

## POHA November 11, 2025

The Commissioners of the Port of Harlingen Authority (POH) met in a rescheduled session on Tuesday November 11, 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

**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 12:22 pm.

Declaration of conflicts of interest: Commissioner Johnson submitted a conflict-of-interest affidavit and abstained from approving the check for LawnPros Chem-Green.

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:** APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETING ON OCTOBER 16, 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. Villarreal and seconded by Mr. Snell, the Commission voted unanimously to approve the minutes & certified agenda for the meeting on October 16, 2025.

- E. 1. **Item:** PORT DIRECTOR REPORT AND DISCUSSION  
2. **Issue:** To hear updates regarding various projects.  
3. **Discussion:** Mr. Smith reported that TxDOT is considering possibly conducting a study on the impact of expanding the Port's Overweight Corridor. Mr. Smith also reported that tonnage and operations are still steady. On grant projects, Mr. Smith reported that the Port will receive bids on Thursday for the Resiliency & Asset Management Planning Project.  
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 stated that the quarterly cashflow report is due this month and it will be ready for the next meeting.  
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 about the Asset Management RFQ Addendum. She also stated that she will be taking pictures of the dock rehab project for a social media update. And she is working on the final edits to revise the Port's history booklet.  
4. **Action Taken:** This was for discussion only.
- H. 1. **Item:** DISCUSSION REGARDING OUTDOOR SIGNAGE AT THE PORT  
2. **Issue:** To discuss the Port's options.  
3. **Discussion:** Mr. Smith said that confirmed that the Port would be able to add outdoor signage as part of the Seaport Connectivity Project that is currently ongoing.  
4. **Action Taken:** This was for discussion only.
- I. 1. **Item:** CONSIDERATION AND POSSIBLE APPROVAL OF A REQUEST TO EXTEND THE LICENSE AGREEMENT FOR SMALL MODEL AIRCRAFT SOCIETY ("SMASH") FOR 5 YEARS  
2. **Issue:** To discuss the Port's options.  
3. **Discussion:** The license agreement with SMASH for an 80-acre island expired this past February. SMASH has submitted a letter requesting an additional 5-year extension of the license agreement. The Commission felt the license agreement needs to be amended to have a termination for convenience clause with a 90-day grace period.  
4. **Action Taken:** On a motion by Mr. Villarreal and seconded by Mr. Haman, the

Commission voted unanimously to approve the 5-year license agreement with SMASH subject to an added early termination clause allowing a 90-day grace period.

J. 1. **Item:** REPORT ON MEETING WITH EAST RIO HONDO WATER SUPPLY CORP

2. **Issue:** To discuss a meeting with ERHWSC.

3. **Discussion:** Mr. Haman reported on a meeting he had with Brian McManus, the director of ERHWSC. Mr. Haman said that it would benefit the Port and ERHWSC to partner together to build a water tower in this area. He said that ERHWSC would begin exploring grant opportunities.

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

K. 1. **Item:** REVIEW AND POSSIBLE APPROVAL OF THE PORT'S INVESTMENT POLICY BY RESOLUTION

2. **Issue:** To review and approve the Investment Policy.

3. **Discussion:** Mr. McDonald said that there are no changes needed to the policy at this time. However, the policy stipulates that the Port cannot have more than 75% of its investments in local government investment pools. Mr. McDonald said that might become a problem in the future. Mr. Boswell noted that there is a typo on the top of page 4 that needs to be fixed.

4. **Action Taken:** On a motion by Mr. Villarreal and seconded by Mrs. Snell, the Commission voted unanimously to approve the Investment Policy subject to the small correction mentioned by Mr. Boswell.

L. 1. **Item:** CONSIDERATION AND POSSIBLE APPROVAL OF A LEASE AGREEMENT RENEWAL WITH NUTRIEN AG SOLUTIONS

2. **Issue:** To discuss the lease agreement with Nutrien Ag.

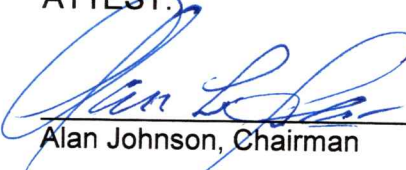
3. **Discussion:** Mr. Smith explained that the current lease agreement with Nutrien Ag will expire this month with no more renewal options available. The Port will need to enter into a new lease agreement with new terms with Nutrien Ag. Mr. Smith stated that he has already advised Nutrien Ag of the situation but they are very slow to respond.

4. **Action Taken:** No action was taken.

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 1:00 PM. They came out of the executive session at 1:11 PM. A Certified Agenda for the executive session is on file.

There being no further business, the meeting was adjourned at 1:11 PM.

ATTEST.

  
\_\_\_\_\_  
Alan Johnson, Chairman  
\_\_\_\_\_  
Chris Villarreal, Secretary