



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

May 2, 2017

12:00 P.M.

AGENDA

1. Call to order.
2. Review minutes from February 7, 2017 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy Rates
 - a. TAC-East 120.7ksf of 1.2msf ~10%
 - b. TAC-Central 579ksf of 601ksf ~96%
 - c. TAC-West 0ksf of 263ksf ~0%
4. Available Move-In Ready Buildings
 - a. TAC-Central
 - i. 245 Ammo – 15,850sf – Industrial
 - ii. 175 Arkansas – 4,750sf – Industrial
 - iii. 139 Miller – 2,600sf – Industrial
 - b. TAC-East
 - i. 201 Bowie – 7,500sf – Industrial
 - ii. 125 Austin – 1,400sf – Office
5. Existing Product Improvement Plan
 - a. TAC East Environmental Clearance - Status Update
 - b. Retrofit Area D Buildings
6. Property Maintenance Report
7. Discuss potential/existing leases with tenants or sales transactions
 - a. Expal F-Line Rehab of Building F-15/F-16
 - b. WW Williams
 - c. Expal Warehouse Expansion
 - d. Letter of Intent - 139 Miller Street, New Boston, TX

8. Planning and Infrastructure Activity

- a. EDA Planning Grant - \$150,000 awarded
 - i. Status Update
- b. TCF Infrastructure Grant - \$750,000 awarded
 - i. Status Update E Line – Electricity, Gas, & IT
 - ii. Adding new location F Line
- c. EDA Infrastructure Grant - \$1,500,000 awarded
 - i. Status Update E Line, Area D & 228 Parking Lot
 - ii. Adding new location F Line
- d. EPA - Environmental Assessment Grants – (I-5, I-9, and F-15)
 - i. Status Update – Declined
 - ii. Will re-apply
- e. OEA Planning Grant - \$450,000 Awarded
 - i. CRM – Status Update
 - ii. Website launched – www.fourstatesregionalpartnership.com
 - iii. Targeted Industry/Workforce Alignment Study – initial findings
 - iv. Phase II
 1. REDO Video
 2. REDO Brochure
 3. REDO Planning
 4. Strategic Doing

9. Organizational Development Activity

- a. Incentive Issues
 - i. HUB Zone
 - ii. 381 Agreement
 - iii. Special District
- b. Access to Capital Issue
 - i. Project Big Bird
 - ii. Construction Activity e.g. retrofits, BTS, Spec Bldgs.
- c. Upcoming marketing activities
 - i. Texarkana Twins Party Deck
- d. Training & Conferences
 - i. TEDC Mid-Year Conference
 - ii. TEDC Webinar Series
- e. Legislative Update

10. 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.
- b. Section 551.074 of the Texas Government Code; Personnel Matters.

11. Reconvene into Open Session.

12. Review and discuss other business as needed.

13. Adjourn.