



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 and personal property disposal.

107 Chapel Lane, New Boston, TX 75570

November 3, 2020

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 and time listed above via conference call.

Persons wishing to attend the TexAmericas Center Infrastructure, Real Estate, Marketing and Business Development Meeting by telephone can call 1-866-778-5424 and enter the Participant Code of 5090805. Meeting agenda and materials can be found at the www.texamericascenter.com website.

AGENDA

1. Call to order.
2. Review minutes from August 4, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy Rates
 - a. TAC-East 457,412sf of 973,243sf ~47.00%
 - b. TAC-Central 501,855sf of 601Ksf ~ 83.41%
 - c. TAC-West 14,598sf of 260Ksf ~5.63%
4. Available Move-In Ready Buildings
 - a. TAC-East
 - i. Area U Buildings – Storage Only; No Utilities; 14 buildings, 11,500sf each
 - ii. Area V Bunkers - 22 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - b. TAC-Central
 - i. 135 Miller Street – 15,754sf - Industrial
 - ii. 150 Service – 12,490sf – Industrial
 - iii. 154 Service – 19,228sf – Industrial
 - iv. 245 Ammo – 15,850sf – Industrial
 - v. 228 Texas, Suite B & C – 5,637sf - Office
 - vi. 11B Chapel Lane, Suite B – 1,390sf – Office
 - vii. 116 Technology Circle –~24,000sf – Office
 - viii. 342 Texas – 4,800sf – Office
 - c. TAC-West – Total Square feet available

- i. Area A Bunkers – Total Square feet available - 144,358sf
- ii. Area C Bunkers– Total Square feet available – 100,564sf

5. Existing Product Improvement Plan - Jeff Whitten

- a. New Projects
 - i. Area U Infrastructure Planning – No Update
 - ii. Telecommunication Infrastructure
 - 1. Connectivity Study TBD
 - 2. Wireless Back-up System
 - iii. Planning Utility Corridors
 - 1. Crockett Site on South Ellis
 - 2. South Lamar to Area U
- b. Existing Project Status Update:
 - i. Utility Corridor Oak Street – TAC East
 - 1. Natural Gas to Area A
 - ii. Rehabilitation of 555 Elm Circle (Area D) & C-1 aka 580 Oak Street
 - iii. Retrofit of Area D Buildings
 - 1. Current Construction Projects
 - a. Safe Harbor Punch List Items
 - b. 556 Building finish out – Loc Performance
 - iv. 175 Arkansas – Rowe Casa Organics
 - 1. Landscape work pending

6. Spec Building

- a. Review Building and Site Plans
- b. Overview of Plans for Groundbreaking
- c. Financing
- d. Referrals Welcome

7. Property Maintenance Report – Jeff Whitten

- a. General Mowing & Cleaning
- b. Building Inventory Assessment
- c. IsoNova Roof Repairs – Repairs being done by IsoNova

8. Planning Activity

- a. Status update: Wetlands – various locations
- b. Texas A&M Planning Partnership
- c. EDA CARES Grants - Submitted
 - i. Advanced Manufacturing Technology Center – TC @ TAC Expansion
 - ii. Rail Infrastructure

9. Organizational Development Activity

- a. Access to Capital – Future Capital Projects Funding – Scott Norton
- b. Incentives
 - i. PILOT Modifications to TAC Existing Leases
 - ii. Freeport Tax Exemption - All Jurisdictions
 - iii. Add Leary to All Incentives as Needed
- c. Marketing Activities
 - i. Website – www.TexAmericasCenter.com
 - ii. Research On Investment – Lead Generation

- iii. BF LiveXchange
 - iv. Chartwell Agency
 - 1. Texas Real Estate Business Journal Article
 - 2. USA Today Article
 - 3. Global Trade Magazine Article
 - 4. Inbound Logistics Article
 - d. Regional Economic Development – No report
 - e. Training & Conferences – No report
 - f. Strategic Doing – No report
10. Proposed TAC Ordinances
- a. JDW Recommends adopting 2015 International Building Code as criteria for building construction and remodels
11. 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.
12. Reconvene into Open Session.
13. Review and discuss other business as needed.
14. Adjourn.



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 and personal property disposal.

MINUTES

107 Chapel Lane, New Boston, TX 75570

August 4, 2020

12:00 P.M.

The Infrastructure, Real Estate, Marketing and Business Development Committee of TexAmericas Center Board of Directors met to conduct business on the date and time listed above via conference call.

Committee Members, Staff and Others in Attendance were:

Ron Collins	Marc Reiter	Fred Norton	Jimmy Howell
Scott Norton	Jeff Whitten	Marla Byrd	Eric Voyles
David Williams			
MTG Engineers			

Committee Members Absent:

Steve Mayo

1. Ron Collins called the meeting to order at 12:07 p.m. and asked Scott Norton to open the meeting with a reflection prayer. Fred Norton left the call at 12:08 p.m.
2. Considered and took action to approve the minutes from the May 5, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting. A motion was made by Jimmy Howell and seconded by Ron Collins. The motion carried unanimously by voice vote.
3. Eric Voyles gave an update regarding Building Occupancy Rates as follows:
 - a. TAC-East 437,909sf of 949,286sf ~45.48%
 - b. TAC-Central 541,609sf of 601Ksf ~ 90.02%
 - c. TAC-West 12,976sf of 263Ksf ~5.63%
4. Eric Voyles gave an update regarding Available Move-In Ready Buildings as follows:
 - a. TAC-East
 - i. Area U Buildings – Storage Only; No Utilities; 14 buildings, 11,500sf each
 - ii. Area V Bunkers - 22 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - b. TAC-Central
 - i. 150 Service – 12,490sf -- Industrial

- ii. 154 Service – 19,228sf – Industrial
 - iii. 245 Ammo – 15,850sf – Industrial
 - iv. 228 Texas, Suite B, C & D – 7,300sf
 - v. 11B Chapel Lane, Suite B – 1,390sf – Office
 - vi. 116 Technology Circle – ~24,000sf – Office - **Available 10.1.2020 ~ TBD**
 - vii. 342 Texas – 4,800sf – Office
 - c. TAC-West – Total Square feet available
 - i. Area A Bunkers – Total Square feet available - 145,980sf
 - ii. Area C Bunkers– Total Square feet available – 100,564sf
5. Jeff Whitten along with David Williams with MTG Engineers, gave updates regarding the Existing Product Improvement Plan as follows:
- a. New Projects
 - i. Area U Infrastructure Planning – Dave Williams
 - ii. Telecommunication Infrastructure
 - 1. Conterra Running Fiber to
 - a. TAC-Central
 - 2. Wireless Back-up System
 - iii. Utility Corridor to Crockett Site on South Ellis
 - b. Existing Project Status Update:
 - i. Utility Corridor Oak Street – TAC East
 - 1. Natural Gas to Area D
 - ii. Rehabilitation of 555 Elm Circle (Area D) & C-1 aka 580 Oak Street
 - iii. Retrofit of Area D Buildings
 - 1. Current Construction Projects
 - a. 552 Building finish out – Safe Harbor
 - b. 554 & 556 Building finish out – Loc Performance
 - iv. 175 Arkansas – Rowe Casa Organics
 - v. 333 Panther Creek – Lockheed Martin
6. Jeff Whitten gave an update regarding the Spec Building.
- a. RFQ Update
 - b. RFP Process
 - c. REMI Go/ No-Go Recommendation to TAC BOD's
7. Jeff Whitten provided the Property Maintenance Report regarding the following:
- a. Area D Punchlist Items
 - b. General Mowing & Cleaning
 - c. IsoNova Roof Repairs
8. Jeff Whitten gave an update regarding Planning Activity as follows:
- a. Status update: Wetlands RFQ – various locations
 - b. Texas A&M Planning Partnership
 - c. EDA Grants
 - i. CARES
 - ii. Technical Assistance – Rail
 - iii. Infrastructure - Rail
9. Eric Voyles gave an update regarding Organizational Development Activity as follows:
- a. Access to Capital – Spec Building Funding – Scott Norton

- b. Incentives – No report
- c. Marketing Activities
 - i. Website – www.TexAmericasCenter.com
 - ii. Research On Investment – Lead Generation
 - iii. Chartwell Agency
 - iv. Business Facility Industrial Park Rankings
- d. Regional Economic Development – No report
- e. Training & Conferences – No report
- f. Strategic Doing – TBD

10. Jeff Whitten presented two proposed TAC Ordinances to the Committee for review before going to the full board for approval. The Committee considered and recommended that each ordinance move forward to the full board for review in substantially the same form as presented.

- a. Signage, Lighting & Pavement Markings Plan. A motion was made by Jimmy Howell and seconded by Ron Collins. The motion carried unanimously by voice vote.
- b. TAC Qualified Sites Program. A motion was made by Jimmy Howell and seconded by Ron Collins. The motion carried unanimously by voice vote.

11. There was no Executive Session; therefore, the meeting remained in Open Session.

12. Eric Voyles updated the Committee regarding some ongoing prospect/potential lease activity including:

- a. Red Dragon
- b. E Phoenix
- c. Safe Harbor II
- d. Demeter Project
- e. Perses
- f. Project New Water
- g. Project Red River D

13. With no other business to discuss, a motion was made by Jimmy Howell and seconded by Ron Collins to adjourn the meeting at 1:45 p.m. The motion carried unanimously by voice vote.