



CPS ENERGY SPECIAL BOARD OF TRUSTEES MEETING
TO BE HELD ON NOVEMBER 3, 2025, AT 11:30 AM
LOCATION: CPS ENERGY BOARD ROOM (500 MCCULLOUGH AVE)

At any time during the Board Meeting, the Board may go into an executive session as permitted by the Texas Open Meetings Act, (Chapter 551 of the Texas Government Code) regarding any item on this agenda.

To note, the Public Comment Registration period runs the Tuesday prior to the Board of Trustees meeting at 5:00 PM through 12:30 PM the day of the meeting via our online registration form in addition to the ability to register via phone from the Tuesday prior to the Board of Trustees meeting at 5:00 PM through the Friday prior at 1:00 PM.

ITEM	TOPIC	ACTION	PRESENTER/ SPONSOR
1	CALL TO ORDER	Execute	Dr. Francine Romero
2	SAFETY MESSAGE, INVOCATION, & PLEDGE OF ALLEGIANCE	Execute	TBD
3	PUBLIC COMMENT	Discuss	Dr. Francine Romero
CONVENE TO EXECUTIVE SESSION			
4	EXECUTIVE SESSION A. Personnel Matters – Evaluation of Trustee Candidates (§551.074) B. Real Property Matters (§551.072)	Discuss	Dr. Francine Romero
RECONVENE TO OPEN SESSION			
CONSENT AGENDA			
5	APPROVAL OF CONSENT ITEMS Approval of Real Estate Sale: Higuchi Project (Mr. Bert Hargesheimer)	Vote	Dr. Francine Romero

REGULAR AGENDA			
7	NOMINATION OF CANDIDATE FOR THE QUADRANT 2 BOARD OF TRUSTEES POSITION	Vote	Dr. Francine Romero
ADJOURNMENT			
8	ADJOURNMENT	Execute	Dr. Francine Romero
If the Board meeting has not adjourned by 12:30 PM, the presiding officer may entertain a motion to continue the meeting, postpone the remaining items to the next Board meeting date, or recess and reconvene the meeting at a specified date and time.			



RESOLUTION FOR THE SALE OF SURPLUS PROPERTY

WHEREAS, CPS Energy owns a approximately 11.25 acre property located at 14901 Southton Road, Elmendorf, TX 78112, which is further described in Exhibit A and attached hereto (the "Property"); and

WHEREAS, the Property is no longer needed for the use, operation or development of the CPS Energy's Gas and Electric Systems (the "Systems"); and

WHEREAS, Chapter 272 of the Local Government Code, which governs the sale or exchange of land by a municipality, provides in Section 272.001 (k) that notice and bidding requirements do not apply to sales of land owned by a municipality operating a municipally owned electric or gas utility if the land is held by the municipal utility, provided that the governing body of the municipal utility adopts a resolution stating the conditions and circumstances of the sale and the public purpose that will be achieved by the sale; and

WHEREAS, the proceeds from the sale of the Property will generate revenue that can be applied to the operation and development of the Systems;

NOW, THEREFORE BE IT RESOLVED:

1. The recitals to this Resolution are hereby incorporated by reference.
2. The CPS Energy Board finds that the Property described above is surplus property and is no longer needed for the operation of the Systems.
3. The CPS Energy Board finds that a "public purpose," generating revenue for the operation and development of the Systems, will be achieved by the sale of the Property and, as such, the transaction is exempt from the notice and bidding requirements of Chapter 272 of the Local Government Code.
4. The CPS Energy Board of Trustees hereby authorizes, but does not obligate, the President and CEO, or his designee(s), to determine a final sales price and to take such action as is deemed necessary and appropriate to carry out the purposes and intent of this Resolution and complete the sale of the Property.

Exhibit A

