

**Minutes of the Port Isabel-San Benito Navigation District
February 26, 2026
Regular Meeting**

A Regular meeting of the Port Isabel-San Benito Navigation District was held on Thursday, February 26, 2026, at 5:30 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 5:30 P.M.

2. Roll Call

All Commissioners stated their name:

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, Counsel appeared telephonically.

Others in Attendance were:

Deborah A. Morales, San Benito Commissioner, J.R & Jacai Hill, Port Isabel SPI Press,

Antonio Reyna, Ferris, Flinn & Medina, Salomon Torres, Soluciones, Joaquin Torres,

Soluciones, Mark Nering, LMYC, Michael Karg, LMYC, Tina Wilton, LMYC, Lillian LMYA, David

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3. Invocation, Pledge of Allegiance to the Unites States Flag, and Pledge to the Texas Flag.

The Pledge of Allegiance led by Chairman Martinez and the Invocation was given by Commissioner Morales.

4. Public Comments.

No Comments from the Public.

5. Approval of Meeting Minutes. February 12, 2026, Board Meeting minutes were presented.

Commissioner Morales noted that the word “All” in “All voted in favor” should be removed since there was one opposed.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods, to approve the minutes of February 12, 2026, with the change, Board Meeting, all voted in favor. Motion carried unanimously.

Action Items

6 Update and discussion on EDA Grant Project for Pilot infrastructure improvements, reviewed by Salomon Torres and Antonio Reyna.

The Board received an update on the EDA grant project for pilot infrastructure improvements by Salomon Torres and Antonio Reyna. Salomon Torres reported that the total grant is approximately \$1.59 million with a 20% local match, that initial administrative expenses have been paid with some additional fees pending, and that engineering costs have begun to accrue, with the first reimbursement request to EDA planned for March.

Antonio Reyna reported that the design/topographic survey and geotechnical study for the laydown area have been completed, that construction plans are about 50% complete with design completion targeted for April, and that the main delay is the dolphin permit, which is being coordinated with the U.S. Army Corps of Engineers and is expected around June, after which the project will proceed to bid.

This item was for discussion only; no action was taken.

7. Update and discussion on Mobile Travel Lift application.

The Board received an update on the Mobile Travel Lift grant application submitted to the U.S. Department of Transportation by the February 24 deadline. Salomon Torres reported that the application seeks funding (estimated at \$200,000–\$400,000) for engineering, site, and operational studies for a future ~300-ton mobile travel lift at one of two potential sites near the turning basin, and that 11 letters of support from federal, local, and industry stakeholders were submitted with a 12th expected from U.S. Senator Cornyn.

This item was for discussion only; no action was taken.

Following Item 7, the Port Director requested that if the Port Director's Report, Item 11 could be taken out of order to brief the Board on a time-sensitive federal Community Project Funding opportunity announced by the Congressman's office. Salomon Torres noted there is approximately a one-week window to submit a port infrastructure request, and legal counsel advised that no formal Board action could be taken due to the short notice but that the Port Director has authority to submit an application. There was consensus to proceed under the Port Director's authority. This item was for discussion only; no action was taken.

Report

Item #11. Port Director's Report (Victor Barrera)

The Port Director reported that maintenance staff cleared and stabilized the heavily overgrown area behind in South Point Marina behind the Yacht Club with riprap and fill to address erosion; that repairs and maintenance are underway on the LAMEC building garage door and the older forklift; and that staff are completing OSHA certifications and cross-training on key equipment (including forklifts, telehandlers, and backhoes). He updated the Board on increased concrete deliveries and associated heavy truck traffic using the new road, as well as interest from marine construction and oil service companies in potential future projects at the port.

Commissioner Morales wanted it on record, within the next week, the Port Director must make personal contact with all leaseholders, walk the properties with them, clearly explain the approaching compliance deadline and what each tenant must do to meet it, and that legal counsel will be sending a letter outlining these requirements and timelines. He emphasized that this personal outreach and written notice are needed so every tenant has an equal opportunity to comply, and no one can claim they were caught by surprise.

This item was for discussion only; no action was taken.

8. Discussion and possible action on approval of bills.

Julia Barrera, Administrative Assistant, reported to the Board on the monthly bills, including forklift repair, routine operational and office expenses, garage-related costs, and a \$9,000 invoice for consultant services on the mobile travel lift grant, all reported to be within budget.

Chairman asked 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.

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:

- 9a. Real Property (Tex. Gov't Code Sections 551.072)- Texas Pack Lease Agreement.
- 9b. Real Property (Tex. Gov't Code Sections 551.072)- Update on Laguna Madre Yacht Club.
- 9c. Real Property (Tex. Gov't Code Sections 551.072)- Discussion of lease and real property matters.

The Commissioners entered Executive Session at 6:19 P.M, In accordance with the following motion:

A motion was made by Commissioner Woods and Seconded by Commissioner Morales to enter Executive Session at 6:19 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):

- 10a. Real Property (Tex. Gov't Code Sections 551.072)- Texas Pack Lease Agreement.
- 10b. Real Property (Tex. Gov't Code Sections 551.072)- Update on Laguna Madre Yacht Club
- 10c. Real Property (Tex. Gov't Code Sections 551.072)- Discussion of lease and real property matters.

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 6:56 P.M.

Mr. Caso asked if he could have a motion for items 10a, 10b, 10c to Proceed as Directed in Executive Session.

The motion was made by Commissioner Morales and Seconded by Commissioner Woods Proceed as Directed in Executive Session; all voted in favor. Motion carried unanimously.

Next Board Meeting

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

Chairman asked for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to schedule the next board meeting on March 12, 2026, at 5:30 PM. All voted in favor. Motion carried unanimously.

21. Adjourn.

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

A motion was made by Commissioner Woods and Seconded by Commissioner Morales to adjourn at 6:57 PM. All voted in favor. Motion carried unanimously.

Approved on March 12, 2026



Joe Martinez, Commissioner Chairman



Duvie Woods, Commissioner Secretary



Jose L. Morales, Commissioner