



Red River Valley Association

May 31, 2017

Scott Norton
Executive Director/CEO

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What is TexAmericas Center?

TexAmericas Center

Legislative Charter in 1998 to accept and redevelop surplus military property acquired pursuant to BRAC 1995

Originally named Red River Redevelopment Authority

TAC has all the powers of a municipal government in the State of Texas, except the power to tax. TAC revenues come from leasing, land sales, timber, franchise fees, and grants.

Own and manage 12,000 acres on three different parcels of land

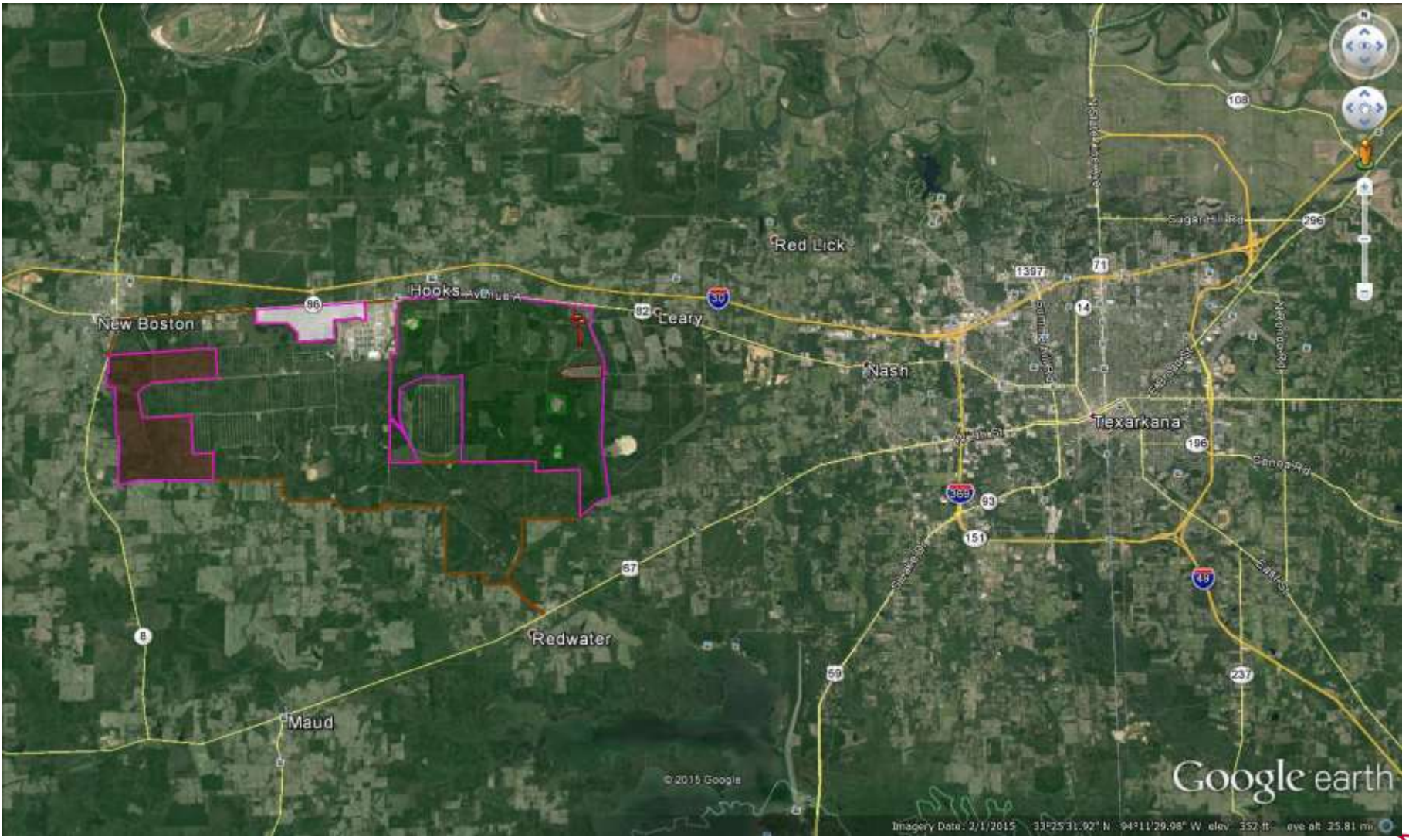


13 employment positions dedicated to performing the following:

- Managing and maintaining 12,000 acres of land with associated buildings and roads
- Real Estate and Marketing Activities
- Lease management
- Financial management
- Environmental cleanup activities
- Board meetings and Committee meetings
- Timber and Hunting management
- Administrative activities



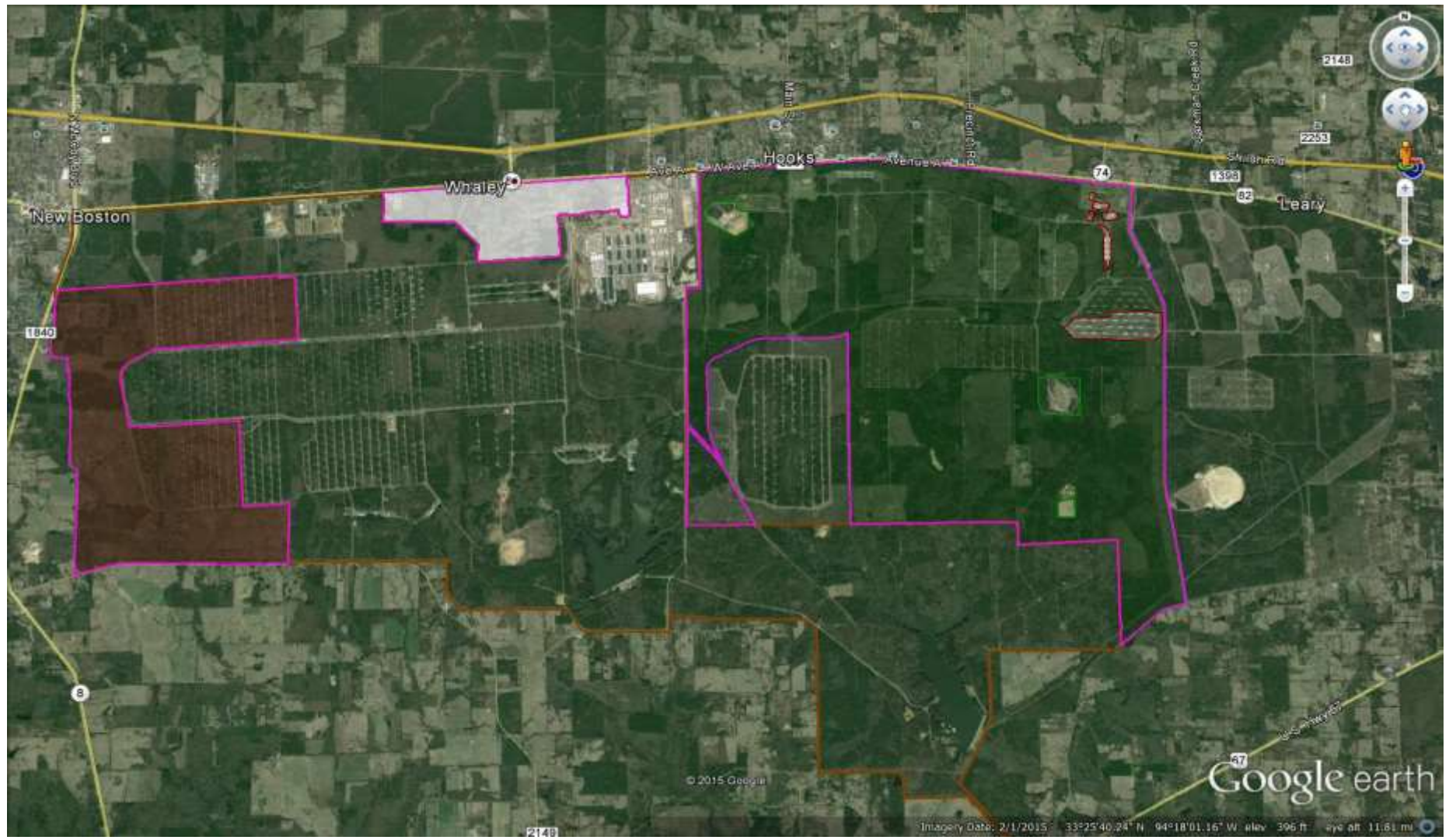
Regional Orientation



Imagery Date: 2/1/2015 33°25'31.92" N 94°11'29.98" W elev. 352 ft. eye alt. 25.81 mi



TexAmericas Center



Environmental Restoration

- TAC completed a \$2.6M Environmental Services Cooperative Agreement (ESCA) with Army for characterization to facilitate an early transfer of both RRAD and LSAAP in 2008. Our due diligence.
- Army is responsible for all environmental remediation costs. Estimates range from \$100-\$250M to clean up all properties.
- Early Transfer allows property to change hands before clean-up is done – expedites economic recovery – but the property still has many dirty sites that encumber the property and create negative perceptions.
- TAC's goal is to watchdog and facilitate rapid clean up
- TAC successfully negotiated a \$12 million Environmental Services Cooperative Agreement to **start** our part of the cleanup of the TAC-E property.



Prospects

- Commercial munitions manufacturing
- Materials reclamation
- Forestry products
- Alternative Energy- Biofuels/Waste to Energy
- Diversify automobile remanufacturing skill base with new jobs
- I-69 Intermodal & Distribution Facility
- Water intensive users
- Real Estate website is www.texamericascenter.com





Facilities

Area D Warehouses



Rail Classification Yard



Bunkers/Igloos





TexAmericas Center Regional Strategic Objectives

Strategic Plan for TexAmericas Center and a Regional Economic Development Roadmap (2014)

- Sustain and enhance the military value and employment of RRAD and the defense cluster
- Create 2,025 net new jobs in non-defense industry (diversify the workforce)
- Shift economic base of Texarkana MSA towards manufacturing and trade sectors by 5 to 10%
- Be a principal catalyst for regional economic development initiatives
- Establish a globally recognized brand that is highly valued in the market



TexAmericas Center Top 5 Priorities

Create a thriving business climate

Provide a 21st Century Workforce

Deliver world class infrastructure

Get globally connected

Attract investment





Regionalism

Regionalism

Recent regional wins include:

- FedEx at Texarkana Regional Airport in Texarkana, AR
- Alcoa (Arconic) in Nash, TX
- Expal USA at TexAmericas Center

These businesses will create approximately 250 jobs with an investment of approximately \$30 million in our **region**

These victories will benefit the entire **region**, not just the local entities, with additional salaries, additional rooftops, increase in expendable cash, and increased tax base

As the individual entities in our **region** succeed then the entire region benefits from that success

Economic development success is not local, its **regional**, and to be truly successful as a region we have to start looking at it that way



Regionalism

TexAmericas Center has a stated goal to create 2,025 jobs in the non-defense industry by the year 2025

Overall, we have an internal goal to create a job for each acre of property we own, which is 12,000 jobs

The only way we will be successful with this goal is for the regional economy to grow

TexAmericas Center will not be able to create 12,000 jobs with the current regional economy

However, as the economies in each regional entity grow, we grow off of each other's success and the entire regional economy will grow enough for TAC to have 12,000 regional jobs on our footprint

When that happens the entire region wins



What's next?

How can you help grow the regional economy?

- Continue to support RRAD and the defense cluster in this region
- Support your local entity as it creates non-defense related jobs and diversifies the regional workforce
- Support local entities working to creating jobs in the manufacturing and trade sectors
- Encourage your local entity to be a principal catalyst for regional economic development initiatives
- Help this region become a globally recognized and high value area

This mirrors TexAmericas Center's Regional Strategic Plan



TexAmericas Legislative Request

HB 967

This legislation requests two changes:

- Promote regional economic development and job creation in Bowie County and adjacent counties, and
- Authorize by resolution the creation of a nonprofit corporation under the Business Organizations Code solely to undertake on behalf of the authority a project which it is authorized to perform



Thank you!

A big **thank you** to the regional partners in Arkansas and Texas that have partnered with Workforce Solutions Northeast Texas as they continue to work to provide valuable regional information through their grant efforts with the Office of Economic Adjustment

Also, **thank you** to all the regional partners that have helped TexAmericas Center prepare for current and future successes

Thank you to each of you for all the efforts to making this region a success for generations to come!



Thank you!

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