

NOTICE OF PUBLIC MEETING



NOVEMBER 24, 2020 AT 12:00 P.M.

**11 CHAPEL LANE, SUITE B
NEW BOSTON, TX 75570**

Persons wishing to attend the TexAmericas Center Board of Directors Meeting by telephone can call 1-866-778-5424 and enter the Participant Code of 5090805. Board meeting agenda and materials can be found at the www.texamericascenter.com website.

The Board of Directors of TexAmericas Center will meet to conduct business at the above time and location via conference call.

AGENDA

1. Pledge of Allegiance and Reflection.
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. Infrastructure/REM
 - b. Environmental
 - c. Executive
 - d. Investment/Finance
7. Consent Agenda:
 - a. Approve Minutes of Board Meeting from October 27, 2020
 - b. Approve Check Book Register and Deposit Summary from October 22, 2020 – November 18, 2020.
 - c. Consider and take action upon **Resolution #20201124-01** approving the **Fiscal Year 2020 4th Quarter Scrap and Timber Sales Report.**

- d. Consider and take action upon **Resolution #20201124-02** approving the **Fiscal Year 2020 4th Quarter Investment Report.**
8. Report regarding regional water.
9. Consider and take action upon **Resolution #20201124-03** approving the **Fiscal Year 2020 4th Quarter Financials.**
10. Consider and take action upon **Resolution #20201124-04** authorizing the Executive Director/CEO **to execute a contract for health insurance for employees for 2021.**
11. Consider and take action upon **Resolution #20201124-05** authorizing the Executive Director/CEO **to continue coverage with AMERITAS for employee dental benefits for 2021 and execute any documents if necessary.**
12. Consider and take action upon **Resolution #20201124-06** authorizing the Executive Director/CEO **to continue coverage with Superior Vision for employee vision benefits for 2021 and execute any documents if necessary.**
13. Consider and take action upon **Resolution #2020124-07** authorizing the Executive Director/CEO **to continue coverage with One America for employee life and supplemental benefits for 2021 and execute any documents if necessary.**
14. Consider and take action upon **Resolution #20201124-08** authorizing the Executive Director/CEO **to continue coverage with Colonial Life for employee supplemental benefits for 2021 and execute any documents if necessary.**
15. Consider and take action upon **Resolution #20201124-09** **adopting the 2015 International Building Code as criteria for Building Construction and Remodels upon TexAmericas Center Property.**
16. Consider and take action upon **Resolution #20201124-10** **requesting the Texas Legislature to Amend the Authorization Statue of TexAmericas Center.**
17. Consider and take action upon **Resolution #20201124-11** **authorizing construction to continue on the Spec Building while financing is finalized.**
18. Consider and take action upon **Resolution #20201124-12** **authorizing the Executive Director/CEO to clear the site just west of the Duke West Site for Storm Water Detention Basin.**
19. Consider and take action upon **Resolution #20201124-13** **authorizing the Executive Director/CEO to execute Amendment No. 2 to the license agreement to use designated property upon the TAC-East Campus, Hooks, TX 75561 to CJ Tex-Corp L.L.C.**
20. Staff Reports:
 - a. Executive Director/CEO Report
 - b. Executive Vice President/CEDO Report
 - c. Executive Vice President/COO Report
 - d. Vice President of Logistics Report

21. 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.

22. Reconvene in Open Session.

23. Adjournment.



Infrastructure, Real Estate, Marketing and Business Development

Oversight, review and recommendations relating to all infrastructure needs of the properties of the organization and shall also oversee all real estate marketing activities, facilities master planning and personal property disposal.

MINUTES

107 Chapel Lane, New Boston, TX 75570

November 3, 2020

12:00 P.M.

The Infrastructure, Real Estate, Marketing and Business Development Committee of TexAmericas Center Board of Directors met to conduct business on the date and time listed above via conference call.

Committee Members, Staff and Others in Attendance by roll call were:

Jimmy Howell	Fred Norton	Steve Mayo	Scott Norton
Eric Voyles	Jeff Whitten	John Sesler	Marla Byrd
David Williams			

MTG Engineers

Committee Members Absent by roll call were:

Ron Collins Marc Reiter

1. Jimmy Howell called the meeting to order at 12:03 p.m. Eric Voyles took a moment to introduce John Sesler, Vice President of Logistics to the Committee.
2. Considered and took action to approve the minutes from August 4, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting. A motion was made by Jimmy Howell and seconded by Fred Norton. The motion carried unanimously by voice vote.
3. Eric Voyles provided an update regarding Building Occupancy Rates as follows:
 - a. TAC-East 457,412sf of 973,243sf ~47.00%
 - b. TAC-Central 501,855sf of 601Ksf ~ 83.41%
 - c. TAC-West 14,598sf of 260Ksf ~5.63%
4. Eric Voyles gave an update regarding Available Move-In Ready Buildings as follows:
 - a. TAC-East
 - i. Area U Buildings – Storage Only; No Utilities; 14 buildings, 11,500sf each
 - ii. Area V Bunkers - 22 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - b. TAC-Central
 - i. 135 Miller Street – 15,754sf - Industrial
 - ii. 150 Service – 12,490sf – Industrial

- iii. 154 Service – 19,228sf – Industrial
 - iv. 245 Ammo – 15,850sf – Industrial
 - v. 228 Texas, Suite B & C – 5,637sf - Office
 - vi. 11B Chapel Lane, Suite B – 1,390sf – Office
 - vii. 116 Technology Circle – ~24,000sf – Office
 - viii. 342 Texas – 4,800sf – Office
 - c. TAC-West – Total Square feet available
 - i. Area A Bunkers – Total Square feet available - 144,358sf
 - ii. Area C Bunkers– Total Square feet available – 100,564sf
5. Jeff Whitten gave an update on the Existing Product Improvement Plan as follows:
- a. New Projects
 - i. Area U Infrastructure Planning – No Update
 - ii. Telecommunication Infrastructure
 - 1. Connectivity Study TBD
 - 2. Wireless Back-up System
 - iii. Planning Utility Corridors
 - 1. Crockett Site on South Ellis
 - 2. South Lamar to Area U
 - b. Existing Project Status Update:
 - i. Utility Corridor Oak Street – TAC East
 - 1. Natural Gas to Area A
 - ii. Rehabilitation of 555 Elm Circle (Area D) & C-1 aka 580 Oak Street
 - iii. Retrofit of Area D Buildings
 - 1. Current Construction Projects
 - a. Safe Harbor Punch List Items
 - b. 556 Building finish out – Loc Performance
 - iv. 175 Arkansas – Rowe Casa Organics
 - 1. Landscape work pending
6. Jeff Whitten and Scott Norton provided updates and information regarding the Spec Building as follows:
- a. Review Building and Site Plans
 - b. Overview of Plans for Groundbreaking – Virtual due to Covid
 - c. Financing
 - d. Referrals Welcome
7. Jeff Whitten provided the Property Maintenance Report as follows:
- a. General Mowing & Cleaning
 - b. Building Inventory Assessment
 - c. IsoNova Roof Repairs – Repairs being done by IsoNova
8. Jeff Whitten gave an update on Planning Activity as follows:
- a. Status update: Wetlands – various locations
 - b. Texas A&M Planning Partnership
 - c. EDA CARES Grants - Submitted
 - i. Advanced Manufacturing Technology Center – TC @ TAC Expansion
 - ii. Rail Infrastructure

9. Eric Voyles and Scott Norton provided an update regarding Organizational Development Activity as follows:
 - a. Access to Capital – Future Capital Projects Funding – Scott Norton
 - b. Incentives
 - i. PILOT Modifications to TAC Existing Leases
 - ii. Freeport Tax Exemption - All Jurisdictions
 - iii. Add Leary to All Incentives as Needed
 - c. Marketing Activities
 - i. Website – www.TexAmericasCenter.com
 - ii. Research On Investment – Lead Generation
 - iii. BF LiveXchange
 - iv. Chartwell Agency
 1. Texas Real Estate Business Journal Article
 2. USA Today Article
 3. Global Trade Magazine Article
 4. Inbound Logistics Article
 - d. Regional Economic Development – No report (Rob Sitterly joined Eric at Live Xchange) - Update
 - e. Training & Conferences – No report
 - f. Strategic Doing – No report
10. Jeff Whitten presented information regarding Proposed TAC Ordinances.
 - a. JDW Recommends adopting 2015 International Building Code as criteria for building construction and remodelsA motion was made by Jimmy Howell and seconded by Steve Mayo to adopt the 2015 International Building Code as criteria for building construction and remodels and to recommend to the full board for approval. The motion carried unanimously by voice vote.
11. There was no Executive Session; therefore, the meeting remained in Open Session.
12. Eric Voyles gave a brief update regarding a few ongoing prospect/potential lease activity including:
 - Red Dragon
 - E Phoenix
 - Project Cobra
13. With no other business to discuss, a motion was made by Jimmy Howell and seconded by Steve Mayo to adjourn the meeting at 12:46 p.m. The motion carried unanimously by voice vote.



Environmental Committee Meeting

Oversees Regulatory Compliance, Risk, Hunting and Forestry Management

MINUTES

107 Chapel Lane, New Boston, TX
Wednesday, November 4, 2020

The Environmental Committee of TexAmericas Center Board of Directors met to conduct business on the date and time listed above via conference call.

Committee Members, Staff and Others in Attendance were:

Justin Powell	Jim Roberts	Jimmy Howell	Scott Norton
Jeff Whitten	Marla Byrd		

1. Justin Powell called the meeting to order at 12:38 p.m.
2. Considered and approved the minutes from August 5, 2020 meeting. A motion was made by Jim Roberts and seconded by Jimmy Howell. The motion carried unanimously by voice vote.
3. Scott Norton led a discussion regarding ESCA and other TAC-East remediation efforts. Specifically, the ESCA modification agreement and the land to come off of the RCRA permit.
4. Scott Norton gave an update of the Forestry and Hunting programs
5. In other business as needed, Scott Norton updated the Committee on the Spec Building progress regarding issuing a Mechanic's Lien on the property and assign it to the builder in order to promptly issue the Notice to Proceed and gave an update on proposed Legislative changes for TexAmericas Center regarding 379b Charter.
6. With no other business to discuss, a motion was made by Jimmy Howell and seconded by Jim Roberts to adjourn the meeting at 1:10 p.m. The motion carried unanimously by voice vote.



EXECUTIVE COMMITTEE MEETING MINUTES

**11 CHAPEL LANE, SUITE B
NEW BOSTON, TX 75570**

**NOVEMBER 17, 2020
12:00 P.M.**

The Executive Committee of TexAmericas Center Board of Directors met to conduct business on the date and time listed above.

1. Jim Roberts called the meeting to order at 12:09 p.m.
2. **Directors and Staff in Attendance were:**

Jim Roberts	Ben King	Denis Washington	Gabe Tarr
Wes Jordan	Scott Norton	Marla Byrd	
3. Considered and approved the Minutes from September 15, 2020 Committee Meeting. A motion was made by Denis Washington and seconded by Ben King. The motion carried unanimously by voice vote.
4. Scott Norton led a discussion regarding recommending employee insurance to the Board of Directors. Considered and recommended employee insurance to the Board of Directors. A motion was made by Ben King and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
5. Scott Norton led a discussion regarding insurance policy options.
6. Scott Norton led a discussion regarding the status of the SPEC Building. Considered and took action to recommend to the Board of Directors a resolution authorizing construction to continue on the spec building while financing is finalized. A motion was made by Denis Washington and seconded by Ben King. The motion carried unanimously by voice vote.
7. During the same discussion regarding the status of the spec building, the Committee considered and took action to recommend to the Board of Directors a resolution authorizing the Executive Director to clear the site just west of the Duke West Site for Storm Water Detention Basin. A motion was made by Ben King and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
8. Scott Norton led a discussion on additional incentives needed on the footprint.

9. Scott Norton led a discussion regarding Legislative Request for the 87th Texas Legislative Session. Considered and took action to recommend a resolution to the Board of Directors. A motion was made by Gabe Tarr and seconded by Denis Washington. The motion carried unanimously by voice vote.
10. A motion was made by Denis Washington and seconded by Ben King to adjourn to Executive Session at 1:11 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
 - 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
11. A motion was made by Denis Washington and seconded by Ben King at 1:19 p.m. to reconvene to Open Session. The motion carried unanimously by voice vote.
12. With no other business to discuss, a motion was made by Ben King and seconded by Denis Washington to adjourn the meeting at 1:19 p.m. The motion carried unanimously by voice vote.



Investment & Finance Committee Minutes

Thursday, November 19, 2020

9:00 a.m.

The Investment and Finance Committee of TexAmericas Center Board of Directors met to conduct business via conference call and 107 Chapel Lane, New Boston, TX 75570 on Thursday, November 19, 2020.

Committee Members, Staff and Others in Attendance by roll call were:

Gabe Tarr	Kevin Avery	Denis Washington	Fred Meisenheimer
Scott Norton	Holly Sleek	Marla Byrd	Troy Lemons
			Holliday, Lemons & Cox, P.C.

Dick Long
Valley View Consulting, LLC

Committee Members Absent by roll call:

Ben King

1. Gabe Tarr called the meeting to order at 9:03 a.m.
2. Considered and took action to approve the Minutes from September 17, 2020 Committee Meeting. A motion was made by Gabe Tarr and seconded by Fred Meisenheimer. The motion carried unanimously by voice vote.
3. Troy Lemons with Holliday, Lemons and Cox, P.C. presented the Collateral Report.
4. Troy Lemons with Holliday, Lemons and Cox, P.C. presented the Fiscal Year 2020 4th Quarter Financials. Considered and took action to recommend accepting the Fiscal Year 2020 4th Quarter Financials, noting one change to be made on the Hunting & Timber. The \$72,682 Management Fees will be reallocated to the Forestry budget line and will be presented to the Board at the November 24, 2020 Board Meeting. A motion was made by Fred Meisenheimer and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
5. Dick Long with Valley View Consulting, LLC presented the Fiscal Year 2020 4th Quarter Investment Report. Considered and took action to recommend approval of the Fiscal Year 2020 4th Quarter Investment Report to the Board of Directors. A motion was made by Kevin Avery and seconded by Fred Meisenheimer. The motion carried unanimously by voice vote.

6. Scott Norton presented the Fiscal year 2020 4th Quarter Scrap and Timber Sales Report. Considered and took action to recommend approval of the Fiscal Year 2020 4th Quarter Scrap and Timber Sales Report to the Board of Directors. A motion was made by Denis Washington and seconded by Fred Meisenheimer. The motion carried unanimously by voice vote.
7. In other business, Scott Norton gave a brief update on the status of the spec building progress and the virtual ground breaking.
8. With no other business to discuss, a motion was made by Fred Meisenheimer and seconded by Denis Washington to adjourn the meeting at 9:31 a.m. The motion carried unanimously by voice vote.



MINUTES

The Board of Directors of TexAmericas Center met to conduct business at 11 Chapel Lane, Suite B, New Boston, TX 75570 via conference call on October 27, 2020

1. The Reflection was led by Scott Norton.
2. Ben King, Vice-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.

3. **Directors in Attendance by roll call were:**

Jimmy Howell	Craig McDuffie	Ron Collins	Marc Reiter
Kevin Avery	Steven Seals	Ben King	Justin Powell
Denis Washington	Fred Norton		

Directors Absent by roll call were:

Jim Roberts	Steve Mayo	Tim Ketchum	Gabe Tarr
Fred Meisenheimer			

Staff and Others in Attendance were:

Scott Norton	Marla Byrd	Jeff Whitten	Eric Voyles
John Sesler	Wes Jordan Jordan Law Firm	Kyle Dooley Riverbend Water Resources District	

4. Ben King called for Public Comments for Non-Agenda Items. Comments are limited to five minutes. None noted.
5. Ben King called for Public Comments for Agenda Items. Comments are limited to five minutes. None noted.
6. Ben King called for reports from the standing Committees of TexAmericas Center. None had met since the last board meeting. No reports.
7. A motion was made by Denis Washington and seconded by Jimmy Howell to approve the items listed under the Consent Agenda. Ben King called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice votes. Those items were:
 - a. Approved Minutes of Board Meeting from September 22, 2020

- b. Approved Check Book Register and Deposit Summary from September 17, 2020 – October 21, 2020.
8. Kyle Dooley, Executive Director/CEO of Riverbend Water Resources District, provided a report regarding regional water.
9. Considered and took action upon **Resolution #20201027-01** authorizing the Executive Director/CEO **to open a checking account for Third Party Logistics with Guaranty Bank and Trust**. A motion was made by Denis Washington and seconded by Jimmy Howell. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.
10. Considered and took action upon **Resolution #20201027-02** authorizing the Executive Director/CEO **to amend a Reimbursement Contract for Environmental Services Cooperative Agreement Expenses with the Texas Commission on Environmental Quality**. A motion was made by Jimmy Howell and seconded by Justin Powell. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.
11. Considered and took action upon **Resolution #20201027-03** **authorizing the execution of a task order to the contract with Matrix Environmental Services, LLC**. A motion was made by Jimmy Howell and seconded by Ron Collins. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.
12. Considered and took action upon **Resolution #20201027-04** authorizing the Executive Director/CEO **to execute Supplemental Agreement No. 2 for 333 Panther Creek, New Boston, TX 75570 to the United States of America**. A motion was made by Denis Washington and seconded by Justin Powell. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.
13. Considered and took action upon **Resolution #20201027-05** authorizing **the execution of a Professional Services Agreement with the Ark-Tex Council of Government (ATCOG) regarding administration of an Economic Development Administration Grant for EDA Project No. 08-01-05128**. A motion was made by Jimmy Howell and seconded by Denis Washington. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.
14. Scott Norton led a discussion regarding possible action on modification to the Annual Leave and Sick Leave policies and Compensation due to the Coronavirus. A motion was made by Ron Collins and seconded by Kevin Avery that the Executive Director is hereby given authority to continue to waive the provisions of the current personnel sick/medical and annual leave policies to comply with applicable rules, regulations and statutes that may be promulgated by the federal, state and local governments and to operate the office in compliance with the guidelines issued by the CDC and the federal government through FY 2021 (September 30, 2021). Ben King called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote.
15. Considered and took action upon **Resolution #20201027-06** **authorizing the Execution of the Design-Build Amendment, AIA Document A141-2014 Exhibit "A" to the Agreement between TexAmericas Center and MW Builders, Inc. for the construction of a warehouse building upon TexAmericas Center property- East Campus, and authorizing change orders by the Executive**

Director/CEO of TexAmericas Center. A motion was made by Jimmy Howell and seconded by Denis Washington with the stipulation that the Executive Director shall not issue a Notice to Proceed for construction until such time as Bond Counsel has given its determination clarifying financing and whether or not a lien on the property will be recorded. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.

16. Considered and took action upon **Resolution #20201027-07** authorizing the Executive Director/CEO to execute a new industrial lease agreement on the TAC-Central campus for warehouse and storage space at 133 Miller Street, New Boston, TX 75570 to KBR Wyle Services, LLC. A motion was made by Denis Washington and seconded by Ron Collins. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.
17. Considered and took action upon **Resolution #20201027-08** authorizing the Executive Director/CEO to execute a new lease agreement on the TAC-Central campus for storage space at 228-D Texas Avenue, New Boston, TX 75570 to Bowie County. A motion was made by Jimmy Howell and seconded by Denis Washington. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.
18. Considered and took action upon **Resolution #20201027-09** expressing official intent to reimburse costs of projects. A motion was made by Marc Reiter and seconded by Justin Powell. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.

Marc Reiter left the call at 12:57 p.m.

19. 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 Vice President of Logistics Report.

20. There was no Executive Session; therefore, the meeting remained in Open Session.

With no other business to discuss, a motion was made by Jimmy Howell and seconded by Denis Washington to adjourn the meeting at 1:13 p.m. Ben King called for votes by roll call by each director in attendance. Each director voted yes. The motion carried unanimously by voice vote.

The above and foregoing minutes of the TexAmericas Center Board of Directors meeting, October 27, 2020 were read and approved on November 24, 2020.

Denis Washington, Secretary

**TexAmericas Center
Check Register
October 22, 2020 - November 18, 2020**

Type	Date	Num	Name	Memo	Deposits	Payments
Liability Check	10/22/2020		QuickBooks Payroll Service	Payroll		27,161.70
Bill Pmt -Check	10/22/2020	18235	GCF Business Valuation	Rail Evaluation		4,000.00
Deposit	10/23/2020			Deposit	2,295.82	
Liability Check	10/26/2020	E-pay	United States Treasury	Payroll Liability		8,949.51
Liability Check	10/26/2020	eft	InWest Retirement Solutions	Retirement		6,412.19
Check	10/27/2020	EFT	Wright Express	Fuel		347.19
Bill Pmt -Check	10/30/2020	18236	Boston Hardware & Lumber	Equipment Maintenance		77.07
Bill Pmt -Check	10/30/2020	18237	Bowie County	Insurance		12,929.98
Bill Pmt -Check	10/30/2020	18238	Bowie County Citizens Tribune	Annual Subscription Renewal		35.00
Bill Pmt -Check	10/30/2020	18239	Bumper to Bumper	Equipment Maintenance		60.58
Bill Pmt -Check	10/30/2020	18240	Cardno, Inc.	Wetland Study		318.50
Bill Pmt -Check	10/30/2020	18241	Colonial Life	Insurance		260.72
Bill Pmt -Check	10/30/2020	18242	Commercial Lighting Company	Supplies		1,204.77
Bill Pmt -Check	10/30/2020	18243	Cooper Cleaning Service	Janitorial		1,200.00
Bill Pmt -Check	10/30/2020	18244	Datacast, Inc.	Computer		1,813.10
Bill Pmt -Check	10/30/2020	18245	DVL Seigenthaler	Website Updates		97.50
Bill Pmt -Check	10/30/2020	18246	Federal Express	Shipping		42.15
Bill Pmt -Check	10/30/2020	18247	France Publications, Inc.	Advertising		125.00
Bill Pmt -Check	10/30/2020	18248	OilCo Distributing LLC	Fuel		461.50
Bill Pmt -Check	10/30/2020	18249	Superior Vision of Texas	Insurance		116.65
Bill Pmt -Check	10/30/2020	18250	Thomas & Thomas PLLC	Auditing		5,775.00
Bill Pmt -Check	10/30/2020	18251	Transamerica Employee Benefits	Insurance		337.88
Bill Pmt -Check	10/30/2020	18252	Waste Management	Waste Management		734.50
Liability Check	11/02/2020	eft	Texas Workforce Commission	Payroll Liability		86.66
Liability Check	11/05/2020		QuickBooks Payroll Service	Payroll		26,825.44
Paycheck	11/05/2020	18253	Whitten, Jeffery D	Payroll		3,832.25
Bill Pmt -Check	11/05/2020	18254	AEP SWEPCO	Utilities		1,726.19
Bill Pmt -Check	11/05/2020	18255	American United Life Insurance Company	Insurance		912.46
Bill Pmt -Check	11/05/2020	18256	Arkansas Graphics	Marketing		202.27
Bill Pmt -Check	11/05/2020	18257	Cintas Corp #197	Uniforms		73.88
Bill Pmt -Check	11/05/2020	18258	Eagle Cutting & Supply, LLC	Equipment Maintenance		169.13
Bill Pmt -Check	11/05/2020	18259	France Publications, Inc.	Advertising		150.00
Bill Pmt -Check	11/05/2020	18260	Goff Heating & Air, Inc.	Repair Heater @ 107 Chapel		145.00
Bill Pmt -Check	11/05/2020	18261	Holliday, Lemons & Cox, P.C.	Accounting		6,620.00
Bill Pmt -Check	11/05/2020	18262	McWilliams & Associates	Consulting		3,333.33
Bill Pmt -Check	11/05/2020	18263	Neon Cloud Productions LLC	Advertising		2,905.00
Bill Pmt -Check	11/05/2020	18264	Texarkana Tractor	Equipment Maintenance		301.02
Bill Pmt -Check	11/05/2020	18265	TrueLook, Inc.	Jobsite Camera		7,415.00
Bill Pmt -Check	11/05/2020	18266	Vinson & Elkins, LLP	Legal Services		8,532.50
Bill Pmt -Check	11/05/2020	18267	Riverbend Water Resources District	Utilities		85.00
Deposit	11/05/2020			Deposit	2,991.53	
Transfer	11/05/2020			AP/PAYROLL	200,000.00	
Liability Check	11/06/2020	E-pay	United States Treasury	Payroll Liability		9,654.42
Liability Check	11/06/2020	eft	InWest Retirement Solutions	Retirement		7,035.27
Deposit	11/09/2020			Deposit	2,581.00	
Bill Pmt -Check	11/12/2020	18268	Ameritas	Insurance		665.92
Bill Pmt -Check	11/12/2020	18269	Association of Defense Communities	Dues & Memberships		3,100.00
Bill Pmt -Check	11/12/2020	18270	Cintas Corp #197	Uniforms		149.96
Bill Pmt -Check	11/12/2020	18271	Conterra Networks	Telephone & Internet		1,509.70
Bill Pmt -Check	11/12/2020	18272	CoStar Realty Information, Inc.	Marketing		502.20
Bill Pmt -Check	11/12/2020	18273	Datacast, Inc.	Computer		1,201.00
Bill Pmt -Check	11/12/2020	18274	EDP Best Practices, LLC	Consulting		3,420.00
Bill Pmt -Check	11/12/2020	18275	Federal Express	Shipping		7.50

**TexAmericas Center
Check Register
October 22, 2020 - November 18, 2020**

Bill Pmt -Check	11/12/2020	18276	Firmin's Office City	Supplies	69.99
Bill Pmt -Check	11/12/2020	18277	France Publications, Inc.	Advertising	25.00
Bill Pmt -Check	11/12/2020	18278	Group C Media, Inc	Sponsorship	7,481.25
Bill Pmt -Check	11/12/2020	18279	Hooks Tire Service	Equipment Maintenance	260.00
Bill Pmt -Check	11/12/2020	18280	Julie's Deli	Board Meeting & Committee Meetings	1,895.33
Bill Pmt -Check	11/12/2020	18281	Madison Services, Inc.	Mowing	14,077.20
Bill Pmt -Check	11/12/2020	18282	Mountain Valley of Texarkana, Inc	Supplies	105.00
Bill Pmt -Check	11/12/2020	18283	OilCo Distributing LLC	Fuel	305.41
Bill Pmt -Check	11/12/2020	18284	Texarkana Gazette	Advertising	696.95
Bill Pmt -Check	11/12/2020	18285	Texas Northeastern Railroad	Hooks Entrance RR Maintenance	4,000.00
Bill Pmt -Check	11/12/2020	18286	Valley View Consulting, LLC	Consulting	1,250.00
Bill Pmt -Check	11/12/2020	18287	Verizon	Telephone	380.07
Bill Pmt -Check	11/12/2020	18288	Xerox Corp	Copier	502.65
Deposit	11/13/2020			Deposit	9,628.97
Deposit	11/13/2020			Deposit	1,968.00
Deposit	11/17/2020			Deposit	453.85
Bill Pmt -Check	11/18/2020	18289	316 Landscaping Solutions, Inc.	175 Arkansas Landscape Installation	4,900.00
Bill Pmt -Check	11/18/2020	18290	Airgas USA, LLC	Supplies	41.62
Bill Pmt -Check	11/18/2020	18291	Business Communications Systems, Inc.	Telephone	79.00
Bill Pmt -Check	11/18/2020	18292	Cardno, Inc.	Wetland Study	1,462.75
Bill Pmt -Check	11/18/2020	18293	Cintas Corp #197	Uniforms	110.71
Bill Pmt -Check	11/18/2020	18294	Dodson Overhead Door and Gate, LLC	Building & Infrastructure Repairs	4,530.00
Bill Pmt -Check	11/18/2020	18295	NTCAR	Dues & Memberships	375.00
Bill Pmt -Check	11/18/2020	18296	OilCo Distributing LLC	Fuel	161.50
Bill Pmt -Check	11/18/2020	18297	Randy's Smokehouse BBQ	Environmental Committee Meeting	240.00



RESOLUTION NO. 20201124-01

APPROVAL OF 4TH QUARTER 2020 REPORT ON SCRAP AND TIMBER SALES

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center Board of Directors adopted a Personal Property and Scrap Disposal Policy with an effective date of November 27, 2012 (Resolution #20121127-05) and Forest Management Plan effective May 26, 2020 (Resolution #20200526-05); and

WHEREAS, Paragraph 3.1.5 of the Personal Property and Scrap Disposal Policy requires the Executive Director to provide quarterly reports and an annual report to the Board summarizing salvage sale activity identified in the Policy; and

WHEREAS, the 4th Quarter 2020 Salvage Sales Report has been prepared as directed and is attached.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of TexAmericas Center that the 4th Quarter 2020 Salvage Sales Report is hereby accepted.

PASSED AND APPROVED THIS 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: 4th Qtr. FY20 Scrap and Timber Sales Report

TexAmericas Center
Scrap Timber Sales
 July through September 2020

Timber Sales

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Sales</u>
44020 · Timber Revenue						
	Deposit	09/03/2020	13960		Birch Trail Stand 26 61acres	5,905.08
	Deposit	09/03/2020	13971		Birch Trail Stand 26 61 acres	7,411.60
	Deposit	09/15/2020	13975		Forestry Recovery Management - 61 Acres - Birch Trail	1,794.08
Total 44020 · Timber Revenue						<u>15,110.76</u>
TOTAL						<u>15,110.76</u>

Scrap Sales

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Sales</u>
44010 · Personal Property Sales						
	Invoice	08/26/2020	46157	Lomax, Terence	Asphalt Millings Load	660.00
Total 44010 · Personal Property Sales						<u>660.00</u>
TOTAL						<u>660.00</u>



RESOLUTION NO. 20201124-02

APPROVAL OF 4TH QUARTER INVESTMENT REPORT FOR FISCAL YEAR 2020

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center has adopted an Investment Policy as required by applicable law to manage the funds of TexAmericas Center; and

WHEREAS, the Investment Policy Paragraph III.D.2 requires the Executive Director/CEO or his designee to provide quarterly reports on the Investment Program and Investment Activity at the conclusion of each quarter to both the Investment Committee and the Board of Directors; and

WHEREAS, the Investment Committee has reviewed the report provided by the Executive Director/CEO and recommends acceptance by the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of TexAmericas Center accepts and approves the attached 4th Quarter FY2020 Report on the Investment Program and Investment Activity of TexAmericas Center.

PASSED AND APPROVED THIS 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: FY20 4th Quarter Investment Report



INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

September 30, 2020

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of theTexAmericas Center is in compliance with the Public Funds Investment Act and the Investment Policy.

Executive Director/CEO

Controller

Disclaimer: This report was compiled using information provided by the TexAmericas Center. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields, and do not account for investment adviser fees.

Annual Comparison of Portfolio Performance

FYE Results by Investment Category:

Asset Type	September 30, 2019			September 30, 2020		
	Ave. Yield	Book Value	Market Value	Ave. Yield	Book Value	Market Value
DDA/MMA/NOW	1.90%	\$ 2,872,646	\$ 2,872,646	0.50%	\$ 8,439,995	\$ 8,439,995
CD/Security	2.48%	11,603,687	11,603,687	1.17%	4,024,832	4,024,832
Totals		\$ 14,476,332	\$ 14,476,332		\$ 12,464,826	\$ 12,464,826
Fourth Quarter-End Yield	2.36%			0.72%		

Average Quarter-End Yields (1):

	2019 Fiscal Year	2020 Fiscal Year
TexAmericas	2.35%	1.38%
Rolling Three Month Treasury	2.30%	0.76%
Rolling Six Month Treasury	2.37%	0.99%
TexPool	2.31%	0.75%

Fiscal YTD Interest Earnings (Reported Separately)

(Reported Separately)

(1) Average Quarterly Yield calculated using quarter-end report average yield and adjusted book value.

Summary

Quarter End Results by Investment Category:

Asset Type	June 30, 2020		September 30, 2020		
	Book Value	Market Value	Book Value	Market Value	Ave. Yield
DDA/MMA/NOW	\$ 5,782,880	\$ 5,782,880	\$ 8,439,995	\$ 8,439,995	0.50%
CD/Security	7,055,868	7,055,868	4,024,832	4,024,832	1.17%
Totals	\$ 12,838,748	\$ 12,838,748	\$ 12,464,826	\$ 12,464,826	0.72%

Current Quarter Portfolio Performance (1)

Average Quarterly Yield	0.72%
Rolling Three Month Treasury	0.12%
Rolling Six Month Treasury	0.15%
TexPool	0.15%

Fiscal Year-to-Date Portfolio Performance (2)

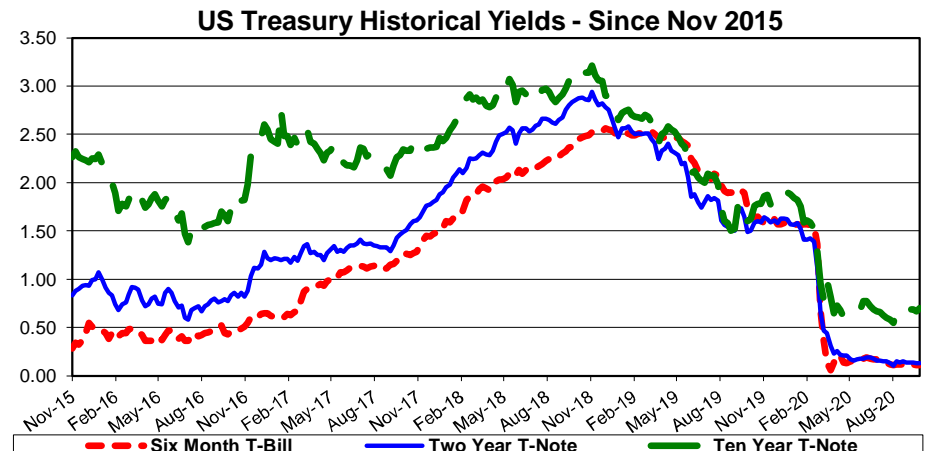
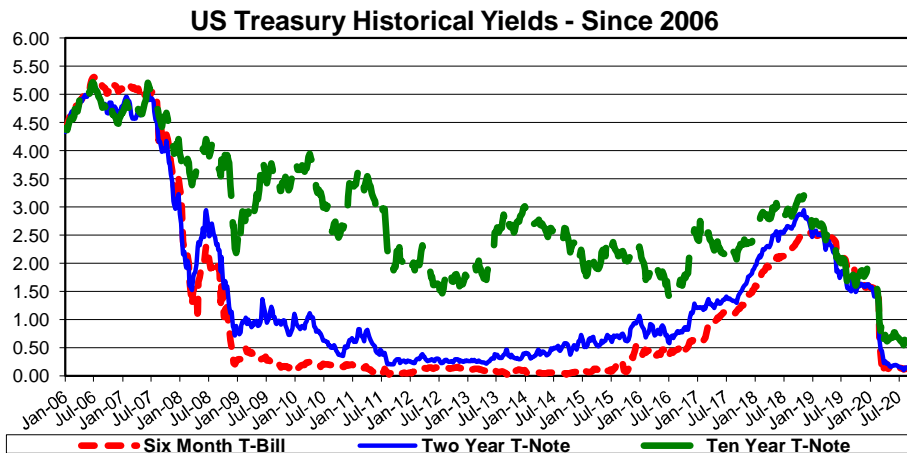
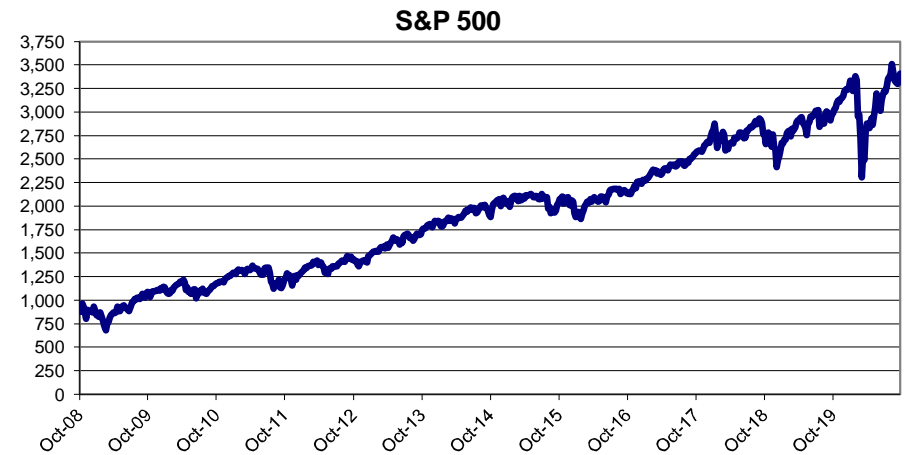
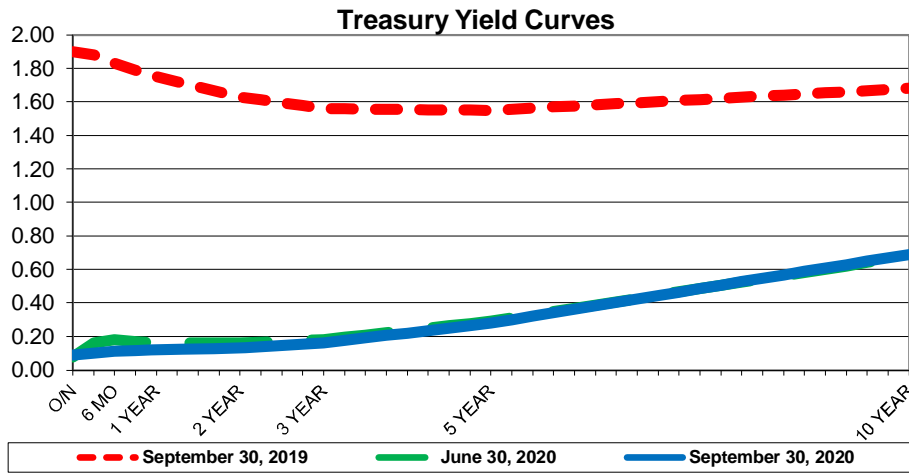
Average Quarter End Yield	1.38%
Rolling Three Month Treasury	0.76%
Rolling Six Month Treasury	0.99%
TexPool	0.75%

Quarterly Interest Earnings (Reported Separately)

(1) **Current Quarter Weighted Average Yield** - calculated using quarter end report yields and adjusted book values; does not reflect a total return analysis. Realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Weighted Average Yields** - calculated using quarter end report yields and adjusted book values; does not reflect a total return analysis or account for advisory fees.

The Federal Open Market Committee (FOMC) maintained the Fed Funds target range at 0.00% to 0.25% (Effective Fed Funds are trading +/-0.10%), and projected that reduced rates could remain through 2024. Final estimate of Second Quarter GDP revised to down 31.4% (from down 31.9%). The Yield Curve remained stable. Crude oil slid to below \$40 per barrel. September Non Farm Payroll added 661k workers. Business added over 800k, but governments shed 200+k. The Stock Markets retreated slightly from all-time highs. Housing strengthened due to low mortgage rates. Additional federal economic assistance remained stalled in Congress.



Investment Holdings

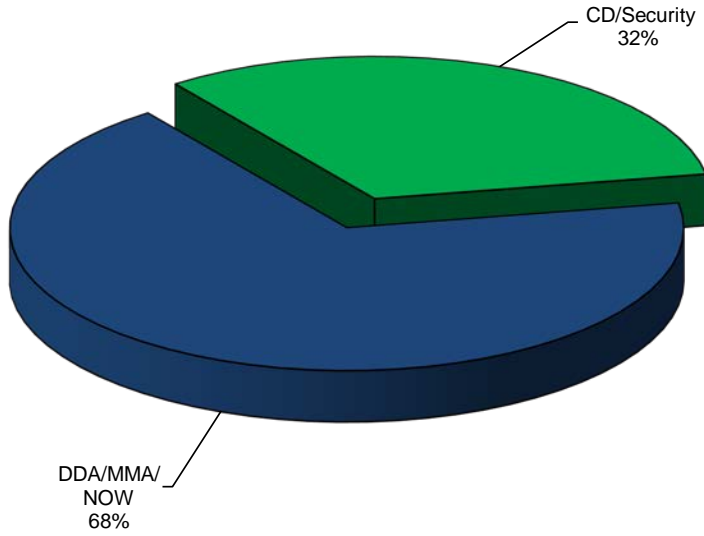
September 30, 2020

Description	Coupon/ Discount	Maturity Date	Settlement Date	Original Face\ Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Guaranty B&T Checking	0.00%	10/01/20	09/30/20	\$ 88,639	\$ 88,639	1.00	\$ 88,639	1	0.00%
Guaranty B&T MMA	0.51%	10/01/20	09/30/20	8,351,356	8,351,356	1.00	8,351,356	1	0.51%
Guaranty B&T CD	1.83%	11/15/20	11/15/19	1,013,801	1,013,801	100.00	1,013,801	46	1.84%
Guaranty B&T CD	0.97%	12/11/20	03/11/20	1,004,789	1,004,789	100.00	1,004,789	72	0.97%
Farmers B&T CD	0.75%	05/19/21	05/19/20	1,002,530	1,002,530	100.00	1,002,530	231	0.75%
Farmers B&T CD	1.10%	05/19/22	05/19/20	1,003,712	1,003,712	100.00	1,003,712	596	1.11%
				\$ 12,464,826	\$ 12,464,826		\$ 12,464,826	77	0.72%
								(1)	(2)

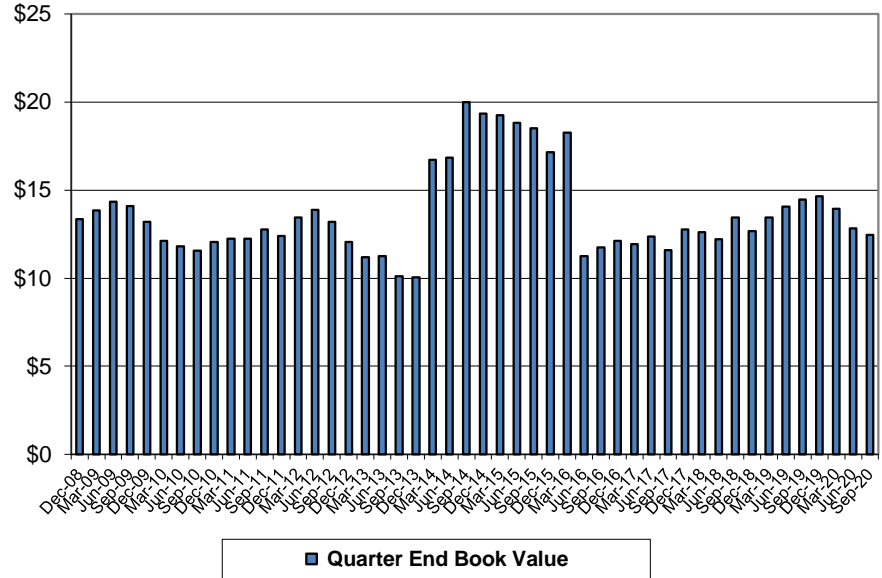
(1) **Weighted average life** - Pools, Money Market Funds, and Bank Deposits are assumed to have a one day maturity.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on Book Value, adviser fees and realized and unrealized gains/losses are not considered. The Bank Deposit, Pool, and Money Market Fund yields are the average for the last month of the quarter.

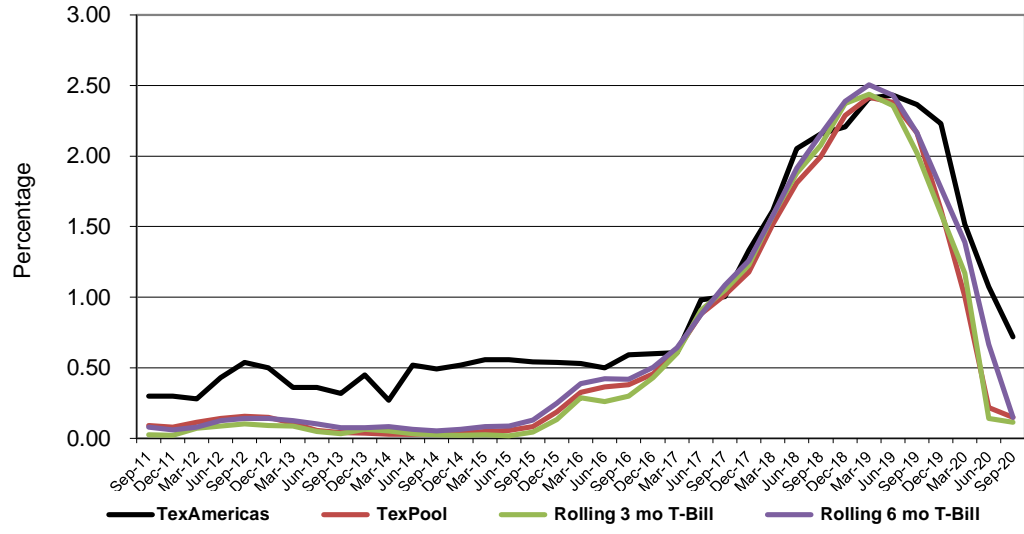
Portfolio Composition



Total Portfolio (Millions)



Total Portfolio Performance



Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 06/30/20	Increases	Decreases	Book Value 09/30/20	Market Value 06/30/20	Change in Market Value	Market Value 09/30/20
Guaranty B&T Checking	0.00%	10/01/20	\$ 582,343	\$ -	\$ (493,704)	\$ 88,639	\$ 582,343	\$ (493,704)	\$ 88,639
Guaranty B&T MMA	0.51%	10/01/20	5,200,536	3,150,819	-	8,351,356	5,200,536	3,150,819	8,351,356
Guaranty B&T CD	1.87%	07/23/20	1,009,243	-	(1,009,243)	-	1,009,243	(1,009,243)	-
Guaranty B&T CD	2.24%	08/20/20	1,016,910	-	(1,016,910)	-	1,016,910	(1,016,910)	-
Guaranty B&T CD	2.20%	09/17/20	1,016,606	-	(1,016,606)	-	1,016,606	(1,016,606)	-
Guaranty B&T CD	1.84%	11/15/20	1,009,146	4,655	-	1,013,801	1,009,146	4,655	1,013,801
Guaranty B&T CD	0.97%	12/11/20	1,002,392	2,398	-	1,004,789	1,002,392	2,398	1,004,789
Farmers B&T CD	0.75%	05/19/21	1,000,637	1,893	-	1,002,530	1,000,637	1,893	1,002,530
Farmers B&T CD	1.11%	05/19/22	1,000,934	2,778	-	1,003,712	1,000,934	2,778	1,003,712
TOTAL / AVERAGE	0.72%		\$ 12,838,748	\$ 3,162,542	\$ (3,536,464)	\$ 12,464,826	\$ 12,838,748	\$ (373,921)	\$ 12,464,826

**Allocation
Book & Market Value**

September 30, 2020

	Total	General	Required Reserve- Riverbend
Guaranty B&T Checking	\$ 88,639	\$ 88,639	\$ -
Guaranty B&T MMA	8,351,356	8,351,356	
11/15/20–Guaranty B&T CD	1,013,801	1,013,801	
12/11/20–Guaranty B&T CD	1,004,789	1,004,789	
05/19/21–Farmers B&T CD	1,002,530	1,002,530	
05/19/22–Farmers B&T CD	1,003,712	1,003,712	
Totals	\$ 12,464,826	\$12,464,826	\$ -

**Allocation
Book & Market Value**

June 30, 2020

	Total	General	Required Reserve- Riverbend
Guaranty B&T Checking	\$ 582,343	\$ 582,343	\$ -
Guaranty B&T MMA	5,200,536	5,200,536	
07/23/20–Guaranty B&T CD	1,009,243	1,009,243	
08/20/20–Guaranty B&T CD	1,016,910	1,016,910	
09/17/20–Guaranty B&T CD	1,016,606	1,016,606	
11/15/20–Guaranty B&T CD	1,009,146	1,009,146	
12/11/20–Guaranty B&T CD	1,002,392	1,002,392	
05/19/21–Farmers B&T CD	1,000,637	1,000,637	
05/19/22–Farmers B&T CD	1,000,934	1,000,934	
Totals	\$ 12,838,748	\$ 12,838,748	\$ -



RESOLUTION NO. 20201124-03

APPROVAL OF 4TH QUARTER FINANCIAL STATEMENTS FOR FISCAL YEAR 2020

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center Board of Directors accepts and approves quarterly financial statements, which provide for the fiduciary guidance of TexAmericas Center funds;

NOW, THEREFORE, be it resolved by the Board of Directors of the TexAmericas Center that the 4th Quarter Financial Statements for Fiscal Year 2020 are accepted and approved for TexAmericas Center.

PASSED AND APPROVED THIS 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: FY20 4th Qtr. Financial Statements



HOLLIDAY, LEMONS & COX, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

The Board of Directors
TexAmericas Center
New Boston, TX

Management is responsible for the accompanying financial statements of the general fund of TexAmericas Center, which comprise the balance sheet as of September 30, 2020 and 2019 and the related statement of revenue, expenditures, and changes in fund balance and the related budgetary information for the year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position and the Statement of Activities for the governmental activities, as well as substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the financial statements mentioned above and the omitted disclosures were included in the financial statements, they might influence the user's conclusions about TexAmericas Center's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

The supplementary information contained in the schedules on pages 3 through 10 is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited, or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

We are not independent with respect to TexAmericas Center.

Holliday, Lemons & Cox, P.C.

November 19, 2020

2001 MOORES LANE • TEXARKANA, TEXAS 75503 • (903) 823-2727 • FAX (903) 823-2734

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AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

AICPA'S PRIVATE COMPANIES PRACTICE SECTION

TEXAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

ARKANSAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

TEXAMERICAS CENTER
BALANCE SHEET
Governmental Fund Type - General Fund
As of September 30, 2020 and 2019

	<u>30-Sep-20</u>	<u>30-Sep-19</u>
Assets		
Cash and Cash Equivalents	\$ 8,441,074	\$ 2,935,112
Investments - Certificates of Deposit	4,024,832	11,603,687
Accounts Receivable	304,534	781,635
Due from TAC East Holdings Co.	107,269	169,553
Due from U.S. Army - ESCA Grant	319,170	1,646,800
Prepaid Expenses	121,697	102,116
Total Assets	<u><u>\$ 13,318,576</u></u>	<u><u>\$ 17,238,903</u></u>
Liabilities		
Accounts Payable	\$ 144,493	\$ 2,035,707
Accrued Liabilities	42,274	138,906
Unearned Revenue	324,613	1,409,181
Tenant Lease Deposits	199,426	135,452
Total Liabilities	<u>710,806</u>	<u>3,719,246</u>
Fund Balance		
Committed	30,000	181,546
Assigned	24,128	1,410
Unassigned	12,553,642	13,336,701
Total Fund Balance	<u>12,607,770</u>	<u>13,519,657</u>
Total Liabilities and Fund Balance	<u><u>\$ 13,318,576</u></u>	<u><u>\$ 17,238,903</u></u>

TEXAMERICAS CENTER
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
Governmental Fund Type - General Fund
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Revenues			
Leases	2,233,465	\$ 1,942,865	\$ 2,245,909
Franchise Fees	157,364	165,724	143,500
Timber & Hunting	427,313	436,534	427,811
TAC East Management Fees	392	-	15,000
Grants	2,057,084	4,170,550	2,990,482
Project Reimbursement	1,032,108	-	1,032,109
Contributions from TAC East	-	123,393	-
Personal Property Sales	2,081	2,004	5,000
Settlement	74,000	-	74,000
Interest	242,418	320,032	235,000
Leased Employees	356,515	490,787	409,302
Miscellaneous	7,330	9,724	8,000
Total Revenue	<u>6,590,070</u>	<u>7,661,613</u>	<u>7,586,113</u>
Expenditures			
Current:			
Facility Operations & Infrastructure	3,156,676	664,955	3,534,058
Real Estate, Marketing & Sales	938,092	773,801	1,039,711
General Government	1,008,226	836,952	1,085,939
Hunting & Timber	142,894	86,486	181,286
Logistics	4,475	-	4,190
ESCA	1,731,759	2,882,710	2,677,715
Capital Outlay:			
Facility Operations & Infrastructure	519,835	1,237,578	528,717
Total Expenditures	<u>7,501,957</u>	<u>6,482,482</u>	<u>9,051,616</u>
Change in Fund Balance	(911,887)	1,179,131	(1,465,503)
Fund Balance - Beginning	<u>13,519,657</u>	<u>12,340,526</u>	<u>13,519,657</u>
Fund Balance - Ending	<u>\$ 12,607,770</u>	<u>\$ 13,519,657</u>	<u>\$ 12,054,154</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Detailed Revenues & Expenditures
Governmental Fund Type - General Fund
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Revenues			
Leases	\$ 2,233,465	\$ 1,942,865	\$ 2,245,909
Franchise Fees	157,364	165,724	143,500
Timber & Hunting	427,313	436,534	427,811
TAC East Management Fees	392	-	15,000
Grants	2,057,084	4,170,550	2,990,482
Project Reimbursement	1,032,108	-	1,032,109
Contributions from TAC East	-	123,393	-
Personal Property Sales	2,081	2,004	5,000
Settlement	74,000	-	74,000
Interest	242,418	320,032	235,000
Leased Employees	356,515	490,787	409,302
Miscellaneous	7,330	9,724	8,000
Total Revenue	<u>6,590,070</u>	<u>7,661,613</u>	<u>7,586,113</u>
Expenditures			
Salaries & Wages	886,064	801,861	910,175
Health Insurance	128,947	91,662	183,959
Pension	80,166	55,619	95,180
Payroll Taxes	65,165	47,482	81,892
Cell Phone	5,473	5,093	5,704
Workers Compensation	4,926	6,095	7,558
Training & Education	3,376	3,255	6,613
Uniforms	2,754	4,580	3,200
Other Employment Costs	1,115	189	3,500
Temporary Labor	13,335	21,492	15,000
Dues & Memberships	21,927	13,423	26,495
Conferences & Travel	10,500	31,903	26,800
Board Mtgs Spec Evts Comm	15,909	17,703	17,500
Small Tools & Equipment	664	970	5,000
Materials & Supplies	7,307	3,800	8,000
Equipment Maintenance	11,214	20,963	20,000
Vehicle Repairs & Maintenance	3,845	3,071	6,000
Fuel	10,908	15,473	15,000
Cost of Sales & Leases	10,775	13,574	15,000
Insurance	288,190	266,187	292,628
Building & Infrastructure Repairs	2,726,100	214,790	3,000,000
Lawn & Property Maintenance	77,595	85,888	85,000
Preventative Maintenance	-	20,712	-
Forestry	142,351	53,131	146,713
Hunting	-	-	1,728

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Detailed Revenues & Expenditures
Governmental Fund Type - General Fund
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Auditing	17,960	12,679	13,451
Accounting	29,336	19,530	40,000
Consulting	154,828	118,653	220,690
Marketing	137,561	92,645	160,000
Legal	251,546	172,061	270,155
Custodial	8,400	8,400	8,400
Janitorial	1,065	417	4,000
Computer, Reproduct & Maintenance	52,771	41,354	61,000
Office Supplies	13,297	8,201	14,000
Postage	1,409	1,437	2,500
Telephone & Internet	17,706	16,347	18,000
Utilities	23,321	17,298	28,500
Waste Management	8,961	8,726	10,000
Advertising	51	-	200
Miscellaneous	7,402	980	9,500
Bad Debt	6,143	-	6,143
TCEQ Regulatory Support	3,682	4,350	3,682
Management - ESCA	246,017	222,888	303,441
Technical Programs	1,482,060	2,655,472	2,370,592
Capital Outlay	519,835	1,282,128	528,717
Total Expenditures	<u>7,501,957</u>	<u>6,482,482</u>	<u>9,051,616</u>
Change in Fund Balance	<u>\$ (911,887)</u>	<u>\$ 1,179,131</u>	<u>\$ (1,465,503)</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - Facility Operations & Infrastructure
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Revenues			
Franchise Fees	\$ 157,364	\$ 165,724	\$ 143,500
Grants	414,403	1,199,864	414,404
Project Reimbursement	1,032,108		1,032,109
Personal Property Sales	2,081	2,004	5,000
Total Revenue	<u>1,605,956</u>	<u>1,367,592</u>	<u>1,595,013</u>
Expenditures			
Salaries & Wages	196,013	174,648	200,000
Health Insurance	38,925	37,162	76,108
Pension	16,367	14,073	21,778
Payroll Taxes	15,266	14,716	22,728
Cell Phone	1,683	1,711	1,794
Workers Compensation	4,252	4,745	5,800
Training & Education	402	1,594	1,950
Uniforms	2,754	3,340	3,200
Other Employment Costs	1,115	189	3,500
Dues & Memberships	40	40	300
Conferences & Travel	119	122	1,000
Small Tools & Equipment	664	970	5,000
Materials & Supplies	7,307	3,800	8,000
Equipment Maintenance	11,214	20,963	20,000
Vehicle Repairs & Maintenance	3,845	2,701	6,000
Fuel	10,538	14,865	14,000
Building & Infrastructure Repairs	2,726,100	214,790	3,000,000
Lawn & Property Maintenance	77,595	85,888	85,000
Preventative Maintenance		20,712	
Consulting	22,699	28,595	32,000
Custodial	8,400	8,400	8,400
Computer, Reproduction, Maintenance	3,090	2,771	4,000
Utilities	1,795	2,966	5,000
Waste Management	5,305	5,107	6,000
Miscellaneous	1,188	87	2,500
Capital Outlay	519,835	1,237,578	528,717
Total Expenditures	<u>3,676,511</u>	<u>1,902,533</u>	<u>4,062,775</u>
Change in Fund Balance	<u>\$ (2,070,555)</u>	<u>\$ (534,941)</u>	<u>\$ (2,467,762)</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - Real Estate, Marketing, & Sales
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Revenues			
Leases	\$ 2,233,465	\$ 1,942,865	\$ 2,245,909
Total Revenue	<u>2,233,465</u>	<u>1,942,865</u>	<u>2,245,909</u>
Expenditures			
Salaries & Wages	164,286	139,498	162,241
Health Insurance	14,519	15,819	26,634
Pension	14,918	13,941	21,530
Payroll Taxes	11,470	10,692	15,272
Cell Phone	1,210	1,214	1,254
Workers Compensation	426	565	675
Training & Education	2,520	1,210	4,163
Uniforms		933	
Temporary Labor	13,335	21,492	15,000
Dues & Memberships	21,277	11,799	25,195
Conferences & Travel	9,636	31,781	25,000
Vehicle Repairs & Maintenance		370	
Fuel	370	608	1,000
Cost of Sales & Leases	10,775	13,574	15,000
Insurance	287,809	265,787	292,247
Consulting	81,329	8,370	100,000
Marketing	137,561	92,645	160,000
Legal	144,019	89,041	150,000
Computer, Reproduct & Maintenance	14,624	9,070	15,000
Utilities	7,663	731	9,000
Miscellaneous	345	111	500
Capital Outlay		44,550	
Total Expenditures	<u>938,092</u>	<u>773,801</u>	<u>1,039,711</u>
Change in Fund Balance	<u>\$ 1,295,373</u>	<u>\$ 1,169,064</u>	<u>\$ 1,206,198</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - General Government
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Revenues			
Grants	\$ 3,019	\$ -	\$ 3,000
TAC East Contributions	-	\$ 123,393	
TAC East Management Fees	392	-	15,000
Interest	242,418	320,032	235,000
Leased Employees	356,515	490,787	409,302
Miscellaneous	7,330	9,724	8,000
Settlement	74,000		74,000
Total Revenue	<u>683,674</u>	<u>943,936</u>	<u>744,302</u>
Expenditures			
Salaries & Wages	521,910	487,715	545,934
Health Insurance	75,240	38,681	81,217
Pension	48,881	27,605	51,872
Payroll Taxes	38,072	22,074	43,732
Cell Phone	2,580	2,168	2,656
Workers Compensation	248	785	1,053
Training & Education	454	451	500
Uniforms		307	
Dues & Memberships	610	1,584	1,000
Conferences & Travel	745		800
Board Mtgs Spec Evts Comm	15,909	17,703	17,500
Insurance	381	400	381
Auditing	17,960	12,679	13,451
Accounting	29,336	19,530	40,000
Consulting	50,800	48,333	56,000
Legal	106,984	83,020	120,000
Janitorial	1,065	417	4,000
Computer, Reproduct & Maintenance	35,057	29,513	40,000
Office Supplies	13,297	8,201	14,000
Postage	1,409	1,437	2,500
Telephone & Internet	17,706	16,347	18,000
Utilities	13,863	13,601	14,500
Waste Management	3,656	3,619	4,000
Advertising	51		200
Miscellaneous	5,869	782	6,500
Bad Debt	6,143		6,143
Total Expenditures	<u>1,008,226</u>	<u>836,952</u>	<u>1,085,939</u>
Change in Fund Balance	<u>\$ (324,552)</u>	<u>\$ 106,984</u>	<u>\$ (341,637)</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - Hunting & Timber
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Revenues			
Timber	\$ 379,501	\$ 385,868	\$ 380,000
Hunting	47,812	50,666	47,811
Total Revenue	<u>427,313</u>	<u>436,534</u>	<u>427,811</u>
 Expenditures			
Forestry	142,351	53,131	146,713
Hunting	-		1,728
Consulting	-	33,355	32,690
Legal	543		155
Total Expenditures	<u>142,894</u>	<u>86,486</u>	<u>181,286</u>
 Change in Fund Balance	<u>\$ 284,419</u>	<u>\$ 350,048</u>	<u>\$ 246,525</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - Logistics
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Expenditures			
Salaries & Wages	3,855		2,000
Health Insurance	263		
Payroll Taxes	357		160
Workers Compensation			30
Computer, Reproduction, Maintenance			2,000
Total Expenditures	<u>4,475</u>	<u>-</u>	<u>4,190</u>
Change in Fund Balance	<u>\$ (4,475)</u>	<u>\$ -</u>	<u>\$ (4,190)</u>

TEXAMERICAS CENTER
SUPPLEMENTARY INFORMATION
Schedule of Revenues & Expenditures
General Fund - ESCA
Actual and Current Annual Budget
For the Year Ended September 30, 2020 and 2019

	<u>Oct 19 - Sept 20</u>	<u>Oct 18 - Sept 19</u>	<u>Annual Budget</u>
Revenues			
ESCA	\$ 1,639,662	\$ 2,970,686	\$ 2,573,078
Total Revenue	<u>1,639,662</u>	<u>2,970,686</u>	<u>2,573,078</u>
Expenditures			
TCEQ Regulatory Support	3,682	4,350	3,682
Management - ESCA	246,017	222,888	303,441
Technical Programs	1,482,060	2,655,472	2,370,592
Total Expenditures	<u>1,731,759</u>	<u>2,882,710</u>	<u>2,677,715</u>
Change in Fund Balance	<u>\$ (92,097)</u>	<u>\$ 87,976</u>	<u>\$ (104,637)</u>



RESOLUTION NO. 20201124-04

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE
CONTRACT FOR HEALTH INSURANCE FOR EMPLOYEES**

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, the annual Contract for renewal of the health insurance for the employees of TexAmericas Center is now due; and

WHEREAS, TexAmericas Center is under an umbrella policy with Bowie County; and

WHEREAS, TexAmericas Center, by **Resolution No. 20170124-01**, and Bowie County have a duly executed Interlocal Agreement where Bowie County will provide the employees of TexAmericas Center health insurance coverage, TexAmericas Center will pay Bowie County the expense for the coverage, and any notice to terminate this agreement must be in writing not less than six (6) months prior to the termination date of December 31 of each year.

NOW, THEREFORE, be it resolved that:

1. That Scott Norton, Executive Director/CEO shall be and he is hereby authorized to execute the proposed renewal policy offered by the provider chosen by Bowie County at the proposed monthly rate; and
2. That Scott Norton, Executive Director/CEO shall report to the Board an update on the health insurance coverage at the next meeting of Board of Directors.

PASSED AND APPROVED THIS 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary



RESOLUTION NO. 20201124-05

DENTAL BENEFITS FOR EMPLOYEES WITH AMERITAS

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center has a health insurance policy for TexAmericas Center employees; and

WHEREAS, TexAmericas Center adopted a Personnel Policy Manual by **Resolution #20140923-20** on September 23, 2014 with a revision date of September 22, 2020 by **Resolution #20200922-22**; and

WHEREAS, TexAmericas Center has sought, through a competitive process, bids to provide employee dental benefits; and

WHEREAS, AMERITAS has submitted a satisfactory proposal and can provide employee dental benefits starting January 1, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Board of TexAmericas Center approves the dental benefits and the Executive Director/CEO shall be and is hereby authorized to execute any necessary documents.

PASSED AND APPROVED THIS 24th day of November 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Renewal

Voluntary Dental Insurance

Effective: January 1, 2021

CURRENT / RENEWAL

Insurance Company:	Ameritas
Deductible:	
Preventive	\$0
Basic	\$50
Major	\$50
Orthodontia	\$0
Coinsurance:	
Preventive	100%
Basic	80%
Major	50%
Orthodontia	50%
UCR	90%
Endodontic	Basic
Non-Surgical Periodontics	Basic
Surgical Periodontics	Basic
Elimination Period:	
Preventive	None
Basic	None
Major	None
Orthodontia	None
Maximums:	
Maximum Benefit (Preventative, Basic & Major)	\$1,000
Maximum Benefit (Orthodontia)	\$1,000
Maximum Rollover Benefit	Yes
Other:	
Network Required	No
Network Website	www.ameritas.com
Notes:	

RATE GUARANTEE	
Current Participation	
Participation Required	
Monthly Rates:	
Employee Only	8
Employee + Spouse	0
Employee + Children	0
Employee + Family	5

January 1, 2022	
Current Participation	13 EE's Enrolled
Participation Required	3 EE's Enrolled
Monthly Rates:	
Employee Only	\$24.64
Employee + Spouse	\$51.08
Employee + Children	\$67.32
Employee + Family	\$93.76

THIS BENEFIT SUMMARY IS FOR ILLUSTRATION PURPOSES ONLY.
 This proposal is not to be construed as an exact or complete analysis of the policies nor as legal evidence of insurance. The provisions of the actual policy will prevail.
 THIS INFORMATION IS PROPRIETARY AND SHOULD NOT BE DISTRIBUTED.



RESOLUTION NO. 20201124-06

VISION BENEFITS RENEWAL WITH SUPERIOR VISION

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center has a health insurance policy for TexAmericas Center employees; and

WHEREAS, TexAmericas Center adopted a Personnel Policy Manual by **Resolution #20140923-20** on September 23, 2014 with a revision date of September 22, 2020 by **Resolution #20200922-22**; and

WHEREAS, TexAmericas Center has sought, through a competitive process, bids to provide employee vision benefits; and

WHEREAS, **SUPERIOR VISION** has submitted a satisfactory proposal and can provide employee vision benefits starting January 1, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Board of TexAmericas Center approves the vision benefits and the Executive Director/CEO shall be and is hereby authorized to execute any necessary documents.

PASSED AND APPROVED THIS 24th day of November 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Renewal

Voluntary Vision Insurance

Effective: January 1, 2021

CURRENT / RENEWAL

Insurance Company:	Superior Vision
Copay:	
Vision Exam	\$10
Materials	\$25
Contact - Standard Fit & Follow-Up	N/A
Materials:	
Frames	100% Up to \$150, 20% Off Remaining Balance
Single Vision Lenses	100%
Lined Bifocal Lenses	100%
Lined Trifocal Lenses	100%
Lenticular Lenses	100%
Standard Progressive Lenses	Discount
Premium Progressive Lenses	Discount
Contact Lenses Elective	100% Up to \$150, 10% Off Remaining Balance
Contact Lenses Medically Necessary	100%
Frequency Allowance:	
Exams	Every 12 Months
Lenses	Every 12 Months
Frames	Every 12 Months
Other:	
Lasik Allowance	Discount
Network	Southwest
Network Website	www.superiorvision.com
Notes:	

RATE GUARANTEE	January 1, 2022
Current Participation	13 EE's Enrolled
Participation Required	2 EE's Enrolled
Monthly Rates:	CURRENT
Employee Only	\$6.84
Employee + Spouse	\$13.68
Employee + Children	\$15.64
Employee + Family	\$24.12

THIS BENEFIT SUMMARY IS FOR ILLUSTRATION PURPOSES ONLY.
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RESOLUTION NO. 20201124-07

LIFE AND SUPPLEMENTAL BENEFITS RENEWAL WITH ONE AMERICA

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center has a health insurance policy for TexAmericas Center employees; and

WHEREAS, TexAmericas Center adopted a Personnel Policy Manual by **Resolution #20140923-20** on September 23, 2014 with a Revision date of September 22, 2020 by **Resolution #20200922-22**; and

WHEREAS, TexAmericas Center has sought, through a competitive process, bids to provide employee life and supplemental benefits; and

WHEREAS, ONE AMERICA has submitted a satisfactory proposal and can provide employee life and supplemental benefits starting January 1, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Board of TexAmericas Center approves the life and supplemental benefits and the Executive Director/CEO shall be and is hereby authorized to execute any necessary documents.

PASSED AND APPROVED THIS 24th day of November 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Renewal

Group Basic Life Insurance

Effective: January 1, 2021

CURRENT / RENEWAL

Insurance Company:
Eligibility:
Maximum Benefit:
AD&D Benefit:
Guarantee Issue Amount:
Age Reduction:
Age 65
Age 70
Age 75
Options:
Accelerated Death Benefit:
Conversion:
Notes:

One America
All Active Full-time Employees, Working 30+ Hours Per Week
\$10,000
Equal to Life Benefit
\$10,000
Reduced to:
65%
50%
N/A
Included
Included

RATE GUARANTEE
Covered Monthly Volume:
Monthly Rate per \$1000:
Monthly Premium:
Annual Premium:

January 1, 2022
CURRENT
\$130,000
0.270
\$35.10
\$421.20

THIS BENEFIT SUMMARY IS FOR ILLUSTRATION PURPOSES ONLY.
 This proposal is not to be construed as an exact or complete analysis of the policies nor as legal evidence of insurance. The provisions of the actual policy will prevail.
 THIS INFORMATION IS PROPRIETARY AND SHOULD NOT BE DISTRIBUTED.

Voluntary Term Life

Effective: January 1, 2021

CURRENT / RENEWAL

Insurance Company:
Eligibility:
Employee Benefit:
Minimum Benefit:
Maximum Benefit:
AD&D Benefit:
Guarantee Issue Amount:
Spouse Benefit:
Minimum Benefit:
Maximum Benefit:
AD&D Benefit:
Guarantee Issue Amount:
Based On Employee Age:
Child Benefit:
Birth to 14 Days:
14 Days to 6 Months
6 Months to 19 Years
AD&D Benefit:
Age Reduction:
Age 65
Age 70
Age 75
Age 85
Age 90
Options:
Accelerated Death Benefit:
Waiver of Premium:
Portability:
Notes:
Open Enrollment:
Annual Enrollment:

One America	
All Active Full-time Employees, working 30+ hours per week	
	\$10,000
	\$300,000, Not to Exceed 5x's Annual Salary
	Equal to Life Benefit
	\$50,000
	\$5,000
	\$150,000, Not to Exceed 50% of EE Amount
	Not Included
	\$25,000
	Yes
	\$0
	\$10,000
	\$10,000
	Not Included
	Reduced to:
	45%
	30%
	20%
	15%
	10%
	75% To \$300,000 With 12 Months Life Expectancy
	Included
	Included
	Yes
	No

RATE GUARANTEE
Current Participation
Participation Required
Age
<25
25-29
30-34
35-39
40-44
45-49
50-54
55-59
60-64
65-69
70-74
Child Life Rate

January 1, 2022	
9 EE's Enrolled	
25% Combined on Life & DI; Minimum of 2 on Each Line	
AD&D Included In Rates	
Employee + Spouse	
	\$0.110
	\$0.110
	\$0.130
	\$0.160
	\$0.250
	\$0.390
	\$0.570
	\$0.960
	\$1.180
	\$1.650
	\$3.880
	\$4.00 Per \$10,000

THIS BENEFIT SUMMARY IS FOR ILLUSTRATION PURPOSES ONLY.
 This proposal is not to be construed as an exact or complete analysis of the policies nor as legal evidence of insurance. The provisions of the actual policy will prevail.
 THIS INFORMATION IS PROPRIETARY AND SHOULD NOT BE DISTRIBUTED.

Voluntary Short Term Disability

Effective: January 1, 2021

CURRENT / RENEWAL

Insurance Company:
Eligibility:
Definition of Disability:
Benefit Percentage:
Maximum Benefit:
Benefit Waiting Period
Accident:
Sickness:
Benefit Duration
Pre-Ex
Earnings Definition:
Options:
W-2 Prep
FICA Match
Annual Open Enrollment
Notes:

One America
All Active Full-time Employees, working 30+ hours per week
Loss of Duties and Earnings
60%
\$1,150
14 Days
14 Days
13 Weeks
3/12
Base Wage
Yes
No
No

RATE GUARANTEE
Current Participation
Participation Required
Rate per \$10 of Weekly Benefit:
Age
<25
25-29
30-34
35-39
40-44
45-49
50-54
55-59
60-64
65-69
70+

January 1, 2022
8 EE's Enrolled
25% Combined on Life & DI; Minimum of 2 on Each Line
CURRENT
0.680
0.680
0.680
0.680
0.540
0.540
0.680
0.860
0.990
1.070
1.150

THIS BENEFIT SUMMARY IS FOR ILLUSTRATION PURPOSES ONLY.
 This proposal is not to be construed as an exact or complete analysis of the policies nor as legal evidence of insurance. The provisions of the actual policy will prevail.
 THIS INFORMATION IS PROPRIETARY AND SHOULD NOT BE DISTRIBUTED.

Voluntary Long Term Disability

Effective: January 1, 2021

Insurance Company:
Eligibility:
Definition of Disability:
Benefit Percentage:
Loss of ADL Benefit:
Maximum Benefit:
Minimum Benefit:
Elimination Period
Trial work Days
Benefit Duration
Pre-Ex
Own Occupation
Gainful Occupation Test
Earnings Definition:
Options:
W-2 Prep
FICA Match
Provisions:
Third Party Settlements
Return to Work Incentive
Partial Disability Formula
Social Security Integration
Mental, Nervous & Substance Abuse Limitations
Self-Reported / Specified Illness Limitations
Mandatory Rehab

CURRENT / RENEWAL	
One America	
All Active Full-time Employees, working 30+ hours per week	
Loss of Duties and Earnings	60%
	None
	\$5,000
	\$100
	90 Days
	180 Days
	5 Years / SSNRA
	3/12
	24 Months
	80
	Base Wages
	Yes
	No
	Offset
	12 Months
	Proportinate Loss
	Primary and Family
	24 Months
	24 Months
	Yes

RATE GUARANTEE
Current Participation
Participation Required
Rate per \$100 of Monthly Benefit:
Age
<25
25-29
30-34
35-39
40-44
45-49
50-54
55-59
60-64
65-69
70+

January 1, 2022	
9 EE's Enrolled	
25% Combined on DI, Minimum of 2 on Each Line	
	0.140
	0.140
	0.260
	0.350
	0.510
	0.720
	1.060
	1.580
	1.930
	1.930
	1.930

THIS BENEFIT SUMMARY IS FOR ILLUSTRATION PURPOSES ONLY.
 This proposal is not to be construed as an exact or complete analysis of the policies nor as legal evidence of insurance. The provisions of the actual policy will prevail.
 THIS INFORMATION IS PROPRIETARY AND SHOULD NOT BE DISTRIBUTED.



RESOLUTION NO. 20201124-08

SUPPLEMENTAL BENEFITS WITH COLONIAL LIFE

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center has a health insurance policy for TexAmericas Center employees; and

WHEREAS, TexAmericas Center adopted a Personnel Policy Manual by **Resolution #20140923-20** on September 23, 2014 with a Revision date of September 22, 2020 by **Resolution #20200922-22**; and

WHEREAS, TexAmericas Center has sought, through a competitive process, bids to provide employee supplemental benefits; and

WHEREAS, **COLONIAL LIFE** has submitted a satisfactory proposal and can provide employee supplemental benefits starting January 1, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Board of TexAmericas Center approves supplemental benefits and the Executive Director/CEO shall be and is hereby authorized to execute any necessary documents.

PASSED AND APPROVED THIS 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: renewal



RESOLUTION NO. 20201124-09

A RESOLUTION ADOPTING 2015 INTERNATIONAL BUILDING CODE AS CRITERIA FOR BUILDING CONSTRUCTION AND REMODELS UPON TEXAMERICAS CENTER PROPERTY

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, the Board of Directors finds that it is in the best interest of TexAmericas Center in fulfilling its role and obligations to redevelop its property for job creation and economic growth to adopt the 2015 International Building Code to establish minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to the fire fighters and emergency responders during emergency operations upon the property of TexAmericas Center (TAC); and

WHEREAS, this code contains the minimum requirement standards for building construction and remodels to be followed and used on construction projects upon TexAmericas Center Property; and

WHEREAS, this code impacts future improvements on TexAmericas Center property and does not impact current tenants unless they make improvements in the future.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of TexAmericas Center the 2015 International Building Code is adopted and shall be implemented as of this date.

PASSED and APPROVED this 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary



RESOLUTION NO. 20201124-10

**RESOLUTION REQUESTING THE TEXAS LEGISLATURE TO AMEND
THE AUTHORIZATION STATUTE OF TEXAMERICAS CENTER**

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center's purpose is to promote and enhance the creation of jobs and new industries and commercial activities upon the Real Property formerly known as Lone Star Army Ammunition Plant and a portion of Red River Army Depot, both located in Bowie County, Texas; and

WHEREAS, TexAmericas Center seeks to provide and develop new services and operations to enhance its ability to attract new business and commercial and economic development to its property; and

WHEREAS, TexAmericas Center believes that it is in the best interest of TexAmericas Center, citizens of Bowie County, and job creation that it request certain amendments be made to Chapter 3503 of the Texas Special District Local Laws Code to accomplish its goals and statutory powers and functions;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of TexAmericas Center that it request the Texas Legislature to amend Chapter 3503 of the Texas Special District Local Laws Code to modify the statute in the following respects:

1. Add a new Subsection (27) to Section 3503.101(b) to allow TexAmericas Center to provide services and operate facilities for a fee, either inside, or outside, the boundaries of the Authority and the State of Texas to promote, enhance, develop or assist persons, entities, or companies interested in creating new businesses, industries, and commercial activities on the property.

2. Amend Chapter 3503 by adding a new Section 3503.113 to provide that the Authority has all of the powers, authorities, duties and rights as a defense-based development authority created pursuant to Chapter 379B, Texas Local Government Code, as if the authority were created pursuant to Chapter 379B.

3. Add new Section 3503.205 and 3503.206 as suggested by TexAmericas Center's Bond Council to enhance the ability of the Authority to issue bonds and credit agreements to provide funds for the projects of the Authority.

BE IT FURTHER RESOLVED that Scott Norton, Executive Director/CEO shall be and he is hereby authorized to take such actions as may be necessary to introduce such legislation, including the

publication of Notice of Special Legislation as required by the Texas Constitution and the Texas Government Code, and to work with representatives in Texas Legislature to accomplish the amendments to the statute.

PASSED and APPROVED this 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

By: _____

[S][H].B. No. _____

A BILL TO BE ENTITLED

AN ACT

relating to authorization of TexAmericas Center to act as a Defense Base Development Authority, provide services to entities to enhance and develop its properties, and to delegate actions and enter into credit agreements in connection with bonds.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter C, Chapter 3503, Special District Local Laws Code, Section 3503.101(b) is amended by adding a new subsection (27) to read as follows:

(27) provide services and operate facilities for a fee either inside, or outside, the boundaries of the

Authority and this State to promote, enhance, develop, or assist persons, entities or companies interested in creating new businesses, industries and commercial activities on the Property.

SECTION 2. Subchapter C, Chapter 3503, Special District Local Laws Code, is amended by adding Section 3503.113 to read as follows:

Sec. 3503.113. Powers and Authorities of a Defense Base Development Authority.

(a) The authority shall have all the powers, authorities, duties and rights as a Defense Base Development Authority created pursuant to Chapter 379B, Texas Local Government Code as if the authority were created pursuant to said Chapter 379B.

(b) In the event of a conflict between Chapter 379B of the Local Government Code and this Chapter 3503 of Special District Local Laws Code, the provisions of this Chapter 3503 shall prevail and control the authority.

SECTION 3. Chapter 3503, Special District Local Laws Code, is amended by adding Section 3503.205 to read as follows:

Sec. 3503.205. CREDIT AGREEMENT. In connection with the issuance of bonds under this chapter, the board may exercise the authority granted to the governing body of an issuer with regard

to the execution and delivery of a credit agreement under Chapter 1371, Government Code.

SECTION 4. Chapter 3503, Special District Local Laws Code, is amended by adding Section 3503.206 to read as follows:

Sec. 3503.206. DELEGATION OF AUTHORITY. (a) In connection with the issuance of bonds, the board may:

(1) prescribe the maximum principal amount of bonds to be issued and the maximum rate of interest the bonds may bear;

(2) recite the public purpose for which the bonds are to be issued;

(3) delegate to any officer or employee of the authority the authority to effect the sale of the bonds; and

(4) determine the period during which the delegation authority under Subdivision (3) may be exercised.

(b) In exercising the authority delegated by the board to an officer or employee, the officer or employee may establish the terms and details related to the issuance and sale of the bonds, including:

(1) the form and designation of the bonds;

(2) the principal amount of the bonds and the amount of the bonds to mature in each year;

(3) the dates, price, interest rates, interest payment dates,

principal payment dates, and redemption features of the bonds;

(4) the execution of agreements determined by the officer or employee to be necessary in connection with the issuance of the bonds; and

(5) any other details relating to the issuance and sale of the bonds as specified by the board in the proceedings authorizing the issuance of the bonds.

(c) A finding or determination made by an officer or employee acting under the authority delegated to the officer or employee has the same force and effect as a finding or determination made by the board.

SECTION 5. This Act takes effect immediately if this Act receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this section takes effect on the 91st day after the last day of the legislative session.

NOTICE OF INTENT TO INTRODUCE A BILL BEFORE THE LEGISLATURE

Notice is hereby given that TexAmericas Center intends to request the introduction of a Bill in the 2021 Regular Session of the Texas Legislature, the general purposes, nature and substance of which are as follows:

1. Grant to TexAmericas Center the full powers, authorities, duties and rights as a defense based development authority created pursuant to Chapter 379B, Texas Local Government Code.
2. Authorize TexAmericas Center to provide services and operate facilities for a fee to promote, enhance, develop or assist persons, entities or companies interested in creating new businesses, industries and commercial activities upon the property of TexAmericas Center.
3. Amend the provisions authorizing the issuance of bonds and credit agreements to finance construction of projects upon the property of TexAmericas Center.

This general description of the provisions to be contained in such Bill is not intended to be exclusive, but only to express the general purpose, nature and substance thereof. The Bill may also contain other provisions and confer other powers and connection with the general purpose, nature and substance stated above.

This Notice is given in accordance with the requirements of Article III, Section 57 and Article 16, Section 59(d) of the Texas Constitution and Section 313.002 of the Texas Government Code.

Scott Norton, Executive Director/CEO
TEXAMERICAS CENTER



RESOLUTION NO. 20201124-11

RESOLUTION AUTHORIZING CONSTRUCTION TO CONTINUE ON THE SPEC BUILDING WHILE FINANCING IS FINALIZED

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, the Board of Directors of TexAmericas Center authorized the execution of a Contract between TexAmericas Center and MW Builders, Inc. for the design and construction of a warehouse building upon TexAmericas Center Property-East Campus by Resolution passed and approved on the 25th day of August, 2020; and

WHEREAS, the Board of Directors of TexAmericas Center authorized the execution of the Design-Build Amendment, AIA Document A1414-2014 establishing a construction cost for the warehouse facility by Resolution passed and approved on the 27th day of October, 2020;

WHEREAS, TexAmericas Center and MW Builders, Inc. have entered into a voluntary Mechanic's Lien Contract whereby TexAmericas Center grants to MW Builders, Inc. a Mechanic's Lien to secure payment of the Contract Sum. Said Contract is in the amount of the Contract Sum and has a final maturity date of July 31, 2021. MW Builders, Inc. agreed to release said Mechanic's Lien Contract upon payment in full of the Contract Sum by TexAmericas Center or upon request of TexAmericas Center after issuance of bonds by TexAmericas Center to pay the Contract Sum. MW Builders, Inc. also agreed to assign the Mechanic's Lien Contract to a lender which agrees to provide loan proceeds to facilitate payment of the Contract Sum.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center that the Executive Director/CEO shall be and he is hereby authorized to continue construction on the Design-Build Amendment, AIA Document A1414-2014 while finalizing financing for said project and any necessary budget adjustments needed.

PASSED and APPROVED this 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary



RESOLUTION NO. 20201124-12

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CLEAR THE SITE JUST WEST OF THE DUKE WEST SITE FOR STORM WATER DETENTION BASIN

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center needs to create a storm water detention basin for the spec building and future buildings that will be built in the area; and

WHEREAS, TexAmericas Center has the opportunity to work with the dirt contractor working on the spec building to offset a great majority of the costs of constructing the detention basin, if not all costs, and provide additional soil for the spec building project.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Executive Director/CEO of TexAmericas Center shall be and he is hereby authorized to move forward with clearing the site just west of the spec building site, which is bordered to the south by Oak Street, to the east by Elm Circle, to the West by Franklin Avenue, and to the north by the railroad tracks.
2. The Executive Director/CEO of TexAmericas Center shall be and he is hereby authorized to work with the dirt contractor on the spec building, and any other necessary contractor, to complete this storm water detention basin project within his signature authority.

PASSED and APPROVED this 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary



RESOLUTION NO. 20201124-13

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE AMENDMENT NO. 2 OF THE LICENSE AGREEMENT TO USE DESIGNATED PROPERTY ON THE TAC-EAST CAMPUS TO CJ TEX-CORP L.L.C.

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, CJ Tex-Corp L.L.C. contacted TexAmericas Center to seek a second amendment of the License Agreement to Use Designated Property on the TAC-East Campus; and

WHEREAS, the parties have come to the attached terms of agreement for said amendment of License Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center that the Executive Director/CEO shall be and he is hereby authorized to execute the attached second amendment of License Agreement to Use Designated Property; and

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of CJ Tex-Corp L.L.C. to negotiate this second amendment of License Agreement to Use Designated Property on the TAC-East Campus as well as to locate its business operations, create jobs and contribute to the tax base in Bowie County, Texas.

PASSED AND APPROVED THIS 24th day of November, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Amendment No. 2 - License Agreement to Use Designated Property