

NOTICE OF PUBLIC MEETING



SEPTEMBER 24, 2024

12:00 P.M.

11 CHAPEL LANE, SUITE B

NEW BOSTON, TX 75570

AGENDA

1. Reflection and Pledge of Allegiance.
2. Call to Order.
3. Roll Call of Directors.
4. Public Comment Period for Non-Agenda Items. Comments are limited to five minutes.
5. Public Comment Period for Agenda Items. Comments are limited to five minutes.
6. Hear and discuss reports from the standing Committees of TexAmericas Center. Committees that met since the last board meeting are:
 - a. Executive
 - b. Investment/Finance
7. Consider and take action upon **Resolution #20240924-01 approving the Fiscal Year 2024 3rd Quarter Financials.**
8. Consider and take action upon **Resolution #20240924-02 approving the Fiscal Year 2024 Budget Revisions for TexAmericas Center.**
9. Consider and take action upon **Resolution #20240924-03 approving the Fiscal Year 2025 Budget for TexAmericas Center.**
10. Consent Agenda:
 - a. Approve Minutes of Board Meeting from August 27, 2024.
 - b. Approve Check Book Register and Deposit Summary from August 22, 2024- September 17, 2024.
 - c. Consider and take action upon **Resolution #20240924-04 approving the Fiscal Year 2024 3rd Quarter Scrap and Timber Sales Report.**
 - d. Consider and take action upon **Resolution #20240924-05 approving the Fiscal Year 2024 3rd Quarter Investment Report.**

- e. Consider and take action upon **Resolution #20240924-06 authorizing the Executive/CEO to approve the TexAmericas Center Investment Policy.**
- f. Approve modification to the Annual Leave and Sick Leave policies and Compensation due to the Coronavirus for FY25 (through September 30, 2025).
- g. Consider and take action upon **Resolution #20240924-07 authorizing the Executive Director/CEO to execute a contract with Holliday, Lemons and Cox, P.C. for professional accounting services for FY2025.**
- h. Consider and take action upon **Resolution #20240924-08 authorizing the Executive Director/CEO to execute a contract with the Jordan Law Firm for professional legal services for FY2025.**
- i. Consider and take action upon **Resolution #20240924-09 authorizing the Executive Director/CEO to execute a contract with Garrity and Knisely, PLLC for professional BRAC-related legal services for FY2025.**
- j. Consider and take action upon **Resolution #20240924-10 authorizing the Executive Director/CEO to execute a professional services contract with McWilliams Strategies, LLC for governmental communications services for FY2025.**
- k. Consider and take action upon **Resolution #20240924-11 authorizing the Executive Director/CEO to execute a professional engineering services agreement and various work orders with MTG Engineers and Surveyors for FY2025.**
- l. Consider and take action upon **Resolution #20240924-12 authorizing the Executive Director/CEO to execute a professional engineering services agreement with E TTL Engineers and Consultants for FY2025.**
- m. Consider and take action upon **Resolution #20240924-13 authorizing the Executive Director/CEO to execute a contract and work order with Kingwood Forestry Services, Inc. for certain forestry and hunting management services for FY2025.**
- n. Consider and take action upon **Resolution #20240924-14 authorizing the Executive Director/CEO to execute a Marketing and Consulting Agreement with Copper Hill Inc., for FY2025.**
- o. Consider and take action upon **Resolution #20240924-15 authorizing the Executive Director/CEO to execute a professional services agreement with Stantec Consulting Services, Inc. for wetland delineation services for FY2025.**
- p. Consider and take action upon **Resolution #20240924-16 authorizing the Executive Director/CEO to execute a professional services agreement with EDP Best Practices Services, LLC for Economic Development and Planning Services for FY2025.**
- q. Consider and take action upon **Resolution #20240924-17 authorizing the Executive Director/CEO to execute a professional Services agreement with Chartwell Agency for Economic Development Services for FY2025.**
- r. Consider and take action upon **Resolution #20240924-18 authorizing the Executive Director/CEO to execute a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. for professional engineering services for FY2025.**
- s. Consider and take action upon **Resolution #20240924-19 authorizing the Executive Director/CEO to execute a Professional Services Agreement with Westwood Professional Services for professional engineering services for FY2025.**
- t. Consider and take action upon **Resolution #20240924-20 authorizing the Executive Director/CEO to execute a Professional Services Agreement with Halff Associates, Inc. for professional engineering services for FY2025.**
- u. Consider and take action upon **Resolution #20240924-21 authorizing the Executive Director/CEO to execute a Professional Services Agreement with Tejas Archaeology for archaeological services for FY2025.**

- v. Consider and take action upon **Resolution #20240924-22** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with Rone Engineering Services, LLC, an RMA Company, for professional engineering services for FY2025.**
 - w. Consider and take action upon **Resolution #20240924-23** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with Select Global, LLC for economic development services for FY2025.**
 - x. Consider and take action upon **Resolution #20240924-24** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with Cromwell Architects Engineers, LLC for architectural and engineering services for FY2025.**
 - y. Consider and take action upon **Resolution #20240924-25** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with DCG Corplan Consulting, LLC for economic development services for FY2025.**
 - z. Consider and take action upon **Resolution #20240924-26** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with TGB Group LLC for engineering services for FY2025.**
 - aa. Consider and take action upon **Resolution #20240924-27** authorizing the Executive Director/CEO to execute a **contract for professional services to Valley View Consulting, L.L.C.**
 - bb. Consider and take action upon **Resolution #20240924-28** authorizing the Executive Director/CEO to execute a **Line of Credit Note to Guaranty Bank & Trust in the amount of \$2,500,000.00.**
11. Report regarding regional water.
12. Consider and take action upon **Resolution #20240924-29** authorizing the Executive Director/CEO to amend the **Personnel Policy Manual.**
13. Consider and take action upon **Resolution #20240924-30** ratifying the execution of a task order to the contract with **Matrix Environmental Services, LLC.**
14. Staff Reports:
- a. Executive Director/CEO Report
*Annual Report
 - b. Executive Vice President/CEDO Report
 - c. Executive Vice President/COO Report
 - d. Vice President of Logistics Report
 - e. Vice President of Finance Report
 - f. General Manager of Railroad and Transload Ops Report
15. Adjourn to Executive Session pursuant to the following Sections:
- 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.
16. Reconvene in Open Session.

17. Consider and take action upon **Resolution #20240924-31 ratifying the execution of a lease agreement for 245 Ammo Drive, New Boston, TX 75570 to Cherokee Nation Armored Solutions.**
18. Consider and take action upon **Resolution #20240924-32 authorizing the Executive Director/CEO to pursue and implement all incentives available for current and future TexAmericas Center Tenants.**
19. Consider and take action upon **Resolution #20240924-33 authorizing the Executive Director/CEO to execute a new lease agreement for 11 Chapel Lane, Suite A, New Boston, TX to Expal USA, Inc.**
20. Consider and take action upon **Resolution #20240924-34 approving TAC East Holdings Company No. 1 Seller Financing the Acquisition by EnviroSafe Demil, LLC of Approximately 130 Acres; Authorizing Executive Director to Execute Any and All Documents Necessary; and Declaring an Effective Date.**
21. Consider and take action upon **Resolution #20240924-35 authorizing the Chairman of the Board to negotiate and execute Amendment Ten to the Management and Personal Services Contract with William Scott Norton to serve as Executive Director/CEO.**
22. Adjournment.