

## PUBLIC NOTICE

### DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, February 23, 2010, in the Develop Abilene conference room, 174 Cypress St., Abilene, Texas, 3rd floor, commencing at 1:30 p.m. to consider the following agenda:

SIGNED:

  
Richard Burdine, Asst. City Manager for Economic Development

## AGENDA

February 23, 2010  
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 January 26, 2010, board meeting.
3. Officer elections: President, Vice President, Secretary/Treasurer
4. Sales tax revenue report for February 2010 and Preliminary Status of Funds report for December 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 assistance to the Abilene Improvement Corporation for the establishment of a job training program in the T&P Freight Warehouse.
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 \_\_\_\_\_, 2010, at \_\_\_\_\_.

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

**NOTICE**

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

**DEVELOPMENT CORPORATION OF ABILENE, INC.  
BOARD MEETING MINUTES  
JANUARY 26, 2009**

**MEMBERS PRESENT:** Mike Schweikhard      Scott Senter  
Marelyn Shedd                      Paul Cannon

**MEMBER ABSENT:** Joe Crawford

**STAFF PRESENT:** Richard Burdine              Kim Tarrant  
Mindy Patterson              Dan Santee

**GUESTS PRESENT:** Jaime Adame              Abilene Reporter-News  
Bill Ehrie                      Abilene Industrial Foundation  
Andrew Carlson              KTAB/KRBC

1. **CALL TO ORDER.** Mike Schweikhard called the meeting to order in the Develop Abilene conference room located at 174 Cypress, 3rd floor, Abilene, TX.
2. **APPROVAL OF MINUTES FROM THE DECEMBER 17, 2009 MEETING AND THE JANUARY 20, 2010 JOINT MEETING WITH THE AIRPORT DEVELOPMENT BOARD.** Scott Senter moved to approve the minutes from the December 17, 2009 meeting and the January 20, 2010 joint meeting with the Airport Development Board. Paul Cannon seconded and the motion passed by unanimous consent.
3. **SALES TAX REVENUE REPORT FOR JANUARY 2010 AND PRELIMINARY STATUS OF FUNDS REPORT FOR NOVEMBER 2009.** Mindy Patterson, Director of Finance for the City of Abilene, reported the sales tax rebate for January (which represents November sales) for economic development was \$594,760.94, which is 11.39% below last year for the period October through January. Total assets were \$60.26 million as of November 30, 2009 and the DCOA had an undesignated fund balance of \$9.2 million.
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.  
  
Vice President Mike Schweikhard announced the date is January 26, 2010, and the time is 1:42 p.m. Mr. Schweikhard then announced the date is still January 26, 2010, and the time is 3:11 p.m. No vote or action was taken in Executive Session.
5. **DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AN INCREASE IN FUNDING AVAILABLE TO WEST TEXAS COALITION**

**FOR INNOVATION AND COMMERCIALIZATION (WTCIC).** The WTCIC is one of eight regional centers supporting 83 counties that review applications to the Texas Emerging Technology Fund (TETF). TETF is a multi-million dollar fund established several years ago to encourage research and commercialization of technology. However, no funds were allocated for the cost of operating the regional review committees. In July 2007, the DCOA authorized participation funding of \$33,164 for two years. However, only \$16,582 was drawn down, leaving \$16,582 still encumbered.

To help with the necessary match to state funds, the WTCIC has asked the Economic Development Corporations which are members of the WTCIC for funding in the amount of \$25,000 each for operation from September 2009 through August 2010. In return, each community can apply for a development grant up to \$20,000 to promote entrepreneurship, technology business development and the ETF.

Staff requests the board authorize funding of \$8,418 to be combined with the still encumbered \$16,582 for a total of \$25,000 to support the WTCIC through August 2010. In lieu of requesting a grant from the WTCIC to recoup some of these funds, staff recommends the Abilene's SBDC be designated to receive the funds for providing assistance with applicants to the program.

Paul Cannon moved to approve Resolution No. DCOA-2010.08 as presented. Marelyn Shedd seconded and the motion carried.

**6. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ANOTHER ADDENDUM TO THE LEASE AGREEMENT WITH AFFILIATED FOOD STORES FOR THE PROPERTY AT 4109 VINE ST., ABILENE, TX.** The DCOA owns the property located at 4109 Vine St. and leases it to Affiliated Food Stores (AFS). AFS is an Oklahoma corporation organized in 1939 as a wholesale grocery distributor selling merchandise to its member-stockholders from the Abilene location. The most recent addendum provides for AFS' rent to increase in January 2010 from \$8,500/month to \$10,000/month.

With the economic downturn, sales are down by 25-30% with the closing of member stores. The age of the facility is a constant concern and requires ongoing repairs. The scheduled rent increase in January 2010 from \$8,500/month to \$10,000/month will make it difficult for the company to meet all of its financial obligations.

The company requests and staff recommends another revision to the lease payment schedule as follows:

- January 2010 through December 2010 - \$9,000/month
- January 2011 through December 2011 - \$9,500/month
- January 2012 through May 2014 - \$10,000/month

A motion was made by Scott Senter to approve Addendum D to the Lease Agreement as presented. Paul Cannon seconded and the motion passed by unanimous consent.

**7. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ASSISTANCE FOR PROJECT KM.** There was no discussion at this time.

Scott Senter moved to table this item. Marelyn Shedd seconded and the motion carried.

**8. ADJOURNMENT.** The next board meeting is scheduled for Tuesday, February 9, 2010, at 1:30 pm. There being no further business, the meeting was adjourned.

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Mike Schweikhard, Vice President

**MEMORANDUM**

February 10, 2010

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

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The sales tax rebate for February is \$3,592,963.11 which represents December sales. This is 6.03% below last year. The breakdown of the February rebate is \$2,694,722.33 to the General Fund and \$898,240.78 for economic development. Of this rebate, \$58,560 is from prior periods, audit payments, future payments, and unidentified payments. Based on this rebate, sales tax is 10.08% below last year for the period of October through February. I have requested the detail from the state.

Should you have any questions, please contact me.

MP:ls

cc: Richard Burdine, Assistant City Manager  
David Vela, Assistant City Manager  
Evalin E. McClain, Assistant City Manager

**CITY OF ABILENE  
SALES TAX COMPARISON**

<b>Accounting Period Month</b>	<b>GENERAL FUND Actual 2008-09</b>	<b>ECONOMIC DEVELOPMENT Actual 2008-09</b>	<b>TOTAL 2008-09</b>	<b>GENERAL FUND Actual 2009-10</b>	<b>ECONOMIC DEVELOPMENT Actual 2009-10</b>	<b>TOTAL 2009-10</b>
October	\$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	2,274,694.28	758,231.42	3,032,925.70
December	2,122,016.60	707,338.86	2,829,355.46	1,806,689.71	602,229.90	2,408,919.61
January	1,981,869.70	660,623.23	2,642,492.93	1,784,282.81	594,760.94	2,379,043.75
February	2,867,665.67	955,888.56	3,823,554.23	2,694,722.33	898,240.78	3,592,963.11
<b>YTD</b>	<b>\$11,762,205.38</b>	<b>\$3,920,735.12</b>	<b>\$15,682,940.50</b>	<b>\$10,576,102.23</b>	<b>\$3,525,367.40</b>	<b>\$14,101,469.63</b>
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			
<b>FY TOTAL</b>	<b>\$25,913,543.93</b>	<b>\$8,637,847.95</b>	<b>\$34,551,391.88</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.

4.2

**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%
November	893,442	758,231	-15.13%
December	707,339	602,230	-14.86%
January	660,623	594,761	-9.97%
February	955,889	898,241	-6.03%
<b>YTD</b>	<u>\$3,920,735</u>	<b>\$3,525,367</b>	<b>-10.08%</b>
March	602,464		
April	616,560		
May	793,424		
June	653,711		
July	598,036		
August	799,090		
September	<u>653,828</u>		
<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 February '10 represents December '09 sales. Approximately  
\$14,640 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**

**December 31, 2009**

**ASSETS:**

Cash and Investments	\$12,174,349
Notes receivable	16,884,933
Accounts receivable	34,586
Due from other governments	1,421,391
Total Current Assets	<u>\$30,515,259</u>

**OTHER ASSETS:**

Fixed assets	\$34,167,977
Accumulated depreciation	<u>(4,349,765)</u>
Total Other Assets	<u>29,818,212</u>

**TOTAL ASSETS**

**\$60,333,471**

**LIABILITIES:**

Vouchers payable	\$271,604
Deferred revenues	176,174
Notes Payable	321,082
Total Liabilities	<u>\$768,860</u>

**FUND BALANCES:**

Investment in general fixed assets	\$29,818,212
Reserved for contractual obligations(external)	18,968,539
Reserved for obligated programs(internal)	945,794
Undesignated Balance	9,832,066
Total Fund Balance	<u>\$59,564,611</u>

**TOTAL LIABILITIES AND FUND BALANCES**

**\$60,333,471**

**FIXED ASSETS:**

	<u>Original Cost</u>	<u>Improvements</u>	<u>Depreciation</u>	<u>Total</u>
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	482,238			482,238
5.6 acres UPS	69,217			69,217
Buildings and Improvements:				
2601 Airport Blvd.	1,563,210	540,633	366,662	1,737,181
2809 Airport Blvd.	396,519	444,583	327,102	514,000
2841 Airport Blvd.	456,736	62,923	283,048	236,611
4002 Loop 322	1,290,916	2,384,892	1,352,552	2,323,256
Five Pts Bus Park	0	8,227,561	399,534	7,828,027
6450 Five Points Parkway	5,809,354	7,016,797	1,018,399	11,807,752
Grant Bldg 341 Pine	147,194	405,726	203,996	348,924
2742 Lance Dr. (EASI Storage)	2,527,408	9,987	253,174	2,284,221
4109 Vine St	583,524	180,855	66,986	697,393
4009 Vine St	583,524	0	58,353	525,171
Equipment	9,250	0	5,550	3,700
Vehicle: 2005 Dodge Caravan	18,011	0	14,409	3,602
<b>TOTAL FIXED ASSETS</b>	<u>\$14,894,020</u>	<u>\$19,273,957</u>	<u>\$4,349,765</u>	<u>\$29,818,212</u>

4.4

**DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ DECEMBER 31, 2009**

		Beginning I-T-D	Current Month	Current FY	(MARCH, 1990) Ending I-T-D
	Object	Revenues	Revenues	Revenues	Revenues
<b>REVENUE TO DATE</b>					
City Sales Tax	3131	\$ 119,897,206.99	597,793.78	\$ 2,018,922.93	\$ 121,916,129.92
Sales Tax Retained	3132	345,869.34	4,436.12	13,442.75	359,312.09
Other Services Charges	3731	25.00	-	-	25.00
Princ. - Loans & Assess	3775	3,087,911.90	4,442.42	4,442.42	3,092,354.32
Int. - Loans & Assess	3802	2,095,195.57	1,085.39	2,038.19	2,097,233.76
Interest	3803	6,661,950.13	3,885.98	10,817.98	6,672,768.11
Land Lease	3810	13,835.41	-	852.00	14,687.41
Building/Space Rent	3816	4,411,178.77	33,519.00	171,598.00	4,582,776.77
City Pay Phones	3890	9,170.58	-	-	9,170.58
Miscellaneous Revenue	3892	30,238.49	-	6,062.25	36,300.74
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	1,916,652.91	-	-	1,916,652.91
Miscellaneous Prior Year	3840	16,464.88	-	7,753.00	24,217.88
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	3,367,443.31	-	-	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
GASB 34 FY 09 Adjustment		1,150,003.47	-	-	1,150,003.47
		<b>\$ 149,211,302.08</b>	<b>\$ 645,162.69</b>	<b>\$ 2,235,929.52</b>	<b>\$ 151,447,231.60</b>

**DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ DECEMBER 31, 2009**

<b>CONTRACTS ENCUMBERED/ EXPENDITURES-TO-DATE</b>	<b>Project</b>	<b>Beginning I-T-D Expenditures</b>	<b>Current Month Expenditures</b>	<b>Current FY Expenditures</b>	<b>Ending I-T-D Expenditures</b>	<b>Outstanding Contracts</b>
Prior Years Programs		\$ 69,771,751.71	\$ -	\$ -	\$ 69,771,751.71	
Business Services Division	Div 2760	7,300,492.68	46,231.55	127,067.86	7,427,560.54	40,000.00
Life Sciences Property - Pine	Div 2765	43,089.08	61,644.86	77,632.71	120,721.79	4,753.65
DCOA Annual Contracts	Div 2775	2,058,373.84	1,045.78	30,567.46	2,088,931.30	4,890.00
Abilene Industrial Foundation	2775-4950	11,896,940.09	71,803.13	168,865.42	12,065,805.51	601,096.48
TTU Small Business Dev Cntr	2775-4951	2,435,621.05	18,037.50	39,318.75	2,474,939.80	155,681.25
Chamber Military Affairs	2775-4952	1,150,052.19	-	-	1,150,052.19	70,000.00
Airport Business Dev Mgr	2775-4953	503,260.66	11,486.02	11,486.02	514,746.68	126,708.49
Murf Systems	4998	151,665.00	-	-	151,665.00	-
Bandag Training	5203	724,485.20	-	-	724,485.20	117,734.80
Sunoco Logistics	5208	227,000.00	-	-	227,000.00	-
EASI 04	5213	1,592,489.23	-	221,644.95	1,814,134.18	662,803.48
Fehr Food	5220	2,089,560.00	-	-	2,089,560.00	-
Bandag Building Improv	5228	-	-	-	-	44,259.24
Glazers Ph Iii	5229	65,620.00	-	-	65,620.00	25,380.00
Robinson Fan	5237	352,408.98	-	-	352,408.98	311,800.00
CBER Website	5240	7,067.07	-	-	7,067.07	1,249.93
TTU Pharmacy School	5242	328,464.00	-	-	328,464.00	-
Teleperformance USA	5247	274,530.00	-	-	274,530.00	482,470.00
PWP (Project LF)	5251	1,556,842.70	-	-	1,556,842.70	2,010,620.30
Integrated Clinic Research	5253	7,440.00	-	-	7,440.00	688,062.00
Genesis Network	5258	1,375,333.81	-	-	1,375,333.81	15,055.81
Carter Burgess	5260	323,815.00	-	-	323,815.00	25,505.00
Fehr Foods	5261	118,091.53	-	-	118,091.53	-
TMAC	5262	60,000.00	-	-	60,000.00	-
SBIR/STTR	5263	127,159.85	95.00	285.00	127,444.85	143,860.50
EASI 7th Doc	5265	239,175.14	-	-	239,175.14	34,081.10
BMWT Leasing	5266	50,000.00	-	-	50,000.00	-
ABTEX Beverage	5267	634,339.80	-	-	634,339.80	-
MSSC Training	5269	71,762.03	-	-	71,762.03	-
WTCIC	5272	16,582.00	-	-	16,582.00	16,582.00
TTU HSC Research	5273	679,455.00	-	-	679,455.00	2,320,545.00
Spec 2 Expansion A/E	5275	7,075,849.57	-	-	7,075,849.57	-
Spec 3 Construction	5276	5,429,725.65	-	2,595.00	5,432,320.65	304,179.35
Energy Maintenance Service	5282	-	-	155,456.39	155,456.39	1,262,543.61
Genesis Network Phase II	5284	-	-	-	-	2,103,694.90
Tower Tech	5285	846,499.60	120,000.00	342,466.78	1,188,966.38	3,758,533.62
Texas Metal 08	5288	-	41,628.67	41,628.67	41,628.67	15,770.07
TMAC 09	5289	15,000.00	-	7,500.00	22,500.00	37,500.00
Project BG	5295	-	-	-	-	748,000.00
ACU 09 Springboard	5297	5,000.00	-	-	5,000.00	-
Land 122 Acres N 5 Pts	5302	171,558.71	-	-	171,558.71	339,409.79
ETI Contract	5304	-	-	112,500.00	112,500.00	1,267,680.00
Life Sciences Accelerator- Ph 2	5305	-	84,873.34	231,136.32	231,136.32	1,228,088.68
Miscellaneous Activities	2785	354,189.86	-	-	354,189.86	-
<b>TOTAL ENCUMB. / EXPENDITURES</b>		<b>\$ 120,130,691.03</b>	<b>\$ 456,845.85</b>	<b>\$ 1,570,141.33</b>	<b>\$ 121,700,832.36</b>	<b>\$ 18,968,539.05</b>
<b>TOTAL FUND BALANCE</b>					<b>\$ 29,746,399.24</b>	
<b>UNENCUMBERED FUND BALANCE</b>						<b>\$ 10,777,860.19</b>

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**DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ DECEMBER 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	\$ 640,370.00	\$ -	\$ 46,231.55	\$ 127,067.86	\$ 40,000.00	\$ 473,302.14
Life Sciences Property -Pine	Div 2765	233,810.00	-	61,644.86	77,632.71	4,753.65	151,423.64
DCOA Annual Contracts	Div 2775	257,464.00	-	1,045.78	30,557.46	4,890.00	222,016.54
Abilene Industrial Foundation	2775-4950	769,962.00	-	71,803.13	168,865.42	601,096.48	0.10
TTU Small Business Dev Cntr	2775-4951	195,000.00	-	18,037.50	39,318.75	155,681.25	-
Chamber Military Affairs	2775-4952	70,000.00	-	-	-	70,000.00	-
Airport Business Dev Mgr	2775-4953	137,794.00	-	11,486.02	11,486.02	126,708.49	(400.51)
Murf Systems	4998	151,665.00	151,665.00	-	-	-	-
Bandag Training	5203	842,220.00	724,485.20	-	-	117,734.80	-
Sunoco Logistics	5208	227,000.00	227,000.00	-	-	-	-
EASI 04	5213	2,476,938.00	1,592,489.23	-	221,644.95	662,803.48	0.34
Fehr Food	5220	2,089,560.00	2,089,560.00	-	-	-	-
Bandag Building Improv	5228	44,260.00	-	-	-	44,259.24	0.76
Glazers Ph III	5229	91,000.00	65,620.00	-	-	25,380.00	-
Robinson Fan	5237	664,209.00	352,408.98	-	-	311,800.00	0.02
CBER Website	5240	8,317.00	7,067.07	-	-	1,249.93	-
TTU Pharmacy School	5242	328,464.00	328,464.00	-	-	-	-
Teleperformance USA	5247	757,000.00	274,530.00	-	-	482,470.00	-
PWP (Project LF)	5251	3,567,463.00	1,556,842.70	-	-	2,010,620.30	-
Integrated Clinic Research	5253	695,502.00	7,440.00	-	-	688,062.00	-
Genesis Network	5258	1,390,391.00	1,375,333.81	-	-	15,055.81	1.38
Carter Burgess	5260	349,320.00	323,815.00	-	-	25,505.00	-
Fehr Foods	5261	118,092.00	118,091.53	-	-	-	0.47
TMAC	5262	60,000.00	60,000.00	-	-	-	-
SBIR/STTR	5263	271,400.00	127,159.85	95.00	285.00	143,860.50	94.65
EASI 7th Doc	5265	273,257.00	239,175.14	-	-	34,081.10	0.76
BMWT Leasing	5266	75,000.00	50,000.00	-	-	-	25,000.00
ABTEX Beverage	5267	634,340.00	634,339.80	-	-	-	0.20
MSSC Training	5269	146,115.00	71,762.03	-	-	-	74,352.97
WTCIC	5272	33,164.00	16,582.00	-	-	16,582.00	-
TTU HSC Research	5273	3,000,000.00	679,455.00	-	-	2,320,545.00	-
Spec 2 Expansion A/E	5275	7,075,850.00	7,075,849.57	-	-	-	0.43
Spec 3 Construction	5276	5,736,500.00	5,429,725.65	-	2,595.00	304,179.35	(0.00)
Energy Maintenance Service	5282	1,418,000.00	-	-	155,456.39	1,262,543.61	-
Genesis Network Phase II	5284	2,103,695.00	-	-	-	2,103,694.90	0.10
Tower Tech	5285	4,947,500.00	846,499.60	120,000.00	342,466.78	3,758,533.62	-
Texas Metal 08	5288	57,399.00	-	41,628.67	41,628.67	15,770.07	0.26
TMAC 09	5289	60,000.00	15,000.00	-	7,500.00	37,500.00	-
Run Energy	5295	748,000.00	-	-	-	748,000.00	-
ACU 09 Springboard	5297	5,000.00	5,000.00	-	-	-	-
Land 122 Acres N 5 Pts	5302	510,968.00	171,558.71	-	-	339,409.79	(0.50)
ETI Contract	5304	1,380,180.00	-	-	112,500.00	1,267,680.00	-
Life Sciences Accelerator- Ph 2	5305	1,459,225.00	-	84,873.34	231,136.32	1,228,088.68	-
Miscellaneous Activities	2785	354,189.86	354,189.86	-	-	-	-
<b>BALANCE OF OBLIGATED PROGRAMS</b>		<b>\$ 46,455,583.86</b>	<b>\$ 24,971,109.73</b>	<b>\$ 456,845.85</b>	<b>\$ 1,570,141.33</b>	<b>\$ 18,968,539.05</b>	<b>\$ 945,793.75</b>

**UNDESIGNATED FUND BALANCE**

(unencumbered balance less obligated programs and contingent liabilities)

**\$ 9,832,066.44**

DCOA Board approved projects waiting for signed contracts

Expiration Date

Coca Cola	5296	900,000.00	03/01/2010
EASi floor re-painting A/E	5306	8,000.00	03/23/2010
Long Performance Advisors	5307	8,000.00	05/24/2010
Project DM	5309	50,000.00	06/17/2010
Project RC	5310	15,000.00	06/17/2010
		<u>981,000.00</u>	

4.7

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD AGENDA**  
**MEETING DATE: February 23, 2010**

**PROJECT: Project School**

**STAFF: Richard Burdine, CEO**

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**THE PROJECT**

The T&P Freight Warehouse located at 901 N. 1<sup>st</sup> Street is currently owned by the Abilene Improvement Corporation (AIC). Late last year the AIC advertised a request for proposals to lease the building. Two proposals were received. The AIC Board favored a proposal to establish a job training program that will benefit the local and area service sector.

Lease negotiations were progressing well until the job training proponent suffered a funding loss of \$150,000 it planned to use to purchase equipment necessary to accomplish the job training program. The AIC has a building maintenance reserve for the building but does not have unobligated resources to equip the building as required for the job training program.

**THE REQUEST**

State law governing use of 4A sales tax revenues allows economic development corporations to expend funds for job training for primary jobs and commercial/retail. Therefore, the proposed job training program is an eligible project. The job training entity anticipates an ongoing enrollment of 100 students within three years and 4 to 8 full-time employees with an annual payroll of \$195,000 to \$400,000. Also there has been strong support from certain sectors of the community for this type of job training in anticipation of hiring its graduates.

Staff requests the DCOA Board consider funding of up to \$150,000 to outfit the T&P Freight Warehouse for the proposed job training program. We recommend that the DCOA purchase the equipment and enter into a lease/purchase agreement with the AIC. The lease would be for \$10/year and the purchase price would be reduced at the rate of \$2,000 per graduate of the job training program. Title to the equipment would transfer from the DCOA to the AIC once the purchase price is reduced to zero or upon payment of the purchase price less any reductions received for program graduates.

**FISCAL IMPACT**

Up to \$150,000 for the purchase of equipment

**RECOMMENDATION**

Staff recommends approval of resolution DCOA-2010.10 authorizing funding of up to \$150,000 for the purchase of equipment and a lease/purchase agreement with the Abilene Improvement Corporation to help establish a job training program in the T&P Freight Warehouse.

**ATTACHMENTS**

Resolution DCOA-2010.10

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**RESOLUTION NO. DCOA-2010.10**

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING ASSISTANCE FOR PROJECT SCHOOL.

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

WHEREAS, the T&P Freight Warehouse located at 901 N. 1<sup>st</sup> Street is owned by the Abilene Improvement Corporation (AIC), who recently received proposals to lease the building; and,

WHEREAS, the most favorable lease proposal is from a job training entity to establish a job training program that will benefit the local and area service industry; and,

WHEREAS, The AIC Board favored the lease/sublease as the highest and best use of the building, bringing students downtown; and,

WHEREAS, the job training entity had an unexpected loss of \$150,000, eliminating funding to purchase the needed equipment to outfit the building for training; and,

WHEREAS, staff requests the DCOA approve funding to purchase the needed equipment and enter into a lease/purchase agreement for the equipment with the Abilene Improvement Corporation; and,

WHEREAS, State law governing use of 4A sales tax revenues allows economic development corporations to expend funds for job training for primary jobs and commercial/retail.

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

**PART 1.** DCOA approves funding in an amount not to exceed One Hundred Fifty Thousand and no/100's Dollars (\$150,000) to purchase equipment to outfit the T&P Freight Warehouse for the proposed job training program. The purchases will be contingent on:

- a. Execution of an equipment lease/purchase agreement by the DCOA with the Abilene Improvement Corporation (AIC) for the equipment whereby the AIC will pay a lease amount of \$10/year for 5 years. The AIC will have the option to purchase the equipment at cost any time during the lease period. The purchase price will be reduced annually upon receipt by the DCOA of certification of the number of graduates of the job training program at the rate of \$2,000/graduate. Once the funding has been fully earned down, ownership of the equipment will be transferred to the AIC, and,
- b. Execution of a building/equipment lease between the AIC and the job training entity.

**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 contract and all other related documents on behalf of the DCOA.

ADOPTED this the 23rd day of February, 2010.

ATTEST:

\_\_\_\_\_  
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Secretary/Treasurer

\_\_\_\_\_  
\_\_\_\_\_  
President

APPROVED:

\_\_\_\_\_  
T. Daniel Santee, City Attorney

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