



## 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

February 4, 2025

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 the August 6, 2024, Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy & Rates (leased, 3PL & sold) Rates (January 24, 2025)
  1. Total Square 1,351,849sf
  2. TAC-Central 585,805sf of 585,805sf = 100.00%
  3. TAC-East 698,250sf of 1,133,783sf = ~61.59%
  4. TAC-West 43,794sf of 217,348Ksf = ~20.15%
4. Available Buildings –
  1. **TAC-East**
    - i. Area D
      - 548, 550, 551, 552, 553, 555, 556 Elm Circle – **Move-In Ready** – 22,150sf
      - 558 Elm Circle – 4,000sf Office Building; No Utilities
    - ii. Area U Buildings
      - 10 Storage Only Buildings, 11,500sf each; No Utilities
    - iii. Area V Bunkers - 18 bunkers remaining, mix of ~1,100sf and ~1,600sf
  2. **TAC-Central**
    - i. 110/112 Texas Ave
      - 110 Texas - ~44,940sf
      - 112 Texas - ~38,732sf
      - Testing results show significant LBP/ACM/other to be remediated
      - Setting up to do Structural Assessment
    - ii. Buildings that could transfer to TexAmericas Center in FY 2025
      - 15 James Carlow
      - 115 Texas Ave
      - Security Buildings (17 James Carlow Dr.)
    - iii. Feltz Tire building and lot
      - About 2-acres

- About 2,000sf
- 3. **TAC-West** – Total Square feet available
  - i. Area A Bunkers – Total Square feet available - 72,990sf
  - 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
      - a. TexAmericas Center agreed to owner finance for up to 8 months
      - b. First USDA B&I Loan Guarantee in the Texarkana area
  - iii. Project Cobra
    - Company and TAC BOD’s have approved Sales Contract
    - Bowie County and Texarkana College have approved Property Tax abatements
    - Hooks ISD agreeable to enter into 403 agreement on 10/28/24
    - 403 application pending
  - iv. Project Lone Star Lithium
    - Leased of Area D Building
    - Option to Purchase on Ground and buildings
    - Mineral Rights Option on TAC property
2. Property Acquisition:
  - i. None at this time.
3. Status Updates on
  - i. Recent Wins:
    - None to Report
4. Finalist Pipeline:
  - i. Aviation
    - Existing Tenant
    - Considering Leasing 150 Cypress, which board approved on 1/28/25
  - ii. Project Big Water (RWRD Water Plant)
    - a. 30MGD Water Plant
    - b. Create 6 to 10 jobs
    - c. Have letter from RWRD Consulting Engineer stating:
      - i. Ground-breaking will occur in December 2025
      - ii. Completion will occur in December 2027 or January 2028
  - iii. Primer
    - LSK, LLC (Lone Star Kinetics) has bought the G-Line (aka Expansion Ammunition Property)
    - Company met with TAC is planning to begin expansion in 2025
  - iv. Eastwood
    - Secured new financial backers
    - Terms Email sent – verbally accepted
    - Working to agree on site boundaries.
    - NDA signed.
  - v. Ultraman
    - Company Toured in December
    - Energetics Company now represented by consultants
    - Both consultants have now toured

- TAC pushing greenfield with new construction over Area U option
- NDA Signed.
- vi. Zen Zebra
  - EDT Lead; heavy power user; rail user.
  - One of five states down from 11
  - NDA signed.
- vii. Arnold #2
  - Existing Tenant
  - Owner and Investor Toured in January
- viii. Viceroy
  - Working with C/W and client
  - 100 to 200 acres heavy power user
  - NDA signed.
  - All but Development Agreement section of LOI complete
  - Wants Power Study Process confirmed before signing the LOI
  - Site Tour in November
  - Difficulty in getting AEP/SWEPCO to provide process for accessing power
- ix. Security
  - Cybersecurity business in DOD Industry
  - Request cost estimates
  - Site Tour in November

6. Capital Improvement Projects (CIP) – Jeff Whitten

1. Will be looking at paving improvements for TAC East in near future
2. Foundation Repairs to 150 Service Street – TAC Central

7. Existing Product Improvement Plan (EPIP) - Jeff Whitten/Eric Voyles

1. New Projects (On Book) in pre-planning
  - i. None to report
2. Existing Project Book Status Update:
  - i. Utility Corridors
    - Crockett Site on South Ellis
      - a. TAC/ATCOG Submitted an EDA grant
    - Arkansas Ave. on Central Campus to 45-acre Defense Park – Other opportunities to be done first
  - ii. TAC/Hooks Town Center
    - Schematic Design (SD) & Design Development (DD) Phase Complete.
    - TAC & Architect to have further discussions regarding fees and schedule
  - iii. Area U Infrastructure
    - TAC/ATCOG Submitted an EDA Grant
  - iv. Area V Investments – No Update
    - Three tenants – Nearing Full Capacity

8. Logistics Building RFQ/SOQ–

1. H.E. Wright (HEW) selected for Project
2. Preliminary Construction Cost Prepared.
3. Contractor making revisions based on JDW comments.

9. Light Manufacturing Building RFQ/SOQ

1. Construction Plans complete

2. Construction price established
3. No apparent interest from the previous tenant in moving forward

#### 10. Brazos Tract Clearing

1. Coordinating with contractor on final punchlist items.

#### 11. Property Maintenance Report – Jeff Whitten

1. General mowing activities done for winter
2. cleaning activities continue
3. Operations Punchlist items being tasked

#### 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. Overall
    - John Jones returning as TexAmericas Center’s main POC for SWEPCO
    - New Generation Projects Announced: **2,300MW**
      - a. Proposed Natural Gas Projects:
        - i. 450-MW Hallsville Natural Gas Plant:
        - ii. 1,053-MW Welsh Natural Gas Conversion Project:
      - b. Proposed Renewable Energy Projects Announced:
        - i. 200-MW Diversion Wind Farm:
        - ii. 598-MW Wagon Wheel Wind Facility:
        - iii. 72.5-MW Rocking R Solar Facility:
    - SWEPCO has a new process for securing Power Studies and etc... necessary for large 100MW+ projects
  - ii. TAC East
    - Upgrade of existing Bowie Parkway sub is ongoing. The substation will be granted 30MW.
    - Despite efforts in 2025, no new progress on 138kv feed substation project. Original location on Archer Avenue continues to be preferred location.
    - Met with AEP and prospect to discuss new connection to 345 kV line on TAC East, the placement of a new 345kv feed substation to serve southern portion of TAC East campus, prospect and future tenants and to discuss capacity for new prospect.
  - iii. TAC Central – No Update
    - Available capacity is believed to be about 7MW
    - Determined that 1.5MW is available at both Area A and Area C on the West Campus from the Central Campus substation
  - iv. 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. No updates
5. Wetlands:
  - i. TAC Central – No new activities
  - ii. TAC West – No new activities
  - iii. TAC East – No new activities
6. TAC East Parcel & Utility Layout
  - i. Complete and available for presentation to this committee
7. Natural Gas:
  - i. Potential for Energy Transfer to divert lower cost Natural Gas here
  - ii. Transition of Natural Gas on TAC-Central Campus from RRAD distribution to Navitas or another provider

### 13. Qualified Sites

1. Brazos –
2. Duke East
3. STAR Site
4. Alamo
5. Waco Site
  - i. Innovation and Technology Park
  - ii. DataHub Park
6. Copeland – Qualified Site Report & Gap Analysis presentation in this meeting. This is an action Item.

### 14. Organizational Development Activity

1. Access to Capital – Scott Norton
  - i. Hill pursuing TMPC Loan for all upcoming ED expenditures
  - ii. Voyles researching the potential for pursuing an EB-5 Regional Center
2. Marketing & PR Activities – Eric Voyles
  - i. TAC E-Blasts:
    - Area U
    - Rising Star
    - Data Center
    - Follow Up email to In Active Projects
    - Area D
  - ii. BF LiveXchange
    - November 12<sup>th</sup> thru 16<sup>th</sup> 2024 Hollywood, FL
    - April 7<sup>th</sup> thru 11<sup>th</sup> 2025 Spring New Orleans, LA
  - iii. Webinars
    - None to Report
  - iv. Viewpoint
    - 7-, 3- and 1-minute video
    - PBS airing
    - TAC use
    - Watch video's if time permits
  - v. Presentation
    - None to Report
  - vi. Awards

- Top Certified Site in the South
- 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
    - Hooks ISD agreeable to entering an 403 agreement with Project Cobra
    - 313 with New Boston ISD in 2022 Project Ra could be transferred
    - 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. Training & Conferences:
  - i. Courtney & Melanie - Real Estate Development & Redevelopment
- 6. 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
  - vii. WW Williams
  - viii. General Dynamics
  - ix. Cherokee Nation
2. Quotes
  - i. 1. Active quote submitted. Braven / Feed Stock Storage
  - ii. 2. Active quote submitted. Woodfield Bottle Water Storage

16. TAC Rail – John Sesler

1. Union Pacific / Domtar
  - i. Intermodal
2. Storage
  - i. (12) Number of Customers
3. Spring Creek HWY 82 Rock Train Transload.
4. Upgrades & Maintenance

Locomotives MFG visit 1<sup>st</sup> week March for inspection.

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.