



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.

107 Chapel Lane, New Boston, TX 75570

February 1, 2022

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. Review minutes from November 2, 2021 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. **Building Occupancy Rates**
 - a. TAC-East 398,100sf of 973,243sf ~41.13%
 - b. TAC-Central 578,328sf of 601Ksf ~ 95.00%
 - c. TAC-West 17,842sf of 260Ksf ~5.63%
4. **Available Move-In Ready Buildings**
 - a. **TAC-East**
 - i. 580 Oak Street (Spec Building); 150,000sf
 - ii. Area U Buildings – Storage Only; No Utilities; 13 buildings, 11,500sf each
 - iii. Area V Bunkers - 22 bunkers remaining, mix of ~1,100sf and ~1,600sf
 - iv. Area D
 - 556 Elm Circle – 22,150sf – Move-In Ready – Warehouse/Manufacturing
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 - Potential for Array Tech to release one additional building
 - b. **TAC-Central**
 - i. 228 Texas, Suite B & C – 6,477sf - Office
 - ii. 116 A, B, C, D, & E Technology Circle ~24,000sf – Office
 - ~ 90 days of rehab needed
 - Subdividable (4,000sf to 6,000sf)
 - 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. Transaction Activity

- a. Property Sales - Expansion Ammunition (Project Hollow)
 - i. Closed on ~165+ acre property 7/15/21
 - ii. Closing on final ~5 acres (G-Ponds)
- b. Property acquisition – Hooks SIDC
 - i. Update on reacquiring 10 acres from Hooks SIDC

6. Existing Product Improvement Plan - Jeff Whitten/Eric Voyles

- a. New Projects (On Book) in pre-planning
 - i. 116 A-E Demo and Rebuild – No Update
 - ii. Area U Renovations - Update
 - Project Rod & Gun
 - iii. Area V Investments – No Update
 - Electronic Gate(s)
 - iv. Utility Corridors
 - Crockett Site on South Ellis – Project Cobra currently planning improvements on site including utility corridor improvements
 - Area U Infrastructure
 - a. EDA Build Back America Public Infrastructure Grant submitted
 - b. South Lamar to Area U
 - i. Presentation of the utilities and infrastructure extension Plan
 - c. Tied to Expansion Ammunition CapEx
 - Arkansas Ave. on Central Campus to 45-acre Defense Park
 - a. Presentation of the utilities and infrastructure extension Plan
 - TAC/Hooks Town Center – No Update
 - v. 245 Ammunition Drive – Project Sanford - Update
 - vi. 201 Bowie Parkway - Update
- b. Existing Project Book Status Update:
 - i. Utility Corridor Oak Street – TAC East
 - Natural Gas to Area A – Installation Complete. Waiting to backfill & compact trenches.
 - ii. Retrofit of Area D Buildings
 - None currently – Will be tenant specific
 - iii. U33 (935 Bowie Parkway) - Update

7. Spec Building

- a. Building Complete
 - i. [Construction Cam - link](#)
- b. Delivered
- c. Referrals Welcome
- d. Prospect Activity
 - i. Lease & Sell
 - ii. Design Build

8. Property Maintenance Report – Jeff Whitten

- a. General Mowing & Cleaning – seasonal decline in mowing activities, cleaning continues
- b. TAC-West Area C Bunker cleanup
- c. Building Inventory Assessment - Ongoing

9. Planning Activity

- a. Building Codes – Consider updating TAC Building Codes to 2018 IBC from 2015 IBC
- b. Electricity - AEP
- c. Fiber / Wireless Back-up System - Kinetic
- d. Status update: Wetlands – Consultant working on current USACOE comments for initial portion of TAC East when USACOE changes regulations. TAC coordinating with consultant for process moving forward. Regulation changes basically mean more wetlands may be determined to be on-site.
 - i. TAC Central Preliminary Report Complete
 - ii. TAC West delineation complete
 - iii. Portion of remainder of TAC East Complete
- e. Texas A&M Planning Partnership – Update
- f. EDA Public Works Grant
 - i. Rail Infrastructure – bids being sought

10. Qualified Sites

- a. Brazos
- b. Duke East
- c. STAR Site

11. Organizational Development Activity

- a. Access to Capital – Scott Norton
 - i. New Market Tax Credits
 - ii. Opportunity Zone
- b. Incentives
 - i. Freeport Tax Exemption - All Jurisdictions
 - ii. Add Leary to All Incentives as Needed
- c. Marketing & PR Activities
 - i. Chartwell Agency (Select coverage)
 - ii. Research On Investment – Lead Generation Update
 - iii. Social Media
 - iv. Spec Building E-Blast
 - v. Spec Building Micro-Website – <https://tacspebuilding.com/>
 - vi. [TAC Overview Video](#)
- d. Regional Economic Development – No report
- e. Training & Conferences – No report
- f. TAC Strategic Doing – No report

12. Proposed TAC Ordinances

- a. None currently

13. TAC Logistics – John Sesler

- a. 135 Miller
 - i. Southern Aluminum
 - ii. Rowe Casa
- b. 555 & 551 Elm Circle
 - i. Texarkana Aluminum
- c. 547 Elm Circle
 - i. Maverick Pipe

14. TAC Rail – John Sesler

a. Transload – Spring Creek Enterprises (7.37 acre expansion)

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.