



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

February 9, 2021

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 November 3, 2020 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. **Building Occupancy Rates**
 - a. TAC-East 461,409sf of 973,243sf ~47.41%
 - 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
 - a. TAC property well positioned for hyperscale, corporate, or similar data center applications
 - b. TAC property less suited for retail and wholesale data center applications
 - c. Second phase of study will focus on regional investments needed to improve attractiveness for both types of applications
 - 2. Wireless Back-up System - No Update
 - iii. Planning Utility Corridors
 - 1. Crockett Site on South Ellis - No Update
 - 2. South Lamar to Area U - No Update
 - b. Existing Project Status Update:
 - i. Utility Corridor Oak Street – TAC East
 - 1. Natural Gas to Area A – JDW evaluated route. Matrix will do Ground Penetrating Radar along route as required by Navitas.
 - ii. Rehabilitation of 555 Elm Circle (Area D) & C-1 – Have bids for doors and finish-out and holding at this time.
 - iii. Retrofit of Area D Buildings
 - 1. Current Construction Projects
 - a. Safe Harbor Punch List Items - Complete
 - b. 556 Building finish out – Loc Performance – On hold
 - iv. 175 Arkansas – Rowe Casa Organics
 - 1. Landscape work complete
 - 2. Evaluating window replacement
 - v. 245 Ammunition Drive
 - 1. TAC just completed stripping the drywall, ceiling grid, insulation and other items in the north three offices.
 - 2. Evaluating rebuild of and replacement of HVAC in bathrooms.

- 6. Spec Building
 - a. Review Building and Site Plans – Building pad complete, interior footings poured, water main adjustments ongoing, portion of slab may be poured by meeting date, detention pond almost complete.
 - b. Financing
 - c. Referrals Welcome

- 7. Property Maintenance Report – Jeff Whitten
 - a. General Mowing & Cleaning – seasonal decline in mowing activities, cleaning continues
 - b. Building Inventory Assessment - Complete

- 8. Planning Activity
 - a. Status update: Wetlands – JDW will provide a map and discuss impacts

- b. Texas A&M Planning Partnership – No Update
- c. EDA CARES Grants - Submitted
 - i. Advanced Manufacturing Technology Center – TC @ TAC Expansion – Not awarded
 - ii. Rail Infrastructure – Not awarded as a CARES grant; resubmitted as an Infrastructure Grant for a lower amount

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. Social Media
 - iv. Chartwell Agency (All local media coverage is excluded)
 - 1. Spec Building Press Conference
 - 2. REDNews – Texas Road to Recovery Summit – Panelist
 - 3. Supply Chain Best Practices Article
 - 4. CEO Interview with KRLD Radio DFW
 - 5. Inbound Logistics Article
 - 6. Industry Today Article
 - 7. Manufacturing.net Article
 - 8. IMPO Article
 - 9. Industrial Distribution Article
 - 10. Industrial Equipment News Article
 - 11. DC Velocity Article
 - 12. SDC Executive Article
 - 13. Food Logistics Article
 - 14. Expansion Solutions Magazine Article
 - 15. Trade & Industry Development Article
 - 16. BXJ Magazine Article
 - 17. RE Business Online Article
 - 18. Manufacturing Talk Radio Interview
 - 19. Global Trade Magazine Article
 - 20. Commercial Real Estate Pro Network Podcast Interview
- d. Regional Economic Development – No report
- e. Training & Conferences – In office webinars on various topics
- f. Strategic Doing – No report

10. Proposed TAC Ordinances

- a. None currently

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.