



## **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

October 31, 2017

12:00 P.M.

### **AGENDA**

1. Call to order.
2. Review minutes from May 2, 2017 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy Rates
  - a. TAC-East 136,802ksf of 1.2msf ~11%
  - b. TAC-Central 567,354ksf of 601ksf ~94%
  - c. TAC-West 0ksf of 263ksf ~0%
4. Available Move-In Ready Buildings
  - a. TAC-Central
    - i. 154 Service – 19,228sf – Industrial
    - ii. 245 Ammo – 15,850sf – Industrial
  - b. TAC-East
    - i. 125 Austin – 1,400sf – Office
5. Existing Product Improvement Plan
  - a. TAC East Environmental Clearance - Status Update
  - b. Retrofit Area D Buildings
  - c. Expal F-Line Rehab of Building F-15/F-16
6. Property Maintenance Report
7. Discuss potential/existing leases with tenants or sales transactions
  - a. LionChase
  - b. CPower
  - c. M2 Services
  - d. Baela Environmental
8. Planning and Infrastructure Activity

- a. EDA Planning Grant - \$150,000 awarded
  - i. Status Update – Closing out; Report delivered
- 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 G-Melt/Pour Shop)
  - i. Status Update – Co-applying through ATCOG w/ Texarkana AR & TX
- e. OEA Planning Grant - \$450,000 Awarded
  - i. Status Update – Closed out; Report delivered

9. Organizational Development Activity

- a. Incentive Issues – No report
- b. Access to Capital
  - i. Construction Activity e.g. retrofits, BTS, Spec Bldgs. – Renewed line of credit
- c. Marketing Activities
  - i. For Sale Signs
  - ii. Classified Ads
  - iii. Directory Listings
  - iv. Updated Property listings with
    - 1. AEP
    - 2. Brownfield MarketPlace
    - 3. CoStar
    - 4. Right Corner of Texas
- d. Training & Conferences
  - i. Governor’s Small Business Forum
  - ii. IEDC Marketing & Attraction Conference
  - iii. FabTECH
- e. Legislative Update – No report

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.

11. Reconvene into Open Session.

12. Review and discuss other business as needed.

13. Adjourn.