

**NOTICE OF MEETING  
CITY COUNCIL OF THE CITY OF GALVESTON  
THURSDAY - FEBRUARY 27, 2025 - 9:00 A.M.  
ROOM 204 - CITY HALL  
823 ROSENBERG, GALVESTON, TEXAS  
TELEPHONE: (409) 797-3510**

**WORKSHOP AGENDA**

1. DECLARATION OF A QUORUM AND CALL MEETING TO ORDER
2. ROLL CALL
3. DISCUSSION ITEMS
  - 3.A. Clarification Of Consent And Regular City Council Agenda Items - This Is An Opportunity For City Council To Ask Questions Of Staff On Consent And Regular Agenda Items (1 Hour)
  - 3.B. Discussion Of Coyotes/Wildlife And Related Proposed Programs (J Henderson/ Animal Control - 15min)
  - 3.C. Pelican Island Bridge Update ( D Buckley/C Brown/M Robb - 15 Min )
  - 3.D. Discussion Of The City Of Galveston Comprehensive Plan Update – Plan Framework And Timeline (T. Tietjens/ P. Milburn - 10 Min)
  - 3.E. Discuss A Draft Request For Proposal For A Master Developer For Stewart Beach Park. This Draft Is For A Definition Of Master Planner And A Scope Of Services/Work The City Is Requesting ( D Anderson - 20 Min )

Documents:

[RFP\\_MATER\\_DEVELOPER\\_DRAFT\\_2025-02-27.PDF](#)

- 3.F. Discussion Of Parks Owned And Or Managed By The City ( C Brown/B Brown/City Staff - 40 Min )
  1. Future Status of Community, Revenue Producing and Tourist Oriented Parks ( D Buckley )
  2. Seawolf Park - Including but not Limited to a Business Plan, RV Park, Sewer Treatment, Boat Ramp and Naval Museum
- 3.G. Discussion Of The Findings Of The Park Board Conflict Of Interest Audit And Expansion Of The City Auditor's Audit Plan For 2025 ( G Bulgherini - 20 Min )
- 3.H. Discussion Of Joint Meeting Dates For The Wharves And Park Boards ( C Brown - 10 Min ) ( Action )
- 3.I. City Topics ( Robb/Rawlins - 20 Min )
  1. Possible bond for mill and overlay of all streets without raising prices or taxes

2. Discussion of incentives for people building large economic development projects, including, but not limited to, drainage
3. Discussion of citizen complaints concerning the City Marshal Program
4. Update of the Drainage Improvement Pilot Project

3.J. City Topics (Rawlins/Porretto - 10 Min)

1. Discussion of workday system and updates
2. Discussion of Process of Creation of the Council Agenda

3.K. City Topics (Porretto/Rawlins - 10 Min)

1. Discussion of NFIP requirements for development

3.L. Discussion Of Conditions To Be Met Before The City May Accept Any Conveyance Of Any GISD Owned Property (Porretto/C. Brown/B. Maxwell/D. Glywasky - 20 Min)

4. ADJOURNMENT

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 2024 at P.M.

Janelle Williams, City Secretary

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 CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

One or more members of the City Council may attend the meeting by videoconference. A quorum of the members of the City Council will be physically present at the meeting location.

**CITY OF GALVESTON  
Partial - REQUEST FOR PROPOSAL**

***Draft of the definition of “Master Developer” and draft scope of work for the development of Stewart Beach for consideration by City Council***

**Qualifications Reference Number: RFP TBD**

**Project Title: Stewart Beach Park Master Developer**

**Proposal Closing Date: date and time TBD**

**Submittals after the closing date will not be accepted.**

**Contact: City of Galveston Purchasing Dept.**

**Key Event Schedule:**

RFP Release Date	TBD after Council concurrence
Pre-Submittal Meeting	TBD - 3 weeks after RFP Release
Deadline for Submittal of Written Questions	TBD – 5 weeks after RFP Release
Proposals Due and Opened by City of Galveston	TBD – 7 weeks after RFP Release

The City of Galveston is pleased to present this multi-faceted beach front development opportunity on 69+/- acres at Stewart Beach Park, home to one of Galveston's top beaches.

## **THE OPPORTUNITY**

The City of Galveston will receive proposals from Master Developers interested in developing Stewart Beach Park. The development area, located at the southern terminus of Broadway Avenue/Interstate 45 and part of an Opportunity Zone, spans approximately 69 acres.

The primary goal of the City of Galveston is to partner with a Developer with the resources, proven expertise, and track record in developing similar projects. The Developer is required to have the resources to self-perform or bring additional developer/investor groups for the full implementation of an approved project. In partnership with the City of Galveston the Developer will focus on the highest and best use of property while incorporating the vision of the City of Galveston. The master planning developed as part of this effort and approved by the City Council will be the guiding document used by the Developer in executing the plan.

While the City of Galveston is providing some guidance as to its goals and possibilities, the Developer is encouraged to provide creative ideas that will achieve each of our broader goals.

## **STEWART BEACH PARK**

Stewart Beach Park is a premier family beach park and considered among the best beaches in Texas. The 69 (+or-) acre recreational area is currently equipped with 2,250 parking spaces and 2,682 feet of water access that attract numerous events throughout the season, including family beach activities, environmental educational programs, drive-in movies, weddings, family reunions, and other events.

Gray Research Solutions estimate that Galveston Beaches attracts approximately 6 million attendees per year. Moreover, within this universe of beach goers approximately ½ million visit Stewart Beach Park. The attractiveness of the commercial development offering will enable Stewart Beach Park to garner a larger share of the beach going visitor.

The site is located at Seawall Boulevard and the southern terminus of Broadway Avenue/Interstate 45, boasting excellent visibility and accessibility. The attached map - Appendix B - identifies various elements of the site and Stewart Beach Park.

## **THE DEVELOPMENT GOALS & EXPECTATIONS**

The successful development will establish Stewart Beach Park as a regional, year-round attraction and venue for family friendly activities by leveraging its unique location and coastal

environment through a structured public-private partnership that generates investment and produces ongoing revenue streams to the City of Galveston.

## **REQUIREMENTS**

1. Master Developer is defined as a single entity that takes on the responsibility for overseeing all aspects of a large, complex development project from start to finish, including site planning, infrastructure construction, obtaining necessary permits, and managing the lease of individual parcels to other entities, essentially acting as the overall project coordinator and ensuring the development is delivered according to a comprehensive master plan.
2. Master Developer shall recognize that this location is on an accreting beach, in FEMA velocity zones requiring raised structures to be durable, resistant to windstorms, and subject to high tides and flooding. The type and quality of construction material is critically important.
3. Master Developer shall create a Master Plan that outlines the entire development, including land use, infrastructure, and community amenities. Previous Master Plans are available to the proposer for information only. Those Master Plans reflect recent past public input and community desires. They may serve as a guide to the scope anticipated in the Master Plan required by this effort.
4. Master Developer shall engage local stakeholders (identified by the City of Galveston), government agencies, and other interested parties to ensure comprehensive public input into the planning process. The final plan shall reflect the stakeholders' input to the extent possible, practical, and economic. Proposals shall include a detailed public engagement plan that accomplishes the goals listed above. Details should include an estimated number of stakeholder meetings and timeline. Stakeholder/Public input is extremely important to the success of this project.
5. The Master Developer shall make a formal presentation to the City Council for the proposed site plan to include the highest and best use of public land for development.
6. The Master Developer shall provide financial projections of future expenses and revenues, based on the Master Plan and Developer's experience and plans for the development of Stewart Beach Park.

7. After City Council provides an affirmative vote for the plan the Master Developer shall establish the following items:
  - a. Master Developer shall provide design of the necessary infrastructure (roads, utilities, drainage, and public spaces) required to develop this project in accord with the approved Master Plan and local and state regulations
  - b. Master Developer shall provide a development timeline for all phases of the site plan, to include the implementation of construction necessary for the development including estimated construction valuation.

#### **REQUIRED ELEMENTS OF THE DEVELOPMENT**

1. Restaurant and retail concessions
2. Entertainment options.
3. Recreational amenities.
4. Beach amenities
5. Facilities to allow seasonal Galveston Island Beach Patrol programs that are necessarily required to be on the beach itself. These may be multi-purpose facilities. This portion of the development work will be funded by the City of Galveston. Depending on design, portions of this facility may be multi-use.
6. There are restrictions on Stewart Beach that prohibit the construction of hotel accommodation.
7. Civil design that incorporates all utilities, roadways and drainage to ensure proper function for final development

#### **POSSIBILITIES FOR OTHER ELEMENTS OF DEVELOPMENT**

1. Event Center/ Private event rental space(s)
2. Transportation hub.
3. Outdoor venues
4. Parking structure.

## **SELECTION PROCESS**

Based upon the RFP submittal alone, the City of Galveston may elect to negotiate with one development team; however, it is expected that the City will select a short list of project development teams from the RFP responses to be invited to participate in a more detailed interview process. Note that only those development teams that submit an RFP response would be eligible for consideration by the City, should the City opt to pursue such a process. The City reserves the right to select and negotiate with any development teams for the project once the RFP submittal deadline has passed.

The City reserves the right to modify and/or terminate this process at any time prior to entering into any long term agreement with the Developer. The preparation of a response shall be at the expense of the proposer. The City will not reimburse proposers for any costs associated with the preparation of submittal or response.