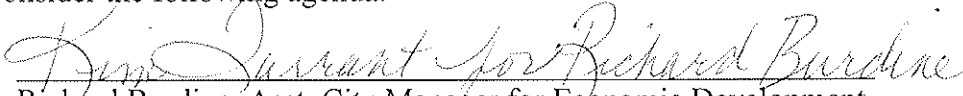


**PUBLIC NOTICE**

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, February 20, 2007, in the Develop Abilene conference room, 174 Cypress St., Abilene, Texas, 3rd floor, commencing at 1:30 p.m. to consider the following agenda:

SIGNED:

  
Richard Burdine, Asst. City Manager for Economic Development

**AGENDA**

February 20, 2007  
1:30 p.m.

Develop Abilene Conference Room  
174 Cypress St., 3rd floor

1. Call the meeting to order.
2. Approval of minutes from January 16, 2007 meeting.
3. Preliminary financial and status reports for December 2006.
4. Discussion of regular monthly meeting day and time and possibly changing to better accommodate board member schedules.
5. Discussion and possible selection of the preferred site for construction of the Spec 3 shell building in the Five Points Business Park, and possible approval of a resolution authorizing funding and a contract with Carter & Burgess for site civil engineering services.
6. Discussion and possible selection of the preferred option for construction of a hangar at the Abilene Regional Airport, and consider direction to the CEO to advertise a Request for Qualifications to design the hangar.
7. Review of the Texas Economic Development Council 2007 Legislative Agenda.
8. Executive Session: Pursuant to Tex. Gov't Code Sec. 551.087, an executive session may be held (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). After discussion in executive session, any action or vote will be taken in public.

Pursuant to Tex. Gov't Code Sec. 551.072, an executive session may be held to discuss the possible exchange, lease, or value of real property associated with a project to be funded by the DCOA since deliberation in open session would have a detrimental effect on the DCOA's negotiations with a

third party. After discussion in executive session, any action or vote will be taken in public.

Pursuant to Tex. Gov't Code Sec. 551.071, an executive session may be held to consult with the DCOA attorney regarding pending or contemplated litigation or a settlement offer regarding DCOA funded projects or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code. After discussion of the contemplated legal matters in executive session, any action or vote will be taken in public.

9. Adjournment

**CERTIFICATE**

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, at \_\_\_\_\_.

\_\_\_\_\_  
City Secretary

**NOTICE**

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should contact Department of Economic Development, (325) 676-6390, at least forty-eight (48) hours in advance of this meeting. Telecommunication device for the deaf is (325) 676-6360.

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**January 16, 2007**

<b>MEMBERS PRESENT:</b>	Ray Ferguson Mike Schweikhard	Stan Lambert Dee Moore
<b>MEMBER ABSENT:</b>	Joe Crawford	
<b>STAFF PRESENT:</b>	Richard Burdine Dan Santee	Kim Tarrant
<b>GUESTS PRESENT:</b>	Don Green Nancy Smith Tex Schmidt Gene Faulkner Karen Kavanagh Don Scata Gary Robinett Sarah Varble Burl McKelvain	City of Abilene Airport West Central Tx. Workforce Dev. Board URS Corporation “ “ “ Abilene Industrial Foundation Abilene Reporter-News TSTC West Texas

- 1. CALL TO ORDER.** Ray Ferguson called the meeting to order at 1:30 p.m. in the Develop Abilene conference room located at 174 Cypress, 3rd floor, Abilene, TX and welcomed new DCOA board member, Mike Schweikhard.
- 2. APPROVAL OF MINUTES FROM DECEMBER 19, 2006 MEETING.** Dee Moore made a motion to approve the minutes from the December 19, 2006 meeting. Stan Lambert seconded and the motion carried.
- 3. PRELIMINARY FINANCIAL AND STATUS REPORTS FOR NOVEMBER 2006.** In David Wright's absence, Richard Burdine presented the financial reports for November 2006. He briefly summarized the status of approved projects waiting for signed contracts. Total assets as of November 30, 2006 were \$49 million, total liabilities were about \$2.6 million, and the DCOA had an undesignated fund balance of \$16.9 million. The sales tax rebate for January was \$625,876.16 for economic development and was 9.04% higher than last year.
- 4. ELECTION OF OFFICERS FOR 2007.** Stan Lambert made a motion to accept the same slate of officers as last year: Ray Ferguson as President, Joe Crawford as Vice President, and Dee Moore as Secretary/Treasurer. Mike Schweikhard seconded. The motion passed by unanimous consent.
- 5. REPORT FROM URS CORPORATION ON STATUS OF DEVELOPMENT PLAN FOR EAGLE AVIATION SERVICES, INC.** Richard Burdine introduced Project Manager, Tex Schmidt from URS Corporation. Mr. Schmidt then introduced his team: Gene Faulkner, principal in charge; Don Scata, airfield planner; and Karen Kavanagh, planning project manager for this project. URS representatives explained that they developed several options for EASI's hangar expansion which they summarized, along with the pros and cons of each option.

Option 1 would be to build a temporary 23,000 square-foot fabric hangar attached to the front (east side) of Hangar 1 at a construction cost estimate of \$4.7 million. It would accommodate up to three aircraft and comes with a 20-year warranty. The biggest advantage is that it addresses an immediate need without new apron or hangar construction. A major concern is that the current fire suppression system for Hangar 1 probably does not meet code and the fabric could trigger upgrades to the system, increasing costs. A second disadvantage is that the fabric hangar may not provide full protection from the elements.

Option 2 places a new 25,000 square-foot hangar to the west of Hangar 0 on the existing employee parking lot and would accommodate two aircraft. Total construction cost is estimated at \$7.6 million which includes replacing the parking lot. One advantage is that the metal hangar would provide a completely enclosed space to perform maintenance and fulfill an immediate need. However, the topography of the apron slopes downward and the EASI employee parking would be further away from the buildings.

Option 3 requires the purchase of the Zee Jet lease and relocation of their facilities to another part of the airport. The existing Zee Jet Hangar would be demolished and a new 36,000 square-foot hangar would be constructed in its place. The new hangar would accommodate three aircraft at an estimated construction cost of \$14.4 million. This option would address the immediate need for the Saab maintenance positions and would provide a completely enclosed space to perform maintenance. The disadvantages are that the Zee Jet facilities must be relocated and the site is further from the employee parking area. Also, this is the least cost effective option.

Option 4 consists of building a new 36,000 square-foot hangar to the north of and behind Hangar 0 and would house three aircraft at an estimated construction cost of \$11 million. This includes additional apron, taxiway, and service road construction. A new advantage with this option is that the first phase of the conceptual site plan to have 12 maintenance bays would be in place. The one drawback is the apron and taxiway construction required for access to the site.

Option 4A is a complete build-out, adding three more 36,000 square-foot hangars to the north of the current EASI facilities, housing a total of nine aircraft and costing an estimated \$31.8 million. This also includes additional apron, taxiway, and parking lot construction which is the only disadvantage cited for this option.

Option 4B is a different layout from Option 4A, keeping three 36,000 square-foot hangars, still housing nine aircraft, and costing an estimated \$34.1 million. As in Option 4A, additional apron, taxiway, and parking areas would need to be built. Advantages include providing an area for fleet parking and an area for HAZMAT storage. On the down side, however, it would mean demolishing the existing RAC facility.

Option 4B-1 consists of constructing one 36,000 square-foot building and one 70,500 square-foot building which would house nine aircraft at an estimated cost of \$33.1 million. This

includes adding an EASI employee parking area to the west of the new hangars and constructing additional apron and taxiway areas. Pros and cons are the same as in Option 4B.

Considerable discussion followed about having enough employee parking, especially with the expansion that EASI is anticipating. EASI staff at the Abilene Regional Airport prefers Option 2. Richard Burdine concurred that Option 2 appears to be the best choice – allowing the most efficiency at the least cost. No action was taken.

6. **EXECUTIVE SESSION:** There was no need for an executive session.
7. **REPORT ON WELDER TRAINING PROGRAM AND DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL FUNDING FOR THE PROGRAM.** Richard Burdine reviewed the report submitted by the Workforce Center for the Fast Track Welding training program. The first two training sessions were completed in the fall of 2006 and graduated 26 students, 22 of which are currently working for local businesses.

Because the program has been so successful, the entities involved are extending the program to include two more four-week sessions. To continue the training, economic development staff has applied for a \$50,000 grant from the West Central Texas Workforce Development Board in partnership with four local companies that employ welders. Staff requests the DCOA Board match the \$50,000 grant with up to \$26,000 to cover expenses for two more sessions in 2007 and 28 total participants.

Stan Lambert moved to approve Resolution No. DCOA-2007.09 authorizing additional funding of \$26,000 to extend the welder training program. Dee Moore seconded the motion and it carried.

8. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FUNDING FOR THE WEST CENTRAL TEXAS WORKFORCE DEVELOPMENT BOARD FOR THE MANUFACTURERS SKILLS STANDARDS COUNCIL (MSSC) TRAINING PROGRAM.** Based on nation-wide industry surveys, many workers demonstrate deficiencies in basic skills. The Manufacturing Skills Standards Council (MSSC) certification process addresses skills deficiencies by assessing and certifying individuals on their abilities in math, science, reading, listening, communicating, computer technology, analysis, problem solving, teamwork and basic technical skills, all in a manufacturing context. After a survey conducted in the fall of 2006 of local manufacturers, several of them expressed an interest in participating in a pilot project of MSSC certification, since they view it as a proven mechanism to improve the quality of their entry-level applicant pool. In addition, it appears that local manufacturers are committed to providing employment opportunities and hiring preference to MSSC-certified Manufacturing Production Technicians. The West Central Texas Workforce (WCTW) Board has committed funding toward the development of a pilot project to train and assess local workers as MSSC-Certified Manufacturing Production Technicians.

The WCTW Board requests funding from the DCOA in the amount of \$83,405, which will cover all training-related costs, including TSTC instructor wages, tuition and fees, pre-screening, assessments, and student incentives. The total cost of the pilot program will be \$86,835.

Nancy Smith from the WCTW Board summarized the many benefits of this program and how employers recognize the credentials this program provides to its graduates. The WCTW Board intends to leverage additional funding from the state. And if this pilot program is successful the WCTW Board will partner with various local entities and agencies to apply for skills development funding through the Texas Workforce Commission with the grant proposal to be submitted in early spring 2007. Burl McKelvain from TSTC echoed Ms. Smith's comments and the importance of focusing training for specific employment needs which have been addressed by the local manufacturing and industrial community.

Stan Lambert moved to approve Resolution No. DCOA-2007.10 authorizing funding of \$83,405. Dee Moore seconded the motion and it carried.

9. **ADJOURNMENT.** The next regularly scheduled meeting is February 20<sup>th</sup>, but there was some discussion about moving it to either the second or fourth Tuesday. There being no further business, the meeting was adjourned.

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Ray Ferguson, President

**MEMORANDUM**

February 7, 2007

**TO:** Larry D. Gilley, City Manager  
**FROM:** David M. Wright, Director of Finance  
**SUBJECT:** February Sales Tax

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The sales tax rebate for February is \$3,613,856.31, which represents December sales. This is 1.59% above last year. The breakdown of the February rebate is \$2,710,392.23 to the General Fund and \$903,464.08 for economic development. Of this rebate, \$49,747 is from prior periods, audit payments, future payments, and unidentified payments. Based on this rebate, sales tax is 7.03% above last year for the period of October through February. I have requested the detail from the state.

Should you have any questions, please contact me.

DMW:ls

cc: Richard Burdine, Assistant City Manager  
David Vela, Assistant City Manager

**CITY OF ABILENE  
SALES TAX COMPARISON**

Accounting Period Month	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL
	Actual 2005-06	Actual 2005-06		Actual 2006-07	Actual 2006-07	
October	\$1,781,387.54	\$593,795.84	\$2,375,183.38	\$1,951,422.77	\$650,474.25	\$2,601,897.02
November	2,082,826.00	694,275.33	2,777,101.33	2,229,381.42	743,127.14	2,972,508.56
December	1,636,091.34	545,363.78	2,181,455.12	1,813,239.09	604,413.03	2,417,652.12
January	1,718,563.88	572,854.62	2,291,418.50	1,877,628.47	625,876.16	2,503,504.63
February	2,667,866.52	889,288.84	3,557,155.36	2,710,392.23	903,464.08	3,613,856.31
YTD	<u>\$9,886,735.28</u>	<u>\$3,295,578.41</u>	<u>\$13,182,313.69</u>	<u>\$10,582,063.98</u>	<u>\$3,527,354.66</u>	<u>\$14,109,418.64</u>
March	1,730,733.21	576,911.07	2,307,644.28			
April	1,695,786.27	565,262.09	2,261,048.36			
May	2,315,444.39	771,814.80	3,087,259.19			
June	1,781,984.09	593,994.69	2,375,978.78			
July	1,927,034.14	642,344.71	2,569,378.85			
August	2,297,829.76	765,943.25	3,063,773.01			
September	1,911,314.38	637,104.79	2,548,419.17			
FY TOTAL	<u>\$23,546,861.52</u>	<u>\$7,848,953.81</u>	<u>\$31,395,815.33</u>			

NOTE: REPORT REFLECTS THE MONTH SALES TAX IS RECEIVED FROM AUSTIN. REVENUE IS RECORDED ON THIS BASIS FOR BUDGETARY PURPOSES.

THE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) WILL REFLECT GASB 33 REQUIREMENT IN ADDITION TO THE BUDGET BASIS.



**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**1/2 CENT SALES TAX REVENUE**  
*FY 2006: Monthly and Year-to-Year Comparisons*

<b>Accounting Period Month</b>	<b>Actual 2005-06</b>	<b>Actual 2006-07</b>	<b>% Change</b>
October	\$593,796	\$650,474	9.55%
November	694,275	743,127	7.04%
December	545,364	604,413	10.83%
January	572,855	625,876	9.26%
February	889,289	903,464	1.59%
<b>YTD</b>	<b>\$3,295,578</b>	<b>\$3,527,355</b>	<b>7.03%</b>
March	576,911		
April	565,262		
May	771,815		
June	593,995		
July	642,345		
August	765,943		
September	637,105		
<b>FY TOTAL</b>	<b>\$7,848,954</b>		

Note: Report reflects the month sales tax is received from Austin.  
Revenue is recorded on this basis for budgetary purposes.

The Comprehensive Annual Financial Report (CAFR) will reflect  
GASB 33 requirement in addition to the budget basis.

Revenue for February '07 represents December '06 sales. Approximately  
\$12,437 of the rebate is from prior periods, audit, and future payments.

Audit Payments: Larger businesses submit sales tax collections to the State  
Comptroller every month and smaller ones either quarterly or annually. The  
Comptroller audits the books of these businesses on a four year cycle to  
determine if sales tax was collected on all taxable sales. Audit collections  
represent the sales tax revenue from prior sales and submitted or refunded  
subsequent to the audit.

CITY OF ABILENE, TEXAS

PRELIMINARY

DEVELOPMENT CORPORATION OF ABILENE, INC.

Balance Sheet  
December 31, 2006

**ASSETS:**

Cash and Investments	\$14,737,325
Notes receivable	15,650,386
Accounts receivable	4,500
Due from other governments	1,385,606
Prepaid Expense	0
Total Current Assets	<u>31,777,817</u>

**OTHER ASSETS:**

Fixed assets	\$20,356,263
Accumulated depreciation	(2,885,975)
Total Other Assets	<u>17,470,288</u>

TOTAL ASSETS \$49,248,105

**LIABILITIES:**

Vouchers payable	\$20,145
Deferred revenues	2,470,417
Total Liabilities	<u>\$2,490,562</u>

**FUND BALANCES:**

Investment in general fixed assets	\$17,470,288
Reserved for contractual obligations(external)	11,715,958
Reserved for obligated programs(internal)	629,839
Reserved for contingent liabilities	0
Undesignated Balance	16,941,459
Total Fund Balance	<u>\$46,757,543</u>

TOTAL LIABILITIES AND FUND BALANCES \$49,248,105

**FIXED ASSETS:**

Buildings and Improvements:	Original Cost	Improvements	Depreciation	Total
2601 Airport Blvd.	1,563,210	540,632	240,431	1,863,411
2809 Airport Blvd.	396,519	444,583	276,636	564,466
2841 Airport Blvd.	456,736	62,923	251,868	267,791
4002 Loop 322	1,290,915	2,089,045	1,132,004	2,247,956
515 acres - Five Pts Bus Park	552,287	2,435,432	194,835	2,792,884
6450 Five Points Parkway	5,809,354	0	459,334	5,350,021
Grant Bldg 341 Pine	147,194	405,726	179,653	373,268
303.53 acres Hwy 36 & FM 18	449,238	0	0	449,238
2742 Lance Dr. (EASI Storage)	2,527,408	0	100,930	2,426,478
4109 Vine St	583,524	0	23,341	560,183
4009 Vine St	583,524	0	23,341	560,183
2005 Dodge Caravan	18,011	0	3,602	14,409
TOTAL FIXED ASSETS	<u>\$14,377,922</u>	<u>\$5,978,341</u>	<u>\$2,885,975</u>	<u>\$17,470,288</u>

DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ DECEMBER 31, 2006

REVENUE-TO-DATE	Beginning I-T-D	Current Month	Current FY	(MARCH, 1990)
	Revenues	Revenues	Revenues	Ending I-T-D
City Sales Tax (3131)	\$ 94,393,714.78	\$ 600,338.46	\$ 1,985,944.46	\$ 96,379,659.24
Sales Tax Retained (3132)	192,737.03	4,074.57	12,069.96	204,806.99
Other Services Charges (3731)	25.00	-	-	25.00
Princ. - Loans & Assess (3775)	798,899.65	4,212.25	4,212.25	803,111.90
Int. - Loans & Assess (3802)	2,023,963.38	3,150.26	9,714.12	2,033,677.50
Interest (3803)	5,101,474.40	81,189.64	196,651.05	5,298,125.45
Land Lease (3810)	6,404.48	-	-	6,404.48
Building/Space Rent (3816)	2,421,768.41	56,062.50	141,937.50	2,563,705.91
City Pay Phones (3890)	9,170.58	-	-	9,170.58
Miscellaneous Revenue (3892)	26,770.03	-	1,735.00	28,505.03
EDA Grant (3305)	242,100.00	-	-	242,100.00
Miscellaneous State Grants (3359)	6,500.00	-	-	6,500.00
Miscellaneous Federal (3379)	937,926.00	-	-	937,926.00
Interest on Investments (3800)	176,263.67	-	-	176,263.67
Other Interest (3809)	32,252.85	-	-	32,252.85
Interfund Recovery (3828)	1,534,976.08	-	-	1,534,976.08
Miscellaneous Recovery (3839)	1,863,010.94	-	-	1,863,010.94
Miscellaneous Prior Year (3840)	16,464.88	-	-	16,464.88
DCOA Admin (3847)	7,070.55	-	-	7,070.55
Other Contributions (3860)	96,866.60	-	-	96,866.60
Sale of Land (3870)	273,554.84	-	-	273,554.84
Sale of Buildings (3871)	981,647.87	-	-	981,647.87
Miscellaneous Damage Claims (3889)	222.39	-	-	222.39
GASB 22 Restatement	355,634.89	-	-	355,634.89
GASB 34 FY 03 Adjustment	579,426.49	-	-	579,426.49
	\$ 112,078,845.79	\$ 749,027.68	\$ 2,352,264.34	\$ 114,431,110.13

CONTRACTS ENCUMBERED/ EXPENDITURES-TO-DATE	Beginning I-T-D	Current Month	Current FY	Ending I-T-D	Outstanding
	Expenditures	Expenditures	Expenditures	Expenditures	Contracts
Prior Years Programs	\$ 53,939,034.09	\$ -	\$ -	53,939,034.09	\$ -
Business Services Division	5,620,415.06	44,394.99	147,058.84	5,767,473.90	54.26
DCOA Annual Contracts	1,688,733.46	1,039.63	29,979.24	1,718,712.70	-
Abilene Industrial Foundation (4950)	9,916,868.50	60,633.35	109,148.84	10,026,017.34	603,941.16
Caruth Small Business Dev Cntr (4951)	1,850,621.05	18,750.00	38,137.50	1,888,758.55	156,862.50
Chamber Military Affairs (4952)	951,992.00	-	-	951,992.00	60,000.00
Airport Business Dev Mgr (4953)	225,374.81	5,558.49	40,647.17	266,021.98	133,478.02
TTU Engineering Ops 4975	1,875,000.00	-	-	1,875,000.00	-
TTU BLDG Purchase & A/E 4976	568,119.86	-	-	568,119.86	180,856.62
Five Points Utilities 4978	918,487.40	-	-	918,487.40	49,937.56
EASI Records Const. 4990	2,430,455.58	-	-	2,430,455.58	94,767.42
Murf Systems 4998	148,200.00	-	-	148,200.00	-
Bandag Training 5203	516,334.72	-	-	516,334.72	325,885.28
Sunoco Logistics 5208	94,744.00	-	-	94,744.00	57,256.00
EASI 04 5213	717,937.66	-	-	717,937.66	2,555,062.34
EHT 5216	65,900.00	-	-	65,900.00	-
TMAC 5218	40,925.00	-	-	40,925.00	-
Hirschfeld 5219	-	-	-	-	750,000.00
Fehr Food 5220	461,520.00	60,150.00	60,150.00	521,670.00	-
Research Ins 5221	500.00	-	-	500.00	-
Advanced Trailer 5224	-	-	-	-	90,000.00
Transcend Services 5227	249,075.33	-	-	249,075.33	1,000,000.00
Bandag Building Improv 5228	-	-	-	-	157,623.92
Glazers Ph III 5229	12,520.00	-	-	12,520.00	78,480.00
BCBSTX Roof 5230	58,666.48	-	2,000.00	60,666.48	833.52
Highland Campus Health 5231	122,791.66	6,000.00	6,000.00	128,791.66	373,466.67
Rentech 5232	48,800.00	-	-	48,800.00	-
Tige Infrastructure 5233	143,722.68	-	-	143,722.68	74,913.00
Robinson Fan 5237	-	90,482.00	90,482.00	90,482.00	748,698.10
Reg Website 5240	2,654.33	-	-	2,654.33	2,345.67
Lauren Holdings 5245	-	-	-	-	723,710.89
36/18 A/E 5246	23,800.00	-	-	23,800.00	11,200.00
Teleperformance USA 5247	-	-	-	-	757,000.00
BCBSTX Reroof Construction 5249	488,183.40	-	192,306.00	680,489.40	150,230.60
PWP Industries Ph I 5251	205,463.00	-	-	205,463.00	205,037.00
Abilene Internet 5252	59,340.00	-	-	59,340.00	-
Integrated Clinic Research 5253	-	-	-	-	695,502.00
SBIR/STTR 5255	23,283.51	-	-	23,283.51	0.50
Coca Cola 5256	-	-	300,000.00	300,000.00	-
Welder Training Program 5257	-	-	74,436.54	74,436.54	52,806.46
Genesis Network 5258	-	-	70,200.00	70,200.00	1,266,300.00
URS Consultants 5259	-	-	-	-	13,752.00
Carter Burgess 5260	-	2,360.12	20,977.83	20,977.83	35,142.17
Fehr Foods 5261	-	78,000.00	118,091.53	118,091.53	-
TMAC 5262	-	-	-	-	60,000.00
SBIR/STTR 5263	-	10,000.00	20,585.22	20,585.22	250,814.78
Miscellaneous Activities 2785	354,189.86	-	-	354,189.86	-
<b>TOTAL ENCUMB. / EXPENDITURES</b>	<b>\$ 83,823,653.44</b>	<b>\$ 377,368.58</b>	<b>\$ 1,320,200.71</b>	<b>\$ 85,143,854.15</b>	<b>\$ 11,715,958.44</b>

TOTAL FUND BALANCE

\$ 29,287,255.98

UNENCUMBERED FUND BALANCE

\$ 17,571,297.54

3.5

	Amount Obligated	Prior Years Disbursed	Current Month Disbursed	Current Year Disbursed	Amount Encumbered	Balance
<b>BALANCE OF OBLIGATED PROGRAMS</b>						
Business Services Division	\$ 576,784.26	\$ -	\$ 44,394.99	\$ 147,058.84	\$ 54.26	\$ 429,671.16
DCOA Annual Contracts	228,700.00	-	1,039.63	29,979.24	-	198,720.76
Abilene Industrial Foundation (4950)	713,090.00	-	60,633.35	109,148.84	603,941.16	-
Caruth Small Business Dev Cntr (4951)	195,000.00	-	18,750.00	38,137.50	156,862.50	-
Chamber Military Affairs (4952)	60,000.00	-	-	-	60,000.00	-
Airport Business Dev Mgr (4953)	174,125.19	-	5,558.49	40,647.17	133,478.02	-
TTU Engineering Ops 4975	1,875,000.00	1,875,000.00	-	-	-	-
TTU BLDG Purchase & A/E 4976	749,045.00	568,119.86	-	-	180,856.62	68.52
Five Points Utilities 4978	968,425.00	918,487.40	-	-	49,937.56	0.04
EASI Records Const. 4990	2,525,223.00	2,430,455.58	-	-	94,767.42	-
Murf Systems 4998	148,200.00	148,200.00	-	-	-	-
Bandag Training 5203	842,220.00	516,334.72	-	-	325,885.28	-
Sunoco Logistics 5208	152,000.00	94,744.00	-	-	57,256.00	-
EASI 04 5213	3,273,000.00	717,937.66	-	-	2,555,062.34	-
EHT 5216	65,900.00	65,900.00	-	-	-	-
TMAC 5218	40,925.00	40,925.00	-	-	-	-
Hirschfeld 5219	750,000.00	-	-	-	750,000.00	-
Fehr Food 5220	521,670.00	461,520.00	60,150.00	60,150.00	-	-
Research Ins 5221	500.00	500.00	-	-	-	-
Advanced Trailer 5224	90,000.00	-	-	-	90,000.00	-
Transcend Services 5227	1,249,076.00	249,075.33	-	-	1,000,000.00	0.67
Bandag Building Improv 5228	157,624.00	-	-	-	157,623.92	0.08
Glazers Ph III 5229	91,000.00	12,520.00	-	-	78,480.00	-
BCBSTX Roof 5230	61,500.00	58,666.48	-	2,000.00	833.52	(0.00)
Highland Campus Health 5231	502,259.00	122,791.66	6,000.00	6,000.00	373,466.67	0.67
Rentech 5232	48,800.00	48,800.00	-	-	-	-
Tige Infrastructure 5233	218,636.00	143,722.68	-	-	74,913.00	0.32
Robinson Fan 5237	839,180.10	-	90,482.00	90,482.00	748,698.10	-
Reg Website 5240	5,000.00	2,654.33	-	-	2,345.67	-
Lauren Holdings 5245	723,711.00	-	-	-	723,710.89	0.11
36/18 A/E 5246	35,000.00	23,800.00	-	-	11,200.00	-
Teleperformance USA 5247	757,000.00	-	-	-	757,000.00	-
BCBSTX Reroof Construction 5249	830,720.00	488,183.40	-	192,306.00	150,230.60	-
PWP Industries Ph I 5251	410,500.00	205,463.00	-	-	205,037.00	-
Abilene Internet 5252	59,340.00	59,340.00	-	-	-	-
Integrated Clinic Research 5253	695,502.00	-	-	-	695,502.00	-
SBIR/STTR 5255	23,285.00	23,283.51	-	-	0.50	0.99
Coca Cola 5256	300,000.00	-	-	300,000.00	-	-
Welder Training Program 5257	127,243.00	-	-	74,436.54	52,806.46	-
Genesis Network 5258	1,336,500.00	-	-	70,200.00	1,266,300.00	-
URS Consultants 5259	15,127.00	-	-	-	13,752.00	1,375.00
Carter Burgess 5260	56,120.00	-	2,360.12	20,977.83	35,142.17	-
Fehr Foods 5261	118,092.00	-	78,000.00	118,091.53	-	0.47
TMAC 5262	60,000.00	-	-	-	60,000.00	-
SBIR/STTR 5263	271,400.00	-	10,000.00	20,585.22	250,814.78	-
Miscellaneous Activities 2785	354,189.86	354,189.86	-	-	-	-
<b>BALANCE OF OBLIGATED PROGRAMS</b>	<b>\$ 23,296,612.41</b>	<b>\$ 9,630,614.47</b>	<b>\$ 377,368.58</b>	<b>\$ 1,320,200.71</b>	<b>\$ 11,715,958.44</b>	<b>\$ 629,838.79</b>

Contingent Liabilities \$ -

**UNDESIGNATED FUND BALANCE** (unencumbered balance less obligated programs and contingent liabilities) \$ 16,941,458.75

DCOA Board approved projects waiting for signed contracts EXPIRATION DATE

Research Ins 5221	2,999,500.00	02/28/2005
TTU Pharmacy School 5242	1,044,622.00	04/17/2007
TTU Pharmacy School 5242	150,000.00	01/05/2006
Shelter Distribution 5250	92,842.00	07/31/2006
Incineration Recycling 5254	103,900.00	09/07/2006
Eagle Aviation Services 5265	550,000.00	06/19/2007
BMWT Leasing 5266	75,000.00	06/19/2007
Abtex Beverage 5267	1,599,040.00	06/19/2007
Integrated Clinical Research 5253	64,000.00	06/19/2007
Carter & Burgess-Spec 3 5268	108,000.00	06/19/2007
	<u>6,786,904.00</u>	

3.6



# Development Corporation of Abilene, Inc.

## Loan Summary as of 12/31/06

IO= Interest Only

PO= Principal Only

D/T= Deed of Trust

P&I= Principal and Interest

Int= Interest

F= Fixed Rate

Original

Loan Amt

Origin. Date

Maturity Date

DCOA Balance

Collateral

Guarantor

Payment Type

Past Due

Annual (PO)

No

No

No

No

No

402 CEDAR, LLP DCOA 402CEDAR/60 To abate asbestos and make improvements to the facility located at 402 Cedar, to be occupied by EHT (Enprotec/Hibbs & Todd)

ABILENE INTERNET LLC DCOA ABINI05 to purchase used equipment from Leapfrog Technologies and relocate some equipment to 2913 South 1st.

APT ADVANCED TRAILER AND EQUIPMENT, LP DCOA APT760 For construction of new facility in Tye, TX.

BANDAG, INC. DCOA BNDG760 Purchase of 4549 FM 18 (former Cummings Sign bldg) for \$650,000, plus \$400,000 for improvements.

BBP BIRD, LP DCOA BBP760 Permanent financing for construction of new plant. Prnt @ \$3600/mo beg 7-5-06 until maturity on 7-1-2031. True-up prnts due 6-1-14, 6-1-21, 6-1-28. Additionally, monthly prnts of \$100 for each boat produced the previous month in excess of 36.

BMWT LEASING, INC FNBA BMWT02RE Permanent financing for construction of new warehouse at 2989 Pine St. FFB Participation No. 1924.

Borrower	Lender	Account	Purpose	Original Loan Amt	Origin. Date	Maturity Date	DCOA Int Rate	DCOA Balance	Collateral	Guarantor	Payment Type	Past Due
DAY, JACOB G.	DCOA	760DAY	DCOA sold and financed 5050 E. Hwy 80 to Jacob G. Day, which will be leased to Day Sign Company, Inc. Sales price is \$390,286. Day was given upfront price reduction of \$55,000 to be earned over 3 years for jobs retained at \$1,666.67 each. Interest only for 6 mos with principal amort. beginning 5-15-04. Further principal reductions can be earned for 3 years for job creation at \$10,000 each.	\$335,286.00	10/15/2003	10/15/2018	2.5	\$232,695.44	1st lien Deed of Trust on 5050 E. Hwy 80, plus Assignment of Rent, Income, and Receipts from Day Sign Company	Day Sign Company, Inc.	Monthly (P&I)	No
FEHR FOODS, INC.	DCOA	FEHRO6	Renewal of balance of DCOA loan FEHR05EQ (\$2,538,480) and combination with FFB participation no. 1857 (\$113,734.95), participation no. 1776 (\$199,675.19) and participation no. 1888 (\$730,442.84).	\$3,582,332.98	10/01/2006	06/30/2012	0.0	\$3,522,182.98	D/T and Security Agmt for 5425 North 1st Street and all equipment. Lien is subordinated to First Financial Bank, N.A.		Annual (PO)	No
GENESIS NETWORKS SOLUTIONS, INC.	DCOA	GENNET06	To partially offset operating costs associated with the newly established office in Abilene located at 500 Chestnut, Ste. 200.	\$1,740,000.00	11/02/2006	07/31/2011	0.0%	\$592,500.00	Irrevocable Standby Letter of Credit #002286 issued 11-2-06 by First Financial Bank, N.A. on behalf of Rain Dance Capital, Inc. in the amount of \$1.3 mill. to expire 11-2-07. LOC can be extended 1 more year unless notified by FFB 30 days prior to expiry.		Annual (PO)	No
HBWJ PARTNERSHIP, LTD.	DCOA	BUTTERY-02-0	Improvements to real estate located at 417 Mesquite, Abilene, TX, a 27,000 s.f. bldg.. Facility was purchased from West Texas Wholesale Supply. Operates under Buttery Hardware Company, LLP, delivering plumbing and electrical supplies over most of Texas.	\$200,000.00	03/14/2002	09/14/2012	4.0%	\$124,631.49	1st lien D/T on 417 Mesquite St., superior to Norma Buttery's lien taken at time of purchase, 10-1-01 as evidenced by a Subordination Agreement of Deed of Trust. Int. is due quarterly on 6-14-02 and 9-14-02, pmts beg. 10-14-02 thru 9-14-12. Durst, and John David Buttery	Limited guaranties from William Henry Buttery, Buttery Company, L.L.P., Brenda Ann Buttery	Monthly (P&I)	No
HIGHLAND CAMPUS HEALTH GROUP	DCOA	HIGH760	The purchase of new equipment necessary to implement the electronic medical records software developed by Catalis and installed on various client university campuses & used in conjunction with Borrower's medical billing program.	\$100,000.00	09/15/2006	03/31/2007	0%	\$100,000.00	Security Agreement dated 9/15/06 and UCC-1 on all equipment purchased with Note funds.		Annual (PO)	No

Borrower	Lender	Account	Purpose	Original Loan Amt	Origin. Date	Maturity Date	DCOA Int Rate	DCOA Balance	Collateral	Guarantor	Payment Type	Past Due
HIGHLAND CAMPUS HEALTH GROUP, L.P.	DCOA	HCHG760	The purpose of this loan is to provide financing for the purchase of new equipment and other relocation and start-up needs of Borrower for the Abilene facility.	\$110,000.00	02/23/2005	03/14/2008	0%	\$75,741.67	Security Agreement and UCC filing on all equipment purchased with note funds.	None.	Annual (PO)	No
HOLLAND TRAINING & DEVELOPMENT, INC.	DCOA	Holland 760	Purchase office furniture, fixtures, and equipment, including, but not limited to, computer network system, phones and phone computer equipment. Reimbursement of purchase price, delivery, & installation.	\$170,000.00	09/01/2003	08/31/2008	0%	\$96,900.86	Security agreement and UCC filing on equipment purchased.		Annual (PO)	No
HORIZON AG-PRODUCTS	DCOA	Horizon2003	Purchase facility in IXX Industrial Park in Merkel at 217 CR 287. Monthly pmts of interest only until 8-17-03, when pmts increase to \$357.26.	\$35,000.00	01/17/2003	01/17/2008	3.25	\$21,615.59	1st lien D/T on 1.671 acres at 217 CR 287, Merkel, TX	Michael G. Farnar, CEO and Bradley D. Knickel, Director	Monthly (IO)	No
LAUREN HOLDINGS, INC.	DCOA	LHI760	For expenses associated with construction of an approx. 21,500 s.f. addition to its offices located at 901 S. 1st St., recruiting, relocation, and purchase of office furniture and eqmt to accommodate growth. Principal reductions are earned thru creation of 42 new jobs.	\$853,098.00	04/14/2006	04/14/2013	0%	\$129,387.11	2nd lien D/T on the office plus improvements located at 901 S. 1st St.	C. Cleve Whitener	Annual (PO)	No
PWP INDUSTRIES, INC.	DCOA	PWP760	To reimburse @15% of invoice for equipment purchases plus installation costs for the Abilene plant at 6450 Five Points Parkway.	\$1,800,000.00	09/11/2006	03/01/2011	0%	\$1,800,000.00	Irrevocable Standby Letter of Credit #SE446616W in the amount of \$1,800,000 by General Electric Capital Corporation to expire 3-1-11. Automatic reductions will occur each March 1 for 5 years in the amount of \$360,000, beginning 3-1-07.	N/A	Annual (PO)	No
RENTECH BOILER SYSTEMS, INC.	DCOA	RNTCH760	the purchase of additional equipment by Borrower to be located at Borrower's Abilene, Taylor County, Texas facility at 5025 East Business I-20.	\$150,000.00	03/08/2005	12/31/2011	0	\$101,200.00	unsecured	none	Annual (PO)	No
RENTZ FAMILY PARTNERSHIP, LIMITED	FNBA	Rentz03RE	FNBA purchased note from ASB, terms to remain same Loan #3419656, Participation #1876	\$788,152.54	06/30/2003	04/12/2007	P - 4%	\$457,222.57	37+ acres at 5725 E Business I-20. DCOA's security interest in property is subordinate and inferior to FNBA's security interest.		Monthly (P&I)	No

Borrower	Lender	Account	Purpose	Original Loan Amt	Origin. Date	Maturity Date	DCOA Int Rate	DCOA Balance	Collateral	Guarantor	Payment Type	Past Due
ROBINSON FANS ABILENE, INC.	DCOA	ROBFANS06	Relocation costs (\$40,000), building investment incentive (\$336,000), and equipment investment incentive (\$76,409) for property at 2424 Oak, Abilene, TX. Replaces note dated 8-29-05 in the amt of \$196,450 with a balance of \$40,000.	\$452,409.00	10/03/2006	12/31/2010	0%	\$48,228.90	Eqmt, machinery, furniture and fixtures in Abilene, and 2nd lien D/T on 2424 Oak St., Abilene, TX.	Robinson Industries, Inc.	Annual (PO)	No
SUNOCO PIPELINE, LP	DCOA	SUN760	Permanent financing for costs associated with the relocation of Sunoco's West Texas District Headquarters, including inventory, equipment, furniture, fixtures, and employee moving expenses from Snyder and Denver City to Abilene. Annual prmts are \$40,000 with Sunoco earning \$25,000 each year by maintaining headquarters in Abilene.	\$200,000.00	05/13/2004	05/13/2009	0	\$120,000.00	None.	None.	Annual (PO)	No
TAYLOR CO EXPO	DCOA	94EXP0760	Purchase land from DCOA	\$192,168.59	11/29/1994	11/29/2034	0	\$134,518.19	1st lien D/T on property - 24.849 acres of land out of Section 52, Blind Asylum Lands, Abilene, Taylor Co., TX - Filed Vol. 2066 Pge 460 Taylor Co.01/30/95. Partial Release of Lien filed 3-20-97 in Book 2219, Page 903, for 2.29 acres for public road	None.	Monthly (PO)	No
TRANSCEND SERVICES, INC.	DCOA	TRANS760	To offset start-up costs, first year operating losses and to support the creation of 104 new jobs in Abilene.	\$1,000,000.00	03/01/2005	03/01/2013	0.00	\$750,924.67	Letter of Credit #68005483 dated 3-15-05 issued by Bank of America for \$150,000 to expire 4-30-06, and any and all equipment, machinery, furniture and fixtures located in Atlanta and Abilene. The L/C was released 10-30-05.	None.	Monthly (PO)	No
ZOLTEK	DCOA	97ZOLTEK	Purchase 100,000 sf and 40,000 sf shell buildings at 1221 Fulwiler Abilene	\$3,099,287.00	09/29/1998	01/31/2008	0.00	\$2,182,013.37	First lien D/T on 52 acres and buildings located at 1221 Fulwiler Rd, Abilene, Taylor County, Tx	Zoltek Companies	Annual (PO)	No

**\$15,650,386.17**

3.10



**ECONOMIC DEVELOPMENT DEPARTMENT  
SERVICE EVALUATION REPORT**

**DECEMBER 2006**

**PERFORMANCE DATA  
SERVICE ANALYSIS**

Staff: Richard Burdine-Assistant City Manager for Economic Development; John Dugan-Downtown Manager/Director of Business Development, Kim Tarrant-Contracts Administrator; David White-Construction Project Manager, Susan Campbell-Secretary to Assistant City Manager.

**City of Abilene/Business Services** - *Funding Sources: DCOA*

DCOA approved a one-year contract with the City of Abilene beginning 10-1-06 in the amount of \$576,730 for operating expenses for the Business Services Division, plus \$175,000 for maintenance expenses for DCOA-owned properties.

During December 2006, the DCOA approved assistance in the amount of \$550,000 for Eagle Aviation Services to install a 7<sup>th</sup> maintenance dock line (5<sup>th</sup> in Abilene). The funding will purchase a tail stand, help hire a mechanic recruiter, advertise/market for new mechanics, and attract and hire qualified individuals to fill new jobs. Also approved was assistance for Abtex Beverages (Project KM) in the amount of \$1,599,040 to assist with the retention of 104 production jobs, assistance for BMWT Leasing (Texas Metals & Recycling) in the amount of \$75,000 to assist with the purchase of additional property for expansion, and additional assistance for Integrated Clinical Research, LLC in the amount of \$64,000 to supplement an assistance package approved in 3/06 to assist with construction of a new facility. The DCOA approved the conveyance of .64 acres of raw, flood plane land in the Five Points Business Park to TxDOT to accommodate the widening of FM 3438 (Arnold Blvd) and construction of an overpass. Finally, the board approved a contract and funding of \$108,000 with Carter & Burgess to design a third spec building in the Five Points Business Park.

**TTU Small Business Development Center** - *Funding Sources: DCOA and Federal Govt. (SBA)*

DCOA approved a one-year contract beginning 10-1-06 in the amount of \$195,000 to reimburse SBDC for counseling services provided to Abilene residents.

A total of 41 Abilene client sessions were held this month with 34% being new clients. Three new businesses opened, and 6 new jobs were created during the month. Attached is a summary of monthly activity.

**Abilene Industrial Foundation, Inc./Abilene Chamber of Commerce** - *Funding Sources: DCOA and Public Donations*

DCOA approved a one-year contract with AIF/ACOC beginning 10-1-06 in the amount of \$773,090: \$418,090 for AIF operating, \$140,000 for AIF marketing, \$155,000 for Dyess AFB retention efforts, and \$60,000 for Military Affairs Committee expenses and staff expenses incurred.

During the month, AIF responded to 8 requests for information. Staff visited 0 local companies, 0 out-of-town companies/consultants and hosted 0 visits to Abilene by prospects. The Develop Abilene website experienced 40,645 hits with 1,347 unique visits. Attached is a year-to-date summary of activity for this year and last.

**SMALL BUSINESS DEVELOPMENT CENTER  
December 2006 UPDATE**

Billable Hours:

157 Abilene business counseling hours for the month of December

41 Client sessions conducted for the month  
14 New clients

1 Workshops  
11 Attendees

Business Created:

3 Month of December  
1 Construction  
2 Retail

16 Year-to-Date  
3 Service  
7 Retail  
2 Manufacturing  
1 Transportation/Warehousing  
1 Health Care/Social Assistance  
1 Accommodation/Food Services  
1 Construction

Jobs Created (Full Time Equivalents):

6 Month of December  
3 Construction  
3 Retail

108 Year-to-Date  
12 Service  
10 Retail  
45 Manufacturing  
1 Transportation/Warehousing  
25 Health Care/Social Assistance  
12 Accommodation/Food Services  
3 Construction



Capital Formation:

\$131,500	Month of December	
	\$11,500	Retail
	\$120,000	Construction
\$3,387,682	Year-to-Date	
	\$225,000	Service
	\$92,500	Retail
	\$2,585,182	Manufacturing
	\$5,000	Transportation/Warehousing
	\$100,000	Health Care/Social Assistance
	\$260,000	Accommodation/Food Services
	\$120,000	Construction

# Abilene Industrial Foundation

## Summary of Activity

<u>ACTIVITY</u>	<u>Dec 06</u>	<u>Dec 05</u>	<u>YTD*</u> <u>2006/07</u>	<u>YTD*</u> <u>2005/06</u>
Publications in which ads were placed	0	0	2	1
Prospect responses from advertisements	3	0	3	4
Consultant E-Newsletter/Direct Mailouts	0	0	0	0
Prospect files opened	0	1	4	2
Site visits to prospects/consultant	0	9	0	11
Prospect visits to Abilene	0	6	8	10
Retention visits	0	5	8	20

\* FISCAL YEAR-- OCTOBER 1 TO SEPTEMBER 30  
Prepared by AIF Staff

\*\* Does not include Manufacturers Luncheon held on 5/9/06  
22 companies were present

**Information for Item #5 will be forwarded to you  
on Monday, February 19.**