

POHA September 10, 2026

The Commissioners of the Port of Harlingen Authority (POH) met in a rescheduled session on Thursday September 10, 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 (remote)
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
Vanessa Grimaldo – Administrative Assistant (remote)
Anne Jimenez - Receptionist

OTHERS PRESENT: Chris Boswell – Port Attorney
Don Haire – Coldwell Bankers

A. Meeting called to order at 12:14 pm.

Declaration of conflicts of interest: None.

B. 1. **Item:** PUBLIC HEARING FOR DISCUSSION OF THE FY 26-27 TAX RATE

2. **Issue:** Chairman Johnson requested that Mr. McDonald present the tax rate that was proposed and voted upon by the Commission on August 20, 2026 meeting. Mr. McDonald stated that the proposed tax rate was the voter approval tax rate of .020225 per \$100 valuation.

3. **Discussion:** Chairman Johnson declared the Public Hearing open and asked if there was anyone who wished to speak for or against the proposed tax rate. There was no one present who wished to speak for or against the proposed tax rate. Mr. Johnson closed the public hearing.

4. **Action Taken:** 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 Mrs. Snell, the Commissioners voted unanimously to approve the vouchers.

D. 1. **Item:** APPROVAL OF MINUTES & CERTIFIED AGENDA FOR THE MEETING ON AUGUST 20, 2026

2. **Issue:** To review the corresponding minutes.

3. **Discussion:** There was no discussion regarding the minutes.

4. **Action Taken:** On a motion by Mrs. Snell and seconded by Mr. Haman, the Commission voted unanimously to approve the minutes & certified agenda for the meeting August 20, 2026.

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

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

3. **Discussion:** Mr. Smith reported that he was reappointed to the Port Authority Advisory Committee. He also stated that TxDOT did not include the \$200 million funding for Ports in their 26-27 budget that was requested by PAAC. He also reported on the Rail Development project that 2 firms have been shortlisted for the project.

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

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

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

3. **Discussion:** Mr. McDonald reported that regarding the cashflow, the Port continues to manage its projects with the revenue it's been getting.

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

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

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

3. **Discussion:** Mrs. Lynch reported on the IRPT convention in Kansas City.

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

H. 1. **Item:** BUSINESS DEVELOPMENT DIRECTOR REPORT AND DISCUSSION

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

3. **Discussion:** Mr. Smith reported that the Port has received communication from several interested parties in the Port due to the upcoming rail development.
 4. **Action Taken:** This was for discussion only.
- I. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION TO APPROVE CHANGE ORDER #9 FOR THE PIDP22 DOCKS 1 & 2 AND MOORING STRUCTURES REHAB PROJECT
2. **Issue:** To review the change order for approval.
 3. **Discussion:** Mr. Smith stated that the cost estimate came in at \$798,308 for QuakeWrap installation at Dock 2. This is the only available protection option for the splash zone on the wall due to no coating sticking to it. And the wall needs a protective layer to prevent deterioration. Also, MARAD did not approve separating this one job from the entire dock rehab project.
 4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Newman the Commission voted unanimously to approve Change Order #9 for the PIDP22 Docks 1 & 2 and Mooring Structures Rehab project.
- J. 1. **Item:** CONSIDERATION AND POSSIBLE APPROVAL OF A FARM LEASE FOR THE GOETZKE AND BERRY PORT PROPERTIES
2. **Issue:** To review the farm lease for approval.
 3. **Discussion:** Mr. Smith said that the Port put a request for bids to farm the 565 acres previously farmed by Mark Abbott. The highest bidder was Mr. Eric Hoelscher for \$106 an acre.
 4. **Action Taken:** On a motion by Mr. Newman and seconded by Mrs. Snell, the Commission voted unanimously to approve the farm lease of the Goetzke and Berry properties to Eric Hoelscher.
- K. 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 Mrs. Snell the Commission voted unanimously to approve the tax rate of \$0.020225 per \$100 for the Port of Harlingen 2026 property tax rate.

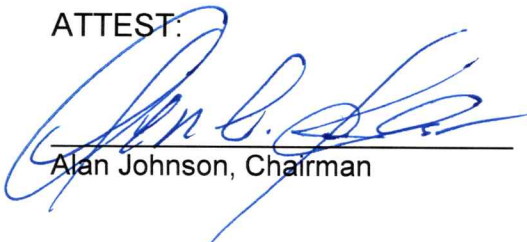
- L. 1. **Item:** CONSIDERATION AND POSSIBLE ACTION TO SUBSTITUTE RML MATERIALS AS THE TENANT NAMED IN THE CENTRAL READY MIX LEASE
2. **Issue:** To review the request made by RML Materials.
3. **Discussion:** Mr. Smith stated that RML Materials has withdrawn the request for now.
4. **Action Taken:** No action was taken.

The Commission entered the executive session authorized by Chapters 551.071 and 551.072 at 12:35 PM. They came out of the executive session at 1:25 PM. A Certified Agenda for the executive session is on file.

- M. 1. **Item:** 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.
2. **Issue:** To discuss Circle X property.
3. **Discussion:** Discussion took place during the executive session.
4. **Action Taken:** On a motion by Mr. Haman and seconded by Mr. Newman, the Commission voted unanimously to authorize Don Haire to begin marketing the property for sale again.
- N. 1. **Item:** CONSULTATION WITH PORT ATTORNEY REGARDING THE VITERRA/BUNGE LEASE PROPERTY AND LEASE AGREEMENT PURSUANT TO TEX GOV'T CODE 551.071(2) AND 551.072.
2. **Issue:** To discuss the Bungee lease agreement.
3. **Discussion:** Discussion took place during the executive session.
4. **Action Taken:** On a motion by Mr. Newman and seconded by Mrs. Snell, the Commission voted unanimously to approve the termination of the lease agreement and track agreement with Bunge.

There being no further business, the meeting was adjourned at 1:27 PM.

ATTEST:



Alan Johnson, Chairman



Chris Villarreal, Secretary