



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 6, 2024

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 May 7, 2024 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy (leased, 3PL & sold) Rates (April 29, 2024)
 1. TAC-Central 585,805sf of 585,805sf = 100.00%
 2. TAC-East 798,878sf of 1,133,783sf = ~69.32%
 3. TAC-West 1,622sf of 259,520Ksf = ~0.63%
4. Available Buildings –
 1. **TAC-East**
 - i. Area D
 - 552, 550, 548, & 546 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
 - a. Lease terms presented on one building; company evaluating cost to put in new doors.
 - 150 Cypress (Area U Change House) 4029 SF; No Utilities;
 - iii. Area V Bunkers - 18 bunkers remaining, mix of ~1,100sf and ~1,600sf
 2. **TAC-Central**
 - i. 110/112 Texas Ave – Possible Executive Session Topic
 - testing results significant LBP/ACM/other to be remediated;
 - Below is a summary of the estimated abatement costs. Note, the lead waste profile for Bldg 112 fell into the special waste category while Bldg 110 did not, thus the increased cost for Bldg 112 in demo. Details are in the email thread below.

- Abatement for beneficial reuse (lead & asbestos):
 - a. Bldg 110 - \$645,000
 - b. Bldg 112 - \$1,080,000
- Abatement for demolition (asbestos only for Bldg 110 & lead & asbestos for 112):
 - a. Bldg 110 - \$340,000
 - b. Bldg 112 - \$1,380,000 to \$1,480,000
- Potential conceptual reuses:
 - a. Bldg 110 – Extended Stay Hotel
 - b. Bldg 112 – Business Incubator, Accelerator, Food Hub
- ii. Buildings that could transfer to TexAmericas Center in FY 2025
 - 15 James Carlow
 - 115 Texas Ave
 - Security Buildings (17 James Carlow Dr.)
- 3. **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

1. Property Sales
 - i. Expal USA - ~222-acres with option to exercise by May 31, 2025
 - ii. EnviroSafe Demil
 - 130-acre tract – option to purchase
 - a. funding resolved
 - b. TexAmericas Center request
 - iii. Project Cobra
 - Company and TAC BOD’s have approved Sales Contract
 - Company pursuing State of Texas and local Incentives
 - Closing expected by August 2024 needed for 403 Incentive
 - TC provided property tax abatements
 - BC agreed to provide property tax abatement, official action pending
 - iv. Project LSL
 - Lease of Building
 - LOI for acquisition of ground
 - Other requests
2. Property Acquisition:
 - i. Executive Session if needed
3. Status Updates on
 - i. Recent Wins:
 - None to Report
 - 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 Daphne
 - a. 66,450sf Phase I
 - b. \$15+ million investment
 - c. 100 jobs

- Project Alpha Gamma Rho
 - a. 50ksf TAC BTS lease
 - b. \$5+million investment
 - c. 30 jobs retained & 30 jobs created
- iii. Other???

6. Capital Improvement Projects (CIP) – Jeff Whitten

1. Culvert Improvements for Maple Street & B-Line
2. Will be looking at paving improvements for TAC East in near future

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

1. New Projects (On Book) in pre-planning
 - ExpalUSA – roof repairs/replacement
 - a. E-16 – On hold
 - b. E-44 – On hold
 - ii. Retrofit of Area C Building(s) – 580 Oak Street
 - TAC has lights working
 - First efforts at roof work complete – additional efforts required.
 - Additional infrastructure improvements required or occupancy
 - 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.
2. Existing Project Book Status Update:
 - i. Utility Corridors
 - Crockett Site on South Ellis
 - a. Project Cobra currently planning improvements on site including utility corridor improvements; water usage was previously planned for a higher usage, but Cobra has redesigned certain processes to reduce water usage.
 - b. TAC has executed a clearing contract with TEC to clear land adjacent to ROW for future utility extensions.
 - c. TAC/ATCOG Submitted an EDA grant (see Area U comments)
 - Arkansas Ave. on Central Campus to 45-acre Defense Park – Other opportunities to be done first
 - ii. TAC/Hooks Town Center
 - Schematic Design Phase Complete.
 - Architect currently working on Design Development (DD) Phase.
 - TAC & Architect to have further discussions regarding fees
 - iii. Area U Infrastructure
 - Submitting EDA grant would include Project Cobra. Working on submittal with ATCOG.
 - Seven tenants including TAC3PL's Rowe Casa contract
 - iv. Area V Investments – No Update
 - Four tenants – Nearing Full Capacity
 - v. EDA Rail Grant – Status Update
 - Schedule – Contractor completed work 07/12/2024

8. Logistics Building RFQ/SOQ–

1. H.E. Wright (HEW) selected for Project
2. Contract for design work executed
3. Preliminary Plans provided. (Will look at in REM Meeting as desired by members)
4. Preliminary Construction Cost Provided.

9. Light Manufacturing Building RFQ/SOQ

1. Altech, Inc. selected for Project.
2. Contract for design work executed
3. Preliminary Plans provided. (Will look at in REM Meeting as desired by members)

10. Brazos Tract Clearing

1. Bids for clearing work Approved by BOD 01.23.2024
2. End of June work is 50% Complete

11. Property Maintenance Report – Jeff Whitten

1. General Mowing & Cleaning – seasonal increase in mowing activities, cleaning continues

12. Planning Activity

1. Center on Rural Innovation (CORI)
 - Phase II - No Current Activity
2. Texas A&M
 - i. College Station Planning Partnership
 - No current activity
3. Electricity Update on capacity planning – Brief on AEP meeting and future schedules
 - i. TAC East
 - Upgrade of existing Bowie Parkway sub is being discussed with completion to be May 2025. The substation will be granted 10MW, the 69kv line has an additional 20MW of capacity to be supplied to future development projects on our East, Central, and West Campus. This leaves 10MW for other substations.
 - Met with AEP to discuss location for new substation connected to 138kV Transmission Line. Original location on Archer Avenue continues to be preferred location.
 - ii. TAC Central – No Update
 - iii. 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.
4. Fiber
 - i. EDGE Data Center Park
 - Projects: No updates
 - ii. Green Data Center Park

5. Wetlands:
 - i. TAC Central – No new activities
 - ii. TAC West – No new activities
 - iii. TAC East – AJD request sent for Copeland Site to support Prospect Ozark Texas. USACOE responded that an official review would occur at time of permit request.
6. TAC East Parcel & Utility Layout

TAC OPS began assembling and labeling information about TAC East to identify parcels of land and provide Gross Acreage (total land acreage), Net Acreage (less land encumbered by wetlands, floodplain and items such as easements, restrictions or reservations) and utilities (existing & proposed). Due to size of the file, a copy will be available for review and discussion at the REM Meeting.

13. Qualified Sites

1. Brazos –
2. Duke East
3. STAR Site – recently discovered that endangered species component may need to be redone
4. Alamo
5. **Waco Site – ACTION ITEM - submitted for review and recommendation to BOD for consideration**
6. TAC OPS has begun work on three additional sites

14. Organizational Development Activity

1. Access to Capital – Scott Norton
 - i. Voyles and Hill are pursuing TMPC Loan for all upcoming ED expenditures
2. Marketing & PR Activities – Eric Voyles
 - i. BF LiveXchange 11/13 thru 15/24 Hollywood, FL
 - ii. Webinars
 - NMTC
 - General – Getting the Most out of Public Incentives
 - iii. Viewpoint
 - 5-, 3- and 1-minute video
 - E-Blast
 - PBS airing
 - TAC use
 - iv. Presentation
 - 7/16/24 – American Railroad Development Association
 - 8/27/24 – DFW/NCT CRE Interface
 - v. Awards
 - Business Facilities – TexAmericas Center - #3
 - UP Focus Site – one of 32; largest property;
3. Regional Economic Development – No Update
4. Incentives – Scott Norton & Jeff Whitten
 - i. Freeport Tax Exemption
 - Currently talking to HISD, TC and Bowie County
 - All Jurisdictions
 - ii. 403 Program
 - Project Cobra submitted application to Comptroller’s office
 - 313 with New Boston ISD in 2022 Project Ra
 - 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. Rail
 - i. Union Pacific
 - LOUP
 - ii. Rail access on RRAD owned rail to main IP south of RRAD
- 6. Transition of Natural Gas on TAC-Central Campus from RRAD distribution to Navitas or another provider
- 7. Training & Conferences – No Update
- 8. TAC Strategic Doing – No Update

15. TAC Logistics – John Sesler

- 1. Current 3PL Contracts
 - i. Rowe Casa
 - ii. Texarkana Aluminum
 - iii. Lonestar Specialty Vehicle
 - iv. Domtar
 - v. Metal Exchange
 - vi. Tempo Global
 - vii. WW Williams
 - viii. General Dynamics
- 2. Quotes
 - i. 1. Active quote submitted. (Gov. Contractor Depot)

16. TAC Rail – John Sesler

- 1. Storage
 - i. (12) Number of Customers
- 2. Trinity Railcar/Industries – MRO
- 3. Upgrades & Maintenance
 - EDA Grant – Rail and Maintenance
 - DEAAG Grant - Locomotives

17. 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.

18. Reconvene into Open Session.

19. Review and discuss other business as needed.

20. Adjourn.