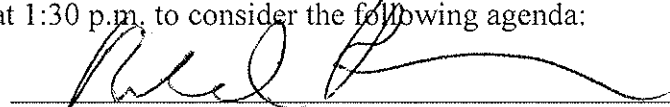


PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, October 28, 2008, 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

October 28, 2008
1:30 p.m.

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

1. Call the meeting to order.
2. Approval of minutes from the September 22, 2008 meeting.
3. Sales tax report for October 2008 and status of funds report for August 2008.
4. Discussion and possible approval of a resolution authorizing funding for ACU's Center for Business and Economic Research (CBER) website to continue enhancing the website.
5. Discussion and possible approval of a resolution authorizing additional funding for the Texas Manufacturing Assistance Center (TMAC).
6. 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.

7. Discussion and possible approval of a resolution authorizing funding to up-size a water pump being installed by the City of Merkel that will also service the Five Points Business Park in order to accommodate future water needs of the Park.
8. Discussion and possible approval of a resolution authorizing additional financial assistance for Tower Tech Services, Inc. dba Texas TTSI, Inc.
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 _____, 2008, 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.
SPECIAL-CALLED BOARD MEETING MINUTES
SEPTEMBER 22, 2008**

MEMBERS PRESENT:	Joe Crawford Dee Moore Marelyn Shedd	Mike Schweikhard Paul Cannon
STAFF PRESENT:	Richard Burdine Dan Santee	Kim Tarrant Stanley Smith
GUEST PRESENT:	Bill Ehrie Doug Myers Tim Johnston Bryan Kemp	Abilene Industrial Foundation Abilene Reporter-News KRBC – KTAB KTXS News

- 1. CALL TO ORDER.** Joe Crawford called the meeting to order at 4:00 p.m. in the Develop Abilene conference room located at 174 Cypress, 3rd floor, Abilene, TX.
- 2. APPROVAL OF MINUTES FROM AUGUST 19, 2008 AND SEPTEMBER 11, 2008 MEETINGS.** Mike Schweikhard moved to approve the minutes from the August 19, 2008 and September 11, 2008 meetings. Dee Moore seconded and the motion carried.
- 3. EXECUTIVE SESSION.** I hereby announce we are going into Executive Session pursuant to Texas Government Code Sections 551.071, .072, and .087 to consult with our legal counsel, discuss real property transactions, and discuss economic development negotiations involving a business prospect, as set forth on the agenda. Any vote or action will be taken in open session.

President Crawford announced the date is September 22, 2008 and the time is 4:06 p.m. Mr. Crawford then announced the date is still September 22, 2008 and the time is now 5:21 p.m. No vote or action was taken in Executive Session.

- 4. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FUNDING TO RENOVATE LABORATORY SPACE TO MEET AN IMMEDIATE NEED FOR THE EXPANSION OF RECEPTOR LOGIC, INC.** Receptor Logic, Inc. (RLI) moved to Abilene in the fall of 2007 from Amarillo because of an assistance package provided by the DCOA totaling \$2 million, plus the promise of wet lab lease space into which the company would move with room to expand. RLI is currently located in the Texas Tech School of Pharmacy and has experienced tremendous growth over the last year and has an immediate need for more space. Construction of the Life Sciences Accelerator is expected to begin in late October or early November. The building is expected to take nine to twelve months to construct which does not help RLI with its immediate needs. A donor has offered a 6,000 sq.ft. building to the DCOA to meet RLI's immediate need for space. The building can be converted into laboratory space in about three to five months at an estimated cost of \$1.2 million (including contingency) while the Accelerator is being constructed. RLI will be the first tenant in this building.

Paul Cannon moved to approve Resolution No. DCOA-2008.19 as presented, authorizing the CEO to negotiate a construction contract to renovate the 6,000 sq. ft. building to meet RLI's needs and approve total funding of \$942,750. Marelyn Shedd seconded and the motion carried.

5. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FUNDING FOR CONSTRUCTION OF THE LIFE SCIENCES ACCELERATOR AND GRANTING AUTHORITY TO THE CEO TO NEGOTIATE A FINAL CONTRACT.** This item was tabled until the next DCOA Board Meeting on October 28, 2008
6. **ADJOURNMENT.** There being no further business, the meeting was adjourned.

Joe Crawford, President

MEMORANDUM

October 8, 2008

TO: Larry D. Gilley, City Manager
Evalin E. McClain, Assistant City Manager

FROM: Mindy Patterson, Director of Finance

SUBJECT: October Sales Tax

The sales tax rebate for October is \$2,813,768.75, which represents August sales. This is 4.00% above last year. The breakdown of the October rebate is \$2,110,326.56 to the General Fund and \$703,442.19 for economic development. Of this rebate, \$152,509 is from prior periods, audit payments, future payments, and unidentified payments. This is the first rebate for our 2008-09 fiscal year. I have requested the detail from the state.

Should you have any questions, please contact me.

MP:ls

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

**CITY OF ABILENE
SALES TAX COMPARISION**

Accounting Period Month	GENERAL FUND Actual 2007-08	ECONOMIC DEVELOPMENT Actual 2007-08	TOTAL 2007-08	GENERAL FUND Actual 2008-09	ECONOMIC DEVELOPMENT Actual 2008-09	TOTAL 2008-09
October	\$2,029,217.53	\$676,405.84	\$2,705,623.37	\$2,110,326.56	\$703,442.19	\$2,813,768.75
YTD	\$2,029,217.53	\$676,405.84	\$2,705,623.37	\$2,110,326.56	\$703,442.19	\$2,813,768.75
November	2,293,733.19	764,577.73	3,058,310.92			
December	1,934,180.44	644,726.81	2,578,907.25			
January	1,880,105.59	626,701.86	2,506,807.45			
February	2,932,831.13	977,610.37	3,910,441.50			
March	1,798,311.71	599,437.23	2,397,748.94			
April	1,794,413.90	598,137.96	2,392,551.86			
May	2,472,581.86	824,193.95	3,296,775.81			
June	1,970,650.71	656,883.57	2,627,534.28			
July	2,054,110.32	684,703.44	2,738,813.76			
August	2,592,932.85	864,310.95	3,457,243.80			
September	2,171,258.39	723,752.80	2,895,011.19			
FY TOTAL	<u>\$25,924,327.62</u>	<u>\$8,641,442.51</u>	<u>\$34,565,770.13</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 2008: Monthly and Year-to-Year Comparisons

Accounting Period Month	Actual 2007-08	Actual 2008-09	% Change
October	\$676,406	\$703,442	4.00%
YTD	\$676,406	\$703,442	4.00%
November	764,578		
December	644,727		
January	626,702		
February	977,610		
March	599,437		
April	598,138		
May	824,194		
June	656,884		
July	684,703		
August	864,311		
September	723,753		
FY TOTAL	\$8,641,443		

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 October '08 represents August '08 sales. Approximately
\$38,127 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, 2008

ASSETS:

Cash and Investments	\$14,793,279
Notes receivable	14,158,547
Accounts receivable	4,500
Due from other governments	1,432,663
Prepaid Expense	0
Total Current Assets	<u>\$30,388,988</u>

OTHER ASSETS:

Fixed assets	\$20,626,740
Accumulated depreciation	(3,281,334)
Total Other Assets	<u>17,345,406</u>

TOTAL ASSETS

\$47,734,395

LIABILITIES:

Vouchers payable	\$1,069,211
Deferred revenues	202,417
Total Liabilities	<u>\$1,271,628</u>

FUND BALANCES:

Investment in general fixed assets	\$17,345,406
Reserved for contractual obligations(external)	23,882,654
Reserved for obligated programs(internal)	303,601
Reserved for contingent liabilities	
Undesignated Balance	4,931,106
Total Fund Balance	<u>\$46,462,767</u>

TOTAL LIABILITIES AND FUND BALANCES

\$47,734,395

FIXED ASSETS:

Buildings and Improvements:	<u>Original Cost</u>	<u>Improvements</u>	<u>Depreciation</u>	<u>Total</u>
2601 Airport Blvd.	\$1,563,210	\$540,632	\$282,508	\$1,821,334
2809 Airport Blvd.	396,519	444,583	293,458	547,644
2841 Airport Blvd.	456,736	62,923	262,261	257,398
4002 Loop 322	1,290,916	2,384,891	1,205,519	2,470,288
480 acres - Five Pts Bus Park	507,681	2,435,432	243,544	2,699,568
6450 Five Points Parkway	5,809,354	-	575,521	5,233,833
Grant Bldg 341 Pine	147,194	405,726	187,767	365,154
303.53 acres Hwy 36 & FM 18	449,238	-	-	449,238
2742 Lance Dr. (EASI Storage)	2,527,408	9,987	151,678	2,385,717
4109 Vine St	583,524	-	35,012	548,512
4009 Vine St	583,524	-	35,011	548,513
Vehicle: 2005 Dodge Caravan	18,011	-	7,205	10,806
Office Equipment: Copier	9,250	-	1,850	7,400
TOTAL FIXED ASSETS	<u>\$14,342,566</u>	<u>\$6,284,174</u>	<u>\$3,281,334</u>	<u>\$17,345,406</u>

**DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ AUGUST 31, 2008**

	Beginning I-T-D Revenues	Current Month Revenues	Current FY Revenues	(MARCH, 1990) Ending I-T-D Revenues
REVENUE-TO-DATE				
City Sales Tax (3131)	\$ 102,733,207.48	\$ 860,374.60	\$ 7,871,499.80	\$ 110,604,707.28
Sales Tax Retained (3132)	241,850.15	3,936.35	46,189.91	288,040.06
Other Services Charges (3731)	25.00	-	-	25.00
Princ. - Loans & Assess (3775)	868,651.55	-	2,141,752.01	3,010,403.56
Int. - Loans & Assess (3802)	2,060,915.74	1,078.40	22,955.71	2,083,871.45
Interest (3803)	5,948,089.74	34,268.85	550,739.18	6,498,828.92
Land Lease (3810)	7,428.83	-	6,406.58	13,835.41
Building/Space Rent (3816)	2,949,794.08	40,937.50	452,378.58	3,402,172.66
City Pay Phones (3890)	9,170.58	-	-	9,170.58
Miscellaneous Revenue (3892)	30,227.99	-	10.50	30,238.49
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)	1,891,340.41	-	5,312.50	1,896,652.91
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
Gain (loss) Sale of Asset	-	71,896.89	555,393.43	555,393.43
Miscellaneous Damage Claims (3889)	1,173.04	-	-	1,173.04
GASB 22 Restatement	355,634.89	-	-	355,634.89
GASB 34 FY 03 Adjustment	579,426.49	-	-	579,426.49
	<u>\$ 121,982,559.31</u>	<u>\$ 1,012,492.59</u>	<u>\$ 11,652,638.20</u>	<u>\$ 133,635,197.51</u>

**DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ AUGUST 31, 2008**

	<u>Beginning I-T-D Expenditures</u>	<u>Current Month Expenditures</u>	<u>Current FY Expenditures</u>	<u>Ending I-T-D Expenditures</u>	<u>Outstanding Contracts</u>
CONTRACTS ENCUMBERED/ EXPENDITURES-TO-DATE					
Prior Years Programs	\$ 57,047,456.33	\$ -	\$ -	\$ 57,047,456.33	\$ -
Business Services Division	6,133,252.87	44,728.30	565,936.72	6,699,189.59	6,250.00
DCOA Annual Contracts	1,788,884.61	4,345.04	79,389.76	1,868,274.37	-
Abilene Industrial Foundation (4950)	10,550,934.60	97,562.30	582,433.09	11,133,367.69	149,516.91
TTU Small Business Dev Cntr (4951)	2,045,621.05	14,625.00	195,000.00	2,240,621.05	-
Chamber Military Affairs (4952)	1,011,976.83	3,640.98	16,506.75	1,028,483.58	53,493.25
Airport Business Dev Mgr (4953)	318,606.12	8,533.28	86,623.33	405,229.45	87,712.53
EASI Records Const. 4990	2,440,442.58	-	-	2,440,442.58	-
Murf Systems 4998	151,665.00	-	-	151,665.00	-
Bandag Training 5203	516,334.72	-	29,135.48	545,470.20	296,749.80
Rentech 04 5207	335,360.00	-	32,320.00	367,680.00	-
Sunoco Logistics 5208	143,544.00	-	49,480.00	193,024.00	8,976.00
EASI 04 5213	1,020,937.66	-	324,300.00	1,345,237.66	1,581,700.00
EHT 5216	98,300.00	-	-	98,300.00	-
Fehr Food 5220	521,670.00	-	523,350.00	1,045,020.00	-
Research Ins 5221	500.00	-	-	500.00	-
Advanced Trailer 5224	29,750.00	-	4,391.67	34,141.67	-
Transcend Services 5227	280,157.82	-	68,463.84	348,621.66	-
Bandag Building Improv 5228	-	-	-	-	44,259.24
Glazers Ph III 5229	26,280.00	-	18,060.00	44,340.00	46,660.00
Highland Campus Health 5231	128,791.66	3,000.00	124,073.34	252,865.00	29,000.00
Rentech 5232	48,800.00	-	-	48,800.00	-
Tige Infrastructure 5233	144,397.68	-	74,238.00	218,635.68	-
Robinson Fan 5237	126,482.00	-	102,924.00	229,406.00	428,794.09
Reg Website 5240	4,317.07	-	-	4,317.07	682.93
TTU Pharmacy School 5242	-	-	-	-	-
Lauren Holdings 5245	259,770.00	-	593,328.00	853,098.00	-
18/36 Business Park 5246	23,800.00	-	-	23,800.00	-
Teleperformance USA 5247	88,040.00	-	102,230.00	190,270.00	566,730.00
Prospect 06 5248	-	-	1,225.00	1,225.00	-
BCBSTX Reroof Construction 5249	781,098.40	-	-	781,098.40	-
Shelter Distribution 5250	44,724.96	-	22,709.33	67,434.29	25,407.71
PWP (Project LF) 5251	610,993.77	-	447,767.36	1,058,761.13	2,148,701.87
Abilene Internet 5252	59,340.00	-	-	59,340.00	-
Integrated Clinic Research 5253	-	-	7,440.00	7,440.00	688,062.00
SBIR/STTR 5255	23,283.51	-	-	23,283.51	-
Coca Cola 5256	300,000.00	-	-	300,000.00	-
Welder Training Program 5257	141,824.36	-	28,305.94	170,130.30	-
Genesis Network 5258	353,533.33	-	45,600.00	399,133.33	229,866.67
URS Consultants 5259	-	-	13,752.00	13,752.00	-
Carter Burgess 5260	222,323.88	3,099.23	67,315.88	289,639.76	59,680.24
Fehr Foods 5261	118,091.53	-	-	118,091.53	-
TMAC 5262	30,000.00	-	22,500.00	52,500.00	7,500.00
SBIR/STTR 5263	37,612.59	183.75	24,033.13	61,645.72	209,754.28
EASI 7th Doc 5265	86,119.14	-	37,137.10	123,256.24	151,743.76
BMWV Leasing 5266	-	-	25,000.00	25,000.00	-
ABTEX Beverage 5267	-	-	-	-	1,599,040.00
MSSC Training 5269	35,479.08	8,310.00	36,282.95	71,762.03	74,353.05
Receptor Log 5270	57,404.62	31,730.78	1,023,252.25	1,080,656.87	919,034.23
Sr. Safe at Home 5271	-	-	-	-	402,455.00
WTCIC 5272	16,582.00	-	-	16,582.00	16,582.00
TTU HSC Research	-	-	490,000.00	490,000.00	2,510,000.00
Accelerator A/E 5274	8,164.39	52,096.00	250,147.11	258,311.50	94,688.50
Spec 2 Expansion A/E 5275	-	1,066,968.75	6,569,680.35	6,569,680.35	947,539.65
Spec 3 Construction 5276	-	911,472.58	2,994,018.77	2,994,018.77	2,742,481.23
ACU 08 SpringBoard 5277	-	-	5,000.00	5,000.00	-
Prospect Development 08 5278	-	-	5,600.00	5,600.00	-
Accelerator Land 5280	-	55,715.11	294,247.49	294,247.49	-
Energy Maintenance Service 5282	-	-	-	-	1,418,000.00
Vine Street Repair 5283	-	-	2,500.00	2,500.00	178,355.00
Genesis Network Phase II 5284	-	-	-	-	2,111,256.95
Tower Tech 5285	-	6,189.40	9,906.40	9,906.40	4,047,627.00
Miscellaneous Activities 2785	354,189.86	-	-	354,189.86	-
TOTAL ENCUMB. / EXPENDITURES	\$ 88,566,838.02	\$ 2,312,200.50	\$ 15,995,605.04	\$ 104,562,443.06	\$ 23,882,653.89
TOTAL FUND BALANCE				\$ 29,072,754.45	
UNENCUMBERED FUND BALANCE					\$ 5,190,100.56

3.6

**DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ AUGUST 31, 2008**

	Amount Obligated	Prior Years Disbursed	Current Month Disbursed	Current Year Disbursed	Amount Encumbered	Balance
BALANCE OF OBLIGATED PROGRAMS						
Business Services Division	\$ 633,510.00	\$ -	\$ 44,728.30	\$ 565,936.72	\$ 6,250.00	\$ 61,323.28
DCOA Annual Contracts	224,810.00	-	4,345.04	79,389.76	-	145,420.24
Abilene Industrial Foundation (4950)	731,950.00	-	97,562.30	582,433.09	149,516.91	-
TTU Small Business Dev Cntr (4951)	195,000.00	-	14,825.00	195,000.00	-	-
Chamber Military Affairs (4952)	70,000.00	-	3,640.98	16,506.75	53,493.25	-
Airport Business Dev Mgr (4953) Pr Yrs	79,915.86	-	-	42,625.00	37,290.86	-
Airport Business Dev Mgr (4953) FY 08	137,045.00	-	8,533.28	43,998.33	50,421.67	42,625.00
EASI Records Const. 4990	2,440,443.00	2,440,442.58	-	-	-	0.42
Murf Systems 4998	151,665.00	151,665.00	-	-	-	-
Bandag Training 5203	842,220.00	516,334.72	-	29,135.48	296,749.80	-
Rentech 5207	367,680.00	335,360.00	-	32,320.00	-	-
Sunoco Logistics 5208	202,000.00	143,544.00	-	49,480.00	8,976.00	-
EASI 04 5213	2,926,938.00	1,020,937.66	-	324,300.00	1,581,700.00	0.34
EHT 5216	98,300.00	98,300.00	-	-	-	-
Fehr Food 5220	1,045,020.00	521,670.00	-	523,350.00	-	-
Research Ins 5221	500.00	500.00	-	-	-	-
Advanced Trailer 5224	34,142.00	29,750.00	-	4,391.67	-	0.33
Transcend Services 5227	348,623.00	280,157.82	-	68,463.84	-	1.34
Bandag Building Improv 5228	44,260.00	-	-	-	44,259.24	0.76
Glazers Ph III 5229	91,000.00	26,280.00	-	18,060.00	46,660.00	-
Highland Campus Health 5231	281,866.00	128,791.66	3,000.00	124,073.34	29,000.00	1.00
Rentech 5232	48,800.00	48,800.00	-	-	-	-
Tige Infrastructure 5233	218,636.00	144,397.68	-	74,238.00	-	0.32
Robinson Fan 5237	658,200.00	126,482.00	-	102,924.00	428,794.09	(0.09)
Reg Website 5240	5,000.00	4,317.07	-	-	682.93	-
TTU Pharmacy School 5242	-	-	-	-	-	-
Lauren Holdings 5245	853,098.00	259,770.00	-	593,328.00	-	-
18/36 Business Park 5246	23,800.00	23,800.00	-	-	-	-
Teleperformance USA 5247	757,000.00	88,040.00	-	102,230.00	566,730.00	-
Prospect 06	1,225.00	-	-	1,225.00	-	-
BCBSTX Reroof Construction 5249	781,098.00	781,098.40	-	-	-	(0.40)
Shelter Distribution 5250	92,842.00	44,724.96	-	22,709.33	25,407.71	-
PWP (Project LF) 5251	3,207,463.00	610,993.77	-	447,767.36	2,148,701.87	-
Abilene Internet 5252	59,340.00	59,340.00	-	-	-	-
Integrated Clinic Research 5253	695,502.00	-	-	7,440.00	688,062.00	-
SBIR/STTR 5255	23,284.00	23,283.51	-	-	-	0.49
Coca Cola 5256	300,000.00	300,000.00	-	-	-	-
Welder Training Program 5257	170,130.00	141,824.36	-	28,305.94	-	(0.30)
Genesis Network 5258	629,000.00	353,533.33	-	45,600.00	229,866.67	-
URS Consultants 5259	13,752.00	-	-	13,752.00	-	-
Carter Burgess 5260	349,320.00	222,323.88	3,099.23	67,315.88	59,680.24	-
Fehr Foods 5261	118,092.00	118,091.53	-	-	-	0.47
TMAC 5262	60,000.00	30,000.00	-	22,500.00	7,500.00	-
SBIR/STTR 5263	271,400.00	37,612.59	183.75	24,033.13	209,754.28	-
EASI 7th Doc 5265	275,000.00	86,119.14	-	37,137.10	151,743.76	-
BMWT Leasing 5266	25,000.00	-	-	25,000.00	-	-
ABTEX Beverage 5267	1,599,040.00	-	-	-	1,599,040.00	-
MSSC Training 5269	146,115.00	35,479.08	8,310.00	36,282.95	74,353.05	(0.08)
Receptor Log 5270	2,000,000.00	57,404.62	31,730.78	1,023,252.25	919,034.23	308.90
Sr. Safe at Home 5271	402,455.00	-	-	-	402,455.00	-
WTCIC 5272	33,184.00	16,582.00	-	-	16,582.00	-
TTU HSC Research 5273	3,000,000.00	-	-	490,000.00	2,510,000.00	-
Accelerator A/E 5274	351,800.00	8,164.39	52,096.00	250,147.11	94,688.50	(1,200.00)
Spec 2 Expansion 5275	7,517,220.00	-	1,066,968.75	6,569,680.35	947,539.65	-
Spec 3 Construction 5276	5,736,500.00	-	911,472.58	2,994,018.77	2,742,481.23	-
ACU 08 SpringBoard 5277	5,000.00	-	-	5,000.00	-	-
Prospect Development 08 5278	35,000.00	-	-	5,600.00	-	29,400.00
Accelerator Land 5280	325,000.00	-	55,715.11	294,247.49	-	30,752.51
Energy Maintenance Services 5282	1,418,000.00	-	-	-	1,418,000.00	-
Vine Street Repair 5283	180,855.00	-	-	2,500.00	178,355.00	-
Genesis Network Phase II 5284	2,111,257.00	-	-	-	2,111,256.95	0.05
Tower Tech 5285	4,052,500.00	-	6,189.40	9,906.40	4,047,627.00	(5,033.40)
Miscellaneous Activities 2785	354,189.86	354,189.86	-	-	-	-

BALANCE OF OBLIGATED PROGRAMS \$ 49,851,965.72 \$ 9,670,105.61 \$ 2,312,200.50 \$ 15,995,605.04 \$ 23,882,653.89 \$ 303,601.18

Contingent Liabilities \$ -
UNDESIGNATED FUND BALANCE (unencumbered balance less obligated programs and contingent liabilities) \$ 4,886,499.38

DCOA Board approved projects waiting for signed contracts EXPIRATION DATE
 Project DC 5286 1,365,000.00 12/24/2008
 Texas Metal & Recycling (5288) 34,212.00 02/19/2009

1,399,212.00

3.7

**ECONOMIC DEVELOPMENT DEPARTMENT
SERVICE EVALUATION REPORT
AUGUST 2008**

**PERFORMANCE DATA
SERVICE ANALYSIS**

Staff: Richard Burdine-Assistant City Manager for Economic Development; Kim Tarrant-Contracts Administrator; Patrick McGinnis-Construction Projects 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 10-1-07 in the amount of \$617,070 for operating expenses for the Business Services Division, plus \$175,000 for maintenance expenses for DCOA-owned properties.

During the August meeting, the DCOA board heard reports from the Project Evaluation and Budget & Finance Committees concerning contract performance and funding requests for FY09. After President Crawford called for a public hearing, the board approved a budget for FY09. The board heard the annual status report from Thelen, Reid, Brown, Raysman and Steiner and Team Concepts on Dyess AFB. Approved was additional funding for Texas Metals & Recycling in the amount of \$168,000. The assistance package includes the balance of a loan participation with First Financial Bank being converted to an in-house, forgivable loan.

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

DCOA approved a one-year contract beginning 10-1-07 in the amount of \$195,000 to reimburse SBDC for counseling services provided to Abilene residents.

A total of 114 Abilene client sessions were held this month for 75 different clients with 48% being new clients. Five new businesses opened, and 8 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 10-1-07 in the amount of \$801,950: \$421,450 for AIF operating, \$140,000 for AIF marketing, \$170,500 for Dyess AFB retention efforts, and \$70,000 for Military Affairs Committee expenses and staff expenses incurred.

During the month, AIF responded to 1 lead. Staff visited 3 local companies, 18 out-of-town companies/consultants and hosted 5 visits to Abilene by prospects. The Develop Abilene website experienced 3,101 hits with 744 of those being first time visitors. Attached is a year-to-date summary of activity for this year and last.

**SMALL BUSINESS DEVELOPMENT CENTER
AUGUST 2008 UPDATE**

Billable Hours:

230.75	Abilene business counseling hours for the month of August
114	Client sessions conducted for the month of August
36	New clients
39	Continuing clients
6	Workshops
67	Attendees

Businesses Created:

5	Month of August
2	Retail
1	Construction
2	Education Services
71	Year-to-Date
23	Retail
2	Manufacturing
11	Accommodation/Food Services
7	Professional/Scientific/Technical Services
3	Arts/Entertainment/Recreation
3	Education Services
1	Transportation/Warehousing
5	Health Care/Social Assistance
3	Construction
1	Administrative/Support Services
1	Real Estate/Rental/Leasing
2	Utilities
9	Other Services

Jobs Created (Full Time Equivalents):

8 Month of August

3.9

3	Retail
2	Construction
3	Education Services

334	Year-to-Date
62	Retail
6	Manufacturing
127	Accommodation/Food Services
15	Professional/Scientific/Technical Services
2	Real Estate/Rental/Leasing
37	Arts/Entertainment/Recreation
5	Education Services
2	Transportation/Warehousing
17	Health Care/Social Assistance
12	Construction
2	Administrative/Support Services
1	Utilities
46	Other Services

Capital Formation:

\$96,200	Month of August
\$45,000	Retail
\$41,200	Construction
\$10,000	Education

\$15,742,781	Year-to-Date
\$22,000	Service
\$1,044,400	Retail
\$87,500	Manufacturing
\$10,598,095	Accommodation/Food Services
\$251,779	Professional/Scientific/Technical Services
\$693,500	Arts/Entertainment/Recreation
\$120,000	Education Services
\$25,000	Transportation/Warehousing
\$577,007	Construction
\$770,000	Utilities
\$76,000	Health Care/Social Assistance
\$2,000	Administrative/Support Services
\$20,000	Real Estate/Rental/Leasing
\$1,455,500	Other Services

Activity	Aug 08	Aug 07	YTD 07/08	YTD 06/07
Number of ads placed	0	0	5	3
Newsletters	743	0	6002	1142
Prospect files opened	0	0	7	12
Consultant/Prospect contacts	18	6	69	43
Retention contacts	3	14	95	72
Prospect visits to Abilene	5	4	38	41

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: October 28, 2008

PROJECT: Center for Business and Economic Research (CBER) Website

STAFF: Richard Burdine, CEO

GENERAL INFORMATION:

The Abilene Christian University College of Business Administration, led by Dr. Monty L. Lynn, launched in November 2005 the Center for Business and Economic Research (CBER) website at www.acu.edu/academics/cebr. The website is customized for Abilene and the 19-county region and provides information on economic trends, forecasts, and analyses for effective policy, investment and business decisions. Up-to-date economic data and analysis is critical to keeping community leaders, potential investors, and business professionals informed of the local economy. The website serves as a clearinghouse for regional economic information.

The site is maintained by the College of Business Administration at ACU. Focus is primarily on Abilene, the Abilene Metropolitan Statistical Area (MSA), and the 19-county West Central Texas region as described by the Texas Workforce Commission. In 2005, the total 2-year budget for maintenance of the website was \$11,650, and the DCOA approved \$5,000 to match what the West Central Texas Workforce Center (WCTWC) provided. ACU also received an Advancing Business Excellence Grant for \$2,800 that covered other costs.

SPECIAL CONSIDERATIONS:

Now that the website has experience 3 years of successful operation, Dr. Lynn is returning to the DCOA and WCTWC for funding to enhance the website with real time information on Abilene and the 19-county region, which can provide up-to-the minute data for grant writers, economic developers, educators, business owners and citizens. The interactive database will be designed so additional data items may be added over time. The total request is \$8,000 to hire a programmer to identify and obtain the data, design the database, and implement, test and debug the database before being integrated into the website. The database will be online no later than May 1, 2009. The WCTWC board approved \$4,000 earlier in the month, and Dr. Lynn requests the DCOA fund the other \$4,000 needed. Of the \$5,000 approved by the DCOA in 2005, \$682.93 remains unspent and still encumbered. The request, therefore, is for the balance of \$3,317 to be added to currently encumbered funds.

FUNDING/FISCAL IMPACT:

\$3,317 to cost-share in the enhancement of the website paid at 50% of actual invoice.

STAFF RECOMMENDATION:

Staff recommends the DCOA approve Resolution No. DCOA-2009.01 authorizing additional funding of \$3,317 to assist with enhancements to the CBER website.

ATTACHMENT:

Resolution DCOA-2009.01

Letter from Dr. Monty L. Lynn dated September 28, 2008

S:\DCOA\Meeting Memos\FY 2009\CBER funding 1008.doc

RESOLUTION NO. DCOA-2009.01

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING FUNDING WITH THE WEST CENTRAL TEXAS WORKFORCE CENTER TO ABILENE CHRISTIAN UNIVERSITY COLLEGE OF BUSINESS ADMINISTRATION FOR ENHANCEMENTS TO THE CENTER FOR BUSINESS AND ECONOMIC RESEARCH ("CBER") WEBSITE.

WHEREAS, Abilene Christian University College of Business Administration (ACU) launched in November 2005 the CBER website at www.acu.edu/academics/cebr, which is customized for Abilene and the 19-county region and provides information on economic trends, forecasts, and analyses for effective policy, investment and business decisions; and,

WHEREAS, the DCOA approved resolution DCOA-2005.19 in November 2005 authorizing \$5,000 along with funds from the West Central Texas Workforce Center to develop and launch the website; and,

WHEREAS, of the \$5,000 approved in 2005, \$682.93 remains unspent and still encumbered by the DCOA; and,

WHEREAS, with 3 successful years of operation behind them, ACU would like to enhance the website by adding an interactive database complete with charts and graphs that will provide up-to-the minute data for grant writers, economic developers, educators, business owners and citizens; and,

WHEREAS, ACU requests the DCOA participate with additional funding along with the West Central Texas Workforce Center in the enhancements to the website; and,

WHEREAS, the West Central Texas Workforce Center approved \$4,000 in October 2008 to assist with the website enhancements; and,

WHEREAS, the DCOA is authorized by the Development Corporation Act of 1979, as amended, to provide financial assistance 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 additional funding in an amount not to exceed Three Thousand Three Hundred Seventeen and no/100's Dollars (\$3,317) to assist Abilene Christian University's College of Business Administration with the addition of an interactive database to the CBER website, complete with charts and graphs, to be integrated into the CBER website no later than May 1, 2009.

Funding will be reimbursed at the rate of 50% of actual costs necessary to hire a programmer to design, implement, test and debug the interactive database before being integrated into the website. Other associated costs will also be reimbursed.

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 28th day of October, 2008.

ATTEST:

Dee Moore
Secretary/Treasurer

Joe Crawford
President

APPROVED:

T. Daniel Santee
City Attorney

September 28, 2008

Development Corporation of Abilene
Mr. Richard Burdine, CEO
P.O. Box 60
174 Cypress Street, Third Floor
Abilene, TX 79604-0060

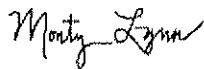
Dear Richard:

I appreciate the support we've received in 2005 from the Development Corporation of Abilene to launch the Center for Business and Economic Research (CBER) website. The website has proven to be a useful one-stop resource for city, county, and regional economic and demographic information in Abilene and the 19 counties of West Central Texas, receiving over 100,000 hits annually.

After three years of successful operation of the CBER website, we're returning to the DCOA to request funding for an enhancement: Real time information on Abilene, our 19 counties, and the West Central region which can provide up-to-the minute data for grant writers, economic developers, educators, business owners, and citizens.

Attached is a brief proposal which I am submitting simultaneously to the DCOA and to the Workforce Solutions of WCT Board. I'd be happy to answer any questions or present this information personally. At some point in the future, we'd like to update our maps, but the place to begin is with the data component. Thank you for your consideration.

Sincerely,



Monty L. Lynn
WW Caruth Chair of Management
College of Business Administration
(325) 674-2593 • lynnm@acu.edu

Attached: Proposal for Real-Time Graphs and Charts

The database will be designed so additional data items can be added over time. An example of this type of data presentation is visible at UHERO (University of Hawaii, <http://uhero.prognoz.com/>). Functions in the CBER version are specified in Appendix A.

► *What is the cost?*

Bids were obtained from three local and national programmers. Initial bids were for \$3,500 (local), \$12,000 (local and national), and \$30,000 (national), suggesting a diversity of understanding regarding the project and its complexity. (Bid details can be provided upon request.)

The middle bidder provided the best ongoing maintenance and understanding of the project. The project was adjusted down from \$12,000 to \$8,000 with the following itemization:

Item	Hours	Hourly Rate	Cost
Identify and obtain data	10	\$ 50	\$ 500
Design database	20	\$ 50	\$ 1,000
Design website and interface	25	\$ 50	\$ 1,250
Implement database and website	35	\$ 50	\$ 1,750
Testing	20	\$ 50	\$ 1,000
Debugging	10	\$ 50	\$ 500
Commissioning and web hosting	25	\$ 50	\$ 1,250
Contingency planning	15	\$ 50	\$ 750
Total	160		\$ 8,000

► *Where will the site be hosted and maintained?*

The chart and graph feature will be integrated into the present CBER website with accommodations made in the current design. The interactive database will be hosted and a computer server owned and maintained by the School of Information Technology and Computing at Abilene Christian University.

► *When is the completion date?*

The charts will be online on or before May 1, 2009. Data will be updated on a monthly, quarterly, and annual basis and notifications of data updates will be emailed to individuals, per their request.

Appendix A: Example of Data Charting (adapted from UHERO, University of Hawaii)

CEBR charts will differ in look from the example below but functions we anticipate offering are highlighted:

Sunday, September 29, 2003
UHERO Home Page

Export: [PDF](#) [Excel](#)

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[Table for this Category](#)

[Download Data \(US, Fra\)](#)

UHERO Economic Information Service Powered by PROGNOSIS

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[Tables](#)
[Graphs](#)
[Current Forecasts](#)
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[Data Source](#)
[UHERO Economic Indicators Table](#)

Total Visitor Arrivals
Statewide

Select series
(Max. 2 series. Hold CTRL key to select second series.)

- Visitor Industry
- Visitor Arrival
- Domestic Visitor Arrivals
- US Visitor Arrivals
- US East Visitor Arrivals
- US West Visitor Arrivals
- International Visitor Arrivals
- Japanese Visitor Arrivals
- Canadian Visitor Arrivals
- Visitor Census
- Visitor Accommodation
- Visitor Expenditures
- Total Air Seats Outlook

Frequency:

Chart Type:

Downloadable data for custom use

Popular choices of demographic and economic

Comparison to WCT or Texas available for some data

Trends and changes are clearly visible

Flexible time series

4.16

DEVELOPMENT CORPORATION OF ABILENE, INC.

BOARD AGENDA

MEETING DATE: October 28, 2008

PROJECT: Texas Manufacturing Assistance Center Request for New Funding

STAFF: Richard Burdine, CEO

GENERAL INFORMATION:

The Texas Manufacturing Assistance Center (TMAC) exists to enhance the competitive position of the state's manufacturing sector. TMAC's manufacturing professionals work with a wide range of individual firms, delivering training, providing technical assistance and implementing best business practices. Particular emphasis is placed on the needs of small to mid-sized manufacturers. Focus areas include lean manufacturing and lean office principles, strategic management, quality systems, environmental and safety.

TMAC consists of seven partner institutions delivering services statewide. The Texas partners are: Texas Engineering Extension Service (TEEX), University of Texas at Arlington, University of Texas at El Paso, University of Houston, Southwest Research Institute, Texas Tech University, and University of Texas-Pan American. The TMAC West Texas is located in Lubbock and is affiliated with Texas Tech University. TMAC West Texas reports to the V.P. of Research and Graduate Services and is associated with the Small Business Development Center (SBDC) system.

In June 2004, the board approved total funding of \$60,000 to cost-share for TMAC services with local manufacturers. The funding was to extend through FY06, and was limited to \$7,500 per manufacturer per year. A total of \$40,925 was funded and the remainder was unencumbered. In September 2006, another \$60,000 was approved for FY07 through FY09. Of the \$60,000, \$52,500 was spent assisting seven manufacturers, leaving only \$7,500, which will continue to be available.

THE REQUEST:

Because of the success of the program and the continued need to assist local manufacturers with the issues they face, staff requests the DCOA consider renewing its commitment with TMAC and provide funding support of \$60,000 through FY11. Funding will continue to be limited to \$7500/manufacturer/year; however, the funding may be used as needed and not necessarily limited to \$20,000/fiscal year.

FUNDING/FISCAL IMPACT:

\$60,000 through 9-30-11 limited to \$7,500/manufacturer/year.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution DCOA-2009.02 authorizing funding in the amount of \$60,000 to continue supporting TMAC in assisting Abilene manufacturers through FY11.

ATTACHMENT:

Resolution DCOA-2009.02

Below is a summary of all the companies assisted with DCOA funding:

Company	Amt. of Assistance	TMAC assistance provided
Red's Satellite Service (assisted in '05 & '07)	\$14,975	'05-Safety training for OSHA compliance, development of safety manual and procedures; '07-Drug testing, pulmonary function testing of sandblasters, safety training for OSHA compliance, updating Employee Manual for OSHA compliance
Ab-Tex Beverage (assisted in '05 & '07)	\$14,950	'05-Safety training; '07-DOT training, safety training for OSHA compliance, updating Employee Manual for OSHA compliance
Mrs. Baird's Bread	\$7,000	Safety training, forklift operator certification, scissor lift operator, and fall protection.
Hartmann's, Inc.	\$4,000	Enhanced order tracking software and SIO 9000 systems
Union Drilling	\$7,500	Safety training (i.e. fire protection, fall protection, lifting techniques, good housekeeping bloodborne pathogens, forklift operating)
Ringo Drilling	\$7,500	Safety training (i.e. fire protection, fall protection, lifting techniques, good housekeeping bloodborne pathogens, forklift operating)
E. C. Tool	\$7,500	Safety training for OSHA compliance
Fehr Foods	\$7,500	Safety training
Coca Cola Enterprises	\$7,500	Development of purchasing management software
Bandag	\$7,500	Introduction to Process Auditing Approach for 8 attendees
Tige Boats	\$7,500	Safety and Haz-Mat training
TOTAL	\$93,425	

RESOLUTION NO. DCOA-2009.02

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING ADDITIONAL FUNDING FOR THE TEXAS MANUFACTURING ASSISTANCE CENTER (TMAC) TO PROVIDE TRAINING FOR ABILENE MANUFACTURERS THROUGH FISCAL YEAR 2011.

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

WHEREAS, TMAC has provided services designed to enhance the competitive position of the state's manufacturing sector since 1995; and,

WHEREAS, TMAC places emphasis on small to mid-sized manufacturers and works with a wide range of individuals firms delivering training, providing technical assistance and implementing best business practices; and,

WHEREAS, in June 2004, the DCOA approved resolution DCOA-2004.24 which authorized funding in the total amount of \$60,000 through FY06; and,

WHEREAS, in September 2006, the DCOA approved resolution DCOA-2006.21 authorizing an additional \$60,000 through FY09; and,

WHEREAS, because of the success of the TMAC program in Abilene, staff proposes another \$60,000 funding commitment through FY11.

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

- PART 1.** DCOA authorizes additional funding for services provided by TMAC to local manufacturers in the amount of Sixty Thousand and No/100's Dollars (\$60,000) through September 30, 2011. Funding will continue to be limited to \$7,500/manufacturer/year; however, the funding may be used as needed and not necessarily limited to \$20,000/fiscal year.
- 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 28th day of October, 2008.

ATTEST:

Dee Moore
Secretary/Treasurer

Joe Crawford
President

APPROVED:

T. Daniel Santee, City Attorney

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: October 28, 2008

PROJECT: Water Pump Upsizing for Five Points Business Park

STAFF: Richard Burdine, CEO

GENERAL INFORMATION:

The City of Merkel is a wholesale water customer of Abilene and recently received bids to replace its aging pipeline extending from Abilene to Merkel and install a new pump and new water pipelines in the Five Points Business Park to provide adequate flow and pressure at Merkel's relocated Master Meter Vault. Abilene's Water Dept. requested that City Council authorize an amendment to the Merkel Water Supply contract to move the Merkel Delivery Point as well as upsize the new Five Points pump to improve the ability of Abilene's water distribution system to deliver water during structural fires in the vicinity of the Park.

The Water Dept. recently completed a 16" pipe looping project near the Northwest Pump Station site and the Marigold St. water line extension is currently underway, both of which will improve the available fire flow quantity in the vicinity of PWP and Spec 3. Both projects are being paid by the Water Dept. Without upsizing, the new pump is sized only for Merkel's maximum take rate. The upsized Five Points pump working with the Northwest Pump would provide additional pumping capacity to meet extended fire flow demands in the Park and provide some capacity for growth. A booster pump was installed during the Spec 2 expansion construction to assure available fire flow and pressure in the event of a fire. By upsizing the Five Points pump now, the DCOA will likely avoid the cost of installing booster pumps for future development. During extended periods of fire flow demands, the larger pump would also allow for the water level in the elevated water storage tank at the Park to rise rather than fall, maintaining necessary flow and pressure.

SPECIAL CONSIDERATIONS:

On October 23, 2008, the Abilene City Council approved participation with the City of Merkel and \$50,000 of Water Department Water and Sewer funds to upsize the new Five Points water pump. The Water Dept. is now requesting the DCOA reimburse the full \$50,000 since the upsizing primarily benefits tenants of the Park.

FUNDING/FISCAL IMPACT:

\$50,000 reimbursed to the Abilene Water Dept.

STAFF RECOMMENDATION:

Staff recommends the DCOA approve Resolution No. DCOA-2009.04 authorizing a reimbursement to the Abilene Water Dept. the amount of \$50,000 for upsizing the Five Points water pump being installed by the City of Merkel.

ATTACHMENT:

Resolution DCOA-2009.04

Technical Memorandum dated 10-14-08 from Jacob & Martin, Ltd., Pump Upsizing Evaluation Tables 1 & 2, Pump Upsizing Evaluations dated October 2008

Bid Tabulation, City of Merkel, Bid Date 10-1-08

RESOLUTION NO. DCOA-2009.04

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING FUNDING TO UPSIZE THE WATER PUMP BEING INSTALLED BY THE CITY OF MERKEL NEAR THE FIVE POINTS BUSINESS PARK (“PARK”) TO IMPROVE WATER PRESSURE IN THE PARK DURING A FIRE FLOW EVENT.

WHEREAS, the City of Merkel is a wholesale water customer of Abilene and recently received bids to replace its aging pipeline extending from Abilene to Merkel and install a new pump and new water pipelines in the Five Points Business Park to provide adequate flow and pressure at Merkel’s relocated Master Meter Vault; and,

WHEREAS, Abilene’s Water Dept. requested that City Council authorize an amendment to the Merkel Water Supply contract to move the Merkel Delivery Point as well as upsize the new Five Points pump to improve the ability of Abilene’s water distribution system to deliver water during structural fires in the vicinity of the Park; and,

WHEREAS, the Abilene Water Dept. recently completed a 16” pipe looping project near the Northwest Pump Station site and the Marigold St. water line extension is currently underway, both of which will improve the available fire flow quantity in the vicinity of PWP and Spec 3; and,

WHEREAS, a booster pump was installed during the Spec 2 expansion construction to assure available fire flow and pressure in the event of a fire, and by upsizing the Five Points pump now, the DCOA will likely avoid the cost of installing booster pumps for future development; and,

WHEREAS, during extended periods of fire flow demands, the larger pump would also allow for the water level in the elevated water storage tank at the Park to rise rather than fall, maintaining necessary flow and pressure; and,

WHEREAS, the Abilene Water Dept. is now requesting the DCOA reimburse the full \$50,000 since the pump upsizing primarily benefits tenants of the Park.

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

PART 1. DCOA authorizes funding in the amount of Fifty Thousand and no/100’s Dollars (\$50,000) to reimburse the Abilene Water Department for the cost to upsize the new Five Points water pump being installed by the City of Merkel.

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 CEO.

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 28th day of October, 2008.

ATTEST:

Dee Moore
Secretary/Treasurer

Joe Crawford
President

APPROVED:

T. Daniel Santee
City Attorney

TECHNICAL MEMORANDUM

TO: Rodney Taylor, City of Abilene
FROM: Kirt Harle, P.E., Jacob and Martin, Ltd.
SUBJECT: Northwest Pump Station – Pump Upsizing Evaluation
DATE: October 14, 2008

Rodney,

Attached are two tables summarizing the affects of upsizing the Merkel pump at the Northwest Pump Station. The flows and pressures included in the attached tables were developed using the City's water distribution system model. The operational parameters for these model runs are as noted on the attached sheets.

Table 1 summarizes all of the demands in the 5th Pressure Plane during maximum day demands conditions along with a superimposed fire flow demand of 5.04 MGD (3500 gpm) at the fire hydrant located near the intersection of Arnold Blvd with Venture Drive. The last three columns of Table 1 demonstrate the benefit of upsizing the above referenced pump. The 5 Points EST shows to be filling with the upsized pump compared to draining with the two smaller, 1,500 gpm pumps. The model indicates that the City will get the full benefit of the upsized pump as shown under the Pumps Discharge column of Table 1. I believe we are able to see the full benefit of the increased pump discharge due to the recent tie in to the 16" water line located east of the Northwest Pump Station. This tie in created two 16" discharge lines from the Type Pumps as opposed to one with the previous pipe discharge configuration. Pressure increase at the fire hydrant was minimal with the upsizing of the pump as shown in Table 1.

Table 2 summarizes the available fire flows at 67 psi residual pressure for two fire hydrant locations, one located near the intersection of Arnold Blvd with Venture Drive and the other located along 5 Points Parkway south of PWP Plastic's first building location. Various model runs were performed to populate Table 2 with available fire flows for varying tank levels in the 5 Points EST. In general, the upsizing of the pump at the Northwest Pump Station provided approximately 200 gpm of additional fire flow capacity at each of the two fire hydrant locations for the varying tank levels.

Combing the results from both tables one can conclude that the upsizing of the pump will greatly increase the ability of the City of Abilene to maintain a constant level in the 5 Points EST during a fire flow situation. The affects in the system are not as significant with a small increase in pressures and fire flows. However, Table 2 indicates the clear advantage of maintaining a constant high level in the 5 Points EST during a fire flow situation.

If you have any questions pertaining to this analysis feel free to contact me.

Thanks,
Kirt

City of Abilene
 5-Points Business Park
 Northwest Pump Station - Pump Upsizing Evaluation
 October 2008

TABLE 1

Scenario	Condition	Tye Demand (MGD)	Merkel Demand (MGD)	5th PP Demand (MGD)	Fire Flow (MGD)	5 Points EST Refill Rate (MGD)	Pumps Discharge (MGD)	Available pressure at 3500 gpm (psi)	
								FH# 2830	Arnold Blvd / Venture Dr
3	Two - 1,500 GPM pumps running at Northwest Pump Station pumping into 5th PP	0.228	1.23	0.132	5.04	-1.72	4.91		67.3
4	One - 1,500 GPM pump and one - 3,000 GPM pump running at Northwest Pump Station pumping into 5th PP	0.228	1.23	0.132	5.04	0.49	7.12		68.7

Assumed operational parameters:

1. Maximum day demand conditions
2. 5-Points EST water surface set at two feet below overflow
3. 7.5 MG GST half full (25 ft)

7.5

City of Abilene
 5-Points Business Park
 Northwest Pump Station - Pump Upsizing Evaluation
 October 2008

TABLE 2

Scenario	Condition	Available fire flow at 67 psi	
		5 Points EST Level (ft)	FH# 2828 5 Point Parkway FH# 2830 Arnold Blvd / Venture Dr
1	Two - 1,500 GPM pumps running at Northwest Pump Station pumping into 5th PP	1899 (full)	3,550 3,500
		1894	3,300 3,250
		1889	3,050 3,000
		1884	2,800 2,750
		1879	2,550 2,500
2	One - 1,500 GPM pump and one - 3,000 GPM pump running at Northwest Pump Station pumping into 5th PP	1874 (near empty)	2,300 2,250
		1899 (full)	3,750 3,700
		1894	3,500 3,450
		1889	3,250 3,200
		1884	3,000 2,950
		1879	2,750 2,700
		1874 (near empty)	2,500 2,450

Assumed operational parameters:

1. Maximum day demand conditions
2. 7.5 MG GST half full (25 ft)

BID TABULATION

**CITY OF MERKEL
PUMP STATION
RD**

BID DATE: 10-1-08

Bid Item Description & Quantity	Qty.	Unit	Texas Water & Soil 3022 W FM 2105 San Angelo, Tx 76901		Dowtech Specialty 4703 CR 527 Baird, Tx 79504		J.S. Haren Company 1175 Highway 11 N Athens, TN 37303	
			Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
<u>For All Labor, Material, Equipment and Incidentals:</u>								
1 Merkel Pump Station	1	LS	\$ 515,393.00	\$ 515,393.00	\$ 558,000.00	\$ 558,000.00	\$ 950,000.00	\$ 950,000.00
2 Abilene Northwest Pump Station Improvements	1	LS	\$ 119,607.00	\$ 119,607.00	\$ 98,000.00	\$ 98,000.00	\$ 87,000.00	\$ 87,000.00
TOTAL BASE BID (Items 1-2)				\$ 635,000.00		\$ 656,000.00		\$ 1,037,000.00
ADDITIVE ALTERNATE BID								
Upsizing of Pump, Piping, Valves, Fittings, etc. at the Abilene Northwest Pump Station			\$ 50,000.00	\$ 50,000.00		\$ 42,000.00		NO BID
TOTAL ADDITIVE ALTERNATE BID				\$ 50,000.00		\$ 42,000.00		NO BID
DEDUCTIBLE ALTERNATE BID								
Completely Pre-engineered Metal Building (Walls & Roof) instead of Pump Building with Split Faced CMU Walls and Metal Roof				\$ 30,000.00		\$ 21,900.00		NO BID
Fiberglass Chlorine Containment Building Located Outside of Pump Building instead of CMU Chlorine Containment Room Located Inside Pump Building				\$ 1,500.00		NO BID		NO BID
TOTAL DEDUCTIBLE ALTERNATE BID				\$ 31,500.00		\$ 21,900.00		NO BID
Number of Days Bid				240		240		270

* Extension error

7.7

DEVELOPMENT CORPORATION OF ABILENE, INC.

BOARD AGENDA

MEETING DATE: October 28, 2008

PROJECT: Tower Tech Systems, Inc. dba Texas TTSI, Inc. Additional Funding

STAFF: Richard Burdine, CEO

THE COMPANY

Tower Tech Systems, Inc. dba Texas TTSI, Inc. (TTSI), based in Manitowoc, Wisconsin, was acquired last year by Broadwind Energy, Inc., a wind energy manufacturing company. Broadwind also owns Energy Maintenance Service (EMS), a wind turbine training and maintenance company, as it works toward a goal of vertical integration and becoming a leader in the wind energy business. The DCOA recently signed an agreement with EMS to bring them to Abilene. EMS leases most of the former Lockheed Plant, which underwent a major remodeling. Having both of these companies here will establish Abilene as a desirable location for not only wind energy repair and maintenance but also wind-related manufacturing.

On May 20, 2008, the DCOA approved resolution DCOA-2008.14 authorizing an assistance package for TTSI (Project PS-TT) in the total amount of \$3,816,250 in direct incentives for job creation of 150 and capital investment of \$20+ million for construction of a new manufacturing plant and equipment purchases. The package also includes indirect incentives totaling about \$911,250 for job training through the Fast Track Welding Training program, conveyance by the DCOA of 40 acres in the Five Points Business park (north of PWP Industries), and rail service to the south boundary of the new construction site.

Since then, TTSI, Economic Development staff and others have worked diligently to accommodate TTSI's short time-line for construction and plant operation. Construction is expected to be completed in early Spring 2009, and Fast Track Welding training begins in early November 2008, which has been adjusted to meet TTSI's specifications. A total of 41.6 acres was conveyed by the DCOA, and the rail spur will be constructed with a switch and lines extending north to the south boundary via a small portion of land along the western boundary of the current PWP leased lot.

Below is a summary of the assistance package approved in 5/08:

Direct Incentives

1. Job Creation Incentive - \$1,816,250 for the creation of 150 new jobs paid out over 5 years with 70% of the jobs expected to pay from \$40,000 to \$50,000/year.
2. Capital Investment Incentive - \$2,000,000 paid in arrears to TTSI over 5 years at 10% of actual capital costs in an amount not to exceed \$400,000/year upon receipt by the DCOA of invoices evidencing the TTSI's investment in construction and purchase of equipment.

Indirect Incentives

1. Training Incentive – \$75,000 to expand the Fast Track Welding Training program through Cisco Junior College to meet TTSI’s needs in the first year of operation. Students trained through the program could work for TTSI or any other company. This amount may be increased to continue the welder training program for a full year.
2. Land and Rail Service Incentives - \$236,250 to extend rail service to the south boundary of the new site and conveyance of 40 acres of land in the Five Points Business Park with an estimated value of \$15,000/acre (\$600,000).

THE PROJECT

TTSI is experiencing higher than expected construction costs, due in large part to the topography of the land and their need for a large, compacted surface to store wind turbine towers. The company now estimates the construction and equipment will cost around \$27 million, up from \$20 million as estimated in the original assistance package. The company requests the DCOA increase its financial commitment for capital investment by \$700,000 from \$2 million to \$2.7 million. The adjustment will increase the total direct incentives from \$3,816,250 to \$4,516,250. The indirect incentives will remain unchanged.

FISCAL IMPACT

\$700,000 additional funding for capital investment incentives.

STAFF RECOMMENDATION

Staff recommends approval of resolution DCOA-2009.03 authorizing additional funding of up to \$700,000 for capital investment incentives due to higher than expected construction costs being experienced by TTSI.

ATTACHMENTS

Resolution DCOA-2009.03

RESOLUTION NO. DCOA-2009.03

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. ("DCOA"), ABILENE, TEXAS AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE FOR TOWER TECH SYSTEMS, INC. DBA TEXAS TTSI, INC ("TTSI").

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

WHEREAS, TTSI is a wind energy industry manufacturer and is constructing a wind turbine tower plant in Abilene in the Five Points Business Park; and,

WHEREAS, on May 20, 2008, the DCOA approved resolution DCOA-2008.14 authorizing an assistance package for TTSI (Project PS-TT) in the total amount of \$3,816,250 in direct incentives for job creation of 150 and capital investment of \$20+ million for construction of a new manufacturing plant and equipment purchases; and,

WHEREAS, TTSI is experiencing higher than expected construction costs and now requests the DCOA increase its funding commitment for capital investment; and,

WHEREAS, the DCOA is authorized by the Development Corporation Act of 1979, as amended, to provide financial assistance to private corporations 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 additional assistance for TTSI in an amount up to Seven Hundred Thousand and no/100's Dollars (\$700,000) to compensate for increased capital costs for construction by TTSI of a new manufacturing plant in Five Points Business Park. All other assistance as outlined in resolution DCOA-2008.14 shall remain unchanged. This funding increases the total direct assistance approved for TTSI from \$3,816,250 to \$4,516,250.
- 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 28th day of October, 2008.

ATTEST:

Dee Moore
Secretary/Treasurer

Joe Crawford
President

APPROVED:

T. Daniel Santee, City Attorney

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