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COMMISSIONERS

William Allensworth
Steven D. Alvis
Patti C. Jones
Rigoberto 'Rigo' Villarreal
C. Price Wagner



EXECUTIVE DIRECTOR
Mike Novak

TEXAS FACILITIES COMMISSION

Minutes No. 109: Minutes of the February 21, 2019 Public Meeting of the Texas Facilities Commission in Austin, Travis County, Texas.

After providing notice as required by the Texas Open Meetings Act, the Texas Facilities Commission held an open meeting at the Central Services Building, 1711 San Jacinto Boulevard, in Conference Room 402, Austin, Texas, on Thursday February 21, 2019, commencing at 9:00 a.m. Commissioner Allensworth called the meeting to order, and Commissioners Alvis, Jones, and Wagner were all present. Commissioner Villarreal was absent.

I. Call to Order.

Commissioner Allensworth called the meeting to order at 9:00 a.m.

II. Approval of the minutes from the January 17, 2019, Open Meeting.

The Commission voted unanimously to approve the January 17, 2019 minutes with a motion made by Commissioner Alvis and a second to approve the motion made by Commissioner Wagner.

III. Public Comment.

There was no public comment.

IV. Consent Agenda for Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution with Commencement Date on or after February 21, 2019.

Renewals:

- 1. Lease #1245 – Comptroller of Public Accounts-Audit Division: Houston, TX.**
- 2. Lease #303-9-10688 – Health and Human Services Commission: Dallas, TX.**

The Commission voted unanimously to approve the above Consent Agenda for Award of Lease Recommendations and Summaries with a motion to approve made by Commissioner Wagner and a second to approve the motion made by Commissioner Jones.

V. Consideration and possible action to approve the Executive Director to submit a request to the Governor's Office of Budget and Policy and the Legislative Budget Board for approval to exceed the transfer limitation on capital budget expenditures in order for the Commission to perform necessary lighting and roofing projects at the Fort Worth and San Antonio Federal Surplus Property warehouses.

The Commission voted unanimously for the Executive Director to submit a request to the Governor's Office of Budget and Policy and the Legislative Budget Board for approval to exceed the transfer limitation on capital budget expenditures in order for the Commission to perform necessary lighting and roofing projects at the Fort Worth and San Antonio Federal Surplus Property warehouses, with a motion made by Commissioner Jones and a second to approve the motion made by Commissioner Alvis.

VI. Discussion of the redevelopment of the G.J. Sutton State Office Building site in San Antonio, Texas.

1. Fiscal note update.

Mr. John Raff, Director of Facilities Design & Construction provided the update on the G.J. Sutton Building.

Executive Director Mike Novak gave a brief update on other issues concerning the G.J. Sutton Building.

VII. Discussion of Major Projects.

1. Capitol Complex.

Mr. Lou Saksen, Project Executive for Balfour Beatty, gave a summary report on the budget, schedule and how the project is going for the Capitol Complex Phase 1.

2. North Austin Complex.

Mr. Mark Diaz, Project Manager for the North Austin Complex provided the update and informed the Commission that the project is on schedule and on budget.

3. Texas School for the Deaf.

Mr. Daniel Yen, Project Manager for the School for the Deaf provided the update and informed the Commission that the project is on schedule and on budget.

VIII. Report from the Executive Director on facilities design, construction projects, facilities leasing, facilities operations, maintenance, energy management, surplus, HUB and legislation.

Mike Novak, Executive Director, provided an update on the legislative session. Mr. Novak and TFC staff appeared and testified before Senate Finance on January 24th, then on February 11th staff appeared and testified before House Appropriations and both went well. Mr. Novak and staff have also met with various Senate, House and Oversight Committee Members. In addition, Mr. Novak informed the Commission that he attended the State of the State and on February 12th he was the keynote speaker for the 2019 MBE Public Policy Day. Next, Mr. Novak gave a brief update on the three pieces of legislation that TFC is carrying regarding Sutton, Hobby, and the ability for TFC to have more control over the sale of real property. Lastly, Mr. Novak also spoke briefly on the Fiscal note process.

IX. Report from the Commission Work Groups.

1. Construction Work Group.

Vice Chairman Allensworth informed the Commission that this report was given under Agenda Item VII.

2. Child Care Work Group.

Commissioner Jones gave a brief report on the Child Care Work Group. The Commissioner informed the Commission that they were able to see the first drawings of the layout of the new child care center.

3. Surplus Work Group.

Commissioner Jones gave a report on the Surplus Work Group. The Commissioner informed the Commission that they discussed the necessary lighting and roofing projects at the Fort Worth and San Antonio Federal Surplus Property warehouses. Next the Commissioner informed the Commission that Surplus has been having spot sales in various State Office Building and are having great success with the spot sales. Lastly, the Commissioner encouraged all Commissioner to do a site visit of Surplus if they haven't already done so.

X. Report from the Chief Financial Officer on the monthly financial report update.

Mr. Daniel Benjamin, Acting Chief Financial Officer, provided the monthly financial report including the agency forecast, operating expense report, year to date budget adjustments, cost recovery programs result of operations, the revenue forecast, and the financial transactions and appropriations not included in the operating budget.

XI. Consideration and possible action on hiring the Director of Internal Audit.

The Commission voted unanimously to the hiring Sonya Ethridge as the Director of Internal Audit, with a motion made by Vice Chairman Allensworth and a second to approve the motion made by Commissioner Villarreal.

XII. Recess into CLOSED session, if necessary, pursuant to Texas Government Code Chapter 551 for the following purposes:

- a. Pending and potential litigation, Section 551.071.
- b. The appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director and executive management staff, Section 551.074 The duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission, Section 551.074.
- c. The deliberation regarding purchase, exchange, lease, or value of real property, Section 551.072.
- d. All matters identified in this agenda where the commission votes unanimously that deliberation in an open meeting of business and financial issues relating to a contract being negotiated would have a detrimental effect of the position of the State in negotiations with a third person and in which the General Counsel has issued a determination in writing, Section 551.0726.
- e. Any matters identified in this agenda where the Commissioners seek the advice of their attorney, Section 551.071.

Vice Chairman Allensworth recessed the open meeting to convene in Executive Session at 10:23 a.m.

XIII. Reconvene in open meeting and consider action on matters discussed in Executive Session.

Vice Chair Allensworth reconvened the open meeting at 11:40 a.m. and no action was taken.

XIV. Adjournment.

Vice Chair Allensworth adjourned the meeting at 11:40 a.m.

Reviewed and Submitted:

By: Naomi R. Gonzalez
Naomi R. Gonzalez, Acting General Counsel

Approved by the Commission on April 18, 2019.

By: William Allensworth
William Allensworth, Chair