

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, February 11, 2026 at 9:00 A.M., 400 W. Hidalgo, Ste 200, Raymondville, TX with the following members present:

COMMISSIONERS PRESENT:	ERIC KENNEDY	CHAIRMAN
	STACEY REYES	SECRETARY
	ALBERTO TREVINO	MEMBER
	STEVEN KENDRICK	MEMBER
	ERNESTO CAVAZOS	MEMBER
ALSO PRESENT:	VIRGINIA LOMAS	DIRECTOR OF FINANCE AND HUMAN RESOURCES
	LETTY MARTINEZ	ADMINISTRATIVE & LEASE SPECIALIST
ABSENT:	ALLISON RODRIGUEZ	ATTORNEY
	(not present except by phone for 1 item)	

Eric Kennedy, Chairman called the meeting to order at 9:00 a.m.; upon conclusion of roll call, it was ascertained that a quorum was present.

Item No. 1: REVIEW & CONSIDERATION OF PREVIOUS BOARD MEETING MINUTES: Upon review of the January 07, 2026 Special Session Minutes and January 14, 2026, Regular board meeting minutes, Commissioner Kendrick made the motion to approve the previous board meeting minutes. The motion was seconded by Secretary Reyes and vote carried.

Item No. 2: PUBLIC COMMENT(S): None.

Item No. 3: BORDER AFFAIRS MONTHLY UPDATE: Humberto Garza, Border Affairs addressed the board that messaging and policy-making decisions are ongoing. Progress records are detailed and itemized in Google web links, updated daily and available 24/7.

Item No. 4: PRESENTATION BY THE EAST FOUNDATION AND TEXAS PARKS AND WILDLIFE DEPARTMENT REGARDING THE POSSIBLE LEASE OF WCND-OWNED REAL PROPERTY LOCATED WITHIN BLOCK 1 OF THE PORT MANSFIELD ORIGINAL TOWNSITE: Trey Dyer, East Foundation, introduced the project to build a law enforcement center for Parks and Wildlife in Port Mansfield.

- East Foundation is helping to expedite the process, similar to their project at A&M Kingsville. Proposed a 150 ft by 80 ft building on the property to house assets. The goal is to have the building ready for asset parking by August, even if the interior is not fully furnished.

- Game Warden Martinez, Castaneda and Captain Vella (Texas Parks and Wildlife) discussed the building's use. The new facility will house seven boats, including a 42-foot metal craft for special operations.

- A jet dock system will be installed along the seawall for easy access. The facility will include a classroom for training and education, as well as living quarters. Patrols will be conducted in the Gulf to protect sea turtles and monitor commercial traffic.

- The new facility will allow for youth hunts and educational programs for kids. The bunk house will provide housing for officers during enhanced patrols and natural disasters.

East Foundation already educates around 2,000 students annually about conservation and water safety. They explain the role of game wardens and the importance of conservation law. The facility will be located where the West Sea wall is being constructed.

Item No. 5: CONSIDERATION AND ACTION REGARDING THE FOLLOWING LEASES OF WCND-OWNED REAL PROPERTY LOCATED WITHIN BLOCK 1 OF THE PORT MANSFIELD ORIGINAL TOWNSITE (BOARD CHAIR KENNEDY):

- Ground lease between the WCND and the East Foundation: the ground lease between WCND and East Foundation is for two years, then it would go to WCND and Texas Park Wildlife. A survey was conducted to determine the amount of property needed. The survey cost \$400 - \$500. The lease area is expected to be reduced to 250 ft, based on the bulk heads length of 232 feet. The lease can be approved with the condition that the area being leased is updated. The land will be leased, not given away. Secretary Reyes stated that she is not ready to vote on the lease and would like to seek more information and speak to Allison. Secretary Reyes wants to revisit the strategic plan and notes to east side which is four times bigger than the current side under discussion, she feels the decision is rushed and wants more time to consider it.

Allison stated that the leases can be approved with the condition of updating the lease provided, there are no material changes like adding another party or additional contractual obligations. Allison drafted the lease and their attorneys reviewed it. The lease is \$1.00 per year for the first two years after that, TPNW pays the navigation district the going rate per linear foot on the harbor, similar to what barge consortium would pay (\$24.00 a foot). After discussion, Commissioner Kendrick made the motion to accept the leases as written with the ability to adjust the property's length and footage. The motion was seconded by Commissioner Trevino with changes and vote carried.

Item No. 6: REVIEW AND CONSIDERATION OF BIDS FOR SMALL CRAFT BASIN REPAIRS AND AIRPORT FENCE (ADMINISTRATION AND BOARD CHAIR): Two bids for repairs: \$42,000 and \$47,000.00. Ridge caps are coming loose, valleys are leaking and sheet metal is hanging off. The electrical units need repair which should be addressed to avoid lawsuits. Two bids for the repairs are IBR and 4R Construction LLC. Commissioner Trevino made the motion to accept the bids for repairs for small craft basin and to award IBR for repairs in the

amount of \$42,000.00. The motion was seconded by Commissioner Cavazos and vote carried.

Commissioner Kendrick made the motion for the fence repairs at the airport and to award IBR. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 7: DISCUSSION ON DELINQUENT TAXES ON VARIOUS PORT MANSFIELD PROPERTIES (COMMISSIONER KENDRICK): Delinquent taxes for the navigation district are around \$294,000. Lineberger, a law firm used by the county, is responsible for collecting delinquent taxes. There are options to force payment through lease agreements, requiring tenants to pay property taxes. As discussed, a letter should be sent to those with leases in Port Mansfield, giving them 30 days to pay their ad valorem taxes.

Item No. 8: CHAIRMAN'S REPORT:

- Update on Seawall Project: construction to continue in the first or second week of March, with a focus on completing the west sea wall.

- Update on Dredging Project: dredging project is ongoing with some concerns about lights.

- Deer harvest update: 50 hunters harvested 60 deer. Some kids didn't get deer because the deer are in town, so they are hunting outside of the area. Only one Microplus cattle fever tick was found. Two Amblyoma non-fever ticks were found. Park and Wildlife recommendations to manage the nilgai herd had an impact.

Item No. 9: CONSIDERATION AND ACTION REGARDING THE RESCINDING OF AUTHORIZATION TO SELL CERTAIN WCND-OWNED REAL PROPERTY ENCOMPASSING THE HONEY HICKMAN CLEANING STATION: After discussion of encompassing the Honey Hickman cleaning station, Commissioner Trevino made the motion to move and Honey Hickman cleaning station and provide access. The motion was seconded by Commissioner Kendrick and vote carried.

Item No. 10: CONSIDERATION OF LEGAL AND POLICY MATTERS PERTAINING TO THE AUTHORITY, ROLE, AND PARTICIPATION OF THE PMPUD IN THE SELECTION OF A NEW PORT DIRECTOR: After discussion on the authority, role and participation of the PMPUD in the selection of a new Port Director, Commissioner Trevino made the motion stating that the selection of the port director is the responsibility of the Navigation District board, and the PMPUD is welcome to be present at the interview for questions and comments only, and have no vote. Commissioner Trevino stated that the decision belongs to the elected officials of the commissioners and that the PMPUD has the right to select their own General Manager. The motion was seconded by Secretary Reyes and vote carried.

Item No. 11: REVIEW & CONSIDERATION OF RESIDENTIAL, COMMERCIAL, CANCELLED LEASES AND COLLATERAL TRANSFER OF LEASE (Administrative and Leasing Specialist Martinez): Upon review and discussion of each described and itemized

leases, Commissioner Trevino made the motion to accept and approve the leases as presented. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 12: REVIEW & CONSIDERATION OF CHECKS AND VOUCHERS AND ANY DISCUSSION AND COMMENTS ON MONTHLY BUDGET REPORT (Administrative and Leasing Specialist Martinez and Director of Finance and Human Resources Lomas): After review of the checks and vouchers, Commissioner Trevino made the motion to accept the issued checks and approve the transactions for payment of the Willacy County Navigation District and to accept the transactions January 15, 2026 through February 11, 2026. The motion was seconded by Commissioner Kendrick and vote carried.

Item No. 13: ADJOURN at approximately 10:40 a.m.