

NOTICE OF PUBLIC MEETING



SEPTEMBER 27, 2022 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 #20220927-01** approving the **Fiscal Year 2022 3<sup>rd</sup> Quarter Financials**.
8. Consider and take action upon **Resolution #20220927-02** approving the **Fiscal Year 2022 Budget Revisions for TexAmericas Center**.
9. Consider and take action upon **Resolution #20220927-03** approving the **Fiscal Year 2023 Budget for TexAmericas Center**.
10. Consent Agenda:
  - a. Approve Minutes of Board Meeting from August 23, 2022.
  - b. Approve Check Book Register and Deposit Summary from August 17, 2022 – September 21, 2022.
  - c. Consider and take action upon **Resolution #20220927-04** approving the **Fiscal Year 2022 3<sup>rd</sup> Quarter Scrap and Timber Sales Report**.

- d. Consider and take action upon **Resolution #20220927-05** approving the **modification of the Fiscal Year 2022 2<sup>nd</sup> Quarter Investment Report.**
- e. Consider and take action upon **Resolution #20220927-06** approving the **Fiscal Year 2022 3<sup>rd</sup> Quarter Investment Report.**
- f. Consider and take action upon **Resolution #20220927-07** authorizing the Executive Director/CEO to **approve the TexAmericas Center Investment Policy.**
- g. Consider and take action upon **Resolution #20220927-08** authorizing the Executive Director/CEO to **execute a contract with Holliday, Lemons and Cox, P.C. for professional accounting services for FY2023.**
- h. Consider and take action upon **Resolution #20220927-09** authorizing the Executive Director/CEO to **execute a contract with Valley View Consulting, L.L.C. for FY23**
- i. Consider and take action upon **Resolution #20220927-10** authorizing the Executive Director/CEO to **execute a contract with the Jordan Law Firm for professional legal services for FY2023.**
- j. Consider and take action upon **Resolution #20220927-11** authorizing the Executive Director/CEO to **execute a contract with Garrity and Knisely, PLLC for professional BRAC-related legal services for FY2023.**
- k. Consider and take action upon **Resolution #20220927-12** authorizing the Executive Director/CEO to **execute a professional services contract with McWilliams Strategies, LLC for governmental communications services for FY2023.**
- l. Consider and take action upon **Resolution #20220927-13** authorizing the Executive Director/CEO to **execute a professional engineering services agreement and various work orders with MTG Engineers and Surveyors for FY2023.**
- m. Consider and take action upon **Resolution #20220927-14** authorizing the Executive Director/CEO to **execute a professional engineering services agreement with E TTL Engineers and Consultants for FY2023.**
- n. Consider and take action upon **Resolution #20220927-15** 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 FY2023.**
- o. Consider and take action upon **Resolution #20220927-16** authorizing the Executive Director/CEO to **execute a Marketing and Consulting Agreement with Copper Hill Inc., (formerly Point Trade Services) for FY2023.**
- p. Consider and take action upon **Resolution #20220927-17** authorizing the Executive Director/CEO to **execute a professional services agreement for economic development services with Global Site Location Industries, LLC for FY2023.**
- q. Consider and take action upon **Resolution #20220927-18** authorizing the Executive Director/CEO to **execute a professional services agreement with Cardno, Incorporated for wetland delineation services for FY2023.**
- r. Consider and take action upon **Resolution #20220927-19** authorizing the Executive Director/CEO to **execute a professional services agreement with EDP Best Practices Services, LLC for Economic Development and Planning Services for FY20223**
- s. Consider and take action upon **Resolution #20220927-20** authorizing the Executive Director/CEO to **execute a professional Services agreement with Chartwell Agency for Economic Development Services for FY2023.**
- t. Consider and take action upon **Resolution #20220927-21** authorizing the Executive Director/CEO to **execute a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. for professional engineering services for FY2023.**
- u. Consider and take action upon **Resolution #20220927-22** authorizing the Executive Director/CEO to **execute a Professional Services Agreement with Westwood**

**Professional Services (formerly Pacheco Koch) for professional engineering services for FY2023.**

- v. Consider and take action upon **Resolution 20220927-23** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with Halff Associates, Inc. for professional engineering services for FY2023.**
  - w. Consider and take action upon **Resolution 20220927-24** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with Tejas Archaeology for archaeological services for FY2023.**
  - x. Consider and take action upon **Resolution 20220927-25** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with Rone Engineering Services, LTD for professional engineering services for FY2023.**
  - y. Consider and take action upon **Resolution #20220927-26** authorizing the Executive Director/CEO to execute a **Line of Credit Note to Guaranty Bank & Trust in the amount of \$2,500,000.00.**
11. Report regarding regional water.
12. Consider and take action upon **Resolution #20220927-27** authorizing the Executive Director/CEO to **amend the Personnel Policy Manual.**
13. Consider and take action upon **Resolution #20220927-28** authorizing the Executive Director/CEO to **execute an Interlocal Agreement with Bowie County, Texas for Texas Rural Business Fund.**
14. Consider and take action upon **Resolution #20220927-29** approving a **five-year updated hazard mitigation action plan.**
15. Consider and take action upon **Resolution #20220927-30** requesting the **Texas Legislature to amend the Authorization Statute of TexAmericas Center.**
16. Consider and take action upon **Resolution #20220927-31** authorizing the Executive Director/CEO to **execute an easement agreement (electrical utilities) on TexAmericas Center – East Campus to SWEPCO.**
17. Staff Reports:
- a. Executive Director/CEO Report
    - i. Annual Report for FY2022
  - b. Executive Vice President/CEDO Report
  - c. Executive Vice President/COO Report
  - d. Vice President of Logistics Report
  - e. Vice President of Finance 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 #20220927-32** authorizing the assignment of a real estate contract to purchase approximately 9 acres including the Spec Building by Maverick Pipe, LLC to 580 Elm Circle, LLC, an affiliated Company; authorizing the Executive Director to execute the assignment on behalf of TexAmericas Center; and establishing an effective date.
21. Consider and take action upon **Resolution #20220927-33** authorizing the Executive Director to negotiate and execute a contract for the sale of approximately 3 acres, including the building located thereon, and an option to purchase of a tract of approximately 5 acres with Rowe Casa Organics, LLC; authorizing the Executive Director to execute closing documents; and establishing an effective date.
22. Consider and take action upon **Resolution #20220927-34** authorizing the Executive Director/CEO to execute a lease agreement for warehouse space to TaMolly's Mexican Restaurant, LLC in area U, #30 Beech Street, Hooks, TX 75561 upon the TAC East Campus.
23. Consider and take action upon **Resolution #20220927-35** authorizing the Executive Director/CEO to execute a modification to a lease agreement for warehouse space to EnviroSafe Demil, LLC in area U, #10 Beech Street, Hooks, TX 75561 upon the TAC East Campus.
24. Consider and take action upon **Resolution #20220927-36** authorizing the Chairman of the Board to negotiate and execute Amendment Eight to Management and Personal Contract with William Scott Norton to serve as Executive Director/CEO.
25. Adjournment.