



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, rail & transload operations and personal property disposal.

107 Chapel Lane, New Boston, TX 75570

May 3, 2022

12:00 P.M.

The Infrastructure, Real Estate, Marketing and Business Development Committee of TexAmericas Center Board of Directors will meet to conduct business on the date, time and location listed above.

AGENDA

1. Call to order.
2. Review minutes from February 1, 2022 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy (leased & sold) Rates
 - a. TAC-East 484,154sf of 1,123,243sf = ~43.10%
 - b. TAC-Central 585,805sf of 609,805Ksf = ~96.06%
 - c. TAC-West 9,732sf of 259,520Ksf = ~3.75%
4. Available Buildings
 - a. **TAC-East**
 - i. 580 Oak Street (Spec Building); 150,000sf
 - ii. Area U Buildings
 - 13 Storage Only Buildings, 11,500sf each; No Utilities
 - 1 Office Building, 4,000sf; No Utilities
 - iii. Area V Bunkers - 22 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - iv. Area D
 - 556 Elm Circle – 22,150sf – **Move-In Ready** – Warehouse/Manufacturing
 - Potential for Array Tech to release one additional building - summer
 - 558 Elm Circle – 4,000sf Office Building; No Utilities
 - b. **TAC-Central**
 - i. 116 Buildings A, B, C, D, & E Technology Circle – ~24,000sf – Office
 - Subdividable (A-6,000sf, B-4,000sf, C-5,000sf, D-5,000sf & E-4,000sf)
 - ~ 90 days of rehab needed
 - c. **TAC-West** – Total Square feet available
 - i. Area A Bunkers – Total Square feet available - 149,224sf
 - ii. Area C Bunkers– Total Square feet available – 100,564sf

5. Transaction Activity

- a. Property Sales - Expansion Ammunition (Project Hollow)
 - i. Closed on ~165+ acre property - 7/15/21
 - ii. Closed on final ~5 acres (G-Ponds) - 4/4/22
- b. Property Acquisition
 - i. Hooks SIDC
 - Update on reacquiring 10 acres from Hooks SIDC
 - ii. 14 acres needed for south entrance/exit to TAC East Campus
 - Update on purchase and resell
- c. Status Updates on
 - i. Project CAN CAN
 - ii. Project Cobra
 - iii. Project Eruption
 - iv. Project Summer Kitchen IV
 - v. Project Arnold

6. Existing Product Improvement Plan - Jeff Whitten/Eric Voyles

- a. New Projects (On Book) in pre-planning
 - i. 116 A-E Demo and Rebuild – No Update
 - ii. ExpalUSA
 - 11A Office relocation to 556 Elm Circle
 - 557 Elm Circle relocation to 556 Elm Circle
 - Roof work on
 - a. E-16
 - b. E-18
 - c. E-44
 - iii. Retrofit of Area D Building – 557 Elm Circle
 - iv. 935 Bowie Parkway – Update
 - v. Natural Gas to Area D
 - vi. Rehab of change houses to White or Grey Wall status
 - Area D – 558 Elm Circle
 - Area U – 150 Cypress St.
- b. Existing Project Book Status Update:
 - i. Area U Renovations - Update
 - Project Rod & Gun - Complete
 - ii. Area V Investments – No Update
 - Electronic Gate(s)
 - iii. Utility Corridors
 - Natural Gas to Area A – Installation Complete.
 - Crockett Site on South Ellis – Project Cobra currently planning improvements on site including utility corridor improvements
 - Area U Infrastructure
 - a. EDA Build Back America Public Infrastructure Grant submitted
 - b. South Lamar to Area U – No Update
 - c. Tied to Expansion Ammunition CapEx
 - Arkansas Ave. on Central Campus to 45-acre Defense Park – No Update
 - TAC/Hooks Town Center – No Update
 - iv. 245 Ammunition Drive – Project Sanford – Update

- Site improvements for vehicle access to building
- v. 201 Bowie Parkway – Project Complete

7. Spec Building

- a. Building Complete & Delivered
 - i. [Construction Cam - link](#)
- b. Prospect Activity
 - i. Lease & Sell
 - ii. Design Build
- c. Where Next? How big? Construction Type?

8. Property Maintenance Report – Jeff Whitten

- a. General Mowing & Cleaning – seasonal increase in mowing activities, cleaning continues
- b. Building Inventory Assessment - Ongoing

9. Planning Activity

- a. Texas A&M Planning Partnership – Update
- b. Electricity
 - i. Update on capacity planning
 - ii. Voltus
 - iii. Solar Panels on 107 Chapel
- c. EDA Public Works Grant
 - i. Rail Infrastructure – bids being sought
- d. Fiber / Wireless Back-up System - Kinetic
- e. Wetlands:
 - i. TAC Central - Preliminary Report Complete. Submittal made for Jurisdictional Determination.
 - ii. TAC West - Delineation complete
 - iii. TAC East - Phase I & II Complete with a Jurisdictional Determination. Follow-up submittals made in efforts to reduce a couple of sites. Field work complete for remainder of TAC East. Wetlands have been delineated but no submittal made for official determination yet. TAC Central Delineation complete. Consultant making to USACOE for a Jurisdictional Determination.
- f. Where Next? – Future Development Options – Are we ready to discuss this?

10. Qualified Sites

- a. Brazos – Geotech testing complete. Waiting in report.
- b. Duke East
- c. STAR Site

11. Organizational Development Activity

- a. Access to Capital – Scott Norton
 - i. New Market Tax Credits
 - ii. Opportunity Zone
- b. Marketing & PR Activities – Eric Voyles
 - i. Chartwell Agency (Select coverage)
 - Aspire
 - 25th Anniversary
 - ii. Research On Investment – Lead Generation Update
 - iii. Social Media

- iv. Spec Building E-Blast
- v. Spec Building Micro-Website – <https://tacspebuilding.com/>
- vi. [TAC Overview Video](#)
- c. Regional Economic Development
 - i. Received five leads from REDI
 - ii. Provided one lead to TXK Airport
 - iii. TAC took REDI to BF LiveXchange
- d. Training & Conferences
 - i. Attempting to send two new REM emps to BASIC in June, Corpus Christi
- e. Incentives – No Update
 - i. Freeport Tax Exemption - All Jurisdictions
 - ii. Add Leary to All Incentives as Needed
- f. TAC Strategic Doing – No report

12. Proposed TAC Ordinances – Jeff Whitten

- a. Updates to Land Use & Site Design Ordinances will be proposed for future consideration but not currently ready for consideration.

13. TAC Logistics – John Sesler

- a. Southern Aluminum
- b. Rowe Casa
- c. Texarkana Aluminum
- d. Maverick Pipe
- e. LST RV – Lonestar Specialty Vehicle

14. TAC Rail – John Sesler

- a. Transload
 - i. Spring Creek Enterprises partnership
 - ii. Status of 20-unit train contract
- b. Storage
 - i. Number of Customers
 - ii. Total number of cars on campus
- c. Upgrades & Maintenance

15. If needed, adjourn to Executive Session pursuant to the following Sections:

- a. Section 551.072 of the Texas Government Code; Deliberation of the purchase, exchange, lease, or value of real property.

16. Reconvene into Open Session.

17. Review and discuss other business as needed.

18. Adjourn.