

**NOTICE OF PUBLIC MEETING OF THE
Board of Directors
of the
PRAIRIELANDS PUBLIC FACILITIES CORPORATION**

SPECIAL MEETING

To be held at: City Hall of the City of Alvarado, Texas
 104 W. College
 Alvarado, Texas 76009
Wednesday May 20, 2015 – 6:00 PM

NOTICE IS HEREBY GIVEN:

That the Board of Directors of the Prairielands Public Facilities Corporation, will hold a special meeting at the Alvarado City Hall, 104 W. College, Alvarado, Texas 76009 on Wednesday May 20, 2015 at 6:00 PM for the purpose of conducting the following business:

AGENDA

1. Call to Order, Roll Call & Establishment of Quorum
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from prior meetings
5. Public Comments.

This time is set aside for the public to address the Board on matters not listed on the Agenda. Anyone wishing to address the Board should come to the podium, be recognized by the President, and state their name for the record. If you wish to address the Board on an Agenda item, you so do by

approaching the podium as the Board considers that particular Agenda item. You will be given a reasonable amount of time to address the Board.

OPEN MEETING: Proposed detention and correctional center to be located in Alvarado, Texas, proposed Operations and Management Agreement by and between Prairielands Public Facilities Corporation ("PPFC") and Emerald Correctional Management, LLC, and the Intergovernmental Services Agreement with Immigration & Customs Enforcement, (collectively the "Project"); Discussion and action upon the following matters concerning the Project, including development, design, construction, financing, equipping, operating and maintaining the Project, the procurement processes related to the Project, and the following matters:

6. Presentation by Emerald Correctional Management LLC regarding:
 - (a) the status of the Project
 - (b) the Intergovernmental Services Agreement by and between the City of Alvarado and Immigration & Customs Enforcement related to the Project ("ICE Agreement");
 - (c) the proposed Operations and Management Agreement by and between the Corporation and Emerald Correctional Management, LLC related to the Project ("Emerald Operations Agreement")
 - (d) the proposed Housing Agreement by and between the Corporation and the City of Alvarado, Texas related to the Project
 - (e) the site of the Project and the Corporation acquiring right to purchase the site for the Project
 - (f) the Assignment to the Corporation of an Option to Purchase 142 Acres in the City of Alvarado, Texas ("Option") and the acceptance of that Option by the PPFC
 - (g) The Corporation exercising the Option to purchase 142 acres in the City of Alvarado, Texas pursuant to the Terms of the Option;
 - (h) As consideration for their assignment of the Option to the Corporation, granting an Option to SR20 North Texas, LLC to acquire Lot 1 (76 acres) out of the 142 Acre tract ("Lot 1 Option") and review of the terms of the "Lot 1 Option" granting such option

7. Presentation by City Staff/City Manager and/or Ramon Vela (counsel to the Corporation) regarding the Project, the ICE Agreement, the Emerald Operations Agreement, the Option and the Lot 1 Option.
8. Discussion and evaluation of the terms of the proposed Operations and Management Agreement by and between the Corporation and Emerald Correctional Management, LLC related to the Project.
9. Consider and take appropriate action regarding the proposed Operations and Management Agreement by and between the Corporation and Emerald Correctional Management, LLC related to the Project.
10. Discussion and evaluation of the following matters:
 - (a) the status of the Project;
 - (b) the proposed Housing Agreement by and between the Corporation and the City of Alvarado, Texas related to the Project
 - (c) the Assignment to the Corporation of the Option to Purchase 142 Acres in the City of Alvarado, Texas ("Option") and the acceptance of that Option by the Corporation
 - (d) Corporation exercising the Option to purchase 142 acres in the City of Alvarado, Texas pursuant to the terms of the Option;
 - (e) The Lot 1 Option, granting an Option to SR20 North Texas, LLC to acquire Lot 1 out of the 142 Acre tract subject to the Option
11. Consider and take appropriate action regarding:
 - (a) the Project
 - (b) the proposed Housing Agreement by and between the Corporation and the City of Alvarado, Texas related to the Project
 - (c) the Assignment to the Corporation of an Option to Purchase 142 Acres in the City of Alvarado, Texas ("Option") and the acceptance of that Option by the Corporation
 - (d) Corporation exercising the Option to purchase 142 acres in the City of Alvarado, Texas pursuant to the Terms of the Option;
 - (e) The Lot 1 Option, granting an Option to SR20 North Texas, LLC to acquire Lot 1 out of the 142 Acre tract subject to the Option.

12. Consider and take appropriate upon a resolution scheduling the next meeting of the Board of Directors of the Corporation.

13. Adjournment

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: thomasd@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado and the Prairielands Public Facilities Corporation do not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services. I, the undersigned authority do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times and said Agenda was posted on May 15, 2015 3:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Clint Davis
City Manager
City of Alvarado, Texas