

MEMORANDUM

Legal Division



Date: June 23, 2021

To: Christine Abbruscato
Maria Aguirre
Lisa Ashley
Chris Brown
Lori Brownell
William Buck
Maxine Buckles
Rich Byrnes
Trae Camble
Yvette Camel-Smith
Jeff Davis
Curtis Duncan
Norma Essary
Ron Farrow
Tim Finley
Roland Gonzalez
Roger Guenther
Tom Heidt
Kerrick Henny
Leslie Herbst

Roger Hoh
Charlie Jenkins
David Jochnau
Garry McMahan
Bruce Mann
Ryan Mariacher
John Moseley
Gilda Ramirez
Mike Shaffner
Jessica Shaver
Mark Smith
Paulo Soares
Randy Stiefel
Dominic Sun
RD Tanner
Jessica Thomas
Charles Thompson
Roger Walter
Marcus Woodring

From: Erik Eriksson

Subject: Minute Numbers/Port Commission Meeting, dated June 22, 2021

<u>Minute No.</u>	<u>Amount</u>	<u>Event/Action</u>
General		
		Chairman Campo convened the virtual Port Commission meeting and provided opening remarks
Minutes		
2021-0622-01		Approve the minutes of the May 25, 2021 Port Commission meeting
Staff Reports		
2021-0622-02		Roger Guenther, Executive Director, presented a summary of selected financial and operational matters

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Appearances		
2021-0622-03(a)		Chairman Campo recognized Adrian Shelley, Public Citizen, Director, Texas Office, who addressed the Port Commission
2021-0622-03(b)		Chairman Campo asked if anyone would like to address the Port Commission; there was no response

Executive

2021-0622-04		Chairman Campo recognized Mr. Heidt to provide a report of selected Executive Division agenda items
2021-0622-05	\$260,000	Award a professional services contract to Cassidy and Associates for federal governmental policy consulting and support
2021-0622-06	\$120,000	Award a professional services contract to Pendulum Strategies, LLC for federal governmental policy consulting and support
2021-0622-07		Authorize the Community Relations Committee to review staff recommendations and rank and approve awards under the Community Grants Program
2021-0622-08		Approve Port Commission committee and task force chairs and members

Commercial

2021-0622-09		Chairman Campo recognized Mr. Heidt to provide a report of selected Commercial Division agenda items
2021-0622-10		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%
2021-0622-11		Approve (i) a two-year lease with Matthews Brothers Dredging, Inc. (Matthews Brothers) for approximately

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		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
2021-0622-12		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
2021-0622-13		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%
		Finance (no items)
		Infrastructure
2021-0622-14		Chairman Campo recognized Mr. Heidt to provide a report of selected Infrastructure Division agenda items
2021-0622-15	\$471,472	Award a construction contract to Jerdon Enterprise, L.P. for the Ramp Road 8 gate modification and guardhouse at Turning Basin Terminal
2021-0622-16	\$45,000	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
2021-0622-17	\$199,500	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
2021-0622-18	\$54,714	Approve a change order with Jerdon Enterprise, L.P. to perform additional work associated with the trench drain repairs at Bayport Container Terminal

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2021-0622-19		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
2021-0622-20		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
2021-0622-21		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
2021-0622-22		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
2021-0622-23		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
2021-0622-24		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
2021-0622-25		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
2021-0622-26		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

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		at an initial monthly rental amount of \$15,645 for a ten-year term
		Operations
2021-0622-27		Chairman Campo recognized Mr. Heidt to provide a report of selected Operations Division agenda items
2021-0622-28	\$36,585,000	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
2021-0622-29	\$750,000	Approve staff's ranking of vendors and award a two-year contract 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 Port Commission adopted the staff-recommended ranking and authorized award
2021-0622-30	\$1,500,000	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
2021-0622-31	\$500,000	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
2021-0622-32	\$669,700	Approve staff's ranking of vendors and award a contract 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. Port Commission adopted the staff-recommended ranking and authorized award
2021-0622-33	\$500,000	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

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2021-0622-34	\$105,000	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
2021-0622-35	\$86,976	Ratify an emergency purchase order to Cole Ticket Solutions Inc. for 5,000,000 gate interchange tickets
2021-0622-36	\$390,500	Ratify an emergency purchase order to HPGR, LLC for repairs to main hoist gear reducer for crane 208 at Bayport Container Terminal
2021-0622-37	\$350,322	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
2021-0622-38	\$251,700	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

People (no items)

Port Security and Emergency Operations (no items)

Technology (no items)

Recess Open Meeting and Convene Executive Session

Reconvene Open Meeting

2021-0622-39 Authorize the Port Authority to continue the monthly acreage lease rate reduction for certain month-to-month Turning Basin Terminal leases for the time period and on the other terms discussed in Executive Session, and authorize the Executive Director to do all things necessary to give effect to the foregoing

2021-0622-40 Authorize the Port Authority to amend the agreement for legal services with (a) Andrews Myers PC, and (b) Boyar Miller on the terms discussed in Executive Session, and to authorize the Chief Legal Officer to do all things necessary to give effect to the foregoing

<u>Minute No.</u>	<u>Amount</u>	<u>Event/Action</u>
2021-0622-41		Regular Code of Ethics training and review Adjourn Meeting

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