

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

Sent: Wednesday, April 23, 2025 4:42 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>; Manuel De Luna, Jr. <mdeluna@ci.laredo.tx.us>; HUGO NISHIYAMA <hugo_nishiyama@hjhfw.com>

Subject: FTZ94 Requests Letter of Concurrence for Unlimited Solution Group, Inc (8620 San Gabriel)

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Laredo, Texas, April 24, 2025

Good afternoon,

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

The proposed FTZ operator **UNLIMITED SOLUTION GROUP, 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 **8620 San Gabriel Drive, Laredo, Texas, 78045.**

For your review and consideration, see attached documents:

- 02 FTZ Application from **UNLIMITED SOLUTION GROUP, INC.**
- 03 Letter of request from intended operator
- 04 Right to Use Letter from **UNLIMITED SOLUTION GROUP, 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 **UNLIMITED SOLUTION GROUP, INC.**, the company that is requesting this specific FTZ.
- 06A, 6B and 6C 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



UNLIMITED SOLUTION
GROUP INC

City of Laredo

Laredo International Airport

Laredo, Texas.

Attn: Foreign Trade Zone # 94 Grantee

Tuesday, April 8th, 2025

Re: Respectful request to become an FTZ Operator

Please let this letter serve as a respectful request to become an FTZ Operator. As a US Customs House Broker, I would like to be able to offer FTZ capabilities to my existing customer as well as attract potential customer with the added benefits an FTZ warehouse can offer.

My Physical Address:

8620 San Gabriel Dr.

Laredo, Texas 78045

Webb County

Area wishing to designate:

The complete area of our facilities is 108,900 SQ FT. Of this area we wish to activate an area of 2,349 SQ FT inside the warehouse, located on the far Northeast corner of the building.

Please find attached Layout of area to be designated and in a red outline. The area to be designated in the interior of the warehouse.

Your attention to this matter is greatly appreciated.

Should you have any questions or require additional information please do not hesitate to contact me.

Respectfully,

Hugo Nishiyama - Treasurer



Management@unlimitedsolutionsinc.net



8620 San Gabriel,
Laredo Tx 78045

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).

Our location is 8620 San Gabriel Dr., Laredo, Texas, Webb County, zip code 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).

Building is commercial warehouse and yards. Comprised of 2.5 acres.

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

The operator of the FTZ will be Unlimited Solutions Group, Inc.

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

a.) Our primary activity will be receiving, storing and distribution of alcoholic beverages. filling consumption entries and paying appropriate duties upon withdrawal.

b.) 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 of the site, is 108,900 square feet.

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).)**

The owner of the facility where we are requesting designation and activation is RBM, LLC.

Please find attached lease agreement between RBM, LLC and Unlimited Solutions Group, Inc.

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.

City of Laredo

Foreign Trade Administrator
Laredo International Airport
Foreign Trade Zone #94

Tuesday, April 8th, 2025

Dear Dr. Federico Schaffler

Subject: Authorization to Create a Foreign Trade Zone Inside the Warehouse

We, RBM, LLC, hereby authorize Unlimited Solutions Group, Inc. to create and manage a Foreign Trade Zone (FTZ) within our warehouse located at 8620 San Gabriel, Dr, Laredo, TX 78045. This authorization is granted in accordance with all applicable laws and regulations governing the establishment and operation of Foreign Trade Zones.

The purpose of this authorization is to facilitate the efficient handling and storage of imported goods, thereby enhancing the operational capabilities and economic benefits for both our companies. Unlimited Solutions Group, Inc. is entrusted with the responsibility to ensure compliance with all relevant customs and trade regulations, and to maintain accurate records of all activities conducted within the FTZ.

This authorization shall remain in effect until further notice or until it is revoked in writing by RBM, LLC. We trust that Unlimited Solutions Group, Inc. will execute its duties with the highest level of professionalism and integrity.

Should you have any questions or require further information, please do not hesitate to contact us at 956-728-1475 or via e-mail at hugo_nishiyama@hjhfw.com.

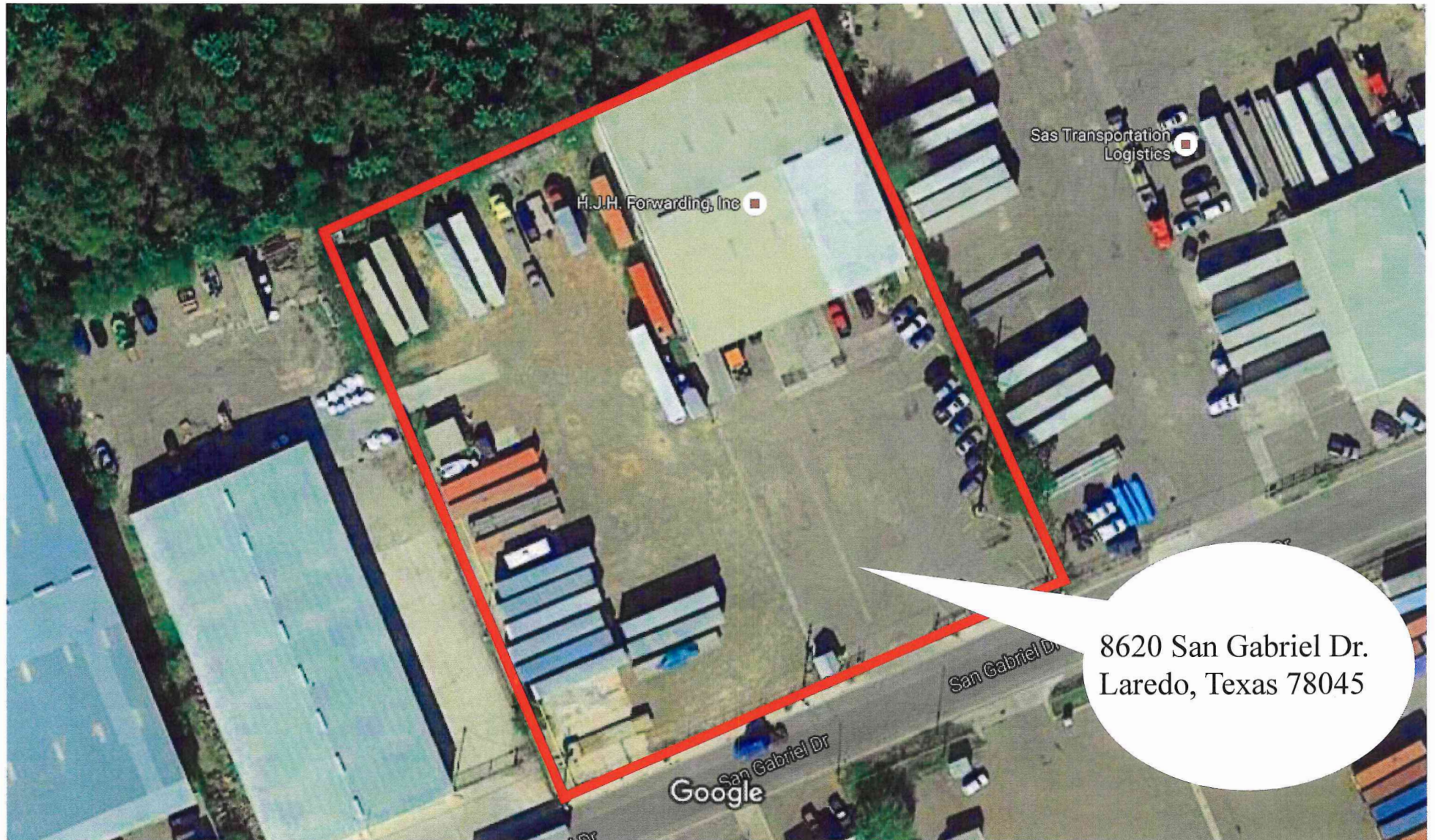
Thank you for your cooperation.

Sincerely,

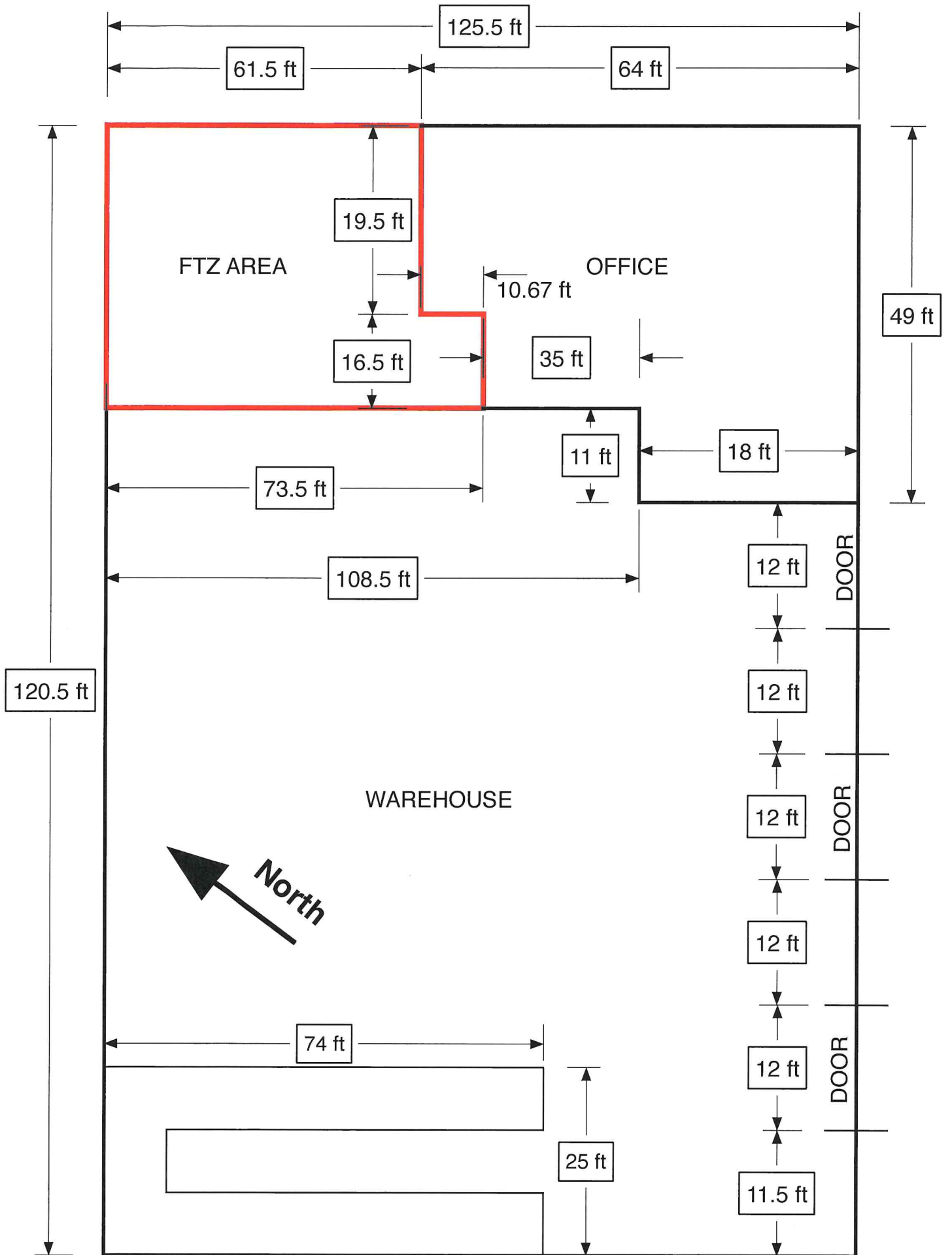
Hugo Nishiyama -Corporate Manager

RBM, LLC

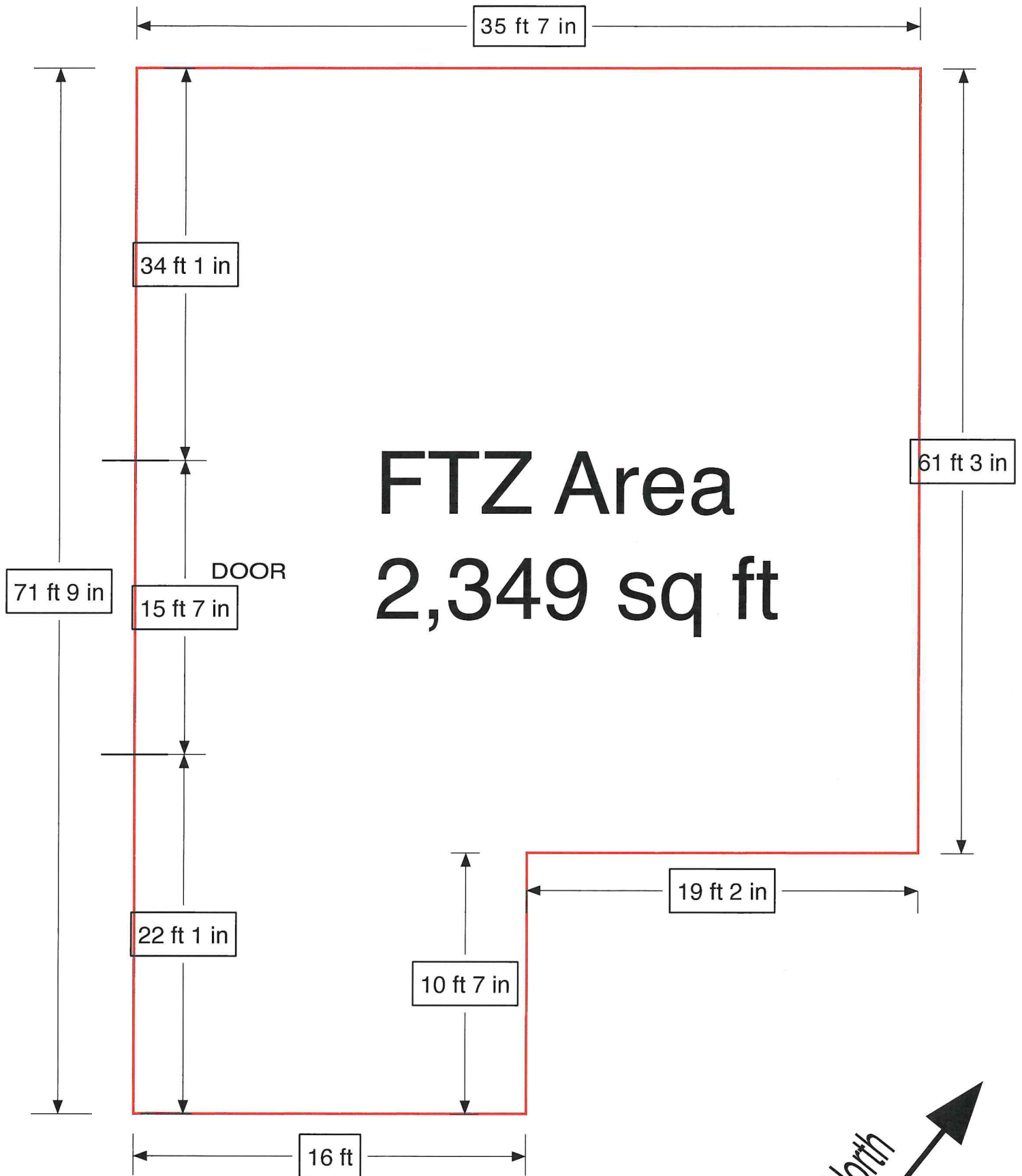
8620 San Gabriel, Dr.
Laredo, TX 78045
hugo_nishiyama@hjhfw.com
956-728-1475



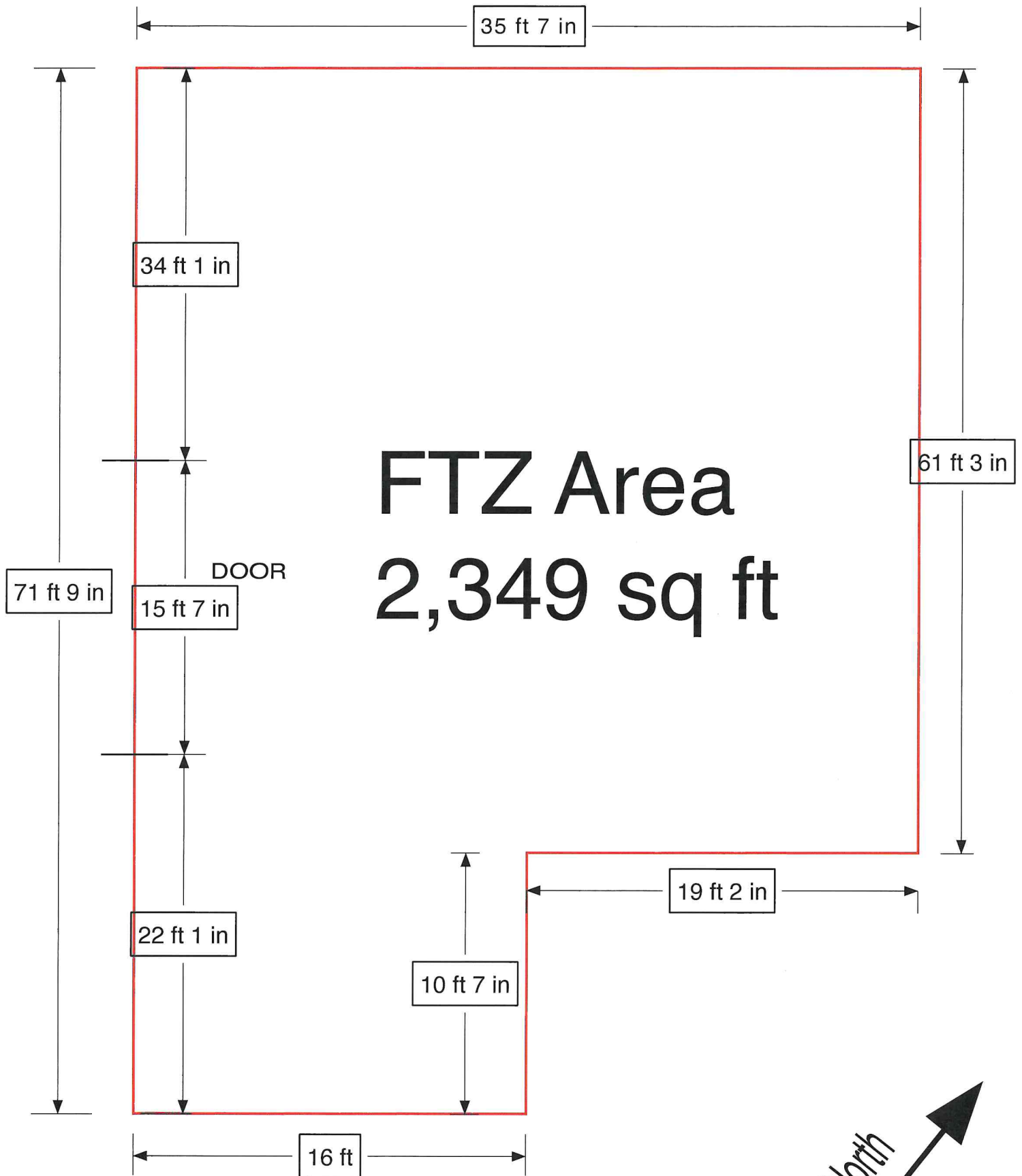




Unlimited Solutions Group, Inc.



Unlimited solutions Group, Inc.



Unlimited solutions Group, 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:

<http://www.trade.gov/ftz>.

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: This format consists of a small number of questions to answer and, for ease of use, is provided as a MS Word document. 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.

Number of Copies: Please submit the original and one electronic copy of the complete request (Adobe PDF format preferred; you may use MS Word format if you are unable to submit PDF). The electronic copy must include a color map(s) and scans of all signed 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")**

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).
8620 San Gabriel Dr, Laredo, Texas 78045, Webb County
3. Explain how the proposed site(s) is within the grantee's approved ASF service area.
The Grantee's ASF Approved service area is Webb County. This is within Webb County
4. State the proposed acreage of the site(s).
2.5 Acres
5. Indicate the company for which the site(s) will be designated.
Hugo Nishiyama C.H.B., Inc.
6. Provide a summary of the company's planned activities.
General warehousing including storage, loading and unloading of merchandise, distribution and repackaging.
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.)
The current zoning of the site is M-1. M-1 is for manufacturing/distribution and Customs operation.
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).
No the FTZ designation is not a 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).)
The owner of the Buildings is RBM, L.C., The partners of RBM, L.C. are Hugo Nishiyama and Raul Valdez Jr.

ATTACHMENTS

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 - 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.



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

April 28, 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 – Unlimited Solution Group, 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 Unlimited Solution Group, Inc., located at 8620 San Gabriel Drive, 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 Ramírez
President

c: City of Laredo