

POHA April 16, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday April 16, 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

- A. Meeting called to order at 12:15 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. 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 APRIL 2, 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 April 2, 2026.
- E. 1. **Item:** PORT DIRECTOR REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.

3. **Discussion:** Mr. Smith reported that his term on the PAAC is expiring soon. He plans on putting together a nomination package. Regarding the dock rehab project, a cathodic protection group came to the dock to do an investigation of the dock. Mr. Smith is waiting for the report. Mr. Smith also stated that that the Illumination and Drainage project is wrapping up, too.
4. **Action Taken:** This was for discussion only.

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

I. CONSIDERATION AND POSSIBLE ACTION REGARDING THE MARCH 2026 FINANCIAL AND OPERATIONS REPORTS

2. **Issue:** To review and approve the reports.
3. **Discussion:** Regarding the A/R Aging report, Mr. McDonald stated that Helena is behind on their payments due to staff changes and is working on getting current. Mr. McDonald said that Titan Fuel is now three months behind on their invoices. Regarding the Balance Sheet, Mr. McDonald stated that he will move \$10 million from the Construction in Progress to Depreciable Assets category when the construction projects are completed. Regarding the Budget to Actual report, Mr. McDonald stated that monthly revenue is \$40,000 under budget. Half of that is due to lease revenue for the warehouse having been budgeted, and though it has not been leased yet. The year-to-date revenue is \$350,000 over budget, but almost all of that is the tonnage invoice for Titan, which was offset by bad debt expense. Now that March is Complete, Mr. McDonald will start working on midyear budget adjustment. Regarding the tonnage report, he said March tonnage was 7,000 more than last month. Assuming no significant changes, the fiscal year will reflect around 1.8 million tons.
4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Villarreal, the Commissioners voted unanimously to approve the March reports: Tonnage, A/R Aging Summary, Balance Sheet, and the Profit & Loss Budget Performance.

G. 1. **Item:** PR AND MARKETING DIRECTOR REPORT AND DISCUSSION

2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mrs. Lynch reported that she is editing the Annual Report this week. She also will be sending a press release regarding the new Director of Business Development.
4. **Action Taken:** This was for discussion only.

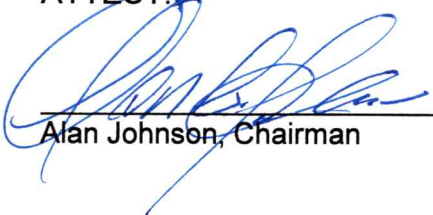
- H. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING CONTRACT AMENDMENT FOR THE PIDP22 DOCKS 1 & 2 AND MOORING STRUCTURES REHAB PROJECT WITH LJA ENGINEERING
2. **Issue:** To review and approve the contract amendment.
 3. **Discussion:** Discussion was tabled as the amendment was not yet available.
 4. **Action Taken:** Any action was tabled.
- I. 1. **Item:** DISCUSSION REGARDING THE DEVELOPMENT OF A RAILYARD OR A RAIL INDUSTRIAL PARK THROUGH A PROGRESSIVE DESIGN BUILD FRAMEWORK
2. **Issue:** To discuss the process.
 3. **Discussion:** Mr. Smith explained that the Port's biggest opportunity for growth is through rail expansion. He also detailed the Progressive Design Build process and how it could benefit the Port to begin its rail expansion sooner.
 4. **Action Taken:** This was for discussion only.
- J. 1. **Item:** DISCUSSION AND POSSIBLE ACTION REGARDING AN UPDATE TO THE PORT'S PERSONNEL POLICY
2. **Issue:** To review the updated Personnel Policy for approval.
 3. **Discussion:** Mr. Smith stated that the updated Personnel Policy fixed grammatical errors as well as added clarification regarding sick and vacation leave not rolling over from year to year.
 4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Villarreal, the Commission voted unanimously to approve the Port's updated Personnel Policy.

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 12:45 PM. They came out of the executive session at 1:17 PM. A Certified Agenda for the executive session is on file.

- K. 1. **Item:** CONSULTATION WITH PORT ATTORNEY REGARDING THE VITERRA/BUNGE LEASE PROPERTY AND LEASE AGREEMENT PURSUANT TO TEX GOV'T CODE 551.071(2) AND 551.072.
2. **Issue:** To discuss the Bungee lease agreement.
 3. **Discussion:** Discussion took place during the executive session.
 4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Newman, the Commission voted unanimously to authorize the Port Director to negotiate with Bunge as discussed in executive session.

There being no further business, the meeting was adjourned at 1:18 PM.

ATTEST:



Alan Johnson, Chairman



Chris Villarreal, Secretary