Great stuff. I really appreciate the assist on short notice today. I believe we are good to go for the meeting this afternoon. Thank you.

Matt

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See the extract below from a November 2008 Research Park report which included a historical section, outlining the chronology of the beginnings of the Park ... Let me know if you need anything more.

1.2 Historical background of Texas A&M University Research Park (TAMURP)

The Research Park (Park) was originally established in 1982 as the Texas A&M University Industrial Research Park through Minute Order 335-82 (Nov. 1983) eight months after a committee was formed to develop a feasibility plan. The intent of the Park was for it to be a master-planned business park to attract corporate and public research facilities. Through MO 335-82 the Board of Regents identified a tract of land on the West Campus of Texas A&M University (TAMU) as the official site, which is designated as Site A in Appendix B. MO 335-82 also authorized the Chancellor to proceed with all actions necessary for the development of the Park.

Over the next 3 years a Master Plan was developed, and Covenants and Restrictions and a Master Form Lease were prepared. The authority to execute the Master Form Lease, a ground lease with an additional 10 years, was granted to the Chancellor in Minute Order 143-85. The Master Form Lease recites that the Park shall serve a public purpose and is “dedicated to the support, maintenance, and benefit of Texas A&M University, its faculty, staff, and students, and of Texas A&M University System.”

According to the original Covenants and Restrictions adopted in 1984 and carried forward through subsequent revisions, the intent was “to establish a Park in which research facilities, pilot plants, and prototype production facilities, requiring a high degree of scientific input would be permitted.”

The current Covenants and Restrictions establish an Architectural Advisory Board (AAB) whose function is to exercise control over development of the Park in terms of aesthetic qualities and to maintain conceptual
integrity. The AAB does this by reviewing and approving all construction plans and specifications to ensure compliance with the covenants and restrictions.

Authority to execute the Master Form Lease was transferred from the Chancellor to the President of Texas A&M University in Minute Order 305-93. Two years later, in Minute Order 286-95, the Board amended System Policy 15.01, Research Agreements, to state that “management of the Texas A&M University Research Park is a responsibility of the President of Texas A&M University.” Management of the Park was thereafter delegated by the President to the Vice President for Research in 2001.

In 2003 the Board enacted a system policy to allow TAMU to enter into ground leases at the Park without Board or Chancellor approval, in System Policy 41.05.03.

The following chronological list of Minute Orders and related actions define a timeline for the TAMURP.

**Minute Order 335-82**

Designated Site A and authorized Chancellor to take all actions necessary for development of the Texas A&M University Industrial Research Park on Site A (west campus), contemplated 75-acre growth area north of University, plus additional growth areas northeast into equestrian area, directly north into dairy area, or east into Veterinary Science area, south of Jersey (now George Bush Drive), southeast into sheep and goat area and directly south to the sides and back of Chancellor’s residence. See Appendix B.

**Minute Order 269-83**

Appointed Mark Money Vice Chancellor for Research Park and Corporate Relations, effective October 10, 1983.

**Minute Order 288-83**

Approved the TAMU Research Park Master Plan. The last page of the attachment is a larger, more detailed map of the Research Park titled Ultimate Land Use & Development. Attached to the Agenda Item is a timeline of prior actions relating to the establishment of the Research Park.

**Minute Order 288-83**

Approved appropriation of AUF for Phase I infrastructure for TAMU Research Park.

**Minute Order 143-85**

Chancellor authorized to execute the Research Park Master Form Lease and amendments.

January 1, 1991 - Dr. Money retires; John Millhollon named Director of Research Park. A search reveals no Minute Order appointing Mr. Millhollon. It is likely that because the title no longer included being a vice chancellor, that there was no Board action. According to payroll records, Mr. Millhollon was an M PIN as Director of the Research Park, meaning he was a TAMU employee.

**Circa 1989-1991** - System Real Estate Office (SREO) created (administratively under the Deputy Chancellor for Legal and External Affairs/Deputy Chancellor and General Counsel) with responsibility for the Research Park transferred to the System Real Estate Office. Richard Floyd was the first Director of SREO. It is likely Dr. Floyd was wearing two hats. Prior to the creation of the SREO, System real estate administration was handled through the TAMU Real Estate Center; Dr. Floyd was the Director of the Center and initially was contemporaneously Interim Director of the SREO while it was essentially an intrasystem contract operation of the Center. After a search, no documentation has been located to suggest the Center was ever involved in the Research Park.

**Circa 1993-1994** - Dr. Floyd joins TAMU Office of Vice President for Finance and Administration as Associate VP. Sometime in this same period, the administration of the Research Park transferred to the VPFA office, perhaps in conjunction with MO 305-93.

**Minute Order 305-93**
MO 143-85 rescinded, President of TAMU authorized to execute the Research Park Master Form Lease and amendments.

Minute Order 286-95
System Policy 15.01 amended adding Paragraph 7. “The management of the Texas A&M University Research Park is a responsibility of the President of Texas A&M University. Rules and procedures concerning the management of the Park are set forth in the Research Park Master Form Lease, with its attached Covenants and Restrictions, approved by the Board on [sic] Minute Order 305-93.”

• June 1, 2001 - Research Park is reassigned to the Vice President for Research.

November 20, 2003 - System Regulation 41.05.03 adopted. Paragraph 2.4(a) provides: “By Minute Order, the Board of Regents authorized Texas A&M University to negotiate and enter into long-term ground leases in the Texas A&M University Research Park without submitting such leases to the Board of Regents, or the Chancellor or designee, for approval. Such ground leases may be executed by the Texas A&M University CEO or designee. After the lease is executed by all parties, a copy must be given to the SREO for data entry.”

January 1, 2004 - Harold Strong appointed director of Research Park by Richard Ewing, Vice President for Research.

August 2008 – Harold Strong steps down as executive director of the Research Park. Mr. A. Scott Williams, Executive Director of Real Estate Development in the TAMU Division of Finance, is serving as Interim Director of the TAMURP at 50% time until December 31, 2008.

Thanks,

James

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It's Time for Texas A&M