



MINUTES

NOVEMBER 24, 2015

11:30 A.M.

The Board of Directors of TexAmericas Center met to conduct business at the Nash, Texas City Hall – White Training Facility, 119 Elm Street, Nash, Bowie, TX 75569 on November 24, 2015.

1. The Directors and public began to assemble at 11:30 a.m. while lunch was served. The meeting was called to order at 12:12 p.m. by Denis Washington, Chairman of the Board, who certified that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and that a quorum was present.

2. The Pledge of Allegiance and Reflection were led by Scott Norton.

3. Directors in Attendance were:

Denis Washington	Boyd Sartin	Don Morriss	Ben King
Jim Roberts	Justin Powell	Melford Pierce	Fred Norton
Marc Reiter	Billy Sams	Glenda Wilson	Mike Brock

Directors Absent:

Gabe Tarr	Ron Collins	Cody Lorange
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Staff and others in attendance were:

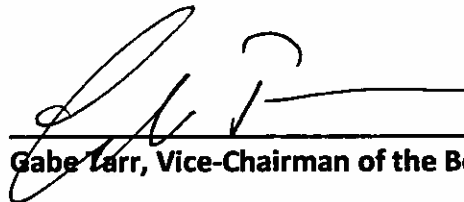
Scott Norton	Eric Voyles	Marla Byrd	Greg Pardue
David Williams MTG Engineers	Wes Jordan Jordan Law Firm	Rhonda Jones Holliday, Lemons & Cox, PC	Judge James Carlow Bowie County Judge
Greg Bischof Texarkana Gazette			

4. Denis Washington called for public comments. Members of the public may speak on any topic. Comments are limited to 5 minutes per speaker. None noted.
5. Denis Washington asked for reports and/or comments from the standing Committees of TexAmericas Center. Committees that met since the last board meeting were:
 - a. Utilities/Infrastructure
 - b. Real Estate/Marketing
 - c. Executive
 - d. Investment/FinanceNo specific comments noted.

6. A motion was made by Don Morris and seconded by Boyd Sartin to approved items listed under the Consent Agenda. The motion carried unanimously by voice vote. Those items were:
 - a. Approved Minutes of Board Meeting from October 27, 2015.
 - b. Approved General Fund Check Book Register and Deposits Summary from October 17, 2015 – November 16, 2015.
 - c. Approved Enterprise Fund Check Book Register and Deposits Summary from October 17, 2015 - November 16, 2015.
 - d. Considered and took action upon **Resolution #20151124-01** accepting the FY15 4th Qtr. Scrap Metal & Timber Report.
 - e. Considered and took action upon **Resolution #20151124-02** accepting the FY15 4th Qtr. Investment Report.
 - f. Approved the CY16 Board Calendar (Dec 15 – July 16)
7. Scott Norton presented the 3rd Qtr. Compliance Calendar.
8. Considered and took action upon **Resolution #20151124-03** accepting the 4th Qtr. Financials. A motion was made by Don Morriss and seconded by Boyd Sartin. The motion carried unanimously by voice vote.
9. Considered and took action upon **Resolution #20151124-04** authorizing the Executive Director/CEO to execute **Change Order Number One (1) to Trumble's Construction in the amount of \$141,105.00 for placement of additional PVC membrane roofing on the lower roof cafeteria area and the replacement of 45 skylights on Building 333.** A motion was made by Justin Powell and seconded by Glenda Wilson. The motion carried unanimously by voice vote.
10. Considered and took action upon **Resolution #20151124-05** authorizing the Executive Director/CEO to execute a contract with **Ward Timber LTD in the amount of \$63,208.00 for the lump sum sale of forest products upon Stand 42 - TexAmericas Center East.** A motion was made by Don Morriss and seconded by Melford Pierce. The motion carried unanimously by voice vote.
11. Considered and took action upon **Resolution #20151124-06** authorizing the Executive Director/CEO to execute a contract with **Bayou State Timber in the amount of \$355,228.00 for the lump sum sale of forest products upon Ford Road - TexAmericas Center East.** A motion was made by Don Morriss and seconded by Melford Pierce. The motion carried unanimously by voice vote.
12. A motion was made by Don Morriss and seconded by Melford Pierce at 12:39 p.m. to adjourn to Executive Session pursuant to the following sections below. The motion carried unanimously by voice vote.
 - 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.
13. A motion was made Ben King and seconded by Melford Pierce at 1:35 p.m. to reconvene into Open Session. The motion carried unanimously by voice vote.

14. Considered and took action upon **Resolution #20151124-07** authorizing the Executive Director/CEO to execute any and all documents necessary to close the sale and transfer of the wet utility systems to Riverbend Water Resources District. A motion was made by Justin Powell and seconded by Mike Brock. The motion carried unanimously by voice vote.
15. Considered and took action upon **Resolution #20151124-08** authorizing the Executive Director/CEO to execute a lease modification and extension to Murphy & Sons Timber, LLC for office space at 125 Austin Street, Hooks, TX 75561. A motion was made by Melford Pierce and seconded by Boyd Sartin. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution #20151124-09** authorizing the Executive Director/CEO to execute a license agreement with the Hooks Youth Sports Association for use of the baseball/softball field near the old main gate to the former Lone Star Army Ammunition Plant. A motion was made by Boyd Sartin and seconded by Marc Reiter. The motion carried unanimously by voice vote.
17. Considered and took action upon **Resolution #20151124-10** authorizing the Executive Director/CEO to execute a short term lease agreement with EXPAL USA for office space in at 11 Chapel Lane, New Boston, TX 75570. A motion was made by Melford Pierce and seconded by Ben King. The motion carried unanimously by voice vote.
18. With no other business to discuss, a motion was made by Ben King and seconded by Melford Pierce to adjourn the meeting at 1:38 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of the TexAmericas Center Board of Directors meeting, November 24, 2015 were read and approved on December 8, 2015.



Gabe Larr, Vice-Chairman of the Board



Boyd Sartin, Secretary/Treasurer