

NOTICE OF PUBLIC MEETING



MAY 28, 2024

12:00 P.M.

11 CHAPEL LANE, SUITE B

NEW BOSTON, TX 75570

AGENDA

1. Reflection 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. Infrastructure/REM
 - b. Executive
 - c. Nominating
 - d. Investment/Finance
7. Consent Agenda:
 - a. Approve Minutes of Board Meeting from April 23, 2024.
 - b. Approve Check Book Register and Deposit Summary from April 16, 2024 – May 22, 2024.
 - c. Approve July 2024-July 2025 Board Calendar
 - d. Consider and take action upon **Resolution #20240528-01 approving the Fiscal Year 2024 2nd Quarter Scrap and Timber sales Report.**
 - e. Consider and take action upon **Resolution #20240528-02 approving the Fiscal Year 2024 2nd Quarter Investment Report.**
8. Consider and take action upon **Resolution #20240528-03 approving the Fiscal Year 2024 2nd Quarter Financials.**
9. Report regarding regional water.

10. Consider and take action upon **Resolution #20240528-04** authorizing the Executive Director/CEO to **advertise request for qualifications for grant writing services for all aspects of TexAmericas Center.**
11. Hear Nomination of Officers of the Board of Directors from Nominating Committee.
12. Staff Reports:
 - a. Executive Director/CEO Report
 - b. Executive Vice President/CEDO Report
 - c. Executive Vice President/COO Report
 - Thoroughfare
 - d. Vice President of Logistics Report
 - e. Vice President of Finance Report
 - f. General Manager of Railroad and Transload Ops Report
13. 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.
14. Reconvene in Open Session.
15. Consider and take action upon **Resolution #20240528-05** authorizing the Executive Director/CEO to **execute a lease agreement for 139 Miller Street, New Boston, TX to BDS Global LLC.**
16. Consider and take action upon **Resolution #20240528-06** authorizing the Executive Director/CEO to **execute a lease agreement for 112 North Technology Circle, New Boston, Texas to Rowe Casa Organics, LLC.**
17. Consider and take action upon **Resolution #20240528-07** authorizing the Executive Director/CEO to **negotiate and execute a fourth amendment to the real estate contract by and between TexAmericas Center and Braven Environmental-Texarkana I, LLC for the sale of approximately 74.564 acres; and establishing an effective date.**
18. Consider and take action upon **Resolution #20240528-08** authorizing the Executive Director/CEO to **execute a new bunker/igloo/magazine and storage space lease agreement for a total of 26 bunkers located in Area A, New Boston, TX upon the TAC-West Campus to General Dynamics Ordnance and Tactical Systems.**
19. Consider and take action upon **Resolution #20240528-09** authorizing the Executive Director/CEO to **waive the requirement of pollution legal liability insurance in previously executed deeds and leases and future transactions; and providing for an effective date.**
20. Adjournment.