

Board of Trustees of the Galveston
Wharves
REGULAR MONTHLY MEETING
Tuesday, February 27, 2024 9:30 a.m.
Port of Galveston
123 Rosenberg Avenue, 8th Floor
Galveston, TX 77550

BOARD OF TRUSTEES
Chairman Victor Pierson
Vice Chairman Jeff Patterson
Trustee/Mayor Craig Brown
Trustee Willy Gonzalez
Trustee Sheila S. Lidstone
Trustee Richard Moore
Trustee James D. Yarbrough
Rodger Rees, Port Director/CEO
Anthony P. Brown, Port Attorney

NOTICE OF MEETING

The Regular Monthly Meeting is open to the public.

A. CALL TO ORDER

- A.1. Roll Call
- A.2. Declaration Of Quorum
- A.3. Pledge Of Allegiance
- A.4. Declaration Of Conflicts Of Interest By A Trustee

B. GENERAL BUSINESS

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

Documents:

[MINUTES REGULAR MONTHLY MEETING JANUARY 23, 2024.PDF](#)
[MINUTES SPECIAL MEETING FEBRUARY 6, 2024.PDF](#)

B.2. COMMENTS FROM THE PUBLIC

B.3. PORT DIRECTOR'S REPORT

Documents:

[2-27-24 PDR.PDF](#)

C. RECESS INTO EXECUTIVE SESSION

**C.1. ANNOUNCE GOING INTO EXECUTIVE SESSION PURSUANT TO TEXAS
GOVERNMENT CODE**

Section 551.071 - Consultation with Attorney

- a. Address Legal Questions or Issues Raised by Trustees
- b. Update on FEMA and TDEM
- c. Cruise Terminal 10 - Proposed Third Amendment to Ground Lease
- d. Discuss No. 3:23-CV-00303; Alex Nguyen v. Port of Galveston Police

e. Discuss Battleship Texas

f. Del Monte Lease Termination

g. Legal Issues Relating to Port Access and Security

Section 551.074 – Personnel

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

Section 551.072 – Real Estate

a. Deliberate the Purchase, Exchange, Lease or Value of Property on Galveston and Pelican Island

- o Discuss Stoss - Port Beautification

Section 551.087 – Economic Development Negotiation

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

- o Discussion with NCL and any other cruise lines for CT16

D. RECONVENE REGULAR MONTHLY MEETING

D.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

E. BUSINESS ITEMS

E.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:

[B.PDF](#)
[C.PDF](#)
[D.PDF](#)
[E.PDF](#)
[F.PDF](#)
[G.PDF](#)
[H.PDF](#)
[CFO REPORT FEBRUARY 27, 2024.PDF](#)

- E.2. Discuss And Consider For Approval Portfolio Performance Analysis Report, Summary Of Investment Performance Report And Investment Detail Of The Galveston Wharves Pension Plan Period Ending December 31, 2023, And Discuss And Consider Percentage Changes In The Fund Mix That May Be Necessary To Increase Investment Results**

Documents:

[E.2.PDF](#)

- E.3. Discuss And Consider Approval For Port Property, Flood, Liability, Excess Liability, Business Auto, Public Official Liability, Crime, Cyber, Terrorism, And Fiduciary Liability Insurance Policies Scheduled For Renewal For The Policy Period March 1, 2024, To February 28, 2025**

Documents:

[E.3.PDF](#)

- E.4. Discuss And Consider For Approval Third Amendment To The Ground Lease With Royal Caribbean**

Documents:

[E.4.PDF](#)

- E.5. Discuss And Consider A Contract Award To GB Tech, Inc. To Provide Information Technology Staff Augmentation Services For A Three-Year Term With The Option To Renew For Two One-Year Extensions**

Documents:

[E.5.PDF](#)

- E.6. Discuss The Draft Hazard Mitigation Plan**

Documents:

[E.6.PDF](#)

- E.7. Discuss And Consider Approval Of An Amendment To The Board Of Trustees Of The Galveston Wharves Tariff Circular No. 7 To Include A Capital Cost Recovery Change Of \$2.00 Per Passenger Movement For All Non- Operator (Carnival Corporation) Use Of Cruise Terminal 25**

Documents:

[E.7.PDF](#)

- E.8. Discuss And Consider Approval Of A Phase Of The Cruise Terminal 25 And 28 Ground Transportation Area Improvements Project At A Cost Not To Exceed \$300,000 And Delegate The Authority To The Port Director To Enter Into Agreements Necessary Within The Project Budget**

Documents:

[E.8.PDF](#)

- E.9. Discuss And Consider Approval Of A Phase Of The Pier 30-34 Cargo Yard Improvements Project At A Cost Not To Exceed \$300,000 And Delegate The Authority To The Port Director To Enter Into Agreements Necessary Within The Project Budget**

Documents:

[E.9.PDF](#)

- E.10. Discuss And Consider Approval Of Second Amendment To The Master Services Agreement Between The Board Of Trustees Of The Galveston Wharves And PSX, Inc. For Purchase And Installation Of Revenue Control Equipment For The Express Lot Expansion Project**

Documents:

[E.10.PDF](#)

- E.11. Discuss And Consider Approval Of The Purchase And Installation Of NetSuite Planning & Budgeting (NSPB) And NetSuite Bill Capture Modules, Both Native NetSuite Solutions Which Fully Integrate With The Port's ERP System**

Documents:

[E.11.PDF](#)

- E.12. Discuss And Consider For Approval Capital Purchase Of 2 New Police Trucks And One Truck Assigned To Public Safety @ \$170,922.80**

Documents:

[E.12.PDF](#)

- E.13. Discuss Real Estate Committee**

Documents:

[E.13.PDF](#)

- E.14. Discuss And Consider Board Attendance To Seatrade Cruise Global 2024**

Documents:

[E.14.PDF](#)

- E.15. Discuss And Consider For Approval Date Change Of The April Board Meeting From April 23, 2024 To April 30, 2024**

Documents:

[E.15.PDF](#)

F. 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

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

H. ADJOURNMENT

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, February 23, 2024.

Rodger Rees, Port Director/CEO