POHA August 6, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday August 6, 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
Miguel Pereira – Director of Business Development
Vanessa Grimaldo – Administrative Assistant (remote)

OTHERS PRESENT:

Chris Boswell – Port Attorney

A. Meeting called to order at 12:00 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. Haman and seconded by Mr. Villarreal, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item**: APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETING ON JULY 30, 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. Haman and seconded by Mr. Villarreal, the Commission voted unanimously to approve the minutes & certified agenda for the meeting on July 30, 2026.

E. 1. **Item**: <u>PORT DIRECTOR REPORT AND DISCUSSION</u>
   2. **Issue**: To hear updates regarding various projects.
   3. **Discussion**: Mr. Smith reported that he is currently looking into the possibility of introducing legislation to amend the Port's usage of collected property taxes. Regarding the Asset Management Planning Study, Mr. Smith stated that it is moving along well. Regarding the dock rehab, he said that he is waiting for a new estimate to new carbon fiber protection layer on the seawall.
   4. **Action Taken**: This was for discussion only.

F. 1. **Item**: <u>PRESENTATION OF THE TRUTH IN TAXATION WORKSHEET</u>
   2. **Issue**: To review the worksheet and to Present the No-New Revenue and Voter-Approval tax rates.
   3. **Discussion**: Mr. McDonald presented the Truth in Taxation worksheet to the Commissioners and the No-New-Revenue and the Voter Approval rates to the Port Commission.
   4. **Action Taken**: No action was taken.

E. 1. **Item**: <u>CONSIDERATION AND POSSIBLE ACTION TO ADOPT A BUDGET FOR THE PORT OF HARLINGEN AUTHORITY'S FISCAL YEAR 2026-27</u>
   2. **Issue**: To review the budget for approval.
   3. **Discussion**: Mr. Smith stated that there are projected increases in revenue in 3 different areas.
   4. **Action Taken**: On a motion by Mr. Newman and seconded by Mr. Villarreal, the Commissioners voted unanimously to adopt a budget for the Port of Harlingen Authority's fiscal year 2026-27.

G. 1. **Item**: <u>DIRECTOR OF PR AND MARKETING REPORT AND DISCUSSION</u>
   2. **Issue**: To hear updates regarding various projects.
   3. **Discussion**: Mrs. Lynch reported on her various meetings she has attended and the work for the Asset Management Planning Study.
   4. **Action Taken**: This was for discussion only.

H. 1. **Item**: <u>DIRECTOR OF BUSINESS DEVELOPMENT REPORT AND DISCUSSION</u>
   2. **Issue**: To hear updates regarding various projects.
   3. **Discussion**: Mr. Pereira reported on his communications with several entities interested in leasing the sugar warehouse and the Bunge facility. He also reported on upcoming

conferences he will be attending.

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

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 1:05 PM. A Certified Agenda for the executive session is on file.

There being no further business, the meeting was adjourned at 1:06 PM.

ATTEST:

Alan Johnson, Chairman

Chris Villarreal, Secretary