

Board of Trustees of the Galveston
Wharves
REGULAR MONTHLY MEETING
Tuesday, December 14, 2021 9:30 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 9:30 a.m. on December 14, 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->

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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 REGULAR BOARD MEETING 11 16 2021.PDF](#)
[MINUTES SPECIAL MEETING 11 19 2021.PDF](#)
[MINUTES SPECIAL MEETING 12 06 2021.PDF](#)

C.2. **PORT DIRECTOR'S REPORT**

Documents:

[PORT DIRECTORS 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-](https://www.portofgalveston.com/formcenter/public-comment-)

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. 3:14-cv-OO206 Robledo, et at vs. The Board of Trustees of the Galveston Wharves

Section 551.072 - Real Estate

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

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:

[1. CFO REPORT.PDF](#)
[A.PDF](#)

[B.PDF](#)
[C.PDF](#)
[D.PDF](#)
[E.PDF](#)
[F.PDF](#)
[G.PDF](#)
[H.PDF](#)

F.2. Discuss And Consider For Approval A Foreign-Trade Zone Operating Agreement Between The Board Of Trustees Of The Galveston Wharves And Texas International Terminals, Ltd..

Documents:

[F2.PDF](#)

F.3. Discuss And Consider For Approval The Renewal Of Active Stevedore Licenses For The Calendar Year 2022

Documents:

[F3.PDF](#)

F.4. Discuss And Consider For Approval A Five Year Lease Agreement Including Two Additional Three Year Renewal Periods Between The Board Of Trustees Of The Galveston Wharves And Pier 19 Marine Fuels, Inc.

Documents:

[F4.PDF](#)

F.5. Discuss And Consider For Approval A Five Year Lease Agreement Including Two Additional Three Year Renewal Periods Between The Board Of Trustees Of The Galveston Wharves And The Galveston Party Boats, Inc.

Documents:

[F5.PDF](#)

F.6. Discuss And Consider For Approval An Amendment To The 2022 Galveston Railroad, L.P. Terminal Tariff, GVR5 7006-13 For An Increased Rate For Customer Line-Haul Switching Services

Documents:

[F6.PDF](#)

F.7. Consider And Approve Purchase Of Two 50 Ton Packaged HVAC Units From Hunton Trane At A Cost Not To Exceed \$65,000.00

Documents:

[F7.PDF](#)

F.8. Consider And Approve Giving Authority To Port Director To Execute An Agreement With Highest Scoring Respondent Under The 2021-014 RFP For Port Of Galveston Website Design

Documents:

[F8.PDF](#)

F.9. Discuss And Consider Potential Changes To Cruise Corridor Project And Schedule

Documents:

[F9.PDF](#)

F.10. Discuss And Consider Newly Adopted Federal Holiday, Juneteenth, As An Official Holiday Recognized By The Port Of Galveston

Documents:

[F10.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, December 10, 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).