres beginning on May 1, 2022.

10. Approve a five-year renewal of 1.72-acre chassis yard lease with Cooper/Ports America, LLC, effective May 1, 2021, at an annual base rent of \$73,416.

K. PEOPLE

1. No items.

L. PORT SECURITY AND EMERGENCY OPERATIONS

Awards, Amendments & Change Orders

1. Award the purchase of a Mobile Emergency Response Center trailer from Comprehensive Communication Services, utilizing a Texas Department of Information Resources contract in an amount not to exceed \$150,000, with an estimated net cost to the Port Authority, after Federal Emergency Management Agency Port Security Grant reimbursement, of \$37,500 (25% of total cost).

2. Approve a second amendment to the existing purchase order with Garner Environmental Services for emergency standby products and services in an amount not to exceed \$450,000.

3. Approve a change order with Motorola Solutions to perform additional work associated with the construction of two Astro P25 Simulcast Radio Tower sites in an amount not to exceed \$311,620.

M. TECHNOLOGY

1. No items.

N. RECESS OPEN MEETING AND CONVENE EXECUTIVE SESSION

1. Consultation with Attorneys (Section 551.071, Texas Open Meetings Act), including consultations regarding (a) 33 U.S.C.A. §§5(b) and 2236 and (b) proposed amendment to the agreement for legal services with Littler Mendelson

2. Real Estate (Section 551.072, Texas Open Meeting Act), including disposition of Barbours Cut Terminal and Beltway 8 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 - April 27, 2021

2. Adjourn Port Commission Meeting