

**Minutes of the Port Isabel-San Benito Navigation District  
March 12, 2026  
Regular Meeting**

**A Regular meeting of the Port Isabel-San Benito Navigation District was held on Thursday, March 12, 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, Orlando Ochoa, Orlando Ochoa Jr., Lillian Renner, Pat Soddy, Mike Karg, LMYC, Luis R. Galindo, LMYC, Mark Nering, LMYC, Marc Asburg, Scott Brown, Pilot, Sherri Brown, Pilot, Daniel Bryant

**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.**

Daniel Bryant, Tenant, addressed the Board regarding concerns about lease enforcement and requested clarification of his obligations.

No Action.

**5. Approval of Meeting Minutes. February 26, 2026, Board Meeting minutes were presented.**

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 26, 2026. All voted in favor; motion carried unanimously.

**Action Items**

**6. Discussion and possible action on February 2026 Monthly Financial Report presented by Julia Barrera, Administrative Assistant.**

The Administrative Assistant, Julia Barrera, presented the February 2026 financial report, reflecting total income of approximately \$117,478 and net income of approximately \$23,075. Commissioner Morales inquired about Expense 6200 (Equipment Maintenance) in the amount of \$42,544, which was clarified as the purchase of a teller handler forklift. Commissioner Morales also inquired about Expense 6190 (Engineering) in the amount of \$11,500 and requested clarification regarding the line item, as well as a review of monthly bank service charges.

Chairman asked for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to approve the February 2026 Monthly Financial Report as presented, with verify engineering charges and review bank service charges. All voted in favor; motion carried unanimously.

Ms. Barrera stated she would verify the information during Executive Session and report back to the Board in Open Session.

**7. Discussion and possible action on approval of Bills.**

Administrative Assistant Julia Barrera presented the list of bills for the period from February 26, 2026, through March 12, 2026, noting no major new expenses other than pending garage repair (for which payment will be held until completion) and a \$9,000 final payment to Salomon Torres related to the Mobile Travel Lift Build grant application.

Chairman asked for the following motion:

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

**8. Discussion with tenant Orlando Ochoa regarding compliance with the lease agreement.**

Tenant Orlando Ochoa explained that the materials and equipment at his dock space, which some consider “trash,” are actually valuable engines and parts used in his shrimping operations, and he expressed frustration with repeated requests to move or remove items despite paying his rent and using them for his business.

Orlando Ochoa, Jr., addressed the Board on behalf of Mr. Ochoa. A Commissioner requested that his name be stated for the record. Orlando Ochoa, Jr., spoke about the high cost and limited availability of boat parts and fuel, the financial difficulty of remaining in business, and a sense of being pushed out due to ongoing requests to remove materials they rely on for repairs and operations.

Commissioner Morales, acknowledged the tenants’ concerns, stated the Board is not attempting to displace them, and emphasized addressing safety and lease compliance while providing assistance. An apology was expressed for any perceived harassment, and the matter will be discussed further in executive session to consider potential solutions.

Commissioner Woods acknowledged the challenges of the shrimping business, expressed understanding of the tenants’ concerns, apologized for any perceived harassment, and recommended discussing the matter in executive session to consider a fair solution.

Chairman Martinez filed the required conflict of interest affidavit prior to the meeting and abstained from voting or deliberating on the following matters(s) in accordance with Chapter 171 of the Texas Local Government Code. He did not leave the room.

No Action.

**9. Discussion and possible action regarding approval of reimbursement in the amount of \$16.24 for Commissioner Morales.**

It was noted for the record that Commissioner Morales would abstain from voting on this item.

Chairman Martinez asked for the following motion:

A motion was made by Commissioner Woods and Seconded by Chairman Martinez to approve the reimbursement of \$16.24 for a cell phone charger for Commissioner Morales. Two (2) voted in favor, Commissioner Morales abstained from voting. Motion passed.

**10. Discussion and possible action regarding PILOT presenting a plan for additional warehouse space.**

Scott Brown, Pilot presented a plan and engineering design for a new warehouse with a concrete perimeter foundation and limestone surface to store equipment and customer materials, commissioners asked questions about its construction, use, and wind-load compliance, and the Board took no final action in open session, opting to discuss it further in executive session.

No Action.

**11. Discussion and possible action to approve \$719.85 to be refunded back to Texas Department of Transportation (TXDOT).**

Administrative Assistant Julia Barrera explained that TxDOT had inadvertently included interest in a 2024 grant payment and was requesting a refund of that interest; she noted that one interest amount was originally listed as \$719.85 and the other as \$11.85, totaling \$731.70.

Legal Counsel Legal Counsel, Mr. Caso, stated for the record that the Board could entertain a motion to approve the refund, subject to the slight change from the originally listed \$719.85 to the corrected amount of \$731.70.

Chairman Martinez asked for the following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to approve the refund to the Texas Department of Transportation (TXDOT) in the amount of \$731.70. 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:

- 12a. Real Property (Tex. Gov't Code Sections 551.072)- Orlando Ochoa
- 12b. Real Property (Tex. Gov't Code Sections 551.072)- Laguna Madre Yacht Club.
- 12c. Real Property (Tex. Gov't Code Sections 551.072)- South Point Marina repairs.
- 12d. Real Property (Tex. Gov't Code Sections 551.072)- Pilot, Scot Brown.
- 12e. Real Property (Tex. Gov't Code Sections 551.072)- Discussion of lease and real property matters.

The Commissioners entered Executive Session at 6:04 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 6:04 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):

- 13a. Real Property (Tex. Gov't Code Sections 551.072)- Orlando Ochoa
- 13b. Real Property (Tex. Gov't Code Sections 551.072)- Laguna Madre Yacht Club.
- 13c. Real Property (Tex. Gov't Code Sections 551.072)- South Point Marina repairs.
- 13d. Real Property (Tex. Gov't Code Sections 551.072)- Pilot, Scot Brown.
- 13e. 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 7:21 P.M.

Legal Counsel, Mr. Caso, asked if he could entertain a motion for the following items:

Legal Counsel, Mr. Caso, stated Chairman Martinez is going to be abstain from voting for 13a.

- 13a. Tenant, Mr. Ochoa, will be given till the end of the year to be moving the heavy equipment and motor things of that nature but he must clean all the other debris waste for the stipulated deadline of the end of March 2026.

A motion was made by Commissioner Morales and Seconded by Commissioner Woods, to approve the motion requested by Legal Counsel, Mr. Caso, for 13a. Two (2) Commissioners voted in favor; Chairman Martinez abstained from voting. Motion passed.

- 13b. Yacht Club, Legal Counsel, Mr. Caso asked if he could request authorization to issue a resolution authorizing legal counsel to initiate eviction proceeding if the Yacht Club does not provide proof of allowed lease by the deadline of March 19, 2026.

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to approve Legal Counsel, Mr. Caso, 's request for 13b. All voted in favor; motion carried unanimously.

- 13c. South Point Marina Repairs- Legal Counsel, Mr. Caso, asked if he can get a motion to authorize legal counsel to reach out to the legal counsel of South Point Marina to request an action plan on repairing slash fixing the road, along with a timeline for such repairs, and the request that information be provided within 30 days.

A motion was made by Commissioner Woods and seconded by Commissioner Morales to approve Legal Counsel, Mr. Caso, 's request for 13c. All voted in favor; motion carried unanimously.

13d. Pilot, Scot Brown- Legal Counsel, Mr. Caso, asked if he can get a motion granting preliminary approval subject to pilot, obtaining a building permit from Cameron County and submitting a final field set of plans for approval by the board.

Chairman asked for the following motion:

A motion was made by Commissioner Woods and Seconded by Commissioner Morales to approve Legal Counsel, Mr. Caso, 's request for 13d. All voted in favor; motion carried unanimously.

13e. No Action

Clarification on Item 6 – Approval of Bills and February Monthly Report Administrative Assistant, Julia Barrera clarified that the engineering expenses shown in the February profit and loss report are associated with the EDA grant for Pilot. These costs reflect engineering services tied to EDA grant withdrawals and approved bills and are paid from grant funds rather than from the Port's general funds.

## **Report**

### **14. Port Director's Report (Victor Barrera)**

The Port Director reported that tenant frontage areas have been cleaned and organized, with ongoing barge and cement operations, repairs to hydrant and drainage damage, maintenance at the mechanical building, and completion of OSHA safety training by staff. He also updated the Board on U.S. Army Corps of Engineers requirements for boat movements, interest in future dock space from potential tenants, and discussions with the Texas General Land Office about dismantling abandoned vessels at the Port using a dumpster-supported cleanup effort.

Commissioner Morales directed to review the existing Republic Services waste management contract with the district manager to determine whether it includes complimentary dumpsters and to explore renegotiating terms to secure such benefits for the Port.

## **Next Board Meeting**

### **20. Discussion and possible action to confirm the next Board Meeting on Thursday, April 2, 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 April 2, 2026, at 5:30 PM. All voted in favor. Motion carried unanimously.

**21. Adjourn.**

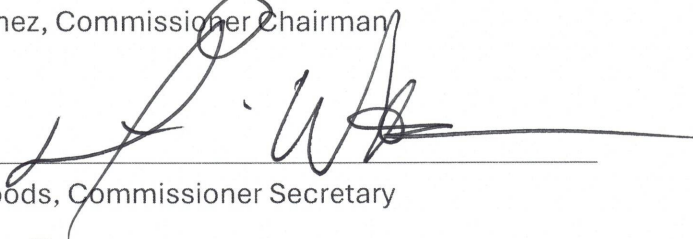
There being no further business to come before the Commissioners, Chairman Martinez called for following motion:

A motion was made by Commissioner Morales and Seconded by Commissioner Woods to adjourn at 7:40 PM. All voted in favor. Motion carried unanimously.

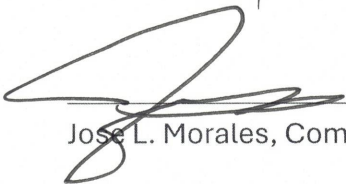
Approved on April 2, 2026



\_\_\_\_\_  
Joe Martinez, Commissioner Chairman



\_\_\_\_\_  
Duvie Woods, Commissioner Secretary



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Jose L. Morales, Commissioner