

BOWIE COUNTY SOIL & WATER CONSERVATION DISTRICT 29 PM 2:08
905 W HWY 82
New Boston, Texas 75570
(903) 628-6509 xt.3

PURSUANT TO SECTION 551.041 OF THE GOVERNMENT CODE NOTICE IS HEREBY GIVEN THAT: The regular Meeting of the Board of Directors of the Bowie County SWCD will be held at 12:00p.m. Monday, January 6, 2025 in the Board Room at Bowie County SWCD, New Boston, Texas. The following items of business will be discussed or acted upon:

AGENDA

EXECUTIVE SESSION- CLOSED TO PUBLIC

1. Call to Order, Establish a Quorum
2. Open Meeting/Open to Public Speaking (3-5 minutes)
3. Review/Approve Minutes from 1/6/25
4. Old Business
5. New Business
 - a. Review/Approve: Financial Report and Payments
 - b. Request TA/TSP Funds
 - c. Boy Scouts
 - d. Review and Approval: WQMP Related Items
 - e. Extension Service: NRCS & TSSWCB Representative
6. Reports/Dates/Correspondence
 - a. LWG Meeting, Monday, March 3, 2025, 11:00a.m.
 - b. Field Day, Tuesday, March 25, 2025, 8:30a.m.
7. Next Board Meeting is March 3, 2025, 12:00p.m.
8. Adjourn

The Bowie County SWCD may convene in executive session on any of the above items in accordance with Subchapter D, Sections 551.071-55.076 of the Texas Open Meetings Act.

NOTICE OF ASSISTANCE AT PUBLIC MEETING

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact Lori Marquess at (903) 628-6509 two (2) days prior to the meeting so that appropriate arrangements can be made.

THE PUBLIC IS INVITED TO ATTEND THIS MEETING

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2025 JAN 30 PM 1:21



Environmental Committee Meeting

Oversees Regulatory Compliance, Risk, Hunting and Forestry Management

11 Chapel Lane, Suite B
New Boston, TX 75570

Wednesday, February 5, 2025
12:30 p.m.

The Environmental Committee of TexAmericas Center Board of Directors will meet to conduct business on the date, time and location listed above.

AGENDA

1. Call to Order.
2. Review and approve minutes from August 7, 2024, meeting.
3. Discussion and any possible action on ESCA and other environmental remediation efforts.
4. Discussion and any possible action on Forestry program.
5. Discussion and any possible action on Hunting program.
6. Discussion and any possible action for other business as needed.
7. Adjournment.



FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2025 JAN 30 PM 1:21

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, rail & transload operations and personal property disposal.

11 Chapel Lane, Suite B, New Boston, TX 75570

February 4, 2025

12:00 P.M.

The Infrastructure, Real Estate, Marketing and Business Development Committee of TexAmericas Center Board of Directors will meet to conduct business on the date, time and location listed above.

AGENDA

1. Call to order.
2. Consider and approve minutes from the August 6, 2024, Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. Building Occupancy & Rates (leased, 3PL & sold) Rates (January 24, 2025)
 1. Total Square 1,351,849sf
 2. TAC-Central 585,805sf of 585,805sf = 100.00%
 3. TAC-East 698,250sf of 1,133,783sf = ~61.59%
 4. TAC-West 43,794sf of 217,348Ksf = ~20.15%
4. Available Buildings –
 1. **TAC-East**
 - i. Area D
 - 548, 550, 551, 552, 553, 555, 556 Elm Circle – Move-In Ready – 22,150sf
 - 558 Elm Circle – 4,000sf Office Building; No Utilities
 - ii. Area U Buildings
 - 10 Storage Only Buildings, 11,500sf each; No Utilities
 - iii. Area V Bunkers - 18 bunkers remaining, mix of ~1,100sf and ~1,600sf
 2. **TAC-Central**
 - i. 110/112 Texas Ave
 - 110 Texas - ~44,940sf
 - 112 Texas - ~38,732sf
 - Testing results show significant LBP/ACM/other to be remediated
 - Setting up to do Structural Assessment
 - ii. Buildings that could transfer to TexAmericas Center in FY 2025
 - 15 James Carlow
 - 115 Texas Ave
 - Security Buildings (17 James Carlow Dr.)
 - iii. Feltz Tire building and lot
 - About 2-acres

- About 2,000sf
3. **TAC-West** – Total Square feet available
 - i. Area A Bunkers – Total Square feet available - 72,990sf
 - ii. Area C Bunkers– Total Square feet available – 100,564sf

5. Transaction Activity

1. Property Sales
 - i. Expal USA - ~222-acres with option to exercise by May 31, 2025
 - ii. EnviroSafe Demil
 - 130-acre tract – option to purchase
 - a. TexAmericas Center agreed to owner finance for up to 8 months
 - b. First USDA B&I Loan Guarantee in the Texarkana area
 - iii. Project Cobra
 - Company and TAC BOD's have approved Sales Contract
 - Bowie County and Texarkana College have approved Property Tax abatements
 - Hooks ISD agreeable to enter into 403 agreement on 10/28/24
 - 403 application pending
 - iv. Project Lone Star Lithium
 - Leased of Area D Building
 - Option to Purchase on Ground and buildings
 - Mineral Rights Option on TAC property
2. Property Acquisition:
 - i. None at this time.
3. Status Updates on
 - i. Recent Wins:
 - None to Report
4. Finalist Pipeline:
 - i. Aviation
 - Existing Tenant
 - Considering Leasing 150 Cypress, which board approved on 1/28/25
 - ii. Project Big Water (RWRD Water Plant)
 - a. 30MGD Water Plant
 - b. Create 6 to 10 jobs
 - c. Have letter from RWRD Consulting Engineer stating:
 - i. Ground-breaking will occur in December 2025
 - ii. Completion will occur in December 2027 or January 2028
 - iii. Primer
 - LSK, LLC (Lone Star Kinetics) has bought the G-Line (aka Expansion Ammunition Property)
 - Company met with TAC is planning to begin expansion in 2025
 - iv. Eastwood
 - Secured new financial backers
 - Terms Email sent – verbally accepted
 - Working to agree on site boundaries.
 - NDA signed.
 - v. Ultraman
 - Company Toured in December
 - Energetics Company now represented by consultants
 - Both consultants have now toured

- TAC pushing greenfield with new construction over Area U option
- NDA Signed.
- vi. Zen Zebra
 - EDT Lead; heavy power user; rail user.
 - One of five states down from 11
 - NDA signed.
- vii. Arnold #2
 - Existing Tenant
 - Owner and Investor Toured in January
- viii. Viceroy
 - Working with C/W and client
 - 100 to 200 acres heavy power user
 - NDA signed.
 - All but Development Agreement section of LOI complete
 - Wants Power Study Process confirmed before signing the LOI
 - Site Tour in November
 - Difficulty in getting AEP/SWEPCO to provide process for accessing power
- ix. Security
 - Cybersecurity business in DOD Industry
 - Request cost estimates
 - Site Tour in November

6. Capital Improvement Projects (CIP) – Jeff Whitten

1. Will be looking at paving improvements for TAC East in near future
2. Foundation Repairs to 150 Service Street – TAC Central

7. Existing Product Improvement Plan (EPIP) - Jeff Whitten/Eric Voyles

1. New Projects (On Book) in pre-planning
 - i. None to report
2. Existing Project Book Status Update:
 - i. Utility Corridors
 - Crockett Site on South Ellis
 - a. TAC/ATCOG Submitted an EDA grant
 - Arkansas Ave. on Central Campus to 45-acre Defense Park – Other opportunities to be done first
 - ii. TAC/Hooks Town Center
 - Schematic Design (SD) & Design Development (DD) Phase Complete.
 - TAC & Architect to have further discussions regarding fees and schedule
 - iii. Area U Infrastructure
 - TAC/ATCOG Submitted an EDA Grant
 - iv. Area V Investments – No Update
 - Three tenants – Nearing Full Capacity

8. Logistics Building RFQ/SOQ –

1. H.E. Wright (HEW) selected for Project
2. Preliminary Construction Cost Prepared.
3. Contractor making revisions based on JDW comments.

9. Light Manufacturing Building RFQ/SOQ

1. Construction Plans complete

2. Construction price established
3. No apparent interest from the previous tenant in moving forward

10. Brazos Tract Clearing

1. Coordinating with contractor on final punchlist items.

11. Property Maintenance Report – Jeff Whitten

1. General mowing activities done for winter
2. cleaning activities continue
3. Operations Punchlist items being tasked

12. Planning Activity

1. Center on Rural Innovation (CORI)
 - Phase II - No Current Activity
2. Texas A&M
 - i. College Station Planning Partnership
 - No current activity
3. Electricity Update on capacity planning – Brief on AEP meeting and future schedules
 - i. Overall
 - John Jones returning as TexAmericas Center’s main POC for SWEPCO
 - New Generation Projects Announced: **2,300MW**
 - a. Proposed Natural Gas Projects:
 - i. 450-MW Hallsville Natural Gas Plant:
 - ii. 1,053-MW Welsh Natural Gas Conversion Project:
 - b. Proposed Renewable Energy Projects Announced:
 - i. 200-MW Diversion Wind Farm:
 - ii. 598-MW Wagon Wheel Wind Facility:
 - iii. 72.5-MW Rocking R Solar Facility:
 - SWEPCO has a new process for securing Power Studies and etc... necessary for large 100MW+ projects
 - ii. TAC East
 - Upgrade of existing Bowie Parkway sub is ongoing. The substation will be granted 30MW.
 - Despite efforts in 2025, no new progress on 138kv feed substation project. Original location on Archer Avenue continues to be preferred location.
 - Met with AEP and prospect to discuss new connection to 345 kV line on TAC East, the placement of a new 345kv feed substation to serve southern portion of TAC East campus, prospect and future tenants and to discuss capacity for new prospect.
 - iii. TAC Central – No Update
 - Available capacity is believed to be about 7MW
 - Determined that 1.5MW is available at both Area A and Area C on the West Campus from the Central Campus substation
 - iv. TAC West – No Update
 - Power study completed about October 2023 shows 170MW of capacity available in the three 138kv lines.
 - a. 138kv running East/West on the north side of TexAmericas Center has 100MW.
 - b. 138kv running North/South on the west side of TexAmericas Center has about 50MW.

c. The 138kv that connects into the New Boston substation has about 20MW.

4. Fiber
 - i. No updates
5. Wetlands:
 - i. TAC Central – No new activities
 - ii. TAC West – No new activities
 - iii. TAC East – No new activities
6. TAC East Parcel & Utility Layout
 - i. Complete and available for presentation to this committee
7. Natural Gas:
 - i. Potential for Energy Transfer to divert lower cost Natural Gas here
 - ii. Transition of Natural Gas on TAC-Central Campus from RRAD distribution to Navitas or another provider

13. Qualified Sites

1. Brazos –
2. Duke East
3. STAR Site
4. Alamo
5. Waco Site
 - i. Innovation and Technology Park
 - ii. DataHub Park
6. Copeland – Qualified Site Report & Gap Analysis presentation in this meeting. This is an action item.

14. Organizational Development Activity

1. Access to Capital – Scott Norton
 - i. Hill pursuing TMPC Loan for all upcoming ED expenditures
 - ii. Voyles researching the potential for pursuing an EB-5 Regional Center
2. Marketing & PR Activities – Eric Voyles
 - i. TAC E-Blasts:
 - Area U
 - Rising Star
 - Data Center
 - Follow Up email to In Active Projects
 - Area D
 - ii. BF LiveXchange
 - November 12th thru 16th 2024 Hollywood, FL
 - April 7th thru 11th 2025 Spring New Orleans, LA
 - iii. Webinars
 - None to Report
 - iv. Viewpoint
 - 7-, 3- and 1-minute video
 - PBS airing
 - TAC use
 - Watch video's if time permits
 - v. Presentation
 - None to Report
 - vi. Awards

- Top Certified Site in the South
- 3. Regional Economic Development – No Update
- 4. Incentives – Scott Norton & Jeff Whitten
 - i. Freeport Tax Exemption
 - Currently talking to HISD, TC and Bowie County
 - All Jurisdictions
 - ii. 403 Program
 - Hooks ISD agreeable to entering an 403 agreement with Project Cobra
 - 313 with New Boston ISD in 2022 Project Ra could be transferred
 - All Jurisdictions
 - iii. Recently found that BPP tax on M&E is not part of local property tax abatements available through Bowie County and Texarkana College; working to confirm and better understand.
- 5. Training & Conferences:
 - i. Courtney & Melanie - Real Estate Development & Redevelopment
- 6. TAC Strategic Doing – No Update

15. TAC Logistics – John Sesler

- 1. Current 3PL Contracts
 - i. Rowe Casa
 - ii. Texarkana Aluminum
 - iii. Lonestar Specialty Vehicle
 - iv. Domtar
 - v. Metal Exchange
 - vi. Tempo Global
 - vii. WW Williams
 - viii. General Dynamics
 - ix. Cherokee Nation
- 2. Quotes
 - i. 1. Active quote submitted. Braven / Feed Stock Storage
 - ii. 2. Active quote submitted. Woodfield Bottle Water Storage

16. TAC Rail – John Sesler

- 1. Union Pacific / Domtar
 - i. Intermodal
- 2. Storage
 - i. (12) Number of Customers
- 3. Spring Creek HWY 82 Rock Train Transload.
- 4. Upgrades & Maintenance
 - Locomotives MFG visit 1st week March for inspection.

17. 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.

18. Reconvene into Open Session.

19. Review and discuss other business as needed.

20. Adjourn.