

NOTICE OF PUBLIC MEETING



NOVEMBER 28, 2023

12:00 P.M.

11 CHAPEL LANE, SUITE B  
NEW BOSTON, TX 75570

AGENDA

1. Reflection and Pledge of Allegiance.
2. Call to Order.
3. Roll Call of Directors.
4. Public Comment Period for Non-Agenda Items. Comments are limited to five minutes.
5. Public Comment Period for Agenda Items. Comments are limited to five minutes.
6. Hear and discuss reports from the standing Committees of TexAmericas Center. Committees that met since the last board meeting are:
  - a. Infrastructure/REM
  - b. Executive
  - c. Investment/Finance
7. Consent Agenda:
  - a. Approve Minutes of Board Meeting from October 24, 2023.
  - b. Approve Check Book Register and Deposit Summary from October 16, 2023– November 16, 2023.
  - c. Consider and take action upon **Resolution #20231128-01** approving the **Fiscal Year 2023 4<sup>th</sup> Quarter Scrap and Timber Sales Report**.
  - d. Consider and take action upon **Resolution #20231128-02** approving the **Fiscal Year 2023 4<sup>th</sup> Quarter Investment Report**.
  - e. Consider and take action upon **Resolution #20231128-03** authorizing the Executive Director/CEO to **execute contract for health insurance for employees for 2024**.
  - f. Consider and take action upon **Resolution #20231128-04** authorizing the Executive Director/CEO to **continue coverage with AMERITAS for employee dental benefits for 2024 and execute any documents if necessary**.

- g. Consider and take action upon **Resolution #20231128-05** authorizing the Executive Director/CEO **to continue coverage with Superior Vision for employee vision benefits for 2024 and execute any documents if necessary.**
  - h. Consider and take action upon **Resolution #20231128-06** authorizing the Executive Director/CEO **to execute a contract and any necessary documents with PRINCIPAL for employee life and supplemental benefits for 2024.**
  - i. Consider and take action upon **Resolution #20231128-07** authorizing the Executive Director/CEO **to continue coverage with Colonial Life for employee supplemental benefits for 2024 and execute any documents if necessary.**
  - j. Consider and take action upon **Resolution #20231128-08** authorizing the Executive Director **to execute a contract and any necessary documents with Mutual of Omaha for employee supplemental benefits for 2024.**
8. Consider and take action upon **Resolution #20231128-09** approving the **Fiscal Year 2023 4<sup>th</sup> Quarter Financials.**
9. Report regarding regional water.
10. Consider and take action upon **Resolution #20231128-10** authorizing the Execution of a **Memorandum of Understanding with Texas A&M University-Texarkana for Reduced Tuition/Scholarships for Full Time Employees of TexAmericas Center or any of its Tenants Located upon TexAmericas Center Property.**
11. Consider and take action upon **Resolution #20231128-11** approving a **Service Agreement for Plan Administration with InWest Retirement Solutions, Inc., and Authorizing the Executive Director/CEO to Negotiate Final Terms and Execution of the Document.**
12. Consider and take action upon **Resolution #20231128-12** authorizing the Execution of **Modification to the Cooperative Agreement for Environmental Services Between TexAmericas Center and the United States of America for Extension of Time to Complete the Services and to Increase the Compensation Due to TexAmericas Center.**
13. Consider and take action upon **Resolution #20231128-13** authorizing the Execution of a **Task Order to the Contract with Matrix Environmental Services, LLC.**
14. Consider and take action upon **Resolution #20231128-14** authorizing the Executive Director/CEO **to advertise for and execute a contract for clearing and grubbing activities on the Brazos Tract situated at the Southeast corner of the intersection of Cass Street and Oak Street upon the TAC East Campus in an amount not to exceed \$300,000.00.**
15. Staff Reports:
  - a. Executive Director/CEO Report
  - b. Executive Vice President/CEDO Report
  - c. Executive Vice President/COO Report
  - d. Vice President of Logistics Report
  - e. Vice President of Finance Report
  - f. General Manager of Railroad and Transload Ops Report
16. Adjourn to Executive Session pursuant to the following Sections:

- 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.
17. Reconvene in Open Session.
18. Consider and take action upon **Resolution #20231128-15 authorizing the negotiation and execution of a contract for the design and construction of a light manufacturing building upon TexAmericas Center property – East Campus.**
19. Consider and take action upon **Resolution #20231128-16 authorizing the negotiation and execution of a contract for the design and construction of a logistics building upon TexAmericas Center property – East Campus.**
20. Consider and take action upon **Resolution #20231128-17 authorizing the Executive Director/CEO to negotiate the terms of and industrial lease (build-to-suit) with Advanced Global Resources and upon final agreement as to the terms of said lease to execute the same.**
21. Consider and take action upon **Resolution #20231128-18 authorizing the Executive Director/CEO to execute an amendment to the Real Estate Contract between Braven Environmental-Texarkana I, LLC and TexAmericas Center.**
22. Consider and take action upon **Resolution #20231128-19 authorizing the Executive Director/CEO to execute a Real Estate Contract with New Alternative Green Energy, Inc., or Its Designee, For the Sale of Approximately 250 Acres; Requiring Capital Investment and Job Creation.**
23. Consider and take action upon **Resolution #20231128-20 authorizing the Executive Director/CEO to execute a lease agreement for 123 Texas Avenue, New Boston, TX 75570 to BDS Global LLC, a subsidiary of Braswell Defense Services.**
24. Consider and take action upon **Resolution #20231128-21 authorizing the Executive Director/CEO to execute a lease agreement for 139 Miller Street, New Boston, TX 75570 to Braswell Services, LLC DBA Braswell Defense Services.**

Adjournment.