

Board of Trustees of the Galveston Wharves
Regular Monthly Meeting
Tuesday, November 16, 2021 9:35 a.m.
Port of Galveston
123 Rosenberg Avenue, 8th Floor
Galveston, TX 77550

BOARD OF TRUSTEES
Chairman Harry D. Maxwell, Jr.
Vice Chair Todd P. Sullivan
Trustee/Mayor Craig Brown
Trustee Sheila S. Lidstone
Trustee E.L. "Ted" O'Rourke
Trustee Jeff Patterson
Trustee Victor Pierson
Rodger Rees, Port Director/CEO
Anthony P. Brown, Port Attorney

NOTICE OF MEETING

One or more members of the Board of Trustees of the Galveston Wharves may attend the Regular Monthly Meeting scheduled at 9:35 a.m. on November 16, 2021 at the Port of Galveston, 123 Rosenberg, Galveston Texas 77550, by video-conference or in person.

The Regular Monthly Meeting is open to the public. Seating is limited due to COVID. To reserve a seat, please call 409.765.9321 ext. 4.

Members of the public may participate in the meeting in the following ways:

1. Watch the meeting at the following online at:
<https://www.portofgalveston.com/68/watch-meetings-online>
2. Submit public comment in advance of the meeting. Comments can be submitted to:
<https://www.portofgalveston.com/formcenter/public-comment-form-2/public-comment-form-36>
3. Attend the meeting in person at the above address.

A. CALL TO ORDER

- A.1 Roll Call
- A.2. Declaration of Quorum
- A.3. Pledge of Allegiance

B. DECLARATION OF CONFLICTS OF INTEREST BY TRUSTEE

C. GENERAL BUSINESS

C.1. APPROVAL OF MINUTES OF THE BOARD OF TRUSTEES

Documents:

MINUTES OCTOBER 26 2021.PDF

C.2. PORT DIRECTOR'S REPORT

Documents:

PD REPORT.PDF

C.3. COMMENTS FROM THE PUBLIC

The Public will be permitted to submit public comments electronically. Comments can be submitted to: [HTTPS://WWW.PORTOFGALVESTON.COM/FORMCENTER/PUBLIC-COMMENT-FORM-2/PUBLIC-COMMENT-FORM-36](https://www.portofgalveston.com/formcenter/public-comment-form-2/public-comment-form-36)

D. RECESS INTO EXECUTIVE SESSION**D.1. ANNOUNCE GOING INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE****Section 551.071 - Consultation with Attorney**

- a. Deliberate Pending legal issues Raised by Legal Counsel
- b. Discussion on Unauthorized Use of Port of Galveston Name

Section 551.072 - Real Estate

- a. Deliberate the Purchase, Exchange, Lease or Value of Property
 - 1. Request to assign Tenant's Interest in Pier 21 Lease (Mitchell Historic Properties)
 - 2. Proposed Tenant's Leasehold Financing Transaction - Cruise Terminal 10 - Galveston Cruise Terminal, LLC

Section 551.074 - Personnel

- a. Deliberate the Appointment, Employment, Evaluation, Reassignment, or Duties of a Public Officer or Employee, without Limitation the Port Director

Section 551.087 - Economic Development Negotiation

- a. Discuss and Deliberate Regarding of Commercial or Financial Information Received from a Business Prospect Seeking to Locate, Stay, or Expand at the Port of Galveston, or Deliberated the offer of a Financial or Other Incentive to such a Business Prospect

ADJOURNMENT OF EXECUTIVE SESSION**E. RECONVENE REGULAR MONTHLY MEETING**

- E.1. **Discuss And Consider Action, If Any, On Specific Matters Discussed In Executive Session Which Were Listed On The Agenda In Sufficient Detail To Provide Notice To The Public As Required By The Texas Open Meetings Act**

F. BUSINESS ITEMS**F.1. Consider And Approve CFO Report - Consent Agenda**

- Consider Board and Staff Expense Reports (a.)
- Consider Financial Statements (b.)
- Accept Port Investments Report (c.)
- Accept Bank Reconciliation Report and Schedule of Restricted Fund Balances Report (d.)
- Accept Cash Flow Projections (e.)
- Accept Monthly Delinquent Accounts Receivable Analysis (f.)
- Accept Vendor Check Register Report (g.)
- Consider Trade Development (h.)

Documents:

A.PDF
 B.PDF
 C.PDF
 D.PDF
 E.PDF
 F.PDF
 G.PDF

H.PDF
CFO REPORT.PDF

F.2. Discuss And Consider Board Management Policy

Documents:

F2..PDF

F.3. Update Master Plan For Approved Projects

Documents:

F3..PDF

F.4. Discuss And Consider Approval Of Documents Relating To Proposed Financing Transaction Which Galveston Terminal, LLC Seeks To Enter, Secured By Its Leasehold Interest In Ground Lease (Cruise Terminal 10)

Documents:

F4..PDF

F.5. Consider And Approve Purchase Of Two New F-250 Work Trucks From Silsbee Ford At A Cost Not To Exceed \$74,038.00

Documents:

F5..PDF

F.6. Consider And Approve Purchase Of Backhoe Loader, Drum Roller, Skid Steer And Concrete Saw From United Rentals At A Cost Not To Exceed \$140,000.00

Documents:

F6..PDF

F.7. Discuss And Consider Approval Of First Amendment To Employment Agreement For Port Director / Chief Executive Officer

Documents:

F7.PDF

F.8. Consider And Approve Dates Of The 2022 Regular Monthly Meetings Of The Board Of Trustees Of The Galveston Wharves

Documents:

F8..PDF

G. COMMENTS FROM THE BOARD OF TRUSTEES

Pursuant to Texas Government Code Section 551.0415, Trustees may report on any of the following items:

1. Expressions of thanks, gratitude, and condolences
2. Information regarding holiday schedules
3. Honorary or salutary recognition of a public official, public employee, or other citizen
4. Reminders regarding Galveston Wharves events
5. Reminders regarding community events
6. Health and safety announcements

H. SET DATE OF NEXT BOARD MEETING, TIME AND LOCATION

I. ADJOURNMENT

THE ITEMS LISTED FOR THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND WILL NOT BE DISCUSSED UNLESS A TRUSTEE DESIRES TO DISCUSS – AS IS THE CASE, THAT SUCH ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED PRIOR TO THE REGULAR AGENDA ITEMS. AS USED IN THIS NOTICE, THE TERM “EXECUTIVE SESSION” MEANS A “CLOSED MEETING” AS DEFINED IN TEXAS GOVERNMENT CODE CHAPTER 551, THE OPEN MEETINGS ACT. THE BOARD RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY SUBJECT, INCLUDING WITHOUT LIMITATION ANY SUBJECT APPEARING ON THIS AGENDA, AS AUTHORIZED BY THE OPEN MEETINGS ACT. FOLLOWING ANY EXECUTIVE SESSION, THE BOARD IN OPEN SESSION MAY TAKE A FINAL ACTION, DECISION, OR VOTE ON A MATTER DELIBERATED IN EXECUTIVE SESSION, AS AUTHORIZED BY THE OPEN MEETINGS ACT.

I certify that the above Notice of Meeting was posted in a place convenient to the public, in accordance with Chapter 551 of the Texas Government Code, on or before 4:00 p.m. Friday, November 12, 2021.

Rodger Rees, Port Director/CEO

PLEASE NOTE:

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE PORT'S OFFICE, 123 ROSENBERG, GALVESTON, TEXAS 77550 (409-765-3921).