

NOTICE OF PUBLIC MEETING



SEPTEMBER 26, 2023

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. Executive
 - b. Investment/Finance
7. Consider and take action upon **Resolution #20230926-01 approving the Fiscal Year 2023 3rd Quarter Financials.**
8. Consider and take action upon **Resolution #20230926-02 approving the Fiscal Year 2023 Budget Revisions for TexAmericas Center.**
9. Consider and take action upon **Resolution #20230926-03 approving the Fiscal Year 2024 Budget for TexAmericas Center.**
10. Consent Agenda:
 - a. Approve Minutes of Board Meeting from August 22, 2023.
 - b. Approve Check Book Register and Deposit Summary from August 16, 2023 - September 20, 2023.
 - c. Consider and take action upon **Resolution #20230926-04 approving the Fiscal Year 2023 3rd Quarter Scrap and Timber Sales Report.**

- d. Consider and take action upon **Resolution #20230926-05 approving the Fiscal Year 2023 3rd Quarter Investment Report.**
- e. Consider and take action upon **Resolution #20230926-06 authorizing the Executive/CEO to approve the TexAmericas Center Investment Policy.**
- f. Approve modification to the Annual Leave and Sick Leave policies and Compensation due to the Coronavirus for FY24 (through September 30, 2024).
- g. Consider and take action upon **Resolution #20230926-07 authorizing the Executive Director/CEO to execute a contract with Holliday, Lemons and Cox, P.C. for professional accounting services for FY2024.**
- h. Consider and take action upon **Resolution #20230926-08 authorizing the Executive Director/CEO to execute a contract with the Jordan Law Firm for professional legal services for FY2024.**
- i. Consider and take action upon **Resolution #20230926-09 authorizing the Executive Director/CEO to execute a contract with Garrity and Knisely, PLLC for professional BRAC-related legal services for FY2024.**
- j. Consider and take action upon **Resolution #20230926-10 authorizing the Executive Director/CEO to execute a professional services contract with McWilliams Strategies, LLC for governmental communications services for FY2024.**
- k. Consider and take action upon **Resolution #20230926-11 authorizing the Executive Director/CEO to execute a professional engineering services agreement and various work orders with MTG Engineers and Surveyors for FY2024.**
- l. Consider and take action upon **Resolution #20230926-12 authorizing the Executive Director/CEO to execute a professional engineering services agreement with E TTL Engineers and Consultants for FY2024.**
- m. Consider and take action upon **Resolution #20230926-13 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 FY2024.**
- n. Consider and take action upon **Resolution #20230926-14 authorizing the Executive Director/CEO to execute a Marketing and Consulting Agreement with Copper Hill Inc., (formerly Point Trade Services) for FY2024.**
- o. Consider and take action upon **Resolution #20230926-15 authorizing the Executive Director/CEO to execute a professional services agreement with Stantec Consulting Services, Inc. for wetland delineation services for FY2024 (Formerly Cardno, Inc.).**
- p. Consider and take action upon **Resolution #20230926-16 authorizing the Executive Director/CEO to execute a professional services agreement with EDP Best Practices Services, LLC for Economic Development and Planning Services for FY2024.**
- q. Consider and take action upon **Resolution #20230926-17 authorizing the Executive Director/CEO to execute a professional Services agreement with Chartwell Agency for Economic Development Services for FY2024.**
- r. Consider and take action upon **Resolution #20230926-18 authorizing the Executive Director/CEO to execute a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. for professional engineering services for FY2024.**
- s. Consider and take action upon **Resolution #20230926-19 authorizing the Executive Director/CEO to execute a Professional Services Agreement with Westwood Professional Services for professional engineering services for FY2024.**
- t. Consider and take action upon **Resolution #20230926-20 authorizing the Executive Director/CEO to execute a Professional Services Agreement with Halff Associates, Inc. for professional engineering services for FY2024.**

- u. Consider and take action upon **Resolution #20230926-21** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with Tejas Archaeology for archaeological services for FY2024.**
 - v. Consider and take action upon **Resolution #20230926-22** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with Rone Engineering Services, LTD for professional engineering services for FY2024.**
 - w. Consider and take action upon **Resolution #20230926-23** 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. Consider and take action upon **Resolution #20230926-24** authorizing the Executive Director/CEO to execute a **Professional Services Agreement with SelectGlobal, LLC for economic development services for FY2024.**
12. Report regarding regional water.
13. Consider and take action upon **Resolution #20230926-25** assigning the duties of building official to existing staff at TexAmericas Center.
14. Consider and take action upon **Resolution #20230926-26** authorizing the Executive Director/CEO to execute a contract with Madison Services, Inc. for mowing and maintenance services.
15. Consider and take action upon **Resolution #20230926-27** authorizing the Executive Director/CEO to advertise a request for qualifications for design/build services for a proposed light manufacturing building.
16. Consider and take action upon **Resolution #20230926-28** authorizing the Executive Director/CEO to advertise a request for qualifications for design/build services for a proposed logistics building.
17. Staff Reports:
- a. Executive Director/CEO Report
 - i. Annual Report for FY2023
 - 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 #20230926-29** authorizing the **Executive Director/CEO to execute a lease agreement to Advanced Global Resources, LLC for 320 and 320-A Panther Creek Drive, New Boston, TX 75570.**
21. Consider and take action upon **Resolution #20230926-30** authorizing the **Chairman of the Board to negotiate and execute Amendment Nine to Management and Personal Services Contract with William Scott Norton to serve as Executive Director/CEO.**
22. Adjournment.