

POHA May 7, 2025

The Commissioners of the Port of Harlingen Authority (POH) met in a rescheduled session on Wednesday May 7, 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
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

A. Meeting called to order at 12:11 pm.

Declaration of conflicts of interest: Commissioners Newman and Villarreal submitted affidavits of conflicts of interest for 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. Villarreal and seconded by Mrs. Snell, the Commissioners voted unanimously to approve the vouchers. Mr. Villarreal and Mr. Newman abstained from voting on the TRB Insurance voucher.

D. 1. Item: APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETING ON APRIL 17, 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. Haman and seconded by Mr. Newman, the Commission voted unanimously to approve the minutes & certified agenda for the

meeting on April 17, 2025.

E. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING THE QUARTERLY INVESTMENT AND CASH FLOW REPORTS

2. **Issue:** To review and approve the reports.

3. **Discussion:** Regarding the Cashflow report, Mr. McDonald stated that the lowest point of available cash will be \$400,000 in September 2027. He also stated that the ending cash balance of \$2,000,000 in September 2029 assumes the sale of Circle X and paying off Goetske note. Regarding the Investment report, Mr. McDonald noted that the earnings last quarter were \$155,975 and this quarter were \$153,436. Cash and cash equivalents were \$7,367,387 at the end of the quarter.

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mrs. Snell, the Commissioners voted unanimously to approve the Quarterly Investment and Cash Flow reports.

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 12:40 PM. They came out of the executive session at 12:58 PM. A Certified Agenda for the executive session is on file.

F. 1. **Item:** PORT DIRECTOR REPORT AND DISCUSSION

2. **Issue:** To hear updates regarding various projects.

3. **Discussion:** Mr. Smith reported that the Transportation Committee in the state legislature held a hearing and considered the Port's overweight corridor bill. Mr. Smith was present at the hearing and gave testimony. Regarding the Dock Repair and Rehabilitation project, Mr. Smith stated that he is working with the contractor to see how the bid can be reduced. Mr. Smith also reported that international trade has been slow these past few weeks.

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 stated that he sent a budget review to the Commissioners to review before the next meeting.

4. **Action Taken:** This was for discussion only.

H. 1. **Item:** CONSIDERATION AND POSSIBLE APPROVAL OF A LETTER OF INTENT WITH IRONHORSE RESOURCES TO DEVELOP AND OPERATE THE NEW RAIL YARD PROJECT

2. **Issue:** To review the Letter of Intent for possible approval.
3. **Discussion:** The Letter of Intent outlines how the business partnership will generally operate. Mr. Smith said that it is not complete yet as the Port's attorney and Ironhorse Resources are still verifying some of the language in it. Mr. Smith just wanted the Commission to be aware of how the future potential partnership will function.
4. **Action Taken:** No action was taken.

I. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING THE PORT'S STRATEGIC MASTER PLAN AND THE COMMISSION'S RANKING OF THE CAPITAL PROJECTS LIST

2. **Issue:** The Port's Strategic Master Plan needs to be updated.
3. **Discussion:** Mr. Smith presented the capital project rankings based on the responses he received from the Commissioners prior to the meeting. He said it shows where the Port needs to focus its attention. The top project was tenant acquisition and diversification.
4. **Action Taken:** On a motion by Mr. Villarreal and seconded by Mrs. Snell, the Commission voted unanimously to approve the Commission's ranking of the Capital Projects List and to include this in the Strategic Master Plan update.

There being no further business, the meeting was adjourned at 1:29 PM.

ATTEST:


Alan Johnson, Chairman


Chris Villarreal, Secretary