

**MINUTES OF A REGULAR MEETING OF THE BOARD OF NAVIGATION AND
CANAL COMMISSIONERS OF THE BROWNSVILLE NAVIGATION DISTRICT OF
CAMERON COUNTY, TEXAS HELD NOVEMBER 19, 2025 AT 5:30 P.M.**

The Board of Navigation and Canal Commissioners of the Brownsville Navigation District of Cameron County, Texas, held a regular meeting of the board on **Wednesday, November 19, 2025 at 5:30 p.m.**

The following individuals were present and absent:

PRESENT: Esteban Guerra
Sergio Tito Lopez
John Reed
John Wood
Ernesto Gutierrez

ABSENT: None

ALSO PRESENT: William Dietrich, Port Director and CEO
William Irwin, District Counsel

STAFF MEMBERS: Arturo Gomez
Michael Davis
Margie Recio
Janie Velasquez
Yessenia Gonzalez
Estela Rangel
Manuel Martinez
Santos Barbosa
Zeus Yanez
Jorge Montero
Julio Romo
Tony Rodriguez
Ervey Gonzalez
Guillermo Rico
Miguel Barajas
Juan Resendez

OTHERS PRESENT: Rev. Andreas Lewis
Jorge De La Colina
Chris Urbanovsky
Gene Tuttle
Jorge Sanchez
Keith Donohui
Rick Stephano
Alfredo de la Fuente

Victoria Vargas
John Sobolewski

REGULAR MEETING

1. Meeting Called To Order

At 5:34 p.m. Chairman Guerra called to order the regular meeting. Reverend Lewis offered a prayer. The Chairman then led those present in the Pledge of Allegiance to the United States and Texas flags.

2. Public Audience

There was none.

3. Port Monthly Operations Summary Report

The Board received the reports.

CONSENT AGENDA ITEMS

4. Consideration and ACTION on the Following Consent Agenda Item:

- a. Approval of the Minutes of the Regular Board Meeting of November 05, 2025.
- b. Approval to authorize payments over \$25,000.00
 1. HDR Engineering, Inc., the amount of \$25,948.28, for the Cargo Dock 3 Reconstruction project and engineering services for the Placement Area 8 Study and Design Project.

Commissioner Reed moved to approve the Consent Agenda Items, Commissioner Wood seconded, and the motion passed unanimously.

ACTION ITEMS

5. Consideration and ACTION to authorize payment of the District's 0.73979% prorated share of the 2026 Cameron Appraisal District (CAD) budget for an annual total of \$70,212.

Mr. Yanez addressed the Board. The Cameron Appraisal District (CAD) provides appraisal services for the purpose of assessing the District's annual property taxes. The District, and other taxing jurisdictions of Cameron County, are charged a prorated share of the Cameron Appraisal District's annual budget based on the relationship of each jurisdiction's individual tax levy to the total tax levy for all taxing jurisdictions. The 0.73979% is determined by dividing the District's \$4,506,836 tax levy by \$609,208,087, the total taxes levied by all taxing jurisdictions. The 2026 CAD's adopted budget is \$9,490,913, resulting in an annual contribution of \$70,212, based on the

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District's 0.73979% portion of total taxes levied. Commissioner Wood moved to reject the item, and Commissioner Lopez seconded. Discussion followed. After discussion, Commissioner Wood and Commissioner Lopez withdrew the motion and the second. Commissioner Gutierrez then moved to authorize payment of the District's \$70,212 prorated share of the 2026 CAD Budget, to be paid in four quarterly payments of \$17,553 each, Commissioner Reed seconded, and the motion passed by a vote of 3-2. Commissioner Lopez and Commissioner Wood voted "Nay."

6. Consideration and ACTION on Leases, Assignments, Negotiations, Easements, Subleases, and Contracts in general.

Mrs. Velazquez addressed the Board regarding the following Items:

1. G&H Towing Company (Authority to Negotiate)

G&H Towing Company is seeking a new lease for approximately 0.5 acres located on the east side of Dock 2. The proposed lease would support harbor tug operations, including tugboat docking, crew changes, and necessary repair and maintenance activities essential to ongoing operations. This lease is intended as an interim arrangement while a suitable permanent long-term lease site is identified and fully evaluated by all parties. Commissioner Lopez addressed his concern regarding logistical issues that could be caused by G&H's operations at the location presented. Commissioner Lopez noted that he wished to find an alternative site for this company. Discussion followed. After discussion, Commissioner Lopez moved to approve the authorize negotiations for a new lease with G&H Towing Company at a site to be determined, Commissioner Gutierrez seconded, and the motion passed unanimously.

2. Port Warehouse Properties, LP (Subordination Agreement)

Port Warehouse Properties, LP (BND Contract #3694) is obtaining financing from International Bank of Commerce (IBC) to reconstruct the warehouse that was destroyed by a fire at their leased premises located at 2700 R.L. Ostos. As a condition of this financing, IBC has requested a Subordination Agreement. BND Legal Counsel has reviewed and approved the agreement, which is ready for board consideration. Commissioner Wood moved to approve the subordination agreement for Port Warehouse Properties, LP, Commissioner Reed seconded, and the motion passed unanimously.

BIDS/AGREEMENTS/PURCHASES

7. Consideration and ACTION to authorize Port Staff to Advertise for Statements of Qualifications (SOQs) for professional engineering services for Port infrastructure projects.

Mr. Martinez addressed the board that BND Staff is requesting authorization from the Board of Commissioners to advertise an invitation for Professional Engineering Firms to submit their Statement of Qualifications (SOQ) to provide on-call engineering services for Port Infrastructure projects. The objective of this solicitation is to qualify and create a pool of prequalified engineering firms that can be selected to provide professional engineering services for Port Infrastructure projects on an as needed basis. BND Staff will advertise the invitation in the local newspaper and

will make the documents available on the Port website, and through www.bidnet.com. The invitation will contain the evaluation process and criteria for interested firms. Commissioner Reed moved to authorize Staff to prepare and advertise an invitation to submit Statements of Qualifications from engineering firms to provide on-call engineering services for Port Infrastructure projects and to evaluate them once they are received, Commissioner Lopez seconded, and the motion passed unanimously.

EXECUTIVE SESSION

- 8. Adjourn into Executive Session, as authorized by Subchapter D of Chapter 551 of the Government Code to discuss with attorneys pending or contemplated litigation, and matters in which the duty of the attorneys under the Rules of Professional Conduct clearly conflict with Chapter 551; to deliberate the purchase, exchange, lease, or value of real property (§551.072); to deliberate the deployment of security personnel or devices (§551.076); to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee (§551.074); and to conduct deliberations regarding economic development negotiations (§551.087).**

1. Consultation with attorney regarding termination of lease with Ternium USA, Inc.

At 5:56 p.m. Commissioner Gutierrez moved to adjourn into Executive Session, Commissioner Lopez seconded, and the motion passed unanimously.

At 6:35 p.m., the Board reconvened in Open Session.

9. Possible ACTION on matters or items discussed in Executive Session.

1. Agreement regarding termination of lease with Ternium USA, Inc.

Chairman Guerra moved to agreement regarding termination of the lease with Ternium USA, Inc. as discussed in executive session, Commissioner Lopez seconded, and the motion passed unanimously.

10. Adjournment.

Commissioner Lopez moved to adjourn the meeting, Commissioner Reed seconded, and the meeting was adjourned by unanimous consent at 6:36 p.m.



Esteban Guerra
Chairman of the Board

ATTEST



John Reed, Secretary