

From: Wolfram F. Schaffler Gonzalez <wschaffler@ci.laredo.tx.us>

Sent: Monday, May 19, 2025 12:00 PM

To: The Office of the President <president@LAREDO.EDU>; Nathan Bratton <nbratton@webbcountytx.gov>; :) Sylvia V <svi@uisd.net>; Laida Benavides <lbenavides@uisd.net>

Cc: DELRIO, CARLOS <CARLOS.DELRIO@CBP.DHS.GOV>; CUELLAR, CARLOS <CARLOS.CUELLAR@CBP.DHS.GOV>; MARTINEZ, PATRICIA <PATRICIA.MARTINEZ@CBP.DHS.GOV>; Gilberto Sanchez <gsanchez@ci.laredo.tx.us>; Manuel De Luna, Jr. <mdeluna@ci.laredo.tx.us>

Subject: FTZ94 Requests Letter of Concurrence for Laredo Pro Source, Inc

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Laredo, Texas, May 19, 2025

Good Morning,

As Grantee of Foreign Trade Zone #94, I hereby request your consideration of a minor boundary modification for **LAREDO PRO SOURCE, INC.**, located within the city limits of Laredo, Texas and Webb County as approved under current FTZ #94 program area.

The proposed FTZ operator **LAREDO PRO SOURCE, INC.**, is requesting a letter of concurrence from your organization in support of establishing an ASF/Usage-Driven FTZ designation at its facilities located at **610 Vidal Cantu Rd., Ste #2, Pinnacle Industrial Park, Laredo, Texas, 78045.**

For your review and consideration, see attached documents:

- 02 FTZ Application from **LAREDO PRO SOURCE, INC.**,
- 03 Letter of request from intended operator
- 04 Right to Use Letter from **LAREDO PRO SOURCE, INC.**, to apply for an FTZ designation.
- 05 Aerial view of the facilities, showing the name of the adjacent streets and with a red line the outline of the complete facilities, clearly indicating the location of **LAREDO PRO SOURCE, INC.**, the company that is requesting this specific FTZ.
- 06 Areas to later be activated by CBP (in red outline).

Thank you for your time and assistance. Should you have any questions, feel free to contact me.
Respectfully,



Dr. Federico Schaffler

Foreign Trade Administrator

Laredo International Airport

Foreign Trade Zone #94

4719 Maher • Laredo, TX 78041

O. 956-795-2000 Ex: 2822

C. 956-220-1835

wschaffler@ci.laredo.tx.us



www.flylaredotexas.com

www.cityoflaredo.com



CITY OF LAREDO

LAREDO INTERNATIONAL AIRPORT

FOREIGN TRADE ZONE #94

Laredo, Texas, May 19, 2025

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Respectfully,

Dr. Federico Schaffler
Foreign Trade Administrator
Foreign Trade Zone #94

Pinnacle BMV LLC

12122 Jef Dr
Laredo, Tx- 78045
blanca.moore@braniff.net

January 30, 2025

Dr. Wolfram F. Schaffler
Foreign Trade Administrator
Laredo International Airport
Laredo, Tx, 78041

Dear Dr. Schaffler,

I hope this message finds you well. I am writing to formally express my support for Laredo Pro Source's initiative to activate a new Free Trade Zone at 610 Vidal Cantu Rd in Laredo, Texas- 78045, whose legal address is Pinnacle Industry Center, FM 1472, Block 1, Lot 2, Unit 2. This project represents a significant opportunity to enhance their business operations and make a positive contribution to our local economy by promoting international trade and attracting new business to the area.

As the owner of the warehouse, they currently lease, I am fully committed to supporting Laredo Pro Source in this endeavor. I will ensure that they have the necessary resources and assistance to successfully establish the Free Trade Zone. I am confident that this initiative will bring substantial benefits to our community and foster economic growth.

Please feel free to contact me if you require further information or assistance regarding this project. I am happy to collaborate in any way needed to help make this initiative a success.



Best regards,

Fernando Del Valle Betanzo

Pinnacle BMV LLC

fdelvalle@gadv.mx

(210) 758 - 0121



May 14th, 2025

Dr. Federico Schaffler
Foreign Trade Administrator
Foreign Trade Zone #94
4719 Maher Av.
Laredo, TX. 78041

Laredo Pro Source Inc respectfully requests the **Designation** of 4.114 Acres (179,225 sq. ft.) at our facilities at 610 Vidal Cantu Ste # 2; Laredo, TX 78045 as our interest and intention of becoming a Foreign Trade Zone Operator in Foreign Trade Zone #94.

We are requesting this Designation as a Usage-Driven FTZ, and once approved we will request the Activation of 10,000 sq. ft., of which 6,000 sq. ft. would be inside our Warehouse and 4,000 sq. ft. would be in our yards, as dedicated and activated space for parking trailers with FTZ merchandise.

Attached, please find the following supporting documents:

- Usage Driven FTZ Site Application (2025).
- Usage Driven FTZ Site Operating Agreement (2025). Signed and notarized in the last page
- Bird's-eye view of our facility, with names of adjacent streets clearly visible.
- Bird's-eye view of our facility, with a red outline of the approximated area where the FTZs will be located (inside and outside).
- Schematic layout diagram of the proposed designated FTZ areas, with exact measurements of each segment of the polygons in feet and inches, as well as the area inside of those areas in sq. ft. These lines are indicated in red ink.
- Letter of authorization from the Owner of the warehouse

The person responsible for this application will be Maximiliano Gonzalez.

The information for opening the Account with the City of Laredo is as follows:

LAREDO PRO SOURCE, INC

610 VIDAL CANTU STE # 2; LAREDO, TX 78045

MAXIMILIANO GONZALEZ

maxgonzalez@laredo-prosource.com (956) 726-4982

Thank you in advance for your cooperation to our request. If you have any questions, please do not hesitate to contact me at fdelvalle@gadv.mx and (956) 726-4982.

Sincerely

Fernando Del Valle
CEO
Laredo Pro Source Inc.

**Application for Subzone or Usage-Driven Designation (“Minor
Boundary Modification”) Under the Alternative Site Framework (ASF)**

Instruction Sheet

This collection of information contains Paperwork Reduction Act (PRA) requirements approved by the Office of Management and Budget (OMB). Notwithstanding any other provision of law, no person is required to, nor shall any person be subject to a penalty for failure to comply with, a collection of information subject to the requirements of the PRA unless that collection of information displays a currently valid OMB control number. Public reporting burden for this collection of information is estimated to average 3.5 hours, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons wishing to comment on the burden estimate or any aspect of this collection of information, or offer suggestions for reducing this burden, should send their comments to the ITA Reports Clearance Officer, International Trade Administration, U.S. Department of Commerce, 14th and Constitution Avenue, NW, Washington, DC 20230.

No zone, subzone, zone expansion/reorganization/modification, or production authority may be approved unless a completed application/notification/request has been received (19 U.S.C. 81a-81u; 15 CFR Part 400). The Foreign-Trade Zones Board has no authority to finance zone projects. Its approval is in the form of a grant of authority (license) for operating a facility under foreign-trade zone procedures. The basic requirements for foreign-trade zone applications are found in the regulations of the Foreign-Trade Zones Board (15 CFR Part 400), including Sections 400.21 through 400.25. Application formats are available on the [FTZ Board web site](#).

Corporations submitting applications must be qualified to apply under the laws of the state in which the zone is to be located. Applicants may submit drafts of their applications to the FTZ Staff, which can provide comments and technical assistance in interpreting the Board's regulations.

Applicants should note that conduct of their proposed activity under FTZ procedures would result in an additional, ongoing information-collection burden associated with the Annual Report from Foreign-Trade Zones (OMB Control No. 0625-0109).

FTZ Staff
March 2013

Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Avenue, N.W., Room 21013
Washington, D.C. 20230
(202) 482-2862

Alternative Site Framework

APPLICATION FOR SUBZONE OR USAGE-DRIVEN DESIGNATION (“MINOR BOUNDARY MODIFICATION”)

NOTE: This format is only for a Minor Boundary Modification (MBM) to propose a “Subzone” or “Usage-Driven” site(s) under the Alternative Site Framework (ASF).

INSTRUCTIONS

General: The actual submitted request may take the form of a letter from the grantee requesting approval and answering each question listed below. Alternatively, the request may include a cover letter from the grantee identifying the specific Subzone/Usage-Driven site for which it is requesting approval and then a separate document answering the questions below. Leave each question in place (including its number) and provide your response directly below each question.

Subzone versus Usage-Driven Designation: Under the FTZ Board’s regulations (§400.24(c)), a grantee can request designation of a site(s) as a subzone that qualifies for usage-driven status, where warranted by the circumstances and so long as the subzone activity remains subject to the activation limit for the zone in question. As with usage-driven sites, subzone sites designated under this process will be subject to the standard three-year sunset provision.

Sites versus Parcels: A "site" is comprised of one or more generally contiguous parcels of land organized and functioning as an integrated unit, such as all or part of an industrial park or airport facility. If parcels do not meet that definition, they must be treated as separate sites.

Submitted Request Must Be Complete: Submitted MBM requests must be complete – with the sole allowable exception of any comments from U.S. Customs and Border Protection (CBP), if necessary. Incomplete submitted requests or documents submitted separately will be returned to the sender. The FTZ Staff cannot assemble complete requests from individual elements submitted separately.

If a letter from CBP is not included, a copy of your request must be provided to CBP no later than when the request is submitted to our office (see section 400.38(a) of the FTZ Board’s regulations). When providing the copy to CBP, you can note that the regulations provide CBP with 20 days to submit comment

Submission of Completed Application: Submit the final application by email (ftz@trade.gov) (Adobe PDF format preferred; you may use MS Word format if you are unable to submit PDF). The application must include color maps and signed versions of all letters.

Timing: Under the FTZ Board’s regulations, the ordinary timeframe to process MBM requests is within 30 days of the FTZ Staff having received a complete request. Timing will depend on receipt of CBP’s comments on the request.

Alternative Site Framework

APPLICATION FOR SUBZONE OR USAGE-DRIVEN DESIGNATION (“MINOR BOUNDARY MODIFICATION”)

LAREDO FOREIGN TRADE ZONE #94

QUESTIONS

1. Please mark the appropriate space below to indicate whether you are requesting “Subzone” or “Usage-Driven” designation for the proposed site(s):

____ Subzone __ **X** __ Usage-Driven

2. List the address of the site(s), including the jurisdiction in which the site(s) falls (town, city, county).

610 Vidal Cantu Ste # 2; Pinnacle Ind Park: Laredo, TX 78045

3. Explain how the proposed site(s) is within the grantee’s approved ASF service area.

The proposed site is located within Webb County.

4. State the proposed acreage of the site(s).

There are 179,225 sq. ft. (4.114 Acres) on this site

5. Indicate the company for which the site(s) will be designated.

Laredo Pro Source, Inc.

6. Provide a summary of the company’s planned activities.

a.) We plan on attracting clients that have need to store In Bond material duty free coming from outside US, storing and exporting or filling consumption entries and paying appropriate duties upon withdrawal.

b.) We also plan to receive merchandise In Bond going into Mexico which for different reasons need to be split before crossing the border.

c.) We also plan to receive, store, ship, transload assorted commercial products

d.) And also provide the service of Storage of bonded/FTZ merchandise

7. **Indicate the current zoning and the existing and planned buildings (including square footage) for the site(s). (Note: Sites (or areas within a site) with inappropriate zoning – such as agricultural, retail, or residential – are not eligible for FTZ status and should not be proposed in any MBM request.)**

Total Area to be Designated: 179,225 sq. ft. (4.114 Acres)

Total Area to be Activated: 10,000 sq. ft.

Activated area inside of warehouse 6,000 sq. ft.

Activated area outside in yard: 4,000 sq. ft.

Current Zone: M1/other

Building is commercial warehouse and yards.

8. **Confirm that FTZ designation or the use of FTZ procedures is not a requirement or a precondition for future activity or construction at the site(s).**

FTZ designation and/or use of the FTZ procedures is not a requirement or precondition for future activity or construction at the site.

9. **List the owner(s). (If a site(s) is not owned by the grantee or the company planning to use the site(s) – as named in response to Question 5 above – then provide a "Right to Use" attachment with documentation demonstrating the right to use the site(s). Such evidence could be a signed letter from the proposed operator on its letterhead attesting to its right to use the property or a letter of concurrence from the owner of the proposed site(s).)**

This building is owned by Pinnacle BMV LLC; we have their approval to operate the FTZ Zone; we enclose their letter or "right of use" as proof of compliance of this requirement.

ATTACHMENTS

Attach the documents listed below (Items 10 and 11, plus Item 12 if applicable) directly behind the text of your request.

10. **A clear and detailed site map showing existing and planned structures. The site boundaries must be outlined clearly in red. Note that if streets or similar landmarks are not legible on the site map, you will also need to provide a detailed street map with the proposed site's boundaries in red. Any map should be no larger than letter-sized (8 1/2" x 11") and clearly labeled, with legends provided for any markings.**
11. **Comments from U.S. Customs and Border Protection (CBP): The grantee generally should provide comments from CBP with the submitted request. Alternatively, the grantee may provide a copy of the request to CBP at the time the request is submitted**

to the FTZ Board, in which case the grantee should also communicate with CBP regarding the 20-day timeframe in the FTZ Board's regulations for CBP to provide comments to the FTZ Board.

12. If your state (such as TX, KY, AZ) has one or more taxes for which collections will be affected by the proposed FTZ designation of the new site(s), please attach all of the following: (*Provided by Grantee of FTZ94 -Laredo, TX*)

A. An explanation of the specific local taxes, in Texas, that will be affected;

Local taxes that will be affected are:

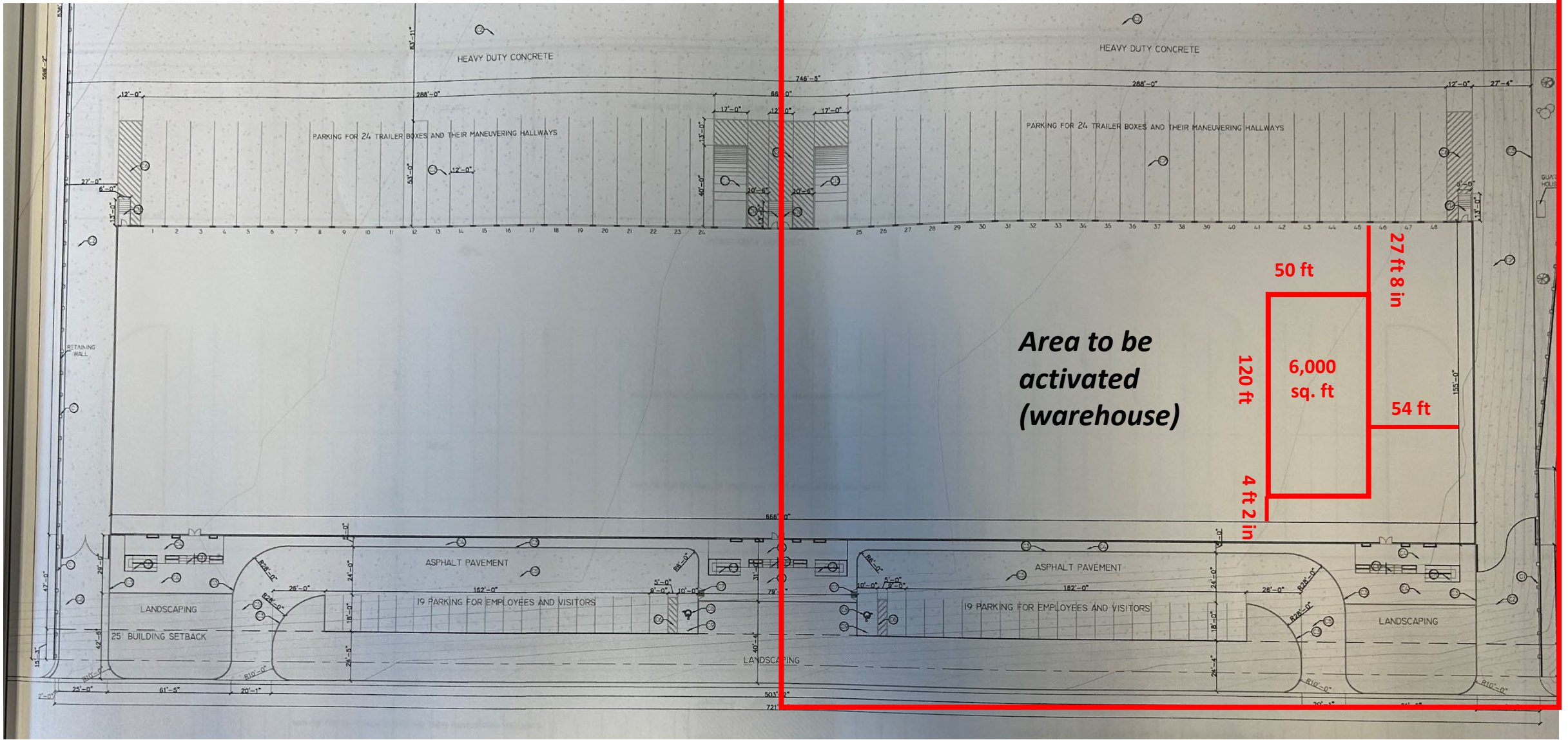
- **Webb County:** Local personal property taxes.
- **City of Laredo:** Local personal property taxes.
- **Laredo College:** Local Personal Property taxes
- **United Independent School District:** Local ad valorem taxes

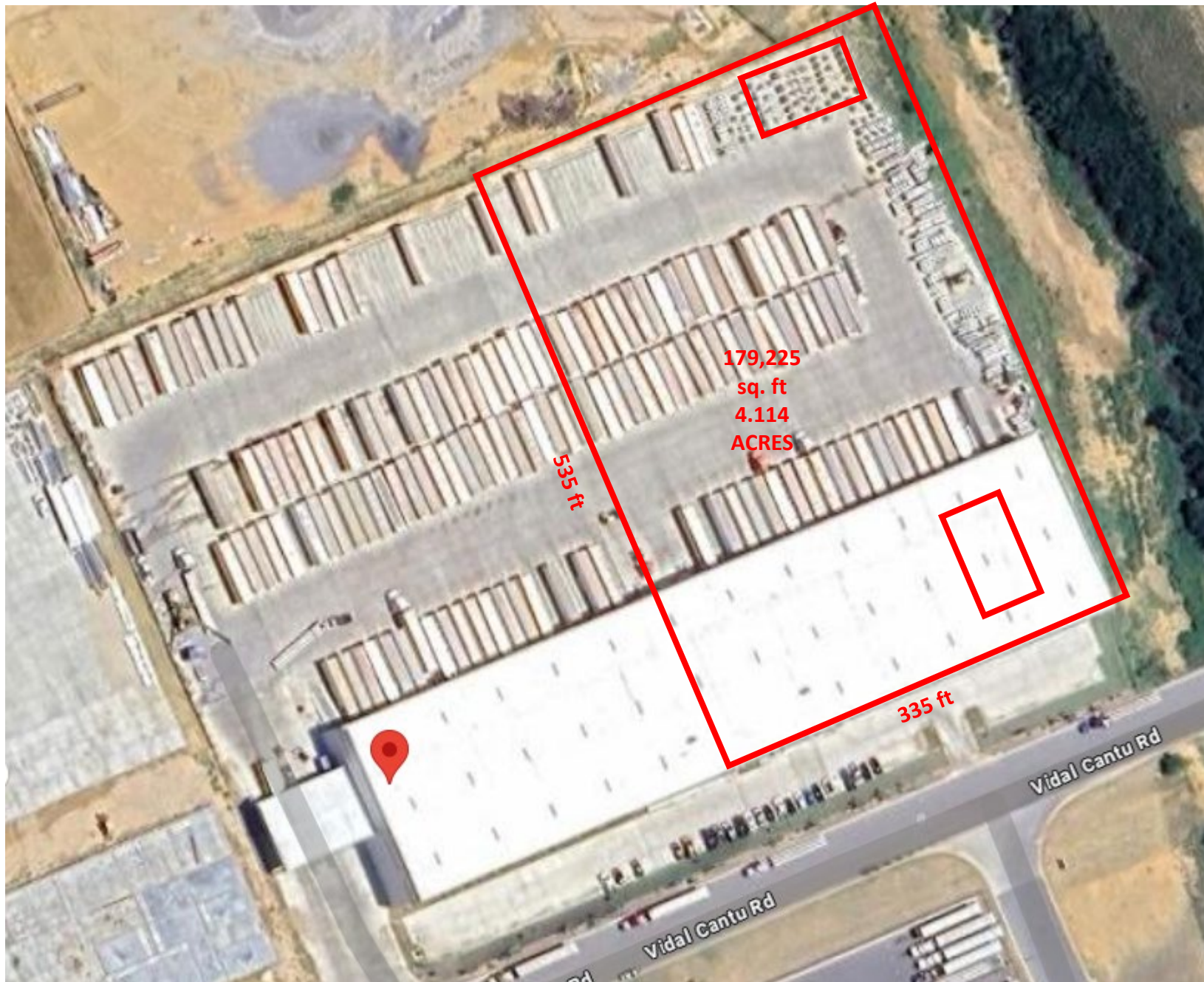
B. A stand-alone letter provided by the Grantee that:

- Lists all of the affected parties;
- Includes a statement below the list certifying that this is a complete list of all parties that would be affected by this particular request; and,
- Is signed by an official of the grantee organization.

C. Correspondence from all of the affected parties (such as a local school board) indicating their concurrence (or non-objection) regarding the proposed FTZ designation.







***Birdseye
View***



Laredo College

Fort McIntosh Campus

West End Washington St.

Laredo, TX 78040-4395

956.722.0521

www.laredo.edu

South Campus

5500 South Zapata Highway

Laredo, TX 78046

956.794.4000

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Trustee

May 22, 2025

Ms. Elizabeth Whiteman
Executive Secretary
Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Ave., NW, Room 2111
Washington, DC 20230

RE: City of Laredo Foreign-Trade Zone No. 94
Minor Boundary Modification – Laredo Pro Source, Inc.

Dear Ms. Whiteman:

Laredo College understands that the City of Laredo, Texas is requesting a Minor Boundary Modification (usage driven) within Foreign-Trade Zone No. 94 in Laredo, Texas on behalf of Laredo Pro Source, Inc., located at 610 Vidal Cantu Rd., Ste #2, Pinnacle Industrial Park, Laredo, Texas, 78045, which is situated in the Webb County's Taxing Jurisdiction.

Laredo College recognizes the increasing importance of international trade in our community and supports this request. Laredo College is aware that imported inventory and inventory held in the Foreign-Trade Zone for export will be exempt from local personal property taxes when the modification is approved.

Sincerely,

Dr. Minita Ramirez
President

c: City of Laredo