



MINUTES

The Board of Directors of TexAmericas Center met to discuss business at 11 Chapel Lane, Suite B, New Boston, TX 75570, on August 26, 2025.

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 12:10 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	Denis Washington
Fred Meisenheimer	Ron Collins	Marc Reiter	Kevin Avery
Jimmy Howell	Dan Boyles	Steven Seals	Craig McDuffie
Robert Irwin			

Directors Absent were:

Robbin Bass	Clay Parker
-------------	-------------

Staff and Others in Attendance were:

Scott Norton	Marla Byrd	Jeff Whitten	John Sesler
Eric Voyles	Holly Sleek	Wes Jordan Jordan Law Firm	Lee Elliott New Boston SIDC

5. Jim Roberts called for Public Comments for Non-Agenda Items. Comments are limited to five minutes. Lee Elliott, ED for New Boston, SIDC presented an informational brief to the board regarding The Moving Wall Vietnam Veterans Memorial Wall Replica coming to downtown New Boston, TX September 4 – 8, 2025.
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 in the packet.

8. A motion was made by Marc Reiter and seconded by Fred Meisenheimer 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 June 24, 2025.
 - b. Approved Check Book Register and Deposit Summary from June 18, 2025 – August 20, 2025.
 - c. Approved Revised CY 25-26 Board Calendar
9. In Kyle Dooley's absence, there was no report regarding regional water.
10. Scott Norton led a FY25 Budget Amendments & FY26 Budget Workshop.
11. Considered and took action upon **Resolution #20250826-01 ratifying the execution of separate hunting license agreement for hunting area 5**. A motion was made by Craig McDuffie and seconded by Kevin Avery. The motion carried unanimously by voice vote.
12. Consider and take action upon **Resolution #20250826-02 authorizing the Executive Director/CEO to execute an easement agreement (electrical utilities) upon TexAmericas Center East Campus to SWEPCO**. A motion was made by Fred Meisenheimer and seconded by Dan Boyles. 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. There was no Vice President of Finance Report.
 - e. John Sesler provided the Executive Vice President of Logistics & Rail Operations Report.
14. A motion was made by Ron Collins and seconded by Denis Washington 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 by Fred Meisenheimer and seconded by Marc Reiter to reconvene in Open Session at 1:07 p.m. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution #20250826-03 ratifying the execution of a modification to a lease agreement to reduce the number of optioned bunkers on the TAC West Campus for Expal USA, Inc**. A motion was made by Dan Boyles and seconded by Marc Reiter. The motion carried unanimously by voice vote.
17. Considered and took action upon **Resolution #20250826-04 ratifying the execution of a modification to a bunker/igloo/magazine and storage space lease agreement for a total of 26 bunkers located in Area A, New Boston, TX, upon the TAC West Campus to General Dynamics**

Ordinance and Tactical Systems. A motion was made by Fred Meisenheimer and seconded by Craig McDuffie. The motion carried unanimously by voice vote.


18. Considered and took action upon **Resolution #20250826-05 authorizing the Executive Director/CEO to execute a lease termination agreement with BDS Global, LLC, for property located at 139 Miller Street, New Boston, Bowie County, Texas.** 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 #20250826-06 authorizing the Executive Director/CEO to execute a lease agreement for 139 Miller Street, New Boston, TX to Renew Truck, LLC.** A motion was made by Marc Reiter and seconded by Fred Meisenheimer. The motion carried unanimously by voice vote.

20. Considered and took action upon **Resolution #20250826-07 authorizing the Executive Director/CEO to execute a lease agreement for 10 Cherry Street, Hooks, TX, Area U, upon the TAC East Campus to Graxcell Pharmaceuticals, LLC.** A motion was made by Marc Reiter and seconded by Craig McDuffie. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Marc Reiter and seconded by Fred Meisenheimer 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, August 26, 2025, were read and approved on September 23, 2025.


Justin Powell, Secretary