



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

August 2, 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. Consider and approve minutes from February 1, 2022 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy (leased & sold) Rates
 - a. TAC-Central 585,805sf of 609,805Ksf = ~96.06%
 - b. TAC-East 503,674sf of 1,123,243sf = ~49.88%
 - c. TAC-West 1,622sf of 259,520Ksf = ~0.63%
4. Available Buildings – No Move-In Ready Buildings presently available
 - a. **TAC-East**
 - i. 580 Oak Street (Spec Building); 150,000sf – Moving to Contract
 - ii. Area U Buildings
 - 10 Storage Only Buildings, 11,500sf each; No Utilities –
 - 1 Office Building, 150 Cypress, 4,000sf; No Utilities
 - iii. Area V Bunkers - 21 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - iv. Area D
 - 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 - Existing tenant interested in purchasing 'As-Is' – moving to contract
 - Subdividable (A-6,000sf, B-4,000sf, C-5,000sf, D-5,000sf & E-4,000sf)
 - ~ 90 days of rehab needed
 - ii. 133 Miller – Lease ending October 31, 2022
 - c. **TAC-West** – Total Square feet available
 - i. Area A Bunkers – Total Square feet available - 157,334sf
 - ii. Area C Bunkers– Total Square feet available – 100,564sf

5. Transaction Activity

a. Property Sales

i. 14 acres needed for south entrance/exit to TAC East Campus

- Purchase Complete
- Property under contract for sale
- Lot Split in progress
- Survey in progress
- Appraisal complete but not yet delivered to TAC
- Closing Scheduled

ii. 580 Elm Circle (aka Spec Building)

iii. 116 Texas, Buildings A-E

iv. EnviroSafe Demil

- 45-acre tract
- 130-acre tract

b. Property Acquisition

c. Status Updates on

i. Project CAN CAN

ii. Project Cobra

iii. Project Arnold

iv. Project Wrench

v. Project GREC

vi. Project Piasa Bird

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

a. New Projects (On Book) in pre-planning

i. 116 A-E Demo and Rebuild – Party interested in purchase ‘As-Is’

ii. ExpalUSA

- 11A Office relocation to 556 Elm Circle – Expal not moving.
- 557 Elm Circle relocation to 556 Elm Circle - 556 Leased to TXK Aluminum
- Roof work on – All pending
 - a. E-16
 - b. E-18
 - c. E-44

iii. Retrofit of Area C Buildings – 580 Oak Street

- TAC field staff to begin demo of office area
- Secure rehab estimates

iv. 935 Bowie Parkway – Update – Tenant expanding facilities to add additional space for computers.

v. Natural Gas to Area D

vi. Rehab of change houses to White or Grey Wall status

- Area D – 558 Elm Circle
 - a. TAC field staff to begin demo of office & bathroom area
- Area U – 150 Cypress St.

b. Existing Project Book Status Update:

i. Area V Investments – No Update

- Four tenants – Full Capacity
- Electronic Gate(s)

ii. Utility Corridors

- 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 – Did not receive
 - 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 – Original RFQ had only 1 response. Second RFQ advertised with more outreach by JDW and more interest to date. Pre-Submission meeting 7/29...SOQ's due 8/9.

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? – Serious discussion on this topic!

8. Property Maintenance Report – Jeff Whitten

- a. General Mowing & Cleaning – seasonal increase in mowing activities, cleaning continues
- b. Building Inventory Assessment – Ongoing
- c. Ops department upgraded and improved overhead power service to shop buildings
- d. Ops department made electrical improvements to 150 Cass (Rail House)

9. Planning Activity

- a. Texas A&M Planning Partnership – Update
- b. Electricity
 - i. Update on capacity planning – Brief on latest AEP meeting and future schedules
 - ii. Voltus
 - iii. Solar Panels on 107 Chapel
- c. EDA Public Works Grant
 - i. Rail Infrastructure – bids being sought
- d. Fiber
 - i. Wireless Back-up System – Kinetic
 - ii. Green Data Center Park - Conterra Network
- e. Wetlands:
 - i. TAC Central - Preliminary Report Complete. Submittal made for Jurisdictional Determination. – Still waiting on results.
 - ii. TAC West - Delineation complete – Wetlands in Project Ra limits being re-certified at their request due to upcoming investment requirements.
 - 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.

10. Qualified Sites

- a. Brazos – Geotech testing complete. Report provided.
- b. Duke East

- c. STAR Site
- d. Where next? Timeframe?

11. Organizational Development Activity

- a. Access to Capital – Scott Norton
 - i. New Market Tax Credits
 - ii. Opportunity Zone
- b. Marketing & PR Activities – Eric Voyles
- c. Regional Economic Development
 - i. Leads from REDI
 - ii. Working one lead with TXK Airport
- d. Training & Conferences
 - i. Attempting to send two new REM emps to BASIC
- e. Incentives – Scott Norton
 - 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. Topics to include:
 - i. Definitions, classification & requirements for Cell Towers
 - ii. Specific Use Permits (SUP) application and process
 - iii. TAC currently has no classification, guidelines or preferred location of business activities associated with waste materials (ie...municipal solid waste (MSW) receipt and sorting on site, materials recovery facility (MURF). With interested parties looking at TAC for these purposes, we need to consider a preferred location on the property for these uses
 - iv. Livestock ‘Kill Floor’
- b. Updates to Paving Criteria to increase Right-of-Way (ROW) on Secondary Roads from 75’ to 100’ to keep ALL utilities within the ROW. If utilities located on private property, the TAC subject to losing franchise fees from utility companies.

13. Capital Improvement Project (CIP) – Jeff Whitten

- a. Take action on CIP to recommend forwarding to BOD.
- b. CIP plan provided is a 2-year plan and is based on funds from PILOT program that are restricted to two accounts:
 - i. 20 Circle Drive – Commander’s House
 - ii. Infrastructure Improvements – Paving & Drainage Improvements

14. TAC Logistics – John Sesler

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

15. 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

16. 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.

17. Reconvene into Open Session.

18. Review and discuss other business as needed.

19. Adjourn.