

POHA August 20, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a regularly scheduled session on Thursday August 20, 2026, at 12:00 PM at the Port's Administration Office located at 24633 Port Road, Harlingen, Texas, 78550.

COMMISSIONERS PRESENT: 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 (remote)
Miguel Pereira – Director of Business Development
Vanessa Grimaldo – Administrative Assistant (remote)
Anne Jimenez - Receptionist

OTHERS PRESENT: Chris Boswell – Port Attorney
Steve Putegnat – Pistolero Petroleum
Rafe Matz – Pistolero Petroleum

A. Meeting called to order at 12:15 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. Haman, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item:** APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETINGS ON JULY 16 & AUGUST 06, 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. Newman, the

Commission voted unanimously to approve the minutes & certified agenda for the meetings on July 16 & August 06, 2026.

E. **Item:** CONSIDERATION AND POSSIBLE APPROVAL OF THE JULY FINANCIAL & OPERATIONS REPORTS

2. **Issue:** To review and approve the reports.
3. **Discussion:** Regarding the A/R Aging Summary, Mr. McDonald said that it continues to reserve \$20,000 a month into the debt reserve. Regarding the Balance Sheet, Mr. McDonald noted that it reflects the available cash decreasing due to 3 construction projects. Regarding the Budget to Actual report, he noted that revenue is still under budget while expenses are under budget too. Regarding the Tonnage report, he said there was a total of 126,000 tons for the month and should end the year with 2.5 million tons.
4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Newman, the Commissioners voted unanimously to approve the July reports: Tonnage, A/R Aging Summary, Balance Sheet, and the Profit & Loss Budget Performance.

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

2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mr. Smith reported that he attended several House Transportation Committee hearings regarding the Overweight Corridor and funding for ports. Regarding construction projects, he is awaiting the final cost estimate for the protective wall over the dock seawall.
4. **Action Taken:** This was for discussion only.

G. **Item:** CFO REPORT AND DISCUSSION ON THE FOLLOWING ITEMS:

I. UPDATE AND IMPACTS BUDGET & CASHFLOW

2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mr. McDonald stated that the final budget will change in October after he receives the tax collection numbers.
4. **Action Taken:** This was for discussion only.

H. 1. **Item:** PR AND MARKETING DIRECTOR REPORT AND DISCUSSION

2. **Issue:** To hear updates regarding various projects.
3. **Discussion:** Mrs. Lynch reported that she conducted cybersecurity exercises as well as

drafted testimony for the transportation hearings.

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

I. 1. **Item:** DIRECTOR OF BUSINESS DEVELOPMENT REPORT AND DISCUSSION

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

3. **Discussion:** Mr. Pereira reported that he will be traveling most of September for multiple conferences. He also stated that he is developing multiple leads for companies interested in the Port.

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

J. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION TO ADOPT A PROPOSED TAX RATE FOR THE 2026-2027 FISCAL YEAR

2. **Issue:** To approve the final tax rate for FY 26-27.

3. **Discussion:** There was no discussion.

4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Villarreal the Commission voted to approve the Voter-Approval rate of \$0.020225 per \$100 for the Port of Harlingen 2026 property tax rate. The roll call of the Commission was taken for the vote.

For the Proposal: Commissioner Alan Johnson

Commissioner Neil Haman

Commissioner Chris Villareal

Commissioner Ryan Newman

Against the Proposal: None

Absent: Commissioner Rose Snell

K. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION TO SUBSTITUTE RML MATERIALS AS THE TENANT NAMED IN THE CENTRAL READY MIX LEASE

2. **Issue:** To review the request made by RML Materials.

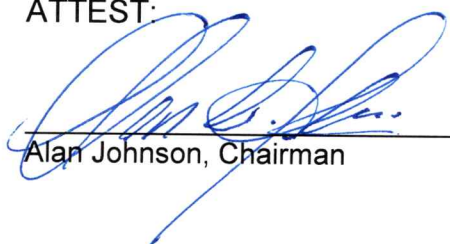
3. **Discussion:** Mr. Smith explained that the Port currently has a lease agreement with Chalico Concrete Materials and Central Ready Mix. The business owner of Central Ready Mix is asking the Port to remove Central Ready Mix from the lease and instead add his other business RML Materials. The Commission requested more information from RML Materials including financial statements.

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

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 1:12 PM. They came out of the executive session at 2:06 PM. A Certified Agenda for the executive session is on file.

There being no further business, the meeting was adjourned at 2:06 PM.

ATTEST:



Alan Johnson, Chairman

Chris Villarreal, Secretary