

**MINUTES OF THE INDUSTRIAL DEVELOPMENT CORPORATION  
OF THE CITY OF GALVESTON  
REGULAR MEETING - JULY 7, 2026**

7/7/2026 - Industrial Development Corporation Minutes

**I. Declaration Of A Quorum**

**Mayor Listowski declared a quorum and called the meeting to order at 9:00 a.m.**

**II. Roll Call and Introduction of New Board Members**

**Present: Board Member John Paul Listowski (Mayor); Board Member Alex Porretto (City Council); Board Member Jason Hardcastle (City Council); Board Member Keith Bassett (Galveston Chamber of Commerce); Board Member Gerald Wilson (Park Board of Trustees); and Board Member Joe Rozier (Galveston Economic Development Partnership).**

**Absent: Board Member Sharon Lewis.**

**III. Annual Meeting**

**III.A Election of Officers**

- i. President
- ii. Vice President
- iii. Secretary
- iv. Treasurer

- i. President - Board Member Porretto made a motion to elect Board Member Listowski as President, with Board Member Hardcastle seconding the motion. Unanimously approved by those present.**
- ii. Vice President - Board Member Listowski made a motion to elect Board Member Joe Rozier as Vice President, with Board Member Hardcastle seconding the motion. Unanimously approved by those present.**
- iii. Secretary - Board Member Listowski made a motion to elect Board Member Porretto as Secretary, with Board Member Rozier seconding the motion. Unanimously approved by those present.**
- iv. Treasurer - Board Member Listowski made a motion to elect Assistant City Manager Brandon Cook as Treasurer, with Board Member Porretto seconding the motion. Unanimously approved by those present.**

**IV. Conflict of Interest Declaration**

**No conflicts of interest were declared.**

## V. Public Comment On Agenda Items

**No public comment was received.**

## VI. Board Orientation

### VI.A Overview and Legal Requirements

**Economic Development Coordinator Michele Hay presented an overview of the Industrial Development Corporation (IDC), including how it operates and how its Type B sales tax revenues are used. Staff explained that IDC funds are allocated into four silos - economic development, infrastructure, beaches, and parks, with past projects including park improvements, beach renourishment, the Pelican Island Bridge Project, and port expansion. The board discussed the importance of training for members to better understand how IDC funds can be spent. Staff will provide information on available training opportunities and online courses to the board.**

### VI.B IDC Project Process

**Economic Development Coordinator Michele Hay provided information on the IDC project approval process, explaining that projects are typically introduced during monthly meetings, discussed and refined, formally approved by the board the following month, followed by a required public hearing before being sent to City Council for final approval. The entire process generally takes 60 to 90 days due to the mandatory public notice period required by state law, which allows registered voters the opportunity to petition for a referendum before funds can be spent. The board discussed resuming its monthly meeting schedule after an extended period of not meeting. Staff noted that while most infrastructure, parks, and beach nourishment do not require job creation, certain economic development incentive projects must show primary job creation to qualify.**

## VII. Consider Approval Of Meeting Minutes

### VII.A October 7, 2025

**Board Member Porretto made a motion to approve the October 7, 2025 meeting minutes, with Board Member Listowski seconding the motion. The motion passed 4-0, with Board Members Wilson and Rozier abstaining.**

## VIII. Parks Silo

### VIII.A Jones Park Update (M. Pierce)

**Megan Pierce, Director of Parks & Recreation, provided an update on the Jones Park project, noting that construction documents were completed in July 2025 and grant agreements with Texas Parks and Wildlife and the Galveston Bay Estuary Program were finalized in December 2025. The project will be constructed in phases, with bid documents for Phase 1 expected to be completed by the end of the month. After bids are received and reviewed, construction could be awarded by October. Phase 1A is estimated to cost approximately \$1.4 million, with about \$1 million already secured, leaving a funding gap of roughly \$500,000. Vision Galveston and Better Parks for Galveston are coordinating fundraising efforts while the City advances the bid process to keep the project on schedule**

**and meet grant requirements.**

**VIII.B Shield Park Project (M. Pierce)**

- i. Discuss and Consider for Approval a Resolution of the Board of Directors of the Industrial Development Corporation of the City of Galveston approving Shield Park remediation and renovation project in the amount of \$900,000.
- ii. Discuss and Consider for Approval an Economic Development Agreement between the City of Galveston and the Industrial Development Corporation of the City of Galveston approving Shield Park remediation and renovation project in the amount of \$900,000.

**Director Megan Pierce and the Adapta consultant explained that the immediate priority for the Shield Park Project is protecting a newly awarded \$2 million EPA Brownsfield Grant. Because the TCEQ may not complete the required environmental testing and reporting before the EPA's August 31, 2026 deadline, Vision Galveston CEO Christine Bryant offered to advance up to \$150,000 to hire a contractor and expedite the work, with the expectation of later reimbursement by the IDC. Board members discussed the project timeline, funding, and risks, agreeing that preserving the federal grant is the top priority.**

**Board Member Porretto made a motion to approve the Resolution and Economic Development Grant Agreement for the Shield Park Remediation and Renovation Project in the amount of \$900,000, and directed Staff to place reimbursement of Vision Galveston on the next agenda. Board Member Wilson seconded the motion and it was unanimously approved. Board Member Sharon Lewis was unable to attend but provided a written statement thanking everyone who played a role in this successful grant process.**

**IX. Economic Development Silo**

**IX.A ISO Rating Analysis (Chief M. Varela)**

- i. Discuss and Consider for Approval a Resolution of the Board of Directors of the Industrial Development Corporation of the City of Galveston approving funding for the Galveston Fire Department's ISO Public Protection Classification (PPC) survey in the amount of \$48,500.
- ii. Discuss and Consider for Approval an Economic Development Agreement between the City of Galveston and the Industrial Development Corporation of the City of Galveston approving funding for the Galveston Fire Department's ISO Public Protection Classification (PPC) survey in the amount of \$48,500.

**Fire Chief Mike Varela presented a request for the IDC to fund a \$48,500 consultant contract to assist the Galveston Fire Department with its upcoming Insurance Service Office (ISO) Public Protection Classification (PPC) survey. Chief Varela explained that ISO ratings range from 1 (best) to 10 (worst), and Galveston currently holds a class 2 rating, which directly impacts property insurance rates. The consultant has previously**

helped improve Galveston's rating from a class 10 to a class 4, and later to a class 2. Board members questioned whether using IDC economic development funds for the ISO survey was appropriate. Staff explained that maintaining a strong fire protection rating supports economic development by helping businesses avoid higher insurance costs. Assistant City Attorney Trevor Fanning confirmed that this type of funding is within the IDC's discretion under state law.

Board Member Porretto made a motion to approve the Resolution and Economic Development Grant Agreement for the Galveston Fire Department's ISO Public Protection Classification (PPC) survey in the amount of \$48,500. Board Member Wilson seconded the motion, and it passed 5-1 with Board Member Hardcastle voting against the motion.

#### IX.B Economic Development Tools and Resources (M. Hay)

Economic Development Coordinator Michele Hay provided an update on the revised economic development policy, which outlines tools such as 380 agreements, TIRZ, PIDs, and IDC funding to support projects based on job creation, investment, and tax base growth. The policy is expected to go before City Council in August. She also reported the submission of 11 Opportunity Zone tracts, plus an additional East End Flat tract, for state approval. The RDA was suggested as a potential entity to monitor compliance with incentive agreements, with IDC involvement when its funding is included.

#### X. Administrative Matters

##### X.A Discuss and Receive Update on Expenses, Available Funds, Forecasts and Investments.

- i. FY26 Financial Reports
- ii. FY27 draft Operations and Spending Plan

Staff provided an update on the FY26 finances, including available funds, forecasts, and investments. The new financial software has improved data management but continues to present some reporting challenges. The board reviewed the five-year forecast, project funding allocations, and discussed available funds for infrastructure projects, parks, and economic development projects. Staff presented the draft FY27 IDC operating and spending plan, including requests for an additional Economic Development staff position, and a Coastal Resources vehicle. Proposed changes included increased funding for the Galveston Economic Development Partnership from \$50,000 to \$75,000 due to increased costs and the organization's role in supporting economic development efforts.

##### X.B Discuss and Receive Update FY26 Calendar (M. Hay)

The board discussed upcoming meeting schedules and agenda items, including moving the GEDP quarterly update to the August meeting and providing updates to all four IDC project silos. Board members requested additional project updates, particularly on previously funded projects, to better track outcomes and completion status. Staff noted that future economic development policies will include performance metrics and compliance reporting for incentives.

**The board discussed an outstanding beach project reimbursement. Park Board staff member Sheryl Rozier reported on a reimbursement of approximately \$1.7 million is expected from a previously funded beach nourishment project that was not completed due to a lack of suitable sand. Staff explained the funds are recorded as a receivable but will not be included as available spending funds until received. The reimbursement is expected to be applied toward a future 2027 beach nourishment project.**

**XI. Request Agenda Items For Future Meetings**

**The board requested the following future agenda items:**

- **GEDP Update - August agenda**
- **Update on all SIlos - August agenda**
- **South Shore - August agenda**
- **Parks projects with recurring expenses**
- **Review additional programs, including the sidewalk program**

**Board Member Wilson requested a copy of the Opportunity Zone submission.**

**XII. Adjournment**

**The meeting was adjourned at 10:51 a.m.**



Janelle Williams, City Secretary

Date Approved: August 4, 2026