



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.

11 Chapel Lane, Suite B, New Boston, TX 75570

May 6, 2025

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 the February 4, 2025, Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy & Rates (leased, 3PL & sold) Rates (January 24, 2025)
 1. Total Square 1,351,849sf
 2. TAC-Central 585,805sf of 585,805sf = 100.00%
 3. TAC-East 698,250sf of 1,133,783sf = 71.77%
 4. TAC-West 43,794sf of 217,348Ksf = 20.15%
4. Available Buildings –
 1. **TAC-East**
 - i. Area D
 - 548, 550, 551, 552, 553, 555, 556 Elm Circle – **Move-In Ready** – 22,150sf
 - 558 Elm Circle – 4,000sf Office Building; No Utilities
 - ii. Area U Buildings
 - 10 Storage Only Buildings, 11,500sf each; No Utilities
 - iii. Area V Bunkers - 23 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - i. 2 on Jasper (1,104 ea.)
 - ii. 5 on Kaufman (1,104 ea.)
 - iii. 2 on Limestone (1,104 ea.)
 - iv. 2 on Montague (1,648 ea.)
 - v. 4 on Rains (1,648 ea.)
 - vi. 4 on Smith (1,648 ea.)
 - vii. 4 on Trinity (1,648 ea.)
 2. **TAC-Central**
 - i. 110/112 Texas Ave
 - 110 Texas - ~44,940sf
 - 112 Texas - ~38,732sf
 - Testing results show significant LBP/ACM/other to be remediated

- Setting up to do Structural Assessment
- ii. Buildings that could transfer to TexAmericas Center in FY 2025
 - 15 James Carlow
 - 115 Texas Ave
 - Security Buildings (17 James Carlow Dr.)
- iii. Feltz Tire building and lot
 - About 2-acres
 - About 2,000sf
- 3. TAC-West** – Total Square feet available
 - i. **Area A Bunkers** – Total Square feet available - 72,990sf
 - ii. **Area C Bunkers**– Total Square feet available – 100,564sf

5. Transaction Activity

1. Status Updates on
 - i. Recent Wins:
 - EnviroSafe Demil
 - a. 130-acre tract – option to purchase - CLOSED
 - Primer
 - a. LSK, LLC (Lone Star Kinetics) has bought the G-Line (aka Expansion Ammunition Property) about September 2024
 - b. Company met with TAC in January is planning to begin expansion in 2025
2. Property Sales
 - i. ExpalUSA
 - Extended Lease for five years
 - Have option to purchase ~222-acres by May 31, 2025
 - ii. Project Cobra (AKA Braven Environmental)
 - Braven and TAC BOD's have approved Sales Contract
 - TAC BOD has approved extension through September 30, 2025.
 - Bowie County and Texarkana College have approved Property Tax abatements
 - 403 Application awarded
 - Hooks ISD agreeable to enter into 403 agreement (10/28/24) has not signed Sept. 9th is deadline for all parties to sign JETI agreement
 - TAC staff has introduced Braven to equity funding sources
 - iii. Project Lone Star Lithium (aka EnergyX)
 - Leased a single Area D Building
 - Option to Purchase Brazos site and C-Line buildings (332.5 acres) signed, have until 11/25/26 to execute.
 - Mineral Rights Option signed on TAC property have until 11/25/26 to execute.
3. Property Acquisition:
 - i. None at this time.
4. Finalist (Pending) Pipeline:
 - i. Aviation (Pending)
 - Existing Tenant
 - Considering Leasing 150 Cypress, which board approved on 1/28/25
 - ii. Project Big Water (RWRD Water Plant) (Pending)
 - a. 30MGD Water Plant
 - b. Create 6 to 10 jobs

- c. Have letter from RWRD Consulting Engineer stating:
 - i. Ground-breaking will occur in December 2025
 - ii. Completion will occur in December 2027 or January 2028
- iii. Charger (Pending)
 - Will be installing EV charging stations at 110-/112 Texas
 - Can be source of construction and backup electricity
- iv. Dirty Water
 - RWRD has committed to rebuild RRAD Industrial Wastewater Treatment Plant on TAC's East Campus
 - \$5m in funding secured for \$15m plant.
 - Location determined.
- v. Databall
 - Working with Colliers and client
 - 650 acres heavy power user (Data Center)
 - NDA signed.
 - Moving straight to Lease with option to Purchase
 - Targeting BOD approval at 4/22/25 meeting
 - Assume they will want:
 - a. Wants Power Study Process
 - b. Knowledge of easement alignment & costs
- vi. Eastwood
 - Secured new financial backers
 - Terms Email sent – verbally accepted
 - Working to agree on site boundaries.
 - NDA signed.
- vii. BFLXC/ROI – Ironman
 - Canadian Company
 - Initial commitment to move one line of business to Texarkana
 - Long Term has indicated interest in full Corp Relocation
 - Starting as a 3PL Contract
 - Working through supplier/vendor contracts with local companies
- viii. Tauras
 - Final Texas Site
 - Competing against final sites in
 - a. Florida
 - b. Utah
 - c. Nevada
 - d. California
 - e. ???
 - 150 acres / 2msf
 - \$3.5m investment
 - 5700 jobs
- ix. Flor – Turkey / EDT Garnet Stone
 - Competing against
 - a. WV, OH, LA, AL, Mt.P. (TX)
 - 50 acres / 50,000sf
 - \$25,000,000 investment
 - 55 jobs
- x. Zen Zebra
 - EDT Lead; heavy power user; rail user.

- One of five states down from 11; two Texas Sites remaining
 - NDA signed.
- xi. ArM DC
- 200 acres heavy power user (Data Center)
 - NDA signed.
 - Discussed moving LOI
 - Assume they will want:
 - a. Wants Power Study Process
 - b. Knowledge of easement alignment & costs

6. Capital Improvement Projects (CIP) – Jeff Whitten

1. Paving improvements/repairs for TAC East in future
2. Foundation Repairs to 150 Service Street – TAC Central – Project Complete

7. Existing Product Improvement Plan (EPIP) - Jeff Whitten/Eric Voyles

1. Projects in pre-planning
 - i. 150 Service Street – Sidewalk and Drive Improvements
 - ii. 228 Texas – Interior renovations
2. Existing Project Book Status Update:
 - i. Utility Corridors
 - Crockett Site on South Ellis
 - a. TAC/ATCOG Submitted an EDA grant – Not awarded
 - Arkansas Ave. on Central Campus – Other opportunities to be done first
 - ii. TAC/Hooks Town Center
 - No current activities
 - iii. Area U Infrastructure
 - TAC/ATCOG Submitted an EDA Grant – Not Awarded
 - iv. Area V Investments – No Update
 - Three tenants – Nearing Full Capacity

8. Logistics Building RFQ/SOQ–

1. Final Construction Plans pending

9. Light Manufacturing Building RFQ/SOQ

1. Construction Plans complete
2. Construction price established
3. No apparent interest from the previous tenant in moving forward

10. Property Maintenance Report – Jeff Whitten

1. General mowing starting up
2. cleaning activities continue

11. Planning Activity

1. Center on Rural Innovation (CORI)
 - i. Phase II - No Current Activity
2. Texas A&M University
 - i. MLPD Program
 - Potential use of STAR Site for future class project
3. RFQ for Architectural Services
 - i. Operations will be posting an RFQ for Architectural Services to have a PSA with at least one architect for design services for building renovations.

4. Electricity Update on capacity planning – Brief on AEP meeting and future schedules

i. Overall

- Turk Plant Produces 600MW
- Up to 450MW available north of TAC on 345kv's, 138kv and 69kv.
 - a. Unknown how much is double counted
- Up to 350MW available in 345kv south of TAC
 - a. Up to 200MW can be accessed
- New Generation Projects Announced: **2,300MW**
 - a. Proposed Natural Gas Projects:
 - i. 450-MW Hallsville Natural Gas Plant:
 - ii. 1,053-MW Welsh Natural Gas Conversion Project:
 - b. Proposed Renewable Energy Projects Announced:
 - i. 200-MW Diversion Wind Farm:
 - ii. 598-MW Wagon Wheel Wind Facility:
 - iii. 72.5-MW Rocking R Solar Facility:
- SWEPCO has a new process for securing Power Studies and etc., necessary for large 100MW+ projects
 - a. TAC now in possession

ii. TAC East

- Upgrade of existing Bowie Parkway sub is ongoing. The substation will be granted 30MW from the 69kv likely reducing excess to 0MW on the 69kv.
- Despite efforts in 2025, no new progress on 138kv feed substation project. Price given by TAC and no response from AEP. Original location on Archer Avenue continues to be preferred location.
- Met with AEP and prospect to discuss new connection to 345 kV line on TAC East, the placement of a new 345kv feed substation to serve southern portion of TAC East campus, prospect and future tenants and to discuss capacity for new prospect.

iii. TAC Central – No Update

- Available capacity is believed to be about 7MW
- Determined that 1.5MW is available at both Area A and Area C on the West Campus from the Central Campus substation

iv. TAC West – No Update

- Power study completed about October 2023 shows 170MW of capacity available in the three 138kv lines.
 - a. 138kv running East/West on the north side of TexAmericas Center has 100MW.
 - b. 138kv running North/South on the west side of TexAmericas Center has about 50MW.
 - c. The 138kv that connects into the New Boston substation has about 20MW, very possible this is the excess 19MW in the 69kv line.

5. Fiber

i. No updates

6. Wetlands:

i. No Updates

7. Natural Gas:

- i. In process of transition from RRAD to Navitas for service on TAC Central
- 8. Infrastructure Analysis
 - i. Operations reviewing current infrastructure locations and gaps in service. Future planning activities will include Opinion of Probable Construction Cost for extensions, cost-benefit analysis for effective placement locations, and effects on asking price of parcels.
- 9. Land Use & Site Design Guidelines
 - i. Operations will be reviewing and updating the current policy. These updates will include, but are not limited to, updating proposed land uses for portions of the property, adding new land uses and updating the current map.

12. Qualified Sites

- 1. Brazos – Under contract
- 2. Duke East
- 3. STAR Site
- 4. Alamo
- 5. Waco Site
 - i. Innovation and Technology Park
 - ii. DataHub Park – Developing a lease with option to purchase on this site and the GDCP.
- 6. Copeland – Working to develop an LOI to purchase this site and the adjacent Boone site

13. Organizational Development Activity

- 1. Access to Capital – Scott Norton
 - i. Voyles referred several projects to sources of Equity developed via networking
- 2. Marketing & PR Activities – Eric Voyles
 - i. TAC E-Blasts:
 - Rising Star
 - Area D
 - Area U
 - BTS
 - Data Center
 - Follow Up email to In Active Projects
 - ii. BF LiveXchange
 - April 7th thru 11th 2025 Spring New Orleans, LA
 - November 9th – 11th, 2025, Fall Forum, Phoenix, AZ
 - iii. Webinars
 - None to Report
 - iv. Viewpoint
 - 7-, 3- and 1-minute video
 - PBS airing
 - TAC use
 - Watch videos if time permits
 - v. Presentation
 - None to Report
 - vi. Awards
 - Voyles named [ICON of Texas Real Estate](#)
- 3. Regional Economic Development – Preliminary Discussions with REDI on ways to partner on Foreign Direct Investment

4. Incentives – Scott Norton & Jeff Whitten
 - i. Freeport Tax Exemption
 - Currently to all Jurisdictions
 - ii. 403 Program
 - Hooks ISD agreeable to entering an 403agreement with Project Cobra
 - 313 with New Boston ISD in 2022 Project Ra could be transferred
 - All Jurisdictions
 - iii. Recently found that BPP tax on M&E is not part of local property tax abatements available through Bowie County and Texarkana College; working to confirm and better understand.
5. Training & Conferences:
 - i. Courtney – Economic Development Marketing & Attraction
 - ii. Melanie – Economic Development Business Retention & Expansion
6. TAC Strategic Doing – No Update

14. TAC Logistics – John Sesler

1. Current 3PL Contracts
 - i. Rowe Casa
 - ii. Texarkana Aluminum
 - iii. Lonestar Specialty Vehicle
 - iv. Domtar
 - v. Metal Exchange
 - vi. WW Williams
 - vii. General Dynamics
 - viii. Cherokee Nation
2. Quotes
 - i. 2. Active quotes submitted. DOT Contractors IPV. Programs RRAD

15. TAC Rail – John Sesler

1. Union Pacific / Domtar
 - i. Intermodal
2. Storage
 - i. (12) Number of Customers
3. Spring Creek HWY 82 Rock Train Transload .
4. Upgrades & Maintenance
Locomotives Update.

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.