

## POHA January 09, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a rescheduled session on Friday January 09, 2026, at 9:00 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 - Commissioner, Place 3  
Chris Villarreal – Commissioner, Place 4  
Ryan Newman - Commissioner, Place 5

**PORST 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 9:00 am.

Declaration of conflicts of interest: Commissioners Newman and Villarreal submitted affidavits of conflicts of interest for item H.

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 DECEMBER 18, 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. Haman, the Commission voted unanimously to approve the minutes & certified agenda for the meeting on December 18, 2025.

*(Commissioners Newman and Villarreal exited the meeting chamber.)*

E. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING PAYMENT OF THE REMAINING BALANCE OF THE PORT'S LOAN SECURED BY THE 350-ACRE PARCEL OR, IN THE ALTERNATIVE, MODIFY THE TERMS OF THE LOAN

2. **Issue:** To make a decision on the payment of the loan.

3. **Discussion:** Mr. McDonald explained that the bank has offered the Port lower interest rates. Mr. McDonald recommended that the Port accept the fixed interest rate of 6.5% rather than paying off the loan in its entirety.

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mrs. Snell, the Commission voted unanimously to modify the terms of the loan secured by the 350-acre parcel with the new interest rate of 6.5%.

*(Commissioners Newman and Villarreal re-entered the meeting chamber.)*

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

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

3. **Discussion:** Mr. Smith reported on the status of the Dock Rehab project. He described the issues McCarthy is having with the void in the dock. He also stated that he is waiting for a change order for the Illumination and Drainage project to address the bank erosion. Regarding grants, Mr. Smith reported that he is waiting for a cost proposal from Burns & McDonnell for the Resiliency & Asset Management Planning project. Mr. Smith also reported that he conducted an interview with a candidate for the Port's Director of Business Development open position.

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 the State of the State address will take place next week on the 14th. She also stated that she is finishing the PIDP Quarterly update for the Resiliency & Asset Management Planning project and ad for RGVision. Mrs. Lynch also reminded the Commission of the upcoming ribbon cutting ceremony for the Illumination & Drainage project.

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

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 9:25 AM. They came out of the executive session at 9:36 AM. A Certified Agenda for the executive session is on file.

H. 1. **Item:** CONSULTATION WITH PORT ATTORNEY AND CONSIDERATION OF POSSIBLE APPROVAL OF EARNEST MONEY REAL ESTATE SALES CONTRACT FOR THE SALE OF THE CIRCLE X PROPERTY PURSUANT TO TEX GOV'T CODE 551.072

2. **Issue:** To discuss the sale of the Circle X property.

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

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mrs. Snell, the Commission voted unanimously to accept the sales contract with Circle X Port Properties, Inc. and extending the closing date to February 9 and subject to the other changes recommended by counsel in executive session.

There being no further business, the meeting was adjourned at 9:37 AM.

ATTEST:



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Alan Johnson, Chairman



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Chris Villarreal, Secretary