

POHA July 3, 2024

The Commissioners of the Port of Harlingen Authority (POH) met in a rescheduled session on Wednesday July 3, 2024 at 12:00 PM at the Port's Administration Office located at 24633 Port Road, Harlingen, Texas, 78550.

COMMISSIONERS PRESENT: Rose Snell – Commissioner, Place 1
Neil Haman - Commissioner, Place 2
Alan Johnson – Chairman, Place 3
Chris Villarreal – Commissioner, Place 4
Ryan Newman – Commissioner, Place 5

PORT STAFF PRESENT: Walker Smith – Port Director
Robert McDonald – Chief Financial Officer (remote)
Anne Jimenez - Receptionist

OTHERS PRESENT: Chris Boswell – Port Attorney
Ken Bushn and others – Circle X Tenants
Donald Brinkman - CSRS

A. Meeting called to order at 12:08 pm.

Declaration of conflicts of interest: None.

B. 1. **Item:** PUBLIC COMMENTS

2. **Issue:** To hear public comments, if any.

3. **Discussion:** Public Comments: Mr. Bushn talked about the erosion of land happening at the waterfront lots in Circle X subdivision.

4. **Action Taken:** None.

C. 1. **Item:** APPROVAL OF VOUCHERS

2. **Issue:** To review the vouchers for approval.

3. **Discussion:** There was no discussion regarding the vouchers.

4. **Action Taken:** On a motion by Mr. Newman and seconded by Mrs. Snell, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item:** APPROVAL OF MINUTES FOR THE MEETING ON JUNE 20, 2024

2. **Issue:** To review the corresponding minutes.

3. **Discussion:** There was no discussion regarding the minutes.

4. **Action Taken:** On a motion by Mr. Villarreal and seconded by Mr. Newman, the Commissioners voted unanimously to approve the minutes for the meeting on June 20, 2024.

- E. 1. **Item:** PORT DIRECTOR'S REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mr. Smith reported that he has sent out the resolution in support of the Port's Overweight Corridor bill to various local governmental entities and is waiting for the responses. Regarding international trade impacts, Mr. Smith reported that there are still issues with the international bridges crossing the fuel trucks.
4. **Action Taken:**
- F. 1. **Item:** CFO'S REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mr. McDonald reported that, regarding the cash flow, he recently withdrew \$1 million from the Port's treasuries into the Port's checking account.
4. **Action Taken:** This was for discussion only.
- G. 1. **Item:** CONSIDER AND POSSIBLE ACTION REGARDING ENGAGING WITH A CONSULTANT TO CONDUCT A FORENSIC AUDIT OF THE PORT'S CURRENT LEASES
2. **Issue:** To discuss if the Port would benefit from this service.
3. **Discussion:** Mr. Franc Pigna gave a presentation about what it is his company does and how it could benefit the Port. Mr. Pigna said that he identifies the highest and best use of the real estate of his maritime port clients. He also conducts forensic audits of "legacy" tenants to verify that they are in compliance with the conditions of the lease. He said these strategies could help the Port reach its highest lease revenue.
4. **Action Taken:** This was for discussion only.
- H. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING PRE-POSITIONING A CONSULTANT TO REPRESENT THE PORT FOR GRANT MANAGEMENT AND CONSULTING SERVICES IN THE EVENT OF A FEMA DECLARED DISASTER
2. **Issue:** To discuss if the Port would benefit from this service.
3. **Discussion:** Mr. Donald Brinkman told the Commission about the interlocal agreements with North Central Texas Council of Governments (NCTCOG) and Region One with FEMA for the coordination of resources following a federal disaster declaration. There were two separate task orders which gave CSRS the authority to conduct the grant administration or resource administration in the event of a FEMA declared disaster. Mr. Boswell commented that he has not reviewed the Interlocal Agreements for Purchasing with NCTCOG and Region One to which the Task Orders are subject. The Commission was in agreement that

it would need the assistance of a grant administrator in the event of such an incident.

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Newman, the Commissioners voted unanimously to authorize Mr. Smith to execute the task orders, subject to Mr. Boswell's review of the related Interlocal Agreements with NCTCOG and Region One Education Center.

The Commission entered the executive session authorized by Chapter 551.072 at 1:33 PM. They came out of the executive session at 2:15 PM. A Certified Agenda for the executive session is on file.

There being no further business, the meeting was adjourned at 2:15 PM.

ATTEST:



Alan Johnson, Chairman



Chris Villarreal, Secretary