POHA June 18, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday June 18, 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 12:18 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 Mr. Haman, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item**: APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETING ON MAY 19, 2026 & JUNE 4, 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 Mrs. Snell, the Commission voted unanimously to approve the minutes & certified agenda for the meeting on May 19 & June 4, 2026.

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

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

3. **Discussion**: Mr. Smith reported that he spoke with Steve Putegnat of Titan Fuel. Mexico is only allowing Pemex operators to bring fuel into Mexico which limits Titan Fuel's operators. Mr. Smith said that Foremost Paving is waiting for a pipe to be delivered. He also said that the new colonel from USACE will be at the Port next Friday. Mr. Smith also said that the updated cost estimate for dredging is $600,000. And regarding the Asset Management project, Mr. Smith stated that Burns & McDonnell started a steering committee.

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 MAY 2026 FINANCIAL, OPERATIONS & CAPITAL PROJECTS REPORTS

2. **Issue**: To hear updates regarding the reports.

3. **Discussion**: Regarding the A/R Aging report, Mr. McDonald said that Bunge, Titan Fuel and Circle X still have delinquent invoices. He also said that Helena was delinquent but has since paid its invoice. Regarding the Balance Sheet, Mr. McDonald noted that the Construction in Progress category is very high but soon it will be changed to fixed assets. Regarding the Budget to Actual report, He said the monthly revenue and monthly expenses continue to be under budget. However, the expense category of Computers is running over budget. Regarding the Tonnage report, He said that this month is the lowest tonnage the Port has had all year. Regarding Capital projects, the cost and timelines are updated on the Dock Rehab project as well as the SCP 88 Illumination and Drainage project. Mr. Smith stated he requested a cost estimate for cameras to be installed around the Port. The quote from Eye P Solutions is for $230,000.

4. **Action Taken**: On a motion by Mr. Villarreal and seconded by Mrs. Snell, the Commissioners voted unanimously to approve the May reports: Tonnage, A/R Aging Summary, Balance Sheet, Profit & Loss Budget Performance, and Capital Projects reports.

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

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

3. **Discussion**: Mrs. Lynch stated that she completed TxDOT's Port Mission Plan description of the Port's capital projects. Also, she described the US Coast Guard Port Security meeting she attended.

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

H. 1. **Item**: CONSIDERATION AND DISCUSSION FOR LEASE AGREEMENT POLICIES FOR THE POHA

2. **Issue**: To discuss the Port's lease agreements.
3. **Discussion**: The Commission discussed its current lease agreement structure. Mr. Boswell said that the current language for a tenant to exercise its extension options stipulates that the tenant must be in good standing and not in default. Mr. Smith stated that the Port can add in language for performance metrics as well as requiring minimum tonnage requirements to met quarterly rather than annually. Mr. Villarreal suggested that the Port should have regular reports showing each tenant's lease term and how they are performing.
4. **Action Taken**: This was for discussion only.

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 1:13 PM. They came out of the executive session at 1:30 PM. A Certified Agenda for the executive session is on file.

There being no further business, the meeting was adjourned at 1:30 PM.

ATTEST:

Alan Johnson, Chairman

Chris Villarreal, Secretary