

## POHA May 19, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a rescheduled session on Tuesday May 19, 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. Villarreal and seconded by Mrs. Snell, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item:** APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETINGS ON  
MAY 7 & 11, 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. Newman and seconded by Mr. Villarreal, the Commission voted unanimously to approve the minutes & certified agenda for the meeting on May 7 & 11, 2026.

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

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

3. **Discussion:** Mr. Smith reported that he did a final walkthrough with LJA Engineering and McCarthy Building on the dock rehab project. And he will issue the letter of substantial completion to McCarthy. Regarding USACE Communication, Mr. Smith said he spoke to someone from USACE regarding the \$1.6 million estimate for dredging and that it is only an internal estimate and not based on any bids.

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 APRIL 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 Bungee has a balance of \$5,214 for 2026 Rent due. This will most likely not be resolved until the lease abandonment is resolved. He also said that Titan Fuel's total outstanding balance is \$565,735.68. Of this, \$1,351.50 is current. The remaining \$564,384.18 is past due. The Port currently has \$410,011.73 in bad debt reserve. Mr. McDonald will continue to add \$20,000 to the bad debt reserve monthly. Regarding the Balance Sheet, Mr. McDonald states that it continues to be strong. The Port continues to have 2-year, 18-month, 1 year and 6-month Treasuries each approximately \$1,000,000. Also, there is \$450K in Retainage Payable, which will have to be paid when the Dock and Lighting Projects are completed. Regarding the Budget to Actual report, Mr. McDonald stated that the total income budgeted is \$1.5 million but are currently over budget. And the expenses are currently \$1.5 million but under budgeted amount of \$1.6 million. He said the budgeted loss is \$400,000 but the actual number is closer to \$200,000. Regarding the Tonnage report, last month was only 120,000 tons which is the 2nd lowest month the Port had.

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Villarreal, the Commissioners voted unanimously to approve the April 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 the Annual Reports have been mailed out.

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:** Mr. Smith explained that there was additional work that was not included in the original contract. The additional work included the issues with the void and the coating on the wall.
  4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Villarreal, the Commission voted unanimously to approve the amended contract with LJA Engineering for the PIDP22 Docks 1 & 2 and Mooring Structures Rehab project.
- 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.

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 12:25 PM. They came out of the executive session at 1:30 PM. A Certified Agenda for the executive session is on file.

- J. 1. **Item:** CONSULTATION WITH PORT ATTORNEY REGARDING STATUS OF POSSIBLE REINSTATEMENT OF LEASE AGREEMENT, POSSIBLE RECISSION OF PRIOR BOARD ACTION REGARDING REINSTATEMENT OF LEASE, LEGAL ISSUES AND POSSIBLE LITIGATION RELATED TO TENANT RENT DELINQUENCIES AND MINIMUM WHARFAGE FOR TITAN FUEL TERMINALS, LLC PURSUANT TO TEX GOV'T CODE 551.071(2) AND 551.072.
2. **Issue:** To discuss the Titan Fuel lease agreement.
  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 rescind the prior board action of reinstatement to Titan Fuels based on the fact that Titan Fuel did not accept all of the terms.

There being no further business, the meeting was adjourned at 1:36 PM.

ATTEST:

  
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Alan Johnson, Chairman

  
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Chris Villarreal, Secretary