

POHA September 26, 2025

The Commissioners of the Port of Harlingen Authority (POH) met in a special session on Friday September 26, 2025 at 11:30 AM 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

POR 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 11:55 am.

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. Villarreal and seconded by Mrs. Snell, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item:** FY 2025-2026 OPERATIONS BUDGET WORKSHOP

2. **Issue:** To discuss the FY 2025-2026 Operations Budget.

3. **Discussion:** The Commissioners discussed the FY 2025-2026 Operations Budget.

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

D. 1. **Item:** CONSIDERATION AND POSSIBLE APPROVAL OF FY 2025-2026 OPERATIONS BUDGET

2. **Issue:** To approve the FY 2025-2026 Operations Budget.

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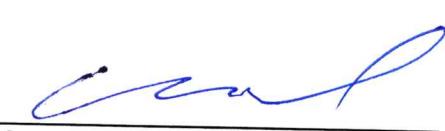
3. **Discussion:** Discussion took place under item C. 3.
4. **Action Taken:** On a motion by Commissioner Snell and seconded by Commissioner Newman, the Commission voted unanimously to approve the FY 2025-2026 Operations Budget as presented with the adjustments discussed and which is attached to these minutes as Exhibit A.

There being no further business, the meeting was adjourned at 1:05 PM.

ATTEST:



Alan Johnson, Chairman



Chris Villarreal, Secretary

PORT OF HARLINGEN AUTHORITY
2025/2026 BUDGET w/ 3 YEAR ACTUAL

	2022	2023	2023	2024	2025	2024	2025	2026
				10 Mths actual	2025	Mid-year		
	Actual	Actual	Actual	2 Mths Est	Budget	Budget		
Income								
DOCK RENT	132,850.00		61,400.00	120,500.00	41,100.00	60,000.00	Last year Titan days per barge was 2.1, this year to date it is 5.9, which explains the increase of	
HARBOR FEE	60,150.00		33,525.00	39,987.50	26,625.00	35,000.00	We assumed 20% drop in Gas & Diesel, so I assumed	
LEASES			0.00				/\ a 20% drop in harbor fees. Dock rent is based	
Building Lease	244,200.60		244,199.60	539,386.40	539,386.40	200,000.00	on 4 days per barge, which is between 2.1 & 5.9	
Land Lease	420,493.36		515,676.06	702,505.43	597,247.22	575,000.00	Assumes Jones Power leaves in January	
Leasehold Improvements	79,142.00		79,142.00	0.00				
Temporary Leases	3,000.00		500.00	0.00				
Total LEASES	\$ 746,835.96		\$ 839,517.66	\$ 1,241,891.83	\$ 1,136,633.62	\$ 775,000.00		
Other Income								
MISC INCOME	1,378.22		11,489.26	2,500.00	0.00			
Potable Water	140.92		840.22	476.50	0.00	400.00		
Security Surcharge Dockage	11,589.00		5,695.50	9,629.20	4,063.00	7,000.00		
Total Other Income	\$ 13,108.14		\$ 18,024.98	\$ 12,605.70	\$ 4,063.00	\$ 7,400.00		
OVERWEIGHT PERMITS	61,575.00		48,429.00	74,054.00	30,000.00	60,000.00		
SURFACE FEE								
Rail	1,950.00		950.00	250.00	1,500.00	2,500.00		
Truck	9,000.00		11,025.00	8,041.70	10,000.00	8,000.00		
Total SURFACE FEE	\$ 10,950.00		\$ 11,975.00	\$ 8,291.70	\$ 11,500.00	\$ 10,500.00		
WHARFAGE								
Cotton	31,914.92		16,324.83	1,667.00	10,000.00	12,000.00		
Fertilizer	33,866.24		30,026.08	33,258.95	17,000.04	30,000.00		
Gas & Diesel	1,518,529.41		1,020,103.85	1,135,250.13	950,000.00	900,000.00		
Misc.			597.66	0.00	0.00	0.00		
Sand	117,350.50		161,817.00	193,325.50	150,000.00	185,000.00		
Sugar	50,172.77		22,481.59	104,924.68	66,906.48	0.00		
Total WHARFAGE	\$ 1,751,833.84		\$ 1,251,351.01	\$ 1,468,426.26	\$ 1,193,906.52	\$ 1,127,000.00		
Total Income	\$ 2,777,302.94		\$ 2,264,222.65	\$ 2,965,756.99	\$ 2,443,828.14	\$ 2,074,900.00		
Gross Profit	\$ 2,777,302.94		\$ 2,264,222.65	\$ 2,965,756.99	\$ 2,443,828.14	\$ 2,074,900.00		
Expenses								
COMPUTER	27,582.20		37,319.85	38,275.97	40,000.00	40,000.00	Same as last year, we need to buy a computer in the coming year, but we bought one this year.	
DIRECTOR FEES	17,100.00		25,050.00	30,416.70	32,500.00	32,500.00	Same as last year.	
DUES	24,578.64		28,900.06	27,372.43	31,000.00	31,000.00	Same as last year.	
EMPLOYEE INSURA			0.00					
Dental Insurance	2,047.68		1,995.36	1,873.63	1,857.00	1,900.00	Actual for 9 mths +10% Increase for 3 mths	
Health Ins.	45,162.64		49,709.88	59,726.40	61,000.00	60,000.00	Actual for 10 mths +10% Increase for 2 mths	
Life Insurance	2,758.20		2,893.20	2,575.10	2,900.00	1,800.00	Actual	
Vision Insurance	443.52		435.36	423.47	420.00	410.00	Actual for 9 mths +10% Increase for 3 mths	
Total EMPLOYEE INSURA	\$ 50,412.04		\$ 55,033.80	\$ 64,598.60	\$ 66,177.00	\$ 64,110.00		
EMPLOYEE TRAINING						7,500.00		
EQUIPMENT	3,299.99			2,054.78	5,000.00	5,000.00	Same as last year.	

PORT OF HARLINGEN AUTHORITY
2025/2026 BUDGET w/ 3 YEAR ACTUAL

FUEL	8,240.32	8,956.37	9,556.95	10,900.00	10,900.00	Same as last year.
HALTED CIP PROJECT		0.00	295,445.41	295,445.41	0.00	None
INSURANCE						
Automobile	1,136.76	824.18	1,648.00	1,676.00	1,850.00	10% Increase Have not received new insurance rates. Will change to actual if I get in time.
Gen Liability	4,871.04	5,814.12	6,208.44	6,100.00	6,850.00	10% Increase
Mobile Equipment Insurance	1,001.52	1,001.56	1,004.90	1,022.00	1,110.00	10% Increase
Property Ins.	5,184.24	6,174.98	9,170.18	8,800.00	9,650.00	10% Increase
Windstorm	38,805.24	51,455.54	64,858.09	65,000.00	74,500.00	Actual for 6 mths +18% Increase for 6 mths
Worker's Comp.	4,395.34	4,931.36	6,353.90	6,200.00	7,000.00	10% Increase
Total INSURANCE	\$ 55,394.14	\$ 70,201.74	\$ 384,688.92	\$ 384,243.41	\$ 100,960.00	
INTEREST EXPENSE - Loan	93,889.55	121,793.32	63,797.92	71,000.00	12,000.00	Assumes loan paid-off in December
MAINTENANCE		0.00				
Building	11,000.63	15,136.11	14,787.28	18,360.00	18,360.00	Same as last year.
Dock Repair	6,500.00		17,444.56	14,000.00	14,000.00	Same as last year. Last year we had multiple electrical service bills from prior years.
Equipment	4,502.23	8,803.26	9,245.30	9,800.00	10,300.00	5% Increase
Fence Repair			437.50	2,625.00	1,000.00	reduce
Land	4,395.97	2,125.23	7,387.51	7,200.00	7,600.00	5% Increase
MAINTENANCE - Other		14.98	50.00	300.00	300.00	Same as last year.
Railroad Repair			1,666.70	10,000.00	5,000.00	reduce
Road Repair			315.00	1,890.00	1,890.00	Same as last year.
surveillance cameras			105.00	630.00	0.00	
Tools	669.22	2,654.82	2,763.68	3,300.00	3,500.00	5% Increase
Vehicle	1,485.18	9,813.75	4,954.32	5,000.00	5,250.00	5% Increase
Total MAINTENANCE	\$ 28,553.23	\$ 38,548.15	\$ 59,156.85	\$ 73,105.00	\$ 67,200.00	
MISC. EXPENSE	1,280.48	141.89	383.12	1,200.00	1,200.00	Same as last year.
OFFICE SUPPLIES	18,078.50	16,350.11	17,698.80	20,000.00	20,000.00	Same as last year.
PAYROLL EXPENSES		0.00				
Company FICA	36,262.94	41,982.45	43,535.63	43,500.00	56,184.95	
Company Medicare	9,106.06	10,857.01	11,094.97	10,950.00	13,640.03	
Company SUTA	0.00		441.00	850.00	850.00	
Gross Wages	520,300.08	572,329.92	604,463.00	604,500.00	746,615.00	Business Development position added.
Incentive Wages	38,290.00	92,268.00	60,829.00	60,829.00	70,000.00	
Retirement	62,436.00	68,679.60	72,545.80	72,600.00	89,593.80	12% of Gross
Retirement Program Admin	600.00	600.00	670.00	670.00	700.00	
Service Fee	5,771.14	5,644.45	5,866.94	8,300.00	6,500.00	Reduce
Total PAYROLL EXPENSES	\$ 672,766.22	\$ 792,361.43	\$ 799,446.34	\$ 802,199.00	\$ 984,083.77	
POSTAGE	655.30	1,006.75	828.03	1,236.00	1,236.00	Same as last year.
PROF FEE		0.00				
Audit	29,187.50	18,450.00	22,048.00	22,800.00	33,000.00	\$2,500 Increase + 2 single audits
Consultant		0.00				
All Other	8,296.75	16,775.00	4,570.00	15,000.00	15,000.00	Same as last year.
federal	39,000.00	39,000.00	39,000.00	39,000.00	9,750.00	Actual
state	72,000.00	72,000.00	77,300.00	76,500.00	79,000.00	Actual + \$1,000 for travel
Total Consultant	\$ 119,296.75	\$ 127,775.00	\$ 120,870.00	\$ 130,500.00	\$ 103,750.00	
Engineering	32,247.59	12,880.67	24,162.92	30,000.00	30,000.00	Same as last year.
Legal	52,500.00	46,875.00	52,040.00	51,600.00	64,200.00	Actual + \$6,000 for lawsuit

PORT OF HARLINGEN AUTHORITY
2025/2026 BUDGET w/ 3 YEAR ACTUAL

Total PROF FEE	\$ 233,231.84	\$ 205,980.67	\$ 219,120.92	\$ 234,900.00	\$ 230,950.00	
PROMO & DEVP						
ADVERTISING	7,839.02	11,513.03	5,939.49	14,000.00	38,720.00	From Amy
REGISTRATION FEES	21,972.93	19,854.95	17,984.95	23,000.00	15,500.00	Same as lat year, Employee Training moved to new exp category
SPONSORSHIPS	14,874.96	19,734.14	20,561.24	20,000.00	20,000.00	From Amy
Total PROMO & DEVP	\$ 44,686.91	\$ 51,102.12	\$ 44,485.68	\$ 57,000.00	\$ 74,220.00	
PUBLIC NOTICES	-0.04		6,421.00	5,000.00	10,000.00	Double
TELEPHONE	7,298.90	7,755.44	7,968.24	9,000.00	9,000.00	5% Increase
TRAVEL		0.00				
Lodging	20,369.05	21,059.17	28,340.54	37,000.00	37,000.00	Same as lat year
Meals	10,628.64	13,195.05	17,751.52	20,400.00	20,400.00	Same as lat year
Transportation	19,588.76	13,811.65	18,430.90	24,800.00	24,800.00	Same as lat year
Total TRAVEL	\$ 50,586.45	\$ 48,065.87	\$ 64,522.96	\$ 82,200.00	\$ 82,200.00	
Uncategorized Expenses	0.00	0.00	0.00	0.00	0.00	
UTILITIES						
Electricity	13,299.73	9,752.03	10,966.31	14,700.00	15,500.00	5% Increase
Garbage Pickup	7,704.70	5,796.00	3,162.43	3,960.00	4,200.00	Same As last year
Gas Service	1,499.36	1,174.46	1,334.28	1,575.00	1,660.00	5% Increase
Water	12,914.58	13,300.35	16,709.40	18,000.00	19,000.00	5% Increase
Total UTILITIES	\$ 35,418.37	\$ 30,022.84	\$ 32,172.42	\$ 38,235.00	\$ 40,360.00	
VEHICLE ALLOWANCE	15,000.00	15,000.00	15,000.04	15,000.00	15,000.00	
Total Expenses	\$ 1,388,053.04	\$ 1,553,590.41	\$ 1,887,966.67	\$ 1,979,895.41	\$ 1,839,419.77	
Net Operating Income	\$ 1,389,249.90	\$ 710,632.24	\$ 1,077,790.32	\$ 463,932.73	\$ 235,480.23	
Other Income						
Credit Card Points	1,495.21	1,300.00	1,164.22	0.00	0.00	
Grant Revenue			450,080.25	1,620,000.00	6,200,000.00	
INTEREST INCOME	380,086.60	544,175.94	539,729.50	400,000.00	400,000.00	Same as last year
Interest Income - Leases	422,611.00	420,189.00	0.00	0.00	0.00	
SALE OF ASSETS		12,156.62	0.00	0.00	0.00	
TAX COLLECTION REVENUE		0.00	0.00			
Cameron County	1,453,440.20	1,460,005.00	1,452,181.64	1,451,078.81	1,455,000.00	Actual will be entered when received
Cameron County-Penalty&Interest	23,772.20	23,023.38	25,592.78	23,000.00	24,500.00	5% Increase
Total TAX COLLECTION REVENUE	\$ 1,477,212.40	\$ 1,483,028.38	\$ 1,477,774.42	\$ 1,474,078.81	\$ 1,479,500.00	
Unrealized gain/loss on Invest.	64,938.08	177,579.84	-10,002.04	0.00		
Total Other Income	\$ 2,346,343.29	\$ 2,638,429.78	\$ 2,458,746.35	\$ 3,494,078.81	\$ 8,079,500.00	
Other Expenses						
DEPRECIATION	1,199,703.79	1,315,265.26	1,257,465.22	1,320,000.00	1,452,000.00	10% Increase, 2 large projects coming on
Grant Consulting	81,384.00	81,118.75	26,874.55	80,000.00	60,000.00	
TAX EXPENSE		0.00				
Cameron - Adjustments - M&O	18,319.23	36,370.88	32,799.39	43,000.00	35,000.00	
Cameron Apprais	18,213.58	20,511.00	18,414.70	22,000.00	20,000.00	
Cameron - Commissions - M&O	14,687.06	14,597.32	19,409.29	23,000.00	20,000.00	
Total TAX EXPENSE	\$ 51,219.87	\$ 71,479.20	\$ 70,623.38	\$ 88,000.00	\$ 75,000.00	
Total Other Expenses	\$ 1,332,307.66	\$ 1,467,863.21	\$ 1,328,088.60	\$ 1,408,000.00	\$ 1,587,000.00	
Net Other Income	\$ 1,014,035.63	\$ 1,170,566.57	\$ 1,130,657.75	\$ 2,086,078.81	\$ 6,492,500.00	
Net Income	\$ 2,403,285.53	\$ 1,881,198.81	\$ 2,208,448.07	\$ 2,550,011.54	\$ 6,727,980.23	