



## MINUTES

The Board of Directors of TexAmericas Center met to conduct business at 11 Chapel Lane, Suite B, New Boston, TX 75570 on July 25, 2023.

1. The Directors and public began to assemble at 11:30 a.m. while lunch was served.
2. The Reflection and Pledge of Allegiance were led by Scott Norton and Jim Roberts.
3. Jim Roberts, Chairman of the Board, called the meeting to order at 12:10 p.m., certifying that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and that a quorum was present.
4. Jim Roberts, Chairman of the Board, swore in the following Directors:  
Marc Reiter  
Dan Boyles

5. **Directors in Attendance were:**

Jim Roberts	Ben King	Justin Powell	Denis Washington
Ron Collins	Jimmy Howell	Kevin Avery	Steven Seals
Craig McDuffie	Marc Reiter	Dan Boyles	Robbin Bass

**Directors Absent were:**

Fred Meisenheimer	Tim Ketchum	Robert Irwin
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**Staff and Others in Attendance were:**

Scott Norton	Marla Byrd	Andrew Hill	John Sesler
Eric Voyles	Wes Jordan Jordan Law Firm	Dale Huls Visitor	

6. Jim Roberts called for Public Comments for Non-Agenda Items. Comments are limited to five minutes. None noted.
7. Jim Roberts called for Public Comments for Agenda Items. Comments are limited to five minutes. None noted.
8. Jim Roberts called for reports from the standing Committees of TexAmericas Center. No Committees had met since the last board meeting; therefore, no reports.

9. A motion was made by Justin Powell and seconded by Dan Boyles 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 June 27, 2023.
  - b. Approved Check Book Register and Deposit Summary from June 16, 2023 – July 17, 2023.
  - c. Revised CY 2023-2024 Board Calendar.
10. In Kyle Dooley's absence, Scott Norton provided a brief report regarding regional water.
11. Considered and took action upon **Resolution #20230725-01 authorizing the Executive Director/CEO to execute an addendum to the lump sum timber contract between Watson Wood Company, LLC and TexAmericas Center.** A motion was made by Marc Reiter and seconded by Craig McDuffie. The motion carried unanimously by voice vote.
12. Considered and took action upon **Resolution #20230725-02 authorizing a modification to the Cooperative Agreement for Environmental Services between TexAmericas Center and the United States of America for Environmental Services upon property owned by or to be owned by TexAmericas Center.** A motion was made by Denis Washinton and seconded by Jimmy Howell. The motion carried unanimously by voice vote.
13. Considered and took action upon **Resolution #20230725-03 authorizing the execution of a task order to the contract with Matrix Environmental Services, LLC.** A motion was made by Marc Reiter and seconded Ron Collins. The motion carried unanimously by voice vote.
14. Staff Reports:
  - a. Scott Norton provided the Executive Director/CEO Report.
  - b. Eric Voyles provided the Executive Vice President/CEDO Report.
  - c. In Jeff Whitten's absence, Scott Norton provided the Executive Vice President/COO Report.
  - d. John Sesler provided the Vice President of Logistics Report.
  - e. Andrew Hill provided the Vice President of Finance Report.
  - f. John Sesler provided the General Manager of Railroad and Transload Ops Report.
15. A motion was made by Ben King and seconded by Craig McDuffie to adjourn to Executive Session at 12:37 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 Justin Powell and seconded by Craig McDuffie to reconvene in Open Session at 1:23 p.m. The motion carried unanimously by voice vote.
17. Considered and took action upon **Resolution #20230725-04 authorizing the Executive Director/CEO to execute a lease modification and extension for 125 Ammo Drive, New Boston, TX to Control Concepts, Inc.** A motion was made by Ron Collins and seconded by Marc Reiter. The motion carried unanimously by voice vote.

18. Considered and took action upon **Resolution #20230725-05** authorizing the **Executive Director/CEO to execute a lease modification and extension for 170 and 176 Arkansas Avenue, New Boston, TX to Four Thirteen, Inc.** A motion was made by Marc Reiter and seconded Justin Powell. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Ron Collins and seconded by Justin Powell to adjourn the meeting at 1:24 p.m. The motion carried unanimously by voice vote.

**The above and foregoing minutes of the TexAmericas Center Board of Directors meeting, July 25, 2023 were read and approved on August 22, 2023.**



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**Justin Powell, Secretary**