


**PUBLIC NOTICE**

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, October 13, 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**

October 13, 2009  
1:30 p.m.

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

1. Call the meeting to order.
2. Approval of the minutes from the September 23, 2009 meeting.
3. Sales Tax Revenue for October 2009 and Status of Funds reports for August 2009.
4. Discussion and possible approval of a resolution authorizing the CEO to execute a contract with Emergent Technologies, Inc. for personnel, business recruitment, business acceleration and strategic planning services for the Abilene Life Sciences Accelerator. *(TABLED ON SEPTEMBER 8, 2009)*
5. Executive Session: Pursuant to Tex. Gov't Code Sec. 551.087, an executive session may be held (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). After discussion in executive session, any action or vote will be taken in public.

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

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

6. Discussion and possible approval of a resolution authorizing a change order to the Jeff Luther Construction contract for the Abilene Life Sciences Accelerator to build-out shell space and allocating funds necessary to pay for the build-out.
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  
SEPTEMBER 23, 2009**

<b>MEMBERS PRESENT:</b>	Joe Crawford Marelyn Shedd Scott Senter	Mike Schweikhard Paul Cannon
<b>STAFF PRESENT:</b>	Richard Burdine Mindy Patterson Dan Santee	Kim Tarrant Larry Gilley
<b>GUESTS PRESENT:</b>	Gary Robinett Jaime Adame Derek Rasor	Abilene Industrial Foundation Abilene Reporter-News KTXS TV

- 1. CALL TO ORDER.** Joe Crawford called the meeting to order at 1:00 p.m. in the Develop Abilene conference room located at 174 Cypress, 3rd floor, Abilene, TX.
- 2. APPROVAL OF MINUTES FROM SEPTEMBER 8, 2009 MEETING.** Mike Schweikhard moved to approve the minutes from the September 8, 2009 meeting. Paul Cannon seconded and the motion carried.
- 3. SALES TAX REPORT FOR SEPTEMBER 2009.** Mindy Patterson reported the sales tax rebate for September (which represents July sales) for economic development was \$653,828, which is 9.66% below last year for the same period. However, for the fiscal year, of which this rebate is the final, sales tax receipts are only .04% below last fiscal year.
- 4. 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 September 23, 2009, and the time is 1:04 p.m. Mr. Crawford then announced the date is still September 23, 2009, and the time is 2:13 p.m. No vote or action was taken in Executive Session.

- 5. DISCUSSION & POSSIBLE APPROVAL OF A FY10 CONTRACT WITH THE CITY OF ABILENE FOR BUSINESS SERVICES.** There was no discussion on this item. Paul Cannon moved to approve said contract with correction (Item 3, last sentence, remove "its"). Marelyn Shedd seconded and the motion carried.

6. **DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE CEO TO EXECUTE A CONTRACT WITH EMERGENT TECHNOLOGIES, INC. FOR PERSONNEL, BUSINESS RECRUITMENT, BUSINESS ACCELERATION AND STRATEGIC PLANNING SERVICES FOR THE ABILENE LIFE SCIENCES ACCELERATOR.** This item was tabled during the September 8, 2009 meeting. No discussion and no action taken.
7. **DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AN AGREEMENT WITH TITTLE-LUTHER PARTNERSHIP TO PREPARE TECHNICAL SPECIFICATIONS AND BID DOCUMENTS TO SOLICIT COMPETITIVE BIDS TO REPAINT THE FLOORS IN HANGARS OCCUPIED BY EAGLE AVIATION SERVICES, INC. AT THE ABILENE REGIONAL AIRPORT.** Eagle Aviation Services, Inc. (EASI) has requested that the hangar floors be repainted. To staff's knowledge, the hangar floors have not been repainted since EASI first occupied the hangars. The floors in Hangars 0 and 1 are in the worst shape with peeling paint resulting in a potential safety hazard for employees and an unattractive work environment. Due to the complexities involved in prepping and painting concrete and because the moisture content in the concrete floors of the hangars is high, professional assistance is needed to ensure quality work.

Title Luther Partnership (TLP) has experience working with Dyess AFB on hangar renovations, including refinishing hangar floors. Staff requests the board authorize the CEO to employ TLP to develop cost estimates, technical specifications and bid documents for repainting the floors of Hangars 0 and 1 and funding of \$8,000.

A motion was made by Scott Senter to approve Resolution DCOA-2009.19 as presented. Mike Schweikhard seconded and the motion carried.

8. **ADJOURNMENT.** The next regularly scheduled board meeting is October 13, 2009. There being no further business, the meeting was adjourned.

---

Joe Crawford, President

**MEMORANDUM**

October 7, 2009

**TO:** Larry D. Gilley, City Manager  
**FROM:** Mindy Patterson, Director of Finance  
**SUBJECT:** October Sales Tax

---

The sales tax rebate for October is \$2,687,617.46 which represents August sales. This is 4.48% below last year. The breakdown of the October rebate is \$2,015,713.10 to the General Fund and \$671,904.36 for economic development. Of this rebate, \$102,642 is from prior periods, audit payments, future payments, and unidentified payments. This is the first rebate for our 2009-10 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  
Evalin E. McClain, Assistant City Manager

**CITY OF ABILENE  
SALES TAX COMPARISION**

Accounting Period Month	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL
	Actual 2008-09	Actual 2008-09		Actual 2009-10	Actual 2009-10	
October	\$2,110,326.56	\$703,442.19	\$2,813,768.75	\$2,015,713.10	\$671,904.36	\$2,687,617.46
YTD	\$2,110,326.56	\$703,442.19	\$2,813,768.75	\$2,015,713.10	\$671,904.36	\$2,687,617.46
November	2,680,326.85	893,442.28	3,573,769.13			
December	2,122,016.60	707,338.86	2,829,355.46			
January	1,981,869.70	660,623.23	2,642,492.93			
February	2,867,665.67	955,888.56	3,823,554.23			
March	1,807,393.10	602,464.36	2,409,857.46			
April	1,849,680.13	616,560.04	2,466,240.17			
May	2,380,270.93	793,423.64	3,173,694.57			
June	1,961,132.05	653,710.68	2,614,842.73			
July	1,794,109.23	598,036.41	2,392,145.64			
August	2,397,269.11	799,089.70	3,196,358.81			
September	1,961,484.00	653,828.00	2,615,312.00			
FY TOTAL	<u>\$25,913,543.93</u>	<u>\$8,637,847.95</u>	<u>\$34,551,391.88</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**  
*Monthly and Year-to-Year Comparisons*

<b>Accounting Period Month</b>	<b>Actual 2008-09</b>	<b>Actual 2009-10</b>	<b>% Change</b>
October	\$703,442	\$671,904	-4.48%
<b>YTD</b>	<b>\$703,442</b>	<b>\$671,904</b>	<b>-4.48%</b>
November	893,442		
December	707,339		
January	660,623		
February	955,889		
March	602,464		
April	616,560		
May	793,424		
June	653,711		
July	598,036		
August	799,090		
September	653,828		
<b>FY TOTAL</b>	<b>\$8,637,848</b>		

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

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

Revenue for October '09 represents August '09 sales. Approximately  
\$25,660 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, 2009**

**ASSETS:**

Cash and Investments	\$10,709,697
Notes receivable	17,760,419
Accounts receivable	9,000
Due from other governments	1,588,750
Prepaid Expense	0
<b>Total Current Assets</b>	<b>\$30,067,866</b>

**OTHER ASSETS:**

Fixed assets	\$31,814,131
Accumulated depreciation	(3,813,001)
<b>Total Other Assets</b>	<b>28,001,130</b>

**TOTAL ASSETS**

**\$58,068,996**

**LIABILITIES:**

Vouchers payable	\$45,389
Deferred revenues	185,031
<b>Total Liabilities</b>	<b>\$230,420</b>

**FUND BALANCES:**

Investment in general fixed assets	\$29,481,412
Reserved for contractual obligations(external)	17,403,765
Reserved for obligated programs(internal)	466,319
Undesignated Balance	10,487,080
<b>Total Fund Balance</b>	<b>\$57,838,576</b>

**TOTAL LIABILITIES AND FUND BALANCES**

**\$58,068,996**

**FIXED ASSETS:**

	Original Cost	Improvements	Depreciation	Total
Land:				
473.405 acres - Five Pts Bus Park	\$507,681			\$507,681
303.53 acres Hwy 36 & FM 18	449,238			449,238
122 acres - N Five Pts	321,082			321,082
Construction-in-Progress	3,680,913			3,680,913
Buildings and Improvements:				0
2601 Airport Blvd.	1,563,210	540,633	324,585	1,779,258
2809 Airport Blvd.	396,519	444,583	310,280	530,822
2841 Airport Blvd.	456,736	62,923	272,654	247,005
4002 Loop 322	1,290,916	2,384,891	1,279,036	2,396,771
Five Pts Bus Park	0	2,435,431	292,252	2,143,179
6450 Five Points Parkway	5,809,354	7,016,797	761,876	12,064,275
Grant Bldg 341 Pine	147,194	405,726	195,882	357,038
2742 Lance Dr. (EASI Storage)	2,527,408	9,987	202,426	2,334,969
4109 Vine St	583,524	168,600	49,492	702,632
4009 Vine St	583,524	0	46,682	536,842
Equipment	9,250		67,030	-57,780
Vehicle: 2005 Dodge Caravan	18,011	0	10,806	7,205
<b>TOTAL FIXED ASSETS</b>	<b>\$18,344,560</b>	<b>\$13,469,571</b>	<b>\$3,813,001</b>	<b>\$28,001,130</b>



DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ AUGUST 31, 2009

<b>REVENUE-TO-DATE</b>	<b>Object</b>	<b>Beginning I-T-D Revenues</b>	<b>Current Month Revenues</b>	<b>Current FY Revenues</b>	<b>(MARCH, 1990) Ending I-T-D Revenues</b>
City Sales Tax	3131	\$ 111,480,065.98	794,294.09	\$ 7,935,362.33	\$ 119,415,428.31
Sales Tax Retained	3132	292,521.01	4,795.61	48,657.62	341,178.63
Other Services Charges	3731	25.00	-	-	25.00
Princ. - Loans & Assess	3775	3,070,417.00	-	13,080.13	3,083,497.13
Int. - Loans & Assess	3802	2,085,473.13	689.14	9,043.72	2,094,516.85
Interest	3803	6,517,778.51	4,647.41	134,870.60	6,652,649.11
Land Lease	3810	13,835.41	-	-	13,835.41
Building/Space Rent	3816	3,433,860.16	83,144.50	904,924.11	4,338,784.27
City Pay Phones	3890	9,170.58	-	-	9,170.58
Miscellaneous Revenue	3892	30,238.49	-	-	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	1,896,652.91	-	20,000.00	1,916,652.91
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
Donation	3869	-	-	43,846.00	43,846.00
Sale of Land	3870	273,554.84	-	-	273,554.84
Sale of Buildings	3871	981,647.87	-	2,385,795.44	3,367,443.31
Sale of Equipment	3872	-	-	608,882.88	608,882.88
Gain (loss) Sale of Asset	3873	555,393.43	-	-	555,393.43
Miscellaneous Damage Claims	3889	1,173.04	-	-	1,173.04
Miscellaneous Revenue	3892	-	-	767,389.00	767,389.00
GASB 22 Restatement		355,634.89	-	-	355,634.89
GASB 34 FY 03 Adjustment		523,718.93	-	-	523,718.93
GASB 34 FY 08 Adjustment		44,606.57	-	-	44,606.57
		<b>\$ 134,616,188.38</b>	<b>\$ 887,570.75</b>	<b>\$ 12,871,851.83</b>	<b>\$ 147,488,040.21</b>

DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ AUGUST 31, 2009

Project	Beginning I-T-D Expenditures	Current Month Expenditures	Current FY Expenditures	Ending I-T-D Expenditures	Outstanding Contracts
<b>CONTRACTS ENCUMBERED/ EXPENDITURES-TO-DATE</b>					
Prior Years Programs	\$ 61,769,775.97	\$ -	\$ -	\$ 61,769,775.97	
Business Services Division Div 2760	6,756,496.24	51,108.80	506,719.14	7,263,215.38	5,625.00
Life Sciences Property - Pine Div 2765	-	6,530.22	36,902.86	36,902.86	-
DCOA Annual Contracts Div 2775	1,891,328.02	322.81	146,428.87	2,037,756.89	-
Abilene Industrial Foundation 2775-4950	11,208,898.09	17,878.80	571,735.27	11,780,633.36	198,673.73
TTU Small Business Dev Cntr 2775-4951	2,240,621.05	8,906.25	195,000.00	2,435,621.05	-
Chamber Military Affairs 2775-4952	1,081,976.83	11,922.80	11,922.80	1,093,899.63	58,077.20
Airport Business Dev Mgr 2775-4953	416,681.40	4,253.14	75,945.83	492,627.23	94,823.89
Murf Systems 4998	151,665.00	-	-	151,665.00	-
Bandag Training 5203	545,470.20	-	179,015.00	724,485.20	117,734.80
Rentech 04 5207	367,680.00	-	33,520.00	401,200.00	-
Sunoco Logistics 5208	193,024.00	-	33,976.00	227,000.00	-
EASI 04 5213	1,345,237.66	-	247,251.57	1,592,489.23	884,448.43
Glazer Phase II 5215	182,000.00	-	80,000.00	262,000.00	-
EHT 5216	98,300.00	24,100.00	56,700.00	155,000.00	-
Fehr Food 5220	1,045,020.00	525,750.00	1,044,540.00	2,089,560.00	-
Transcend Services 5227	348,621.66	-	101,378.34	450,000.00	-
Bandag Building Improv 5228	-	-	-	-	44,259.24
Glazers Ph III 5229	44,340.00	-	21,280.00	65,620.00	25,380.00
Highland Campus Health 5231	253,865.00	-	75,668.34	329,533.34	-
Rentech 5232	48,800.00	-	-	48,800.00	-
Robinson Fan 5237	229,406.00	-	123,002.98	352,408.98	311,800.00
Spec II / R/E 5239	75,787.50	-	176,700.00	252,487.50	-
CBER Website 5240	4,317.07	-	2,750.00	7,067.07	1,249.93
TTU Pharmacy School 5242	149,232.00	-	179,232.00	328,464.00	-
Teleperformance USA 5247	190,270.00	-	84,260.00	274,530.00	482,470.00
Sheller Distribution 5250	67,434.29	-	23,042.67	90,476.96	-
PWP (Project LF) 5251	1,058,761.13	-	498,081.57	1,556,842.70	2,010,620.30
Integrated Clinic Research 5253	7,440.00	-	-	7,440.00	688,062.00
Genesis Network 5258	399,133.33	-	427,609.49	826,742.82	15,055.81
Carter Burgess 5260	310,362.48	-	12,792.52	323,155.00	26,165.00
Fehr Foods 5261	118,091.53	-	-	118,091.53	-
TMAC 5262	52,500.00	-	7,500.00	60,000.00	-
SBIR/STTR 5263	66,880.65	95.00	60,050.55	126,931.20	144,469.15
EASI 7th Doc 5265	123,256.24	-	115,918.90	239,175.14	34,081.10
BMWT Leasing 5266	25,000.00	-	25,000.00	50,000.00	-
ABTEX Beverage 5267	-	-	634,339.80	634,339.80	964,700.20
MSSC Training 5269	71,762.03	-	-	71,762.03	74,353.05
Receptor Log 5270	1,043,534.87	-	460,322.25	1,503,857.12	-
Sr. Safe at Home 5271	-	-	-	-	-
WTCIC 5272	16,582.00	-	-	16,582.00	16,582.00
TTU HSC Research 5273	490,000.00	-	-	490,000.00	2,510,000.00
Accelerator A/E 5274	304,899.78	-	160,672.46	465,572.24	-
Spec 2 Expansion A/E 5275	6,978,018.64	-	97,830.93	7,075,849.57	-
Spec 3 Construction 5276	3,600,681.31	(620.00)	1,829,044.34	5,429,725.65	11,207.70
Prospect Development 08 5278	5,600.00	-	-	5,600.00	-
Accelerator Land 5280	327,160.42	-	97.77	327,258.19	-
Energy Maintenance Service 5282	-	-	-	-	1,418,000.00
Vine Street Repair 5283	168,600.00	-	12,255.00	180,855.00	-
Genesis Network Phase II 5284	-	-	-	-	2,103,694.90
Tower Tech 5285	9,906.40	-	836,593.20	846,499.60	3,981,000.40
Receptor Lab - 842 Pine 5287	320.00	-	1,532,967.31	1,533,287.31	-
Texas Metal 08 5288	-	-	-	-	35,114.00
TMAC 09 5289	-	-	7,500.00	7,500.00	52,500.00
Five Points Water Pump 5290	-	-	50,000.00	50,000.00	-
Accelerator Construction 5291	-	-	1,476,392.60	1,476,392.60	-
Global Energy 5292	-	-	10,150.00	10,150.00	-
Five Points Electric 5293	-	-	115,000.00	115,000.00	-
Prospect Development 09 5294	-	(59,594.98)	410.00	410.00	-
Project BG 5295	-	-	-	-	748,000.00
ACU 09 Springboard 5297	-	-	5,000.00	5,000.00	-
EASI 09 Project 5299	-	-	268,699.08	268,699.08	6,178.92
Land UPS 5.6 acres 5300	-	59,594.98	69,217.48	69,217.48	-
Land 122 Acres N 5 Pts 5302	-	-	171,530.45	171,530.45	339,438.05
Miscellaneous Activities 2785	354,189.86	-	-	354,189.86	-
<b>TOTAL ENCUMB. / EXPENDITURES</b>	<b>\$ 106,238,928.65</b>	<b>\$ 650,247.82</b>	<b>\$ 12,891,947.37</b>	<b>\$ 119,130,876.02</b>	<b>\$ 17,403,764.80</b>
<b>TOTAL FUND BALANCE</b>				<b>\$ 28,357,164.19</b>	
<b>UNENCUMBERED FUND BALANCE</b>					<b>\$ 10,953,399.39</b>

3.6

DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ AUGUST 31, 2009

Project	Amount Obligated	Prior Years Disbursed	Current Month Disbursed	Current Year Disbursed	Amount Encumbered	Balance
<b>BALANCE OF OBLIGATED PROGRAMS</b>						
Business Services Division Div 2760	\$ 565,830.00	\$ -	\$ 51,108.80	\$ 506,719.14	\$ 5,625.00	\$ 53,485.86
Life Sciences Property -Pine Div 2765	48,480.00	-	6,530.22	36,902.86	-	11,577.14
DCOA Annual Contracts Div 2775	183,010.00	-	322.81	146,428.87	-	36,581.13
Abilene Industrial Foundation 2775-4950	770,410.00	-	17,878.80	571,735.27	198,673.73	1.00
TTU Small Business Dev Cntr 2775-4951	195,000.00	-	8,906.25	195,000.00	-	-
Chamber Military Affairs 2775-4952	70,000.00	-	11,922.80	11,922.80	58,077.20	-
Airport Business Dev Mgr 2775-4953	170,770.00	-	4,253.14	75,945.83	94,823.89	0.28
Murf Systems 4998	151,665.00	151,665.00	-	-	-	-
Bandag Training 5203	842,220.00	545,470.20	-	179,015.00	117,734.80	-
Rentech 04 5207	401,200.00	367,680.00	-	33,520.00	-	-
Sunoco Logistics 5208	227,000.00	193,024.00	-	33,976.00	-	-
EASi 04 5213	2,476,938.00	1,345,237.66	-	247,251.57	884,448.43	0.34
Glazer Phase II 5215	262,000.00	182,000.00	-	80,000.00	-	-
EHT 5216	155,000.00	98,300.00	24,100.00	56,700.00	-	-
Fehr Food 5220	2,089,560.00	1,045,020.00	525,750.00	1,044,540.00	-	-
Transcend Services 5227	450,002.00	348,621.66	-	101,378.34	-	2.00
Bandag Building Improv 5228	44,260.00	-	-	-	44,259.24	0.76
Glazers Ph III 5229	91,000.00	44,340.00	-	21,280.00	25,380.00	-
Highland Campus Health 5231	329,534.00	253,865.00	-	75,668.34	-	0.66
Rentech 5232	48,800.00	48,800.00	-	-	-	-
Robinson Fan 5237	664,209.00	229,406.00	-	123,002.98	311,800.00	0.02
Spec II Hart Agreement 5239	252,488.00	75,787.50	-	176,700.00	-	0.50
CBER Website 5240	8,317.00	4,317.07	-	2,750.00	1,249.93	-
TTU Pharmacy School 5242	328,464.00	149,232.00	-	179,232.00	-	-
Teleperformance USA 5247	757,000.00	190,270.00	-	84,260.00	482,470.00	-
Shelter Distribution 5250	90,477.00	67,434.29	-	23,042.67	-	0.04
PWP (Project LF) 5251	3,567,463.00	1,058,761.13	-	498,081.57	2,010,620.30	-
Integrated Clinic Research 5253	695,502.00	7,440.00	-	-	688,062.00	-
Genesis Network 5258	841,800.00	399,133.33	-	427,609.49	15,055.81	1.37
Carter Burgess 5260	349,320.00	310,362.48	-	12,792.52	26,165.00	-
Fehr Foods 5261	118,092.00	118,091.53	-	-	-	0.47
TMAC 5262	60,000.00	52,500.00	-	7,500.00	-	-
SBIR/STTR 5263	271,400.00	66,880.65	95.00	60,050.55	144,469.15	(0.35)
EASi 7th Doc 5265	273,257.00	123,256.24	-	115,918.90	34,081.10	0.76
BMWT Leasing 5266	50,000.00	25,000.00	-	25,000.00	-	-
ABTEX Beverage 5267	1,599,040.00	-	-	634,339.80	964,700.20	-
MSSC Training 5269	146,115.00	71,762.03	-	-	74,353.05	(0.08)
Receptor Log 5270	1,503,858.00	1,043,534.87	-	460,322.25	-	0.88
Sr. Safe at Home 5271	-	-	-	-	-	-
WTCIC 5272	33,164.00	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	465,572.00	304,899.78	-	160,672.46	-	(0.24)
Spec 2 Expansion A/E 5275	7,075,850.00	6,978,018.64	-	97,830.93	-	0.43
Spec 3 Construction 5276	5,736,500.00	3,600,681.31	(620.00)	1,829,044.34	11,207.70	295,566.65
Prospect Development 08 5278	5,600.00	5,600.00	-	-	-	-
Accelerator Land 5280	327,258.00	327,160.42	-	97.77	-	(0.19)
Energy Maintenance Service 5282	1,418,000.00	-	-	-	1,418,000.00	-
Vine Street Repair 5283	180,855.00	168,600.00	-	12,255.00	-	-
Genesis Network Phase II 5284	2,103,695.00	-	-	-	2,103,694.90	0.10
Tower Tech 5285	4,827,500.00	9,906.40	-	836,593.20	3,981,000.40	-
Receptor Lab - 842 Pine 5287	1,533,287.00	320.00	-	1,532,967.31	-	(0.31)
Texas Metal 08 5288	35,114.00	-	-	-	35,114.00	-
TMAC 09 5289	60,000.00	-	-	7,500.00	52,500.00	-
Five Points Water Pump 5290	50,000.00	-	-	50,000.00	-	-
Accelerator Construction 5291	1,476,393.00	-	-	1,476,392.60	-	0.40
Global Energy 5292	10,150.00	-	-	10,150.00	-	-
Five Points Electric 5293	115,000.00	-	-	115,000.00	-	-
Prospect Development 09 5294	70,000.00	-	(59,594.98)	410.00	-	69,590.00
Run Energy 5295	748,000.00	-	-	-	748,000.00	-
ACU 09 Springboard 5297	5,000.00	-	-	5,000.00	-	-
EASi 09 Project 5299	274,878.00	-	-	268,699.08	6,178.92	0.00
Land UPS 5.6 acres 5300	68,727.00	-	59,594.98	69,217.48	-	(490.48)
Land 122 Acres N 5 Pts 5302	510,968.00	-	-	171,530.45	339,438.05	(0.50)
Miscellaneous Activities 2785	354,189.86	354,189.86	-	-	-	-

**BALANCE OF OBLIGATED PROGRAMS**      \$ 51,635,181.86      \$ 20,873,151.05      \$ 650,247.82      \$ 12,891,947.37      \$ 17,403,764.80      \$ 466,318.64

**UNDESIGNATED FUND BALANCE**      (unencumbered balance less obligated programs and contingent liabilities)      \$ 10,487,080.75

DCOA Board approved projects waiting for signed contracts	Expiration Date
Project DC 5286	12/24/2009
Coca Cola 5296	10/13/2009
Stimulus Grant Writer 5298	09/30/2009
Project LW 5303	10/13/2009
	<u>2,342,000.00</u>

3.7

Information for Agenda Item 4 will be handed out at the meeting.

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD AGENDA**  
**MEETING DATE: October 13, 2009**

**PROJECT:** Change Order to the Jeff Luther Construction Contract for the Abilene Life Sciences Accelerator – Phase II to Build-Out Shell Space and Allocating Funds Necessary to Pay for the Build-Out

**STAFF:** Richard Burdine, CEO

**THE PROJECT**

During the August 4, 2009 meeting, the board authorized funding of \$108,956 (9% of estimated construction cost) and an agreement with Tittle Luther Partnership (TLP) to develop plans and specifications for the build-out of 7,450 sq ft of lab/office/meeting space in the north end of the Abilene Life Sciences Accelerator (ALSA). The estimated cost per square foot for the build-out based on input from Mark Long with Long Performance Advisors was \$162.50, or \$1,210,625.

From TLP's specifications, Jeff Luther Construction prepared a cost proposal for the build-out of the north end only at \$1,017,217, or \$136.54/sq ft. They also provided a cost proposal including the additional 2,698 sq ft of shell space in the south end at \$1,247,201, or \$122.90/sq ft. A completion date of April 1, 2010 applies to either option (assuming they begin on or around November 1<sup>st</sup>).

An additional 9% of construction cost should be added to the construction cost to cover architectural and engineering fees so that the \$108,956 previously authorized can remain in the Phase I budget as contingency. A contingency of 8% of construction cost should also be added to cover unanticipated changes. Total amounts are as follows:

<u>North End Only</u>		<u>North and South End</u>	
Construction	\$1,017,217	Construction	\$1,247,201
9% A&E Fees	\$ 91,550	9% A&E Fees	\$ 112,248
8% Contingency	\$ 81,377	8% Contingency	\$ 99,776
<b>Total</b>	<b>\$1,190,144</b>	<b>Total</b>	<b>\$1,459,225</b>

**STAFF RECOMMENDATION**

The difference between the two options is \$269,081, or \$99.73/sq ft for an additional 2,698 sq ft. Jeff Luther Construction also estimated construction of the south end only at \$298,360, or \$110.90/sq ft. A future savings of at least \$30,137, or \$11.17/sq ft, can be realized by including the south end build out at this time. We also avoid the typical disruptions that come with remodeling work in an occupied building – dust, vibration, power surges, odors, etc. Staff recommends approval of resolution DCOA-2010.01 authorizing \$1,459,225 for build-out.

**ATTACHMENTS**

Staff will have resolutions for build out of the north end only and the north and south end for distribution at the meeting.