



NOTICE OF PORT COMMISSION MEETING

The Port Commission (“Commission”) of the Port of Corpus Christi Authority (“PCCA”) of Nueces County, Texas, will hold a Special Meeting on Tuesday, March 29, 2016, at 7:30 a.m., at the Ruben Bonilla International Trade Center, 222 Power Street, Corpus Christi, Texas.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Sherry DuBois at 885-6174 at least 48 hours in advance so that appropriate arrangements can be made.

Si usted se dirige a la junta y cree que su inglés es limitado, habrá un intérprete inglés español en la reunión de la junta para ayudarle.

Members of the audience will be provided an opportunity to address the Port Commission. Please speak into the microphone located at the podium and state your name and address. Your presentation will be limited to three minutes.

PUBLIC NOTICE is given that the Commission may go into executive session at any time during the meeting to discuss matters listed on the agenda when authorized to do so by the provisions of Section 418.183 or Chapter 551 of the Texas Government Code. In the event the Commission elects to go into executive session regarding any agenda item, the presiding officer will publicly announce the section or sections of the Texas Government Code authorizing the executive session.

The agenda for the meeting is as follows:

1. Call meeting to order:
 - A. Safety Briefing
 - B. Pledge of Allegiance
 - C. Invocation
 - D. Receive Conflict of Interest Affidavits.
2. Receive comments from the public. (Each speaker is limited to three minutes.)
3. Approve a resolution honoring the Coastal Bend Council of Governments on their 50th anniversary.
4. Review status of reaching an Agreement for Real Property Acquisition and Relocation Assistance Services in Connection with the Harbor Bridge Replacement Project based on proposals received on February 22, 2016, and potentially take action to approve or reject said agreement.
5. Approve an electrical services contract.

6. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase and value of certain real property in the vicinity of the La Quinta Channel.
7. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase and value of certain real property accessible to the north side of the Inner Harbor. The Commission may authorize the acquisition of this property in open session.
8. The Commission will go into executive session pursuant to §551.072 of the Texas Government Code to deliberate the purchase and value of certain real property on the north side of the Ship Channel.
9. The Commission will go into executive session pursuant to §551.072 and §551.087 of the Texas Government Code to deliberate (i) the purchase and value of certain real property in San Patricio County, Texas, and (ii) offering financial or other incentives to a business prospect that PCCA seeks to have locate on near PCCA's territory and with which PCCA is conducting economic development negotiations.
10. Authorize staff to submit a revised U.S. Department of Transportation FASTLANE Grant application for the La Quinta Gateway Terminal and access project.
11. Adjourn.

AGENDA ITEM NO. 1

Call Meeting to Order

NO ATTACHMENT

AGENDA ITEM NO. 2

Comments from the Public

NO ATTACHMENT



DATE: March 29, 2016

TO: Port Commission

FROM: Nelda Olivo, Director of Government Affairs
nelda@pocca.com
 361-885-6113

AGENDA ITEM NO. 3

Approve a Resolution Honoring the Coastal Bend Council of Governments on their 50th Anniversary

RESOLUTION

WHEREAS, The Coastal Bend Council of Governments is a volunteer association of local governments, including 32 cities and 11 counties, and other public and private entities; and

WHEREAS, the Coastal Bend Council of Governments is one of 24 regional COGs serving the State of Texas which were authorized by the Texas Regional Planning Act of 1965; and

WHEREAS, the Coastal Bend Council of Governments was formed in March 1966 to provide a cost-effective way to plan, coordinate and implement regional projects and provide technical assistance within the region; and

WHEREAS, the Coastal Bend Council of Governments is a designated Area Agency on Aging, an Economic Development District, a designated water quality management agency and provides regional solid waste management planning, coordination, and implementation of projects; and

WHEREAS, the Coastal Bend Council of Governments also delivers Criminal Justice services, Emergency Communications (9-1-1) planning and implementation, and Department of Homeland Security services; and

WHEREAS, numerous advisory committees are integral to the program work performed by the Coastal Bend Council of Governments; and

WHEREAS, the Coastal Bend Council of Governments is staffed by approximately 25 dedicated individuals, many of whom have devoted decades to the mission and goals of the Council of Governments, including four employees who have a combined 175 years of experience - John Buckner (45 years), Frank Garcia (43 years), Richard Bullock (43 years), and Betty Lamb (43 years).

NOW, THEREFORE, BE IT RESOLVED, that the Port of Corpus Christi hereby honor the Coastal Bend Council of Governments on its 50th anniversary and express its sincere appreciation to Coastal Bend Council of Governments and its dedicated employees for their years of public service and extend best wishes for continued success in their important work; and

BE IT FURTHER RESOLVED that an official copy of this resolution be prepared for the Coastal Bend Council of Governments as an expression of high regard by the Port of Corpus Christi and that this Resolution be made a part of the permanent minutes of this Port Commission and that a copy of the Resolution be furnished to the Coastal Bend Council of Governments.

AGENDA ITEM NO. 4

Harbor Bridge Replacement Project Real Property Acquisition & Relocation Assistance Services Agreement

Attachments to follow



DATE: March 29, 2016
TO: Port Commission
FROM: David L. Krams, P.E.
Krams@pocca.com
(361) 885-6134

AGENDA ITEM NO. 5

Approve an electrical services contract

SUMMARY: At the March 15, 2015 Commission meeting, the Commission authorized staff to proceed with the process to request executable pricing from the three most qualified electrical service providers short-listed after responding to an RFP requesting proposals for a new electrical services contract upon expiration of the existing electrical services contract on August 31, 2017.

BACKGROUND: Last month, staff issued a Request for Proposals to solicit qualified electrical services providers. A selection committee evaluated the proposals based on specific performance standards including indicative pricing rates, customer service, experience, financial robustness, and the companies' renewable energy portfolio. The three short-listed firms were Cavallo Energy Texas LLC (Texas General Land Office); TXU Energy Retail Company LLC; and Relient Energy Retail Services LLC. Each of these companies' electrical services contracts were reviewed by legal counsel and were determined to be in an acceptable legal form. On Monday March 28, 2016, each of these electric service providers will be asked for executable pricing for a three-year term contract with no renewable energy credits, with 50% renewable energy credits and with 100% renewable energy credits. The RFP committee will meet on Monday, March 28, 2016, after receiving the executable pricing for each to complete the proposal evaluation process and select a final qualified electric service provider.

ALTERNATIVES: NA

CONFORMITY TO PORT POLICY: In accordance with state procurement law applicable to PCCA, the Request for Proposal process was approved by the Port Commission at the March 15, 2016 Commission Meeting and the final contract will be presented at the March 29, 2016 Commission Meeting for Commission Approval. Additionally, the indicative pricing did not show a significant cost for renewable energy and it is expected that the contract will include a commitment for 100% renewable energy credits. This will conform to the Environmental Policy adopted by the Port Commission earlier this year.

EMERGENCY: There is no emergency requiring this contract.

FINANCIAL IMPACT: The current contract price for PCCA for energy cost is \$0.05274. The indicative pricing received during the Request for Proposal process indicates that PCCA can expect much lower pricing allowing the PCCA to realize a substantial cost savings by consummating the contract before the market conditions change.

STAFF RECOMMENDATION: The electrical service provider Selection Committee intends to review the pricing that is received on March 28, 2016, and make a recommendation that you award the contract to the company whose proposal offers the best value (based on executable pricing, contract terms and conditions, and qualifications) to PCCA.

DEPARTMENTAL CLEARANCES:

Originating Department	Engineering Services
Reviewed & Approved	David Krams Sarah Garza
Legal	Jimmy Welder
Senior Staff	John LaRue Sean Strawbridge Jarl Pederson

LIST OF SUPPORTING DOCUMENTS: The contract for the company that the Selection Committee recommends will be handed out at the Commission Meeting.

AGENDA ITEM NO. 6

Executive Session

NO ATTACHMENT

AGENDA ITEM NO. 7

Executive Session

NO ATTACHMENT

AGENDA ITEM NO. 8

Executive Session

NO ATTACHMENT

AGENDA ITEM NO. 9

Executive Session

NO ATTACHMENT



DATE: March 29, 2016
TO: Port Commission
FROM: Leslie D. Ruta, Staff Accountant
leslie@pocca.com
(361) 885-6631

AGENDA ITEM NO. 10

Authorize Staff to Submit a Revised U.S. Department of Transportation FASTLANE Grant Application for the La Quinta Gateway Terminal and Access Project

SUMMARY: The subject grant application will combine the La Quinta Dock and Yard project currently under design with an expanded cargo storage yard and rail access to the PCCA's La Quinta Gateway Terminal and additional railroad connections to increase accessibility by Class I railroads.

BACKGROUND: At the March 15, 2016, Commission meeting, the Port Commission authorized staff to submit an application for Fostering Advancements in Shipping and Transportation for the Long-term Achievement of National Efficiencies (FASTLANE) grant program for construction of the proposed La Quinta Dock and Terminal, which includes the multi-purpose cargo dock, storage yard, heavy haul road, and Class I railroad access. The approval was for a project cost of \$150 million, with \$90 million as the grant request amount.

Subsequent discussions and review of the scope of work have resulted in some suggested changes to the scope of work. These changes include routing the rail extension directly to the Nueces River Rail Yard, as this will provide improved rail access for the three Class I Railroads currently serving the inner harbor, and adding a small rail interchange yard at La Quinta to support rail operations. These changes will increase the value of the project by approximately \$50 Million, for a total project cost of approximately \$200 Million.

CONFORMITY TO PORT POLICY: This project conforms to the PCCA's Strategic Plan to provide marine, rail and road infrastructure to support customer needs, the PCCA's financial plan to leverage additional funding where appropriate, and the land-use plan. The elements of this project are also included in the Ten-Year Capital Program.

EMERGENCY: No; however, applications will be accepted only until April 14, 2016.

FINANCIAL IMPACT: This project is a reimbursement grant, and the PCCA would have to expend the funds first in order to receive reimbursement. FASTLANE grant funds may be used for up to 60 percent of future eligible project costs. Although the La Quinta Gateway Terminal and access project is not included in the 2016 budget, the leveraging of funds to construct the project would provide opportunities for increased revenues and provide expanded rail access for developing industries at La Quinta and the surrounding area.

STAFF RECOMMENDATION: Staff recommends amending the approval of an application for FASTLANE funding for the La Quinta Gateway Terminal and Access project to include an estimated project cost of \$200 million, with a revised grant request of \$120 million in funding. The project cost of \$200 million and grant request of \$120 are maximum amounts and will be refined before application is submitted.

DEPARTMENTAL CLEARANCES:

Originating Department	Finance
Reviewed & Approved	David Krams Brett Flint Natasha Fudge Leslie Ruta Nelda Olivo
Senior Staff	John LaRue Sean Strawbridge Jarl Pedersen

LIST OF SUPPORTING DOCUMENTS:

Project Map

