



**RESOLUTION NO. 20240326-06**

**A RESOLUTION APPROVING THE ASSIGNMENT OF A COMMERCIAL CONTRACT TO TEXAMERICAS CENTER; APPROVING THE TERMS OF THE ASSIGNED CONTRACT; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CLOSING DOCUMENTS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

**WHEREAS**, Landon Huffer, acting on behalf of TexAmericas Center, has entered into a Contract with Rodney Feltz for the purchase of property described as two (2) acres more or less being in Tract Fourt (4) of the JONATHAN COLLUM HEADRIGHT SURVEY A-109 as described in Deed dated April 8, 2011, recorded in Volume 6022, Page 030 of the Real Property Records of Bowie County, Texas, (the Property) for the sum of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00); and

**WHEREAS**, Landon Huffer has assigned the Commercial Contract for the Property to TexAmericas Center; and

**WHEREAS**, Section 3503.101(b)(22) authorizes TexAmericas Center to acquire and own property outside the perimeter of the TexAmericas Center boundaries if said property enhances or facilitates the development, redevelopment, maintenance, or expansion of new and existing businesses, industry, or commercial activity on the property of TexAmericas Center; and

**WHEREAS**, the Board of Directors finds that the acquisition of the Property will enhance and facilitate the development, redevelopment, maintenance and expansion of new and existing businesses, industry, or commercial activity upon the property of TexAmericas Center within its boundaries;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of TexAmericas Center as follows:

1. The assignment of the Commercial Contract between Landon Huffer and Rodney Feltz to TexAmericas Center shall be and it is hereby approved; and

2. The terms of the Commercial Contract between Landon Huffer and Rodney Feltz are approved as written; and
3. That upon compliance with the terms of the Commercial Contract by the Seller, Rodney Feltz, Scott Norton shall be and he is hereby authorized to execute any and all documents necessary to close on the purchase of the Property, including but not limited to amendments to the contract, affidavits and other documents required by the title company, and the Closing Statement.

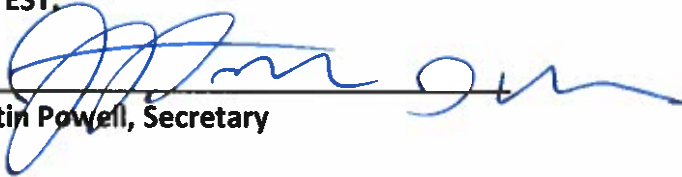
BE IT FURTHER RESOLVED that this Resolution shall be effective upon its passage.

**PASSED and APPROVED this 26<sup>th</sup> day of March, 2024.**



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**Jim Roberts, Chairman of the Board**

**ATTEST:**



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**Justin Powell, Secretary**

**ATTACHMENT: COMMERCIAL CONTRACT-UNIMPROVED PROPERTY**  
**ATTACHMENT: COMMERCIAL CONTRACT ASSIGNMENT OF BUYER'S INTERESTS**