


PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, September 25, 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

September 25, 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 August 21, 2007 meeting.
3. Financial and status reports for August 2007.
4. Discussion and possible approval of a resolution authorizing funding to extend the Fast Track Welder and MSSC workforce training programs.
5. 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.

6. Discussion and possible approval of a resolution authorizing funding to hire an architect to design a

Life Science Accelerator building to provide lease space to biotech companies.

7. 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
August 21, 2007

MEMBERS PRESENT: Ray Ferguson Dee Moore
 Joe Crawford Stan Lambert

MEMBERS ABSENT: Mike Schweikhard

STAFF PRESENT: Richard Burdine Kim Tarrant
 Susan Campbell David Wright
 Stanley Smith Dan Santee

GUESTS PRESENT: Bill Ehrie Abilene Industrial Foundation
 Gary Robinett Abilene Industrial Foundation
 Rich Leidl Thelen Reid Brown
 Jim Casey Team Concepts
 Celia Davis Military Affairs Committee
 Mike McMahan Abilene Chamber of Commerce
 Judy Wilhelm Small Business Development Center
 Paul Cannon DCOA Committee Chair

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.
2. **APPROVAL OF MINUTES FROM JULY 31, 2007 MEETING.** Joe Crawford made a motion to approve the minutes from the July 31, 2007 meeting. Stan Lambert seconded and the motion carried.
3. **FINANCIAL AND STATUS REPORTS FOR JULY 2007.** David Wright reviewed the financial reports for July 2007. Total assets as of July 31, 2007 were \$52.4 million, total liabilities were \$2.4 million, and the DCOA had an undesignated fund balance of \$23.5 million. The sales tax rebate for economic development is \$782,947, which is about 6.36% above last year for the period October through August. Under *DCOA Board approved projects waiting for signed contracts*, Richard Burdine informed the board that an agreement with Abtex Beverage has been executed, Project JW is under contract, and the Research Center is in negotiation.
4. **PRESENTATION AND POSSIBLE APPROVAL OF REPORT FROM THE PROJECT EVALUATION COMMITTEE ON FY 2007 CONTRACT PERFORMANCE FOR TEXAS TECH SMALL BUSINESS DEVELOPMENT CENTER, ABILENE INDUSTRIAL FOUNDATION AND CHAMBER OF COMMERCE MILITARY AFFAIRS COMMITTEE, CITY OF ABILENE AIRPORT BUSINESS DEVELOPMENT, AND CITY OF ABILENE BUSINESS SERVICES AND PROPERTY MAINTENANCE DIVISIONS OF THE DEPARTMENT OF ECONOMIC DEVELOPMENT.** Paul Cannon was named

Chairman and presented the report from the DCOA Project Evaluation Committee on FY07 contract performance for the above-names entities. The Committee recommends renewing all of these contracts for FY08. Action postponed until after Agenda Item No. 5.

- 5. PRESENTATION AND POSSIBLE APPROVAL OF REPORT FROM THE BUDGET & FINANCE COMMITTEE CONCERNING FUNDING PROPOSALS FOR FY 2008 FOR TEXAS TECH SMALL BUSINESS DEVELOPMENT CENTER, ABILENE CHAMBER OF COMMERCE-MILITARY AFFAIRS COMMITTEE, ABILENE INDUSTRIAL FOUNDATION, CITY OF ABILENE BUSINESS SERVICES AND PROPERTY MAINTENANCE DIVISIONS OF THE DEPARTMENT OF ECONOMIC DEVELOPMENT.** Paul Cannon was also named Chairman of the DCOA Budget & Finance Committee and presented its report. While there are four contracts (as noted above), there are five funding requests, because the Abilene Industrial Foundation and Military Affairs Committee have separate dollar amounts. The Committee recommends approval of all four requests.

Stan Lambert moved to approve the reports from these committees as presented. Dee More seconded and the motion carried.

- 6. PUBLIC HEARING: FUNDING PROPOSALS AND PROPOSED BUDGET FOR FY 2008.** DCOA President Ray Ferguson opened the public hearing. There were no public speakers, so President Ferguson closed the public hearing.

- 7. DISCUSSION AND POSSIBLE APPROVAL OF FUNDING REQUESTS AND PROPOSED BUDGET FOR 2008.** Richard Burdine explained that the Airport Business Development Management program had not been able to submit their FY2008 budget request due to recent staff changes at the airport. However, it will be brought before the DCOA board at a later time as an amendment to the FY2008 budget. Richard Burdine recommended accepting the proposed FY2008 budget.

Joe Crawford made a motion to approve the proposed FY 2008 budget as presented. Dee Moore seconded and the motion carried.

- 8. DISCUSSION AND POSSIBLE APPROVAL OF AN ORAL RESOLUTION AUTHORIZING AN EXPENDITURE OF FY 2007 ABILENE INDUSTRIAL FOUNDATION MARKETING FUNDS UP TO \$30,000 FOR THE ABILENE BRANDING PROJECT.** This item was tabled until the next board meeting.

- 9. PRESENTATION OF ANNUAL REPORT BY THELEN, REID, BROWN, RAYSMAN & STEINER AND TEAM CONCEPTS.** Rich Leidl with Thelen, Reid, Brown, Raysman & Steiner and Jim Casey with Team Concepts presented their annual report to the board. Dyess continues with its airlift mission, comprised of C-130 aircraft. Dyess is the premium B-1 base with its Engine Maintenance Facility maintaining the fleet of 67 aircraft and implementing the Realistic Bomber Training Initiative. Funding is

available for the last 90 units of family housing. And while the Air Force has drastically reduced its budget (it is 40% of what it used to be), Dyess continues to look for ways to improve the base such as runway repairs, a new Armed Forces Reserve Center, a Consolidated Base Support Center (in 2008-2009), and a biomass facility that would burn trash and generate electricity. Both consultants applauded the Abilene community for its support of Dyess Air Force Base and noted that Abilene has unparalleled military affairs expertise and is a very well-respected community.

- 10. 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 of the contemplated economic development matters in executive session, any action or vote will be taken in public.

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At 2:15 p.m. the Board went into Executive Session. At 2:35 p.m. the Board reconvened and announced that no vote or action was taken in Executive Session.

- 11. DISCUSSION AND POSSIBLE APPROVAL OF AN ORAL RESOLUTION AUTHORIZING A LEASE OR PURCHASE OF PROPERTY FOR PROJECT JW.** This item was tabled until the next board meeting.

- 12. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A LEASE FOR PROPERTY IN THE FIVE POINTS BUSINESS PARK.** Richard Burdine asked for permission from the board to execute oil leases with David Lundgren Company and Tahoe Exploration, subject to review by the City Attorney's office and the consulting engineer (Carter & Burgess) to ensure that the Five Points Business Park is not negatively affected.

Joe Crawford moved to approve by oral resolution authorization for the CEO to enter into negotiations regarding oil leases in the Five Points Business Park. Dee Moore seconded the motion and it carried.

13. ADJOURNMENT. The next regularly scheduled meeting will be September 25th. There being no further business, the meeting was adjourned.

Ray Ferguson, President

MEMORANDUM

September 12, 2007

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

The sales tax rebate for September is \$2,684,390.31, which represents July sales. This is 5.34% above last year. The breakdown of the September rebate is \$2,013,292.73 to the General Fund and \$671,097.58 for economic development. Of this rebate, \$155,816 is from prior periods, audit payments, future payments, and unidentified payments. Based on this rebate, sales tax is 6.28% above last year for the period of October through September. This rebate concludes our 2006-07 fiscal year and exceeded our estimate by \$300,447. 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 Actual 2005-06	ECONOMIC DEVELOPMENT Actual 2005-06	TOTAL 2005-06	GENERAL FUND Actual 2006-07	ECONOMIC DEVELOPMENT Actual 2006-07	TOTAL 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
March	1,730,733.21	576,911.07	2,307,644.28	1,797,210.64	599,070.21	2,396,280.85
April	1,695,786.27	565,262.09	2,261,048.36	1,922,282.36	640,760.78	2,563,043.14
May	2,315,444.39	771,814.80	3,087,259.19	2,554,414.62	851,471.54	3,405,886.16
June	1,781,984.09	593,994.69	2,375,978.78	1,819,065.78	606,355.26	2,425,421.04
July	1,927,034.14	642,344.71	2,569,378.85	1,987,476.01	662,492.00	2,649,968.01
August	2,297,829.76	765,943.25	3,063,773.01	2,348,841.11	782,947.03	3,131,788.14
September	1,911,314.38	637,104.79	2,548,419.17	2,013,292.73	671,097.58	2,684,390.31
FY TOTAL	\$23,546,861.52	\$7,848,953.81	\$31,395,815.33	\$25,024,647.23	\$8,341,549.06	\$33,366,196.29

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

Accounting Period Month	Actual 2005-06	Actual 2006-07	% Change
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%
March	576,911	599,070	3.84%
April	565,262	640,761	13.36%
May	771,815	851,472	10.32%
June	593,995	606,355	2.08%
July	642,345	662,492	3.14%
August	765,943	782,947	2.22%
September	637,105	671,098	5.34%
FY TOTAL	\$7,848,954	\$8,341,549	6.28%

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 September '07 represents July '07 sales. Approximately
\$38,954 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

DEVELOPMENT CORPORATION OF ABILENE, INC.

**Balance Sheet
August 31, 2007**

ASSETS:

Cash and Investments	\$17,603,901
Notes receivable	16,406,191
Accounts receivable	14,071
Due from other governments	1,385,606
Prepaid Expense	0
Total Current Assets	<u>35,409,768</u>

OTHER ASSETS:

Fixed assets	\$20,365,514
Accumulated depreciation	<u>(2,885,974)</u>
Total Other Assets	<u>17,479,540</u>

TOTAL ASSETS

\$52,889,308

LIABILITIES:

Vouchers payable	\$74,960
Deferred revenues	<u>2,348,369</u>
Total Liabilities	<u>\$2,423,329</u>

FUND BALANCES:

Investment in general fixed assets	\$17,479,540
Reserved for contractual obligations(external)	11,924,068
Reserved for obligated programs(internal)	227,108
Reserved for contingent liabilities	0
Undesignated Balance	<u>20,835,264</u>
Total Fund Balance	<u>\$50,465,980</u>

TOTAL LIABILITIES AND FUND BALANCES

\$52,889,308

FIXED ASSETS:

<u>Buildings and Improvements:</u>	<u>Original Cost</u>	<u>Improvements</u>	<u>Depreciation</u>	<u>Total</u>
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	1,290,916	2,089,045	1,132,003	2,247,958
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
Office Equipment: Copier	9,250	0	0	9,250
TOTAL FIXED ASSETS	<u>\$14,387,173</u>	<u>\$5,978,341</u>	<u>\$2,885,974</u>	<u>\$17,479,540</u>

DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ AUGUST 31, 2007

(MARCH, 1990)

REVENUE-TO-DATE	Beginning I-T-D Revenues	Current Month Revenues	Current FY Revenues	Ending I-T-D Revenues
City Sales Tax (3131)	\$ 94,393,714.78	\$ 778,978.22	\$ 7,625,921.85	\$ 102,019,636.63
Sales Tax Retained (3132)	192,737.03	3,968.81	44,529.63	237,266.66
Other Services Charges (3731)	25.00	-	-	25.00
Princ. - Loans & Assess (3775)	798,899.65	-	65,552.22	864,451.87
Int. - Loans & Assess (3802)	2,023,963.38	3,372.30	34,019.67	2,057,983.05
Interest (3803)	5,101,474.40	78,350.58	756,241.75	5,857,716.15
Land Lease (3810)	6,404.48	-	1,024.35	7,428.83
Building/Space Rent (3816)	2,421,768.41	48,887.50	487,588.17	2,909,356.58
City Pay Phones (3890)	9,170.58	-	-	9,170.58
Miscellaneous Revenue (3892)	26,770.03	-	361.00	27,131.03
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	-	28,329.47	1,891,340.41
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	950.65	950.65	1,173.04
GASB 22 Restatement	355,634.89	-	-	355,634.89
GASB 34 FY 03 Adjustment	579,426.49	-	-	579,426.49
	\$ 112,078,845.79	\$ 914,508.06	\$ 9,044,518.76	\$ 121,123,364.55

CONTRACTS ENCUMBERED/ EXPENDITURES-TO-DATE	Beginning I-T-D Expenditures	Current Month Expenditures	Current FY Expenditures	Ending I-T-D Expenditures	Outstanding Contracts
Prior Years Programs	\$ 53,583,326.09	\$ -	\$ -	\$ 53,583,326.09	\$ -
Business Services Division	5,620,415.06	34,334.75	454,465.93	6,074,880.99	13,035.00
DCOA Annual Contracts	1,688,733.46	1,066.77	98,976.47	1,787,709.93	-
Abilene Industrial Foundation (4950)	9,916,868.50	44,813.55	489,195.04	10,406,063.54	223,894.96
Caruth Small Business Dev Cntr (4951)	1,850,621.05	36,393.25	195,000.00	2,045,621.05	-
Chamber Military Affairs (4952)	951,992.00	4,308.09	13,999.00	965,991.00	46,001.00
Airport Business Dev Mgr (4953)	225,374.81	3,292.77	93,231.31	318,606.12	79,915.86
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	-	9,987.00	2,440,442.58	84,780.42
Murf Systems 4998	148,200.00	-	3,465.00	151,665.00	-
Bandag Training 5203	516,334.72	-	-	516,334.72	325,885.28
Rentech 04 5207	300,000.00	-	35,360.00	335,360.00	-
Sunoco Logistics 5208	94,744.00	-	48,800.00	143,544.00	33,456.00
EASI 04 5213	717,937.66	-	303,000.00	1,020,937.66	2,252,062.34
EHT 5216	65,900.00	32,400.00	32,400.00	98,300.00	-
TMAC 5218	40,925.00	-	-	40,925.00	-
Fehr Food 5220	461,520.00	-	60,150.00	521,670.00	-
Research Ins 5221	500.00	-	-	500.00	-
Advanced Trailer 5224	-	-	12,775.00	12,775.00	90,000.00
Transcend Services 5227	249,075.33	-	31,082.49	280,157.82	-
Bandag Building Improv 5228	-	-	-	-	157,623.92
Glazers Ph III 5229	12,520.00	-	13,760.00	26,280.00	64,720.00
BCBSTX Roof 5230	58,666.48	-	2,931.50	61,597.98	-
Highland Campus Health 5231	122,791.66	-	6,000.00	128,791.66	373,466.67
Rentech 5232	48,800.00	-	-	48,800.00	-
Tige Infrastructure 5233	143,722.68	225.00	675.00	144,397.68	74,238.00
Robinson Fan 5237	-	-	126,482.00	126,482.00	469,394.09
Reg Website 5240	2,654.33	-	1,662.74	4,317.07	682.93
TTU Pharmacy School 5242	-	-	-	-	197,188.00
Lauren Holdings 5245	-	-	259,770.00	259,770.00	520,822.32
36/18 A/E 5246	23,800.00	-	-	23,800.00	11,200.00
Teleperformance USA 5247	-	-	88,040.00	88,040.00	668,960.00
BCBSTX Reroof Construction 5249	488,183.40	-	292,915.00	781,098.40	49,621.60
Shelter Distribution 5250	-	-	44,724.96	44,724.96	48,117.04
PWP Industries Ph I 5251	205,463.00	-	405,530.77	610,993.77	159,506.23
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	-	17,600.28	141,824.36	141,824.36	-
Genesis Network 5258	-	249,733.33	353,533.33	353,533.33	739,100.00
URS Consultants 5259	-	-	-	-	13,752.00
Carter Burgess 5260	-	6,671.93	196,253.73	196,253.73	119,066.27
Fehr Foods 5261	-	-	118,091.53	118,091.53	-
TMAC 5262	-	-	30,000.00	30,000.00	30,000.00
SBIR/STTR 5263	-	183.75	37,428.84	37,428.84	233,971.16
EASI 7th Doc 5265	-	11,991.94	31,988.84	31,988.84	243,011.06
BMWT Leasing 5266	-	-	-	-	10,533.00
ABTEX Beverage 5267	-	-	-	-	1,599,040.00
MSSC Training 5269	-	28,940.00	35,479.08	35,479.08	47,925.82
Receptor Log 5270	-	-	-	-	2,000,000.00
Accelerator A/E 5274	-	-	-	-	16,800.00
Miscellaneous Activities 2785	354,189.86	-	-	354,189.86	-
TOTAL ENCUMB. / EXPENDITURES	\$ 83,767,945.44	\$ 471,955.41	\$ 4,368,978.92	\$ 88,136,924.36	\$ 11,924,067.75
TOTAL FUND BALANCE				\$ 32,986,440.19	
UNENCUMBERED FUND BALANCE					\$ 21,062,372.44

3.5

BALANCE OF OBLIGATED PROGRAMS	Prior		Current		Current		Amount Encumbered	Balance
	Amount Obligated	Years Disbursed	Month Disbursed	Year Disbursed	Year Disbursed	Year Disbursed		
Business Services Division	\$ 565,090.00	\$ -	\$ 34,334.75	\$ 454,465.93	\$ 13,035.00	\$ 97,589.07		
DCOA Annual Contracts	227,050.00	-	1,066.77	98,976.47	-	128,073.53		
Abilene Industrial Foundation (4950)	713,090.00	-	44,813.55	489,195.04	223,894.96	-		
Caruth Small Business Dev Cntr (4951)	195,000.00	-	36,393.25	195,000.00	-	-		
Chamber Military Affairs (4952)	60,000.00	-	4,308.09	13,999.00	46,001.00	-		
Airport Business Dev Mgr (4953)	173,147.17	-	3,292.77	93,231.31	79,915.86	-		
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	-	9,987.00	84,780.42	-		
Murf Systems 4998	151,665.00	148,200.00	-	3,465.00	-	-		
Bandag Training 5203	842,220.00	516,334.72	-	-	325,885.28	-		
Rentech 5207	335,360.00	300,000.00	-	35,360.00	-	-		
Sunoco Logistics 5208	177,000.00	94,744.00	-	48,800.00	33,456.00	-		
EASI 04 5213	3,273,000.00	717,937.66	-	303,000.00	2,252,062.34	-		
EHT 5216	98,300.00	65,900.00	32,400.00	32,400.00	-	-		
TMAC 5218	40,925.00	40,925.00	-	-	-	-		
Hirschfeld 5219	-	-	-	-	-	-		
Fehr Food 5220	521,670.00	461,520.00	-	60,150.00	-	-		
Research Ins 5221	500.00	500.00	-	-	-	-		
Advanced Trailer 5224	102,775.00	-	-	12,775.00	90,000.00	-		
Transcend Services 5227	280,158.00	249,075.33	-	31,082.49	-	0.18		
Bandag Building Improv 5228	157,624.00	-	-	-	157,623.92	0.08		
Glazers Ph III 5229	91,000.00	12,520.00	-	13,760.00	64,720.00	-		
BCBSTX Roof 5230	61,598.00	58,666.48	-	2,931.50	-	0.02		
Highland Campus Health 5231	502,259.00	122,791.66	-	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	225.00	675.00	74,238.00	0.32		
Robinson Fan 5237	595,876.00	-	-	126,482.00	469,394.09	(0.09)		
Reg Website 5240	5,000.00	2,654.33	-	1,662.74	682.93	-		
TTU Pharmacy School 5242	197,188.00	-	-	-	197,188.00	-		
Lauren Holdings 5245	780,592.00	-	-	259,770.00	520,822.32	(0.32)		
36/18 A/E 5246	35,000.00	23,800.00	-	-	11,200.00	-		
Teleperformance USA 5247	757,000.00	-	-	88,040.00	668,960.00	-		
BCBSTX Reroof Construction 5249	830,720.00	488,183.40	-	292,915.00	49,621.60	-		
Shelter Distribution 5250	92,842.00	-	-	44,724.96	48,117.04	-		
PWP Industries Ph I 5251	770,500.00	205,463.00	-	405,530.77	159,506.23	-		
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	141,824.00	-	17,600.28	141,824.36	-	(0.36)		
Genesis Network 5258	1,092,633.00	-	249,733.33	353,533.33	739,100.00	(0.33)		
URS Consultants 5259	15,127.00	-	-	-	13,752.00	1,375.00		
Carter Burgess 5260	315,320.00	-	6,671.93	196,253.73	118,066.27	-		
Fehr Foods 5261	118,092.00	-	-	118,091.53	-	0.47		
TMAC 5262	60,000.00	-	-	30,000.00	30,000.00	-		
SBIR/STTR 5263	271,400.00	-	183.75	37,428.84	233,971.16	-		
EASI 7th Doc 5265	275,000.00	-	11,991.94	31,988.84	243,011.06	0.10		
BMWT Leasing 5266	10,533.00	-	-	-	10,533.00	-		
ABTEX Beverage 5267	1,599,040.00	-	-	-	1,599,040.00	-		
MSSC Training 5269	83,405.00	-	28,940.00	35,479.08	47,925.92	-		
Receptor Log 5270	2,000,000.00	-	-	-	2,000,000.00	-		
Accelerator A/E 5274	16,800.00	-	-	-	16,800.00	-		
Miscellaneous Activities 2785	354,189.86	354,189.86	-	-	-	-		
BALANCE OF OBLIGATED PROGRAMS	\$ 26,450,769.03	\$ 9,930,614.47	\$ 471,955.41	\$ 4,368,978.92	\$ 11,924,067.75	\$ 227,107.89		

Contingent Liabilities

\$ -

UNDESIGNATED FUND BALANCE

(unencumbered balance less obligated programs and contingent liabilities)

\$ 20,835,264.55

DCOA Board approved projects waiting for signed contracts

EXPIRATION DATE

Integrated Clinical Research 5253	64,000.00	12/19/2007
Dr. Ford Study 5268	25,000.00	10/24/2007
MSSC Additional Funding 5269	6,560.00	11/22/2007
Welder Training Additional Funding 5257	4,000.00	11/22/2007
Project SSH 5271	402,455.00	01/31/2008
WTCIC 5272	33,164.00	01/31/2008
Research Center 5273	2,725,000.00	01/31/2008
	<u>3,260,179.00</u>	

3.6

**ECONOMIC DEVELOPMENT DEPARTMENT
SERVICE EVALUATION REPORT
AUGUST 2007**

**PERFORMANCE DATA
SERVICE ANALYSIS**

Staff: Richard Burdine-Assistant City Manager for Economic 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 the August meeting, the DCOA approved a budget for FY08 after hearing reports from the Project Evaluation and Budget & Finance Committees. The board also heard a report from Thelen, Reid, Brown, Raysman & Steiner and Team Concepts on the progress made toward strengthening Dyess AFB. The board approved an oral resolution authorizing the CEO to move forward with two oil leases in the Five Points Business Park with Tahoe Exploration and David Lundgren, subject to Legal and Carter & Burgess review of the proposed sites and lease terms.

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 159 Abilene client sessions were held this month with 22% being new clients. One new business opened, and 52 new jobs were reported. 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 7 requests for information. Staff visited 14 local companies, 6 out-of-town companies/consultants and hosted 4 visits to Abilene by a prospect. The Develop Abilene website experienced 50,471 hits with 1,182 unique visits. Attached is a year-to-date summary of activity for this year and last.

Abilene Industrial Foundation Summary of Activity

<u>ACTIVITY</u>	<u>Aug 07</u>	<u>Aug 06</u>	<u>YTD*</u> <u>2006/07</u>	<u>YTD*</u> <u>2005/06</u>
Publications in which ads were placed	0	0	5	1
Prospect responses from advertisements	0	15	6	26
Consultant E-Newsletter/Direct Mailouts	0	0	62	3,884
Prospect files opened	0	0	13	5
Site visits to prospects/consultant	6	0	42	42
Prospect visits to Abilene	4	0	30	30
Retention visits	14	4	72	82

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

**SMALL BUSINESS DEVELOPMENT CENTER
August 2007 UPDATE**

Billable Hours:

345.50 Abilene business counseling hours for the month of August

159 Client sessions conducted for the month of August
 35 New clients

3 Workshops
 69 Attendees

Business Created:

1 Month of August
 1 Utilities

65 Year-to-Date
 17 Service
 17 Retail
 2 Manufacturing
 6 Transportation/Warehousing
 1 Health Care/Social Assistance
 5 Accommodation/Food Services
 4 Construction
 1 Arts/Entertainment/Recreation
 2 Wholesale Trade
 1 Information
 1 Professional/Scientific/Technical Services
 1 Administrative/Support
 1 Agriculture/Forestry/Fishing/Hunting
 5 Other Services
 1 Utilities



Jobs Created (Full Time Equivalents):

52 Month of August
 50 Other Services
 2 Utilities

331 Year-to-Date
 41 Service
 64 Retail

45	Manufacturing
11	Transportation/Warehousing
25	Health Care/Social Assistance
50	Accommodation/Food Services
9	Construction
2	Arts/Entertainment/Recreation
11	Administrative/Support
3	Wholesale Trade
2	Information
6	Professional/Scientific/Technical Services
2	Agriculture/Forestry/Fishing/Hunting
58	Other Services
2	Utilities

Capital Formation:

\$632,930	Month of August	
	\$25,000	Utilities
	\$607,930	Other Services
\$11,719,936	Year-to-Date	
	\$1,070,900	Service
	\$1,486,000	Retail
	\$2,585,182	Manufacturing
	\$341,050	Transportation/Warehousing
	\$100,000	Health Care/Social Assistance
	\$3,070,012	Accommodation/Food Services
	\$336,500	Construction
	\$5,000	Arts/Entertainment/Recreation
	\$1,072,750	Administrative/Support
	\$638,000	Wholesale Trade
	\$40,000	Information
	\$284,112	Professional/Scientific/Technical Services
	\$3,000	Agriculture/Forestry/Fishing/Hunting
	\$662,430	Other Services
	\$25,000	Utilities

DEVELOPMENT CORPORATION OF ABILENE, INC.

BOARD AGENDA

MEETING DATE: September 25, 2007

PROJECT: Fast Track Welder Training Extended Again

STAFF: Richard Burdine, CEO

BACKGROUND

In July of 2006, the DCOA approved \$127,243 (expending only \$124,224) for the development of a pilot program for intensive welder training. The DCOA partnered with Cisco Junior College and Workforce Center of West Central Texas (WCWCT) to produce a 5-week training program offered three times with class sizes limited to 14. In week one, applicants are screened then tested (both skills and drug), and trained in "soft" skills (making a job application, interviewing, etc.). In weeks 2-5, the participants undergo 120 hours of training. To continue the welder training, DCOA staff applied for and received in 1/07 a grant for \$50,000 from the West Central Texas Workforce Development Board's Workforce Investment Fund, in partnership with and on behalf of Hirschfeld Steel, Lauren Engineers & Constructors, Rentech Boiler Services, Robinson Fans Abilene, and Cisco Junior College. Also in 1/07 the DCOA approved \$26,000 as a match to the \$50,000 grant to extend the program and administer two more training sections (sections 4 & 5). Section 5 ended in 6/07 and the total actual cost to the DCOA for Sections 4 & 5 was only \$11,747 for 24 trainees. A Skills Development Training grant of \$105,869 was recently approved to extend the program for 4 more sections (6-9) to train up to 56 additional welders.

The Manufacturing Skills Standards Council (MSSC) certification process addresses skills deficiencies by: 1) 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; and 2) certifying individuals who are equipped with foundational skills needed to fill a wide variety of occupations for a rapidly changing manufacturing environment. The following manufacturers partnered with TSTC and the WCWCT to conduct a pilot MSSC training program: Bandag, Abtex Beverages, Coca-Cola, Tige' Boats, Martin Sprocket & Gear, Hirschfeld Steel, Fehr Foods, Peerless Manufacturing, Rentech Boiler Services, Micrometals, Inc., PWP Industries, and Zoltek. The second MSSC training session ended in July 2007 with a total of 20 trainees for the pilot program. TSTC and WCWCT applied for and received a Skills Development Training grant for \$445,288 to extend the program and train 75 new workers and 111 incumbent workers.

THE REQUEST

Skills Development Training grants will fund all expenses for both programs with the exception of the drug testing, weekly incentive payments to the trainees and outreach (or advertising). In May 2007, the board approved funding of \$4,000 (resolution DCOA-2007.14) to pay for the Fast Track Welder drug testing and \$6,560 (resolution DCOA-2007.13) to pay for the MSSC drug testing. At that time, it was hoped the Skills Development grant would pay for the weekly incentive payments and advertising; however, that portion of the budget request was denied. Staff requests the board approve funding now to cover the weekly incentive payments and advertising as follows: 1) Fast Track Welder - \$33,600 weekly incentive payment @ \$150/week for 4 weeks for 4 sections of training (6-9) and 14 trainees in each section (56 total), 2) MSSC - \$16,000 for advertising/marketing, and 3) MSSC - \$67,500 for weekly incentive payments @ \$150/week x 6 weeks for 75 new trainees.

4.1

FISCAL IMPACT

Fast Track Welder Weekly Incentive Payment	\$ 33,600
MSSC Weekly Incentive Payment	\$ 67,500
MSSC Advertising/Marketing	\$ 16,000
TOTAL	\$117,100

STAFF RECOMMENDATION

Staff recommends approval of resolution no. DCOA-2007.22 authorizing funding in an amount up to \$117,100 to cover the weekly incentive payments and advertising to extend the Fast Track Welder and MSSC training programs.

ATTACHMENTS

Resolution DCOA-2007.22

RESOLUTION NO. DCOA-2007.22

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING FUNDING TO COVER WEEKLY INCENTIVE PAYMENTS AND ADVERTISING COSTS FOR EXTENDING THE FAST TRACK WELDER TRAINING AND MANUFACTURERS SKILLS STANDARDS COUNCIL ("MSSC") CERTIFIED MANUFACTURING PRODUCTION TECHNICIANS TRAINING PROGRAMS.

WHEREAS, the purpose of the DCOA is to expand employment opportunities for the citizens of Abilene; and,

WHEREAS, Abilene and surrounding area are experiencing a shortage of qualified welders due to growth of the manufacturing and oil industries, and many industrial workers demonstrate deficiencies in basic skills that are addressed through the MSSC certification process; and,

WHEREAS, in 7/06, the DCOA first approved funding and a contract with Workforce Center of West Central Texas (WCWCT) to begin the Fast Track Welder training program on the campus of CJC, and in 1/07, additional funding was approved to extend the program; and,

WHEREAS, in 1/07, the DCOA first approved funding and a contract with WCWCT to begin the MSSC certification program at Texas State Technical College; and,

WHEREAS, Workforce Center staff applied for and received two state Skills Development grants to extend the Fast Track Welder and MSSC Certification programs in the amounts of \$105,869 and \$445,288, respectively, which will fund all expenses with the exception of the drug testing, advertising and the weekly incentive payments; and,

WHEREAS, in 5/07, the DCOA approved resolutions DCOA-2007.14 and DCOA-2007.13 authorizing funding to cover the drug testing costs at \$80/trainee for Fast Track Welder and MSSC Certification programs in the amounts of \$4,000 and \$6,560, respectively; and,

WHEREAS, Staff requests the DCOA now consider providing funding to cover the other expenses not covered by the Skills Development grants to include the weekly incentive payments and advertising costs; and,

WHEREAS, the DCOA is authorized by the Development Corporation Act of 1979, as amended, to provide financial assistance in order to facilitate the creation, retention or expansion of primary employment.

NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT CORPORATION OF ABILENE, INC., ABILENE, TEXAS, THAT:

PART 1. DCOA authorizes funding up to One Hundred Seventeen Thousand One Hundred and no/100's Dollars (\$117,100) to cover costs of extending the Fast Track Welder and MSSC Certification training programs not covered by the Skills Development grants approved by the State of Texas for said programs and not previously approved

by the DCOA for drug testing via resolutions DCOA-2007.13 and DCOA-2007.14.
The funding shall be as follows:

1. Fast Track Welder sections 6 through 9 - \$33,600 for the weekly incentive payment for up to 56 trainees paid at \$150/week for 4 weeks of training.
2. MSSC Certification sections 3 through 7 - \$67,500 for the weekly incentive payment for up to 75 trainees paid at \$150/week for 6 weeks of training.
3. MSSC Certification sections 3 through 7 - \$16,000 for advertising/marketing to promote the training sections.

The CEO is authorized to allow funding for the programs provided above and authorized via resolutions DCOA-2007.13 and DCOA-2007.14 for drug testing to be moved from one category to another if necessary.

PART 2. Funding under this resolution is contingent upon execution of all necessary agreements. The funding commitment authorized under this resolution shall expire without notice 180 days from the date of adoption of same unless all required documents and agreements are executed prior to that expiration date or the commitment herein is extended in writing by the DCOA.

PART 3. The Chief Executive Officer of the Development Corporation of Abilene, Inc. is hereby authorized to negotiate, enter into and execute any contract and all other related documents on behalf of the DCOA.

ADOPTED this the 25th day of September, 2007.

ATTEST:

Dee Moore
Secretary/Treasurer

Ray Ferguson
President

APPROVED:

T. Daniel Santee, City Attorney

DEVELOPMENT CORPORATION OF ABILENE, INC.

BOARD AGENDA

MEETING DATE: September 25, 2007

PROJECT: A/E Services for Design of Life Science Accelerator

STAFF: Richard Burdine, CEO

THE PROJECT – Recently Project JW was announced to be Receptor Logic (RL). The company is rapidly staffing their operation and has secured temporary lease space in the School of Pharmacy – Abilene for a 12 to 18 month period. This provides the DCOA adequate time to meet its commitment to RL to provide suitable lease space for their expansion. RL has agreed to a lease rate of \$25/square foot/year for the space they will occupy in the Accelerator.

A thorough review of existing space yielded none readily available either downtown or in close proximity to the School of Pharmacy, the two locations preferred by RL. At the July 2007 meeting of the DCOA Board, staff was authorized to hire an architecture firm for an initial space planning study. The Tittle-Luther Partnership (TLP) of Abilene was employed.

Since then City and TLP staff and RL scientists have met in two building programming session to develop the space needs of the tenants. We settled on providing lab space for RL and 2 other companies of comparable size, space for 3 start-up companies, each at about one-third the size of the large company spaces, a vivarium, common area equipment space and common support facilities such as restrooms, break room and conference room.

Based on that input TLP has written the Preliminary Building Program and Preliminary Statement of Estimated Project Costs. The estimated space requirement is a little over 23,000 square feet and the cost estimate ranges from \$3,343,880 (\$2,777,630 for construction alone) to \$3,982,124 (\$3,315,650 for construction alone), including site work and architectural and engineering services. Land cost is not included as a specific site has not been selected.

We have a commitment of New Markets Tax Credits from the National Development Council, which would offset as much as \$1,500,000 of the project costs. However, the project must move forward quickly to remain eligible for the NDC allocation.

THE REQUEST – To maintain the momentum of the project an architecture firm should be employed quickly for the design and construction phase of the project. Listed below are A/E fees based on the high cost estimate, providing a not-to-exceed amount. If the building size is reduced or constructions costs run lower, A/E fees will be less.

FISCAL IMPACT

A/E fees for Accelerator	\$ 325,000
<u>Reimbursables/Contingency</u>	<u>\$ 10,000</u>
TOTAL	\$ 335,000

STAFF RECOMMENDATION

Staff recommends approval of resolution no. DCOA-2007.23 authorizing a contract with TLP to design a life sciences accelerator building and funding not to exceed \$335,000.

6.1

ATTACHMENTS
Resolution DCOA-2007.23

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RESOLUTION NO. DCOA-2007.23

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING FUNDING AND A CONTRACT WITH TITTLE LUTHER PARTNERSHIP TO DESIGN A LIFE SCIENCE ACCELERATOR FACILITY TO BE LEASED IN PART TO RECEPTOR LOGIC, LTD. AND OTHER BIOTECH COMPANIES.

WHEREAS, the purpose of the DCOA is to expand employment opportunities for the citizens of Abilene; and,

WHEREAS, the DCOA has worked closely with the Texas Tech Health Sciences Center School of Pharmacy to expand into bioresearch; and,

WHEREAS, June 2007, the DCOA approved resolution DCOA-2007.16 authorizing \$2 million for Project JW (recently revealed as Receptor Logic, Ltd.) to assist in relocating the company to Abilene by funding renovation costs, construction of a vivarium, common area equipment and furniture, and furniture and equipment for use by Receptor Logic; and,

WHEREAS, in July 2007, the DCOA authorized by oral resolution the CEO to hire an architect to study the options of leasing/renovating or constructing/purchasing property for Receptor Logic, Ltd.; and,

WHEREAS, Staff contracted with Tittle Luther Partnership which has reported its findings to the CEO, whom together with other sources has determined the best option is new construction; and,

WHEREAS, Staff requests the DCOA authorize a contract with Tittle Luther Partnership to design a new facility to be referred to as a life science accelerator, which will be leased in part to Receptor Logic and other biotech companies, along with funding to support the contract; and,

WHEREAS, the DCOA is authorized by the Development Corporation Act of 1979, as amended, to provide financial assistance in order to facilitate the creation, retention or expansion of primary employment.

NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT CORPORATION OF ABILENE, INC., ABILENE, TEXAS, THAT:

PART 1. DCOA authorizes a contract with Tittle Luther Partnership to design a life science accelerator facility to be leased in part to Receptor Logic, Ltd. and other biotech companies. Funding is also approved in the amount of Three Hundred Thirty-Five Thousand and no/100's Dollars (\$335,000) as follows:

1. Architectural/Engineering base fee for design - \$298,500
2. Additional services (i.e. topo survey, soils analysis, agency review & inspection, landscape design) - \$26,500
3. Reimbursable expenses - \$10,000

PART 2. Funding under this resolution is contingent upon execution of all necessary agreements. The funding commitment authorized under this resolution shall expire without notice 180 days from the date of adoption of same unless all required documents and agreements are executed prior to that expiration date or the commitment herein is extended in writing by the DCOA.

PART 3. The Chief Executive Officer of the Development Corporation of Abilene, Inc. is hereby authorized to negotiate, enter into and execute any contract and all other related documents on behalf of the DCOA.

ADOPTED this the 25th day of September, 2007.

ATTEST:

Dee Moore
Secretary/Treasurer

Ray Ferguson
President

APPROVED:

T. Daniel Santee, City Attorney