



## MINUTES

The Board of Directors of TexAmericas Center met to conduct business at 11 Chapel Lane, Suite B, New Boston, TX 75570 on October 26, 2021.

1. The Directors and public began to assemble at 11:30 a.m. while lunch was served.
2. The Reflection and the Pledge of Allegiance were led by Scott Norton and Jim Roberts.
3. Jim Roberts, Chairman of the Board, called the meeting to order at 12:08 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	Ben King	Denis Washington
Ron Collins	Jimmy Howell	Steven Seals	Craig McDuffie
Steve Mayo	Kevin Avery	Dan Boyles	

**Directors Absent were:**

Marc Reiter	Tim Ketchum	Fred Norton	Fred Meisenheimer
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**Staff and Others in Attendance were:**

Scott Norton	Marla Byrd	John Moran	John Sesler
Darrell Thompson	Jeff Whitten	Wes Jordan Jordan Law Firm	Judge Bobby Howell Bowie County Judge

Kyle Dooley  
Riverbend Water Resources Water District

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. No committees had met since the last board meeting; therefore, there were no reports.
8. A motion was made by Jimmy Howell 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 September 28, 2021
  - b. Approved Check Book Register and Deposit Summary from September 23, 2021 – October 21, 2021.
9. Kyle Dooley, Executive Director/CEO of Riverbend Water Resources District provided a report regarding regional water.
10. Considered and took action upon **Resolution #20211026-01 approving a Fiscal Year 2022 Timber Budget Modification**. A motion was made by Ben King and seconded by Dan Boyles. The motion carried unanimously by voice vote.
11. Considered and took action upon **Resolution #20211026-02** 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 Ben King. The motion carried unanimously by voice vote.
12. Considered and took action upon **Resolution #20211026-03** authorizing the Executive Director/CEO to amend the **Personnel Policy Manual**. A motion was made Dan Boyles and seconded by Ben King. The motion carried unanimously by voice vote.
13. Staff Reports:
  - a. Scott Norton provided the Executive Director/CEO Report
  - b. In Eric Voyles' absence, Scott Norton provided a brief Executive Vice President/CEDO Report.
  - c. Jeff Whitten provided the Executive Vice President/COO Report.
  - d. John Sesler provided the Vice President of Logistics Report.
  - e. John Moran provided the Vice President of Finance Report.
  - f. Darrell Thompson provided the General Manager of Railroad and Transload Ops Report.
14. A motion was made by Ben King and seconded by Justin Powell to adjourn to Executive Session pursuant to the following Sections at 12:32 p.m. 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 by Ben King and seconded by Dan Boyles to reconvene in Open Session at 1:07 p.m. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution #20211026-04** authorizing the closing of the purchase of assets and termination of leases between **TexAmericas Center and Lone Star Railcar Storage Company**; confirming availability of current funds to fulfill obligations under the agreement for purchase and sale of assets and termination of leases between **TexAmericas Center and Lone Star Railcar Storage Company**; and providing an effective date. A motion was made by Justin Powell and seconded by Ben King. The motion carried unanimously by voice vote.

17. Considered and took action upon **Resolution #20211026-05** authorizing the Executive Director/CEO to execute a new industrial lease agreement with **Cotton Valley 21, LLC** for manufacturing space at **935 Bowie Parkway, Hooks TX 75561**, located upon the **TAC-East Campus**. A motion was made by Justin Powell and seconded by Steve Mayo. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Ben King and seconded by Denis Washington to adjourn the meeting at 1:08 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of the **TexAmericas Center Board of Directors** meeting, **October 26, 2021**, were read and approved on **November 30, 2021**.



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**Justin Powell, Secretary**