

Innovation, Technology, and Research Hub Set to be the Leading High-Tech Incubator in One of America's Fastest Growing Cities

American Triple I and Port San Antonio reach Financial Close on 130,000-Sq. Ft. Innovation Center, Which Will Create Tech Jobs and Provide State-of-the-Art Educational, Cultural and Recreation Venues on the City's Vibrant Technology Campus



Rendering of the planned Port San Antonio innovation center. Photo Credit: Port San Antonio.

SAN ANTONIO, TEXAS - September 16, 2020, American Triple I (www.atipartners.com) announced today it has closed on a \$60 million, 130,000-square-foot mixed-use, innovation center that will continue the transformation of the 1,900-acre Port San Antonio technology campus into one of the nation's top high-tech business incubators and science and technology research and education centers.

The New York-based developer, investor and manager of national infrastructure projects partnered with Port San Antonio and spearheaded the Innovation Center's business plan, market feasibility analysis, design, structuring and financing. Branch Banking & Trust (BB&T), now Truist is the lender for the project. San Antonio-based RVK Architects designed the center, and Sundt Construction will serve as the construction company. Construction will begin within weeks, and the complex will open as soon as 2022.

The center will include high-tech business incubator space with state-of-the-art communications and broadcast technology; a research and development lab; a 2,500-seat arena that can be configured for myriad technology events, educational gatherings, product launches, and esports competitions; the new home of the San Antonio Museum of Science and Technology (SAMSAT); integrated classrooms and meeting space for K-12 and college-level professional development programs; and a food court and retail.



Nearly 50,000 students have participated in innovative STEM/STEAM programs at the San Antonio Museum of Science and Technology. The new space will provide capacity to grow the programs ten-fold. Photo credit: Port San Antonio

The Port San Antonio campus straddles a large portion of the former Kelly Air Force Base, which was launched at the dawn of World War I and closed in 2001. Since that time, it has become a dynamic place serving as home for operations and innovation of over 80 public- and private-sector employers and supports over 14,000 direct jobs in fields that include aerospace, defense, cybersecurity, robotics, and advanced manufacturing.

Industries based at the Port already generate \$5.6 billion in regional economic activity each year.

The Innovation Center was first proposed in 2018 and approved by the Port San Antonio Board of Directors in August 2020. It is a transaction closed by American Triple I (ATI), which has also been selected as a 30% equity investor in the ongoing redevelopment of Terminal 6/7 at New York's JFK International Airport, one of the [nation's largest airport modernizations](#).

ATI is also the lead infrastructure equity investor in [Texas A&M University's new En-Med Campus](#) in the Houston, Texas-based Texas Medical Center.

Port San Antonio CEO Jim Perschbach, said, "American Triple I was instrumental in allowing us to realize our vision for the Innovation Center. The ATI team's vast specialized knowledge of infrastructure development and financing and their creative commercial and financial structuring ideas helped our Port team look at the execution of our project plan in new ways, resulting in a truly effective and cost-efficient Public Private Partnership."

"We are proud to partner with Port San Antonio to create this dynamic space, which will provide high-quality jobs, educate the next generation of science, engineering, and technology innovators and be an

accelerator for the industries that are leading our economy into the future.” said **ATI CEO and Co-founder David J. Cibrian**. “This infrastructure project will make a notable and real impact in the community consistent with ATI’s commitment to our investors and sound Environmental, Social and Corporate Governance (ESG) principals.”

ATI Chairman and Co-founder Henry Cisneros who is a former U.S. Secretary of Housing and Urban Development stated that, “We must invest in key infrastructure that will enable urban centers like San Antonio to continue to thrive and attract the best talent to work, to be educated and to start businesses. The Innovation Center will serve as a model for other cities to leverage their assets into diverse economic engines and incubators for new ideas.”

The Innovation Center’s key components will be housed under one roof and will serve multiple functions, including:

- **A 2,500-seat state-of-the-art technology arena** that can be used for e-sports competitions, concerts, product launches and large training programs. Retractable seating will allow the space to host conventions and conferences.
- **Space that will serve as the new home of the San Antonio Museum of Science and Technology (SAMSAT)**, which will host numerous hands-on exhibits, demonstrations and classes. The area will also serve to showcase current technologies as part of educational programs and to help companies demonstrate their innovations to prospective buyers.
- **Integrated classrooms and meeting spaces** to further support educational programs, smaller industry meetings and collaboration among different partners and their clients.
- **A research and development lab** that will provide scalable space and prototyping / fabrication equipment to support the work of startups. It will also allow greater collaboration between technology companies of all sizes with universities and other research partners to advance specific projects.
- As a leading destination and community gathering space for a wide range of users, the facility will also feature **a large 24-hour electronic gaming area and a full-scale food hall**, including catering support for the various events hosted at the center.

About American Triple I

ATI is an investor, owner, developer, and manager of infrastructure assets and infrastructure-focused companies. ATI is committed to serving its investor partners and communities alike, by deploying capital into projects and businesses throughout the United States. The firm targets value-add opportunities in the transportation, digital and social infrastructure sectors. ATI is a certified minority-owned, -managed, and -controlled investment manager.