

**Minutes of the Port Isabel-San Benito Navigation District
January 30, 2026
Regular Meeting**

A Regular meeting of the Port Isabel-San Benito Navigation District was held on Friday, January 30, 2026, at 5:40 P.M., at the Port Isabel-San Benito Navigation District (PISBND) Office, located at 250 Industrial Drive, Port Isabel, Texas 78578.

1. Call to Order

The regular meeting of the Port Isabel-San Benito Navigation District Board of Commissioners was called to order by Chairman Joe Martinez at 5:40 P.M.

2. Roll Call

Commissioners Present were:
Joe Martinez, Chairman
Duvie Woods, Secretary,
Jose Morales, Commissioner

Staff & Legal Counsel:

Victor Barrera, Port Director,
Julia Barrera, Administrative Assistant,
Jose Caso, Caso Law Firm

Others in Attendance were:

Deborah A. Morales, San Benito Commissioner, Abid Islas, Juan Salinas and Roberto Lopez with Roberto Lopez, CPA, Michael Karg, Laguna Madre Yacht Club, Juan E. Rivera, PISBND District, Jim Enholm, Sea Ranch, Jacqi Hill, Port Isabel-South Padre Press, Salomon Torres, Soluciones, Noe Cantu, Laguna Madre Water District

3. Public Comments.

Mark Nering, Representative/Commodore of the Laguna Madre Yacht Club, addressed the Board in reference to Item 18(e).

4. Approval of Meeting Minutes. The January 8, 2026, Board Meeting minutes were presented.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Woods and Seconded by Commissioner Morales, to approve the minutes of January 8, 2026, Board Meeting. All other Commissioners voted in favor. Motion carried unanimously.

Action Items

5. Discussion and possible action to approve the Port's 2024 Audit, presented by Juan Salinas.

Auditor Roberto Lopez presented the annual audit report, explaining its composition, including the financial statements and the Management's Discussion and Analysis section. Mr. Lopez reviewed the district's financial growth and cash flow, noting a significant increase in revenue, and summarized the overall results of the audit. Mr. Lopez stated an unqualified (clean) opinion, indicating that the financial statements are accurate and fairly presented in accordance with applicable accounting standards.

Chairman Martinez asked for the following motion:

A motion was made by Commissioner Woods and Seconded by Commissioner Morales to approve the 2024 Audit presented by Juan Salinas, all voted in favor. Motion carried unanimously.

6. Discussion and possible action to approve the November and December 2025 Monthly Financial Reports presented by Juan Rivera, CPA.

CPA Juan Rivera presented the November and December 2025 monthly financial reports, noting strong cash and asset positions and positive net income for the year.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to approve the November and December 2026 monthly financial reports. All voted in favor. Motion carried unanimously.

7. Discussion and possible action to approve the 2025, 4th Quarter Investment Report by Juan Rivera, CPA.

CPA Juan Rivera presented the 2025, 4th Quarter Investment report, noting stable balances and interest earnings.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to the 2025 4th Quarter investment Report by Juan Rivera, CPA. All voted in favor. Motion carried unanimously.

8. Discussion and possible action to transfer \$1,500,000.00 from district's operating account and transfer it to the District's Tex Pool account, in compliance with adopted financials policies of the district.

Commissioner Morales requested that the item be tabled until the next meeting to allow Mr. Rivera time to research other financial institutions for a more favorable fixed interest rate before committing to a large transfer.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to Table for the next meeting, all voted in favor. Motion carried unanimously.

9. Discussion and possible action on approval of bills.

Administrative Assistant Julia Barrera presented the bills and noted that the larger charges reflected annual membership renewals, Republic Services for the 30-yard dumpster, and the IBC credit card for employee jackets and new office printers previously approved by the Board. No major maintenance issues were reported, and facilities are operating normally.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Woods and Seconded by Commissioner Morales to approve the bills; all voted in favor. Motion carried unanimously.

10. Discussion and possible action to approve a new security camera system.

Administrative Assistant Julia Barrera presented a proposal for a new security camera system consisting of three additional cameras and a new recording tower to cover the back areas of the port, noting that the current system is at capacity.

Mr. Morales suggested to look into cameras able to capture activity, including the ability to read license plates.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to Table until next meeting, all voted in favor. Motion carried unanimously.

11. Discussion and possible action regarding the district's acquisition of a mobile travel lift.

The Port Director reviewed price quotes for a mobile travel lift while Legal Counsel recommended issuing an RFQ to secure engineering and feasibility work before any purchase, and grant consultant Salomon Torres identified multiple upcoming funding opportunities—including a February grant, and another grant in September for Port

Infrastructure. Commissioner Morales stated there is an MPO Cat 7 call for projects in April, possibly to support the project.

Chairman Martinez called for the following motion:

A motion was made to by Commissioner Morales and Seconded by Commissioner Woods for legal counsel and grant consultant Mr. Salomon Torres to collaborate on identifying and securing funding sources for the mobile travel lift project, all voted in favor. Motion carried unanimously.

12. Discussion and possible action to approve purchase of a truck trailer.

The Port Director, Mr. Barrera, discussed the need for a heavy-duty 20' trailer to safely transport the backhoe and other equipment, noting the importance of adequate axle capacity and tiring rating.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods for the Port Director, Mr. Barrera to go view the trailers and table it for next meeting, all voted in favor. Motion carried unanimously.

13. Discussion and possible action to approve purchase of a GPS system for Port Vehicle(s).

Chairman Martinez called for the following motion:

A motion was made by Commissioner Woods and Seconded by Commissioner Morales to approve purchase of a GPS system for Port Vehicles; all voted in favor. Motion carried unanimously.

14. Discussion and possible action on implementing a security booth to restrict unauthorized access to the port.

Commissioner Morales proposed installing a security booth at the port entrance to reduce vandalism, theft, and liability by controlling after-hours access, suggesting a staffed booth (possibly with multiple shifts but not necessarily 24/7) where personnel would mainly monitor traffic and contact authorities as needed, helping protect tenant property and keep visitors out when Space X launches which is another liability for us.

Mr. Morales asked the Port Director, Mr. Barrera, to look at different access-control options, both manned and unmanned, including what would be required to implement an unmanned system using security passes and related indicators. Also to ask for feedback from tenants.

Commissioner Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to proceed as directed, all voted in favor. Motion carried unanimously.

15. Discussion and possible action to adopt a resolution pertaining to Tex Pool, naming Board Secretary Duvie Woods as Primary Signatory, Port Director Victor Barrera as Secondary Signature, and Administrative Assistant Julia Barrera as Authorized Representative.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Chairman Martinez to adopt the resolution; all voted in favor with Commissioner Woods abstaining from voting. Motion carried unanimously.

16. Discussion and possible action to create a Port Scholarship program.

Commissioner Morales stated in the past the Port awarded scholarships when I first came on the Board and I was proud to be part of it. The students are our future, and we need to invest and be part of shaping that future.

The Board discussed and were in agreement for a scholarship program authorizing five \$1,000 scholarships for each of four school districts in the Port District, with applications to be submitted to the Port's main office, recipients selected by the Board, and awards issued before graduation in coordination with each school's scholarship ceremony for the Commissioners to attend.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to approve five (5) scholarships, \$1,000 each, for the four school districts in our district, all voted in favor. Motion carried unanimously.

17. Discussion and possible action to purchase a trash/water pump.

The Port Director discussed the need for a trash water pump and presented a 3-inch hose, but the Commissioners expressed concern about the size and brand. Commissioners asked the Port Director to look into the hose being 4 to 5 inches and a trustworthy brand.

Commissioner Martinez called for the following :

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to table the item for the next meeting to provide three quotes, all voted in favor. Motion carried unanimously.

Executive Session

Closed session pursuant to Texas Gov't Code Sections 551.071 (Consultation with Attorney); 551.072 (Property Deliberation); 551.087 (Economic Development Negotiations); and 551.074 (Personnel Matters) related to:

- 18a. Personnel matters (Tex. Gov't Code 551.074)- Port Director, Victor Barrera
- 18b. Real Property (Tex. Gov't Code Sections 551.072)- Port Leases.
- 18c. Real Property (Tex. Gov't Code Sections 551.072)- PILOT
- 18d. Real Property (Tex. Gov't Code Sections 551.072)- Laguna Madre Water District
- 18e. Real Property (Tex. Gov't Code Sections 551.072)- Laguna Madre Yacht Club
- 18f. Consultation with Attorney (Tex. Gov't Code 551.071)- Legal Guidance on Proposed Resolution Concerning Trespassing and Unauthorized Access to Port Property.
- 18g. Consultation with Attorney Pursuant to Texas Government Code Section 551.071 Regarding Cameron County Lawsuit, Cause No. 2025-DCL-06938-H.

The Commissioners entered Executive Session at 7:11 P.M, In accordance with the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to enter Executive Session at 7:11 P.M. All voted in favor. Motion carried unanimously.

Return to Open Session

Consideration and ACTION, if any, including and limited to the adoption of board resolutions related to items discussed in executive session(s):

- 18a. Personnel matters (Tex. Gov't Code 551.074)- Port Director, Victor Barrera
- 18b. Real Property (Tex. Gov't Code Sections 551.072)- Port Leases.
- 18c. Real Property (Tex. Gov't Code Sections 551.072)- PILOT
- 18d. Real Property (Tex. Gov't Code Sections 551.072)- Laguna Madre Water District
- 18e. Real Property (Tex. Gov't Code Sections 551.072)- Laguna Madre Yacht Club
- 18f. Consultation with Attorney (Tex. Gov't Code 551.071)- Legal Guidance on Proposed Resolution Concerning Trespassing and Unauthorized Access to Port Property.
- 18g. Consultation with Attorney Pursuant to Texas Government Code Section 551.071 Regarding Cameron County Lawsuit, Cause No. 2025-DCL-06938-H.

Motion to return into Open Session made by Commissioner Morales and Seconded by Commissioner Woods. All voted in favor and the Board returned into open session at 9:06 P.M.

Mr. Caso asked if he could have a motion for items 18a-18g to Proceed as Directed in Executive Session.

A motion was made by Commissioner Morales and Seconded by Commissioner Woods Proceed as Directed in Executive Session for items 18a-18g, all voted in favor. Motion carried unanimously.

Report

19. Port Director's Report (Victor Barrera)

The Port Director, Mr. Barrera, reported on ongoing maintenance and cleanup activities, increased dock utilization, equipment procurement efforts, active lease and incident management, and continued strategic and outreach work related to infrastructure, grants, and regional partnerships.

Chairman Martinez called for the following:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to acknowledge the Port Director's report; all voted in favor. Motion carried unanimously.

Next Board Meeting

20. Discussion and possible action to confirm the next Board Meeting on Thursday, February 12, 2026 (subject to change).

All Commissioners agreed to this date and time, but no motion was made.

21. Adjourn.

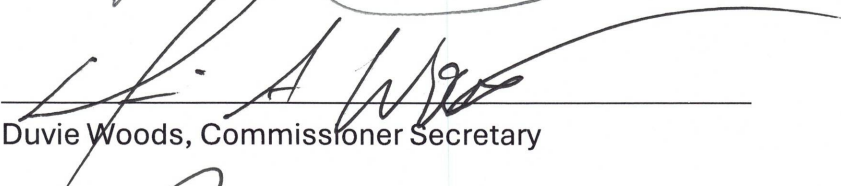
There being no further business to come before the Commissioners, Chairman Martinez called for following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to adjourn at 9:14 PM. All voted in favor. Motion carried unanimously.

Approved on February 12, 2026



Joe Martinez, Commissioner Chairman



Duvie Woods, Commissioner Secretary



Jose L. Morales, Commissioner