



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

February 9, 2021

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 November 3, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. **Building Occupancy Rates**
 - a. TAC-East 461,409sf of 973,243sf ~47.41%
 - 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
 - a. TAC property well positioned for hyperscale, corporate, or similar data center applications
 - b. TAC property less suited for retail and wholesale data center applications
 - c. Second phase of study will focus on regional investments needed to improve attractiveness for both types of applications
 - 2. Wireless Back-up System - No Update
 - iii. Planning Utility Corridors
 - 1. Crockett Site on South Ellis - No Update
 - 2. South Lamar to Area U - No Update
 - b. Existing Project Status Update:
 - i. Utility Corridor Oak Street – TAC East
 - 1. Natural Gas to Area A – JDW evaluated route. Matrix will do Ground Penetrating Radar along route as required by Navitas.
 - ii. Rehabilitation of 555 Elm Circle (Area D) & C-1 – Have bids for doors and finish-out and holding at this time.
 - iii. Retrofit of Area D Buildings
 - 1. Current Construction Projects
 - a. Safe Harbor Punch List Items - Complete
 - b. 556 Building finish out – Loc Performance – On hold
 - iv. 175 Arkansas – Rowe Casa Organics
 - 1. Landscape work complete
 - 2. Evaluating window replacement
 - v. 245 Ammunition Drive
 - 1. TAC just completed stripping the drywall, ceiling grid, insulation and other items in the north three offices.
 - 2. Evaluating rebuild of and replacement of HVAC in bathrooms.

- 6. Spec Building
 - a. Review Building and Site Plans – Building pad complete, interior footings poured, water main adjustments ongoing, portion of slab may be poured by meeting date, detention pond almost complete.
 - b. Financing
 - c. Referrals Welcome

- 7. Property Maintenance Report – Jeff Whitten
 - a. General Mowing & Cleaning – seasonal decline in mowing activities, cleaning continues
 - b. Building Inventory Assessment - Complete

- 8. Planning Activity
 - a. Status update: Wetlands – JDW will provide a map and discuss impacts

- b. Texas A&M Planning Partnership – No Update
- c. EDA CARES Grants - Submitted
 - i. Advanced Manufacturing Technology Center – TC @ TAC Expansion – Not awarded
 - ii. Rail Infrastructure – Not awarded as a CARES grant; resubmitted as an Infrastructure Grant for a lower amount

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. Social Media
 - iv. Chartwell Agency (All local media coverage is excluded)
 - 1. Spec Building Press Conference
 - 2. REDNews – Texas Road to Recovery Summit – Panelist
 - 3. Supply Chain Best Practices Article
 - 4. CEO Interview with KRLD Radio DFW
 - 5. Inbound Logistics Article
 - 6. Industry Today Article
 - 7. Manufacturing.net Article
 - 8. IMPO Article
 - 9. Industrial Distribution Article
 - 10. Industrial Equipment News Article
 - 11. DC Velocity Article
 - 12. SDC Executive Article
 - 13. Food Logistics Article
 - 14. Expansion Solutions Magazine Article
 - 15. Trade & Industry Development Article
 - 16. BXJ Magazine Article
 - 17. RE Business Online Article
 - 18. Manufacturing Talk Radio Interview
 - 19. Global Trade Magazine Article
 - 20. Commercial Real Estate Pro Network Podcast Interview
- d. Regional Economic Development – No report
- e. Training & Conferences – In office webinars on various topics
- f. Strategic Doing – No report

10. Proposed TAC Ordinances

- a. None currently

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.



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MINUTES

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 met to conduct business on the date and time listed above via conference call.

Committee Members, Staff and Others in Attendance by roll call were:

Jimmy Howell	Fred Norton	Steve Mayo	Scott Norton
Eric Voyles	Jeff Whitten	John Sesler	Marla Byrd
David Williams			

MTG Engineers

Committee Members Absent by roll call were:

Ron Collins Marc Reiter

1. Jimmy Howell called the meeting to order at 12:03 p.m. Eric Voyles took a moment to introduce John Sesler, Vice President of Logistics to the Committee.
2. Considered and took action to approve the minutes from August 4, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting. A motion was made by Jimmy Howell and seconded by Fred Norton. The motion carried unanimously by voice vote.
3. Eric Voyles provided an update regarding Building Occupancy Rates as follows:
 - 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. 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. 135 Miller Street – 15,754sf - Industrial
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- iii. 154 Service – 19,228sf – Industrial
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 - 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. Jeff Whitten gave an update on the Existing Product Improvement Plan as follows:
- 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. Jeff Whitten and Scott Norton provided updates and information regarding the Spec Building as follows:
- a. Review Building and Site Plans
 - b. Overview of Plans for Groundbreaking
 - c. Financing
 - d. Referrals Welcome
7. Jeff Whitten provided the Property Maintenance Report as follows:
- a. General Mowing & Cleaning
 - b. Building Inventory Assessment
 - c. IsoNova Roof Repairs – Repairs being done by IsoNova
8. Jeff Whitten gave an update on Planning Activity as follows:
- 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. Eric Voyles and Scott Norton provided an update regarding Organizational Development Activity as follows:
 - 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 (Rob Sitterly joined Eric at Live Xchange) - Update
 - e. Training & Conferences – No report
 - f. Strategic Doing – No report
10. Jeff Whitten presented information regarding Proposed TAC Ordinances.
 - a. JDW Recommends adopting 2015 International Building Code as criteria for building construction and remodelsA motion was made by Jimmy Howell and seconded by Steve Mayo to adopt the 2015 International Building Code as criteria for building construction and remodels and to recommend to the full board for approval. The motion carried unanimously by voice vote.
11. There was no Executive Session; therefore, the meeting remained in Open Session.
12. Eric Voyles gave a brief update regarding a few ongoing prospect/potential lease activity including:
 - Red Dragon
 - E Phoenix
 - Project Cobra
13. With no other business to discuss, a motion was made by Jimmy Howell and seconded by Steve Mayo to adjourn the meeting at 12:46 p.m. The motion carried unanimously by voice vote.

SWT-2020-322

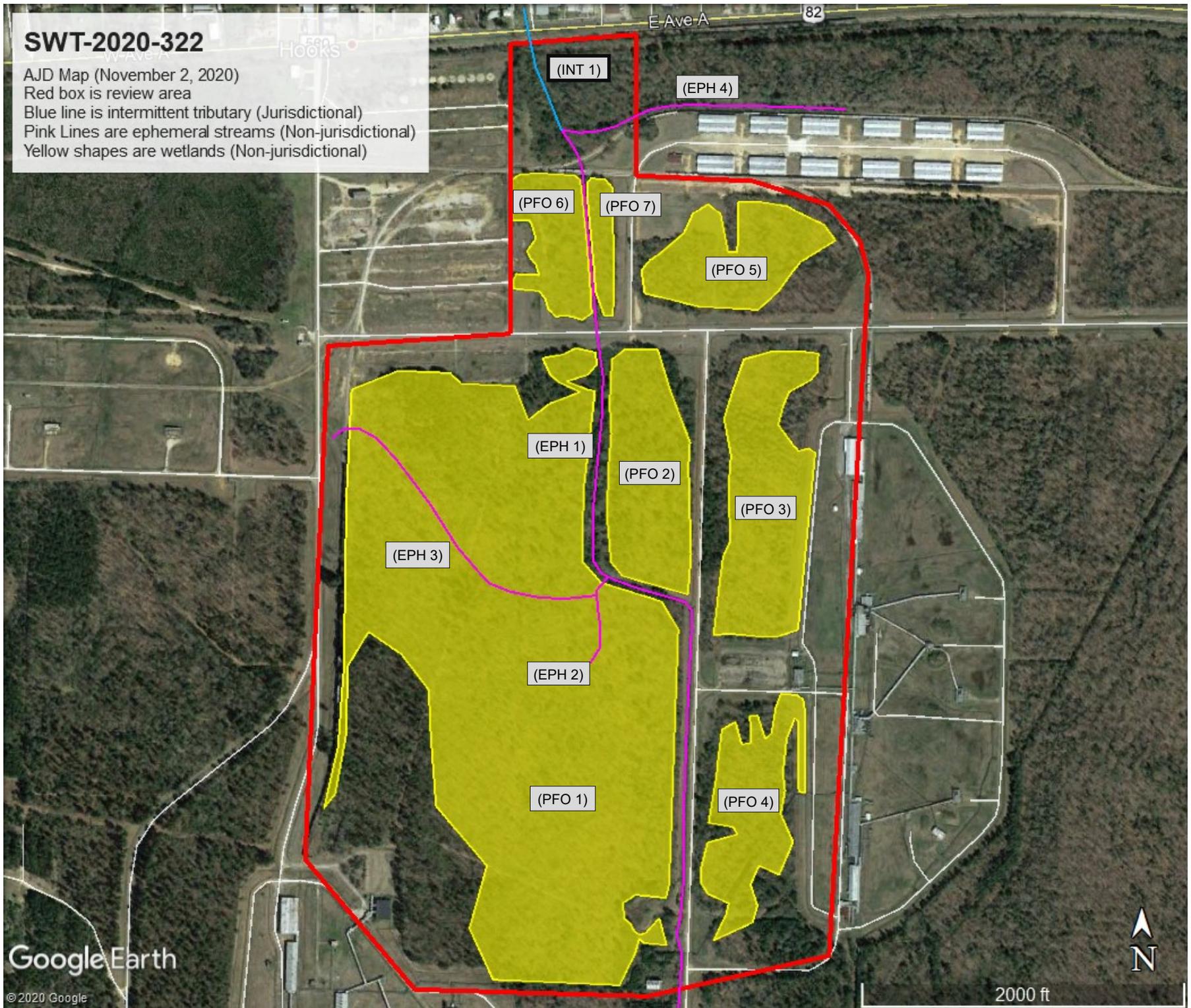
AJD Map (November 2, 2020)

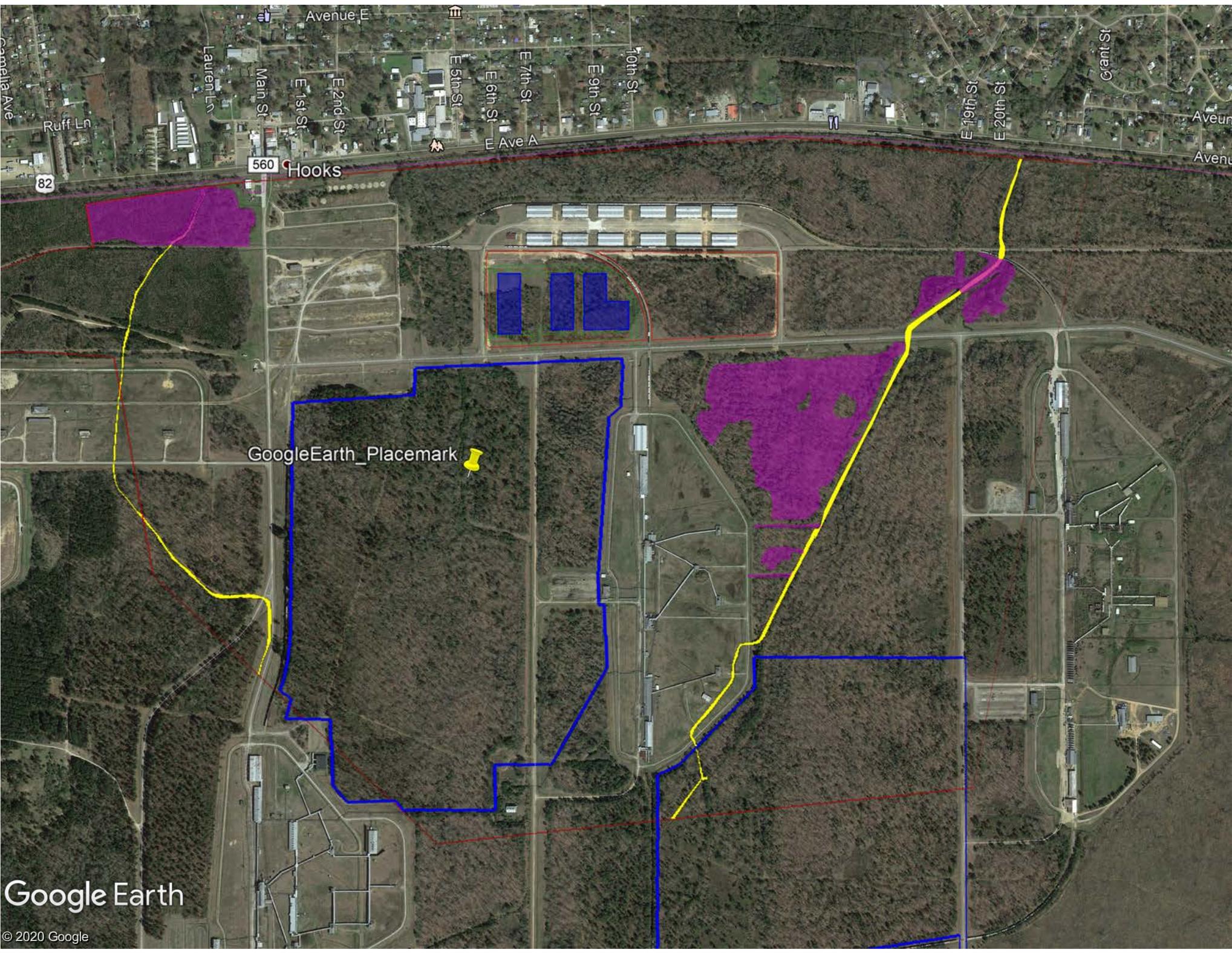
Red box is review area

Blue line is intermittent tributary (Jurisdictional)

Pink Lines are ephemeral streams (Non-jurisdictional)

Yellow shapes are wetlands (Non-jurisdictional)





560 Hooks

82

GoogleEarth_Placemark

Google Earth

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