

NOTICE OF PUBLIC MEETING



AUGUST 25, 2020 AT 12:00 P.M.

**11 CHAPEL LANE, SUITE B
NEW BOSTON, TX 75570**

Persons wishing to attend the TexAmericas Center Board of Directors Meeting by telephone can call 1-866-778-5424 and enter the Participant Code of 5090805. Board meeting agenda and materials can be found at the www.texamericascenter.org website.

The Board of Directors of TexAmericas Center will meet to conduct business at the above time and location via conference call.

AGENDA

1. Pledge of Allegiance and Reflection.
2. Call to Order.
3. Swear in New Director.
4. Roll Call of Directors.
5. Hear and discuss reports from the standing Committees of TexAmericas Center. Committees that met since the last board meeting are:
 - a. Infrastructure/REM
 - b. Environmental
 - c. Executive
6. Public Comment Period for Non-Agenda Items. Comments are limited to five minutes.
7. Public Comment Period for Agenda Items. Comments are limited to five minutes.
8. Consent Agenda:
 - a. Approve Minutes of Board Meeting from July 28, 2020.
 - b. Approve Check Book Register and Deposit Summary from July 23, 2020 – August 19, 2020.

9. Report regarding regional water.
10. FY20 Budget Amendments and FY21 Budget Workshop.
11. Consider and take action upon **Resolution #20200825-01 approving a Road Lighting, Signage and Striping Policy on TexAmericas Center property.**
12. Consider and take action upon **Resolution #20200825-02 approving a Qualified Sites Program for TexAmericas Center.**
13. Consider and take action upon **Resolution #20200825-03 ratifying a reimbursement contract for Environmental Services Cooperative Agreement Expenses with the Texas Commission on Environmental Quality.**
14. Consider and take action upon **Resolution #20200825-04 authorizing the Executive Director/CEO to execute a contract for the clearing of a spec building site in an amount not to exceed \$75,000.00.**
15. Consider and take action upon **Resolution #20200825-05 authorizing the conveyance of specific property to TAC East Holdings Company No. 1.**
16. Consider and take action to appoint directors for TAC East Holdings Company No. 1.
17. Consider and take action upon **Resolution #20200825-06 authorizing the Executive Director/CEO to execute a new lease agreement for a multi-commodity transload facility at 695 Oak Street, Hooks, TX 75561, Area BB, to Spring Creek Holdings, LLC DBA Spring Creek Enterprises.**
18. Consider and take action upon **Resolution #20200825-07 authorizing the Executive Director/CEO to execute a second modification of lease for the expansion of warehouse space at 556 Elm Circle, Hooks, TX, 75561 on the TAC-East campus, to Loc Performance Products, Inc.**
19. Consider and take action upon **Resolution #20200825-08 authorizing the execution of a contract with MW Builders, Inc. for the design and construction of a warehouse building upon TexAmericas Center Property-East Campus.**
20. Staff Reports:
 - a. Executive Director/CEO Report
 - b. Executive Vice President/CEDO Report
 - c. Executive Vice President/COO Report
21. 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.

22. Reconvene in Open Session.

23. Adjournment.



Infrastructure, Real Estate, Marketing and Business Development

Oversight, review and recommendations relating to all infrastructure needs of the properties of the organization and shall also oversee all real estate marketing activities, facilities master planning and personal property disposal.

MINUTES

107 Chapel Lane, New Boston, TX 75570

August 4, 2020

12:00 P.M.

The Infrastructure, Real Estate, Marketing and Business Development Committee of TexAmericas Center Board of Directors met to conduct business on the date and time listed above via conference call.

Committee Members, Staff and Others in Attendance were:

Ron Collins	Marc Reiter	Fred Norton	Jimmy Howell
Scott Norton	Jeff Whitten	Marla Byrd	Eric Voyles
David Williams			
MTG Engineers			

Committee Members Absent:

Steve Mayo

1. Ron Collins called the meeting to order at 12:07 p.m. and asked Scott Norton to open the meeting with a reflection prayer. Fred Norton left the call at 12:08 p.m.
2. Considered and took action to approve the minutes from the May 5, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting. A motion was made by Jimmy Howell and seconded by Ron Collins. The motion carried unanimously by voice vote.
3. Eric Voyles gave an update regarding Building Occupancy Rates as follows:
 - a. TAC-East 437,909sf of 949,286sf ~45.48%
 - b. TAC-Central 541,609sf of 601Ksf ~ 90.02%
 - c. TAC-West 12,976sf of 263Ksf ~5.63%
4. Eric Voyles gave an update regarding Available Move-In Ready Buildings as follows:
 - a. TAC-East
 - i. Area U Buildings – Storage Only; No Utilities; 14 buildings, 11,500sf each
 - ii. Area V Bunkers - 22 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - b. TAC-Central
 - i. 150 Service – 12,490sf -- Industrial

- ii. 154 Service – 19,228sf – Industrial
 - iii. 245 Ammo – 15,850sf – Industrial
 - iv. 228 Texas, Suite B, C & D – 7,300sf
 - v. 11B Chapel Lane, Suite B – 1,390sf – Office
 - vi. 116 Technology Circle – ~24,000sf – Office - **Available 10.1.2020 ~ TBD**
 - vii. 342 Texas – 4,800sf – Office
 - c. TAC-West – Total Square feet available
 - i. Area A Bunkers – Total Square feet available - 145,980sf
 - ii. Area C Bunkers– Total Square feet available – 100,564sf
5. Jeff Whitten along with David Williams with MTG Engineers, gave updates regarding the Existing Product Improvement Plan as follows:
- a. New Projects
 - i. Area U Infrastructure Planning – Dave Williams
 - ii. Telecommunication Infrastructure
 - 1. Conterra Running Fiber to
 - a. TAC-Central
 - 2. Wireless Back-up System
 - iii. Utility Corridor to Crockett Site on South Ellis
 - b. Existing Project Status Update:
 - i. Utility Corridor Oak Street – TAC East
 - 1. Natural Gas to Area D
 - ii. Rehabilitation of 555 Elm Circle (Area D) & C-1 aka 580 Oak Street
 - iii. Retrofit of Area D Buildings
 - 1. Current Construction Projects
 - a. 552 Building finish out – Safe Harbor
 - b. 554 & 556 Building finish out – Loc Performance
 - iv. 175 Arkansas – Rowe Casa Organics
 - v. 333 Panther Creek – Lockheed Martin
6. Jeff Whitten gave an update regarding the Spec Building.
- a. RFQ Update
 - b. RFP Process
 - c. REMI Go/ No-Go Recommendation to TAC BOD's
7. Jeff Whitten provided the Property Maintenance Report regarding the following:
- a. Area D Punchlist Items
 - b. General Mowing & Cleaning
 - c. IsoNova Roof Repairs
8. Jeff Whitten gave an update regarding Planning Activity as follows:
- a. Status update: Wetlands RFQ – various locations
 - b. Texas A&M Planning Partnership
 - c. EDA Grants
 - i. CARES
 - ii. Technical Assistance – Rail
 - iii. Infrastructure - Rail
9. Eric Voyles gave an update regarding Organizational Development Activity as follows:
- a. Access to Capital – Spec Building Funding – Scott Norton

- b. Incentives – No report
- c. Marketing Activities
 - i. Website – www.TexAmericasCenter.com
 - ii. Research On Investment – Lead Generation
 - iii. Chartwell Agency
 - iv. Business Facility Industrial Park Rankings
- d. Regional Economic Development – No report
- e. Training & Conferences – No report
- f. Strategic Doing – TBD

10. Jeff Whitten presented two proposed TAC Ordinances to the Committee for review before going to the full board for approval. The Committee considered and recommended that each ordinance move forward to the full board for review in substantially the same form as presented.

- a. Signage, Lighting & Pavement Markings Plan. A motion was made by Jimmy Howell and seconded by Ron Collins. The motion carried unanimously by voice vote.
- b. TAC Qualified Sites Program. A motion was made by Jimmy Howell and seconded by Ron Collins. The motion carried unanimously by voice vote.

11. There was no Executive Session; therefore, the meeting remained in Open Session.

12. Eric Voyles updated the Committee regarding some ongoing prospect/potential lease activity including:

- a. Red Dragon
- b. E Phoenix
- c. Safe Harbor II
- d. Demeter Project
- e. Perses
- f. Project New Water
- g. Project Red River D

13. With no other business to discuss, a motion was made by Jimmy Howell and seconded by Ron Collins to adjourn the meeting at 1:45 p.m. The motion carried unanimously by voice vote.



Environmental Committee Meeting

Oversees Regulatory Compliance, Risk, Hunting and Forestry Management

MINUTES

107 Chapel Lane, New Boston, TX
Wednesday, August 5, 2020
12:30 p.m.

The Environmental Committee of TexAmericas Center Board of Directors met to conduct business on the date and time listed above via conference call.

Committee Members, Staff and Others in Attendance were:

Justin Powell	Jim Roberts	Cody Lorange	Jimmy Howell
Scott Norton	Marla Byrd		

1. Justin Powell called the meeting to order at 12:36 p.m.
2. Considered and approved the minutes from February 5, 2020 meeting. A motion was made by Jimmy Howell and seconded by Cody Lorange. The motion carried unanimously by voice vote.
3. Scott Norton gave an update on ESCA and other TAC-East remediation efforts.
4. Scott Norton presented the FY21 Budget for Hunting & Timber.
5. Scott Norton gave an update on the Discuss Forestry program and the Hunting Program.
6. In other business, Scott Norton briefed the Committee that the City of Redwater had sent TAC a letter to replace Cody Lorange on the TAC Board with Tim Ketchum. Cody had requested to be replaced due to other demands on his time. Scott thanked Cody for his time and years of service to the board and the community. Additionally, Scott updated the Committee that the City of Maud has sent their letter to replace Boyd Sartin with Steven Seals.

7. With no other business to discuss, a motion was made by Jimmy Howell and seconded by Cody Lorange to adjourn the meeting at 12:59 p.m. The motion carried unanimously by voice vote.



**EXECUTIVE COMMITTEE MEETING
MINUTES
11 CHAPEL LANE, SUITE B
NEW BOSTON, TX 75570
AUGUST 18, 2020
12:00 P.M.**

The Executive Committee of TexAmericas Center Board of Directors met to conduct business on the date, time and location listed above.

1. Jim Roberts called the meeting to order at 12:11 p.m.
2. **Directors and Staff in Attendance were:**

Jim Roberts	Ben King	Denis Washington	Gabe Tarr
Wes Jordan	Scott Norton	Marla Byrd	
3. Considered and approved the Minutes from May 19, 2020 Committee Meeting. A motion was made by Ben King and seconded by Denis Washington. The motion carried unanimously by voice vote.
4. Scott Norton led a discussion regarding the status of the Request for Qualification for Design/Build Services for the Proposed SPEC Building. A motion was made by Denis Washington and seconded by Ben King to proceed with taking a resolution for a contract not to exceed \$75,000.00 for clearing of a spec building site to the full board for approval. The motion carried unanimously by voice vote.
5. Scott Norton led a discussion regarding recommending someone to serve on the TAC East Holdings Company No. 1 Board of Directors to the TexAmericas Center Board of Directors. A motion was made by Gabe Tarr and seconded by Denis Washington to proceed by first contacting Jimmy Howell and if he had no interest, then Marc Reiter. The motion carried unanimously by voice vote.
6. Scott Norton led a discussion regarding activity with the Association of Defense Communities.
7. Scott Norton led a discussion regarding changes to Personnel Policy Manual.
8. Scott Norton led a discussion regarding the FY20/FY21 Budget.
9. Scott Norton presented the Draft Annual Report.
10. A motion was made by Ben King and seconded by Gabe Tarr to adjourn to Executive Session at 12:47 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
 - 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

11. A motion was made by Ben King and seconded by Gabe Tarr at 3:51 p.m. to reconvene to Open Session. The motion carried unanimously by voice vote.
12. With no other business to discuss, a motion was made by Gabe Tarr and seconded by Ben King to adjourn the meeting at 3:52 p.m. The motion carried unanimously by voice vote.



MINUTES

The Board of Directors of TexAmericas Center met to conduct business at 107 Chapel Lane, New Boston, TX 75570 and via conference call on July 28, 2020.

1. Jim Roberts, Chairman of the Board, called for a roll call of Directors to confirm a quorum was present and certified that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and then called the meeting to order at 12:08 p.m.

2. The Reflection was led by Scott Norton.

3. **Directors in Attendance were:**

Jim Roberts	Denis Washington	Ben King	Gabe Tarr
Ron Collins	Craig McDuffie	Marc Reiter	Steve Mayo
Kevin Avery	Justin Powell	Fred Norton	

Directors Absent were:

Jimmy Howell	Cody Lorange	Boyd Sartin	Fred Meisenheimer
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Staff and Others in Attendance were:

Scott Norton	Marla Byrd	Jeff Whitten	Eric Voyles
Wes Jordan	Judge Bobby Howell	Kyle Dooley	Tom Ross
Jordan Law Firm	Bowie County Judge	Riverbend Water Resources	Valley View Consulting, LLC

4. Jim Roberts called for Public Comments for Non-Agenda Items. Comments are limited to five minutes. None noted.
5. Jim Roberts called for Public Comments for Agenda Items. Comments are limited to five minutes. None noted.
6. A motion was made by Ben King and seconded by Denis Washington to approve the items listed under the Consent Agenda. Jim Roberts called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote. Those items were:
 - a. Approved Minutes of Board Meeting from June 23, 2020.
 - b. Approved Check Book Register and Deposit Summary from June 18, 2020 – July 22, 2020.
7. Kyle Dooley, Executive Director/CEO of Riverbend Water Resources District, provided a report regarding regional water.

8. Considered and took action upon **Resolution #20200728-01** authorizing the Executive Director/CEO **to enter into an engagement agreement with Thomas & Thomas, PLLC for Auditing Services for FY2020**. A motion was made by Gabe Tarr and seconded by Denis Washington. Jim Roberts called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote.
9. Considered and took action upon **Resolution #20200728-02** authorizing a **Modification to the Cooperative Agreement for Environmental Services between TexAmericas Center and the United States of America to Extend the Agreement an Additional Eighteen Months to the Period of Performance**. A motion was made by Ben King and seconded by Ron Collins. Jim Roberts called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote.
10. Considered and took action upon **Resolution #20200728-03** authorizing the Executive Director/CEO **to execute a supplemental agreement No. 2 to Lease Number DACA63-5-99-051 between TexAmericas Center and the United States of America**. A motion was made by Justin Powell and seconded by Ron Collins. Jim Roberts called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote.
11. Considered and took action upon **Resolution #20200728-04** authorizing the Executive Director/CEO **to execute a Change Order (No. 2) for Wetlands Delineation with Cardno, Inc.** A motion was made by Justin Powell and seconded by Ben King. Jim Roberts called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote.
12. Considered and took action upon **Resolution #20200728-05** **ratifying the execution of a lease agreement at 20 Circle Drive, New Boston, TX to Col. Jack Kredo**. A motion was made by Ben King and seconded by Denis Washington. Jim Roberts called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote.
13. Considered and took action upon **Resolution #20200728-06** **authorizing Third Party Logistics Activities**. A motion was made by Craig McDuffie and seconded by Justin Powell. Jim Roberts called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote.
14. Staff Reports:
 - a. Scott Norton provided the Executive Director/CEO Report, updating regarding Change Orders and Boyd Sartin resigning from the Board.
 - b. Eric Voyles provided the Executive Vice President/CEDO Report.
 - c. Jeff Whitten provided the Executive Vice President/COO Report.
15. There was no Executive Session; therefore, the meeting remained in Open Session.

With no other business to discuss, a motion was made by Ben King and seconded by Denis Washington to adjourn the meeting at 1:07 p.m. Jim Roberts called for votes by roll call by the directors in attendance. Each director voted yes. The motion carried unanimously by voice vote.

The above and foregoing minutes of TexAmericas Center Board of Directors meeting, July 28, 2020 were read and approved on August 25, 2020.

Denis Washington, Secretary

TexAmericas Center
Check Register
July 23, 2020 - August 19, 2020

Type	Date	Num	Name	Memo	Deposits	Payments
Bill Pmt -Check	07/23/2020	18022	AEP SWEPCO	Utilities		393.50
Bill Pmt -Check	07/23/2020	18023	Business Communications Systems, Inc.	Telephone		197.00
Bill Pmt -Check	07/23/2020	18024	Cooper Cleaning Service	Janitorial		1,300.00
Bill Pmt -Check	07/23/2020	18025	Federal Express	Shipping		47.34
Bill Pmt -Check	07/23/2020	18026	Jordan Law Firm, L.L.P.	Legal Services		20,244.75
Bill Pmt -Check	07/23/2020	18027	Knauth & Company, P.C.	Auditing		19,173.00
Bill Pmt -Check	07/23/2020	18028	Neon Cloud Productions LLC	Marketing		4,925.00
Bill Pmt -Check	07/23/2020	18029	OilCo Distributing LLC	Fuel		302.96
Bill Pmt -Check	07/23/2020	18030	Superior Vision of Texas	Insurance		111.45
Bill Pmt -Check	07/23/2020	18031	Tex-21	Dues & Memberships		5,000.00
Bill Pmt -Check	07/23/2020	18032	Texarkana New Holland / JCB Rental and Us	Equipment Maintenance		311.69
Bill Pmt -Check	07/23/2020	18033	Vinson & Elkins, LLP	Legal Services		6,570.00
Bill Pmt -Check	07/23/2020	18034	Xerox Corp	Copier		20.57
Bill Pmt -Check	07/23/2020	18035	Julie's Deli	July Board Meeting		181.00
Check	07/24/2020	EFT	Regions	Credit Card		3,040.11
Check	07/24/2020	EFT	Regions	Credit Card		284.21
Check	07/24/2020	EFT	Regions	Credit Card		241.63
Deposit	07/24/2020			Deposit	200,149.81	
Check	07/27/2020	EFT	Regions	Credit Card		844.80
Check	07/27/2020	EFT	Wright Express	Fuel		562.88
Check	07/28/2020	EFT	Regions	Credit Card		357.34
Liability Check	07/30/2020		QuickBooks Payroll Service	Payroll		23,815.07
Bill Pmt -Check	07/30/2020	18036	American Fire Protection Group	554 Area D Warehouse		2,035.86
Bill Pmt -Check	07/30/2020	18037	Cintas Corp #197	Uniforms		85.52
Bill Pmt -Check	07/30/2020	18038	Colonial Life	Insurance		391.08
Bill Pmt -Check	07/30/2020	18039	Leadership Texarkana	Dues & Memberships		600.00
Bill Pmt -Check	07/30/2020	18040	Main Street Texarkana	Advertising		850.00
Bill Pmt -Check	07/30/2020	18041	OilCo Distributing LLC	Fuel		158.30
Bill Pmt -Check	07/30/2020	18042	Rushing Pest Control	Pest Control for 20 Cir Dr (non termite)		135.00
Bill Pmt -Check	07/30/2020	18043	Transamerica Employee Benefits	INSURANCE		434.10
Bill Pmt -Check	07/30/2020	18044	Xerox Corp	Copier		289.57
Bill Pmt -Check	07/30/2020	18045	Texarkana Outdoor Power Equipment	Equipment Maintenance		72.72
Deposit	07/31/2020			Deposit	9,347.66	
Liability Check	08/03/2020	E-pay	United States Treasury	Payroll Liability		8,418.16
Check	08/03/2020	EFT	Regions	Credit Card		392.12
Check	08/03/2020	EFT	Regions	Credit Card		755.47
Liability Check	08/03/2020	EFT	Texas Workforce Commission	Payroll Liability		201.07
Check	08/03/2020	EFT	Regions	Credit Card		755.47
Liability Check	08/04/2020		QuickBooks Payroll Service	Payroll		3,390.69
Liability Check	08/05/2020	E-pay	United States Treasury	Payroll Liability		1,539.62
Bill Pmt -Check	08/06/2020	18046	AEP SWEPCO	Utilities		2,808.42
Bill Pmt -Check	08/06/2020	18047	Ark-Tex Council of Governments	Administration Services		10,000.00
Bill Pmt -Check	08/06/2020	18048	Barnwell Industries	Oak St Sewer Improvements		52,987.45
Bill Pmt -Check	08/06/2020	18049	Bumper to Bumper	Vehicle Maintenance		226.58
Bill Pmt -Check	08/06/2020	18050	Cintas Corp #197	Uniforms		71.43
Bill Pmt -Check	08/06/2020	18051	Datacast, Inc.	Computer		1,351.00
Bill Pmt -Check	08/06/2020	18052	France Publications, Inc.	Advertising		150.00
Bill Pmt -Check	08/06/2020	18053	Garrity and Knisely, PLLC	Legal Services		962.50
Bill Pmt -Check	08/06/2020	18054	Gill Industries, LTD	BLDG 245 Asbestos Abatement		2,117.20
Bill Pmt -Check	08/06/2020	18055	Hooks Tire Service	Vehicle Maintenance		72.00
Bill Pmt -Check	08/06/2020	18056	Joe Howell	Power wash exterior, touch up painting @ 20 Circle Dr		450.00
Bill Pmt -Check	08/06/2020	18057	McWilliams & Associates	Consulting		3,333.33
Bill Pmt -Check	08/06/2020	18058	OilCo Distributing LLC	Fuel		164.54
Bill Pmt -Check	08/06/2020	18059	Pop A Lock	552 Elm		795.00
Bill Pmt -Check	08/06/2020	18060	Port-A-Jon	551 Elm Circle, Area D		43.75
Bill Pmt -Check	08/06/2020	18061	Riverbend Water Resources District	Utilities		120.00
Bill Pmt -Check	08/06/2020	18062	Texarkana New Holland / JCB Rental and Us	Equipment Maintenance		403.57
Bill Pmt -Check	08/06/2020	18063	Waste Management	Waste Management		885.03
Bill Pmt -Check	08/06/2020	18064	Julie's Deli	Committee Meetings		552.79

TexAmericas Center
Check Register
July 23, 2020 - August 19, 2020

Liability Check	08/07/2020 E-pay	United States Treasury	Payroll Liability	1,539.64
Deposit	08/07/2020		Deposit	9,910.21
Liability Check	08/10/2020	QuickBooks Payroll Service	Payroll	3,390.68
Check	08/12/2020 18065	Premiere Fire & Security, Inc.	Security & Tax Deposit Refund	1,350.00
Bill Pmt -Check	08/12/2020 18066	Airgas USA, LLC	Supplies	41.62
Bill Pmt -Check	08/12/2020 18067	Cardno, Inc.	Wetland Study	5,031.07
Bill Pmt -Check	08/12/2020 18068	Cintas Corp #197	Uniforms	42.76
Bill Pmt -Check	08/12/2020 18069	Conner & Duffer Insurance Agency	CNA Surety/Bond Renewal	181.00
Bill Pmt -Check	08/12/2020 18070	Conterra Networks	Telephone & Internet	1,508.92
Bill Pmt -Check	08/12/2020 18071	EDP Best Practices, LLC	Consulting	3,960.00
Bill Pmt -Check	08/12/2020 18072	Federal Express	Shipping	72.02
Bill Pmt -Check	08/12/2020 18073	France Publications, Inc.	Advertising	1,675.00
Bill Pmt -Check	08/12/2020 18074	OilCo Distributing LLC	Fuel	151.91
Bill Pmt -Check	08/12/2020 18075	RealMassive, Inc.	Marketing	5,000.00
Bill Pmt -Check	08/12/2020 18076	Texarkana Gazette	Advertising	34.80
Bill Pmt -Check	08/12/2020 18077	Valley View Consulting, LLC	Consulting	4,550.00
Liability Check	08/13/2020	QuickBooks Payroll Service	Payroll	23,516.26
Liability Check	08/14/2020 E-pay	United States Treasury	Payroll Liability	8,317.42
Liability Check	08/14/2020 eft	InWest Retirement Solutions	Retirement	2,250.00
Liability Check	08/14/2020 eft	InWest Retirement Solutions	Retirement	5,189.14
Check	08/19/2020 EFT	Regions	Credit Card	3,100.00
Check	08/19/2020 EFT	Regions	Credit Card	25.00
Check	08/19/2020 EFT	Regions	Credit Card	404.41
Check	08/19/2020 EFT	Regions	Credit Card	63.89
Bill Pmt -Check	08/19/2020 18078	Ameritas	Insurance	641.28
Bill Pmt -Check	08/19/2020 18079	Bowie County	Insurance	13,105.76
Bill Pmt -Check	08/19/2020 18080	Business Communications Systems, Inc.	Telephone	79.00
Bill Pmt -Check	08/19/2020 18081	Cintas Corp #197	Uniforms	42.76
Bill Pmt -Check	08/19/2020 18082	Commercial Lighting Company	Supplies	477.52
Bill Pmt -Check	08/19/2020 18083	CoStar Realty Information, Inc.	Marketing	502.20
Bill Pmt -Check	08/19/2020 18084	Jordan Law Firm, L.L.P.	Legal Services	17,222.25
Bill Pmt -Check	08/19/2020 18085	Julie's Deli	Spec Bldg Interview Luncheon & Exec Comm Meeting	696.20
Bill Pmt -Check	08/19/2020 18086	OilCo Distributing LLC	Fuel	605.54
Bill Pmt -Check	08/19/2020 18087	Scoreboard / Allison's	Marketing	148.50
Bill Pmt -Check	08/19/2020 18088	Valley View Consulting, LLC	Consulting	2,500.00
Bill Pmt -Check	08/19/2020 18089	Verizon	Telephone	463.21

GENERAL FUND
Analysis of FY20 Actual Revenues Expenses,
FY20 (Original Amended) Budgets and
FY21 Proposed Budgets

	FY20 Original General Fund	FY20 Amended General Fund	FY20 Original Logistics Fund	FY20 Amended Logistics Fund	FY20 Final Combined	FY21 Proposed General Fund	FY21 Proposed Logistics Fund	FY21 Combined
Revenues:								
ESCA	2,573,078	3,093,078			3,093,078	1,790,466		1,790,466
Franchise Fees - AEP	60,000	52,000			52,000	60,000		60,000
Franchise Fees - Natural Gas	8,500	1,500			1,500	2,000		2,000
Franchise Fees - Network USA	5,000	1,000			1,000	1,000		1,000
Franchise Fees - Riverbend	84,000	89,000			89,000	84,000		84,000
Personal Property Sales	5,000	5,000			5,000	5,000		5,000
EDA Grant	643,000	243,000			243,000	-		-
Leases	1,932,257	2,191,797			2,191,797	1,750,000		1,750,000
Retirement Settlement	-	74,000			74,000	-		-
TAC E Management Fees	15,000	15,000			15,000	5,000		5,000
Bowie County Chapter 381	3,000	3,000			3,000	3,000		3,000
Miscellaneous	5,000	8,000			8,000	5,000		5,000
Interest	100,000	220,000			220,000	100,000		100,000
Leased Employee (TAC E Holdings)	409,302	409,302			409,302	167,241		167,241
PILOT	-	-			-	3,000		3,000
Timber	250,000	370,000			370,000	317,000		317,000
Hunting	51,903	47,812			47,812	47,800		47,800
Project Reimbursement	-	1,020,000			1,020,000	-		-
Logistics	-	-	-	-	-		259,370	259,370
Total Revenue	6,145,040	7,843,488	-	-	7,843,488	4,340,507	259,370	4,599,877
Expenses								
ESCA	2,375,902	3,149,638			3,149,638	1,948,034		1,948,034
Facility Operations	1,570,439	4,224,924			4,224,924	1,877,409		1,877,409
Real Estate	1,375,317	1,178,450			1,178,450	1,320,732		1,320,732
General Government	606,067	1,106,157			1,106,157	897,842		897,842
Hunting & Timber	154,131	209,936			209,936	102,559		102,559
Logistics	-	-	-	4,190	4,190		830,118	830,118
Total Expenses	6,081,856	9,869,105	-	4,190	9,873,295	6,146,576	830,118	6,976,695
Total Revenue Over (Under) Expenses	63,184	(2,025,617)	-	(4,190)	(2,029,807)	(1,806,069)	(570,748)	(2,376,817)
Beginning Fund Balance	13,457,614				13,457,614			11,427,807
Ending Fund Balance	13,520,798				11,427,807			9,050,990

REAL ESTATE
FY20 Original & Amended Budget & FY21 Budget

	10/1-7/13 Actual	FY20 Budget	FY20 Amended Budget 1	FY20 Amended Budget 2	FY20 Increase/Decrease	FY21 Budget
Ordinary Income/Expense						
Income						
43010 · Leases						
44045 · Processing Fee	0.00	0.00		0.00	0.00	0.00
43010 · Leases - Other	1,831,484.07	1,932,257.00	1,932,257.00	2,191,797.00	259,540.00	1,750,000.00
Total 43010 · Leases	1,831,484.07	1,932,257.00	1,932,257.00	2,191,797.00	259,540.00	1,750,000.00
47000 · Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	1,831,484.07	1,932,257.00	1,932,257.00	2,191,797.00	259,540.00	1,750,000.00
Gross Profit	1,831,484.07	1,932,257.00	1,932,257.00	2,191,797.00	259,540.00	1,750,000.00
Expense						
60110 · Salaries & Wages	68,143.75	172,241.36	172,241.36	172,241.36	0.00	270,784.45
60120 · Health Insurance	6,678.29	36,633.58	44,661.95	44,661.95	8,028.37	62,540.64
60130 · Pension	6,759.56	21,530.18	21,530.18	21,530.18	0.00	33,892.74
60140 · Payroll Taxes	4,114.27	15,272.49	15,272.49	15,272.49	0.00	23,905.64
60210 · Cell Phone	795.00	1,104.06	1,104.06	1,104.06	-0.00	1,356.09
60220 · Workers Compensation	425.11	285.45	285.45	675.00	389.55	763.05
60230 · Training & Education	934.42	4,162.50	4,162.50	4,162.50	0.00	4,962.50
60240 · Uniforms	0.00	660.00	660.00	660.00	0.00	1,040.00
60250 · Other Employment Costs	0.00	0.00	0.00	0.00	0.00	60.00
60300 · Temporary Labor	13,334.70	30,000.00	30,000.00	30,000.00	0.00	30,000.00
61120 · Dues & Memberships	14,805.00	25,195.00	25,195.00	25,195.00	0.00	25,195.00
61200 · Conferences & Travel	9,427.53	108,285.00	108,285.00	50,000.00	-58,285.00	108,285.00
62130 · Vehicle Repairs & Maintenance	0.00	700.00	700.00	700.00	0.00	700.00
62200 · Fuel	222.50	3,000.00	3,000.00	3,000.00	0.00	3,000.00
63110 · Cost of Sales & Leases	7,980.89	250,000.00	0.00	15,000.00	-235,000.00	15,000.00

	10/1-7/13 Actual	FY20 Budget	FY20 Amended Budget 1	FY20 Amended Budget 2	FY20 Increase/Decrease	FY21 Budget
63200 · Insurance	211,154.00	292,247.00	325,247.00	325,247.00	33,000.00	325,247.00
65110 · Consulting	45,061.38	100,000.00	100,000.00	100,000.00	0.00	100,000.00
65115 · Grants	0.00	35,000.00	35,000.00	35,000.00	0.00	35,000.00
65120 · Marketing	98,421.28	160,000.00	160,000.00	160,000.00	0.00	160,000.00
65210 · Legal	85,389.89	100,000.00	100,000.00	150,000.00	50,000.00	100,000.00
66010 · Computer, Reproduct & Maint	7,259.99	15,000.00	15,000.00	15,000.00	0.00	15,000.00
66120 · Utilities	5,245.08	3,000.00	3,000.00	8,000.00	5,000.00	3,000.00
66800 · Miscellaneous	158.01	1,000.00	1,000.00	1,000.00	0.00	1,000.00
67000 · Capital Outlay (Vehicle)	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	586,310.65	1,375,316.62	1,166,344.98	1,178,449.54	-196,867.08	1,320,732.12
Net Ordinary Income	1,245,173.42	556,940.38	765,912.02	1,013,347.46	456,407.08	429,267.88
Net Income	1,245,173.42	556,940.38	765,912.02	1,013,347.46	456,407.08	429,267.88

OVERHEAD

FY20 Original & Amended Budget & FY21 Budget

	10/1-7/14 Actual	FY20 Budget	FY20 Increase/Decrease	FY20 Amended Budget	FY21 Budget
Ordinary Income/Expense					
Income					
40035 · Settlement	74,000.00	0.00	74,000.00	74,000.00	0.00
46500 · TAC E Management Fees	0.00	15,000.00	0.00	15,000.00	5,000.00
49001 · TAC E Contribution	0.00	0.00	0.00	0.00	0.00
48200 · Bowie County Chapter 381	0.00	3,000.00	0.00	3,000.00	3,000.00
47000 · Miscellaneous Revenue	7,329.74	5,000.00	3,000.00	8,000.00	5,000.00
48000 · Interest	204,465.44	100,000.00	120,000.00	220,000.00	100,000.00
48600 · PILOT	0.00	0.00	0.00	0.00	3,000.00
49000 · Leased Employee Revenue	160,240.01	409,301.51	0.00	409,301.51	167,241.03
Total Income	446,035.19	532,301.51	197,000.00	729,301.51	283,241.03
Gross Profit	446,035.19	532,301.51	197,000.00	729,301.51	283,241.03
Expense					
60110 · Salaries & Wages	237,387.21	245,934.40	325,000.00	570,934.40	352,025.09
60120 · Health Insurance	36,569.09	41,216.86	40,000.00	81,216.86	79,800.51
60130 · Pension	21,385.00	30,871.96	21,000.00	51,871.96	44,125.56
60140 · Payroll Taxes	18,606.70	21,731.68	22,000.00	43,731.68	31,161.79
60210 · Cell Phone	1,818.16	1,656.03	600.00	2,256.03	2,193.10
60220 · Workers Compensation	225.63	852.70	200.00	1,052.70	1,886.25
60230 · Training & Education	454.35	1,100.00	-600.00	500.00	3,337.50
60240 · Uniforms	0.00	1,052.50	-1,052.50	0.00	1,782.50
60250 · Other Employment Costs	0.00	0.00	0.00	0.00	330.00
61120 · Dues & Memberships	235.00	1,000.00	-700.00	300.00	1,000.00
61200 · Conferences & Travel	745.00	1,500.00	-700.00	800.00	1,500.00
61300 · Board Mtgs Spec Evts Comm	12,639.95	17,500.00	0.00	17,500.00	17,500.00
63200 · Insurance	200.00	200.00	0.00	200.00	200.00

	10/1-7/14	FY20	FY20	FY20	FY21
	Actual	Budget	Increase/Decrease	Amended Budget	Budget
65010 · Auditing	0.00	13,451.00	0.00	13,451.00	27,500.00
65020 · Accounting	19,775.75	40,000.00	0.00	40,000.00	40,000.00
65110 · Consulting	35,833.30	50,000.00	6,000.00	56,000.00	50,000.00
65210 · Legal	82,138.60	50,000.00	75,000.00	125,000.00	100,000.00
Total 65210 · Legal	82,138.60	50,000.00	0.00	0.00	150,000.00
65315 · Janitorial	735.59	3,000.00	1,000.00	4,000.00	3,000.00
66010 · Computer, Reproduct & Maint	28,239.44	35,000.00	0.00	35,000.00	35,000.00
66020 · Office Supplies	11,972.89	10,000.00	4,000.00	14,000.00	14,000.00
66030 · Postage	1,083.21	4,000.00	-1,500.00	2,500.00	2,500.00
66110 · Telephone & Internet	13,092.56	16,000.00	0.00	16,000.00	16,000.00
66120 · Utilities	9,805.88	13,500.00	0.00	13,500.00	13,500.00
66130 · Waste Management	2,630.93	3,500.00	0.00	3,500.00	3,500.00
66310 · Advertising	50.80	500.00	-300.00	200.00	500.00
66320 · PILOT Expense	0.00	0.00	0.00	0.00	3,000.00
66800 · Miscellaneous	5,626.73	2,500.00	4,000.00	6,500.00	2,500.00
66900 · Bad Debt	6,142.70	0.00	6,142.70	6,142.70	0.00
Total Expense	547,394.47	606,067.13	500,090.20	1,106,157.33	897,842.30
Net Ordinary Income	-101,359.28	-73,765.62	-303,090.20	-376,855.82	-614,601.27
Net Income	-101,359.28	-73,765.62	-303,090.20	-376,855.82	-614,601.27

HUNTING & TIMBER

FY20 Original & Amended Budget & FY21 Budget

	10/1-7/14 Actual	FY20 Budget	FY20 Increase/Decrease	FY20 Amended Budget	FY21 Budget
Ordinary Income/Expense					
Income					
44020 · Timber Revenue	364,390.10	250,000.00	120,000.00	370,000.00	317,000.00
44025 · Hunting Revenue	47,811.50	51,903.00	-4,091.50	47,811.50	47,800.00
Total Income	<u>412,201.60</u>	<u>301,903.00</u>	<u>115,908.50</u>	<u>417,811.50</u>	<u>364,800.00</u>
Gross Profit	412,201.60	301,903.00	115,908.50	417,811.50	364,800.00
Expense					
64100 · Forestry					
Reforestation	37,445.00	54,718.00		54,718.00	43,039.00
Site Prep	10,960.47	20,895.00		20,895.00	32,550.00
Understory Burning	0.00	5,000.00	0.00	5,000.00	0.00
Herbicide	11,059.58	0.00	12,000.00	12,000.00	0.00
Release		6,350.00			0.00
Management Plan	0.00	42,750.00	0.00	42,750.00	0.00
Total 64100 · Forestry	59,465.05	129,713.00	12,000.00	135,363.00	75,589.00
65110 · Consulting/Managen	71,624.49	22,690.30	50,000.00	72,690.30	26,970.00
64200 · Hunting	0.00	1,728.00	0.00	1,728.00	0.00
65210 · Legal	155.00	0.00	155.00	155.00	0.00
Total Expense	<u>131,244.54</u>	<u>154,131.30</u>	<u>62,155.00</u>	<u>209,936.30</u>	<u>102,559.00</u>
Net Ordinary Income	<u>280,957.06</u>	<u>147,771.70</u>	<u>53,753.50</u>	<u>207,875.20</u>	<u>262,241.00</u>
Net Income	<u><u>280,957.06</u></u>	<u><u>147,771.70</u></u>	<u><u>53,753.50</u></u>	<u><u>207,875.20</u></u>	<u><u>262,241.00</u></u>

FACILITY OPS
FY20 Original & Amended Budgets & FY21 Budget

	10/1/19-7/9/20	FY20	FY20	FY20	FY20	FY21
	Actual	Budget	Amended Budget 1	Amended Budget 2	Increase/Decrease	Budget
Ordinary Income/Expense						
Income						
43015 · Franchise Fees						
43020 · Franchise Fees - AEP	37,516.99	60,000.00	60,000.00	52,000.00	-8,000.00	60,000.00
44021 · Franchise Fees - Natural Gas	1,051.23	8,500.00	8,500.00	1,500.00	-7,000.00	2,000.00
44022 · Franchise Fees - IT Conterra	57.30	5,000.00	5,000.00	1,000.00	-4,000.00	1,000.00
44035 · Franchise Fees - Riverbend	66,890.58	84,000.00	84,000.00	89,000.00	5,000.00	84,000.00
Total 43015 · Franchise Fees	105,516.10	157,500.00	157,500.00	143,500.00	-14,000.00	147,000.00
44010 · Personal Property Sales	1,420.56	5,000.00	5,000.00	5,000.00		5,000.00
45000 · Grant Income						
45020 · TCF Grant	0.00	0.00	0.00	0.00	0.00	0.00
45040 · EDA Infrastructure Grant	220,566.97	643,000.00	643,000.00	243,000.00	-400,000.00	0.00
45040 · EDA Infrastructure Grant	0.00	0.00	0.00	0.00	0.00	0.00
45050 · AEP Grant	0.00	0.00	0.00	5,000.00	5,000.00	0.00
Total 45000 · Grant Income	220,566.97	643,000.00	643,000.00	248,000.00	-395,000.00	0.00
44070 · Miscellaneous Revenue						
47006 · Tenant Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00
Total 44070 · Miscellaneous Revenue	0.00		0.00	0.00	0.00	0.00
490002 · Project Reimbursement	986,384.25	0.00	985,000.00	1,020,000.00	35,000.00	0.00
Total Income	1,313,887.88	805,500.00	1,790,500.00	1,416,500.00	-374,000.00	152,000.00
Gross Profit	1,313,887.88	805,500.00	1,790,500.00	1,416,500.00	-374,000.00	152,000.00
Expense						
60110 · Salaries & Wages	91,844.18	253,897.63	253,897.63	253,897.63	-0.00	383,968.48
60120 · Health Insurance	21,214.74	76,107.83	94,076.05	94,076.05	17,968.22	135,663.15
60130 · Pension	7,227.09	31,777.83	31,777.83	31,777.83	0.00	48,081.37
60140 · Payroll Taxes	7,416.49	22,728.52	22,728.52	22,728.52	0.00	34,236.42

	10/1/19-7/9/20 Actual	FY20 Budget	FY20 Amended Budget 1	FY20 Amended Budget 2	FY20 Increase/Decrease	FY21 Budget
60210 · Cell Phone	1,051.88	1,794.16	1,794.16	1,794.16	0.00	1,932.25
60220 · Workers Compensation	3,444.66	5,005.00	5,005.00	5,800.00	795.00	6,637.60
60230 · Training & Education	402.40	1,950.00	1,950.00	1,950.00	0.00	2,800.00
60240 · Uniforms	2,026.55	2,697.50	2,697.50	3,200.00	502.50	3,880.00
60250 · Other Employment Costs	1,115.00	1,560.00	1,560.00	3,500.00	1,940.00	2,010.00
60300 · Temporary Labor	0.00	25,000.00	25,000.00	5,000.00	-20,000.00	25,000.00
61120 · Dues & Memberships	40.00	300.00	300.00	300.00	0.00	300.00
61200 · Conferences & Travel	118.56	1,000.00	1,000.00	1,000.00	0.00	1,000.00
62110 · Small Tools & Equipment	654.00	7,000.00	7,000.00	5,000.00	-2,000.00	5,000.00
62115 · Materials & Supplies	4,093.51	7,000.00	7,000.00	8,000.00	1,000.00	7,000.00
62120 · Equipment Maintenance	7,505.59	20,000.00	20,000.00	20,000.00	0.00	20,000.00
62130 · Vehicle Repairs & Maintenance	3,461.76	5,000.00	5,000.00	6,000.00	1,000.00	6,000.00
62200 · Fuel	7,006.46	14,000.00	14,000.00	20,000.00	6,000.00	14,000.00
63115 · Preventative Maintenance					0.00	
63115 · Preventative Maintenance - Other	0.00	193,225.70	0.00	0.00	-193,225.70	0.00
Total 63115 · Preventative Maintenance	0.00	193,225.70	0.00	0.00	-193,225.70	0.00
63200 · Insurance	0.00	0.00	0.00	0.00		0.00
63410 · Lawn & Property Maintenance	37,859.31	85,000.00	85,000.00	85,000.00	0.00	85,000.00
65110 · Consulting	18,094.63	20,000.00	20,000.00	40,000.00	20,000.00	20,000.00
65310 · Custodial	6,300.00	8,400.00	8,400.00	8,400.00	0.00	8,400.00
66010 · Computer, Reproduct & Maint	2,825.00	3,000.00	3,000.00	4,000.00	1,000.00	4,000.00
66020 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00

	10/1/19-7/9/20 Actual	FY20 Budget	FY20 Amended Budget 1	FY20 Amended Budget 2	FY20 Increase/Decrease	FY21 Budget
66120 · Utilities	1,399.93	6,000.00	6,000.00	5,000.00	-1,000.00	6,000.00
66130 · Waste Management	3,973.70	4,500.00	4,500.00	6,000.00	1,500.00	6,000.00
66800 · Miscellaneous	1,188.00	2,000.00	2,000.00	2,500.00	500.00	2,500.00
Total Expense Excluding Capital Outlay	230,263.44	1,170,944.16	3,818,129.68	634,924.19	-357,245.68	829,409.26
67000 · Capital Outlay						
Spec Building						
Clearing	0.00			75,000.00	75,000.00	0.00
Design & Construction						
Principal						306,000.00
Interest						300,000.00
				75,000.00	75,000.00	606,000.00
63300 · Building & Infrastruct Repairs	2,380,225.28	372,000.00	3,194,443.00	3,000,000.00	2,628,000.00	372,000.00
65115 · Grants						
EDA GRANT						
EDA GRANT - Other	390,728.57	329,495.00	379,495.00	445,000.00	115,505.00	0.00
Total EDA GRANT	390,728.57	329,495.00	379,495.00	445,000.00	115,505.00	0.00
Tractor	0.00	70,000.00	70,000.00	70,000.00	0.00	70,000.00
Total 67000 · Capital Outlay	2,770,953.85	771,495.00	3,643,938.00	3,590,000.00	2,818,505.00	1,048,000.00
Total Expense	3,001,217.29	1,570,439.17	4,267,624.69	4,224,924.19	2,654,485.02	1,877,409.26
Net Ordinary Income	-1,687,329.41	-764,939.17	-2,477,124.69	-2,808,424.19	-3,028,485.02	-1,725,409.26
Net Income	-1,687,329.41	-764,939.17	-2,477,124.69	-2,808,424.19	-3,028,485.02	-1,725,409.26

ESCA

FY20 Original & Amended Budget & FY21 Budget

	10/1-7/14 Actual	FY20 Budget	FY20 Increase/Decrease	FY20 Amendment	FY21 Budget
Ordinary Income/Expense					
Income					
46000 · ESCA	1,300,458.56	2,573,078.00	520,000.00	3,093,078.00	1,790,466.25
Total Income		0.00	520,000.00	3,093,078.00	1,790,466.25
Gross Profit	1,300,458.56	2,573,078.00	520,000.00	3,093,078.00	1,790,466.25
Expense		0.00			
63200 · Insurance	31,350.15	0.00	0.00	0.00	0.00
65240 · TCEQ Regulatory Support CLIN 6	3,682.25	0.00	0.00	0.00	66,547.71
65250 · GM, PM, RM, & QM CLIN 4,5					
65250.0 · Legal	62,597.50	100,000.00	0.00	100,000.00	100,000.00
65250.1 · Salaries & Wages	30,913.60	60,777.07	0.00	60,777.07	40,726.22
65250.2 · Health Insurance	3,544.23	9,022.25	0.00	9,022.25	7,327.47
65250.3 · Pension	3,796.55	7,640.52	0.00	7,640.52	5,124.29
65250.4 · Payroll Taxes	1,914.12	5,342.49	0.00	5,342.49	3,563.74
65250.5 · Cell Phone	45.03	360.00	0.00	360.00	99.01
65250.6 · Workers Compensation	76.34	248.20	0.00	248.20	179.10
65250.7 · Training & Education	0.00	500.00	0.00	500.00	450.00
65250.8 · Uniforms	0.00	155.00	0.00	155.00	97.50
65250.9 · Other Employment Costs	0.00	0.00	0.00	0.00	0.00
65250 · GM, PM, RM, & QM CLIN 4,5 - Other	28,995.11	150,000.00	-75,000.00	75,000.00	41,353.26
Total 65250 · GM, PM, RM, & QM CLIN 4,5	131,882.48	334,045.53	-75,000.00	259,045.53	198,920.59
65280 · Technical Programs CLIN 1,2,3					

	10/1-7/14	FY20	FY20	FY20	FY21
	Actual	Budget	Increase/Decrease	Amendment	Budget
65290 · Matrix Activities	0.00				
65295 · TAC	0.00				0.00
65280 · Technical Programs CLIN 1,2,3 - Other	1,208,026.58	2,041,856.00	848,736.00	2,890,592.00	1,682,565.28
Total 65280 · Technical Programs CLIN 1,2,3	1,208,026.58	2,041,856.00	848,736.00	2,890,592.00	1,682,565.28
Total Expense	1,374,941.46	2,375,901.53	773,736.00	3,149,637.53	1,948,033.58
Net Ordinary Income	-74,482.90	197,176.47	-253,736.00	-56,559.53	-157,567.33
Net Income	-74,482.90	197,176.47	-253,736.00	-56,559.53	-157,567.33

LOGISTICS

FY20 Original & Amended Budget & FY21 Budget

	<u>10/1-7/14 Actual</u>	<u>FY20 Budget</u>	<u>FY20 Increase/Decrease</u>	<u>FY20 Amended Budget</u>	<u>FY21 Budget</u>
Ordinary Income/Expense					
Income					
49xxx · Contract Revenue	0.00	0.00	0.00	0.00	259,370.00
Total Income	0.00	0.00	0.00	0.00	259,370.00
Gross Profit	0.00	0.00	0.00	0.00	259,370.00
Expense					
60110 · Salaries & Wages	0.00	0.00	2,000.00	2,000.00	255,522.82
60120 · Health Insurance	0.00	0.00	0.00	0.00	313,125.60
60130 · Pension	0.00	0.00	0.00	0.00	32,716.76
60140 · Payroll Taxes	0.00	0.00	160.00	160.00	23,899.84
60210 · Cell Phone	0.00	0.00	0.00	0.00	3,000.40
60220 · Workers Compensation	0.00	0.00	30.00	30.00	8,988.00
60230 · Training & Education	0.00	0.00	0.00	0.00	2,000.00
60240 · Uniforms	0.00	0.00	0.00	0.00	5,500.00
60250 · Other Employment Costs	0.00	0.00	0.00	0.00	3,000.00
60300 · Temporary Labor	0.00	0.00	0.00	0.00	25,000.00
61120 · Dues & Memberships	0.00	0.00	0.00	0.00	0.00
61200 · Conferences & Travel	0.00	0.00	0.00	0.00	10,000.00
61300 · Board Mtgs Spec Evts Comm	0.00	0.00	0.00	0.00	0.00
62100 · Equipment Rental	0.00	0.00	0.00	0.00	32,250.00
62115 · Materials & Supplies	0.00	0.00	0.00	0.00	1,500.00
62120 · Equipment Maint	0.00	0.00	0.00	0.00	4,000.00
62210 · Propane	0.00	0.00	0.00	0.00	23,820.00
63200 · Insurance	0.00	0.00	0.00	0.00	0.00
63410 · Lawn & Property Maintenance	0.00	0.00	0.00	0.00	0.00
65010 · Auditing	0.00	0.00	0.00	0.00	10,000.00
65020 · Accounting	0.00	0.00	0.00	0.00	12,000.00
65110 · Consulting	0.00	0.00	0.00	0.00	0.00

	10/1-7/14	FY20	FY20	FY20	FY21
	Actual	Budget	Increase/Decrease	Amended Budget	Budget
65210 · Legal	0.00	0.00	0.00	0.00	10,000.00
65315 · Janitorial	0.00	0.00	0.00	0.00	1,000.00
66010 · Computer, Reproduct & Maint	0.00	0.00	2,000.00	2,000.00	2,600.00
66020 · Office Supplies	0.00	0.00	0.00	0.00	1,500.00
66030 · Postage	0.00	0.00	0.00	0.00	0.00
66110 · Telephone & Internet	0.00	0.00	0.00	0.00	7,320.00
66120 · Utilities	0.00	0.00	0.00	0.00	5,000.00
66130 · Waste Management	0.00	0.00	0.00	0.00	5,000.00
66310 · Advertising	0.00	0.00	0.00	0.00	0.00
66400 · Rent	0.00	0.00	0.00	0.00	0.00
66401 · Start Up Fees	0.00	0.00	0.00	0.00	1,375.00
66800 · Miscellaneous	0.00	0.00	0.00	0.00	0.00
66900 · Bad Debt	0.00	0.00	0.00	0.00	0.00
67000 · Capital Outlay	0.00	0.00	0.00	0.00	30,000.00
Total Expense	0.00	0.00	4,190.00	4,190.00	830,118.42
Net Ordinary Income	0.00	0.00	-4,190.00	-4,190.00	-570,748.42
Net Income	0.00	0.00	-4,190.00	-4,190.00	-570,748.42



RESOLUTION NO. 20200825-01

A RESOLUTION APPROVING ROAD LIGHTING, SIGNAGE AND STRIPING POLICY ON TEXAMERICAS CENTER PROPERTY

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, the Board of Directors finds that it is in the best interest of TexAmericas Center in fulfilling its role and obligations to redevelop its property for job creation and economic growth to implement a Lighting, Signage and Striping Policy for the purpose of promoting health, safety, morals and general welfare of TexAmericas Center (TAC) by providing guidance for street lighting, street regulatory signage, warning signage, guide signage and street striping, to facilitate the adequate provision of transportation; and

WHEREAS, these guidelines contain the minimum permissible standards for lighting, signage and striping to be followed and demonstrates the design procedures to be used on lighting, signage and striping projects on TexAmericas Center Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of TexAmericas Center the attached hereto as Exhibit "A" is approved and shall be implemented as of this date.

PASSED and APPROVED this 25th day of August, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Exhibit "A" – TAC Lighting, Signage & Striping Policy

ROAD LIGHTING, SIGNAGE & STRIPING POLICY

Sec. 1. - Introduction

- (a) *Short title.* This chapter shall be known and may be cited as "The TexAmericas Center Lighting, Signage & Striping Policy." This chapter may also be cited as the "The TAC Lighting, Signage & Striping Policy." or the "The Lighting, Signage & Striping Policy."
- (b) *The Texas Manual on Uniform Traffic Control Devices, Revision 2, October 2014 (TMUTCD) adopted.*
- (c) *Minimum standards.* The requirements of these regulations are minimum permissible standards; and it is expected that TAC, developers and the respective decision-making authority will normally strive for elements which will exceed these minimum requirements.

Sec. 2. - Purpose

The regulations as herein established have been made for the purpose of promoting the health, safety, morals and general welfare of TexAmericas Center (TAC). They have been prepared to provide requirements and guidance for street lighting, street regulatory signage, warning signage, guide signage and street striping, to facilitate the adequate provision of transportation.

Sec. 3 - Street Lights

TAC recognizes that adequate illumination of the roads on the different campuses is important for activity on the property and safety for tenants. TAC shall make suitable arrangements with the responsible electric utility company to provide adequate electric power service facilities to the location of proposed streetlights. Adequate electric power service is defined as secondary power service lines from a transformer to a point within the street right-of-way. The location of the streetlights shall be approved by TAC. Actual installation and operation of streetlight fixtures and appurtenances shall be accomplished at the appropriate time by TAC under its working agreements with the electric company.

TAC may elect to utilize a street light consisting of a pole and fixture of its own choosing rather than utilizing the pole and fixture of the responsible utility company. All costs associated with the utilization of a street light other than from the responsible utility company will be the responsibility of TAC. Metal pole street lighting must meet the following requirements for materials and design and is subject to approval by the Executive Director of TAC or his designee.

- Pole shafts shall be black in color, six inches (6") square and conform to ASTM-500 Grade B with a minimum yield strength of 46,000 PSI;
- Poles are to have an EPA rating of 9.0 with 80 miles per hour winds and a 1.3 gust factor. Length of shaft to be 39 feet;
- Poles shall have a three-inch by five-inch hand hole located near the base with a welded ground lug opposite the hand hole;
- Poles are to be drilled for direct mounting of the fixture and shall be painted dark bronze to match the fixture;
- Poles are to have a 12¾-inch bolt circle in the base plate;
- Breakaway transformer bases are to be supplied, painted to match the pole and fixture;
- Breakaway transformer bases are to have top and bottom bolt circles of 12¾-inch with one-inch diameter bolts and are to be equipped with a hinged access door;
- Light fixtures shall use 250-watt lighted emitting diode (LED) bulb;
- Light fixtures shall be for 480 line voltage;

- Street light conduit shall be one inch (1") minimum Schedule 40 PVC with #6 wire. Contractor responsible for design to upsize conduit and conductors to have a minimum of a 3% voltage drop at the end of a run
- Light fixtures shall have a flat clear tempered glass and a forward throw projection;
- Light fixtures to have a radiused top and rectangular shaped housing;
- Light fixtures to have a mounting arm length of four inches;
- Power conductors to be engineered or designed by a licensed electrician;
- Power conductors to be installed underground in electrical conduit and shall meet all applicable codes. Conduit to be buried a minimum of twenty-four inches (24") below finished grade;
- Each fixture to be fused with breakaway fuse holders located in the breakaway transformer bases;
- The installation will be subject to a one-year maintenance responsibility for defective materials and/or workmanship.

Sec. 4 - Street Name Signs

Street name signs shall be installed at all intersections of all recognized/dedicated streets with the following characteristics:

- Street name signs shall be six inch (6") tall flat aluminum;
- The TexAmericas Center Logo will be affixed to the left edge;
- The street name shall be left justified within one inch (1") of the TAC logo, with block numbers located in the upper right-hand corner;
- Abbreviated street designations shall be located in the lower right-hand corner and right-justified;
- The lettering of the street name shall be Clear View 2W, four inches (4") tall and upper/lower case;
- Letters of abbreviated street designations shall be three inches (2") tall and all uppercase (i.e...LN, PKWY, DR, CT, etc.). Block numbers shall be 2" tall;
- Sign sheeting shall be diamond grade intensity. Signs designating a recognized/dedicated street shall have a white background with blue text;
- Where an intersection leads to a cul-de-sac, a standard W14-2a sign (per TMUTCD) shall be mounted over the street name sign. Where an intersection leads to two cul-de-sacs, two standard W14-2a signs shall be mounted over the street name sign in the appropriate directions. The words "NO OUTLET" on a yellow background can be incorporated into the appropriate end of the street name sign in lieu of a W14-2a sign if such use will not create an excessive length street name sign;
- Block numbers are required on all street name signs, even if no homes or buildings front onto the street.

Sec. 5 – Function and Purpose of Signs

This ordinance contains Standards, Guidance, and Options for recognized/dedicated streets open to public travel. The functions of signs are to provide regulations, warnings, and guidance information for road users. Words, symbols, and arrows are used to convey the messages. Signs are not typically used to confirm rules of the road.

Signs shall be defined by their function as follows:

- A. Regulatory Signs – signs that give notice of traffic laws or regulations;
- B. Warning Signs – Signs that give notice of a situation that might not be readily apparent;

- C. Guide Signs – Signs that show route designations, destinations, directions, distances, services, points of interest and other geographical information.

Signs should be used only where justified by engineering judgment or studies. Results from traffic engineering studies of physical and traffic factors should indicate the locations where signs are deemed necessary or desirable. Roadway geometric design and sign application should be coordinated so that signing can be effectively placed to give the road user any necessary regulatory, warning, guidance, and other information.

Each standard sign shall be displayed only for the specific purpose as prescribed in this ordinance. Determination of particular signs to be applied to a specific condition shall be made in accordance with the provisions set forth in the TUMTCD. Before any new road, detour, or temporary route is opened to public travel, all necessary signs shall be in place. Signs required by road conditions or restrictions shall be removed when those conditions cease to exist or the restrictions are withdrawn.

Regulatory and warning signs should be used conservatively because these signs, if used to excess, tend to lose their effectiveness. If used, route signs and directional guide signs should be used frequently because their use promotes efficient operations by keeping road users informed of their location.

The general appearance of the legend, color, and size of signs shall be in accordance to the TMUTCD.

The basic requirements of a sign are that it be legible to those for whom it is intended and that it be understandable in time to permit a proper response. Desirable attributes include:

- A. High visibility by day and night;
- B. High legibility (adequately sized letters, symbols, or arrows, and a short legend for quick comprehension by a road user approaching a sign);
- C. Standardized colors and shapes are specified so that the several classes of traffic signs can be promptly recognized. Simplicity and uniformity in design, position, and application are important;
- D. Uniformity in design shall include shape, color, dimensions, legends, borders, and illumination or retroreflectivity;
- E. Standardization of these designs does not preclude further improvement by minor changes in the proportion or orientation of symbols, width of borders, or layout of word messages, but all shapes and colors shall be as indicated;
- F. All symbols shall be unmistakably similar to, or mirror images of, the adopted symbol signs, all of which are shown in the TMUTCD. Symbols and colors shall not be modified unless otherwise provided in this Ordinance;
- G. Although the standard design of symbol signs cannot be modified, the orientation of the symbol may be changed to better reflect the direction of travel, if appropriate.

Where a standard word message is applicable, the wording shall be as provided in the TMUTCD. In situations where word messages are required other than those provided in the TMUTCD, the signs shall be of the same shape and color as standard signs of the same functional type.

TAC may develop special word message signs in situations where roadway conditions make it necessary to provide road users with additional regulatory, warning, or guidance information, such as when road users need to be notified of special regulations or warned about a situation that might not be readily apparent.

Where engineering judgment determines that sizes that are different than the prescribed dimensions are appropriate for use, standard shapes and colors shall be used and standard proportions shall be retained as much as practical. When supplemental plaques are installed with larger sized signs, a corresponding increase in the size of the plaque and its legend should also be made. The resulting plaque size should

be approximately in the same relative proportion to the larger sized sign as the conventional sized plaque is to the conventional sized sign.

Unless otherwise provided in the TMUTCD, signs should be vertically mounted at right angles to the direction of, and facing, the traffic that they are intended to serve. Where mirror reflection from the sign face is encountered to such a degree as to reduce legibility, the sign should be turned slightly away from the road. Signs that are placed 30 feet or more from the pavement edge should be turned toward the road. On curved alignments, the angle of placement should be determined by the direction of approaching traffic rather than by the roadway edge at the point where the sign is located. On grades, sign faces may be tilted forward or back from the vertical position to improve the viewing angle.

Sign posts, foundations, and mountings shall be so constructed as to hold signs in a proper and permanent position, and to resist swaying in the wind or displacement by vandalism. Post-mounted sign supports shall be crashworthy (breakaway, yielding, or shielded with a longitudinal barrier or crash cushion) if within the clear zone.

Where engineering judgment indicates a need to draw attention to the sign during nighttime conditions, a strip of retroreflective material may be used on regulatory and warning sign supports. If a strip of retroreflective material is used on the sign support, it shall be at least 2 inches in width, it shall be placed for the full length of the support from the sign to within 2 feet above the edge of the roadway, and its color shall match the background color of the sign, except that the color of the strip for the YIELD and DO NOT ENTER signs shall be red.

Light Emitting Diode (LED) units may be used within the symbol of a sign and in the border of a sign, except for changeable message signs, to improve the conspicuity, increase the legibility of sign legends and borders, or provide a changeable message.

Sec. 6 – Pavement Markings

Markings on roads open to public travel have important functions in providing guidance and information for the road user. Major marking types include pavement and curb markings, delineators, colored pavements, channelizing devices, and islands. In some cases, markings are used to supplement other traffic control devices such as signs, signals, and other markings. In other instances, markings are used alone to effectively convey regulations, guidance, or warnings in ways not obtainable by the use of other devices. Markings also have limitations. Visibility of the markings can be limited by snow, debris, and water on or adjacent to the markings. Marking durability is affected by material characteristics, traffic volumes, weather, and location. However, under most road conditions, markings provide important information while allowing minimal diversion of attention from the roadway. Each standard marking shall be used only to convey the meaning prescribed for that marking in this ordinance. When used for applications not described in this ordinance, markings shall conform in all respects to the principles and standards set forth in the TMUTCD.

Pavement and curb markings are commonly placed by using paints or thermoplastics; however, other suitable marking materials, including raised pavement markers and colored pavements, are also used. The materials used for markings should provide the specified color throughout their useful life.

Markings shall be yellow, white or red. The colors for markings shall conform to the standard highway colors identified in the TMUTCD.

- Black in conjunction with one of the colors mentioned above shall be a usable color.
- White markings for longitudinal lines shall delineate:
 - The separation of traffic flows in the same direction;
 - The right-hand edge of the roadway.
- Yellow markings for longitudinal lines shall delineate:
 - The separation of traffic traveling in opposite directions;

- The left-hand edge of the roadways of divided highways and one-way streets or ramps;
- The separation of two-way left-turn lanes and reversible lanes from other lanes.
- Red raised pavement markers or delineators shall delineate:
 - Truck escape ramps;
 - One-way roadways, ramps, or travel lanes that shall not be entered or used in the direction from which the markers are visible.

Center line pavement markings, when used, shall be the pavement markings used to delineate the separation of traffic lanes that have opposite directions of travel on a roadway and shall be yellow. On roadways without continuous center line pavement markings, short sections may be marked with center line pavement markings to control the position of traffic at specific locations, such as around curves, over hills, on approaches to grade crossings, at grade crossings, and at bridges.

The center line markings on two-lane, two-way roadways shall be one of the following

- A. Two-direction passing zone markings consisting of a normal broken yellow line where crossing the center line markings for passing with care is permitted for traffic traveling in either direction;
- B. One-direction no-passing zone markings consisting of a double yellow line, one of which is a normal broken yellow line and the other is a normal solid yellow line, where crossing the center line markings for passing with care is permitted for the traffic traveling adjacent to the broken line, but is prohibited for traffic traveling adjacent to the solid line;
- C. Two-direction no-passing zone markings consisting of two normal solid yellow lines where crossing the center line markings for passing is prohibited for traffic traveling in either direction.

A single solid yellow line shall not be used as a center line marking on a two-way roadway.

The center line markings on undivided two-way roadways with four or more lanes for moving motor vehicle traffic always available shall be the two-direction no-passing zone markings consisting of a solid double yellow line.

Center line markings should also be placed on other traveled ways where an engineering study indicates such a need. Engineering judgment should be used in determining whether to place center line markings on traveled ways that are less than 16 feet wide because of the potential for traffic encroaching on the pavement edges, traffic being affected by parked vehicles, and traffic encroaching into the opposing traffic lane. Center line markings may be placed on other paved two-way traveled ways that are 16 feet or more in width.

When used, lane line pavement markings delineating the separation of traffic lanes that have the same direction of travel shall be white. Lane line markings should be used on all roadways that are intended to operate with two or more adjacent traffic lanes in the same direction of travel. Lane line markings should also be used at congested locations. Where crossing the lane line markings with care is permitted, the lane line markings shall consist of a normal broken white line. Where crossing the lane line markings is discouraged, the lane line markings shall consist of a normal or wide solid white line.

Edge line pavement markings shall delineate the right or left edges of a roadway. Edge line markings shall not be continued through intersections or major driveways. If used on divided roads or one-way streets, left edge line pavement markings shall consist of a normal solid yellow line to delineate the left-hand edge of a roadway or to indicate driving or passing restrictions left of these markings. Right edge line pavement markings shall consist of a normal solid white line to delineate the right-hand edge of the roadway. Edge line markings should not be broken for minor driveways.

Edge line markings shall be placed on paved streets with a traveled way of 20 feet or more in width. Edge line markings may be placed on streets with or without center line markings. Edge line markings may be excluded, based on engineering judgment, for reasons such as if the traveled way edges are delineated by curbs, parking, or other markings. Edge line markings may be used where edge delineation is desirable to minimize unnecessary driving on paved shoulders or on areas that have lesser structural pavement strength than the adjacent roadway.

Stop lines should be used to indicate the point behind which vehicles are required to stop in compliance with a traffic control signal. Stop lines may be used to indicate the point behind which vehicles are required to stop in compliance with a STOP or some other traffic control device that requires vehicles to stop. Stop lines shall not be used at locations where drivers are required to yield in compliance with a YIELD sign or a Yield Here To Pedestrians sign or at locations on uncontrolled approaches where drivers are required by State law to yield to pedestrians. Stop lines shall consist of 12" to 24" wide solid white lines extending across approach lanes to indicate the point at which the stop is intended or required to be made. If used, stop lines should be placed a minimum of 4 feet in advance of the nearest crosswalk line at controlled intersections. In the absence of a marked crosswalk, the stop line should be placed at the desired stopping point, but should not be placed more than 30 feet or less than 4 feet from the nearest edge of the intersecting traveled way.

Yield lines may be used to indicate the point behind which vehicles are required to yield in compliance with a YIELD sign or a Yield Here To Pedestrians sign. Yield lines shall not be used at locations where drivers are required to stop in compliance with a STOP sign, a traffic control signal, or some other traffic control device. Yield lines shall consist of a row of solid white isosceles triangles pointing toward approaching vehicles extending across approach lanes to indicate the point at which the yield is intended or required to be made. The individual triangles comprising the yield line should have a base of 12 to 24 inches wide and a height equal to 1.5 times the base. The space between the triangles should be 3 to 12 inches. If used, yield lines should be placed a minimum of 4 feet in advance of the nearest crosswalk line at controlled intersections. In the absence of a marked crosswalk, the yield line should be placed at the desired yielding point, but should not be placed more than 30 feet or less than 4 feet from the nearest edge of the intersecting traveled way.

Sec. 7. - Notice

TAC reserves the right to amend or terminate the requirements at any time.



RESOLUTION NO. 20200825-02

A RESOLUTION APPROVING A QUALIFIED SITES PROGRAM FOR TEXAMERICAS CENTER

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, the Board of Directors finds that it is in the best interest of TexAmericas Center in fulfilling its role and obligations to redevelop its property for job creation and economic growth to implement a Qualified Sites Program for the purpose of recognizing the commercial and industrial sites with characteristics and infrastructure in place that make the sites Shovel-Ready for development; and

WHEREAS, the goal of the Qualified Sites Program is to help developers, real estate professionals, both public and private utility companies and state partners understand and utilize the criteria outlined in this program, to recognize TAC as a nationally recognized industrial park with an inventory of attractive, pre-qualified, speculative sites ready for immediate development by end-users and for these groups to refer prospects to TAC for their business endeavors to take advantage of the location attributes.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of TexAmericas Center the attached hereto as Exhibit "A" is approved and shall be implemented as of this date.

PASSED and APPROVED this 25th day of August, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Exhibit "A" – Qualified Sites Program

Introduction

The purpose of the TexAmericas Center (TAC) Qualified Sites Program (QSP) is to recognize the commercial and industrial sites with known development characteristics and available infrastructure in place that allow for the designation of the property as a Qualified Site meaning that the site is Shovel-Ready for vertical development.

When a site is designated as a Qualified Site, it has undergone a rigorous level of scrutiny to confirm that the site is adjacent to utilities typically needed for commercial and/or industrial operations, that site characteristics are conducive to business activities, that any encumbrances that might impact the property are known and that key approvals, documentation, regulations and assessments required for commercial or industrial uses are known and in place.

By having Shovel-Ready sites available, TAC will be able to better accommodate the needs and desires of prospective businesses. Companies that have immediate space and/or time requirements will have access to a greater amount of information potentially decreasing the chances of risks or constraints that could delay or derail a project.

In addition to designating sites as Qualified, the qualification process will also help TAC identify gaps in information and attributes of its property and develop gap closure recommendations that will increase the inventory of Qualified Sites. The QSP will also help elevate recognition of sites that do exist but may not be perceived as meeting the site needs of business prospects that approach TAC for appropriate locations.

The goal of the QSP is to help developers, real estate professionals, both public and private utility companies and state partners understand and utilize the criteria outlined in this program, to recognize TAC as a nationally recognized industrial park with an inventory of attractive, pre-qualified, speculative sites ready for immediate development by end-users and for these groups to refer prospects to TAC for their business endeavors to take advantage of the location attributes.

Positioning a business prospect on a Qualified Site offers the company the ability to perform at a high standard. The coordination of these efforts may result in the ability of portions of TAC to be branded for a specific application or Targeted Industry. Project objectives include:

- Winning more projects
- Filling identified market gaps
- Establishing an expectation of high standards for development
- Creating a high-quality product, a Qualified Site, that does not currently exist in the market
- Creating an inventory of qualified speculative sites ready for immediate development prior to a prospect's inquiry

Site Advancement

It is important to recognize that a principal goal of the program is to identify market gaps in

TAC's portfolio of sites. Identifying the deficiencies in information or the availability of infrastructure will help TAC focus its efforts and attention on gaining this insight and prioritizing the extension of infrastructure to underserved properties. In addition, the recognition of sites that have been previously not perceived as having qualifying attributes will be recognized as a Qualified Site and marketed as such.

Creating an inventory of Qualified, Shovel-Ready Sites, defined as being ready for vertical development before a prospect conducts a site visit will help TAC convert more leads to announcements thus creating jobs, causing more investment and creating more quality commercial and industrial businesses in the region.

Notice

TAC reserves the right to amend or terminate the requirements at any time.

TexAmericas Center Qualified Sites Program Data Requirements

1 Ownership

1.1 Ownership Information:

- Entity Name:
- Contact Information:
 - Point of Contact
 - Job Title
 - Address
 - Phone
 - Fax
 - Email

1.2 Property Information:

- Physical Address
 - If no physical address, directions to property
 - Description of property
 - Size of Property (SF & Acreage)
- Legal Description of Property (Survey, Plat, Deed, Tax Map or Tract designation per County Appraisal District)
- Title Policy

2 Property

2.1 Property Attributes:

- Aerial Photograph of Site (boundary shown if available or capable)
- Site Plan
- Description of existing improvements on site of other features on property

2.2 Property Terrain:

- Site Topography (Topographic Map or description of site slopes)
- Vegetation/Foliage on site
- Is site accessible for vehicle/4-wheel drive vehicle

2.3 Geological Information:

- Soil Survey Characteristics
- Geotechnical Reports
- Seismic Risk Factors

2.4 Flood Plain:

- FEMA Flood Plain Designation
- Copy of FEMA Map or FEMA Firmette

3 Governmental Jurisdiction

3.1 Local Governance

- Governmental Jurisdiction with oversight or regulation
- Zoning Map/Land Use Designation (subject property & Adjacent properties)
- Deed Restrictions, Encumbrances, Easements, Liens, Rights (Mineral, Pore, etc...)
- Ordinances Affecting Site (Developmental Limitations, Height, FAR, Lot Coverage, signage limits, drainage/detention, runoff limitations, screening requirements, outdoor storage, use limitations)
- FAA Height Limitations
- Police Protection
- Fire Protection (Fire Insurance Classification Rating)

4 Environmental & Cultural

4.1 Environmental Assessments Available (Phase 1, Phase 2, APAR)

4.2 Wetlands:

- Wetland Delineation on Property
 - Jurisdictional Wetlands
 - Mitigation Plans required/in place
- Waters of the US determination

4.3 Endangered/Threatened Species:

- Endangered Species Information for property

4.4 Archaeological/Historical Designations:

- Archaeological Information

4.5 Air Attainment Status

- Determination of federal non-attainment area

5 Transportation

5.1 Road Infrastructure Adjacency

- Classification/Capacity of road(s) adjacent to property
- Classification/Capacity of road(s) adjacent to overall development
- Classification/Capacity of road(s) that serve the area (Distance to roads from site, Designation/Name, Routes, destinations, Trade Corridors, vehicle/traffic counts, traffic study)
- Plans for road improvements to any of the roads identified above (cost, timing)

5.2 Rail Infrastructure Adjacency

- Classification/Capacity of rail adjacent to property (Class, Operator(s), destinations, interchanges, limitations)
- Classification/Capacity of rail adjacent to overall development (Class, Operator(s), destinations, interchanges, limitations)
- Classification/Capacity of rail that serve the area (Class, Operator(s), destinations, interchanges, limitations)
- Rail Extension Required to the site (Operator, Responsibility, Cost, Timing)

- Distance to Transload Facilities
- Distance to Intermodal Facilities
- Distance to/Location of nearest interchange

5.3 Air Adjacency

- Nearest Airport(s) (Distance, HUB, # of domestic flights, # of international flights, FBO facilities)

5.4 Port Facilities

- Nearest Port Facilities (Distance, type (shallow or deep water))

6 Utilities

6.1 Water (potable)

- Entity Name:
- Contact Information:
 - Point of Contact
 - Job Title
 - Address
 - Phone
 - Fax
 - Email
- Source Information
 - Source of Supply
 - Distance from Site
 - Capacity of Source
 - Excess Capacity of Distribution Line at Site
- Adjacent Main
 - Water adjacent to site
 - Requirements to extend if not (Plans, Cost, Timing)
 - Size of main
 - Type of main
 - Flow/Capacity information
- Storage tank in proximity (size)

6.2 Water (non-potable)

- Entity Name:
- Contact Information:
 - Point of Contact
 - Job Title
 - Address
 - Phone
 - Fax
 - Email
- Source Information
 - Source of Supply
 - Distance from Site
 - Capacity of Source
 - Excess Capacity of Distribution Line at Site
- Adjacent Main

- Water adjacent to site
- Requirements to extend if not (Plans, Cost, Timing)
- Size of main
- Type of main
- Flow/Capacity information
- Storage tank in proximity (size)

6.3 Sewer

- Entity Name:
- Contact Information:
 - Point of Contact
 - Job Title
 - Address
 - Phone
 - Fax
 - Email
- Treatment Facility
 - Distance from Site
 - Capacity of Facility
 - Excess Capacity of Facility
 - Expandable (size, timing, cost)
- Adjacent Main
 - Sewer adjacent to site
 - Requirements to extend if not (Plans, Cost, Timing)
 - Size of main
 - Type of main
 - Flow/Capacity information
- Lift Stations Required?

6.4 Electricity

- Entity Name:
- Contact Information:
 - Point of Contact
 - Job Title
 - Address
 - Phone
 - Fax
 - Email
- Source Information
 - Source of Supply
 - Distance from Site
 - Capacity of Source
 - Excess Capacity of Distribution Line(s) at Site
- Substations
 - Distance to site
 - Size of line(s) serving substation
 - Capacity of substation
 - Availability at substation
 - Expandable

- Adjacent Main
 - Power adjacent to site
 - Requirements to extend if not (Plans, Cost, Timing)
 - Size of main
 - Type of main
 - Capacity information
- Ability of Dual/Redundant Service

6.5 Natural Gas

- Entity Name:
- Contact Information:
 - Point of Contact
 - Job Title
 - Address
 - Phone
 - Fax
 - Email
- Source Information
 - Source of Supply
 - Distance from Site
 - Capacity of Source
 - Excess Capacity of Distribution Line(s) at Site
- Adjacent Main
 - Gas Main adjacent to site
 - Requirements to extend if not (Plans, Cost, Timing)
 - Size of main
 - Type of main
 - Capacity information

6.5 Telephone

- Entity Name:
- Contact Information:
 - Point of Contact
 - Job Title
 - Address
 - Phone
 - Fax
 - Email
- Source Information
 - Distance from Site
 - Capacity of Source
 - Excess Capacity of Distribution Line(s) at Site
- Substations
 - Distance to site
 - Size of line(s) serving substation
 - Capacity of substation
 - Availability at substation
 - Expandable
- Adjacent Main
 - Telephone facilities adjacent to site

- Requirements to extend if not (Plans, Cost, Timing)
- Size of lines
- Type of lines
- Capacity information

6.6 High Speed Fiber

- Entity Name(s):
- Contact Information:
 - Point of Contact
 - Job Title
 - Address
 - Phone
 - Fax
 - Email
- Source Information
 - Source of Supply
 - Distance from Site
 - Capacity of Source
 - Excess Capacity of Distribution Line(s) at Site
- Adjacent Main
 - Fiber line(s) adjacent to site
 - Requirements to extend if not (Plans, Cost, Timing)
 - Size of lines
 - Type of lines
 - Capacity information
- Ability of Dual/Redundant Service

7 Incentives

7.1 List of Incentives available on Property



RESOLUTION NO. 20200825-03

A RESOLUTION RATIFYING A REIMBURSEMENT CONTRACT FOR ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT EXPENSES WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

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, TexAmericas Center entered into an Environmental Services Cooperative Agreement with United States of America acting by and through the Department of the Army dated August 14, 2014 (ESCA) to complete certain environmental services on behalf of the Army at the former Lone Star Army Ammunition Plant and has modified this agreement several times; and

WHEREAS, TexAmericas Center executed a Reimbursement Contract for Environmental Services Cooperative Agreement Expenses with the Texas Commission on Environmental Quality on June 28, 2016 by Resolution No. 20160628; and amended September 26, 2017 by Resolution No. 20170926-18 and June 25, 2019 by Resolution 20190625-02; and

WHEREAS, the current agreement was set to expire August 6, 2020 and TAC and TCEQ agreed to extend Contract No. 582-16-63022 an additional three (3) months from August 7, 2020 – November 4, 2020 unless a subsequent amendment is signed by the parties adding funding from the amended or new ESCA.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center does hereby approve and ratify Amendment 3 to the Reimbursement Contract by and between TexAmericas Center and TCEQ in substantially the form attached to this Resolution as Exhibit "A".

PASSED and APPROVED this 25th day of August, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Exhibit "A" Amendment 3

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
COOPERATIVE REIMBURSEMENT CONTRACT FOR STATE AGENCIES AND LOCAL
GOVERNMENTS**

Contract #582-16-63022


Amendment #3

In accordance with Section 7. *Term and Termination*, Subsection a. and Section 8. *General Provisions*, Subsection d. *Modification* of the Contract, the Texas Commission on Environmental Quality (TCEQ) and TexAmericas Center (TAC) hereby agree to amend Contract No. 582-16-63022 as follows:

1. TAC and TCEQ agree to extend Contract No. 582-16-63022. The Contract is extended to expire November 4, 2020. Section 7. *Term and Termination*, Subsection a. states that, "If the ESCA is extended or a new ESCA entered, TAC and TCEQ may agree to amend this CRC to extend its term." This statement does not preclude TAC and TCEQ from extending the Contract without the extension or renewal of the ESCA because this Contract is not subject to competitive selection requirements and may be amended by mutual agreement. TCEQ and TAC may agree to renew or extend the contract in the future. TCEQ will not perform activities under this Contract during the extension period (August 7, 2020 through November 4, 2020) unless a subsequent amendment is signed by the parties adding funding from the amended or new ESCA. TCEQ may continue to request reimbursement for activities performed through August 6, 2020.

All terms and conditions and other requirements of this Contract not addressed in this Contract Amendment remain unchanged.

**Texas Commission on Environmental
Quality**



(Authorized Signature)

Merrie Smith, P.G.

(Printed Name)

VCP/CA Section Manager

(Title)

7/29/20

(Date signed)

TexAmericas Center



(Authorized Signature)

Scott Norton

(Printed Name)

Executive Director/CEO

(Title)

7/29/20

(Date signed)



RESOLUTION NO. 20200825-04

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT FOR CLEARING OF DUKE WEST SITE I FOR SPEC BUILDING IN AN AMOUNT NOT TO EXCEED \$75,000.00

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, the Duke West Site I is located upon the TAC East Campus and is in need of clearing to include tree and stump removal, brush removal, a controlled burn, back fill holes and grade property in order to make it available for the construction plans for the first spec building; and

WHEREAS, funds in the current budget of TexAmericas Center for contingencies and other projects are available to pay for the clearing of the Duke West Site I; and

WHEREAS, TexAmericas Center is in the process of scheduling a surveyor for site topography.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Executive Director/CEO of TexAmericas Center shall be and he is hereby authorized to accept bids from a contractor for the work to be completed; and
2. The Executive Director/CEO of TexAmericas Center shall be and he is hereby authorized to execute a contract with the contractor for the work to be completed in an amount not to exceed **\$75,000.00** for the clearing of the Duke West Site I and make any necessary budget adjustments.

PASSED and APPROVED this 25th day of August, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary



RESOLUTION NO. 20200825-05

**A RESOLUTION AUTHORIZING THE CONVEYANCE OF SPECIFIC PROPERTY TO TAC
EAST HOLDINGS COMPANY No. 1**

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, TexAmericas Center has established a non-profit corporation, TAC East Holdings Company No. 1, to take title to and hold certain real property of the Authority and to collect income from said property and remit the same (less expenses) to TexAmericas Center;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center, that Scott Norton, Executive Director/CEO, shall be and he is hereby authorized to execute a Special Warranty Deed conveying title to the real property described in Exhibit "A" attached hereto to TAC East Holdings Company No. 1.

PASSED and APPROVED this 25th day of August, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

EXHIBIT "A"

Property Description
1.808 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Mary Burnsidess Headright Survey, Abstract 49, and the William H. Fore Headright Survey, Abstract 214, Bowie County, Texas, being a part of that certain tract of land described as Tract 8 with 4586.02 acres in the deed from The United States of America to Red River Redevelopment Authority, dated September 1m 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Southeast corner of that certain tract of land described as Tract 1 (Area V), with 646.998 acres in the deed from TexAmericas Center to TAC East Holdings Company No. 1, dated July 28, 2015, recorded in Document No. 2015-8269 of the Real Property Records of Bowie County, Texas;

THENCE North 00 degrees 30 minutes 57 seconds West (basis of bearings) a distance of 2199.02 feet along the East line of the said 646.998 acre tract to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Northeast corner of the said 646.998 acre tract;

THENCE North 45 degrees 06 minutes 55 seconds West a distance of 123.16 feet along the North line of the said 646.998 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an angle point in the North line of the said 646.998 acre tract;

THENCE South 89 degrees 28 minutes 07 seconds West a distance of 117.76 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the North line of the said 646.998 acre tract, and being the POINT OF BEGINNING for the herein described tract of land;

THENCE South 89 degrees 28 minutes 07 seconds West a distance of 62.00 feet along the North line of the said 646.998 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 14 degrees 02 minutes 46 seconds East a distance of 1311.06 feet across the said Tract 8 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the South line of the Cypress Street easement as described in the deed from TexAmericas Center to TAC East Holdings Company No. 1, dated July 28, 2015, recorded in document number 2015-8269 and document number 2016-5393 of the Real Property Records of Bowie County, Texas;

THENCE North 86 degrees 06 minutes 19 seconds East a distance of 63.07 feet along the South line of the said Cypress Street easement to a 1/2 inch steel rod, capped MTG 101011-00;

THENCE South 14 degrees 02 minutes 46 seconds West a distance of 1314.88 feet across the said Tract 8 to the point of Beginning and containing 1.808 acres of land at the time of this survey.

PREPARED IN THE OFFICE OF:
JORDAN LAW FIRM, L.L.P.
#4 Woodmont Crossing
Texarkana, Texas 75503

NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU
MAY REMOVE OR STRIKE ANY OF THE
FOLLOWING INFORMATION FROM THIS
INSTRUMENT BEFORE IT IS FILED FOR
RECORD IN THE PUBLIC RECORDS:
YOUR SOCIAL SECURITY NUMBER OR
YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED

Date: August 25, 2020

Grantor: TexAmericas Center, a political subdivision of the State of Texas, acting by and through Scott Norton, Executive Director/CEO, duly authorized by Resolution of the Board of Directors dated August 25, 2020

Grantor's Mailing Address (including county): 107 Chapel Lane
New Boston, Bowie County, Texas 75570

Grantee: TAC East Holdings Company No. 1, a Texas Non-Profit Corporation

Grantee's Mailing Address (including county): 107 Chapel Lane
New Boston, Bowie County, Texas 75570

Consideration: \$1.00 and other good and valuable consideration

Property (including any improvements): (Property commonly known as Eastern Access to Area V)

All that certain lot, tract or parcel of land lying and situated in the Mary Burnsidess Headright Survey, Abstract 49, and the William H. Fore Headright Survey, Abstract 214, Bowie County, Texas, being a part of that certain tract of land described as Tract 8 with 4586.02 acres in the deed from The United States of America to Red River Redevelopment Authority, dated September 1m 2010, recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Southeast corner of that certain tract of land described as Tract 1 (Area V), with 646.998 acres in the deed from TexAmericas Center to TAC East Holdings Company No. 1, dated July 28, 2015, recorded in Document No. 2015-8269 of the Real Property Records of Bowie County, Texas;

THENCE North 00 degrees 30 minutes 57 seconds West (basis of bearings) a distance of 2199.02 feet along the East line of the said 646.998 acre tract to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Northeast corner of the said 646.998 acre tract;

THENCE North 45 degrees 06 minutes 55 seconds West a distance of 123.16 feet along the North line of the said 646.998 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an angle point in the North line of the said 646.998 acre tract;

THENCE South 89 degrees 28 minutes 07 seconds West a distance of 117.76 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the North line of the said 646.998 acre tract, and being the POINT OF BEGINNING for the herein described tract of land;

THENCE South 89 degrees 28 minutes 07 seconds West a distance of 62.00 feet along the North line of the said 646.998 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 14 degrees 02 minutes 46 seconds East a distance of 1311.06 feet across the said Tract 8 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the South line of the Cypress Street easement as described in the deed from TexAmericas Center to TAC East Holdings Company No. 1, dated July 28, 2015, recorded in document number 2015-8269 and document number 2016-5393 of the Real Property Records of Bowie County, Texas;

THENCE North 86 degrees 06 minutes 19 seconds East a distance of 63.07 feet along the South line of the said Cypress Street easement to a 1/2 inch steel rod, capped MTG 101011-00;

THENCE South 14 degrees 02 minutes 46 seconds West a distance of 1314.88 feet across the said Tract 8 to the point of Beginning and containing 1.808 acres of land at the time of this survey.

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

2. Easements, restrictions, and covenants, to the extent they apply to the Property, as set forth in that certain Deed Without Warranty dated September 1, 2010, from the United States of America to Red River Redevelopment Authority and recorded in Volume 5898 at Page 1 of the Real Property Records of Bowie County, Texas.

3. **Exceptions and Reservations Generally Applicable to TexAmericas Center East Campus:**

A. This conveyance is made subject to, and Grantee agrees to be bound by, all exceptions, covenants, restrictions, and reservations by the United States of America, acting by and through the Secretary of the Army (“Army”), in that certain Deed Without Warranty dated the 1st day of September, 2010, and recorded in Volume 5898, Page 1 of the Real Property Records of Bowie County, Texas, (the Deed Without Warranty) to the extent said matters affect the Property, including but not limited to the following:

1. Reservation of rights and easements for (a) access; (b) electric, telephone, and other utility service; (c) water, sanitary sewer, industrial wastewater, gas, and storm sewer service; (d) railroad rights-of-way; and (e) line of site clear zone, as set forth in said Deed Without Warranty.
2. CERCLA Covenants and CERCLA Notice as set forth in said Deed Without Warranty.
3. Land Use Restrictions, Residential Use Restriction and Groundwater Restriction and enforcement rights as set forth in Exhibit B, Paragraph 2 of said Deed Without Warranty.
4. Notice of the Presence of Lead-Based Paint and Covenant Against the Use of the Property for Residential Purposes set forth in Paragraph 4, Exhibit B, in said Deed Without Warranty.
5. Notice of the Presence of Asbestos and Covenant as set forth in Exhibit B, Paragraph 3 of said Deed Without Warranty.
6. Notice of the Potential Presence of Munitions and Explosives of Concern (MEC) and Covenant set forth in Exhibit B, Paragraph 6 of said Deed Without Warranty.

B. Grantee purchases the Property “AS IS – WHERE IS.” Grantee acknowledges that the Property may not currently be fit for occupancy pursuant to applicable building codes, may not be in compliance with the American with Disabilities Act, or the applicable state law and regulations, and may contain lead-based paint and friable and non-friable asbestos or asbestos-containing materials. The Property is conveyed “AS IS – WHERE IS” without any representations, warranties, or guaranties as to quantity, quality, character, condition, size or kind, or that the Property is in a condition or fit to be used for the purpose for which it is intended, and the conveyance will be without any obligation on the part of the Grantor to make any alterations, repairs, or additions to the Property.

C. Grantee acknowledges and agrees that the Property has been a part of Lone Star Army Ammunition Plant, an installation of the United States of America, Department of the Army, and, as such is conveyed to Grantee, subject to such additional easements, covenants and restrictions as may be referred to and contained in the Memorandum of Agreement and Deed transferring title from the Army to Grantor, or its predecessors in title, including but not limited to, such easements, covenants and restrictions allowing the United States and its agents, employees and contractors access to and over the Property as may be necessary for any investigation, response, or corrective action pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, as amended, 42 U.S.C. § 9601 et seq. (CERCLA) or any other environmental statute, rule or regulation.

D. Grantee agrees to be bound by, comply with and enforce where required the covenants, restrictions and requirements of the Deed Without Warranty as they relate to and are enforceable against the Property described in this Special Warranty Deed. Grantee acknowledges that said covenants, restrictions and requirements run with the land and are enforceable against Grantee, its heirs, successors and assigns. Grantee for itself, its heirs, successors and assigns covenants that it will include and make binding the terms of the covenants, restrictions, and requirements of the Deed Without Warranty in all subsequent transfers, leases, or conveyance documents that include the Property.

E. Grantee agrees to indemnify and hold harmless the U.S.A. Department of the Army, TexAmericas Center, their officers, agents and employees from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorney's fees arising out of, or in any manner predicated upon personal injury, death or property damage resulting from, related to, caused by or arising out of Grantee's, or Grantee's heirs, successors or assigns having violated the covenants, restrictions and/or requirements set forth in Deed Without Warranty and/or this Special Warranty Deed.

F. Grantor reserves for itself, its successors and assigns forever all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

Grantee is taking the Property in an arm's length agreement between the parties. The consideration was bargained on the basis of an "AS IS, WHERE IS" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties except for the warranty of title stated in this deed.

The Property is being conveyed to Grantee in an "AS IS, WHERE IS" condition, with all faults. Grantor makes no warranty of condition, merchantability, or suitability or fitness for a particular purpose with respect to the fixtures and personal property. All warranties except for the warranty of title stated in this deed are disclaimed.

Grantee acknowledges and agrees that Grantee is relying solely on Grantee's examination of the Property. Grantee is not relying on any information or disclosures provided by Grantor.

When the context requires, singular nouns and pronouns include the plural.

TEXAMERICAS CENTER

By: _____

Scott Norton
Executive Director/CEO

Grantees Address:

107 Chapel Lane
New Boston, Texas 75570

STATE OF TEXAS

COUNTY OF BOWIE

This instrument was acknowledged before me on the _____ day of August, 2020, by Scott Norton, Executive Director/CEO of TexAmericas Center on behalf of said political subdivision.

Notary Public, State of Texas

NOTICE TO PURCHASER OF PROPERTY

It is your responsibility to contact the County Tax Assessor or County Appraisal District to transfer the property to your name on the Tax Roll and to claim any and all exemptions to which you are legally entitled. The County Tax Assessor or County Appraisal District is ordinarily located at the County Courthouse



RESOLUTION NO. 20200825-06

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A LEASE AGREEMENT FOR A MULTI-COMMODITY TRANSLOAD FACILITY AT 695 OAK STREET, HOOKS, TX 75561, AREA BB TO SPRING CREEK HOLDINGS, LLC

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, Spring Creek Holdings, LLC contacted TexAmericas Center to seek a lease arrangement for a multi-commodity transload facility at 695 Oak Street, Hooks, TX 75561, Area BB; and

WHEREAS, the parties have come to the attached terms of agreement for said lease.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center that the Executive Director/CEO shall be and he is hereby authorized to execute the attached lease; and

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of, Spring Creek Holdings, LLC to negotiate this lease as well as to continue its business operations, preserve existing jobs and contribute to the tax base in Bowie County, Texas.

PASSED AND APPROVED THIS 25th day of August, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Lease Agreement



RESOLUTION NO. 20200825-07

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE A SECOND MODIFICATION OF LEASE FOR EXPANSION OF WAREHOUSE SPACE AT 556 ELM CIRCLE, HOOKS, TX 75561 TO LOC PERFORMANCE PRODUCTS, INC.

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, Loc Performance Products, Inc. contacted TexAmericas Center to seek a second modification of lease for the expansion of warehouse space at 556 Elm Circle, Hooks, TX 75561; and

WHEREAS, the parties have come to the attached terms of agreement for said second modification of lease.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center that the Executive Director/CEO shall be and he is hereby authorized to execute the attached second modification of lease; and

BE IT FURTHER RESOLVED, by the Board of Directors of TexAmericas Center that the Center appreciates the collaborative effort of Loc Performance Products, Inc. to negotiate this second modification of lease as well as to continue its business operations, preserve existing jobs and contribute to the tax base in Bowie County, Texas.

PASSED AND APPROVED THIS 25th day of August, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Second Modification of Lease



RESOLUTION NO. 20200825-08

**A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH
MW BUILDERS, INC. FOR THE DESIGN AND CONSTRUCTION OF
A WAREHOUSE BUILDING UPON TEXAMERICAS CENTER PROPERTY-EAST CAMPUS**

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, the Board of Directors of TexAmericas Center authorized its staff to advertise for proposals for the design and building of a warehouse facility to be made available to prospective tenants of TexAmericas Center; and

WHEREAS, TexAmericas Center has proceeded to seek proposals from contractors for the design and construction of said warehouse project; and

WHEREAS, multiple contractors submitted proposals for the construction, which proposals were reviewed and graded by a select committee of TexAmericas Staff and Directors; and

WHEREAS, TexAmericas Center has determined that the award of the contract should be negotiated with MW Builders, Inc. of Pflugerville, Texas for the design and construction of approximately a 148,000 square foot warehouse facility; and

WHEREAS, the staff of TexAmericas Center has negotiated terms with MW Builders, Inc. for said contract;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That TexAmericas Center enter into an Agreement Between Owner and Design-Builder for the construction of approximately a 148,000 square foot warehouse facility upon substantially the terms set forth in the Standard Form Agreement submitted with this Resolution; and
2. That Scott Norton, Executive Director/CEO of TexAmericas Center shall be and he is hereby authorized to negotiate the final terms of said contract and to execute the same provided that the design phase of the contract amount does not exceed \$_____.
3. That upon completion of the design phase of the contract, the Design-Build Amendment specifying the final contract sum shall be brought back to the Board of Directors for final approval prior to its execution.
4. That Scott Norton, Executive Director/CEO shall be and he is hereby authorized to execute that certain Letter Agreement by and between TexAmericas Center

and MW Builders, Inc. providing for the immediate commencement with design and preconstruction services in an amount not to exceed \$_____ until a contract for the design and construction has been finalized and executed.

PASSED and APPROVED this 25th day of August, 2020.

Jim Roberts, Chairman of the Board

ATTEST:

Denis Washington, Secretary

Attached: Standard Form Agreement
Between Owner and Design-Builder