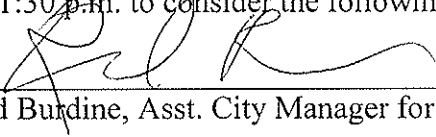


PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, July 14, 2009, 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

July 14, 2009
1:30 p.m.

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

1. Call the meeting to order.
2. Approval of minutes from June 23, 2009 meeting.
3. Discussion and possible approval of a resolution authorizing development of plans to build out shell space for laboratory, office and meeting rooms in the Abilene Life Sciences Accelerator.
4. Report and discussion on development of the Abilene biotechnology sector.
5. Briefing on a proposal by Emergent Technologies, Inc. for personnel, business recruitment, business acceleration and strategic planning services for the Abilene Life Sciences Accelerator.
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. 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 _____, 2009, 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
JUNE 23, 2009

MEMBERS PRESENT:	Joe Crawford Marelyn Shedd Scott Senter	Mike Schweikhard Paul Cannon
STAFF PRESENT:	Richard Burdine Mindy Patterson Sarah Chen	Kim Tarrant Dan Santee Don Green
GUESTS PRESENT:	Bill Ehrie Judith Wilhelm Andrew Carlson Jaime Adam	Abilene Industrial Foundation SBDC KTAB/KRBC TV Abilene Reporter-News

- 1. CALL TO ORDER.** Joe Crawford 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 APRIL 13, 2009 MEETING.** Scott Senter made a motion to approve the minutes from the April 13, 2009, meeting. Mike Schweikhard seconded, and the motion carried.
- 3. SALES TAX REPORT FOR JUNE 2009 AND STATUS OF FUNDS REPORTS FOR MARCH AND APRIL 2009.** Mindy Patterson, Director of Finance for the City of Abilene, reported the sales tax rebate for economic development for June 2009 was \$653,710.68, which is 3.43% above this same time last year.
- 4. APPOINTMENT OF 2009 PROJECT EVALUATION AND BUDGET & FINANCE STANDING COMMITTEES OF THE DCOA.** President Joe Crawford appointed the following people to serve on both DCOA standing committees: Scott Senter, Mike Schweikhard, Charlie Black, John Stearns, Dani Ramsay, Tucker Bridwell and Ray Ferguson.
- 5. PRESENTATION OF SEMI-ANNUAL REPORTS FOR 6 MONTHS ENDED MARCH 31, 2009 BY: ABILENE INDUSTRIAL FOUNDATION, TTU SMALL BUSINESS DEVELOPMENT CENTER AND CITY OF ABILENE AIRPORT BUSINESS DEVELOPMENT MANAGEMENT PROGRAM.** Bill Ehrie reviewed the semi-annual report for FY09 from the Abilene Industrial Foundation. The AIF has spent \$30,818 of its FY09 marketing budget of \$140,000. From the 32 leads received, the AIF responded to 17 and opened four prospect files. The AIF made 29 retention visits and hosted 13 consultant visits. So far this fiscal year, they have hosted one manufacturers' luncheon, attended three trade shows and attended four conferences.

Judy Wilhelm reviewed the TTU SBDC's report. For the first half of FY 2009, the SBDC helped a total of 34 businesses open. They helped create 235 jobs with a total capital investment of \$13.5 million. They offered several workshops for the first half of FY09 and were also involved with Abilene Christian University's second annual Springboard Idea Challenge.

Don Green summarized the report from the Abilene Airport Business Development Management Program (BDMP). They are focused on community outreach through speaking engagements to various civic organizations, highlighting the advantages of flying from Abilene versus driving to another airport. The BDMP continues with its marketing campaign, running ads on local television and radio stations, as well as print ads in various publications. Enplanements were down 11% which is mostly attributed to the loss of Continental Airlines on October 1, 2008. Continental was about 15% of the airport's total enplanements. Fortunately, American Eagle has picked up some of those passengers. The Abilene Airport BDMP has used SABRE Airline Group as its consultant for the last several years. However they are now using Ian Hunt Airline Consultants. While the Ian Hunt group is very aggressive, they have been cautioned to provide solid data and not speculation. The Small Community Air Service Development (federal) Grant is about to expire on September 30, 2009. This grant is to be used specifically and exclusively to provide air service to the west from Abilene Regional Airport. Staff has inquired about extending it for another year. The ABI-VIP Passenger Rewards Program was started in November 2008 and has been more successful than anticipated, resulting in about 500 participants. The new parking lot opened in November 2008 with a rate increase of 55%. Parking lot revenue was up about 47%.

6. **DISCUSSION AND POSSIBLE APPROVAL OF THE DCOA'S SEMI-ANNUAL REPORT OF ACTIVITIES ENDING MARCH 31, 2009.** Richard Burdine reviewed this report. Some of the items highlighted include Tower Tech Systems dba Texas TTSI, Springboard Idea Challenge, Life Sciences Accelerator, the Abilene Independent School District STEM High School and Eagle Aviation hangar improvements.

Mike Schweikhard moved to approve this report as presented. Paul Cannon seconded and the motion carried.

7. **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 Joe Crawford announced the date is June 23, 2009 and the time is 2:09 p.m. Mr. Crawford then announced the date is still June 23, 2009 and the time is 2:44 p.m. No vote or action was taken in Executive Session.

8. **DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING PURCHASE OF 122 ACRES ADJACENT TO THE FIVE POINTS BUSINESS PARK.** The estate of Burl Harris owns 122.14 acres located north of Five Points Business Park, between Marigold and I-20, east of Arnold Blvd. Florida Power & Light had an option on the land that expired the first of the year, making it available for purchase. About 25% of the land lies within the flood plane; however I-20 frontage for the Park would significantly increase visibility from I-20. Previous transactions have greatly minimized developable space in the Park.

Staff recommends the DCOA authorize the purchase of said 122.14 acres for \$3,950/acre plus the costs for additional surveys if necessary, including 3% interest on an owner-financed note for two years; for an estimated total funding of \$510,968.50.

A motion was made by Paul Cannon to approve resolution DCOA-2009.15 as presented above. The motion was seconded by Marelyn Shedd and the motion carried. Scott Senter abstained from voting.

- 9. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ASSISTANCE FOR PROJECT LW.** Project LW is a 1½ year-old company with four employment positions plus the owner, based in another Texas city. It sells and assembles for sale, airplane kits produced by a foreign company. Even though Project LW is negotiating with several Texas cities, Abilene seems to be its preferred location, subject to availability of hangar space. The company will relocate five current positions, all paying more than \$30,000/yr in salary and benefits, and plans to add positions as the company grows.

Staff recommends the DCOA approve funding of up to \$69,000 for job creation and relocation expenses.

Mike Schweikhard moved to approve resolution DCOA-2009.16 as presented above. Scott Senter seconded and the motion carried.

The DCOA Board went back into Executive Session at this time.

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 Joe Crawford announced the date is June 23, 2009 and the time is 2:53 p.m. Mr. Crawford then announced the date is still June 23, 2009 and the time is 3:56 p.m. No vote or action was taken in Executive Session.

- 10. ADJOURNMENT.** There being no further business, the meeting was adjourned.

Joe Crawford, President

DEVELOPMENT CORPORATION OF ABILENE, INC.

BOARD AGENDA

MEETING DATE: July 14, 2009

PROJECT: Development of Plans to Build-Out Shell Space for Laboratory, Office and Meeting Rooms in the Abilene Life Sciences Accelerator

STAFF: Richard Burdine, CEO

THE PROJECT

The \$2,000,000 that came to the Abilene Life Sciences Accelerator (ALSA) project through the New Markets Tax Credit transaction provides funding to build out shell space, purchase additional equipment and make other capital improvements as necessary. We have determined that building out shell space on a tenant-by-tenant basis after initial construction will be very disruptive to existing tenants and likely increase the cost per square foot for build out. Our challenge is to build out the space while allowing the most flexibility to accommodate future tenants.

To help in this effort we sought assistance from an expert on operation of life science accelerators, Mark Long. Mr. Long has over 30 years of experience in the medical device/ diagnostics/ biotechnology industry, and has spent over 16 years in University technology transfer and incubation. Before starting Long Performance Advisors, Mr. Long was Chief Executive Officer of the Indiana University Research and Technology Corporation (IURTC), managing the research products of nine campuses across the State of Indiana. Under Mr. Long's management, the IURTC reached record numbers in Technology Transfer and built the first incubator for Indiana University, the Indiana University Emerging Technologies Center (IUETC), one of the fastest-growing incubators in the country. Mr. Long's full resume is attached.

Mr. Long reviewed the plans and specifications for the ALSA in advance of his visit to Abilene. During his visit he collaborated with Tittle-Luther Partnership (TLP) architects to develop a suitable plan for building out the shell space. Jack Harkins, AIA, of TLP will make a brief presentation to the Board about the outcome of this planning effort.

FISCAL IMPACT

\$108,956 additional funding for architectural/engineering services to develop plans and specifications for build out of the ALSA shell space. The proposed amount is 9% of estimated construction cost of \$1,210,625, based on a per square foot cost of \$162.50 for 7,450 square feet. The final A&E fees will be adjusted to 9% of actual costs once the work is priced out by Jeff Luther Construction.

STAFF RECOMMENDATION

Staff recommends approval of resolution DCOA-2009.17 authorizing additional funding of up to \$108,956 for development of plans and specifications to build out ALSA shell space.

ATTACHMENTS

Mark Long Resume

Resolution DCOA-2009.17

MARK S. LONG
4075 Dartmoor Drive
Greenwood, Indiana 46143
(317) 885-9833 (home) (317) 437-6771 (mobile)
mark.s.long@mac.com

QUALIFICATIONS

Senior Executive with 30 years progressively responsible and diversified experience in the biomedical/biotechnology industry in strategic marketing services, sales management, brand marketing, product positioning and marketing communications. Also extensive experience in economic development, business incubation and in academia. Intensive working knowledge of Pharmaceutical, Medical Device, and Biotechnology business areas. Experienced in patent management, entrepreneurship and contract negotiation. Responsible for management and development of staff and other managers. Background in, service, company formation, public relations, advertising, regulatory affairs, property management, teaching and general management. Planned, built and operated a life sciences incubator and a medical outpatient clinic.

BUSINESS EXPERIENCE

LONG PERFORMANCE ADVISORS – Greenwood, IN 2008-Present
KELLEY SCHOOL OF BUSINESS – INDIANA UNIVERSITY 2008-Present

Visiting Instructor

President of Long Performance Advisors, a consulting firm with expertise in the fields of sales, marketing, business incubation including incubator design/ operations/ management, feasibility/development studies, small business management, entrepreneurship and technology transfer. Experienced in business plan and marketing plan development, feasibility studies, technology assessment and valuation, licensing, negotiation, contracts and grants. Currently a Visiting Instructor at the Kelley School of Business at Indiana University in the Department of Management and Entrepreneurship in Entrepreneurship and Small Business Management, including course development in "The Business of Life Sciences" and "Contemporary Entrepreneurship". See company website at <http://www.longperformanceadvisors.com> for more information.

- Advisor on incubator projects in Russia under IREX grant
- Performed management reviews, site surveys, and energy efficiency studies
- Published articles on University/Industry technology transfer interface
- Frequent speaker at National Business Incubator Association on key topics, including seminars requirement for incubator management certification

Currently working on/have completed Incubation projects in Florida, Michigan, Indiana, China, Malaysia, and Russia.

INDIANA UNIVERSITY RESEARCH & TECHNOLOGY CORPORATION – Indianapolis, IN 2002-2008

**& THE IU EMERGING TECHNOLOGIES CENTER
MIDWEST PROTON RADIOTHERAPY INSTITUTE** 2002-2004

President and Chief Executive Officer

Directed activities of the non-profit Indiana University Research & Technology Corporation (IURTC) in the areas of technology transfer from Indiana University, licensing of University trademarks, new business development, and formation of new biotechnology, medical science, and information technology companies and creation and management of a technology business incubator facility. Also supervised program for executive management education and online MBA program. Responsible for seeking venture capital, funding opportunities, business plan creation and critique, attracting companies to Indiana, formation of management teams, public relations

and overseeing new company progress. Supervision of staff of 40. Formed and built the Indiana University Emerging Technologies Center (IUETC), a life sciences/biotech incubator with 26 tenant companies in downtown Indianapolis. Responsible for operations, facilities management, real estate acquisition and admissions for the IUETC and for the Indianapolis downtown Research Park. Former Chief Executive Officer of the Midwest Proton Radiotherapy Institute (MPRI), a subsidiary of IURTC. Recruited and managed physicians, technicians and other personnel, and day-to-day management of the clinic.

- Moved Indiana University from 93rd in Technology Transfer to 26th (AUTM 2004 Survey)
- Purchased building for IUETC and designed facility within 3 months of hire, open within 1 year of hire
- IUETC designated one of the fastest-growing incubators in U.S. (90% full in 2 years), 7 graduates in 4 years
- Increased Technology Transfer revenue threefold and invention disclosures fivefold, set patent application records, closed largest revenue deal in the history of the institution

WASHINGTON UNIVERSITY – St. Louis, Missouri 1998-2002
Director of Technical Operations, Center of Technology Management 2001-2002
Business Development Manager 1998-2001

Responsible for operational activity of staff and department in technology transfer, including development of new business opportunities through the proactive marketing and licensing of technology to industry and new ventures. Responsible for encouraging new technology disclosures from faculty; assessing disclosures to determine patentability and commercial potential; designing and maintaining website, catalog, and promotional literature to promote new business through ecommerce; market new technologies to Biotechnology, Medical Diagnostics, Pharmaceutical, and Chemical companies; format, negotiate and manage license and industry sponsored research agreements; and ensure compliance and non-infringement of technologies. Initiated new start-up companies and assisted with acquisition of Venture Capital, laboratory/incubator/office space and management staffing. Provided public relations information on University technology via television, print and radio. Supervision of staff of 12.

- Led Washington University to #1 ranking in Association of University of Technology Managers (AUTM) survey for licenses written per year in 1999, 2000
- Established new benchmarks for invention disclosures received in 1999 and 2000 for Wash U.
- Wrote 23 licenses for single product (CK-MB) in 1999

SIGMA DIAGNOSTICS – St. Louis, Missouri 1994-97
Vice President, Sales, Marketing, and Service

Management of field sales operations for medical devices, disposables and reagents with 8 direct reports and 88 total employees, Marketing and Marketing Communications group with 11 employees, and Service group with 23 employees. Responsible for domestic sales in excess of \$58M and budget of over \$14M. Accountable for product line sales, strategic sales and marketing direction, advertising and promotions, tradeshow management, market research, and new product evaluation/selection. Also included was supervision of employees in Distributor management, National Account Sales, Customer/Employee education and Shareholder/Analyst presentations.

- Met sales target in 1995, 98% to target in 1996, 101.5% to target in 1997
- Interviewed and selected new agencies for advertising, promotion and printing, new tradeshow booth
- Established cost-cutting policies with 12% decrease in expense budget while increasing headcount
- Negotiated 15-year contract with Amelung GmbH for global distribution of hemostasis instruments

BAXTER HEALTHCARE, INC, DADE DIAGNOSTICS DIVISION – Miami, FL 1992-94
Director, Technical Services and Marketing Communications

Responsible for field and internal support of all product lines with departmental budget of \$12M. Includes management of call center, laboratory analysis, complaint investigation, quality assurance program, and field coordination of support and sales personnel. Other duties include development of customer and sales training department, establishment of computer network and expert system, and implementation of quality indicators. As Marcom Director, responsible for creation and placement of print advertising, supervision of trade shows, design and staffing of booth for shows, design and development of sales collateral, and tracking/ dispersion of leads obtained from direct mailings, advertisements, and promotions.

- Exceeded company benchmark requirements for customer response within six months of employment
- Directed design, development and implementation team for LabLink® software with vendor (EDS)
- Selected vendors and implemented new computer network for customer account management
- Implemented new booth design and new advertising theme for trade shows

COULTER ELECTRONICS INC. – Hialeah, Florida 1987-92
Manager, Technical Product Support, Chemistry, Cytometry, and Scientific Instruments

Accountable for all Product Support activities for these product lines, including issue of all Service Memos, Service Bulletins, and technical information for hardware, software, and reagent support. Responsible for direct management of ten employees with an annual departmental budget of \$3.9 million. Provided proof of claims and complaint management with additional duties for sales support and product demonstrations.

- Designed and implemented Service software program and computerization of field force
- Successfully managed service transition to new Chemistry instrument
- Implemented technical training course for all field service personnel on Flow Cytometry

Coordinator, Clinical Product Substantiation

Supervision of hospital based Product Evaluation laboratory; responsible for generation, reduction, and compilation of data for Pre-Market Approval; and 510K submission for new product approval. Developed protocols and procedures for evaluation of new instrumentation and reagents while assisting Research and Development engineers in failure analysis and product development. Made recommendations to Marketing and Sales regarding product performance and specifications. Worked for A. Richardson Jones, M.D., and Wallace Coulter, on Coulter VCS (5-part differential) project for FDA approval.

- Completed 510(k) submission for new automated differential instrument in record time (85 days)
- Established on-site trouble-shooting teams for launch of all new instrumentation
- Set up statistical evaluation guidelines for company

WESTWOOD HIGH SCHOOL - Ft. Pierce, Florida 1984-87

Chemistry/Physics Instructor: Responsible for preparation of lecture/laboratory courses in Biology, General Chemistry, Honors Chemistry, Gifted Chemistry, Chemistry 2 and General Physics. Coached varsity tennis team. Received Outstanding Teacher Support Award in 1986.

PORT ST. LUCIE HOSPITAL – Port St. Lucie, Florida 1982-1984

Shift Supervisor/Chemistry Section Chief: Ran inpatient hospital laboratory function for all clinical analysis and testing, including chemistry, hematology, serology, blood bank and microbiology. Supervised staff of 7. Supervised Emergency Room laboratory and worked as Pathologist's assistant in charge of autopsy and morgue service.

Also during Graduate School and Undergraduate School worked full-time at Tallahassee Memorial Hospital, Tallahassee Community Hospital, and Leon County Blood Bank as Medical Technologist, evening shift.

EDUCATION

Master of Science Degree in Molecular Biology - Florida State University - 1982
Bachelor of Science Degree – Biology - Florida State University - 1980
Associate of Arts Degree - Indian River State College - 1976
Associate of Science Degree - Medical Laboratory Technology - Indian River State College - 1978

PROFESSIONAL AFFILIATIONS

Adjunct Assistant Clinical Professor of Marketing – Kelley School of Business
Affiliate faculty – Indiana University Department of Bioethics
Past President – Indiana Business Incubator Society
Member - American Association for Clinical Chemistry
Member – Central Indiana Life Sciences Initiative Steering Committee
Member – Association of University Technology Managers
Member – American Society for Clinical Pathology
Member – Association of University Research Parks
Member – National Business Incubator Association

PROFESSIONAL SERVICE AND AWARDS

Former Board Member, Midwest Proton Radiotherapy Institute
Board Member, Phylein Corporation
Former Board Member and Former Chairman, The Haelan Group
Former Board Member, Predictive Physiology and Medicine
Former Board Member, Pervasive Technology Laboratories Investment Committee
Former Board Member and Investment Chairperson, METACyt Investment Committee
Former Board Member, Techpoint
Former Board Member, IUPUI Solutions Center
Board Member, Indiana Make-A-Wish Foundation
Former Chairman, Indiana University Emerging Technologies Center Board
Legislative Liaison, American Association of Clinical Chemistry
Board Representative, National Committee for Clinical Laboratory Standards
Indiana Top 25 Power Players in Life Sciences, 2005
Who's Who in Technology, Indianapolis Business Journal, 2003
Lumina Foundation Grant for Business Interns, 2006
Distinguished Alumni Award, Indian River Community College, 2007

MEDIA AND PRESENTATIONS

Long, M.S. "Partnering between Industry and Academia – A Delicate Balancing Act". BioExecutive International: February 2007; 32-35.
Biotech Transfer Week; August 18, 2007. Interview, "Trends in Biotechnology Company Formation", Ben Butkus
Genome Technology, February, 2007. Interview, "Advancements in Technology Transfer".
Wall Street Journal, November 27, 2006. Interview, "More Universities Increasing Support For Campus Start-Ups", Rebecca Buckman.
Contributor, A Practical Guide to Business Incubator Marketing, Corinne Colbert, NBIA Publications, Athens, Ohio. 2007.
Panel Presentation, "Do's and Don'ts of Marketing Technology", Techpoint New Economy, New Rules. Barnes & Thornburg LLP, The Business & Technology Group, October 6, 2006.
Co-Presenter, National Business Incubator Association Fall Training Institute; All-day Seminar, "Best Practices in Facilities Management", Nashville, TN. October 30, 2007.
Presenter, National Business Incubator Association Annual Meeting, half-day Seminar, "Finding and Keeping Key Sponsors", San Antonio, TX. May 4, 2008.

RESOLUTION NO. DCOA-2009.17

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING DEVELOPMENT OF PLANS AND SPECIFICATIONS TO BUILD-OUT SHELL SPACE FOR LABORATORY, OFFICE AND MEETING ROOMS IN THE ABILENE LIFE SCIENCES ACCELERATOR AT 1325 PINE ST., ABILENE, TEXAS.

WHEREAS, the purpose of the DCOA is to expand employment opportunities for the citizens of Abilene; 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 RLI, and Tittle Luther Partnership was hired; and,

WHEREAS, in September 2007, after hearing from Tittle Luther that new construction was the most cost-effective approach for creation of the Accelerator, the DCOA approved resolution DCOA-2007.23 authorizing a contract with Tittle Luther Partnership and funding of \$335,000 to design the Life Sciences Accelerator to be leased in part to RLI and other biotech companies; and,

WHEREAS, in February 2008, the DCOA approved resolution DCOA-2008.07 authorizing funding of \$325,000 toward the purchase of 4 properties on Pine St. between N. 13th and N. 15th Streets from the Abilene Improvement Corp. for construction of the Life Sciences Accelerator. The funding also provided for the purchase of 2 lots on Walnut St. backing up to the Pine St. properties to be used as a parking lot the Life Sciences Accelerator; and,

WHEREAS, in November 2008, the DCOA approved resolution DCOA-2009.07 authorizing \$5,345,000, including contingency, for construction of the Life Sciences Accelerator, and a contract with Jeff Luther Construction was executed by the CEO. Construction is projected to be completed by December 1, 2009; and,

WHEREAS, the original plan for build-out of the Life Sciences Accelerator included shell space to be finished-out to suit tenants as needed; and,

WHEREAS, staff requests the DCOA authorize the development of plans and specifications by Tittle Luther Partnership to finish-out 7,450 sq ft of the shell space to accommodate labs, offices and meeting rooms.

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

PART 1. DCOA authorizes the development by Tittle Luther Partnership of plans and specifications to build-out 7,450 sq ft of formerly-allowed shell space in the Abilene Life Sciences Accelerator at 1325 Pine St., and funding of One Hundred Eight Thousand Nine Hundred Fifty-Six and no/100's Dollars (\$108,956). The 7,450 sq ft will be finished-out now to accommodate labs, offices and meeting rooms, which will minimize disruption to existing tenants and reduce the cost of build-out for

future tenants, yet remain flexible to accommodate future tenant needs. The proposed amount is 9% of estimated construction cost of \$1,210,625, based on a per square foot cost of \$162.50 for 7,450 square feet. The final A&E fees will be adjusted to 9% of actual build-out construction cost, plus reimbursables and additional services.

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 a final construction contract and all other related documents on behalf of the DCOA.

ADOPTED this the 14th day of July, 2009.

ATTEST:

Marelyn Shedd
Secretary/Treasurer

Joe Crawford
President

APPROVED:

T. Daniel Santee, City Attorney

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: July 14, 2009

PROJECT: Item 4. Report and Discussion on Development of the Abilene Biotechnology Sector

Item 5. Briefing on a Proposal by Emergent Technologies, inc. for Personnel, Business Recruitment, Business Acceleration and Strategic Planning for the Abilene Life Sciences Accelerator

STAFF: Richard Burdine, CEO

Item 4 - I will give a presentation reviewing DCOA Board actions to-date for newer Board members and updating the Board on recent activity in the Abilene biotechnology sector.

Item 5. – As we have learned more about working with early-stage biotech companies it has become apparent that recruiting them and accelerating their growth requires highly specialized knowledge and skills. Furthermore, no one has all the skills our clients will need; a team effort will be essential to success of the Abilene Life Sciences Accelerator.

Bill Burke, ETI President, and Dale Gannaway, ETI V.P.- Business Development, will describe for you what their team can offer and take questions from Board members. The Board may want to go into Executive Session to discuss confidential aspects of the proposal. However, no action on this item is requested at this meeting.

4, 1 and
5, 1