

Board of Trustees of the Galveston
Wharves
REGULAR MONTHLY MEETING
Tuesday, March 26, 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. PRESENTATIONS AND ANNOUNCEMENTS

Presentation by STOSS - Port Beautification

C. GENERAL BUSINESS

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

Documents:

[MINUTES FEB 27, 2024.PDF](#)

C.2. COMMENTS FROM THE PUBLIC

C.3. PORT DIRECTOR'S REPORT

Documents:

[3-26-24 PDR.PDF](#)

D. RECESS INTO EXECUTIVE SESSION

**D.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

and Parking Services Agreement

d. Del Monte Lease Termination

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 Update on Parking Garage Location/Financing

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

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. Discuss And Consider For Approval Acceptance Of The Actuarial Valuation Of The Galveston Wharves Pension Plan As Of January 1, 2024, Which Includes The GASB 67 And 68 Report, Related Assumptions And Approval Of Contribution To The Plan For 2024

Documents:

[F1.PDF](#)

F.2. 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:

[CFO REPORT MARCH 26, 2024.PDF](#)
[A.PDF](#)
[B.PDF](#)
[C.PDF](#)
[D.PDF](#)
[E.PDF](#)
[F.PDF](#)
[G.PDF](#)
[H.PDF](#)

- F.3. Discuss And Consider Possible Further Action Related To The Agreed Upon Procedures Engagement Between The City Of Galveston And Whitley Penn, LLC In The Report Provided To The City Of Galveston Mayor And City Council**

Documents:

[F3.PDF](#)

- F.4. Discuss And Consider For Approval Of A Memorandum Of Understanding Between The Board Of Trustees Of The Galveston Wharves And The Port Of Houston Authority For Form A Joint Development Team To Explore Opportunities For Development On Pelican Island**

Documents:

[F4.PDF](#)

- F.5. Discuss And Consider For Approval The Third Amendment To The Operating Agreement Between The Board Of Trustees Of The Galveston Wharves And Galveston Cruise Terminals, LLC, (RCI)**

Documents:

[F5.PDF](#)

- F.6. Discuss And Consider For Approval A Parking Services Agreement Between The Board Of Trustees Of The Galveston Wharves And Galveston Cruise Terminal, LLC, (RCI)**

Documents:

[F6.PDF](#)

- F.7. Discuss And Consider Approval Of Proposed Agreement With Del Monte Fresh Produce, N.A.**

Documents:

[F7.PDF](#)

- F.8. Discuss And Consider Approval Of Agreement With MSC Cruises Concerning Fees For Passenger Parking At Cruise Terminal 16**

Documents:

[F8.PDF](#)

F.9. Discuss And Consider Approval Of Reimbursement Resolution For Costs Incurred Relating To Cruise Terminal 16

Documents:

[F9.PDF](#)

F.10. Discuss And Consider For Approval Privacy Policy For Website

Documents:

[F10.PDF](#)

F.11. Discuss And Consider For Approval The First Guaranteed Maximum Price (GMP) Proposal For The Cruise Terminal 16 Development Prepared By Hensel Phelps As Part Of The Construction Manager At Risk Contract At A Total Of \$28,805,826.

Documents:

[F11.PDF](#)

F.12. Discuss And Consider Date For Workshop Meeting To Discuss Cruise Terminal 16

Documents:

[F12.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

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, March 22, 2024.

Rodger Rees, Port Director/CEO

