



MINUTES

The Board of Directors of TexAmericas Center met to conduct business at 11 Chapel Lane, Suite B, New Boston, TX 75570 on August 24, 2021,

1. The Directors and public began to assemble at 11:30 a.m. while lunch was served.
2. The Reflection and Pledge of Allegiance were led by Scott Norton and Jim Roberts.
3. Jim Roberts, Chairman of the Board, called the meeting to order at 12:09 p.m., certifying that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and that a quorum was present.

4. **Directors in Attendance were:**

Jim Roberts	Justin Powell	Denis Washington	Ron Collins
Marc Reiter	Jimmy Howell	Steven Seals	Craig McDuffie
Tim Ketchum	Kevin Avery	Dan Boyles	

Directors Absent were:

Ben King	Steve Mayo	Fred Norton	Fred Meisenheimer
----------	------------	-------------	-------------------

Staff and Others in Attendance were:

Scott Norton	Marla Byrd	John Moran	John Sesler
Kyle Dooley	Judge Bobby Howell		
Riverbend Water Resources	Bowie County Judge		

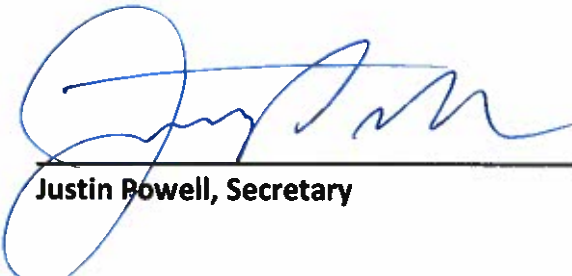
5. Jim Roberts called for Public Comments for Non-Agenda Items. Comments are limited to five minutes. None noted.
6. Jim Roberts called for Public Comments for Agenda Items. Comments are limited to five minutes. None noted.
7. Jim Roberts called for reports from the standing Committees of TexAmericas Center. Committees that met since the last board meeting were:
 - a. Infrastructure/REM
 - b. Environmental
 - c. ExecutiveNo other comments in addition to the minutes provided in the board packet.
8. A motion was made by Marc Reiter and seconded by Denis Washington 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 July 27, 2021
 - b. Approved Check Book Register and Deposit Summary from July 22, 2021 – August 18, 2021.
 - c. Approved Revised Board Calendar July 2021-July 2022.
9. Kyle Dooley, Executive Director/CEO of Riverbend Water Resources District, provided a report regarding regional water.
10. Considered and took action upon **Resolution #20210824-01 approving the Modification, Renewal and Extension of a Real Estate Note and Lien for Guaranty Bank & Trust for financing of the construction of a warehouse building in the principle sum of \$9,000,000.00.** A motion was made by Justin Powell and seconded by Denis Washington. The motion carried unanimously by voice vote.
11. Considered and took action upon **Resolution #20210824-02** authorizing the Executive Director/CEO to execute an easement agreement (electrical utilities) on **TexAmericas Center-East Campus to SWEPCO.** A motion was made Jimmy Howell and seconded by Justin Powell. The motion carried unanimously by voice vote.
12. Scott Norton presented the FY21 Budget Amendments and conducted the FY22 Budget Workshop.
13. Staff Reports:
 - a. Scott Norton provided the Executive Director/CEO Report.
 - b. Scott Norton provided the Executive Vice President/CEDO Report in Eric Voyles' absence.
 - c. Scott Norton provided the Executive Vice President/COO Report in Jeff Whitten's absence.
 - d. John Sesler provided the Vice President of Logistics Report.
 - e. John Moran provided the Vice President of Finance Report.
14. A motion was made by Ron Collins and seconded by Marc Reiter to Adjourn to Executive Session at 12:46 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.
15. A motion was made Marc Reiter and seconded by Denis Washington to reconvene in Open Session at 1:29 p.m. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution #20210824-03 approving the Execution of an Agreement for Purchase and Sale of Assets and Termination of Leases between TexAmericas Center and Lone Star Railcar Storage Company.** A motion was made by Dan Boyles and seconded by Ron Collins. The motion carried unanimously by voice vote.
17. Considered and took action upon **Resolution #20210824-04** authorizing the Executive Director/CEO to execute a new lease agreement **DACA63-5-21-0014 for 333 Panther Creek, New Boston, TX 75570 to The United States of America.** A motion was made by Denis Washington and seconded by Marc Reiter. The motion carried unanimously by voice vote.

18. Considered and took action upon **Resolution #20210824-05 ratifying the execution of a Land Lease and Solar Easement Agreement with Red River Bend Solar, LLC for Property located upon the TAC West Campus.** A motion was made by Marc Reiter and seconded by Justin Powell. The motion carried unanimously by voice vote.
19. Considered and took action upon **Resolution #20210824-06** authorizing the Executive Director/CEO to execute a third modification of lease with Loc Performance, Inc. for 554 and 556 Elm Circle, Hooks, TX 75561, located upon the TAC-East Campus. A motion was made by Ron Collins and seconded by Denis Washington. The motion carried unanimously by voice vote.
20. Considered and took action upon **Resolution #20210824-07** authorizing the Executive Director/CEO to execute a third modification and extension of lease with Matrix Environmental Services for office space at 255 Oak Street, Hooks, TX 75561, located upon the TAC-East Campus. A motion was made by Marc Reiter and seconded by Ron Collins. The motion carried unanimously by voice vote.
21. Considered and took action upon **Resolution #20210824-08** authorizing the Executive Director/CEO to execute a new lease agreement for a multi-commodity transload facility at 695 Oak Street, Hooks, TX 75561, Area BB, to Spring Creek Holdings, LLC DBA Spring Creek Enterprises. A motion was made Justin Powell and seconded by Jimmy Howell. The motion carried unanimously by voice vote.
22. Considered and took action upon **Resolution #20210824-09** authorizing the Executive Director/CEO to execute a new lease agreement with Texas Parks and Wildlife Department for warehouse space at 10 Cherry Street, Hooks, TX 75561, located upon the TAC-East Campus. A motion was made by Justin Powell and seconded by Jimmy Howell. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Marc Reiter and seconded by Ron Collins to adjourn the meeting at 1:32 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of the TexAmericas Center Board of Directors meeting, August 24, 2021 were read and approved on September 28, 2021.



Justin Powell, Secretary