

NOTICE OF PUBLIC MEETING



SEPTEMBER 28, 2021 AT 12:00 P.M.

11 CHAPEL LANE, SUITE B  
NEW BOSTON, TX 75570

The Board of Directors of TexAmericas Center will meet to conduct business at the above date, time and location.

AGENDA

1. Refection and Pledge of Allegiance.
2. Call to Order.
3. Roll Call of Directors.
4. Public Comment Period for Non-Agenda Items. Comments are limited to five minutes.
5. Public Comment Period for Agenda Items. Comments are limited to five minutes.
6. Hear and discuss reports from the standing Committees of TexAmericas Center. Committees that met since the last board meeting are:
  - a. Executive
  - b. Investment/Finance
7. Consider and take action upon **Resolution #20210928-01** approving the **Fiscal Year 2021 2<sup>nd</sup> Quarter Financials**.
8. Consider and take action upon **Resolution #20210928-02** approving the **Fiscal Year 2021 3<sup>rd</sup> Quarter Financials**.
9. Consider and take action upon **Resolution #20210928-03** approving the **Fiscal Year 2021 Budget Revisions for TexAmericas Center**.
10. Consider and take action upon **Resolution #20210928-04** approving the **Fiscal Year 2022 Budget for TexAmericas Center**.
11. Consent Agenda:

- a. Approve Minutes of Board Meeting from August 24, 2021
- b. Approve Check Book Register and Deposit Summary from August 18, 2021 – September 22, 2021.
- c. Consider and take action upon Resolution **20210928-05** approving the **Fiscal Year 2021 2<sup>nd</sup> Quarter Scrap and Timber Sales Report.**
- d. Consider and take action upon **Resolution #20210928-06** approving the **Fiscal Year 2021 3<sup>rd</sup> Quarter Scrap and Timber Sales Report.**
- e. Consider and take action upon **Resolution #20210928-07** approving the **Fiscal Year 2021 2<sup>nd</sup> Quarter Investment Report.**
- f. Consider and take action upon **Resolution #20210928-08** approving the **Fiscal Year 2021 3<sup>rd</sup> Quarter Investment Report.**
- g. Consider and take action upon **Resolution #20210928-09** authorizing the Executive Director/CEO **to approve the TexAmericas Center Investment Policy.**
- h. Consider and take action upon **Resolution #20210928-10** authorizing the Executive Director/CEO **to execute a contract with Holliday, Lemons and Cox, P.C. for professional accounting services for FY2022.**
- i. Consider and take action upon **Resolution #20210928-11** authorizing the Executive Director/CEO **to execute a contract with the Jordan Law Firm for professional legal services for FY2022.**
- j. Consider and take action upon **Resolution #20210928-12** authorizing the Executive Director/CEO **to execute a contract with Garrity and Knisely, PLLC for professional BRAC-related legal services for FY2022.**
- k. Consider and take action upon **Resolution #20210928-13** authorizing the Executive Director/CEO **to execute a professional services contract with McWilliams Governmental Affairs Consultants for governmental communications services for FY2022.**
- l. Consider and take action upon **Resolution #20210928-14** authorizing the Executive Director/CEO **to execute a professional engineering services agreement and various work orders with MTG Engineers and Surveyors for FY2022.**
- m. Consider and take action upon **Resolution #20210928-15** authorizing the Executive Director/CEO **to execute a professional engineering services agreement with E TTL Engineers and Consultants for FY2022.**
- n. Consider and take action upon **Resolution #20210928-16** authorizing the Executive Director/CEO **to execute a contract and work order with Kingwood Forestry Services, Inc. for certain forestry and hunting management services for FY2022.**
- o. Consider and take action upon **Resolution #20210928-17** authorizing the Executive Director/CEO **to execute a Marketing and Consulting Agreement with Point Trade Services, Inc., for FY2022.**
- p. Consider and take action upon **Resolution #20210928-18** authorizing the Executive Director/CEO **to execute a professional services agreement for economic development services with Global Site Location Industries, LLC (formerly known as WEDA) for FY2022.**
- q. Consider and take action upon **Resolution #20210928-19** authorizing the Executive Director/CEO **to execute a Professional Services Agreement with Braun Intertec Corporation for Geotechnical Services for FY2022.**
- r. Consider and take action upon **Resolution #20210928-20** authorizing the Executive Director/CEO **to execute a professional services agreement with Cardno, Incorporated for wetland delineation services for FY2022.**
- s. Consider and take action upon **Resolution #20210928-21** authorizing the Executive Director/CEO **to execute a professional services agreement with EDP Best Practices Services, LLC for Economic Development and Planning Services for FY2022.**

- t. Consider and take action upon **Resolution #20210928-22** authorizing the Executive Director/CEO to execute a professional Services agreement with Chartwell Agency for Economic Development Services for FY2022.
  - u. Consider and take action upon **Resolution #20210928-23** authorizing the Executive Director/CEO to execute a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. for professional engineering services for FY22.
  - v. Consider and take action upon **Resolution #20210928-24** authorizing the Executive Director/CEO to execute a Professional Services Agreement with Pacheco Koch for professional engineering services for FY22.
  - w. Consider and take action upon **Resolution #20210928-25** authorizing the Executive Director/CEO to execute a Professional Services Agreement with Halff Associates, Inc. for professional engineering services for FY22.
  - x. Consider and take action upon **Resolution #20210928-26** authorizing the Executive Director/CEO to execute a Line of Credit Note to Guaranty Bank & Trust in the amount of **\$2,500,000.00**.
12. Report regarding regional water.
13. Consider and take action upon **Resolution #20210928-27** authorizing the Executive Director/CEO to amend the Personnel Policy Manual.
14. 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
  - e. Vice President of Finance Report
15. Adjourn to Executive Session pursuant to the following Sections:
- a. Section 551.071 of the Texas Government Code; Consultation with attorney regarding legal issues relating to pending or contemplated litigation.
  - b. Section 551.072 of the Texas Government Code; Deliberation of the purchase, exchange, lease, or value of real property.
  - c. Section 551.074 of the Texas Government Code; Personnel Matters.
  - d. Section 551.087 of the Texas Government Code; Deliberation regarding Economic Development Negotiations.
16. Reconvene in Open Session.
17. Consider and take action upon **Resolution #20210928-28** approving the Terms of a Settlement Agreement By and Between TexAmericas Center and the United States Government in the Pending Lawsuit Regarding Breach of Contract for Taking Excess Timber from the West End Parcel, and Authorizing the Executive Director/CEO to Execute the Necessary Settlement Documents.
18. Consider and take action upon **Resolution #20210928-29** authorizing the Executive Director/CEO to execute a new industrial lease agreement with Ameri-Tex Services, Inc. for office and storage space 245 Ammo Drive, New Boston, TX 75570, located upon the TAC-Central Campus.

19. Consider and take action upon **Resolution #20210928-30** authorizing the Executive Director/CEO to execute a new lease agreement with Harrison, Walker and Harper, LLC for hardstand space at 161 Arkansas Avenue, Lot B, New Boston, TX 75570, located upon the TAC-Central Campus.
20. Consider and take action upon **Resolution #20210928-31** authorizing the Executive Director/CEO to execute a new industrial lease agreement with Southwestern Electric Power Company for office and storage space at 201 Bowie Parkway, Hooks, TX 75561, and the surrounding 10+/- acres, located upon the TAC-East Campus.
21. Consider and take action upon **Resolution #20210928-32** authorizing the Executive Director/CEO to execute a construction contract with Four Thirteen, Inc. for gravel hardstand improvements to 201 Bowie Parkway.
22. Consider and take action upon **Resolution #20210928-33** authorizing the Executive Director/CEO to execute a modification and extension of lease with Expal USA, Inc. for office space at 11 Chapel Lane, Suite A, New Boston, TX 75570, located upon the TAC-Central Campus.
23. Consider and take action upon **Resolution #20210928-34** authorizing the Executive Director/CEO to execute a new lease agreement for storage space of Emergency Back Up and Recovery Data at Bunker Area 14-7 upon TAC West Campus to Bowie County.
24. Consider and take action upon **Resolution #20210928-35** authorizing a modification to the Cooperative Agreement for Environmental Services between TexAmericas Center and the United States of America for Additional Environmental Services upon Property Owned By or to Be Owned by TexAmericas Center.
25. Consider and take action upon **Resolution #20210928-36** authorizing the execution of a Task Order to the Contract with Matrix Environmental Services, LLC.
26. Consider and take action upon **Resolution #20210928-37** authorizing the Chairman of the Board to negotiate and execute Amendment Seven to Management and Personal Contract with William Scott Norton to serve as Executive Director/CEO.
27. Adjournment.