



## 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 April 24, 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 Boyd Sartin and Scott Norton.
2. The meeting was called to order at 12:01 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	Don Morriss	Jim Roberts
Justin Powell	Joe Dike	Vickie Higgins	Denis Washington
Fred Norton	Steve Mayo		

**Directors Absent were:**

Ben King	Gabe Tarr	Ron Collins	Cody Lorange
Marc Reiter			

**Staff and Others in Attendance were:**

Scott Norton	Marla Byrd	Eric Voyles	Jeff Whitten
Wes Jordan Jordan Law Firm	Judge James Carlow Bowie County Judge		

4. Boyd Sartin called for public comments. Members of the public may speak on any topic. Comments are limited to 5 minutes per speaker. No comments noted.
5. A motion was made by Don Morriss and seconded by Melford Pierce to approve items listed under the Consent Agenda. The motion carried unanimously by voice vote. Those items were:
  - a. Approved Minutes of Board Meeting from March 27, 2018.
  - b. Approved Check Book Register and Deposit Summary from March 23, 2018 – April 18, 2018.
  - c. Considered and took action upon **Resolution #20180424-01** authorizing the Executive Director/CEO to enter into a **Non-Exclusive Listing Agreement with Texarkana Commercial Real Estate, LLC.**
6. Mr. Dike stepped out of the meeting briefly from 12:07 p.m. – 12:15 p.m.

7. Steve Mayo provided a report regarding regional water.
8. Considered and took action upon **Resolution #20180424-02** approving the revised hunting license agreement with **Kingwood Forestry Services, Inc., for hunting services**. A motion was made by Justin Powell and seconded by Joe Dike. The motion carried unanimously by voice vote.
9. Considered and took action upon **Resolution #20180424-03** authorizing the Executive Director/CEO to execute **Change Order #2 to Hart Contractors of Texas, LLC for the parking lot rehabilitation project at Building 228 as part of the Department of Commerce's Economic Development Administration Infrastructure Grant**. A motion was made by Denis Washington and seconded by Don Morriss. The motion carried unanimously by voice vote.
10. Scott Norton and Eric Voyles provided the Executive Director/CEO Report and EVP/CEDO Report.
11. A motion was made by Don Morriss and seconded by Denis Washington to adjourn to Executive Session at 12:15 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.
12. A motion was made by Don Morriss and seconded by Joe Dike to reconvene in Open Session at 1:01 p.m. The motion carried unanimously by voice vote.
13. Considered and took action upon **Resolution #20180424-04** authorizing the Executive Director/CEO to execute a second modification of lease to **Bristol General Contractors, LLC for trailer space at 180 Arkansas Avenue, Lot C and Lot D, and laydown yard at 171 Arkansas Avenue, New Boston, TX 75570**. A motion was made by Melford Pierce and seconded by Joe Dike. The motion carried unanimously by voice vote.
14. Considered and took action upon **Resolution #20180424-05** authorizing the Executive Director/CEO to execute a lease agreement to **4X Industrial, LLC for warehouse space at #10 and #30 Cherry Street, Hooks, TX 75561**. A motion was made by Justin Powell and seconded by Joe Dike. The motion carried unanimously by voice vote.
15. Considered and took action upon **Resolution #20180424-06** authorizing the Executive Director/CEO to execute a lease agreement to **Jackson Melons, Inc. for warehouse space at 549 Elm Circle, Hooks, TX 75561**. A motion was made by Denis Washington and seconded by Melford Pierce. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Joe Dike and seconded by Melford Pierce to adjourn the meeting at 1:03 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of TexAmericas Center Board of Directors meeting, April 24, 2018 were read and approved on May 22, 2018.

A handwritten signature in black ink, appearing to read "Ben King", written above a horizontal line.

**Ben King, Secretary**