



## MINUTES

The Board of Directors of TexAmericas Center met to discuss business at 11 Chapel Lane, Suite B, New Boston, TX 75570 on December 2, 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 12:13 p.m., certifying 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	Craig McDuffie	Robert Irwin
Dan Boyles	Jason Haley		

**Directors Absent were:**

Kevin Avery	Robbin Bass	Steven Seals	Fred Meisenheimer
Clay Parker			

**Staff and Others in Attendance were:**

Scott Norton	Marla Byrd	Jeff Whitten	John Sesler
Eric Voyles	Holly Sleek	Wes Jordan	Troy Lemons
		Jordan Law Firm	Holliday, Lemons & Cox, P.C.

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. Executive
  - b. Investment/FinanceNo other comments in addition to the minutes in the packet.

8. A motion was made by Ron Collins and seconded by Dan Boyles 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 November 4, 2025.
  - b. Approved Check Book Register and Deposit Summary from October 27, 2025 – November 14, 2025
  - c. Considered and took action upon **Resolution #20251202-01 approving the Fiscal Year 2025 4<sup>th</sup> Quarter Scrap and Timber Sales Report.**
  - d. Considered and took action upon **Resolution #20251202-02 approving the Fiscal Year 2025 4<sup>th</sup> Quarter Investment Report.**
9. Troy Lemons with Holliday, Lemon & Cox, P.C., presented the FY25 4<sup>th</sup> Quarter Financials. Considered and took action upon **Resolution #20251202-03 approving the Fiscal Year 2025 4<sup>th</sup> Quarter Financials.** A motion was made by Dan Boyles and seconded by Denis Washington. The motion carried unanimously by voice vote.
10. In Kyle Dooley's absence, there was no Report regarding regional water.
11. 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. John Sesler provided the Executive Vice President of Logistics and Rail Operations Report.
  - e. Holly Sleek provided the Vice President of Finance Report.
12. A motion was made by Justin Powell and seconded by Ben King 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.
13. A motion was made by Ben King and seconded by Ron Collins to reconvene in Open Session at 1:08 p.m. The motion carried unanimously by voice vote.
14. Considered and took action upon **Resolution #20251202-04** authorizing the Executive Director/CEO to execute a new lease agreement for office space at **228A Texas Avenue, New Boston, TX 75570 to Riverbend Water Resources District.** A motion was made by Denis Washington and seconded by Craig McDuffie. The motion carried unanimously by voice vote.
15. Considered and took action upon **Resolution #20251202-05** authorizing the Executive Director/CEO to execute a new lease agreement for storage space at **164 Arkansas Avenue, New Boston, TX 75570 to Riverbend Water Resources District.** A motion was made by Justin Powell and seconded by Ron Collins. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution #20251202-06** authorizing the Executive Director/CEO to execute a new lease agreement for storage space at **167 Arkansas Avenue,**

**New Boston, TX 75570 to Riverbend Water Resources District.** A motion was made by Denis Washington and seconded by Craig McDuffie. The motion carried unanimously by voice vote.

17. Considered and took action upon **Resolution #20251202-07** authorizing the Executive Director/CEO to execute a second 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 Denis Washington and seconded by Craig McDuffie. The motion carried unanimously by voice vote.
18. Considered and took action upon **Resolution #20251202-08** authorizing the Executive Director/CEO to execute a second modification to a bunker/igloo/magazine and storage space lease agreement for a total of 38 bunkers located in Area A, New Boston, TX, upon the TAC-West Campus to General Dynamics Ordnance and Tactical Systems. A motion was made by Craig McDuffie and seconded by Dan Boyles. The motion carried unanimously by voice vote.
19. Considered and took action upon **Resolution #20251202-09** authorizing the Executive Director/CEO to execute a lease agreement for 12 Chapel Lane, New Boston, TX to Amentum Holdings, Inc. A motion was made by Craig McDuffie and seconded by Denis Washington. The motion carried unanimously by voice vote.
20. Considered and took action upon **Resolution #20251202-10** authorizing the Executive Director/CEO to execute a lease agreement for 175 Arkansas Avenue, New Boston, TX to Rowe Casa Organics, LLC. A motion was made by Denis Washington and seconded by Craig McDuffie. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Denis Washington and seconded by Dan Boyles to adjourn the meeting at 1:11 p.m. The motion carried unanimously by voice vote.

**The above and foregoing minutes of the TexAmericas Center Board of Directors Meeting, December 2, 2025, were read and approved on January 27, 2026.**



---

**Justin Powell, Secretary**