



MINUTES

The Board of Directors of TexAmericas Center met to conduct business at the Nash, Texas City Hall – Training Facility, 119 Elm Street, Nash, Texas 75569 on February 27, 2018.

1. The Directors and public began to assemble at 11:30 a.m. while lunch was served. The Pledge of Allegiance and Reflection were led by Scott Norton.
2. The meeting was called to order at 12:04 p.m. by Boyd Sartin, 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.

3. Directors in Attendance were:

Boyd Sartin	Melford Pierce	Ben King	Gabe Tarr
Ron Collins	Don Morriss	Joe Dike	Vickie Higgins
Fred Norton	Marc Reiter		

Directors Absent were:

Denis Washington	Cody Lorance	Steve Mayo	Justin Powell
Jim Roberts			

Staff and Others in Attendance were:

Scott Norton	Marla Byrd	Holly Sleek	Eric Voyles
Jeff Whitten	Wes Jordan	Rhonda Jones	Judge James Carlow
	Jordan Law Firm	Holliday, Lemons & Cox, P.C.	Bowie County Judge

Liz Fazio Hale
Riverbend Water Resources District

4. Boyd Sartin called for public comments. Members of the public may speak on any topic and comments are limited to 5 minutes per speaker. No comments noted.
5. Boyd Sartin called for reports from the standing Committees of TexAmericas Center. Committees that met since the last board meeting were:
 - a. Infrastructure/REM
 - b. Executive
 - c. Investment/FinanceNo further comments in addition to the minutes provided.
6. A motion was made by Gabe Tarr and seconded by Don Morriss to approve the items listed under the Consent Agenda. The motion carried unanimously by voice vote. Those items were:
 - a. Approved Minutes of Board Meeting from January 23, 2018
 - b. Approved Check Book Register and Deposit Summary from January 17, 2018 – February 21, 2018.

- c. Considered and took action upon **Resolution #20180227-01** approving the **Fiscal Year 2018 1st Quarter Scrap and Timber Sales Report**.
 - d. Considered and took action upon **Resolution #20180227-02** approving the **Fiscal Year 2018 1st Quarter Investment Report**.
 - e. Considered and took action upon **Resolution #20180227-03** authorizing the Executive Director/CEO to enter into a Non-Exclusive Listing Agreement with Gerald Haire Realty.
 - f. Considered and took action upon **Resolution #20180227-04** authorizing the Executive Director/CEO to enter into a Non-Exclusive Listing Agreement with Legacy Group.
 - g. Considered and took action upon **Resolution #20180227-05** authorizing the Executive Director/CEO to enter into a Non-Exclusive Listing Agreement with NAI American Realty Company.
 - h. Considered and took action upon **Resolution #20180227-06** authorizing the Executive Director/CEO to enter into a Non-Exclusive Listing Agreement with Schimming Commercial Real Estate.
7. Rhonda Jones with Holliday, Lemons and Cox, P.C. presented the FY18 1st Quarter Financials. Considered and took action upon **Resolution #20180227-07** approving the **Fiscal Year 2018 1st Quarter Financials**. A motion was made by Ron Collins and seconded by Melford Pierce. The motion carried unanimously by voice vote.
 8. Liza Fazio Hale, Executive Director of Riverbend Water Resources District, provided a report regarding regional water.
 9. Considered and took action upon **Resolution #20180227-08** authorizing the Executive Director/CEO to **execute a contract with Bayou State Timber Services, Inc., for a lump sum sale of approximately 88.9 acres forest products on Gun Barrel Road upon the TAC East campus**. A motion was made by Don Morriss and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
 10. Considered and took action upon **Resolution #20180227-09** authorizing the Executive Director/CEO to **execute a contract with Bayou State Timber Services, Inc., for a lump sum sale of approximately 91.5 acres forest products on Ford Road upon the TAC East campus**. A motion was made by Ron Collins and seconded by Don Morriss. The motion carried unanimously by voice vote.
 11. Scott Norton provided the Executive Director/CEO Report.
 12. A motion was made by Gabe Tarr and seconded by Melford Pierce to adjourn to Executive Session at 12:32 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.
 13. A motion was made by Ben King and seconded by Ron Collins at 1:31 p.m. to reconvene in Open Session. The motion carried unanimously by voice vote.

14. Considered and took action upon **Resolution #20180227-10** authorizing the Executive Director/CEO to execute a nonbinding Letter of Intent with **ENGIE Development, LLC**. A motion was made by Ron Collins and seconded by Don Morriss. The motion carried unanimously by voice vote.
15. Considered and took action upon **Resolution #20180227-11** authorizing the Executive Director/CEO to execute an **Inducement Agreement and Option to Purchase with Lionchase Holdings, LLC**. A motion was made by Ben King and seconded by Ron Collins. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution #20180227-12** authorizing the Executive Director/CEO to execute a new lease agreement for office space with **4X Industrial, LLC at 125 Austin Street, Hooks, TX 75561**. A motion was made by Gabe Tarr and seconded by Ron Collins. The motion carried unanimously by voice vote.
17. Considered and took action upon **Resolution #20180227-13** authorizing the Executive Director/CEO to execute a lease modification for land with **THTS, Inc. at 201 Bowie Parkway, Hooks, TX 75561**. A motion was made by Melford Pierce and seconded by Marc Reiter. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Gabe Tarr and seconded by Ron Collins to adjourn the meeting at 1:33 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of TexAmericas Center Board of Directors meeting, February 27, 2018 were read and approved on March 27, 2018.



Ben King, Secretary