



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 7, 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 February 6, 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 = ~70.46%
 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
 - a. 552, 550 & 548 Project Daphne has tentatively accepted lease terms
 - 558 Elm Circle – 4,000sf Office Building; No Utilities
 - ii. Area U Buildings
 - 7 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 – significant LBP/ACM/other to be remediated; testing results expected soon
 - ii. 15 James Carlow & 115 Texas Ave may be transferred from RRAD in 2025
 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 – funding issue
- 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 and BC asked to provide property tax abatements
 - Water demand has increased significantly
- iv. Project Zeitgeist
 - Was presented a sales contract on the Brazos Property
 - Never returned signed
 - TAC is once again marketing this property

2. Property Acquisition:

- i. Executive Session if needed

3. Status Updates on

- i. Recent Wins:
 - Crowley Construction Trailer Park one lot
- 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
 - Project Ozark
 - a. EDT & UP Lead
 - b. 25,000sf
 - c. \$50+ million Phase I investment
 - d. 30 jobs
 - Project Mohair
 - a. 45ksf TAC BTS lease
 - b. \$7+ million investment
 - c. 60 jobs
 - Project 100
 - a. CTP
 - b. Hardstand
 - Project Meter Maid

- a. Hardstand
- Project Dragnet
 - a. Area U storage building
- Project Fiber Shift
 - a. EDT Lead
 - b. 15,000sf
 - c. \$3,000,000 investment
 - d. 10 jobs
- Project Iten
 - a. 22,000sf
 - b. \$5,000,000 investment
 - c. 20 jobs
- 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-18 – Work scheduled for January 2024 - Complete
 - c. 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 has become much large than was initially planned
 - b. TAC staff meeting with Utility Partners and company officials on 4/29/24
 - c. TAC/ATCOG Submitting 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.
 - a. Follow-up meeting TBD but expected in Mid/Late Feb 2024
 - 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 - Anticipated Start and Completion

8. Logistics Building RFQ/SOQ –

1. H.E. Wright (HEW) selected for Project
2. Contract for design work executed
3. Updated construction costs forthcoming

9. Light Manufacturing Building RFQ/SOQ

1. Altech, Inc. selected for Project. Reviewing contract for design work.
2. New design fee provided and contract executed

10. Brazos Tract Clearing

1. Bids for clearing work Approved by BOD 01.23.2024
2. Work anticipated to wrap up in July 2024

11. Property Maintenance Report – Jeff Whitten

1. General Mowing & Cleaning – seasonal decrease in mowing activities, cleaning continues
2. Culvert improvements – B-Line & Maple Street

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. Looking at original location on Archer Avenue
 - 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. Anchor Tenant Project
 - Projects: Superman, Voltron, Darwin,
 - ii. Green Data Center Park
 - Answering third round of question fir Project Bird
 - Working with Active Infrastructure, interested in JV to co-develop
 - iii. Middle mile investment needed to finish the Conterra loop around TAC
 - iv. Vyve is telling us that they have Long Haul fiber running down I-30. If true we have geographic diversity on our LH runs...very important.
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
6. Master Thoroughfare Plan
 - i. Master Thoroughfare Plan showing the expansion of rail onto the southern portion of TAC East as well as potential roads through the property has been prepared and is enclosed for informational purposes.

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 – underway

14. Organizational Development Activity

1. Access to Capital – Scott Norton
 - i. Voyles and Hill are pursuing TMPC Loan for all upcoming ED expenditures
 - ii. TMPC DEAAG grant funded to help purchase two locomotives
2. Marketing & PR Activities – Eric Voyles
 - i. BF LiveXchange 03-17-24 Richmond, VA
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
 - HISD asked to provide for Project Cobra
 - 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
 - Focus Site
 - 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

2. Quotes
 - i. 2. Active quote submitted. (Gov. Contractor Depot)
 - ii. 1. Active quote submitted (Gov. Contractor)

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.