

POHA September 4, 2025

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday September 4, 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 - Commissioner, 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

A. Meeting called to order at 12:20 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 Mr. Haman 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 AUGUST 21, 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 Mrs. Snell, the Commission voted unanimously to approve the minutes & certified agenda for the meeting on August 21, 2025.

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

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

3. **Discussion:** Regarding legislative and governmental affairs update, Mr. Smith reported that the Port submitted substitute language regarding a bill that would affect spending on infrastructure projects. Regarding tonnage and operations update, he said that fuel distribution is supposed to start increasing. Regarding construction status, Mr. Smith said that McCarthy, who is the contractor for the dock rehab, discovered a huge hole in the sheetpile which they will amend. The SCP 88 Illumination and Drainage project will have the lights installed on the 15th. Mr. Smith also discussed utilizing progressive design build for future projects.

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 discussed the payments made to the construction companies for the ongoing construction projects.

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 is working on prospect packets. She also said that Channel 4 and 23 each ran news segments regarding the Port's construction projects. Mrs. Lynch also stated that she is working on updates to the History of the Port booklet. Lastly, Mrs. Lynch reported that she enlisted Constant Contact to provide a more efficient communication platform for prospective tenants and vendors.

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

H. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION TO ACCEPT CERTIFICATION OF UNOPPOSED STATUS OF CANDIDATES, CANCEL ELECTION FOR PORT COMMISSIONERS SCHEDULED FOR NOVEMBER 4, 2025 AND CERTIFY THE FOLLOWING UNOPPOSED CANDIDATES ELECTED: ALAN JOHNSON, CHRIS VILLARREAL AND RYAN NEWMAN

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

3. **Discussion:** There was no discussion regarding the related documents.

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mrs. Snell, the Commission voted unanimously to accept the certification of unopposed status of candidates, cancel the

election for Port Commissioners scheduled for November 4, 2025 and certify the following unopposed candidates elected: Alan Johnson, Chris Villareal and Ryan Newman.

I. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PROPOSED M&O TAX RATE FOR FY 25-26

2. **Issue:** To approve the final tax rate for FY 25-26

3. **Discussion:** There was no discussion.

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Newman the Commission voted to approve the No-new-revenue rate of \$0.019110 per \$100 for the Port of Harlingen 2025 property tax rate. The roll call of the Commission was taken for the vote.

For the Proposal: Commissioner Alan Johnson

Commissioner Neil Haman

Commissioner Chris Villareal

Commissioner Ryan Newman

Commissioner Rose Snell

Against the Proposal: None

The Commission entered the executive session authorized by Chapters 551.071, 551.072 and 551.074 at 1:00 PM. They came out of the executive session at 1:33 PM. A Certified Agenda for the executive session is on file.

I. 1. **Item:** CONSIDER AND DISCUSS PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 551.074 (PERSONNEL) THE EVALUATION AND EMPLOYMENT TERMS OF THE PORT DIRECTOR

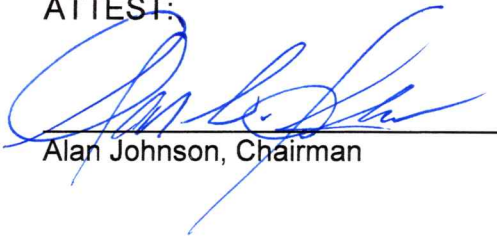
2. **Issue:** To discuss the evaluation and employment terms of the Port Director.

3. **Discussion:** Discussion took place during the executive session.

4. **Action Taken:** On a motion by Mr. Newman and seconded by Mr. Villarreal, the Commission voted unanimously to approve the new employment terms with the Port Director effective October 1, 2025.

There being no further business, the meeting was adjourned at 1:37 PM.

ATTEST:



Alan Johnson, Chairman



Chris Villarreal, Secretary