

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Wednesday, May 13, 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
	STEVEN KENDRICK	MEMBER
	ERNESTO CAVAZOS	MEMBER

ALSO PRESENT:	ALLISON RODRIGUEZ	ATTORNEY
	LETTY MARTINEZ	ADMINISTRATIVE AND LEASE SPECIALIST
	VIRGINIA LOMAS	DIRECTOR OF FINANCE & HUMAN RESOURCES

ABSENT:	ALBERTO TREVINO	MEMBER
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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 April 08, 2026, regular meeting minutes, April 29, 2026, workshop meeting minutes, Commissioner Cavazos made the motion to approve all the previous board meeting minutes. The motion was seconded by Secretary Reyes and vote carried.

Item No. 2: PUBLIC COMMENT(S):

Melissa Murphy: Transparency|Ms. Murphy had two questions. First, why does the discussion about the WCND's duties and obligations in conveying real property require a closed session? And second, why does the board need to discuss the value of certain reap properties on the west side of the channel behind closed doors? Based on what has already been made public, one can reasonably conclude that the properties in question are Block 5, Lots 32 through 65 for the Port Mansfield Original Town.

Item No. 3: BORDER AFFAIRS MONTHLY UPDATE: Emmit Wells, with Border Affairs stated that the website traffic increased by 17% marking a 3x increase since marketing efforts began. The organic traffic value to the website as of March 2026 was 2,200 bringing the total value to 7,200. The goal is to increase this to 8,200 – 9,200. Website traffic is primarily directed to core business and blogs, with other interests including local business, employment and general port business, lease payments, meeting agendas and real estate.

Item No. 4: CONSIDERATION AND POSSIBLE ACTION TO DESIGNATE OSCAR MONTOYA EXECUTIVE PORT DIRECTOR, AS AN AUTORIZED SIGNATORY AND REPRESENTATIVE TO SIGN, NEGOTIATE, AND ADMINISTER ALL WCND BANK, LOAN AND OTHER FIANCIAL ACCOUNTS AND OTHER MATTERS: Secretary Reyes made the motion to designate Oscar Montoya, Executive Port Director as an authorized signatory and representative to sign, negotiate and administer all WCND bank loan and other financial

accounts related matters. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 5: CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE OSCAR MONTOYA, EXECUTIVE PORT DIRECTOR, TO NEGOTIATE AND EXECUTE AGREEMENTS RELATED TO THE PURCHASE OF ELECTRIC SERVICES AND APPLICABLE RATE TERMS: Commissioner Cavazos made the motion to authorize Oscar Montoya, Executive Port Director to negotiate and execute agreements related to the purchase of electric services and applicable rate terms. The motion was seconded by Secretary Reyes and motion carried.

Item No. 6: CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESTRICTIVE COVENANTS FOR THE NEW PORT SUBDIVISION: This item is postponed.

Item No. 7: CHAIRMAN'S REPORT:

- Update on Sea Wall Project: is progressing well, with a projected completion date in the first part of July, extended from mid-June. TxDOT reports no incidents and payments are on schedule.

- Update on Dredging Project: is complete at the jetties and has moved almost to the Y/Intracoastal. It is expected to be in the arbor within the next month for three to four weeks, extending into the turning basin. Notices will be posted at boat ramps and marinas.

Item No. 8: REVIEW AND CONSIDERATION OF RESIDENTIAL AND COMMERCIAL TRANSFER OF LEASES, BOAT STALL LEASE TRANSFERS AND COLLATERAL TRANSFER OF LEASES: Upon review and discussion of each described and itemized leases, Commissioner Cavazos made the motion to accept and approve the leases as presented. The motion was seconded by Secretary Reyes and vote carried.

Item No. 9: REVIEW AND CONSIDERATION OF CHECKS AND VOUCHERS: After review of checks and vouchers, Secretary Reyes 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 April 09, 2026 through May 13, 2026. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 10: DISCUSSION AND REVIEW OF MONTHLY BUDGET REPORT: No discussion to the monthly budget. The new budget will be reviewed next month's meeting.

Closed Session: approximately 9:31 a.m.

Item No. 11: CLOSED SESSION PURSUANT TO TEX. LOCAL GOV'T CODE SEC. 551.071 FOR LEGAL CONSULTATION REGARDING THE WCND'S DUTIES AND OBLIGATIONS IN CONVEYING REAL PROPERTY.

Item No. 12: CLOSED SESSION PURSUANT TO TEX. LOCAL GOV'T CODE SEC. 551.072 TO DISCUSS THE VALUES OF CERTAIN REAL PROPERTIES LOCATED ON THE WEST SIDE OF THE CHANNEL IN THE PORT MANSFIELD ORIGINAL TOWNSITE.

Reconvene in Open Session: approximately 10:33 a.m.

No action was taken..

Item No. 13: *ADJOURN: at 10:34 a.m.*