



2025 JUL 31 AM 9:17

## **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

August 5, 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 May 6, 2025, Infrastructure/Real Estate, Marketing and Business Development Committee meeting.
3. **Building Occupancy & Rates (leased, 3PL & sold) Rates (January 24, 2025)**
  1. Total Square Leased 1,423,399sf
  2. TAC-Central 584,647 sf of 585,805sf = 98.69%
  3. TAC-East 779,195 sf of 1,133,783sf = 78.19%
  4. TAC-West 142,736 sf of 217,348Ksf = 23.48%
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 - 23 bunkers remaining, mix of ~1,100sf and ~1,600sf
      - i. 2 on Jasper (1,104 ea.)
      - ii. 5 on Kaufman (1,104 ea.)
      - iii. 2 on Limestone (11,04 ea.)
      - iv. 2 on Montague (1,648 ea.)
      - v. 4 on Rains (1,648 ea.)
      - vi. 4 on Smith (1,648 ea.)
      - vii. 4 on Trinity (1,648 ea.)
  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. 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. Status Updates on:
  - i. Recent Wins:
    - EnviroSafe Demil
      - a. 130-acre tract – option to purchase – CLOSED
      - b. May be looking to pursue New Marlet Tax Credits
    - Project Primer
      - a. LSK, LLC (Lone Star Kinetics) has bought the G-Line (aka Expansion Ammunition Property) about September 2024
      - b. Company met with TAC in January is planning to begin expansion in 2025
      - c. Planning on similar production objectives as EA starting with primer manufacturing and expanding into ammunition
2. Property Sales:
  - i. ExpalUSA
    - Extended Lease for five years
    - Have option to purchase ~222-acres by May 31, 2025
    - Verbal permission to extend as they conduct additional environmental due diligence
  - ii. Project Cobra (AKA Braven Environmental)
    - Braven and TAC BOD's have approved Sales Contract
    - TAC BOD has approved extension through September 30, 2025.
    - Bowie County and Texarkana College have approved Property Tax abatements
    - 403/JETI Application awarded
    - Hooks ISD agreeable to enter into 403 agreement (10/28/24) has not signed Sept. 9th is deadline for all parties to sign JETI agreement
    - BASF has agreed to take initial output
    - TAC staff has introduced Braven to our equity funding sources
  - iii. Project Lone Star Lithium (aka EnergyX)
    - Leased a single Area D Building; significant upgrades being made
    - Option to Purchase Brazos site and C-Line buildings (332.5 acres) signed, have until 11/25/26 to execute.
    - Mineral Rights Option signed on TAC property have until 11/25/26 to execute.
    - Have now acquired 50,000 acres to extract brine per 7/14/25 investor webinar. Appears to assure project will move forward. Stated need was 100,000 acres.
  - iv. Project Arnold #2
    - Large Italian Chemical Company has bought Palmer International
    - Considering mid-south expansion of \$30m to \$50m
    - TexAmericas Center is the final Texas Site

- Job creation of about 25 jobs
- v. Lone Star Kinetics
- 3. Property Acquisition:
  - i. None at this time.
- 4. Finalist and Pending Pipeline:
  - i. Project Gi-Joe (existing tenant renew truck)
    - Relocating to existing building
    - \$50K in revamping building
    - Retain 12 jobs, hire 6
    - Remanufacturing yard dogs (specialty truck/terminal tractors)
    - Expanding into trailer manufacturing (53-foot trailers, flat beds, box trailers etc.)
  - ii. Project Big Water (RWRD Water Plant) (Pending)
    - 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. BFLXC/ROI – Ironman
    - Canadian Company
    - Initial commitment to move one line of business to Texarkana
    - Long Term has indicated interest in full Corp Relocation
    - Starting as a 3PL Contract
    - Has set up US/Texas Business
    - Working through supplier/vendor contracts with local companies
  - iv. QuietPlace
    - 200+ acres heavy power user (Data Center)
    - NDA signed.
    - Discussed moving to LOI
    - Stated they want to discuss with SWEPCO:
      - a. Wants Power Study Process
      - b. Knowledge of easement alignment & costs
      - c. contribution in aid of construction (CIAC)
    - Stated they have knowledge and experience working with third party energy providers so interested in meeting with Project Statistics
  - v. Statistics
    - 15 acres
    - \$4.5b investment
    - 25 jobs
  - vi. Brood
    - Final Texas Site (unconfirmed)
    - Competing against Arizona / New Mexico
    - Rare earth critical mineral processing facility
    - Rail customer
    - Total potential investment \$500m
    - 150 jobs
  - vii. Road Doctor
    - Running through 3PL
    - Final Texas site
    - Temp. lease with build to suit long term

viii. Tauras

- Final Texas Site / One of four communities
- Competing against final sites in
  - a. Florida
  - b. Utah
  - c. Nevada
  - d. California
  - e. ???
- 150 acres / 2msf
- \$3.5b investment
- 5700 jobs
- 3PL potential

ix. Zen Zebra

- EDT Lead; heavy power user; rail user.
- Final Texas Site
- One of five states down from 11; two Texas Sites remaining
- NDA signed.

x. Dirty Water

- RWRD has committed to rebuild RRAD Industrial Wastewater Treatment Plant on TAC's East Campus
- \$5m in funding secured for \$32m plant.
- Location previously determined but likely moving.

6. Capital Improvement Projects (CIP) – Jeff Whitten

1. Paving improvements/repairs for TAC East in future

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

1. Projects in pre-planning
  - i. 150 Service Street – Sidewalk and Drive Improvements – Project awarded – to be complete in July
  - ii. 228 Texas – Interior renovations once architect selected.
2. Existing Project Book Status Update:
  - i. Utility Corridors: Recent Preliminary Engineering Report for EDA Grant application addressed utility corridor extensions for several locations on the TAC East and TAC West Campus.
    - Public & Franchise Utilities to TAC West
    - Crockett Site on South Ellis
    - Arkansas Ave. on Central Campus – Other opportunities to be done first
  - ii. TAC/Hooks Town Center
    - No current activities
  - iii. Area U Infrastructure
  - iv. Area V Investments – No Update
    - Three tenants – Nearing Full Capacity

8. Logistics Building RFQ/SOQ –

1. Final Construction Plans pending

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. Property Maintenance Report – Jeff Whitten

1. General mowing activities

#### 11. Planning Activity

1. Center on Rural Innovation (CORI)
  - i. Phase II - No Current Activity
2. Texas A&M University
  - i. MLPD Program
    - Potential use of STAR Site for future class project
3. RFQ for Architectural Services
  - i. 7 interested parties. Recommendation made at future BOD meeting
4. Electricity Update on capacity planning – Brief on AEP meeting and future schedules
  - i. AEP/SWEPCO Overall
    - Turk Plant Produces 650MW
    - Murfreesboro Hydroelectric Produces 25MW
    - Up to 450MW available north of TAC on 345kv's, 138kv and 69kv.
      - a. Unknown how much is double counted
    - Up to 350MW available in 345kv south of TAC
      - a. Up to 200MW can be accessed
      - b. Unknown how much is double counted
    - New Generation Projects Announced: **3,200MW**
      - a. SWEPCO Proposed Natural Gas Projects:
        - i. 450-MW Hallsville Natural Gas Plant:
        - ii. 1,053-MW Welsh Natural Gas Conversion Project:
      - b. SWEPCO 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:
      - c. Bowie Cass Plant announced near Linden
        - i. 900MW
        - ii. Will sell into a grid so could be ERCOT, SPP or ???
    - SWEPCO has a new process for securing Power Studies and etc., necessary for large 100MW+ projects
      - a. TAC now in possession
  - ii. TAC East
    - Upgrade of existing Bowie Parkway sub is ongoing. The substation will be granted 30MW from the 69kv likely reducing excess to 0MW on the 69kv.
    - Despite efforts in 2023/2024/2025, no new progress on 138kv feed substation project. Price given by TAC for land and no response from AEP. 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, very possible this is the excess 19MW in the 69kv line.
  - v. **Discussion of power generation potential on TAC West Campus for prospects and tenants.**
5. Fiber
    - i. No updates
  6. Wetlands:
    - i. Stantec sent re-evaluation request to USACOE for a portion of TAC West with recent changes in regulations.
  7. Natural Gas:
    - i. In process of transition from RRAD to Navitas for service on TAC Central
  8. Infrastructure Analysis
    - i. Operations reviewing current infrastructure locations and gaps in service. Future planning activities will include Opinion of Probable Construction Cost for extensions, cost-benefit analysis for effective placement locations, and effects on asking price of parcels. Partial data from this activity used to complete Preliminary Engineering Report for EDA Disaster Grant application.
  9. Land Use & Site Design Guidelines
    - i. Enclosed are a redline copy with revisions and a clean copy with the revisions made. The revisions generally update and add definitions of land uses on the property, revisions to allowed uses in certain areas and updates to the Land Use Map. **This is an item for review with any additional revisions requested to be forwarded to the BOD for final adoption. A Public Hearing will be required prior to BOD action.**

## 12. Qualified Sites

1. Brazos – Under contract
2. Duke East
3. STAR Site
4. Alamo
5. Waco Site
  - i. Innovation and Technology Park
  - ii. DataHub Park – Developing a lease with option to purchase on this site and the GDCP.
6. Copeland – Working to develop an LOI to purchase this site and the adjacent Boone site

7. Future site TBD for FY 2026.

13. Organizational Development Activity

1. Access to Capital – Scott Norton
  - i. Hill and Voyles continue to network to develop a stable of investment partners for projects
2. Marketing & PR Activities – Eric Voyles
  - i. 2025 Business Facilities Business Park Ranking
    - #5
  - ii. TAC E-Blasts:
    - Area D
    - Rising Star
  - iii. BF LiveXchange
    - November 9<sup>th</sup> – 11<sup>th</sup>, 2025, Fall Forum, Phoenix, AZ
  - iv. Webinars
    - Focus – TAC Tenants
    - Topic – Cost Segregation and Bonus Depreciation
  - v. Viewpoint
    - 7-, 3- and 1-minute video
    - PBS airing
    - TAC use
    - Watch videos if time permits
  - vi. Presentation
    - None to Report
  - vii. Awards
    - Andrew Hill - the Charles H. Chapman Award for community service
  - viii. Regional Economic Development – Preliminary Discussions with REDI on ways to partner on Foreign Direct Investment
3. Incentives – Scott Norton & Jeff Whitten
  - i. Freeport Tax Exemption
    - Currently to all Jurisdictions
  - ii. 403 Program
    - Hooks ISD agreeable to entering an 403agreement 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.
4. Training & Conferences:
  - i. None to report
5. TAC Strategic Doing – No Update

14. TAC Logistics – John Sesler

1. Current 3PL Contracts
  - i. Rowe Casa
  - ii. Texarkana Aluminum
  - iii. Lonestar Specialty Vehicle
  - iv. Domtar
  - v. Metal Exchange
  - vi. WW Williams

- vii. General Dynamics
- viii. Cherokee Nation
- ix. Norefleet Freight
- x. Online Freight
- 2. Quotes
  - i. 2. Active quotes submitted. DOT Contractors IPV. Programs RRAD

15. TAC Rail – John Sesler

- 1. Storage
  - i. (12) Number of Customers
- 2. Spring Creek HWY 82 Rock Train Transload .
- 3. Upgrades & Maintenance  
Locomotives Update.

16. 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.

17. Reconvene into Open Session.

18. Review and discuss other business as needed.

19. Adjourn.



**NOTICE OF MEETING OF THE  
AGRICULTURAL ADVISORY BOARD  
BOWIE CENTRAL APPRAISAL DISTRICT**

FILED IN RECORDING  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2025 JUL 31 AM 10:01

**NOTICE IS GIVEN THAT A MEETING OF THE AGRICULTURAL ADVISORY BOARD OF THE BOWIE CENTRAL APPRAISAL DISTRICT HAS BEEN SCHEDULED FOR THE 6<sup>TH</sup> DAY OF AUGUST 2025, at 10:00 A.M. IN THE CONFERENCE ROOM OF THE BOWIE CENTRAL APPRAISAL DISTRICT, AT 122 PLAZA WEST, SUITE A, TEXARKANA, TEXAS**

**AGENDA**

1. Open Meeting
2. Public Comments
3. Discuss Changes to Agricultural Values for 2025 Tax Year
4. Discuss Proposed 2025 Texas Farm & Ranch Survey
5. Adjourn Meeting

*This notice is given pursuant to Texas Open Meetings Act, Chapter 551, Government Code.*

2025 AUG -1 PM 3:33



## **Environmental Committee Meeting**

*Oversees Regulatory Compliance, Risk, Hunting and Forestry Management*

11 Chapel Lane, Suite B  
New Boston, TX 75570

Wednesday, August 6, 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 April 9, 2025, 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.

**BOWIE CENTRAL APPRAISAL DISTRICT**

**APPRAISAL REVIEW BOARD MEETING**

**MONDAY, AUGUST 11, 2025**

**9:00 A.M.**

**122 PLAZA WEST, SUITE A, TEXARKANA, TEXAS**

**CONFERENCE ROOM**

**AGENDA**

1. Call the meeting to order.
2. Approve the minutes for the July 17<sup>th</sup> meeting.
3. Review and approve changes to the Appraisal Roll that affects the amount of Tax Liability to Taxpayers.
4. Hear and determine Taxpayers protests.
5. Adjourn meeting.