

**THE STATE OF TEXAS §
BROWNSVILLE NAVIGATION DISTRICT §
COUNTY OF CAMERON §**

Sergio Tito Lopez, Chairman
John Reed, Secretary
Luis H. Villarreal Jr., Commissioner

Ernesto Gutierrez, Vice Chairman
David A. Garcia, Commissioner

William Dietrich, Port Director and CEO

**NOTICE OF A PUBLIC HEARING AND REGULAR BOARD MEETING
OF THE BROWNSVILLE NAVIGATION DISTRICT**

Notice is hereby given that the Board of Commissioners of the Brownsville Navigation District will meet on **September 02, 2026**, in the Board Room located at 1000 Foust Road, Brownsville, Cameron County, Texas. The Board of Commissioners will convene in a **Public Hearing at 5:30 p.m. and Regular Board Meeting to commence immediately after the conclusion of the Public Hearing.**

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PUBLIC HEARING: 5:30 p.m.

1. Public Hearing to receive public comment on the proposed 2026 ad valorem tax rate that exceeds the No-New-Revenue tax rate.

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REGULAR MEETING: to commence immediately after the conclusion of the Public Hearing.

1. Call to Order.

INVOCATION

PLEDGE OF ALLEGIANCE

2. Public Audience.
If you wish to address the Board of Commissioners during the Public Audience 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.

In accordance with BND Policy, 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 30 minutes for the Public Audience portion of the meeting. Complaints and concerns for which other channels of resolution are provided shall be directed through those channels. If the Chairman of the Board determines that a person has not attempted to resolve a matter administratively, the person shall be directed to the appropriate individual for attempted resolution before bringing the matter to the Board. A complaint against specific employees

or officers of the BND shall be heard in a Closed Meeting, as authorized by the *Texas Government Code Title 5 – Sections 551.074(1) and (2)*. If your topic concerns a complaint against a specific employee or officer, please note this on the sign-in sheet. You must make your points on issues in a constructive and courteous fashion pursuant to *Robert’s Rules of Order*.

3.
- Directors’ Report
- 1

CONSENT AGENDA ITEMS

All Consent Agenda Items listed are considered to be routine by the BND Commission and will be approved in one motion. There will be no separate discussion of these items unless at least one BND Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered separately in the Regular Agenda.

4.
- Consideration and ACTION on the following Consent Agenda Items:
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- a.
- Approval of the Minutes of the Regular Board Meeting of August 19, 2026.
- 43
- b.
- Approval to authorize payments over \$25,000.
- 52

	Vendor	Purpose	Amount	
1.	Jet Web Communications, LLC	Purchase and upgrade to Microsoft 365 licensing from commercial cloud E3 to government community cloud G3 licensing	\$53,652.00	53
2.	Russell Marine, LLC	Cargo Dock 3 – Phase I and III Demolition and Construction project	\$955,343.75	54

ACTION ITEMS

5.
- Consideration and ACTION on rescheduling the Regular Board Meeting of September 16, 2026. (WD)
- 61
6.
- Consideration and ACTION to vote on a Resolution to adopt a 2026 Property Tax Rate for the Brownsville Navigation District at a rate not to exceed \$0.025589 per \$100 valuation. (ZY)
- 62
7.
- Consideration and ACTION on Assignments, Negotiations, Easements, Subleases, and Contracts in General: (JV)
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1.	Tex-US Substation Services (Authority to Negotiate)	65
2.	Ultracem Cement, LLC. (Authority to Negotiate)	68
3.	Your Prime Services DBA Prime Power Services (Authority to Negotiate)	71
4.	B&L Freight Services, LLC (Lease Amendment)	74
5.	Espinoza Manufacturing Solutions, LLC. (Consent to Assignment of Lease and Renewal of Lease)	77
6.	Synergia Energy Park LLC (Option to Lease)	81

8. Consideration and ACTION to accept FY 2027 Public Safety Office Grant award. 85
(MR)
9. Consideration and ACTION to declare the 2,400 sq. ft. structure located at 500 Yard 88
Road as surplus to the District's needs and to authorize its disposition. (MM)
10. Consideration and ACTION to approve Position and Pay Grade Revisions to the 102
BND Pay Matrix. (YG)

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BIDS/AGREEMENTS/PURCHASES

11. Consideration and ACTION on selection of a consultant to provide professional State 103
governmental relations and legislative advocacy services. (WD)
12. Consideration and ACTION to authorize Port Director and CEO to execute an 104
amendment to the Master Agreement for Professional Services with HDR
Engineering, Inc. for professional engineering and related services. (MM)

EXECUTIVE SESSION

13. 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. Discussion with attorneys regarding pending or contemplated litigation
relating to BRG Railroad (§ 551.071)
 2. Discussion with attorneys regarding the purchase, lease, or value of real
property, and availability of real estate for District infrastructure (§ 551.071
and 551.072)
14. Possible ACTION on matters or items discussed in Executive Session.
 1. Action, if any, pertaining to Item 13(1).
 2. Action, if any, pertaining to Item 13(2), including possible action to set
aside real property for purposes of District infrastructure.
15. Adjournment.

NOTE: The Board of Commissioners reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551, Title 5 of the *Texas Government Code*.

NOTE: The Brownsville Navigation District does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Director of Human Resources by Monday, no later than 5:00 P.M., to make proper arrangements.

I certify that a copy of the September 02, 2026 Agenda of items to be considered by the Brownsville Navigation District Commission was posted on the Bulletin Area at the BND Building on August 27, 2026. I further certify that the Agenda was posted on the BND's website and can be downloaded by accessing.



**William Dietrich, Port Director & CEO
Brownsville Navigation District**