

Board of Trustees of the Galveston
Wharves
REGULAR MONTHLY MEETING
Monday, April 24, 2023 9:30 a.m.
Port of Galveston
123 Rosenberg Avenue, 8th Floor
Galveston, TX 77550

BOARD OF TRUSTEES
Chairman Harry D. Maxwell, Jr.
Vice Chairman Victor Pierson
Trustee/Mayor Craig Brown
Trustee Willy Gonzalez
Trustee Sheila S. Lidstone
Trustee Jeff Patterson
Trustee James D. Yarbrough
Rodger Rees, Port Director/CEO
Anthony P. Brown, Port Attorney

NOTICE OF MEETING

The Regular Monthly Meeting is open to the public.

A. CALL TO ORDER

- A.1. Roll Call
- A.2. Declaration Of Quorum
- A.3. Pledge Of Allegiance
- A.4. Declaration Of Conflicts Of Interest By A Trustee

B. GENERAL BUSINESS

B.1. APPROVAL OF MINUTES OF THE BOARD OF TRUSTEES

Documents:

[MINUTES 03 24 2023.PDF](#)

B.2. COMMENTS FROM THE PUBLIC

B.3. PORT DIRECTOR'S REPORT

Documents:

[PDR 4-24-23.PDF](#)

C. RECESS INTO EXECUTIVE SESSION

**C.1. ANNOUNCE GOING INTO EXECUTIVE SESSION PURSUANT TO TEXAS
GOVERNMENT CODE**

Section 551.071 - Consultation with Attorney

- a. Address Legal Questions or Issues Raised by Trustees.
- b. Update on Operating Agreements with Cruise Lines

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

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

D. RECONVENE REGULAR MONTHLY MEETING

- D.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**

E. BUSINESS ITEMS

E.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 04 24 2023.PDF
- A.PDF
- B.PDF
- C.PDF
- D.PDF
- E.PDF
- F.PDF
- G.PDF
- H.PDF

- E.2. 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, 2023 And Discuss And Consider Any Percentage Changes In Fund Mix That May Be Necessary To Increase Investment Results**

Documents:

[E2.PDF](#)

- E.3. Discuss And Consider Acceptance Of The Actuarial Valuation Of The Galveston Wharves Pension Plan As Of January 1, 2023 Which Includes The GASB 67 And 68 Report, Related Assumptions And Approval Of Contribution To The Plan For 2023**

Documents:

[E3.PDF](#)

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

Documents:

[E4.PDF](#)

- E.5. Discuss And Consider Action On Proposed Interlocal Agreement With The City Of Galveston Concerning Long Term Parking Fees**

Documents:

[E5.PDF](#)

[INTERLOCAL--CITY AND PORT FOR PARKING FEE REV 1 \(04.18.2023 CLEAN\).PDF](#)

- E.6. Discuss And Consider For Approval, The 1ST Amendment To The Lease Dated May 1, 2019, Between Union Pacific Railroad Company And The Board Of Trustees Of The Galveston Wharves For An Additional 7.62 Acres Located At 4105 Old Port Industrial Boulevard, Galveston, TX**

Documents:

[E6.PDF](#)

- E.7. Discuss And Consider For Approval, A Memorandum Of Understanding Between The Board Of Trustees Of The Galveston Wharves And The Seapath Maritime Holdings LLC., For Ninety Days, With A Two-Year Land Lease Option For The Exploration Of Developing A Liquid Natural Gas Liquefactions Plant, Storage Facility And Bunkering Terminal On Pelican Island**

Documents:

[E7.PDF](#)

- E.8. Consider And Approve Contract Between The Board Of Trustees Of The Galveston Wharves And Texas Gulf Construction Co.Inc. For Cruise Terminal 25 Mooring And Berthing Improvements At An Amount Not To Exceed \$4,507,541.25 And A Total Project Budget Of \$4,958,295.38**

Documents:

[E8.PDF](#)

- E.9. **Consider And Approve Fifth Amendment To The Master Services Agreement Between The Board Of Trustees Of The Galveston Wharves And Jacobs Engineering Group For Construction Phase Engineering Services For The Cruise Terminal 25 Mooring And Berthing Improvements At An Amount Not To Exceed \$289,760.00**

Documents:

[E9.PDF](#)

- E.10. **Consider And Approve Professional Services Agreement Between The Board Of Trustees Of The Galveston Wharves And Tolunay-Wong Engineers, Inc. For Construction Materials Engineering And Testing Services Needed For Port Construction Projects Including The Cruise Terminal 25 Improvements At An Amount Not To Exceed \$91,830.00**

Documents:

[E10.PDF](#)

- E.11. **Consider And Approve The Second Guaranteed Maximum Price (GMP) Proposal For Cruise Terminal 25 Improvements Prepared By Hensel Phelps As Part Of The Construction Manager At Risk Contract At A Total Not-To-Exceed \$28,759,548.00 Including Fees**

Documents:

[E11.PDF](#)

- E.12. **Consider And Approve First Amendment To Professional Services Agreement Between The Board Of Trustees Of The Galveston Wharves And Bermello Ajamil & Partners, Inc. For Engineering And Architecture Services For A Schematic Design Of The Cruise Terminal 16 Development At An Amount Not To Exceed \$553,930.00**

Documents:

[E12.PDF](#)

F. 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

G. SET DATE OF NEXT BOARD MEETING, TIME AND LOCATION

H. 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 20, 2023.

Rodger Rees, Port Director/CEO