

NOTICE OF MEETING

OCTOBER 27, 2020– 12:30 P.M. or upon adjournment of the Meeting of the Board of Directors of TexAmericas Center on said date and location, whichever is the later to occur.

NEW BOSTON, TX
11 CHAPEL LANE, SUITE B
NEW BOSTON, TX 75570

Persons wishing to attend the TAC East Holdings Company No. 1 Board of Directors Meeting by telephone can call 1-866-778-5424 and enter the Participant Code of 5090805. Board meeting agenda and materials can be found at the www.texamericascenter.com website.

The Board of Directors of TAC East Holdings Company No. 1 will meet to conduct business at the above stated date, time and location via conference call.

AGENDA

1. Call to Order.
2. Roll Call of Directors.
3. Consider and Take Action on:
 - A. Approve Minutes from September 22, 2020 Board Meeting.
 - B. **Resolution #20201027-01** TAC East Holdings Company No. 1, A Texas non-profit corporation – **Authorizing the President of TAC East Holdings Company No. 1 to execute a second lease modification and extension to IsoNova Technologies, LLC for production space at building E1 located at 480 Oak Street, Hooks, Texas 75561.**
4. Adjournment.

**TAC EAST HOLDINGS COMPANY NO. 1
A TEXAS NON-PROFIT CORPORATION**

**MEETING MINUTES
SEPTEMBER 22, 2020**

SEPTEMBER 22, 2020– 12:30 P.M. or upon adjournment of the Meeting of the Board of Directors of TexAmericas Center on said date and location, whichever is the later to occur.

NEW BOSTON, TX
11 CHAPEL LANE, SUITE B
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The Board of Directors of TAC East Holdings Company No. 1 met to conduct business at the above stated date, time and location via conference call.

1. The meeting was called to order at 1:15 p.m. by Denis Washington, Chairman of the Board, who certified that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and that a quorum was present.

2. **Directors, Officers and Others in Attendance by roll call were:**

| | | |
|----------------------|--------------|--------------|
| Denis Washington | Ben King | Jimmy Howell |
| William Scott Norton | Wes Jordan | Marla Byrd |
| Eric Voyles | Jeff Whitten | Jim Roberts |

Directors Absent:

Gabe Tarr

3. Considered and Took Action on:
 - A. Approved Minutes from August 25, 2020 Board Meeting. A motion was made by Jimmy Howell and seconded by Ben King. The motion carried unanimously by voice vote.

- B. **Resolution #20200922-01** TAC East Holdings Company No. 1, A Texas non-profit corporation – **Adopting FY2020 revised budget.** A motion was made by Ben King and seconded by Jimmy Howell. The motion carried unanimously by voice vote.
- C. **Resolution #20200922-02** TAC East Holdings Company No. 1, A Texas non-profit corporation – **Adopting FY2021 budget.** A motion was made by Ben King and seconded by Jimmy Howell. The motion carried unanimously by voice vote.
- D. **Resolution #20200922-03** TAC East Holdings Company No. 1, A Texas non-profit corporation – **Authorizing the President of TAC East Holdings Company No. 1. to execute an easement agreement (electrical utilities) on TexAmericas Center –East Campus to SWEPCO.** A motion was made by Ben King and seconded by Jimmy Howell. The motion carried unanimously by voice vote.
- E. **Resolution #20200922-04** TAC East Holdings Company No. 1, A Texas non-profit corporation – **Authorizing the President of TAC East Holdings Company No. 1 to Execute Lease Addendums Incorporating PILOT Payment Provision.** A motion was made by Jimmy Howell and seconded by Ben King. The motion carried unanimously by voice vote.
- F. **Resolution #20200922-05** TAC East Holdings Company No. 1, A Texas non-profit corporation – **Authorizing the President of TAC East Holdings Company No. 1 to execute a second modification of lease to C.J. Tex-Corp, L.L.C. (Successor in Interest to Eagle Cutting & Supply, L.L.C.) to change the legal name of the company and to move the optioned bunkers to the west of Orange street, in Area V.** A motion was made by Ben King and seconded by Jimmy Howell. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Ben King and seconded by Jimmy Howell to adjourn the meeting at 1:20 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of the TAC EAST HOLDINGS COMPANY NO. 1 Board of Directors meeting, September 22, 2020 were read and approved on October 27, 2020.

Ben King, Secretary of the Board

**TAC EAST HOLDINGS COMPANY NO. 1
A TEXAS NON-PROFIT CORPORATION**

RESOLUTION NO. 20201027-01

**RESOLUTION AUTHORIZING THE PRESIDENT OF TAC EAST HOLDINGS COMPANY NO. 1
TO EXECUTE A SECOND LEASE MODIFICATION AND EXTENSION FOR BUILDING E1
LOCATED AT 480 OAK STREET, HOOKS, TX 75561 TO ISONOVA TECHNOLOGIES LLC**

WHEREAS, TAC EAST HOLDINGS COMPANY NO. 1 is a Texas Non-Profit Corporation; and

WHEREAS, IsoNova Technologies, LLC contacted TAC EAST HOLDINGS COMPANY NO. 1 to seek a second lease modification and extension for office space and related facilities at 480 Oak Street, Hooks, TX 75561; and

WHEREAS, the parties have come to the attached terms of agreement for said second lease modification and extension;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TAC EAST HOLDINGS COMPANY NO. 1 that the President of TAC East Holdings Company No. 1 shall be and he is hereby authorized to execute the attached second lease modification and extension; and

BE IT FURTHER RESOLVED, by the Board of Directors of TAC EAST HOLDINGS COMPANY NO. 1 that the Company appreciates the collaborative effort of IsoNova Technologies, LLC to negotiate this second lease modification and extension as well as to continue its business operations, preserve existing jobs and contribute to the tax base in Bowie County, Texas.

PASSED AND APPROVED THIS 27th day of October, 2020.

Denis R. Washington, Chairman of the Board

ATTEST:

Ben King, Secretary of the Board

Attached: Second Lease Modification and Extension