

## POHA January 2, 2025

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday January 2, 2025 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 (remote)  
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)  
Amy Lynch – Director of Marketing & Public Relations  
Anne Jimenez - Receptionist

**OTHERS PRESENT:** Chris Boswell – Port Attorney  
David Flinn – Ferris, Flinn & Medina  
Don Haire – Coldwell Bankers

- A. Meeting called to order at 12:22 pm.  
Declaration of conflicts of interest: Alan Johnson submitted a conflict-of-interest affidavit concerning item C.
- B. 1. **Item:** PUBLIC COMMENTS  
2. **Issue:** To hear public comments, if any.  
3. **Discussion:** There were no public comments.  
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 Mr. Villarreal, the Commissioners voted unanimously to approve the vouchers.
- D. 1. **Item:** APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETING ON DECEMBER 19, 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. Newman and seconded by Mr. Haman, the

Commission voted unanimously to approve the minutes & certified agenda for the meeting on December 19, 2024.

- E. 1. **Item:** PORT DIRECTOR REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mr. Smith reported that there was a meeting with CSRS & MARAD for the dock rehab grant project to begin. He said the project will likely start in April 2025. Mr. Smith also reported that the legislative session will begin in February.
4. **Action Taken:** This was for discussion only.
- F. 1. **Item:** CFO REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mr. McDonald reported that approximately \$2.3 million in treasuries matured on 12/31/24. And \$1.3 million in two-year treasuries were purchased and approximately \$1 million was transferred to Texas CLASS.
4. **Action Taken:** This was for discussion only.
- G. 1. **Item:** PR & MARKETING DIRECTOR REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mrs. Lynch reported that the Texas Ports Association has released their economic impact study so she will update the Port's materials with the updated numbers.
4. **Action Taken:** This was for discussion only.
- H. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE ASSUMPTION OF THE CEMEX CONSTRUCTION MATERIALS SOUTH, LLC LEASE AGREEMENT BY VMK CONCRETE, LLC AND/OR A LEASE BETWEEN THE PORT OF HARLINGEN AUTHORITY WITH VMK CONCRETE, LLC
2. **Issue:** To review the lease agreement.
3. **Discussion:** There was no discussion.
4. **Action Taken:** No action was taken.
- I. 1. **Item:** CONSIDERATION AND POSSIBLE APPROVAL OF A LANDLORD WAIVER OF SECURITY FOR VMK CONCRETE, LLC
2. **Issue:** To review the waiver for approval.
3. **Discussion:** There was no discussion.
4. **Action Taken:** No action was taken.

The Commission entered the executive session authorized by Chapters 551.071 & 551.072 at 12:40 PM. They came out of the executive session at 1:00 PM. A Certified Agenda for the executive session is on file.

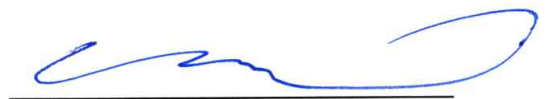
- J. 1. **Item:** CONSULTATION WITH PORT ATTORNEY REGARDING CIRCLE X PROPERTY AND CIRCLE X LEASES PURSUANT TO TEX GOV'T CODE 551.071(2) AND 551.072.
2. **Issue:** Circle X surplus property to be sold.
3. **Discussion:** Discussion took place during the executive session.
4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Villarreal, the Commission voted unanimously to list the property for sale for \$1.75 million.

The Commission entered the executive session authorized by Chapters 551.071 & 551.072 at 1:03 PM. They came out of the executive session at 1:17 PM. A Certified Agenda for the executive session is on file.

There being no further business, the meeting was adjourned at 1:18 PM.

ATTEST:

  
Alan Johnson, Chairman

  
Chris Villarreal, Secretary