

Wilson,Lara

From: James R. Carpenter [jim@carpenteraustin.com]
Sent: Wednesday, July 29, 2009 8:55 PM
To: John Scovell
Subject: Emailing: HIGHLIGHTED-Abbreviated-BODY REPORT-Central_Texas_Airport_Impact_5-30-09.pdf

Attachments: HIGHLIGHTED-Abbreviated-BODY REPORT-Central_Texas_Airport_Impact_5-30-09.pdf; GCC-Pico Bullet Points 7-21-2009 FINAL.pdf; GREEN CORPORATE CENTERS_Final.pdf



HIGHLIGHTED-Abbreviated-BODY R...



GCC-Pico Bullet Points 7-21-2...



GREEN CORPORATE CENTERS_FI

John;

I never heard back from you but thought this Economic Impact Assessment by the Perryman Group might be helpful for internal use and with the Hyatt folks. I have also attached a few of the items that have been recently released in the national media circles and others that will soon be released. We are still bound under five remaining NDA's with other companies that have business expansion or relocation plans to our project or have patented technologies and/or methodologies that will be demonstrated or utilized as part of our project. So there is still much that we cannot disclose but the meat of the issues are being disclosed to your firm now.

As I have always maintained, our real business is not the airport project although it is an essential element. Green Corporate Centers (GCC) has only been recently disclosed because our principal technology/operation partner in this project, Pico Energy Services (Pico Innovations) has now completed most of its public offering and merger activities that could not be publicly discussed. We are now unveiling the GCC business plan for the 1,200+ acres that surround the airport and the balance of nature and technology required for building America's first green airport that will ultimately report a negative carbon footprint. Our mandated design, development and construction standards for businesses locating in GCC will establish new levels of LEED Building Standards that will yield energy efficiencies that do not presently exist. This is an unheard of concept but Pico's technology and that of some of our other partner companies will show the world how it can be achieved.

Central Texas Airport (CTA) is both nationally and regionally important as the final missing air transportation element that central Texas does not possess. Within the central Texas region, there are currently at least two other major economic development projects that need the accessibility and essential support and maintenance services that CTA will provide. CTA is truly targeting specific aircraft types and users that we already know and 100% of these aircraft are currently located outside the central Texas region and 85+% of them are actually out of state. We have a very unique business model and these aircraft are being selected based on their compatibility with our master-project goals.

Green Corporate Centers will be a national demonstration project as you can see from the attachments above. We are not yet ready to publicly introduce the other partner companies and their respective technologies that will be demonstrate at GCC but I assure you we have the "top shelf" of talent and technology on this team.

John, I want to again reach out to you to allay your previously expressed concerns. We are principally in the corporate campus business and we plan to bring to this region the accessibility needed to recruit the compatible employers that want to be part of a next generation development model. Our environment is our business! We will be demonstrating first-ever "franchiseable models" for green airport development and uniquely networked and managed concentrated commercial communities with energy conservation, generation and management technologies.

I will close by pointing you to the Economic Impact Assessment above. We believe the forecasted economic impact of GCC and CTA presents a valuable opportunity and presents a cornerstone asset for Bastrop County. The Opportunity Bastrop County initiative can

achieve many of its goals with this project. Note the number of new jobs in many new fields associated with both CTA and GCC businesses, and the combination of massive annual area spending and increased property tax base. I look forward to getting your input on this update.

Best regards;
Jim

E-mail message checked by Spyware Doctor (6.0.1.441) Database version: 6.12930
<http://www.pctools.com/en/spyware-doctor-antivirus/>