



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

June 12, 2018

12:00 P.M.

AGENDA

1. Call to order.
2. Review minutes from May 1, 2018 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy Rates
 - a. TAC-East 205,178sf of 949,286sf ~21%
 - 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. 228 Texas Parking Lot – Jeff Whitten
 - c. Area V Maintenance/Improvements – Jeff Whitten
 - d. Site Design Criteria – Jeff Whitten
 - e. Covenants, Codes and Restrictions (CCRs) – Eric Voyles
 - i. [Targeted Industry Analysis](#)
 - ii. [Concept Image](#)
 - iii. [Land Listings 12132017](#)
 - iv. [CCRs](#)
6. Property Maintenance Report – Jeff Whitten
 - a. 150 Service Street
 - b. M2 – Hardstand
 - c. 11 Chapel Lane HVAC – Expal

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
 - ii. Status Update: ~\$600,000 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. Sewer / 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

9. Organizational Development Activity
 - a. Access to Capital – No report
 - b. Incentives – No report
 - c. Legislative Update – No report
 - d. Marketing Activities – No report
 - e. Regional Economic Development – No report
 - 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. Review and discuss other business as needed.

13. Adjourn.