



## MINUTES

The Board of Directors of TexAmericas Center met to conduct business at 11 Chapel Lane, Suite B, New Boston, TX 75570, on April 22, 2025.

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 12:04 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	Ben King	Justin Powell	Ron Collins
Jimmy Howell	Craig McDuffie	Marc Reiter	Robert Irwin
Kevin Avery			

**Directors Absent were:**

Tim Ketchum	Dan Boyles	Steven Seals	Denis Washington
Robbin Bass	Fred Meisenheimer		

**Staff and Others in Attendance were:**

Scott Norton	Marla Byrd	Jeff Whitten	Eric Voyles
John Sesler	Andrew Hill	Holly Sleek	Wes Jordan Jordan Law Firm
Kyle Dooley Riverbend Water Resources	Cody Tilley Thomas & Thomas, PLLC	Maddie Warren Thomas & Thomas, PLLC	Gabe Tarr Visitor

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. Those meetings were:
  - a. Environmental
  - b. Investment/Finance

No additional comments in addition to the minutes provided.

8. A motion was made by Ben King and seconded by Marc Reiter 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 March 25, 2025.
  - b. Approved Check Book Register and Deposit Summary from March 20, 2025 – April 15, 2025.
9. Kyle Dooley, Executive Director/CEO of Riverbend Water Resource District, provided a report regarding regional water.
10. Considered and took action upon **Resolution #20250422-01 accepting the Fiscal Year 2024 Auditor's Report**. Cody Tilley with Thomas & Thomas, PLLC presented the FY2024 Auditor's Report. A motion was made by Justin Powell and seconded by Kevin Avery. The motion carried unanimously by voice vote.
11. Considered and took action upon **Resolution #20250422-02** authorizing the Executive Director/CEO to **procure a skid steer and attachments at a value not to exceed \$200,000.00**. A motion was made by Jimmy Howell and seconded by Justin Powell. The motion carried unanimously by voice vote.
12. Considered and took action upon **Resolution #20250422-03** authorizing the Executive Director/CEO to **execute a license agreement with Justin Scoggins for use of the Baseball/Softball field near the old Main Gate to the former Lone Star Army Ammunition Plant**. A motion was made by Ben King and seconded by Ron Collins. The motion carried unanimously by voice vote.
13. Staff Reports:
  - a. Scott Norton provided the Executive Director/CEO Report.
  - b. Eric Voyles provided the Executive Vice President/CEDO Report.
  - c. Jeff Whitten provided the Executive Vice President/COO Report.
  - d. Andrew Hill provided the Vice President of Finance Report.
  - e. John Sesler provided the Executive Vice President of Logistics & Rail Operations Report.
14. A motion was made by Kevin Avery and seconded by Jimmy Howell to adjourn to Executive Session at 12:42 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 by Ron Collins and seconded by Ben King at 1:16 p.m. to reconvene in Open Session. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution 20250422-04 authorizing execution of a lease with option to purchase with Diamond Entertainment Group, LLC for approximately 650 acres located upon the TAC West Campus; authorizing the Executive Director to execute any and all documents necessary; and declaring an effective date**. A motion was made by Marc Reiter and seconded by Ron Collins. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Ben King and seconded by Marc Reiter to adjourn the meeting at 1:17 p.m. The motion carried unanimously by voice vote.

**The above and foregoing minutes of the TexAmericas Center Board of Directors Meeting, April 22, 2025, were read and approved on May 27, 2025.**

  
Justin Powell, Secretary