



## 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 3, 2026

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 October 28, 2025, Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy & Rates (leased, 3PL, optioned, & sold) Rates (January 24, 2025)
  - Total Square Occupied 1,424,697sf
  - TAC-East 735,767sf of 1,145,403sf = 84.90%
  - TAC-Central 564,630 sf of 585,807sf = 96.38%
  - TAC-West 43,794 sf of 186,530Ksf = 23.48%
  - Net Change (5/2014) 907,879 sf
  - Percentage Change 156.41%
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
      - 9 Storage, 11,500sf each; No Utilities
    - iii. Area V Bunkers - 23 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
      - Structural Assessment complete
      - Full Report (DRAFT) Available
    - ii. Feltz Tire building and lot (No data on building; not being tracked currently)
      - About 2-acres
      - About 2,000sf

3. **TAC-West** – Total Square feet available – 142,736 sf
  - i. Area A Bunkers – Total Square feet available - 42,172sf
  - ii. Area C Bunkers– Total Square feet available – 100,564sf

## 5. Transaction Activity

1. Status Updates on:
  - i. Recent Wins:
2. Property Sales:
  - i. ExpalUSA
    - Extended Lease for five years
    - Have option to purchase ~222-acres by May 31, 2025
    - Verbal permission to extend as they conduct additional environmental due diligence
  - ii. Project Cobra (AKA Braven Environmental)
    - Braven and TAC BOD's have approved Sales Contract
    - TAC BOD has approved extension through September 30, 2025.
    - Bowie County and Texarkana College have approved Property Tax abatements
    - 403/JETI Application awarded
    - Hooks ISD agreeable to enter into 403 agreement (10/28/24) has not signed Sept. 9th is deadline for all parties to sign JETI agreement
    - JETI was not signed by Braven prior to timeline. Braven plans to reapply for JETI in the future.
    - BASF has agreed to take initial output
    - TAC staff has introduced Braven to our equity funding sources
  - iii. Project Lone Star Lithium (aka EnergyX)
    - Leased a single Area D Building; significant upgrades being made
    - Option to Purchase Brazos site and C-Line buildings (332.5 acres) signed, have until 11/25/26 to execute.
    - Mineral Rights Option signed on TAC property have until 11/25/26 to execute.
    - Have now acquired 50,000 acres to extract brine per 7/14/25 investor webinar. Appears to assure project will move forward. Stated need was 100,000 acres.
  - iv. Project Arnold #2
    - Large Italian Chemical Company has bought Palmer International
    - Considering mid-south expansion of \$30m to \$50m
    - TexAmericas Center is the final Texas Site
    - Job creation of about 25 jobs
  - v. Lone Star Kinetics
3. Property Acquisition:
  - i. None at this time.
4. Finalist and Pending Pipeline:
  - i. Project Big Pine
    - NDA signed.
    - LOI Complete
    - Contract on January BOD agenda
    - Undisclosed acre need heavy power user (Data Center)
    - Stated they have knowledge and experience working with third party energy providers so an introduction to Project Statistics has been made

- Total potential investment \$500m+
- Likely Sq Ft ~750,000sf
- 50+ jobs
- ii. Project Big Water (RWRD Water Plant) (**Pending**)
  - 30MGD Water Plant
  - Create 6 to 10 jobs
  - Investment ~\$500m
  - Have letter from RWRD Consulting Engineer stating:
    - a. Ground-breaking will occur in December 2025 or Q1 2026
    - b. Completion will occur in December 2027 or January 2028
- iii. Project QuietPlace
  - NDA signed.
  - Discussion has moved to LOI
  - Final Texas Site (unconfirmed)
  - Undisclosed acre need heavy power user (Data Center)
  - Site Visit Occurred – Very favorable
  - Stated they have knowledge and experience working with third party energy providers so an introduction to Project Statistics has been made
  - Total potential investment \$1.5b
  - 200 jobs Phase I and 1300+ jobs at full phase of buildout
  - Likely Sq Ft ~750,000sf
- iv. Project Partridge
  - TAC Developed LOI and sent to company
  - 46-acres
  - 12+ jobs
  - \$5,000,000+ investment
- v. Project Brood
  - NDA signed.
  - Discussion has moved to LOI
  - Site Visit to occur before mid-November
  - Final Texas Site (unconfirmed)
  - Competing against site in Arizona / New Mexico
  - Rare earth critical mineral processing facility
  - Rail customer
  - Total potential investment \$500m
  - 100ksf
  - 200 jobs
- vi. Project Dirty Water
  - RWRD has committed to rebuild RRAD Industrial Wastewater Treatment Plant on TAC's East Campus
  - \$5m in funding secured for \$32m plant.
  - Location previously determined but likely moving.

## 6. Capital Improvement Projects (CIP) – Jeff Whitten

1. Paving improvements/repairs for TAC East in future

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

1. Projects in pre-planning
  - i. 228 Texas – ACM floor tile removal and other potential interior improvements.
  - ii. 150 Cypress (Area U Changehouse) – Lease pending. Scope of work for tenant still being finalized. Demolition by TAC a possibility.

- iii. 135 Miller – Potential remodel to add/update restroom facilities
- 2. Existing Project Book Status Update:
  - i. Utility Corridors: Was not awarded funds from EDA Disaster Grant
  - ii. TAC/Hooks Town Center
    - No current activities
  - iii. Area U Infrastructure – Coordinating with DZI for extension of infrastructure through property that will ultimately benefit TAC.
  - iv. Area V Investments – No Update
    - Three tenants – Nearing Full Capacity

8. Logistics Building RFQ/SOQ –

- 1. Final Construction Plans pending – Project on Hold

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 – Project on Hold

10. Property Maintenance Report – Jeff Whitten

- 1. General mowing & property maintenance activities related to growing season.
- 2. TAC clearing of property
  - i. East portion of Duke East site complete
  - ii. Past timber harvest site on Cypress Street upcoming.

11. Planning Activity

- 1. Center on Rural Innovation (CORI)
  - i. Phase II - No Current Activity
- 2. Texas A&M University
  - i. MLPD Program
    - Lecturing March 19, 2026
- 3. Electricity Update on capacity planning – Brief on AEP meeting and future schedules
  - i. AEP/SWEPCO Overall
    - Turk Plant Produces 650MW
    - Murfreesboro Hydroelectric Produces 25MW
    - Up to 450MW available north of TAC on 345kv's, 138kv and 69kv.
      - a. Unknown how much is double counted
    - Up to 350MW available in 345kv south of TAC
      - a. Up to 200MW can be accessed
      - b. Unknown how much is double counted
    - New Generation Projects Announced: **3,200MW**
      - a. SWEPCO Proposed Natural Gas Projects:
        - i. 450-MW Hallsville Natural Gas Plant:
        - ii. 1,053-MW Welsh Natural Gas Conversion Project:
      - b. SWEPCO 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:
      - c. Bowie Cass Plant announced near Linden
        - i. 900MW
        - ii. Will sell into a grid so could be ERCOT, SPP or ???

- SWEPCO has a new process for securing Power Studies and etc., necessary for large 100MW+ projects
        - a. TAC now in possession
    - ii. TAC East
      - Upgrade of existing Bowie Parkway sub is complete. The substation has 30MW from the 69kv likely reducing excess to 0MW on the 69kv.
      - Despite efforts in 2023/2024/2025, no new progress on 138kv feed substation project. Price given by TAC for land and no response from AEP. Original location on Archer Avenue continues to be preferred location. JDW has talked with John Jones at AEP about locations and continuing project forward.
      - 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, very possible this is the excess 19MW in the 69kv line.
    - v. **Discussion of power generation potential on TAC West and TAC West for prospects and tenants.**
4. Fiber
  - i. No updates
5. Wetlands:
  - i. Stantec sent re-evaluation request to USACOE for a portion of TAC West with recent changes in regulations. No response yet.
  - ii. JDW talking with Stantec and potential prospect about Stream Bank mitigation for TAC East Streams.
6. Natural Gas:
  - i. In process of transition from RRAD to Navitas for service on TAC Central
  - ii. If third party power provider successful with setting up facilities on TAC West, a new main (approx. 24”) will be extended to TAC West
  - iii. If third party power provider successful with setting up facilities on TAC East, a new main will be extended to TAC East.
  - iv. Potential to loop TAC East & TAC West mains would increase pressure and flow.
7. Infrastructure Analysis

- i. Operations reviewing current infrastructure locations and gaps in service. Future planning activities will include Opinion of Probable Construction Cost for extensions, cost-benefit analysis for effective placement locations, and effects on asking price of parcels. Partial data from this activity used to complete Preliminary Engineering Report for EDA Disaster Grant application.

## 12. Qualified Sites

1. Brazos – Under contract
2. Duke East
3. STAR Site
4. Alamo
5. Waco Site
  - i. Innovation and Technology Park
  - ii. DataHub Park
6. Copeland – Working to develop an LOI to purchase this site and the adjacent Boone site.
7. Colt Site -

## 13. Organizational Development Activity

1. Access to Capital – Scott Norton
  - i. Staff continues to network to develop a stable of investment partners for projects
  - ii. Qualified Opportunity Zone status is expiring
2. Marketing & PR Activities – Eric Voyles
  - i. Trade And Industry Development
    - <https://www.tradeandindustrydev.com/industry/all-industries/americas-top-sites-help-business-development-get-35332>
  - ii. Gone to Texas Podcast
    - <https://www.youtube.com/watch?v=sSshxYAU6Ok>
  - iii. "The New Defense Map"
    - <https://www.linkedin.com/pulse/new-defense-map-standardandworks-dbnpe/?trackingId=jcGhJs1IR%2B%2BlyRdbY8rUAW%3D%3D>
  - iv. TAC E-Blasts:
    - 10/14/25 - Area-D Eblast
      - Deliveries: 3,680
      - Opens: 1,765
      - Open Rate: 48.5%
      - Unique Clicks: 144
      - CTR: 4%
    - 11/11/25 – Distribute Fall '25 Rising Star
      - Deliveries: 3,709
      - Opens: 1,290
      - Open Rate: 35.3%
      - Bounce Rate: 1.3%
      - Unique Clicks: 334
      - CTR: 9.1%
    - 12/9/25 – Follow-up Email Eblast – for active/inactive/and leads
      - Deliveries: 118
      - Opens: 50

- Open Rate: 42.4%
- Bounce Rate: 6.3%
- Unique Clicks: 2
- CTR: 1.7%
- 2/10/26 – Area-D Eblast
- 3/10/26 - S.T.A.R. Site Eblast
- 4/14/26 – BTS Site Eblast – On Hold
- 5/12/26 – Distribute Spring '26 Rising Star
- 7/14/26 - S.T.A.R. Site Eblast
- 9/8/26 - Area-D Eblast
- v. Direct Mailers:
  - 1/20/26 – Aspire
  - 6/9/26 - Build-to-Suit Post Card (HOLD)
    - a. Replacement Topic TBD
  - 8/11/26 – 3PL Post Card
- vi. Tradeshows
  - BF LiveXchange
    - a. September 23<sup>rd</sup> – 25<sup>th</sup>, 2026, Fall Forum, Toledo, OH
- vii. Webinars
  - None to report
- viii. Videos
  - Viewpoint
    - a. 7- and 1-minute video (Watch if time permits)
      - i. 1-Minute:
        - <https://www.youtube.com/watch?v=AMt5W8moOGM>
      - ii. 7-Minute:
        - <https://www.youtube.com/watch?v=h7XbIXCP6gQ>
- ix. Presentations
  - Familiarization Tour
    - a. Tokyo Metropolitan Government – February 2<sup>nd</sup> & 3<sup>rd</sup>, 2026
    - b. SBA Senior Leadership – January 29<sup>th</sup>, 2026
- x. Regional Economic Development
  - Preliminary Discussions - REDI partnering on Foreign Direct Investment
- 3. Incentives – Scott Norton & Jeff Whitten
  - i. Freeport Tax (aka Inventory Tax) Exemption
    - Currently imposed by all Jurisdictions
- 4. Training & Conferences:
  - i. None to report
- 5. TAC Strategic Planning or Doing – No Update

#### 14. TAC Logistics – John Sesler

1. Current 3PL Contracts
  - i. Rowe Casa
  - ii. Texarkana Aluminum
  - iii. Lonestar Specialty Vehicle
  - iv. Domtar
  - v. General Dynamics

- vi. Cherokee Nation
  - vii. Norefleet Freight
  - viii. Online Freight
  - ix. WarehouseNow
2. Quotes
- i. 6. Active quotes submitted. DOD Contractors, IPV. Prog RRAD. Commercial

15. TAC Rail – John Sesler

- 1. Storage
  - i. (12) Number of Customers
- 2. Additional Road Construction Transload Interest.
- 3. Upgrades & Maintenance

16. 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.

17. Reconvene into Open Session.

18. Review and discuss other business as needed.

19. Adjourn.