



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

November 3, 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.com website.

AGENDA

1. Call to order.
2. Review minutes from August 4, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. **Building Occupancy Rates**
 - 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. **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 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. Spec Building

- a. Review Building and Site Plans
- b. Overview of Plans for Groundbreaking
- c. Financing
- d. Referrals Welcome

7. Property Maintenance Report – Jeff Whitten

- a. General Mowing & Cleaning
- b. Building Inventory Assessment
- c. IsoNova Roof Repairs – Repairs being done by IsoNova

8. Planning Activity

- 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. 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. 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
 - e. Training & Conferences – No report
 - f. Strategic Doing – No report
10. Proposed TAC Ordinances
- a. JDW Recommends adopting 2015 International Building Code as criteria for building construction and remodels
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.