

Board of Trustees of the Galveston  
Wharves  
REGULAR MONTHLY MEETING  
Tuesday, April 19, 2022 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

The Regular Monthly Meeting is open to the public.

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.

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**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 03 29 2022.PDF](#)

**C.2. 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)

**C.3. PORT DIRECTOR'S REPORT**

Documents:

[4-19-22 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. Deliberate Pending Legal Issues Raised by Legal Council
- b. Update on FEMA
- c. Discuss Consulting Agreement

#### **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
- b. Discuss Proposed Lease of Property at 1201 & 1228 Harborside

#### **Section 551.087 – Economic Development Negotiation**

- a. Discuss or Deliberate the 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

### **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 Portfolio Performance Analysis Report, Summary Of Investment Performance Report And Investment Detail Of The Galveston Wharves Pension Plan For The Quarter Ending March 31, 2022 And Discuss And Consider Any Percentage Changes In Fund Mix That May Be Necessary To Increase Investment Results**

Documents:

[F1.PDF](#)

- F.2. **Discuss And Consider Acceptance Of The Actuarial Valuation Of The Galveston Wharves Pension Plan As Of January 1, 2022 Which Includes The GASB 67 And 68 Report, Related Assumptions And Approval Of Contribution To The Plan For 2022**

Documents:

[F2.PDF](#)

- F.3. **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 04 19 2022.PDF](#)  
[A.PDF](#)  
[B.PDF](#)  
[C.PDF](#)  
[D.PDF](#)  
[E.PDF](#)  
[F.PDF](#)  
[G.PDF](#)  
[H.PDF](#)

**F.4. Discuss And Consider Resolution Approving The Galveston Wharves Investment Policy Following The Annual Review As Required By The Public Funds Investment Act**

Documents:

[F4.PDF](#)

**F.5. Discuss And Consider Changes To The Construction Contract Between The Board Of Trustees Of The Galveston Wharves And David E Harvey Builders, Inc. Contract Services For Pier 10 Redevelopment Roadways, Drainage, Illumination And Traffic Signal To Increase The Amount Payable Under The Contract By An Additional \$100,000.00 To A Amount Not To Exceed \$3,061,260.55**

Documents:

[F7.PDF](#)

**F.6. Discuss And Consider Easement For Electrical Distribution Facilities With CenterPoint Energy As Necessary For The City Of Galveston 18th Street Storm Sewer Improvements Project**

Documents:

[F8.PDF](#)

**F.7. Discuss And Consider Agreement Between The Board Of Trustees Of The Galveston Wharves And Communities Strategies, LLC.**

Documents:

[F9.PDF](#)

**F.8. Discuss And Consider Legislative Agenda**

Documents:

[F10.PDF](#)

**F.9. Discuss And Consider Extending Consulting Contract Between The Board Of Trustees Of The Galveston Wharves And Cuney, Edwards, Washington, And Associates (CEWA) Until December 31, 2022**

Documents:

[F11.PDF](#)

**F.10. Discuss And Consider Approval Of Lease Of Retail Space At 2418 Strand Suite C.**

Documents:

[F12.PDF](#)

**F.11. Consider And Approve Lease Of Property At 1201 & 1228 Harborside**

Documents:

[F13.PDF](#)

**F.12. Consider And Approve Purchase Of The Parking Access And Revenue Equipment For Cruise Terminal 10**

Documents:

[F14.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. Thursday, April 14, 2022.

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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).**