



## 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

January 31, 2023

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 November 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 = ~100%
  - b. TAC-East         548,848sf of 1,118,283sf = ~67.55%
  - c. TAC-West         1,622sf of 259,520Ksf = ~0.63%
4. Available Buildings –
  - a. **TAC-East**
    - i. 580 Oak Street (Spec Building); 150,000sf – Sold!
    - 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 - 30 bunkers remaining, mix of ~1,100sf and ~1,600sf
    - iv. Area D
      - 546 Elm Circle – Move-In Ready –22,150sf
      - 547 Elm Circle – Tenant has or will be moving out soon.
      - 548, 549, 550 & 552 Elm Circle will be vacant on 4/1/23
      - 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' – Sold!
    - ii. 133 Miller – Move-In Ready – 13,545sf John Sesler using this for 3PL
  - 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) – Project Top Gun (12/27/22)
  - ii. 116 Texas, Buildings A-E – Project Summer Kitchen II (12/27/22)
  - iii. REG BioDiesel Plant – Project Arnold (12/18/22)
  - iv. EnviroSafe Demil
    - 45-acre tract – signed option to purchase TRANSACTION STILL PENDING
    - 130-acre tract – option to purchase
  - v. ExpalUSA - 225-acre tract with option to purchase
  - vi. Project Cobra – Company and TAC BOD's have approved Sales Contract, now in higher level of site due diligence.
- b. Property Acquisition
- c. Status Updates on
  - i. Project Piasa Bird
  - ii. Project Spirit Stallion
  - iii. Project Old Hall
  - iv. Project WiFi?
  - v. Project Sam Clems
  - vi. Project Demeter
  - vii. Expansion Ammunition - ACQUIRED
    - 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
  - viii. Other???

## 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 – Updating Quotes
      - c. E-44
  - ii. Retrofit of Area C Buildings – 580 Oak Street
    - TAC field staff performed some office/bathroom demo
    - SWEPCO set meter and TAC wiring for power
    - TAC will be getting lights working
    - Have contract for roof work – work to start in February
    - Due to sloping foundation, looking to demo all offices and make strictly a warehouse for storage
  - iii. 935 Bowie Parkway – Update – Tenant expanding facilities to add additional space for computers.
  - iv. Natural Gas to Area D – Navitas working on updated installation quote
  - 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.
    - Both have been delayed with other activity and interest

- 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 – On hold pending Project Cobra moving forward
    - Arkansas Ave. on Central Campus to 45-acre Defense Park – Still working on project but other opportunities to be done first
  - ii. TAC/Hooks Town Center
    - TAC had initial meeting with architect in late December
    - Second meeting took place on January 19<sup>th</sup>
    - Team to make in-person presentation to TAC on February 2<sup>nd</sup>
  - iii. Area U Infrastructure
    - Researching submitted an EDA grant would include needs of ESD project
  - iv. Area V Investments – No Update
    - Four tenants – Nearing Full Capacity
    - Electronic Gate(s)
  
- d. Road Easement from HWY 82 to TAC West – \*\*\*This is an action item\*\*\*

7. Spec Building –

- 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. Gutter & Downspout improvements to Building 333
- c. Assisting with removal of security gate at 116 Technology
- d. Working with RRAD for James Carlow Street Lights
- e. Building Inventory Assessment – Ongoing
- f. 11B Boardroom – Clean-up items
- g. Culvert improvements

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 – Power being run through portions of Area U
    - TAC Central
    - TAC West
  - ii. Voltus
- c. EDA Public Works Grant
  - i. Rail Infrastructure – Plans out to bid late January with intent to bring contract to February BOD for approval
- 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. AJD for portion of TAC West submitted to USACOE for consideration
    - iii. TAC East - Phase I & II Complete with a Jurisdictional Determination. Field work complete for remainder of TAC East. Wetlands have been delineated in these areas, but no submittal made for official determination yet. USACOE provided new guidelines for Wetlands. Presentation in REM Meeting.

#### 10. Qualified Sites

- a. Brazos – Geotech testing complete. Report provided.
- b. Duke East
- c. STAR Site – recently discovered that endangered species component may need to be redone
- d. Alamo – Qualified Site considered at last REM meeting. Potential Site Plan options for Alamo included for view, comment and recommendation for BOD presentation.  
\*\*\*See attached Site Plans – Action Item\*\*\*
- e. Copeland Site – in progress for a prospect submittal

#### 11. Organizational Development Activity

- a. Access to Capital – Scott Norton
  - i. PFC
  - ii. CDE
    - New Market Tax Credits
    - Opportunity Zone
  - iii. Other
- b. Marketing & PR Activities – Eric Voyles
  - i. BF LiveXchange
  - ii. SSC after battle report
- c. Regional Economic Development
  - i. Leads from REDI
  - ii. Working one lead with TXK Airport
- d. Training & Conferences
- e. Incentives – Scott Norton
  - i. Freeport Tax Exemption - All Jurisdictions
- f. TAC Strategic Doing – No report
- g. Road Easement from TAC-East through RRAD to FM 3098
- h. Rail access on RRAD owned rail to main IP south of RRAD
- i. Transition of Natural Gas on TAC-Central Campus from RRAD distribution to Navitas or another provider
- j. 115 Buildings back to TAC

#### 12. Proposed TAC Ordinances – Jeff Whitten – No change from last meeting

- 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 – Updating quotes
  - ii. Infrastructure Improvements – Participate in cost of water main to serve F-Line. – working with Team Eruption to finalize plans and cost

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.