



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 2, 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 January 31, 2023 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 558,848sf of 1,118,283sf = ~67.84%
 - c. TAC-West 1,622sf of 259,520Ksf = ~0.63%
4. Available Buildings –
 - a. **TAC-East**
 - i. Area U Buildings
 - 9 Storage Only Buildings, 11,500sf each; No Utilities
 - 150 Cypress, 4,000sf Office Building, No Utilities
 - ii. Area V Bunkers - 22 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - iii. Area D
 - 546 Elm Circle – Move-In Ready – 22,150sf
 - 547 Elm Circle – Tenant (MP) will be moving out soon.
 - 548, 549, 550 & 552 Elm Circle will be vacant on 7/1/23
 - 558 Elm Circle – 4,000sf Office Building; No Utilities
 - b. **TAC-Central**
 - i. 115 Texas Ave will be transferred from RRAD in 2024?
 - ii. 110/112 Texas Ave – significant LBP/ASB/other to be remediated
 - 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. EnviroSafe Demil
 - 45-acre tract
 - a. signed option to purchase on or before April 5th, 2023 – DELAYED
 - b. waiting on creation of LLC to be finished
 - 130-acre tract – option to purchase prior to 12/31/23
 - ii. ExpalUSA - ~222-acres with option to exercise by May 31, 2025
 - iii. Project Cobra
 - Company and TAC BOD's have approved Sales Contract
 - Now in higher level of site due diligence
- b. Property Acquisition - None
- c. Status Updates on
 - i. Recent Wins:
 - Rowe Casa
 - Palmer International
 - Maverick Pipe
 - Expansion Ammunition
 - a. Requested Terms on RR track area north of G-Line
 - b. Requested Terms on Green Site north of G-Line
 - c. Requested Terms on S. Lamar tract north/east of G-Line
 - Project Demeter (Amentum/AGR/ReNew Truck/Braswell)
 - ii. Finalist Pipeline:
 - Project Ra
 - Project Spirit Stallion
 - Project This Old House
 - Project Raptor
 - Project Growth Spurt
 - Project 301
 - Project Lock Box
 - Project The Flame
 - iii. 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 Building(s) – 580 Oak Street
 - TAC field staff completed office/bathroom demo
 - SWEPCO set meter and TAC wiring for power
 - TAC will be getting lights working
 - Roof work ongoing
 - 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 provided installation quote of \$133,000.

- v. Rehab of change houses to White/Grey Wall status
 - Area D – 558 Elm Circle
 - a. TAC field staff capable of demo of office & bathroom area
 - b. need to confirm remediation efforts previously made.
 - Area U – 150 Cypress St.
 - a. 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
 - Master Plan accepted at March 2023 BOD Meeting.
 - Staff working on departmental needs for space planning for HQ
 - iii. Area U Infrastructure
 - Researching submitted an EDA grant would include needs of ESD project
 - Six tenants – Need to consider Electronic Gate(s)
 - iv. Area V Investments – No Update
 - Four tenants – Nearing Full Capacity
 - Electronic Gate(s)

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. Working with RRAD for James Carlow Street Lights
- d. Building Inventory Assessment – Ongoing
- e. Culvert improvements

9. Planning Activity

- a. Texas A&M Planning Partnership – No Update
- b. Electricity Update on capacity planning – Brief on AEP meeting and future schedules
 - i. TAC East
 - Power installation complete through portions of Area U
 - Upgrade of existing Bowie Parkway sub
 - Recent discussions with AEP for placement of 138kv sub
 - ii. TAC Central – No Update
 - iii. TAC West – No Update
- c. EDA Public Works Grant
 - i. Working with Grantworks
 - ii. Putting together a form for staff to use to summarize needs for grant writers

- iii. Rail Infrastructure – Just completed Pre-Bid Meeting for rail improvements for EDA Grant. Planning to bring recommendation for contractor to May BOD Meeting
- d. Fiber
 - i. Anchor Tenant Project
 - Brief on Bytes & Breakfast meeting
 - ii. Green Data Center Park
 - Access Road
 - iii. Middle mile investment needed to finish the Conterra loop around TAC
- e. Wetlands:
 - i. TAC Central – No new activities
 - ii. TAC West - AJD for portion of TAC West in process. Have unofficial results from USACOE and waiting on AJD.
 - iii. TAC East – No new activities

10. Qualified Sites

- a. Brazos –
- b. Duke East
- c. STAR Site – recently discovered that endangered species component may need to be redone
- d. Alamo –
- 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
- c. Regional Economic Development
 - i. Leads from REDI
 - ii. Working one lead with TXK Airport
- d. Training & Conferences
- e. Incentives – Scott Norton & Jeff Whitten
 - i. Freeport Tax Exemption - All Jurisdictions
- f. TAC Strategic Doing – No report
- g. Road Easement from TAC-East through RRAD to FM 3098 complete
- 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

12. Proposed TAC Ordinances – Jeff Whitten

- a. Proposed updates to Land Use & Site Design Ordinance enclosed for consideration.
 - i. Definitions, classification & requirements for Cell Towers, kill floors for food process and a few other items added
 - ii. Specific Use Permits (SUP) application and process revised
 - iii. Added 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. Added requirements for building facades (exterior materials)
- 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.

*** This is an action item needing a recommendation to move forward based on discussion of agenda items. ***

13. Capital Improvement Projects (CIP) – Jeff Whitten

- a. Looking at utilizing funds on:
 - i. 20 Circle Drive – Replace roof – Complete
 - ii. Infrastructure Improvements – TAC to participate in cost of water main to serve F-Line. Cost is approximately \$45,000.

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. 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.