

## POHA January 16, 2025

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday January 16, 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  
Neil Haman – Commissioner, Place 2  
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  
Jorge Vasquez – Carr, Riggs & Ingram  
Matthew Montemayor – Carr, Riggs & Ingram

A. Meeting called to order at 12:14 pm.

Declaration of conflicts of interest: None.

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 Mrs. Snell 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 JANUARY 2, 2025

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. Villarreal, the

Commission voted unanimously to approve the minutes & certified agenda for the meeting on January 2, 2025.

The Commission entered the executive session authorized by Chapters 551.071 & 551.072 at 12:16 PM. They came out of the executive session at 12:40 PM. A Certified Agenda for the executive session is on file.

- E. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING THE DECEMBER FINANCIAL, OPERATIONS AND CAPITAL PROJECTS REPORTS
2. **Issue:** To review and approve the reports.
  3. **Discussion:** Regarding the A/R Aging Summary, Mr. McDonald said that there are still delinquent Circle X tenants. Mr. McDonald stated that he will move the Circle X seawall amount from the Balance Sheet to the Profit & Loss Budget Performance report next month. He said that will affect the Port's budget numbers negatively. Regarding the Profit & Loss report, he said that the Port is \$100,00 over budget in revenue and \$20,000 under budget for expenses. Regarding the tonnage report, Mr. McDonald said that the total tonnage for December was 207,000 tons.
  4. **Action Taken:** On a motion by Mr. Newman and seconded by Mrs. Snell, the Commissioners voted unanimously to approve the December reports: Tonnage, A/R Aging Summary, Balance Sheet, Profit Loss Budget Performance, and the Master Plan Progress Report.
- F. 1. **Item:** PORT DIRECTOR REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
  3. **Discussion:** Mr. Smith reported on the Port's overweight corridor bill status. He stated that some language is being corrected to reflect that the corridor should be for both to and from the Port. After that is changed, it should be filed. Regarding USACE communications, Mr. Smith said that he has asked for an update on the illumination and drainage project. He said that the Port should be ready to go out for bids by February.
  4. **Action Taken:** This was for discussion only.
- G. 1. **Item:** CFO REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
  3. **Discussion:** Mr. McDonald said that wind insurance is going to increase again this year. Also, he said that the expenses will be negatively impacted with the Circle X seawall being re-coded.
  4. **Action Taken:** This was for discussion only.

- H. 1. **Item:** PR & MARKETING DIRECTOR REPORT AND DISCUSSION
  - 2. **Issue:** To hear updates regarding various projects.
  - 3. **Discussion:** Mrs. Lynch stated that she has posted the economic impact study on the Port's website. She also said that TPA's Day at the Capital is coming up on January 25.
  - 4. **Action Taken:** This was for discussion only.
  
- I. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING THE PORT'S FY 2023-2024 FINANCIAL AUDIT PRESENTED BY CARR, RIGGS & INGRAM
  - 2. **Issue:** To review the audit for approval.
  - 3. **Discussion:** Mr. Montemayor reviewed the FY 23-24 financial audit report with the Commission.
  - 4. **Action Taken:** On a motion by Mr. Villarreal and seconded by Mrs. Snell, the Commission voted unanimously to approve the FY 23-24 Financial Audit by Carr, Riggs & Ingram.
  
- J. 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.
  
- K. 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.

There being no further business, the meeting was adjourned at 1:17 PM.

ATTEST:

  
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Neil Haman, Commissioner

  
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Chris Villarreal, Secretary