

NOTICE OF PUBLIC MEETING



MARCH 28, 2023 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. 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: None
7. Consent Agenda:
 - a. Approve Minutes of Board Meeting from February 28, 2023.
 - b. Approve Check Book Register and Deposit Summary from February 24, 2023 - March 22, 2023.
8. Report regarding regional water.
9. Consider and take action upon **Resolution #20230328-01** authorizing the Executive Director/CEO **to purchase insurance with Duffer and Offenhauser Insurance through Travelers or its affiliates to cover related aspects of TexAmericas Center Operations. (\$398,765.00)**
10. Consider and take action upon **Resolution #20230328-02** authorizing the Executive Director/CEO **to procure a vehicle at a value not to exceed \$65,000.00.**

11. Consider and take action upon **Resolution #20230328-03 authorizing the execution of a Sourcewell Cooperative Purchasing Program Participation Agreement; Authorizing the Executive Director/CEO to execute said Participation Agreement; and Providing for an Effective Date.**
12. Consider and take action upon **Resolution #20230328-04 accepting the TexAmericas Town Center Master Plan prepared by Cromwell Architects Engineers, Inc., and adopting the proposed Master Plan as the guidance for the future development of a portion of the TexAmericas Center East Campus property.**
13. 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.
14. 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.
15. Reconvene in Open Session.
16. Consider and take action upon **Resolution #20230328-05 Approving a Sale by TAC East Holdings Company No. 1 of a 45 Acre Tract to EnviroSafe Demil, LLC (its designated related entity or assignee); Authorizing the Executive Director/CEO to execute such Documents as may be necessary to facilitate said sale; Authorizing the Executive Director/CEO to execute an easement granting to EnviroSafe Demil, LLC (its designated related entity or assignee) access over and across the private roads of TexAmericas Center-East Campus; Declaring an effective date.**
17. Consider and take action upon **Resolution #20230328-06 authorizing the Executive Director/CEO to execute a License Agreement with Jesse O. Mauldin, Jr. for the use of the baseball/softball field located near the old main gate to the former Lone Star Army Ammunition Plant.**
18. Consider and take action upon **Resolution #20230328-07 authorizing the Executive Director/CEO to execute a land lease agreement for 181 Arkansas Avenue, Hooks, TX to Cellco Partnership, a Delaware General Partnership D/B/A Verizon Wireless.**
19. Consider and take action upon **Resolution #20230328-08 authorizing the Executive Director/CEO to execute the fourth modification of a lease and amendment of terms for existing lease at buildings 548, 549, 550 and 552 Elm Circle, Hooks, TX to Array Technologies, Inc.**
20. Adjournment.