



MINUTES

JUNE 28, 2016

The Board of Directors of TexAmericas Center met to conduct business at the Nash, Texas City Hall – White Training Facility, 119 Elm Street, Nash, TX 75569 on June 28, 2016.

1. The Directors and public began to assemble at 11:30 a.m. while lunch was served. The meeting was called to order at 12:04 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. Denis Washington, Chairman of the Board swore in the following directors:

Ron Collins	Justin Powell	Ben King	Boyd Sartin
Don Morriss	Jim Roberts	Steve Mayo	

4. **Directors in Attendance were:**

Denis Washington	Gabe Tarr	Boyd Sartin	Melford Pierce
Jim Roberts	Justin Powell	Ron Collins	Don Morriss
Marc Reiter	Mike Brock	Fred Norton	Ben King
Steve Mayo			

Directors Absent:

Cody Lorange	Billy Sams
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Staff and Others in Attendance were:

Scott Norton	Marla Byrd	Eric Voyles	Devon McCloskey
Wes Jordon	Mike Kelly	Greg Bischof	Judge James Carlow
Jordan Law Firm	Texarkana Legacy Group	Texarkana Gazette	Bowie County Judge

5. Denis Washington called for officer nominations. The Nominating Committee had previously given their recommendations as follows:

Denis Washington – Chariman

Boyd Sartin – Vice-Chairman

Melford Pierce – Secretary

Gabe Tarr – Treasurer

No other nominations were noted from the floor. Denis Washington called for a voice vote and the recommendations were unanimously approved.

6. Scott Norton briefed the Board regarding the 2016-2017 Committee Selection form. The Board has authorized the Chairman to make the final committee selections and chairmanships as permitted by our By-Laws.
7. Denis Washington called for public comments. Members of the public may speak on any topic. Comments are limited to 5 minutes per speaker. Scott Norton gave a public invitation to the Change of Command Ceremony at Red River Army Depot to be held July 7th.
8. Denis Washigton called for reports from the standing Committees of TexAmericas Center. There were no Committee meetings since the last board meeting.
9. A motion was made by Don Morriss and seconded by Melford Pierce to approve the items listed under the Consent Agenda. Those items were:
 - a. Approved Minutes of Board Meeting from May 24, 2016.
 - b. Approved General Fund Check Book Register and Deposits Summary from May 18, 2016 – June 23, 2016.
 - c. Approved Enterprise Fund Check Book Register and Deposits Summary from May 18, 2016 – June 23, 2016.
10. Scott Norton, Eric Voyles and Devon McCloskey presented a commission check to Mike Kelly with the Texarkana Legacy Group for brokering a new business to TexAmericas Center.
11. Considered and took action upon **Resolution #20160628-01** authorizing the Executive Director/CEO to execute an easement agreement (electrical utilities) on TexAmericas Center East Campus to SWEPCO. A motion was made by Boyd Sartin and seconded by Ron Collins. The motion carried unanimously by voice vote.
12. Considered and tok action upon **Resolution #20160628-02** authorizing the Executive Director/CEO to execute a reimbursement contract for Environmental Services Cooperative Agreement expenses with the Texas Commission on Environmental Quality. A motion was made by Ben King and seconded by Ron Collins. The motion carried unanimously by voice vote.
13. Considered and took action upon **Resolution #20160628-03** adopting a **401(a) Retirement Plan for Employees of TexAmericas Center and authorizing the Executive Director the execute necessary plan documents**. A motion was made by Ron Collins an seconded by Ben King. The motion carrie unanimously by voice vote.
14. Considered and took action upon **Resolution #20160628-04** authorizing the Executive Director/CEO to execute a contract with Vail & Knauth, LLP for the final audit of TexAmericas Center Proprietary (Enterprise) Fund ending April 30, 2016. A motion was made by Justin Powell and seconded by Steve Mayo. The motion carried unanimously by voice vote.
15. A motion was made by Boyd Sartin and seconded by Gabe Tarr to adjourn to Executive Session at 12:28 p.m. pursuant to the following Sections. 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.

16. A motion was made by Boyd Sartin and seconded by Ron Collins at 12:58 p.m. to reconvene in Open Session. The motion carried unanimously by voice vote.

17. Considered and took action upon **Resolution #20160628-05** authorizing the Executive Director/CEO to execute a predevelopment agreement on TexAmericas Center-East Campus with Centerpoint Energy. A motion was made by Boyd Sartin and seconded by Justin Powell. The motion carried unanimously by voice vote.

18. Considered and took action upon **Resolution #20160628-06** authorizing the Executive Director/CEO to approve Lease Agreement with Colonel Jason Carrico for 20 Circle Drive, New Boston, TX 75570. A motion was made by Don Morriss and seconded by Fred Norton. The motion carried unanimously by voice vote.

19. Considered and took action upon **Resolution #20160628-07** authorizing the Executive Director/CEO to execute a modification of lease for Expal USA, Inc. for warehouse space at 557 Elm Street, Hooks, TX 75561 upon TAC East Campus. A motion was made by Ron Collins and seconded by Melford Pierce. The motion carried unanimously by voice vote.

20. Considered and took action upon **Resolution #20160628-08** authorizing the Executive Director/CEO to execute a modification and extension of lease for Anthony & Gordon Construction, Inc. for office space at 228D Texas Avenue, Hooks, TX 75570. A motion was made by Justin Powell and seconded by Steve Mayo. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Boyd Sartin and seconded by Gabe Tarr to adjourn the meeting at 1:02 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of TexAmericas Center Board of Directors meeting, June 28, 2016 were read and approved on July 26, 2016.



Melford Pierce, Secretary