

## POHA June 5, 2025

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday June 5, 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

A. Meeting called to order at 12:18 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. Newman, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item:** APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETING ON  
MAY 15, 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 May 15, 2025.

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

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

3. **Discussion:** Mr. Smith spoke about the Port's overweight corridor bill. The Port's bill was not passed nor were the other two overweight corridor bills. Regarding state-wide funding for ports, Mr. Smith stated the requested amount of \$900 million was not funded, nor was the \$200 million which was budgeted for in the last biennium. Regarding tonnage and operations, he said that the fuel distribution has increased over the past few weeks. Regarding tenant status, Mr. Smith said he has been in talks with a farmer who wants to lease the former sugar warehouse for grain storage on a short-term lease.

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 noted that the Cash Flow report presented at the last meeting included increasing the budget for the Dock Rehab project to \$8 million.

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

G. 1. **Item:** DIRECTOR OF PR AND MARKETING REPORT AND DISCUSSION

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

3. **Discussion:** Mrs. Lynch reported that she was working the Title 6 ADA compliance requirement for the PIDP grant.

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

H. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING AMENDING THE LEASE AGREEMENT FOR NUSTAR ENERGY

2. **Issue:** To review the lease amendment for NuStar Energy.

3. **Discussion:** Mr. Smith stated that NuStar would like to amend their lease agreement to include additional land to allow access to the Key Petrol scale. It will increase the annual rent and leased land space. Mr. Smith is still waiting for the final additional acreage by NuStar.

4. **Action Taken:** On a motion by Mr. Newman and seconded by Mrs. Snell, the Commission voted unanimously to approve the lease amendment for NuStar Energy subject to Mr. Smith adjusting the exact legal description and rent accordingly.

I. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION TO RENEW THE LEASE AGREEMENT WITH 9 KIDS COMPOST

2. **Issue:** To review the lease agreement with 9 Kids Compost.
3. **Discussion:** Mr. Smith explained that the lease agreement with 9 Kids Compost has expired. He said that 9 Kids Compost would like to renew for an additional 5 years. However, Mr. Smith said that the Port should renew the lease for only 2 years in case the land needs to be utilized in future rail development.
4. **Action Taken:** On a motion by Mr. Villarreal and seconded by Mr. Newman, the Commission voted unanimously to approve the renewal of the lease agreement with 9 Kids Compost for 2 years.

J. 1. **Item:** CONSIDERATION AND POSSIBLE AWARD OF BIDS SUBMITTED FOR THE PORT'S SCP 88 ILLUMINATION AND DRAINAGE PROJECT

2. **Issue:** To award the bid for the SCP 88 project.
3. **Discussion:** The bid opening was held on May 29, 2025. Mr. Smith said there were 2 bidders with the lowest bid being Foremost Paving at \$1,631,521. He also stated that the bid was less than the awarded grant amount. The Port will need to identify an additional project or projects to utilize the balance of the available funds.
4. **Action Taken:** On a motion by Mr. Villarreal and seconded by Mr. Newman, the Commission voted unanimously to award the bid of SCP 88 Illumination and Drainage Project to Foremost Paving, Inc.

K. 1. **Item:** CONSIDERATION AND POSSIBLE AWARD OF A BID SUBMITTED FOR THE PORT'S 2022 MARAD PIDP DOCK 1 & 2 AND MOORING STRUCTURE REHAB PROJECT

2. **Issue:** To award the bid for the MARAD PIDP Dock Rehab Project.
3. **Discussion:** The only bid for the Port's 2022 MARAD PIDP Dock 1 & 2 and Mooring Structure Rehab project was from McArthy. However, the bid amount came in at double the amount of the PIDP grant estimate. Mr. Smith said that by making some adjustments and reconfigurations, McArthy reduced their bid amount to \$6,951,864.
4. **Action Taken:** On a motion by Mrs. Snell and seconded by Mr. Newman, the Commission voted unanimously to award the bid of the 2022 MARAD PIDP Dock 1&2 and Mooring Structure Rehab Project to McArthy.

June 5, 2025

pg. 4

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 1:12 PM. They came out of the executive session at 1:36 PM. A Certified Agenda for the executive session is on file. There was no action taken on any Executive Session Items.

There being no further business, the meeting was adjourned at 1:36 PM.

ATTEST:

  
Neil Haman, Vice Chairman

  
Chris Villarreal, Secretary