



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

November 1, 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 August 2, 2022 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy (leased & sold) Rates
 - a. TAC-Central 572,305sf of 609,805Ksf = ~93.85%
 - b. TAC-East 548,848sf of 1,118,283sf = ~54.14%
 - c. TAC-West 1,622sf of 259,520Ksf = ~0.63%
4. Available Buildings –
 - a. **TAC-East**
 - i. 580 Oak Street (Spec Building); 150,000sf – Under Contract
 - ii. Area U Buildings
 - 9 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
 - 546 Elm Circle – Move-In Ready –22,150sf
 - 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 purchasing 'As-Is' – Under Contract
 - Subdividable (A-6,000sf, B-4,000sf, C-5,000sf, D-5,000sf & E-4,000sf)
 - ~ 90 to 120 days of rehab needed
 - ii. 133 Miller – Move-In Ready – 13,545sf
 - 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. 580 Elm Circle (aka Spec Building)
- ii. 116 Texas, Buildings A-E
- iii. EnviroSafe Demil
 - 45-acre tract – signed option to purchase
 - 130-acre tract – option to purchase
- iv. ExpalUSA - 225-acre tract with option to purchase

b. Property Acquisition

c. Status Updates on

- i. Project Cobra
- ii. Project Arnold
- iii. Project Piasa Bird
- iv. Expansion Ammunition
 - Requested Terms on RR track area north of G-Line
 - Requested Terms on Green Site north of G-Line
 - Requested Terms on S. Lamar tract north/east of G-Line

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

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

- i. ExpalUSA
 - Obtaining roof quotes for
 - a. E-16
 - b. E-18
 - c. E-44
- ii. Retrofit of Area C Buildings – 580 Oak Street
 - TAC field staff to begin site clean-up
 - Secure rehab estimates
 - Considering construction of small office area vs rehab of existing office space
- iii. 935 Bowie Parkway – Update – Tenant expanding facilities to add additional space for computers.
- iv. Natural Gas to Area D
- v. Rehab of change houses to White or Grey Wall status
 - Area D – 558 Elm Circle
 - a. TAC field staff capable of demo of office & bathroom area – need to confirm remediation efforts previously made.
 - Area U – 150 Cypress St.

b. Existing Project Book Status Update:

- i. Utility Corridors
 - Crockett Site on South Ellis – Project Cobra currently planning improvements on site including utility corridor improvements
 - Arkansas Ave. on Central Campus to 45-acre Defense Park – JDW meeting with MTG to move forward.
- ii. TAC/Hooks Town Center – JDW to update this portion later week of 10/17
 - Contract with Cromwell Architects approved by TAC Board during October 25, 2022 Board meeting.

- iii. Area U Infrastructure
 - Submitted for Tx RBF as part of the ESD project
 - Six tenants
 - Electronic Gate(s)
 - iv. Area V Investments – No Update
 - Four tenants – Nearing Full Capacity
 - Electronic Gate(s)
- 7. Spec Building – Serious discussion on this topic!
 - a. Where Next? How big? Construction Type?
 - b. Market Conditions
 - c. Timing
- 8. Property Maintenance Report – Jeff Whitten
 - a. General Mowing & Cleaning – seasonal decrease in mowing activities, cleaning continues
 - b. Building Inventory Assessment – Ongoing
 - c. Continue improvements to 11B Boardroom with new technology
- 9. Planning Activity
 - a. Texas A&M Planning Partnership – No Update
 - b. Electricity
 - i. Update on capacity planning – Brief on latest AEP meeting and future schedules
 - TAC East
 - TAC Central
 - TAC West
 - ii. Voltus
 - c. EDA Public Works Grant
 - i. Rail Infrastructure – Met with TGB to kick-off project.
 - d. Fiber
 - i. Update on capacity planning – Brief on Conterra & related meetings and future schedules
 - Green Data Center Park - Conterra Network
 - Anchor Tenant Projects - Area U etc...
 - e. Wetlands:
 - i. TAC Central – AJD complete. Very limited wetlands on tracts to be developed.
 - ii. TAC West - Delineation complete – Wetlands in Project Ra limits 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. No change in status.
- 10. Qualified Sites
 - a. Brazos – Geotech testing complete. Report provided.
 - b. Duke East
 - c. STAR Site
 - d. Alamo Site included for consideration and recommendation.

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. Two new REM emps to BASIC
- e. Incentives – Scott Norton
 - i. Freeport Tax Exemption - All Jurisdictions
- 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 (Will come to REM & BOD later in FY23 as Prospects & Projects further develop). 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 (i.e....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 Projects (CIP) – Jeff Whitten

- a. Looking at utilizing funds on:
 - i. 20 Circle Drive – Replace roof
 - ii. Infrastructure Improvements – Participate in cost of water main to serve F-Line.

14. TAC Logistics – John Sesler

- a. Current 3PI Contracts
 - i. Southern Aluminum
 - ii. Rowe Casa
 - iii. Texarkana Aluminum
 - iv. Maverick Pipe
 - v. LST RV – Lonestar Specialty Vehicle
 - vi. JCM Industries
- b. Looking Forward

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.