

NOTICE OF PUBLIC MEETING



NOVEMBER 30, 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. Swear in New Director.
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. Executive
 - c. Investment/Finance
8. Consent Agenda:
 - a. Approve Minutes of Board Meeting from October 26, 2021
 - b. Approve Check Book Register and Deposit Summary from October 21, 2021 –November 19, 2021.
 - c. Consider and take action upon **Resolution #20211130-01** approving the **Fiscal Year 2021 4th Quarter Scrap and Timber Sales Report.**
 - d. Consider and take action upon **Resolution #20211130-02** approving the **Fiscal Year 2021 4th Quarter Investment Report.**
 - e. Consider and take action upon **Resolution #20211130-03** authorizing the Executive Director/CEO **to execute contract for health insurance for employees for 2022.**

- f. Consider and take action upon **Resolution #20211130-04** authorizing the Executive Director/CEO to **continue coverage with AMERITAS for employee dental benefits for 2022 and execute any documents if necessary.**
 - g. Consider and take action upon **Resolution #20211130-05** authorizing the Executive Director/CEO to **continue coverage with Superior Vision for employee vision benefits for 2022 and execute any documents if necessary.**
 - h. Consider and take action upon **Resolution #20211130-06** authorizing the Executive Director/CEO to **continue coverage with One America for employee life and supplemental benefits for 2022 and execute any documents if necessary.**
 - i. Consider and take action upon **Resolution #20211130-07** authorizing the Executive Director/CEO to **continue cover with Colonial Life for employee supplemental benefits for 2022 and execute any documents if necessary.**
 - j. Consider and take action upon **Resolution #20211130-08** ratifying the execution of the **purchase of an additional insurance policy for rail operation with Offenhauser Insurance through Indian Harbor to cover related aspects of TexAmericas Center operations (23,587.54).**
 - k. Consider and take action upon **Resolution #20211130-09** ratifying the execution of the **purchase of an additional insurance policy for rail operations with Conner and Duffer Insurance through Travelers of its affiliates to cover related aspects of TexAmericas Center operations not to exceed \$10,500.00.**
9. Consider and take action upon **Resolution #20211130-10** approving the **Fiscal Year 2021 4th Quarter Financials.**
10. Report regarding regional water.
11. Consider and take action upon **Resolution 20211130-11** approving revisions to TexAmericas Center Purchasing and Accounts Payable Documentation Policy.
12. Consider and take action upon **Resolution #20211130-12** approving **supplemental employee benefit flexible spending account with a vendor.**
13. Consider and take action upon **Resolution #20211130-13** ratifying the execution of an agreement **with Lockwood, Andrews & Newnam, Inc. (LAN)** for support in pursuit of project funding through the **FRA sponsored CRISI Grant Program.**
14. Consider and take action upon **Resolution #20211130-14** adopting a **standard Railcar Storage Agreement Form; Authorizing the Executive Director/CEO to Execute Railcar Storage Agreements; and Providing for an Effective Date.**
15. Consider and take action upon **Resolution #20211130-15** authorizing the Executive Director/CEO to **execute a Franchise Agreement and Easement Agreement with Valor Telecommunication of Texas, LLC D/B/A Windstream; and Providing an Effective Date.**

16. Consider and take action upon **Resolution #20211130-16** authorizing the Executive Director/CEO **to execute a contract for the repair and replacement of doors at 245 Ammo Drive in an amount not to exceed \$75,000.00.**
17. Consider and take action upon **Resolution #20211130-17** authorizing the Executive Director/CEO **to execute a contract for the repair and replacement of the roof at 245 Ammo Drive in an amount not to exceed \$175,000.00.**
18. Consider and take action upon **Resolution #20211130-18** authorizing the Executive Director/CEO **to execute a Limited Waiver and Termination of Restrictive Covenant Regarding Property Owned by the W.W. Williams Company; and Defining an Effective Date.**
19. Staff Reports:
 - a. Executive Director/CEO Report
 - b. Executive Vice President/CEDO Report
 - c. Executive Vice President/COO Report
 - i. Presentation regarding Conceptual Plan for Utility Infrastructure improvements in Area BB on TAC East Campus.
 - d. Vice President of Logistics Report
 - e. Vice President of Finance Report
 - f. General Manager of Railroad and Transload Ops Report
20. 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.
21. Reconvene in Open Session.
22. Consider and take action upon **Resolution #20211130-19** authorizing the Executive Director/CEO **to execute a modification of lease and future reduction of leased premises with Array Technologies, Inc. for 553 Elm Circle, Hooks TX 75561, located upon the TAC-East Campus.**
23. Consider and take action upon **Resolution #20211130-20** authorizing the Executive Director/CEO **to execute a modification of lease with Harrison, Walker & Harper, LLC for a company name change to We Build, Inc. dba HWH Industrial for 161 Arkansas Avenue, Lot B, Laydown Yard, New Boston, TX located upon the TAC-Central Campus.**
24. Adjournment.