

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, June 8, 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

June 8, 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 May 25, 2010, board meeting.
3. Status of Funds report for April 2010.
4. 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.

5. Discussion and possible approval of a resolution authorizing assistance for Project BW.
6. 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
MAY 25, 2010

MEMBERS PRESENT:	Paul Cannon Dani Ramsay Marelyn Shedd	Mike Schweikhard Scott Senter
STAFF PRESENT:	Richard Burdine	Kim Tarrant
GUESTS PRESENT:	Jaime Adame Dale Gannaway Ed Merrifield Dr. Breca Tracy David Sougstad Jocelyn Tovar	Abilene Reporter-News Emergent Technologies “ “ “ “ Abilene Life Sciences Accelerator KTXS TV

- 1. CALL TO ORDER.** Paul Cannon called the meeting to order at 1:30 p.m. in the Develop Abilene conference room located at 174 Cypress Street, 3rd floor, Abilene, TX.
- 2. APPROVAL OF MINUTES FROM THE MAY 13, 2010 BOARD MEETING.** Mike Schweikhard moved to approve the minutes from the May 13, 2010 board meeting. Scott Senter seconded and the motion carried.
- 3. SALES TAX REPORT FOR MAY 2010.** The sales tax rebate for May for economic development, which represents March sales, is \$814,964. This is nearly 3% above this same time last year. However, sales tax is 6.28% below last year for the period October through May.
- 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 Paul Cannon announced the date is May 25, 2010, and the time is 1:36 p.m. Mr. Cannon then announced the date is still May 25, 2010, and the time is 3:51 p.m. No vote or action was taken in Executive Session.

Marelyn Shedd left the meeting due to a conflict with Item 5.

- 5. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE SALE OF UNDEVELOPED LAND IN THE FIVE POINTS BUSINESS PARK TO PROJECT NA.** Project NA is the result of a partnership between several West Texas service entities interested in constructing a new innovative, state-of-the-art laundry facility that will serve the needs of each entity. After considering other cities,

Abilene was chosen as the most beneficial site because of its central location to larger metropolitan areas and smaller regional areas, and the availability of land near major highways. The facility will be the largest of its kind west of I-35 and north of I-10 costing about \$6.1 million with 70 projected employees.

The company wishes to buy acreage in the Five Points Business Park on Arnold Blvd. near the intersection of Marigold St., east side. The 41.251-acre lot is currently being replatted into two lots of 24.304 acres and 16.947 acres. Project NA is interested in the smaller lot to build a 48,000 sq. ft. facility. Only about 8 acres are developable with the rest being in the 100-year flood plain.

Even though the laundry operation itself is not eligible for DCOA assistance, the board can provide for infrastructure to the property. Staff recommends the DCOA sell the 16.947-acre lot to Project NA for \$120,000 plus additional funding to extend water, gas, electric and sewer utilities to the property line at a cost not to exceed the sales proceeds of \$120,000, net of closing costs.

A motion was made by Scott Senter to approve Resolution No. DCOA-2010.17 as presented. Mike Schweikhard seconded and the motion carried.

6. ADJOURNMENT. The next regularly scheduled meeting is June 8th.

Paul Cannon, President

CITY OF ABILENE, TEXAS

DEVELOPMENT CORPORATION OF ABILENE, INC.

Balance Sheet

April 30, 2010

ASSETS:

Cash and investments	\$12,676,932
Notes receivable	16,222,617
Accounts receivable	34,586
Due from other governments	1,421,391
Total Current Assets	<u>\$30,355,526</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

\$60,173,738

LIABILITIES:

Vouchers payable	\$201,351
Deferred revenues	171,704
Notes Payable	321,082
Total Liabilities	<u>\$694,137</u>

FUND BALANCES:

Investment in general fixed assets	\$29,818,212
Reserved for contractual obligations(external)	17,124,430
Reserved for obligated programs(internal)	250,876
Undesignated Balance	12,286,083
Total Fund Balance	<u>\$59,479,601</u>

TOTAL LIABILITIES AND FUND BALANCES

\$60,173,738

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
TOTAL FIXED ASSETS	<u>\$14,894,020</u>	<u>\$19,273,957</u>	<u>\$4,349,765</u>	<u>\$29,818,212</u>

**DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ APRIL 30, 2010**

		Beginning I-T-D	Current Month	Current FY	(MARCH, 1990) Ending I-T-D
	Object	Revenues	Revenues	Revenues	Revenues
REVENUE TO-DATE					
City Sales Tax	3131	\$ 119,897,206.99	\$ 597,081.16	\$ 4,714,714.06	\$ 124,611,921.05
Sales Tax Retained	3132	345,869.34	4,328.52	30,722.41	376,591.75
Other Services Charges	3731	25.00	-	-	25.00
Princ. - Loans & Assess	3775	3,087,911.90	4,470.24	8,912.66	3,096,824.56
Int. - Loans & Assess	3802	2,095,195.57	66,361.20	69,663.94	2,164,859.51
Interest	3803	6,661,950.13	2,225.24	20,928.76	6,682,878.89
Land Lease	3810	13,835.41	-	852.00	14,687.41
Building/Space Rent	3816	4,411,178.77	84,658.50	524,432.85	4,935,611.62
City Pay Phones	3890	9,170.58	-	-	9,170.58
Miscellaneous Revenue	3892	30,238.49	20,421.51	26,483.76	56,722.25
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	-	10,276.00	26,740.88
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
		\$ 149,211,302.08	\$ 779,546.37	\$ 5,406,986.44	\$ 154,618,288.52

**DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ APRIL 30, 2010**

	Project	Beginning I-T-D Expenditures	Current Month Expenditures	Current FY Expenditures	Ending I-T-D Expenditures	Outstanding Contracts
CONTRACTS ENCUMBERED/ EXPENDITURES-TO-DATE						
Prior Years Programs		\$ 69,771,751.71	\$ -	\$ -	\$ 69,771,751.71	
Business Services Division	Div 2760	7,300,492.68	47,915.71	333,489.51	7,633,982.19	17,550.01
Life Sciences Property - Pine	Div 2765	43,089.08	153,586.78	397,669.77	440,758.85	2,592.90
DCOA Annual Contracts	Div 2775	2,058,373.84	3,045.13	136,145.14	2,194,518.98	1,600.00
Abilene Industrial Foundation	2775-4950	11,896,940.09	62,619.98	414,281.95	12,311,222.04	355,679.95
TTU Small Business Dev Cntr	2775-4951	2,435,621.05	36,843.75	105,337.50	2,540,958.55	89,662.50
Chamber Military Affairs	2775-4952	1,150,052.19	-	7,047.15	1,157,099.34	62,952.85
Airport Business Dev Mgr	2775-4953	503,260.66	16,005.48	51,702.25	554,962.91	81,333.75
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	40,800.00	117,202.98	469,611.96	100,000.00
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	-	95,750.00	370,280.00	386,720.00
PWP (Project LF)	5251	1,556,842.70	-	360,000.00	1,916,842.70	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	6,957.81
Carter Burgess	5260	323,815.00	6,667.09	6,667.09	330,482.09	5,887.50
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	(48,128.35)	79,031.50	192,368.85
EASI 7th Doc	5265	239,175.14	-	-	239,175.14	34,081.10
BMWT Leasing	5266	50,000.00	-	25,000.00	75,000.00	-
ABTEX Beverage	5267	634,339.80	-	346,150.00	980,489.80	-
MSSC Training	5269	71,762.03	-	-	71,762.03	-
WTCIC	5272	16,582.00	-	25,000.00	41,582.00	-
TTU HSC Research	5273	679,455.00	-	(51,712.00)	627,743.00	2,372,257.00
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	-	-	-	-	872,433.90
Tower Tech	5285	846,499.60	-	342,466.78	1,188,966.38	3,758,533.62
Texas Metal 08	5288	-	-	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
Coca Cola Abilene	5296	-	-	-	-	900,000.00
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	-	102,562.24	310,321.36	310,321.36	1,069,858.64
Life Sciences Accelerator- Ph 2	5305	-	-	1,286,651.74	1,286,651.74	172,573.26
EASI floor re-painting A/E	5306	-	-	10,238.95	10,238.95	241,475.05
TTU 842 Pine	5308	-	-	71,101.06	71,101.06	142,398.94
TTU Energy Contract	5309	-	-	50,000.00	50,000.00	-
Springboard 10	5311	-	5,000.00	5,000.00	5,000.00	-
Miscellaneous Activities	2785	354,189.86	-	-	354,189.86	-
TOTAL ENCUMB. / EXPENDITURES		\$ 120,130,691.03	\$ 475,141.16	\$ 4,826,207.89	\$ 124,956,898.92	\$ 17,124,430.20
TOTAL FUND BALANCE					\$ 29,661,389.60	
UNENCUMBERED FUND BALANCE						\$ 12,536,959.40

3.3

**DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ APRIL 30, 2010**

	Project	Amount Obligated	Prior Years Disbursed	Current Month Disbursed	Current Year Disbursed	Amount Encumbered	Balance
BALANCE OF OBLIGATED PROGRAMS							
Business Services Division	Div 2760	\$ 640,370.00	\$ -	\$ 47,915.71	\$ 333,489.51	\$ 17,550.01	\$ 289,330.48
Life Sciences Property -Pine	Div 2765	233,810.00	-	153,586.78	397,669.77	2,592.90	(166,452.67)
DCOA Annual Contracts	Div 2775	252,785.20	-	3,045.13	136,145.14	1,600.00	115,040.06
Abilene Industrial Foundation	2775-4950	769,962.00	-	62,619.98	414,281.95	355,679.95	0.10
TTU Small Business Dev Cntr	2775-4951	195,000.00	-	36,843.75	105,337.50	89,662.50	-
Chamber Military Affairs	2775-4952	70,000.00	-	-	7,047.15	62,952.85	-
Airport Business Dev Mgr	2775-4953	133,040.00	-	16,005.48	51,702.25	81,333.75	4.00
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	569,612.00	352,408.98	40,800.00	117,202.98	100,000.00	0.04
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	-	95,750.00	386,720.00	-
PWP (Project LF)	5251	3,927,463.00	1,556,842.70	-	360,000.00	2,010,620.30	-
Integrated Clinic Research	5253	695,502.00	7,440.00	-	-	688,062.00	-
Genesis Network	5258	1,382,293.00	1,375,333.81	-	-	6,957.81	1.38
Carter Burgess	5260	349,320.00	323,815.00	6,667.09	6,667.09	5,887.50	12,950.41
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	(48,128.35)	192,368.85	(0.35)
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	980,490.00	634,339.80	-	346,150.00	-	0.20
MSSC Training	5269	71,762.00	71,762.03	-	-	-	(0.03)
WTCIC	5272	41,582.00	16,582.00	-	25,000.00	-	-
TTU HSC Research	5273	3,000,000.00	679,455.00	-	(51,712.00)	2,372,257.00	-
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	872,434.00	-	-	-	872,433.90	0.10
Tower Tech	5285	4,947,500.00	846,499.60	-	342,466.78	3,758,533.62	-
Texas Metal 08	5288	57,399.00	-	-	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	-
Coca Cola Abilene	5296	900,000.00	-	-	-	900,000.00	-
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	-	102,562.24	310,321.36	1,069,856.64	-
Life Sciences Accelerator- Ph 2	5305	1,459,225.00	-	-	1,286,651.74	172,573.26	-
EASI floor re-painting A/E	5306	251,714.00	-	-	10,238.95	241,475.05	-
TTU 842 Pine	5308	213,500.00	-	-	71,101.06	142,398.94	-
TTU Energy Contract	5309	50,000.00	-	-	50,000.00	-	-
Springboard 10	5311	5,000.00	-	5,000.00	5,000.00	-	-
Miscellaneous Activities	2785	354,189.86	354,189.86	-	-	-	-
BALANCE OF OBLIGATED PROGRAMS		\$ 47,172,624.06	\$ 24,971,109.73	\$ 475,141.16	\$ 4,826,207.89	\$ 17,124,430.20	\$ 250,876.24

UNDESIGNATED FUND BALANCE

(unencumbered balance less obligated programs and contingent liabilities)

\$ 12,286,083.16

DCOA Board approved projects waiting for signed contracts

Expiration Date

Long Performance Advisors	5307	8,000.00	05/24/2010
Project RC	5310	15,000.00	06/17/2010
AIC Equipment Lease/Purchase	5312	165,000.00	08/23/2010
Project JD	5313	105,250.00	10/15/2010
Project DJ	5314	566,250.00	10/15/2010
		<u>859,500.00</u>	

3.4

Item No. 5 – Project BW

Information will be available during the board meeting.