



MINUTES

The Board of Directors of TexAmericas Center met to conduct business at 11 Chapel Lane, Suite B, New Boston, TX 75570 on June 22, 2021.

1. The Directors and public began to assemble at 11:30 a.m. while lunch was served.
2. The Pledge of Allegiance and Reflection were led by Jim Roberts and Scott Norton.
3. Jim Roberts, Chairman of the Board, called the meeting to order at 12:08 p.m., certifying that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and that quorum was present.
4. Jim Roberts, Chairman of the Board, swore in the following New Directors:
Dan Boyles
Jimmy Howell
Denis Washington
Fred Norton
Tim Ketchum
Marc Reiter

Scott Norton presented a plaque to Gabe Tarr, an out-going board member. Mr. Tarr served on the TexAmericas Center Board from 2001 -2021. Scott thanked him for all of his years of service on the board and to the community.

5. **Directors in Attendance were:**

Jim Roberts	Ben King	Justin Powell	Denis Washington
Ron Collins	Marc Reiter	Steve Mayo	Fred Norton
Craig McDuffie	Tim Ketchum	Steven Seals	Jimmy Howell
Dan Boyles			

Directors Absent were:

Fred Meisenheimer Kevin Avery

Staff and Others in Attendance were:

Scott Norton	Marla Byrd	Jeff Whitten	John Sesler
Wes Jordan Jordan Law Firm	Gabe Tarr Visitor		

6. Jim Roberts called for Public Comments for Non-Agenda Items. Comments are limited to five minutes. None noted.

7. Jim Roberts called Public Comments for Agenda Items. Comments are limited to five minutes. None noted.
8. Denis Washington, Chairman of the Nominating Committee, provided a report from to the Board from the May 12, 2021 Nominating Committee Meeting. The recommendation of the Committee for the 2021-2022 Executive Officers are as follows:
 - Chairman – Jim Roberts**
 - Vice Chairman – Ben King**
 - Secretary – Justin Powell**
 - Treasurer – Denis Washington**Jim Roberts called for nominations from the floor. None noted and nominations were closed. A motion was made by Ron Collins and seconded by Steve Mayo to approve the nominations as recommended. The motion carried unanimously by voice vote.
9. Scott Norton briefed the Board regarding the 2021-2022 Committee Selection Form and process. The Board has authorized the Chairman to make the final committee selections and chairmanships as authorized by our By-Laws. A motion was made by Justin Powell and seconded by Denis Washington. The motion carried unanimously by voice vote.
10. Jim Roberts called for reports from the standing Committees of TexAmericas Center. There were no reports. No Committees had met since the last board meeting.
11. A motion was made by Marc Reiter and seconded by Ron Collins to approve the items listed under the Consent Agenda. The motion carried unanimously by voice vote. Those items were:
 - a. Approved Minutes of Board Meeting from May 25, 2021
 - b. Approved Check Book Register and Deposit Summary from May 20, 2021 – June 16, 2021.
12. Scott Norton gave a brief report regarding regional water.
13. Considered and took action upon **Resolution #20210622-01 approving and adopting the Restated Regulations (commonly referred to as By Laws) for the Operations of TexAmericas Center.** A motion was made by Justin Powell and seconded by Marc Reiter. The motion carried unanimously by voice vote.
14. Considered and took action upon **Resolution #20210622-02 authorizing the Executive Director/CEO execute or amend contracts for the purchase of cyber risk liability insurance with Conner and Duffer through Travelers or its affiliates to cover related aspects of TexAmericas Center operations in the amount not to exceed \$2,139.00.** A motion was made by Denis Washington and seconded by Jimmy Howell. The motion carried unanimously by voice vote.
15. Considered and took action upon **Resolution #20210622-03 authorizing the Executive Director/CEO to execute a hunting license agreement for hunting areas number one through nine.** A motion was made by Ben King and seconded by Justin Powell. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution #20210622-04 authorizing the Executive Director/CEO to execute a contract for depository services with Guaranty Bank & Trust.** A motion was made by Jimmy Howell and seconded by Denis Washington. The motion carried unanimously by voice vote.

17. Considered and took action upon **Resolution #20210622-05** authorizing the Executive Director/CEO to execute a change order for **wetlands delineation on TAC-East, TAC-West and TAC-Central Properties with Cardno, Inc.** A motion was made by Ron Collins and seconded by Steve Mayo. The motion carried unanimously by voice vote.

18. Considered and took action to appoint directors for TAC East Holdings Company No.1. The current directors are as follows:

Denis R. Washington

Gabe Tarr

Ben King

Jimmy Howell

William Scott Norton

No other nominations were made from the floor. Jim Roberts called for a motion to accept the current directors. A motion was made by Marc Reiter and seconded by Ron Collins. The motion carried unanimously by voice vote.

19. Staff Reports:

- a. Scott Norton provided the Executive Director/CEO Report
- b. Executive Vice President/CEDO Report – no report.
- c. Jeff Whitten provide the Executive Vice President/COO Report.
- d. John Sesler provide the Vice President of Logistics Report
- e. Vice President of Finance Report – no report.

20. A motion was made by Ben King and seconded by Denis Washington to adjourn to Executive Session at 12:48 p.m. pursuant to the following Sections. The motion carried unanimously by voice vote.

- a. Section 551.071 of the Texas Government Code; Consultation with attorney regarding legal issues relating to pending or contemplated litigation.
- b. Section 551.072 of the Texas Government Code; Deliberation of the purchase, exchange, lease, or value of real property.
- c. Section 551.074 of the Texas Government Code; Personnel Matters.
- d. Section 551.087 of the Texas Government Code; Deliberation regarding Economic Development Negotiations.

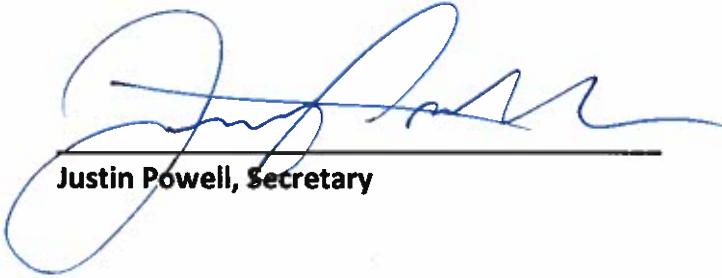
21. A motion was made by Justin Powell and seconded by Ben King to reconvene in Open Session at 1:07 p.m. The motion carried unanimously by voice vote.

22. Considered and took action upon **Resolution #20210622-06** authorizing the Executive Director/CEO to execute a new lease agreement with **Cherokee Nation Aerospace and Defense (CNAD) for office space at 342 Texas Avenue, New Boston, TX 75570, upon the TexAmericas Center Central Campus.** A motion was made by Ben King and seconded by Denis Washington. The motion carried unanimously by voice vote.

23. Considered and took action upon **Resolution #20210622-07** authorizing the Executive Director/CEO to execute a new lease agreement with **MTP Drivetrain Services, LLC for industrial space at 150 and 152 Service Street, New Boston, TX 75570, upon the TexAmericas Center Central Campus.** A motion was made by Ben King and seconded by Justin Powell. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Jimmy Howell and seconded by Denis Washington to adjourn the meeting at 1:09 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of the TexAmericas Center Board of Directors meeting, June 22, 2021 were read and approved on July 27, 2021.

A handwritten signature in blue ink, appearing to read "Justin Powell", is written over a solid black horizontal line. The signature is fluid and cursive.

Justin Powell, Secretary