



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

February 5, 2019

12:00 P.M.

AGENDA

1. Call to order.
2. Review minutes from June 12, 2018 Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy Rates
 - a. TAC-East 209,594sf of 949,286sf ~22%
 - b. TAC-Central 565,690sf of 601Ksf ~94%
 - c. TAC-West 0ksf of 263Ksf ~0%
4. Available Move-In Ready Buildings
 - a. TAC-East
 - i. 556 Elm Circle – 22,150sf – Industrial
 - b. TAC-Central
 - i. 154 Service – 19,228sf – Industrial
 - ii. 245 Ammo – 15,850sf – Industrial
 - iii. 228 Texas, Suite D – 1,400sf – Conditioned Storage
 - c. Speculations
5. Discuss potential/existing leases with tenants or sales transactions
 - a. Ra
 - b. Simba/Lionchase/Frigitek
 - c. Honos
 - d. Buzzsaw
6. Existing Product Improvement Plan - Jeff Whitten
 - a. Rail Evaluation
 - b. Wetlands RFQ
 - c. Retrofit Area D Buildings – Status Update
 - d. Area V Maintenance/Improvements
 - e. Set Electrical Pedestal for Construction Trailer Park
 - f. Arkansas Avenue Hardstand Improvements

7. Property Maintenance Report – Jeff Whitten

- a. Painting of Exterior 228 Texas
- b. 150 Service Street
 - i. Roof – Punch List Items
 - ii. Interior Repairs – drywall and other cosmetic work as a result of roof leak
 - iii. AC Repair – result of roof leak

8. Planning and Infrastructure Activity

- a. TCF Infrastructure Grant
 - i. Awarded - \$750,000 to support Expal USA start-up on TAC-East
 - ii. Status Update: ~\$600,000 to be re-appropriated for approved expenditures
 - 1. Reconstruct Area V roads – Project Awarded – Construction ongoing
 - 2. Electricity upgrade in Area D
 - 3. Water supply extension in Area D - Project awarded - Construction ongoing
 - 4. Sewer / Septic System in Area D – To construct as needed
- b. EDA Infrastructure Grant
 - i. Awarded - \$1,500,000
 - ii. Status Update
 - 1. E Line - Support Expal USA's start-up - Complete
 - 2. 228 Texas – Rebuild parking to support RWRD and VSE's new office on TAC-Central – Project Complete
 - 3. Sewer – extend sewer along Oak St. on TAC-East – Plans complete – awaiting EDA approval

9. Organizational Development Activity

- a. Access to Capital – No report
- b. Incentives – Jeff Whitten
- c. Legislative Update – Scott Norton
- d. Marketing Activities – Eric Voyles
 - i. [General Information Response Email](#)
 - ii. S.T.A.R. Site Email
 - iii. [Cold Storage E-Mail](#)
 - iv. [Energetics](#) E-Mail and Mailing
 - v. Post Cards – [General Information](#), [FTZ](#), [HUBZone](#), [Existing Buildings](#), [BTS](#)
 - vi. [TAC Hot Sheet](#)
 - vii. Partners in Development – [LSRCS](#), [SWEPCO](#), [Navitas](#) & [RRAD](#) Gas, Riverbend [Water](#) & [Sewer](#)
 - viii. [Infographic](#)
 - ix. RFQ
- e. Regional Economic Development – No report
- f. Training & Conferences
 - i. IEDC 2019 Real Estate and Redevelopment Training – Eric Voyles and Jeff Whitten
 - ii. TEDC Legislative Conference – Eric Voyles
 - iii. North East Texas County Days – Eric Voyles and Scott Norton

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.