

Wilhelm, Gayle

From: James R. Carpenter [jim@carpenteraustin.com]
Sent: Sunday, August 29, 2010 4:40 PM
To: McDonald, Ronnie; Wilhelm, Gayle; Dildy, Lee; Pina, William
Cc: Moore, Ronnie
Subject: Economic Development Discussions
Attachments: Cottonwood Carpenter Ltr.pdf

CONFIDENTIAL - ECONOMIC DEVELOPMENT NEGOTIATIONS

Judge, Commissioners;

Johnny Sanders told someone that he had done some research and could not find where a Water Control and Improvement District could annex land that was not contiguous into its boundaries, as we had represented. I believe this letter and attached copy of the Code should satisfy this speculation. I wanted each of you to know what transpired, what the question was, and the answer that was provided.

We are thankful that the Commissioners Court trusted us and gave us a chance to get this watershed project for Bastrop County out into the global marketplace. The results are evident, as we believe that Eco-Merge is the perfect development partner for our Central Texas Airport & Green Corporate Centers project. In recognition of their value to our project, we have agreed to rename the technology village component as Eco-Merge -Toshiba Green Corporate Centers.

As with all Economic Development efforts, we need to keep our plans under wraps until October 19th when Eco-Merge, Toshiba, additional selected strategic partner companies, Tiga Energy, and our existing project team collectively unveil the overall scope of this project to the global media. The surprise factor is very important to the impact and success of the announcement in reaching the global audience. Jerald will be bringing other companies to Texas to view the region and property, further define the targeted demonstrations that we want to deploy, and discover what technologies and products these businesses might want to exhibit, manufacture and export. Some of these prospects may want to meet our strategic partners in this project, which are the Bastrop County, local, school, Chambers of Commerce, and Economic Development officials.

We hope to quickly come to agreement with _____ so that we can accelerate other project components and additional strategic partner company negotiations.

The draft consent agreement will be ready this Tuesday that we propose for the City of Bastrop's approval to allow Cottonwood Creek WCID #3 to annex the CTA-GCC properties and levy an additional property tax on them. We will provide the Commissioners Court with a copy of this draft agreement at the same time it is provided to the City. Joe Beal, heads the City's Airport sub-committee. He has indicated support for the CTA-GCC project but wants the Hyatt owners to affirm that their business interests are not being damaged and likewise the revenue that the City receives from the Hyatt project under their soon to expire economic development incentive package. There is no plausible case for the Hyatt's interests being any different than those of greater Bastrop County, as it relates to the benefits CTA-GCC will bring. CTA-GCC and the associated _____ presents nothing short of pure upside for all involved. We are not convinced that it is appropriate nor in the best interests of other political bodies for us to individually seek the Hyatt's blessing so we would appreciate your direction on that matter.

We will keep you informed of our progress as there are a lot of moving pieces. Thank you again for your excellent participation in our dinner reception for the Eco-Merge and Toshiba officials. All of the comments were positive as the collective Bastrop County delegation demonstrated a level of cooperation and harmony that cannot possibly be matched by Austin and Travis County.

Best regards;
Central Texas Airport, LLC
Jim Carpenter, Chairman of the Board, CEO