



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

August 1, 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 May 2, 2023 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy (leased & sold) Rates (June 30, 2023)
 - a. TAC-Central 585,805sf of 714,453sf = ~97.38% *
 - b. TAC-East 473,127sf of 1,133,783sf = ~59.95%
 - c. TAC-West 1,622sf of 259,520Ksf = ~0.63%

*** Note: Actual occupancy is at 100%; however, Live Oak has moved out of 245 Ammo and is interested in TAC releasing the property.**
4. Available Buildings –
 - a. **TAC-East**
 - i. Area D
 - 546 – 550 & 552 Elm Circle – Move-In Ready – 22,150sf
 - 558 Elm Circle – 4,000sf Office Building; No Utilities
 - ii. Area U Buildings
 - 9 Storage Only Buildings, 11,500sf each; No Utilities
 - iii. Area V Bunkers - 22 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - b. **TAC-Central**
 - i. 110/112 Texas Ave – significant LBP/ACM/other to be remediated
 - ii. 15 James Carlow & 115 Texas Ave may be transferred from RRAD in 2024
 - 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. finalizing documents with ESD attorney
- 130-acre tract – option to purchase prior to 12/31/23

ii. Project Cobra

- Company and TAC BOD's have approved Sales Contract
- Company pursuing State of Texas Incentives
- Closing expected in January 2024

iii. ExpalUSA - ~222-acres with option to exercise by May 31, 2025

b. Property Acquisition:

- #### i. IsoNova has inquired as to potential to buy 480 Oak St, aka E1

c. Status Updates on

i. Recent Wins:

- Expansion Ammunition
- Maverick Pipe
- NE Texas ATV
- Palmer International
- Project Demeter (AGR/Amentum/ReNew Truck/Braswell)
- Rowe Casa
- Trinity Rail/Industries

ii. Finalist Pipeline:

- Project Big Water (RWRD Water Plant)
- Project Ra (ENGIE-NA)
 - a. 100MW Solar Project
 - b. \$150+ million investment
 - c. 6 jobs
- Project This Old House
 - a. 125ksf TAC BTS
 - b. \$20+ million investment
 - c. 80 jobs
- Project Raptor-Hyde / Falcon
 - a. 50+ acres
 - b. \$110+ million investment
 - c. 115 jobs
- Project Growth Spurt
 - a. 100 acres
 - b. \$100+ Million investment
 - c. 100 jobs
- Project 301
 - a. 20ksf TAC BTS
 - b. 3 acres
 - c. \$20+ million investment
- Project Zeitgeist
 - a. 3.5msf
 - b. 3,600 jobs
 - c. \$400+ million investment
- Project Piasa Bird

- a. 55ksf TAC BTS
 - b. \$7+ million investment
 - c. 60 jobs
- Project Mohair
 - a. 45ksf TAC BTS
 - b. \$7+ million investment
 - c. 60 jobs
- Project Superman
 - a. 20ksf TAC BTS
 - b. 3 acres
 - c. \$20+ million investment
- iii. Other???

6. Capital Improvement Projects (CIP) – Jeff Whitten

- a. Infrastructure Improvements – TAC to participate in cost of water main to serve F-Line. Cost is approximately \$45,000. Waiting on notification of RWRD acceptance prior to reimbursement.
- b. Culvert Improvements for Maple Street & B-Line

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

- a. New Projects (On Book) in pre-planning
 - i. ExpalUSA
 - Obtaining roof quotes for
 - a. E-16 – On hold
 - b. E-18 – Bids taken, contracts out for signature. Work scheduled for September 2023.
 - c. E-44 – On hold
 - 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 has lights working
 - First efforts at roof work complete – additional efforts required.
 - Due to sloping foundation, looking to demo all offices and make strictly a warehouse for storage
 - iii. Natural Gas to Area D – Navitas provided installation quote of \$133,000.
 - iv. 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.
 - v. Will begin looking at sanitary sewer main extensions for service to TAC Town Center and Braven.
- 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
 - Information about departmental needs for space planning for TAC HQ sent to architect. Preliminary efforts have begun.

- iii. Area U Infrastructure
 - Researching submission to EDA grant would include Project Cobra, Project M&M, and new RWRD Water Plant (Project Big Water)
 - Six tenants – Need to consider Electronic Gate(s)
- iv. Area V Investments – No Update
 - Four tenants – Nearing Full Capacity
 - Need to consider Electronic Gate(s)
- v. EDA Rail Grant – Status Update
 - Contract Approved by BOD
 - Pre-Construction Meeting -- Held
 - Schedule
 - PR potential

8. Spec Building –

- a. Market Conditions – REM Committee -- Is it time to start planning?
- b. Where Next? How big? Construction Type?
- c. Timing

9. Property Maintenance Report – Jeff Whitten

- a. General Mowing & Cleaning – seasonal decrease in mowing activities, cleaning continues
- b. RFQ will be going out for mowing and maintenance for TAC Central in coming months with contract tying to TAC FY
- c. Working with RRAD for James Carlow Street Lights
- d. Building Inventory Assessment – Ongoing
- e. Culvert improvements – B-Line & Maple Street

10. 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 is being discussed Option #1 is to upgrade to 138kv and Option #2 Upon completion of the 138kv substation on the East Campus, the existing 69kv line could gain an additional 19MW of capacity to be supplied to future development projects on our East, Central, and West Campus.
 - Location identified for placement of new 138kv substation. Initial coordination with AEP for route of OHD lines through campus to location.
 - ii. TAC Central – No Update
 - Upon completion of the 138kv substation on the East Campus, the existing 69kv line could gain an additional 19MW of capacity to be supplied to future development projects on our East, Central, and West Campus.
 - Strategy is to locate Cryptocurrency and EDGE DC projects on site to force upgrades
 - RRAD is going to begin conversations regarding our growth and if 5MW is sufficient backup power for National Security Measures.
 - iii. TAC West – No Update

- Upon completion of the 138kv substation on the East Campus, the existing 69kv line could gain an additional 19MW of capacity to be supplied to future development projects on our East, Central, and West Campus.
 - Strategy is to locate Cryptocurrency and EDGE DC projects on site to force upgrades
- c. EDA Public Works Grant
 - i. Working with Grantworks
 - ii. Created a form for TAC staff to use to summarize needs for grant writers
 - d. Fiber
 - i. Anchor Tenant Project
 - Projects 301, Darwin & Superman
 - ii. Green Data Center Park – No Update
 - 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 complete.
 - iii. TAC East – No new activities

11. Qualified Sites

- a. Brazos –
- b. Duke East
- c. STAR Site – recently discovered that endangered species component may need to be redone
- d. Alamo –
- e. Next Steps
 - i. Potential sites identified on each campus.
 - ii. Most likely location of next QSP to be NWC TAC West aka Waco Site

12. Organizational Development Activity

- a. Access to Capital – Scott Norton
 - i. Public Facilities Corporation
 - ii. Community Development Entity
 - New Market Tax Credits
 - Opportunity Zone – Project Cap Stone
 - iii. Government Capital Corporation
 - iv. Bond Counsel: Rudy Segura with McCall Parkhurst & Horton
 - v. Financial Advisors: Marti Shew with Hilltop Securities
 - vi. Other???
- b. Marketing & PR Activities – Eric Voyles
 - i. BF LiveXchange 10/3-6/23 Columbus OH
- c. Regional Economic Development
 - i. Working one lead with TXK Airport
- d. Incentives – Scott Norton & Jeff Whitten
 - i. Freeport Tax Exemption
 - Currently talking to HISD, TC and Bowie County
 - All Jurisdictions
 - ii. 313 conversion to 403
 - 313 with New Boston ISD last year

- Work with all ISD's on 403 projects moving forward
- e. Rail access on RRAD owned rail to main IP south of RRAD
- f. Transition of Natural Gas on TAC-Central Campus from RRAD distribution to Navitas or another provider
- g. Training & Conferences – No Update
- h. TAC Strategic Doing – No report

13. TAC Logistics – John Sesler

- a. Current 3PL Contracts
 - i. Rowe Casa
 - ii. Texarkana Aluminum
 - iii. Maverick Pipe
 - iv. LST RV – Lonestar Specialty Vehicle
 - v. JCM Industries
- b. Looking Forward
 - i. Project D Intermodal
 - ii. Project Hummingbird

14. 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. Trinity Railcar/Industries - MRO
- d. Upgrades & Maintenance

15. 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.

16. Reconvene into Open Session.

17. Review and discuss other business as needed.

18. Adjourn.