



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

August 4, 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.org website.

AGENDA

1. Call to order.
2. Review minutes from May 5, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy Rates
 - 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. 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. 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. Existing Product Improvement Plan - Jeff Whitten

- 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. Spec Building

- a. RFQ Update
- b. RFP Process
- c. REMI Go/ No-Go Recommendation to TAC BOD's

7. Property Maintenance Report – Jeff Whitten

- a. Area D Punchlist Items
- b. General Mowing & Cleaning
- c. IsoNova Roof Repairs

8. Planning Activity

- 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. Organizational Development Activity

- 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. Proposed TAC Ordinances

- a. Signage, Lighting & Pavement Markings Plan
- b. TAC Qualified Sites Program

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.