

## POHA January 22, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a rescheduled session on Thursday January 22, 2026, 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  
Amy Lynch – Director of Marketing & Public Relations  
Anne Jimenez - Receptionist

**OTHERS PRESENT:** Chris Boswell – Port Attorney

- A. Meeting called to order at 12:10 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. Newman 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 JANUARY 09, 2026  
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. Newman, the Commission voted unanimously to approve the minutes & certified agenda for the meeting on January 09, 2026.

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

2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mr. Smith reported that he is currently reviewing which legislators should visit the Port to discuss the Port's Overweight Corridor bill. Mr. Smith also gave an update on the status of the two ongoing construction projects.
4. **Action Taken:** This was for discussion only.

F. I. **Item:** CFO REPORT AND DISCUSSION ON THE FOLLOWING ITEMS:

II. CONSIDERATION AND POSSIBLE ACTION REGARDING THE DECEMBER 2025 FINANCIAL AND OPERATIONS REPORTS

2. **Issue:** To review and approve the reports.
3. **Discussion:** Mr. McDonald said that the A/R report shows that all tenants except for 3 Circle X tenants have paid. Regarding the Balance Sheet, Mr. McDonald noted that the treasury balance is lower than last year due to the Port changing investment strategies. Regarding the Budget Performance report, he said that the monthly net income is \$54,000 over budget. And about the Tonnage report, Mr. McDonald noted that the tonnage for December was the lowest it has been in this fiscal quarter.
4. **Action Taken:** On a motion by Mrs. Snell and seconded by Mr. Newman, the Commissioners voted unanimously to approve the December reports: Tonnage, A/R Aging Summary, Balance Sheet, and the Profit & Loss Budget Performance.

III. CONSIDERATION AND POSSIBLE ACTION REGARDING THE QUARTERLY CASH FLOW & INVESTMENT REPORTS

2. **Issue:** To review and approve the reports.
3. **Discussion:** Mr. McDonald reported that the interest earned is \$29,000 less than it was last quarter due to interest rates decreasing. The return for the quarter was higher than the benchmark rate, 6-month T-Bill average for the quarter. Mr. McDonald did not present the Cash Flow report as it was not available by the time of the meeting.
4. **Action Taken:** On a motion by Mr. Newman and seconded by Mr. Snell the Commissioners voted unanimously to approve the Quarterly Investment report and took no action on the Cash Flow report.

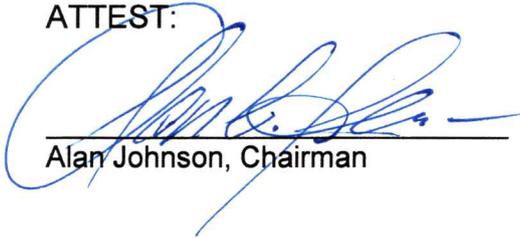
- G. 1. **Item:** PR AND MARKETING DIRECTOR REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mrs. Lynch discussed the upcoming ribbon cutting ceremony next month.
4. **Action Taken:** This was for discussion only.
- H. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING CHANGE ORDER #1 FOR THE SCP 88 DRAINAGE AND LIGHTING PROJECT
2. **Issue:** To review and approve the change order.
3. **Discussion:** Mr. Smith explained that this change order is needed to address erosion along a portion of shoreline on the Arroyo caused by flooding last year. The added cost of the change order amounts to \$405,396.
4. **Action Taken:** On a motion by Mr. Villarreal and seconded by Mr. Newman, the Commission voted unanimously to approve Change Order #1 for the SCP 88 Drainage & Lighting project.
- I. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING THE PIDP24 RESILIENCY AND ASSET MANAGEMENT PLANNING PROJECT
2. **Issue:** To review and approve the contract with Burns & McDonnell for the project.
3. **Discussion:** No discussion took place.
4. **Action Taken:** No action was taken.

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 12:50 PM. They came out of the executive session at 1:04 PM. A Certified Agenda for the executive session is on file.

- J. 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 Mr. Villarreal, the Commission voted unanimously to approve Abiel Ramon's assumption of Patricia Fults lease of Circle X Tract 3 subject to final approval of assumption terms by legal counsel.

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

ATTEST:



Alan Johnson, Chairman



Chris Villarreal, Secretary