



MINUTES

The Board of Directors of TexAmericas Center met to conduct business at the Nash, Texas City Hall – Training Facility, 119 Elm Street, Nash, TX 75569 on November 26, 2019.

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	Jim Roberts	Ben King	Gabe Tarr
Justin Powell	Jimmy Howell	Denis Washington	Fred Norton
Cody Lorance	Craig McDuffie		

Directors Absent were:

Ron Collins	Don Morriss	Steve Mayo	Fred Meisenheimer
Marc Reiter			

Staff and Others in Attendance were:

Scott Norton	Marla Byrd	Eric Voyles	Jeff Whitten
Holly Sleek	Wes Jordan	James Carlow	Troy Lemons
	Jordan Law Firm	Visitor	Holliday, Lemons & Cox, P.C.

Claire Northam

Holliday, Lemons & Cox, P.C.

4. Boyd Sartin called for public comments related to the Public Comment Period for Non-Agenda Items. Comments are limited to five minutes. None noted.
5. Boyd Sartin called for public comments related to the Public Comment Period for Agenda Items. Comments are limited to five minutes. None noted.
6. 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. Environmental
 - c. Executive
 - d. Investment/Finance

No further comments other than the minutes listed in the packet.

7. A motion was made Gabe Tarr and seconded by Justin Powell to approve the items listed under the Consent Agenda. Those items were:
 - a. Approved Minutes of Board Meeting from October 22, 2019.
 - b. Approved Check Book Register and Deposit Summary from October 17, 2019 – November 20, 2019.
 - c. Considered and took action upon **Resolution #20191126-01** approving the **Fiscal Year 2019 4th Quarter Scrap and Timber Sales Report**.
 - d. Considered and took action upon **Resolution #20191126-02** approving the **Fiscal Year 2019 4th Quarter Investment Report**.
8. Scott Norton provided a Report regarding regional water.
9. Considered and took action upon **Resolution 20191126-03** approving the **Fiscal Year 2019 4th Quarter Financials**. Troy Lemons with Holliday, Lemons and Cox, P.C. presented the FY19 4th Quarter Financials. A motion was made by Gabe Tarr and seconded by Denis Washington. The motion carried unanimously by voice vote.
10. Considered and took action upon **Resolution #20191126-04** authorizing the Executive Director/CEO to **execute a contract for health insurance for employees for 2020**. A motion was made by Denis Washington and seconded by Boyd Sartin. The motion carried unanimously by voice vote.
11. Considered and took action upon **Resolution #20191126-05** authorizing the Executive Director/CEO to **execute a contract with AMERITAS for employee dental benefits for 2020 and execute any documents if necessary**. A motion was made by Justin Powell and seconded by Cody Lorange. The motion carried unanimously by voice vote.
12. Considered and took action upon **Resolution #20191126-06** authorizing the Executive Director/CEO to **continue coverage with Superior Vision for employee vision benefits for 2020 and execute any documents if necessary**. A motion was made by Denis Washington and seconded by Justin Powell. The motion carried unanimously by voice vote.
13. Considered and took action upon **Resolution #20191126-07** authorizing the Executive Director/CEO to **continue coverage with One America for employee life and supplemental benefits for 2020 and execute any documents if necessary**. A motion was made by Justin Powell and seconded by Cody Lorange. The motion carried unanimously by voice vote.
14. Considered and took action upon **Resolution #20191126-08** authorizing the Executive Director/CEO to **execute a contract with Colonial Life for employee supplemental benefits for 2020**. A motion was made by Justin Powell and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
15. Considered and took action upon **Resolution #20191126-09** **ratifying the execution of a construction contract with RBT Construction for roof repair for an Area D Warehouse, 556 Elm Circle**. A motion was made by Justin Powell and seconded by Denis Washington. The motion carried unanimously by voice vote.
16. Considered and took action upon **Resolution #20191126-10** authorizing the Executive Director/CEO to **execute a construction contract with RBT Construction for roof improvements**

to **11 warehouses on Elm Circle upon the TAC East Campus**. A motion was made by Gabe Tarr and seconded by Justin Powell. The motion carried unanimously by voice vote.

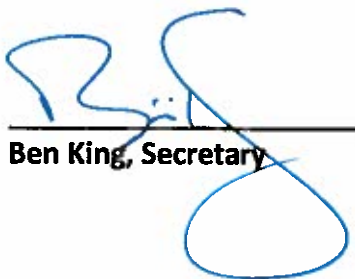
17. Considered and took action upon **Resolution #20191126-11 ratifying the execution of an Interlocal Agreement to Participate in the Texarkana Brownfields Regional Environmental Coalition with the City of Texarkana, Texas, City of Texarkana, Arkansas, and the ARK-TEX Council of Governments**. A motion was made by Ben King and seconded by Denis Washington. The motion carried unanimously by voice vote.
18. Considered and took action upon **Resolution #20191126-12 authorizing the Executive Director/CEO to execute any necessary documents to facilitate the completion of the EPA assessments of up to two buildings on the TAC- East Campus**. A motion was made by Ben King and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
19. Considered and took action upon **Resolution #20191126-13 approving a lease addendum template for feral hog disposal upon TexAmericas Center property**. A motion was made by Justin Powell and seconded by Cody Lorange. The motion carried unanimously by voice vote.
20. Staff Reports:
 - a. Scott Norton provided the Executive Director/CEO Report.
 - b. Eric Voyles provided Executive Vice President/CEDO Report.
 - c. Jeff Whitten provided the Executive Vice President/COO Report.
21. A motion was made by Ben King and seconded by Gabe Tarr to adjourn to Executive Session at 12:37 p.m. pursuant to the following Sections. The motion carried unanimously 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.
22. A motion was made by Ben King and seconded by Gabe Tarr to reconvene in Open Session at 1:06 p.m. The motion carried unanimously by voice vote. Boyd Sartin left the meeting at this time. The Chair was turned over to Jim Roberts, Vice Chairman of the Board.
23. Considered and took action upon **Resolution #20191126-14 authorizing the Executive Director/CEO to execute a second modification and extension for warehouse space at 312 Panther Creek, New Boston, TX, 75570 on the TAC-Central campus, to Cherokee Nation Red Wing, LLC**. A motion was made by Denis Washington and seconded by Gabe Tarr. The motion carried unanimously by voice vote.
24. Considered and took action upon **Resolution #20191126-15 authorizing the Executive Director/CEO to execute a new lease agreement for office space at 11 Chapel Lane, Suite B, New Boston, TX, 75570 on the TAC-Central campus to Secured Assurance, LLC**. A motion was made by Gabe Tarr and seconded by Ben King. The motion carried unanimously by voice vote.
25. Considered and took action upon **Resolution #20191126-16 authorizing the Executive Director/CEO to execute a new lease agreement for industrial space at 175 Arkansas Avenue,**

New Boston, TX, 75570 on the TAC-Central campus to Rowe Casa Organics. A motion was made by Ben King and seconded by Gabe Tarr. The motion carried unanimously by voice vote.

26. Considered and took action upon **Resolution #20191126-17** authorizing the Executive Director/CEO to execute a modification of lease for laydown yard space at **161 Arkansas Avenue, Lot B, New Boston, TX 75570 on the TAC-Central campus to Koworth Capital, LLC**. A motion was made by Gabe Tarr and seconded by Denis Washington. The motion carried unanimously by voice vote.
27. Considered and took action upon **Resolution #20191126-18** authorizing the Executive Director/CEO to execute addendum No. 5 of lease with **The W.W. Williams Company, LLC for building 133 Miller Street, New Boston, TX 75570 upon the TAC-Central campus**. A motion was made by Ben King and seconded by Denis Washington. The motion carried unanimously by voice vote.
28. Considered and took action upon **Resolution #20191126-19** authorizing the Executive Director/CEO to execute addendum No. 5 of lease with **The W.W. Williams Company, LLC for building 135 Miller Street, New Boston, TX 75570 upon the TAC-Central campus**. A motion was made by Gabe Tarr and seconded by Denis Washington. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Gabe Tarr and seconded by Ben King to adjourn the meeting at 1:09 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of TexAmericas Center Board of Directors meeting, November 26, 2019 were read and approved on January 28, 2020.



Ben King, Secretary