



## **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 01, 2018

12:00 P.M.

### **AGENDA**

1. Call to order.
2. Review minutes from February 6, 2018 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy Rates
  - a. TAC-East 160,159sf of 1.2Msf ~14%
  - b. TAC-Central 565,690sf of 601Ksf ~94%
  - c. TAC-West 0ksf of 263Ksf ~0% (Licensed use of roads in Area A)
4. Available Move-In Ready Buildings
  - a. TAC-Central
    - i. 154 Service – 19,228sf – Industrial
    - ii. 245 Ammo – 15,850sf – Industrial
    - iii. 228 Texas, Suite D – 1,400sf – Conditioned Storage
5. Existing Product Improvement Plan
  - a. Retrofit Area D Buildings – Status Update – Eric Voyles / Jeff Whitten
  - b. Drainage Design Criteria – Jeff Whitten
  - c. [228 Texas Parking Lot](#) – Jeff Whitten
  - d. Area V Maintenance/Improvements – Jeff Whitten
  - e. Site Design Criteria – Jeff Whitten
  - f. Covenants, Codes and Restrictions (CCRs) – Eric Voyles
6. Property Maintenance Report
  - a. 150 Service Street – Jeff Whitten
  - b. M2 - Hardstand
7. Discuss potential/existing leases with tenants or sales transactions
  - a. Ra
  - b. Simba
  - c. Perses

- d. Pluto
- e. Gas Mask

8. Planning and Infrastructure Activity

- a. TCF Infrastructure Grant
  - i. Awarded - \$750,000 to support ExpalUSA start-up on TAC-East on E-Line
  - ii. Status Update: ~\$300,000 to be re-appropriated for approved expenditure
    - 1. Reconstruct Area V roads – number to be determined
    - 2. Electricity Upgrade in Area D
    - 3. Water Supply Extension in Area D
    - 4. Septic System in Area D
- b. EDA Infrastructure Grant
  - i. Awarded - \$1,500,000
  - ii. Status Update
    - 1. E Line - Support ExpalUSA's start-up
    - 2. Area D – Re-activate water for fire suppression
    - 3. 228 Texas – Rebuild parking to support VSE's new office on TAC-Central
    - 4. Sewer – extend sewer along Oak St. on TAC-East
- c. EPA - Environmental Assessment Grants
  - i. \$600,000 Co-applying through ATCOG w/ Texarkana AR & TX
  - ii. Purpose – Assessment of environmental condition of I-5, I-9, and G-Melt/Pour Shop
  - iii. Status Update – Application Pending – June Decision

9. Organizational Development Activity

- a. Access to Capital – No report
- b. Incentives – No report
- c. Legislative Update – No report
- d. Marketing Activities –
  - i. LiveXchange - 2018
  - ii. WEDA
    - 1. Marketing Materials
    - 2. Elite
    - 3. Elite 25
- e. Regional Economic Development
  - i. REDI
  - ii. Chamber
  - iii. Regional Freight Coalition
- f. Training & Conferences – 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. Discuss special called Infrastructure, Real Estate, Marketing and Business Development Meeting for June 12, 2018 at NOON at TexAmericas Center, 107 Chapel Lane, New Boston, TX 75570.

13. Review and discuss other business as needed.

14. Adjourn.