

AGENDA NOTICE OF SCHEDULED MEETING

The Port Commission ("Commission") of the Port of Harlingen Authority ("POH") will meet in a rescheduled session on Thursday September 10, 2026 at 12 PM in the Port of Harlingen conference room located at 24633 E. Port Road, Harlingen, Texas.

PUBLIC NOTICE is given that the Commission may go into executive session at any time during the meeting to discuss matters listed on the agenda when authorized to do so by the provisions of Section 418.183 or Chapter 551 of the Texas Government Code. In the event the Commission elects to go into executive session regarding any agenda item, the presiding officer will publicly announce the section or sections of the Texas Government Code authorizing the executive session.

The agenda for the meeting is as follows:

I. Call meeting to order and receive Conflict of Interest Affidavits.

II. Public Hearing for Discussion of the FY 26-27 Tax Rate.

III. Public Comments.

*If you wish to address the Board of Commissioners during the Public Comment portion of today's meeting about either an **item on this agenda or other issue**, please print your name and the agenda item or topic of discussion you wish to address on the Sign-In-Sheet located at the Reception Desk. Your comments will be limited to the items or topics indicated on the sign in sheet. The Board may not respond to questions or comments made on an item which has not been posted for discussion. The Board may respond to comments or questions on an item which has been posted for discussion at the time the item is taken up by the Chair during the meeting. The Port Director may provide information on how to contact a staff member to follow up on the comment or concern.*

Only those persons who have signed up on the list shall be heard. The speaker must limit remarks to three minutes. The Board shall allot no more than 20 minutes for the Public Comment portion of the meeting.

IV. Consideration and possible action regarding vouchers. (ACTION ITEM)

V. Consideration and possible action regarding the minutes and certified agendas for the meetings on August 20, 2026. (ACTION ITEM)

VI. Port Director's report and discussion on the following items:

- Legislative/Governmental Affairs Update
- Tonnage and Operations update
- Tenant status update
- Construction Project Status
- Grants Report

VII. CFO's report and discussion on the following items:

- Update and impacts to budget & cashflow

VIII. PR and Marketing Director's report and discussion on the following items:

- Marketing activities in the last 30 days and plans forward

IX. Business Development Director's report and discussion on the following items:

- Update on business development initiatives.

X. NEW BUSINESS

- a. Consideration and possible action to approve Change Order #9 for the PIDP22 Docks 1 & 2 and Mooring structures rehab project. (ACTION ITEM)
- b. Consideration and possible action approval of farm lease for the Goetzke and Berry Port properties.
- c. Consideration and possible adoption of a tax rate for 2026-2027 fiscal year.

XI. PREVIOUSLY PENDING BUSINESS

- a. Consideration and possible action to substitute RML Materials as the Tenant named in the Central Ready-Mix Lease. (ACTION ITEM)

XII. EXECUTIVE SESSION

- a. Consultation with Port Attorney regarding pending lawsuit in Cause No. 2025-DCL-04321-B; Sheila Betancourt et al v. Port of Harlingen Authority and Abiel Ramon And/or Assigns in the 138th Judicial District Court of Cameron County pursuant to TEX. GOV'T CODE 551.071.
- b. Consultation with Port Attorney regarding Earnest Money Real Estate Sales Contract for the sale of the Circle X property pursuant to TEX GOV'T CODE 551.072.
- c. Consultation with Port Attorney regarding the Bunge lease property and lease agreement pursuant to TEX GOV'T CODE 551.071(2) and 551.072.
- d. Discussion regarding land transactions pursuant to TEX GOV'T CODE 551.072.
- e. Consultation with Port Attorney and discussion regarding Titan Marine Fuels, et al prior Lease Agreement

XIII. ACTION REGARDING EXECUTIVE SESSION ITEMS

- a. Action regarding item IX(a).
- b. Action regarding item IX(b).
- c. Action regarding item IX(c).
- d. Action regarding item IX(d).
- e. Action regarding item IX(e).

XIV. Adjourn