

## POHA June 04, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday June 04, 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 (remote)  
Amy Lynch – Director of Marketing & Public Relations  
Anne Jimenez - Receptionist  
Vanessa Grimaldo – Administrative Assistant (remote)

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

A. Meeting called to order at 12:17 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 Mr. Newman, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item:** APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETING ON MAY 26, 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. Haman, the Commission voted unanimously to approve the minutes & certified agenda for the meeting on May 26, 2026.

- E. 1. **Item:** PORT DIRECTOR REPORT AND DISCUSSION
2. **Issue:** To hear updates regarding various projects.
  3. **Discussion:** Mr. Smith reported that the Dock Rehab project with McCarthy is almost complete. He stated that the coating on the seawall is still pending as it is still not adhering to the wall. Regarding the Asset Management Planning Project, Mr. Smith reported that he is waiting for the report for the baseline assessment of all the assets.
  4. **Action Taken:** This was for discussion only.
- F. **Item:** CFO REPORT AND DISCUSSION ON THE FOLLOWING ITEMS:
- I. UPDATE AND IMPACTS TO CASHFLOW
2. **Issue:** To hear updates regarding the Cashflow.
  3. **Discussion:** Mr. McDonald stated that the Cashflow continues to be good. He also said that he is continuing to invest in treasuries.
  4. **Action Taken:** This was for discussion only.
- II. DISCUSSION REGARDING EMPLOYEE MEDICAL INSURANCE RENEWAL
2. **Issue:** To hear about the renewal of employee medical insurance.
  3. **Discussion:** Mr. McDonald stated that there is an 11% increase in the renewal rate for employee medical insurance.
  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 she is currently working on the Port Mission Plan narratives for TxDOT.
  4. **Action Taken:** This was for discussion only.
- H. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING A LETTER OF INTENT WITH IRONHORSE RESOURCES FOR THE DEVELOPMENT & OPERATIONS OF A RAIL YARD
2. **Issue:** To review and discuss LOI with Ironhorse Resources.
  3. **Discussion:** Mr. Smith stated that this Letter of Intent with Ironhorse Resources ("IHR") is for the Commission to review and no action should be taken today. IHR are experienced rail operators whose partnership will facilitate the development and operation of a new rail yard at the Port. Mr. Smith explained that IHR can function as the Port's consultant/engineer during the Progressive Design Build. The details and terms of an operating agreement are still yet to be determined. Mr. Smith also said that

IHR will assist the Port through the STB process of creating a railroad and to set prices.

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

I. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION REGARDING A NEW LEASE AGREEMENT WITH HARLINGEN GIN

2. **Issue:** To discuss the new lease agreement with Harlingen Gin for approval.

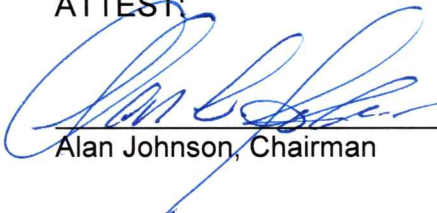
3. **Discussion:** Mr. Smith stated that he is still working through some of the details with Harlingen Gin owner Mark Abbott. He stated that this lease will have a 5-year term. It will include almost 2 acres where the cotton gin facility is located. Mr. Smith said that Mr. Boswell is finalizing the lease.

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Villarreal, the Commissioners voted unanimously to approve the new Lease Agreement with Harlingen Gin subject to the final changes by Port Attorney Mr. Boswell.

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 12:40 PM. They came out of the executive session at 1:15 PM. A Certified Agenda for the executive session is on file.

There being no further business, the meeting was adjourned at 1:15 PM.

ATTEST:

  
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Alan Johnson, Chairman

  
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Chris Villarreal, Secretary