

NOTICE OF PUBLIC MEETING



AUGUST 27, 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. Swear in New Directors.
4. Roll Call of Directors.
5. Public Comment Period for Non-Agenda Items. Comments are limited to five minutes.
6. Public Comment Period for Agenda Items. Comments are limited to five minutes.
7. 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
8. Consent Agenda:
 - a. Approve Minutes of Board Meeting from June 24, 2024.
 - b. Approve Check Book Register and Deposit Summary from June 20, 2024 - August 21, 2024.
9. Report regarding regional water.
10. FY24 Budget Amendments & FY25 Budget Workshop
11. Consider and take action upon **Resolution #20240827-01** authorizing the Executive Director/CEO to execute a contract with Motive Power Resources, Inc. for the purchase of two locomotives; and providing for an effective date.

12. Consider and take action upon **Resolution #20240827-02 authorizing the Executive Director/CEO to Waive Certain Terms of the TexAmericas Center Forest Management Plan; and Providing for an Effective Date.**
13. Consider and take action upon **Resolution #20240827-03** authorizing the Executive Director/CEO to **advertise, negotiate and execute contracts for the design and construction of improvements for Area D warehouses.**
14. Consider and take action upon **Resolution #20240827-04** authorizing a **modification to the cooperative agreement for Environmental Services between TexAmericas Center and the United States of America for environmental services upon property owned by or to possibly be owned by TexAmericas Center.**
15. Consider and take action upon **Resolution #20240827-05** authorizing the Executive Director/CEO to **move funds between CLIN's of the Cooperative Agreement for Environmental Services between TexAmericas Center and the United States of America with no change in the compensation due to TexAmericas Center.**
16. Consider and take action upon **Resolution #20240827-06** approving a **qualified sites program for WACO site upon TexAmericas Center West Campus.**
17. 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
 - f. General Manager of Railroad and Transload Ops Report
18. 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.
19. Reconvene in Open Session.
20. Consider and take action upon **Resolution #20240827-07** ratifying the execution by the **Executive Director/CEO of a Fifth Amendment to the Real Estate Contract by and between TexAmericas Center and Braven Environmental-Texarkana I-LLC for the Sale of Approximately 74.864 Acres; and establishing an effective date.**
21. Consider and take action upon **Resolution #20240827-08** approving the assignment of a **commercial contract to TexAmericas Center; approving the terms of the assigned contract; and authorizing the Executive Director to execute closing documents; and establishing an effective date.**

22. Consider and take action upon **Resolution #20240827-09** authorizing the Executive Director/CEO to **execute a lease termination agreement with Live Oak Environmental, LLC, for property located at 245 Ammunition Drive, New Boston, Bowie County, Texas.**
23. Consider and take action upon **Resolution #20240827-10** authorizing the Executive Director/CEO to **execute options, a lease and an option for a mineral lease with EXSO, LLC and its affiliated entities; and providing for an effective date.**
24. Adjournment.