

Notice of Meeting
BOARD OF TRUSTEES OF THE GALVESTON WHARVES
Regular Monthly Meeting
Tuesday, March 2, 2021 - 11:00 a.m.
Port of Galveston
123 Rosenberg Avenue, 8th Floor
Galveston, TX 77553

NOTICE OF MEETING

One or more members of the Board of Trustees of the Galveston Wharves may attend the Regular Monthly Meeting scheduled at 11:00 a.m. on March 2, 2021 at the Port of Galveston, 123 Rosenberg, Galveston Texas 77550, by video-conference in order to advance the public health goal of limiting face-to-face meeting (also called "social distancing") to slow the spread of the Coronavirus (COVID-19)

There will be no public access to the location described above. The Galveston Wharves Board meeting will be live stream through the Port of Galveston Website.

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

A. CALL TO ORDER

- A.1. Roll Call
- A.2. Declaration Of Quorum
- A.3. Pledge Of Allegiance
- A.4. Invocation

B. DECLARATION OF CONFLICTS OF INTEREST BY TRUSTEE

C. GENERAL BUSINESS

C.1. 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.2. PRESENTATIONS AND ANNOUNCEMENTS

- Employee Service Awards
- Recipient of the Government Finance Officers Association Award
- Video Announcement from Christine Duffy, President Carnival Cruise Line

C.3. APPROVAL OF MINUTES OF THE BOARD OF TRUSTEES

Documents:

[MINUTES 1 26 2021.PDF](#)

C.4. PORT DIRECTOR'S REPORT

Documents:

[FINAL 2021 MARCH 2 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. Discuss Royal Caribbean Ground Lease
- b. Discuss Legal issues regarding write-offs and bad debts
- c. Discuss Galveston County Pilots - Application for rate increase

Section 551.072 - Real Estate

- a. Transportation Terminal Lease
- b. Shearn Moody Plaza Lease and related issues
- c. J.D. Land Investments

Section 551.087 - Economic Development Negotiation

- a. Discuss or Deliberate the 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. Consider And Approve CFO Report - Consent Agenda

- Consider Board and Staff Expense Reports (a.)
- Consider Financial Statements (b.) Preliminary Year-End
- 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. Consider And Approve A Two Year Lease Agreement Between The Board Of Trustees Of The Galveston Wharves And Ports America Texas, Inc. For The Use Of 8,250 Square Feet Inside The Pier 37 Warehouse And 3,300 Square Feet Of Office Space For Stevedoring Services**

Documents:

[F.2.PDF](#)

- F.3. Consider And Approve A Two Year Lease Agreement Between The Board Of Trustees Of The Galveston Wharves And Suderman Contracting Services (Metro Ports) For The Use Of 18,860 Square Feet Inside The Pier 34 Warehouse For Office Space And Stevedoring Services**

Documents:

[F.3.PDF](#)

- F.4. Consider And Approve A Three Year Lease Agreement Between The Board Of Trustees Of The Galveston Wharves And Blutworth Marine, LLC. For Office Space At Pier 38 For Support Services Relating To Ship Repairs**

Documents:

[F.4.PDF](#)

- F.5. Consider And Approve Proposed Vehicle Use Policy Of The Board Of Trustees Of The Galveston Wharves & Discuss Vehicle Use Procedures**

Documents:

[F.5.PDF](#)

- F.6. Consider And Approve The Port Property, Flood, Liability, Excess Liability, Business Auto, Public Official Liability, Crime, Cyber, Terrorism, And Fiduciary Liability Insurance Policies, Scheduled For Renewal For Policy Period March 1, 2021 To March 1, 2022 At A Total Premium Not To Exceed \$2,897,944**

Documents:

[F.6.PDF](#)

- F.7. Consider And Approve Royal Caribbean Group Restricted Transfer Request - Ceres Terminals Holding, LLC**

Documents:

[F.7.PDF](#)

F.8. Consider And Approve Adjustment To Settle Outstanding Balance Due

Documents:

[F.8.PDF](#)

F.9. Consider And Approve Capital Purchase Of 3 New Police Trucks

Documents:

[F.9.PDF](#)

F.10. Discuss And Consider Marketing And Possible Cargo Operations At Cruise Terminals 1 & 2

Documents:

[F.10.PDF](#)

F.11. Consider And Approve Third Amendment To Lease And Development Agreement Between The Board Of Trustees Of The Galveston Wharves And Del Monte Fresh Produce N.A., Inc.

Documents:

[F.11.PDF](#)

F.12. Chairman To Appoint Real Estate Committee

Documents:

[F.12.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, February 26, 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).