

Board of Trustees of the Galveston Wharves  
Regular Monthly Meeting  
Tuesday, July 27, 2021 10:00 a.m.  
Port of Galveston  
123 Rosenberg Avenue, 8th Floor  
Galveston, TX 77550

**BOARD OF TRUSTEES**  
Chairman Albert P. Shannon  
Vice Chairman Elizabeth Beeton  
Trustee/Mayor Craig Brown  
Trustee Harry D. Maxwell, Jr.  
Trustee E.L. "Ted" O'Rourke  
Trustee Jeff Patterson  
Trustee Todd P. Sullivan  
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 10:00 a.m. on July 27, 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.

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

1. Watch the meeting at the following online at:  
<http://www.Rortofgalveston.com/68/watch-meetings-online>
2. Submit public comment in advance of the meeting. Comments can be submitted to:  
<http://www.Rortofgalveston.com/formcenter/1Public-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
- C.2. PORT DIRECTOR'S REPORT
- C.3. COMMENTS FROM THE PUBLIC

**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. Discuss No. 14-06 Santa Fe Discount Cruise Parking, Inc. d/b/a EZ Cruise et al v. Board of Trustees of the Galveston Wharves et al, before the U.S. Federal Maritime Commission

**Section 551.072 • Real Estate**

- a. Deliberate the Purchase, Exchange, Lease or Value of Property on Galveston and Pelican Island, Including Without Limitation the Shearn Moody Plaza Office Space Lease and Pending Contract to Purchase 3.1 acres of Land in Galveston, Texas

**Section 551.074 - Personnel**

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

1. Port Director Evaluation

**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**

**F. BUSINESS ITEMS**

- F.1. CFO Report/Consent Agenda
- F.2. Discuss And Consider Portfolio Performance Analysis Report, Summary Of Investment Performance Report And Investment Detail Of The Galveston Wharves Pension Plan For Period Ending June 30, 2021, And Discuss And Consider Percentage Changes In The Fund Mix That May Be Necessary To Increase Investment Results
- F.3. Discuss And Consider Engagement Letter From RSM US L.L.P. To Audit The Financial Statement Of The Board Of Trustees Of The Galveston Wharves, The Federal Single Source Audit, And The Annual Defined Benefit Pension Plan Audit For The Year Ending December 31, 2021
- F.4. Discuss 2021 Mid-Year Forecast Through December 31, 2021
- F.5. Discuss And Consider Directing Staff To Start The Steps Necessary In Securing An Emergency Line Of Credit Under The Provisions Of The Texas Government Code Section 1431
- F.6. Discuss And Consider Debt Management Policy
- F.7. Discuss And Consider Revisions To The Purchasing Policy
- F.8. Consider And Approve Construction Contract Between The Board Of Trustees Of The Galveston Wharves And Texas Gulf Construction Co. Inc. For Pier 10 Redevelopment Pier 10 & 12 Dock Repairs In The Amount Not To Exceed \$4,072,133.40 And Approve A Contingency Of \$407,213.34 For The Pier 10 And 12 Repairs Project
- F.9. Consider And Approve Construction Contract Between The Board Of Trustees Of The Galveston Wharves And David E Harvey Builders, Inc. For Pier 10 Redevelopment Roadways, Drainage, Illumination And Traffic Signal In The Amount Not To Exceed \$2,961,260.55
- F.10. Consider And Approve Contract Between The Board Of Trustees Of The Galveston Wharves And Immaculate Flooring & Construction To Replace The Cruise Terminal 1 & Cruise Terminal 2 Gangway Flooring In The Amount Not To Exceed \$80,151.13
- F.11. Discuss And Consider Contribution To The Coastal Windstorm Insurance Association For Advocacy And Lobbying Efforts Concerning Windstorm Insurance Rates
- F.12. Discuss And Consider Revisions To The Board Management Policy (Amount Of Financial Limits Through-Out Policy)
- F.13. Consider And Approve A One Year Lease Agreement With A One Year Option Between The Board Of Trustees Of The Galveston Wharves And American Roll-On

**Roll-Off Carrier Group (ARC) For The Use Of 38,000 Square Feet Inside The Pier 37 Warehouse**

- F.14. **Consider And Approve An Amendment To The Board Of Trustees Of The Galveston Wharves Tariff Circular No. 7 Item A-16 Wharfage Charges, To Include Bunker Fuels By Any Onshore Supply Source**
- F.15. **Consider And Approve An Amendment To The Contract To Purchase 3.1 Acres Of Land In Galveston, Texas**
- F.16. **Discuss And Consider Renaming Of Terminals On Port Property**
- F.17. **Discuss Summary Of Evaluation For The Port Director/CEO**

**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 in to 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, July 23, 2021.**

  
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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).**