

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, July 9, 2013, in the upstairs conference room, 4109 Vine St., Abilene, Texas, commencing at 1:30 p.m. to consider the following agenda:

SIGNED:


Richard Burdine, Asst. City Manager for Economic Development

AGENDA

July 9, 2013
1:30 p.m.

Vine St. Property
4109 Vine St.

1. Call the meeting to order.
2. Approval of minutes from the June 25, 2013, board meeting.
3. Status of Funds report for May 2013.
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. Reconvene: Any action from Executive Session, if necessary.
6. Tour of 4109 Vine St.
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 _____, 2013, 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 25, 2013

MEMBERS PRESENT: Paul Cannon Scott Senter
Dani Ramsay Marelyn Shedd
Dave Copeland

STAFF PRESENT: Richard Burdine Kim Tarrant
Stan Smith

GUESTS PRESENT: Bill Ehrie, Abilene Industrial Foundation
Jason Smith, Abilene Chamber of Commerce
Chuck Zollars, retired
John Mangalonzo, Abilene Reporter-News

1. **CALL THE MEETING TO ORDER.** President Paul Cannon called the meeting to order at 1:41 pm with Paul Cannon, Scott Senter, in the conference room of the Abilene Laboratories, 1325 Pine Street, Abilene, Texas.
2. **APPROVAL OF MINUTES FROM THE JUNE 11, 2013, BOARD MEETING.** Scott Senter moved to approve the minutes from the June 11, 2013 board meeting. Dani Ramsay seconded and the motion carried.
3. **SALES TAX REPORT FOR JUNE 2013.** Richard Burdine reviewed this report. The sales tax rebate for June which represents April sales was \$827,413 for economic development. For the period of October through June, sales tax is 3.35% below last year and 5.33% above the projected FY13 budget amount.

NOTE: Marelyn Shedd and Dave Copeland arrived at 1:48 p.m.

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 June 25, 2013, and the time is 1:50 p.m. Later, President Cannon announced the date is still June 25, 2013, and the time is 3:24 p.m. No vote or action was taken in Executive Session. NOTE: Dave Copeland left the meeting at 3:17 p.m.

5. **DCOA STRATEGIC PLANNING SESSION.** Richard Burdine talked about public information and community relations regarding communicating what the DCOA does, to our citizens. There is a need to promote the rest of the Develop Abilene Team: Abilene Industrial Foundation, Chamber Military Affairs, and Texas Tech University Small

Business Development Center. Some things have been tried in the past but there does not seem to be any one thing that has worked very well.

People need to have a general understanding of what the Develop Abilene Team is doing and what is being accomplished. It's a matter of self-preservation of these programs. They need to know what is happening with the money and how it's benefiting them. Richard explained that he doesn't have the staff to take on such an enormous task.

Discussion continued on how the Develop Abilene Team needs more visibility and how to make the somewhat dry information more interesting. Also mentioned was how the DCOA doesn't get much coverage in the newspaper.

Several marketing options were suggested to promote the entire Develop Abilene Team. Bill Ehrie suggested that Steve Krazer make a promotional DVD like he has done in the past promoting Dyess AFB. Marelyn Shedd praised the AIF's quarterly newsletter. She received substantial positive feedback from fellow bankers after she shared it with them. She suggested the newsletter be emailed to all Chamber members. Scott Senter suggested using a "welcome" banner in the Five Points Business Park when a new company goes in there, as a visibility tool. Dani Ramsay stated that perhaps a marketing expert could help the DCOA be more relatable and that email is certainly the right method to use to reach the public. Paul Cannon agreed that getting an outside fresh marketing perspective would help.

In summary, all board members present agreed that new and fresh marketing strategies should be sought to better educate and communicate to the Abilene community about how hard the Develop Abilene Team members are working and how much they are accomplishing.

6. **ADJOURNMENT.** The next regularly scheduled meeting is July 9th at 4109 Vine St. For the July 23rd meeting, only Dani will be out. There being no further business the meeting was adjourned.

Paul Cannon, President

DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ MAY 31, 2013

	Object	Beginning I-T-D Revenues	Current Month Revenues	Current FY Revenues	(MARCH, 1990) Ending I-T-D Revenues
REVENUE-TO-DATE					
City Sales Tax	40201	\$ 147,668,569.04	\$ 960,495.03	\$ 6,814,157.70	\$ 154,482,726.74
Sales Tax Retained	40202	506,821.56	4,561.29	35,714.16	542,535.72
Princ. - Loans & Assess	40902	3,268,528.27	-	-	3,268,528.27
Int. - Loans & Assess	46003	2,314,633.98	-	15.65	2,314,649.63
Interest on Investments	46004	7,020,340.95	2,999.08	25,328.30	7,045,669.25
Land Lease	47201	17,296.11	-	3,126.38	20,422.49
Building/Space Rent	47203	7,347,601.67	98,739.80	627,028.73	7,974,630.40
Miscellaneous Federal Grant	41490	1,322,526.00	-	264,308.47	1,586,834.47
Miscellaneous State Grants	41690	26,500.00	-	-	26,500.00
Other Contributions	47105	140,712.60	-	-	140,712.60
Interfund Recovery	47217	1,534,976.08	-	-	1,534,976.08
Miscellaneous Recovery	47219	2,186,438.50	-	-	2,186,438.50
Miscellaneous Prior Year	47241	61,292.02	-	-	61,292.02
Miscellaneous Revenue	47244	1,019,770.10	12,503.44	38,124.20	1,057,894.30
Sale of Land	48201	475,593.50	81,770.29	81,770.29	557,363.79
Sale of Buildings & Equipment	48203	3,976,326.19	-	-	3,976,326.19
Gain (loss) Sale of Asset	48204	600,000.00	-	-	600,000.00
GASB 22 Restatement		355,634.89	-	-	355,634.89
GASB 34 Adjustment		2,403,949.11	-	-	2,403,949.11
		\$ 182,247,510.57	\$ 1,161,068.93	\$ 7,889,573.88	\$ 190,137,084.45

**DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ MAY 31, 2013**

CONTRACTS ENCUMBERED/ EXPENDITURES-TO-DATE	Project	Beginning I-T-D Expenditures	Current Month Expenditures	Current FY Expenditures	Ending I-T-D Expenditures	Outstanding Contracts
Prior Years Programs		\$ 90,691,899.08	\$ -	\$ -	\$ 90,691,899.08	
Business Services Division	Div 2760	9,067,992.94	48,389.92	443,668.84	9,511,661.78	-
Life Sciences Property - Pine	Div 2765	1,867,386.28	45,673.03	475,126.06	2,342,512.34	15,674.02
DCOA Annual Contracts	Div 2775	2,823,494.98	13,244.22	188,385.80	3,011,880.78	-
Abilene Industrial Foundation	2775-62571	13,888,018.57	59,996.33	367,878.87	14,255,897.44	378,971.13
TTU Small Business Dev Cntr	2775-62572	3,055,608.55	13,500.00	100,856.25	3,156,464.80	149,143.75
Chamber Military Affairs	2775-62573	1,326,511.16	-	15,139.48	1,341,650.64	84,860.52
Airport Business Dev Mgr	2775-62574	897,833.70	21,073.60	78,209.48	976,043.18	-
Murf Systems	4998	199,665.00	-	-	199,665.00	-
EASI 04	5213	2,131,546.52	-	-	2,131,546.52	345,391.14
Fehr Food	5220	3,712,530.00	-	-	3,712,530.00	-
CBER Website	5240	7,067.07	-	-	7,067.07	1,249.93
TTU Pharmacy School	5242	658,436.00	-	265,823.00	924,259.00	-
Pactiv (formerly PWP)	5251	2,507,898.97	-	-	2,507,898.97	426,000.00
SBIR/STTR	5263	86,200.16	-	-	86,200.16	184,991.87
TTU HSC Research	5273	2,187,988.66	-	133,000.00	2,320,988.66	679,011.34
Energy Maintenance Serv (Broadwind Serv)	5282	248,270.07	20,328.00	20,328.00	268,598.07	601,295.53
Genesis Network Phase II	5284	22,924.00	-	0.18	22,924.18	1,269,000.00
Tower Tech (Broadwind Towers)	5285	3,596,278.51	-	297,634.41	3,893,912.92	1,408,802.68
Coca Cola Abilene	5296	-	-	-	-	2,020,000.00
ETI Contract	5304	1,236,265.25	-	(3,504.48)	1,232,760.77	-
TTU 842 Pine	5308	233,155.10	-	22,000.00	255,155.10	-
AIC Eq Lease	5312	164,128.01	360.83	360.83	164,488.84	-
Nation Wide Prod	5313	62,366.67	-	42,416.67	104,783.34	-
Enavaii, LLC	5316	379,990.57	-	10,416.71	390,407.28	31,765.15
Texas Metals '10	5317	14,683.33	-	14,683.33	29,366.66	-
Cisco College Biotech Training	5318	45,701.55	-	18,884.00	64,585.55	3,064.45
Energy Maintenance Serv-Gearbox	5319	289,660.00	173,270.89	313,270.89	602,930.89	19,569.11
EASI Hangar 4 Design	5320.1	339,901.07	-	-	339,901.07	-
EASI Hangar 4 Construction	5320.2	4,473,442.44	-	-	4,473,442.44	-
EASI Hangar Fire Safety	5320.3	1,712,275.34	-	114,579.22	1,826,854.56	-
Pepsi Beverage Co.	T5321	70,000.00	-	-	70,000.00	280,000.00
Cooperative Response Center	5324	71,748.18	-	62,844.42	134,592.60	161,907.40
Land 922 N 13th Street	5325	35,735.00	-	12,750.00	48,485.00	-
Teleperformance USA	5326	92,550.00	-	90,550.00	183,100.00	191,900.00
Docket Navigator	5327	-	-	-	-	159,000.00
West Texas Innovation Network	5328	-	-	15,000.00	15,000.00	-
Smith Pipe Ph 1, 2, 3 & 4	5330	75,500.00	75,500.00	75,500.00	151,000.00	344,389.50
TTUHSC School of Nursing	5331	-	-	-	-	7,315.00
TMAC FY12	5333	33,000.00	-	-	33,000.00	-
Vine St. Lighting Upgrades	5335.1	55,457.00	-	-	55,457.00	-
Vine St. Fire Safety	5335.2	228,367.17	600.00	55,314.43	283,681.60	2,983.87
Vine St. Parking Lot	5335.3	158,850.00	-	-	158,850.00	-
Vine St. Construction	5335.4	32,610.00	73,416.31	299,531.82	332,141.82	130,968.90
Vine St. Interior Demo	5335.5	121,698.03	-	1,332.94	123,030.97	3,547.06
Vine St. Other Impr	5335.6	-	1,845.28	14,617.28	14,617.28	-
Vine Street Gotta Go Trailways	5335.7	-	-	15,500.00	15,500.00	4,000.00
Vine Street Fehr Foods	5335.8	-	16,610.00	16,610.00	16,610.00	31,648.25
Welder Training	5339	146,766.19	59,808.53	140,278.26	287,044.45	130,393.55
Fehr Foods '12	5340	-	-	170,000.00	170,000.00	340,000.00
Prospect Development	5341	1,216.00	-	-	1,216.00	-
Pactiv Compressor A/E	5344.1	10,500.00	-	19,235.97	29,735.97	2,560.03
Pactiv Compressor Construction	5344.2	-	32,131.85	274,459.75	274,459.75	53,346.25
Owens Machine & Tool	5345	-	-	-	-	351,000.00
Biotech Marketing and PR Plan	5346	-	15,011.86	67,565.08	67,565.08	24,419.98
TMAC FY13	5347	-	-	11,000.00	11,000.00	99,000.00
Hangar Doghouses	5348.1	-	-	97,967.50	97,967.50	321,760.00
Devron Water Line Extension	5349	-	-	41,560.00	41,560.00	-
2013 Springboard Sponsorship	5350	-	-	5,000.00	5,000.00	-
Ads 4 Next Youth Program Sponsor	5351	-	-	2,500.00	2,500.00	-
Enterprise Dr. Extension A/E	5352	-	-	2,450.00	2,450.00	35,800.00
BCBS Bldg Cooling Tower Demo	5353	-	-	11,550.00	11,550.00	-
EASI De-Fuel Truck	5354	-	1,750.00	5,250.00	5,250.00	59,010.00
Five Point Land Clearing	5355	-	-	35,160.00	35,160.00	-
Fehr Foods '13	5356	-	-	-	-	240,000.00
TTUHSC Center FY13 Operating	5357	-	208,620.00	208,620.00	208,620.00	41,500.00
Purchase 834 Pine	5358	-	-	-	-	37,500.00
Miscellaneous Activities	2785	354,189.86	-	-	354,189.86	-
TOTAL ENCUMB. / EXPENDITURES		\$ 149,417,306.98	\$ 881,130.65	\$ 4,671,304.99	\$ 154,088,611.97	\$ 10,672,740.41
TOTAL FUND BALANCE					\$ 36,048,472.48	
UNENCUMBERED FUND BALANCE						\$ 25,375,732.07

**DEVELOPMENT CORPORATION OF ABILENE
STATUS OF FUNDS @ MAY 31, 2013**

Project	Amount Obligated	Prior Years Disbursed	Current Month Disbursed	Current Year Disbursed	Amount Encumbered	Balance Reserved for Obligated Programs	
BALANCE OF OBLIGATED PROGRAMS							
Business Services Division	Div 2760	\$ 641,360.00	\$ -	\$ 48,389.92	\$ 443,668.84	\$ 197,691.16	
Life Sciences Property -Pine	Div 2765	635,963.85	-	45,673.03	475,126.06	145,163.77	
DCOA Annual Contracts	Div 2775	308,810.00	-	13,244.22	188,385.80	120,424.20	
Abilene Industrial Foundation	2775-4950	746,850.00	-	59,996.33	367,878.87	-	
TTU Small Business Dev Cntr	2775-4951	250,000.00	-	13,500.00	100,856.25	-	
Chamber Military Affairs	2775-4952	100,000.00	-	-	15,139.48	-	
Airport Business Dev Mgr	2775-4953	181,630.00	-	21,073.60	78,209.48	103,420.52	
Murf Systems	4998	199,665.00	199,665.00	-	-	-	
EASI 04	5213	2,476,938.00	2,131,546.52	-	-	0.34	
Fehr Food	5220	3,712,530.00	-	-	-	-	
CBER Website	5240	8,317.00	7,067.07	-	-	1,249.93	
TTU Pharmacy School	5242	924,259.00	658,436.00	-	265,823.00	-	
Pactiv (formerly PWP)	5251	2,933,899.00	2,507,898.97	-	-	426,000.00	
SBIR/STTR	5263	271,400.00	86,200.16	-	-	184,991.87	
TTU HSC Research	5273	3,000,000.00	2,187,988.66	-	133,000.00	679,011.34	
Energy Maintenance Serv (Broadwind Serv)	5282	869,894.00	248,270.07	20,328.00	20,328.00	601,295.53	
Genesis Network Phase II	5284	1,291,925.00	22,924.00	-	0.18	1,269,000.00	
Tower Tech (Broadwind Towers)	5285	5,302,716.00	3,596,278.51	-	297,634.41	1,408,802.68	
Coca Cola Abilene	5296	2,020,000.00	-	-	-	2,020,000.00	
ETI Contract	5304	1,232,761.00	1,236,265.25	-	(3,504.48)	0.23	
TTU 842 Pine	5308	255,156.00	233,155.10	-	22,000.00	0.90	
AIC Equipment Lease/Purchase	5312	164,489.00	164,128.01	360.83	360.83	0.16	
Nation Wide Products	5313	105,250.00	62,366.67	-	42,416.67	466.66	
Enavail, LLC	5316	422,173.00	379,990.57	-	10,416.71	31,765.15	
Texas Metals '10	5317	29,368.00	14,683.33	-	14,683.33	1.34	
Cisco College Biotech Training	5318	67,650.00	45,701.55	-	18,884.00	3,064.45	
Energy Maintenance Serv-Gearbox	5319	622,500.00	289,660.00	173,270.89	313,270.89	19,569.11	
EASI Hangar 4 Design	5320.1	339,902.00	339,901.07	-	-	0.93	
EASI Hangar 4 Construction	5320.2	4,473,443.00	4,473,442.44	-	-	0.56	
EASI Hangar Fire Safety	5320.3	1,826,855.00	1,712,275.34	-	114,579.22	0.44	
Pepsi Beverage Co.	5321	350,000.00	70,000.00	-	-	280,000.00	
Cooperative Response Center	5324	296,500.00	71,748.18	-	62,844.42	161,907.40	
Land 922 N 13th Street	5325	50,000.00	35,735.00	-	12,750.00	1,515.00	
Teleperformance USA	5326	375,000.00	92,550.00	-	90,550.00	191,900.00	
Docket Navigator	5327	159,000.00	-	-	-	159,000.00	
West Texas Innovation Network	5328	15,000.00	-	-	15,000.00	-	
Smith Pipe Ph 1, 2, 3 & 4	5330	495,390.00	75,500.00	75,500.00	75,500.00	344,389.50	
TTUHSC School of Nursing	5331	7,315.00	-	-	-	7,315.00	
TMAC FY12	5333	33,000.00	33,000.00	-	-	-	
Vine St. Warehouse	5335.1	55,457.00	55,457.00	-	-	-	
Vine St. Fire Safety	5335.2	291,216.00	228,367.17	600.00	55,314.43	2,983.87	
Vine St. Parking Lot	5335.3	158,850.00	158,850.00	-	-	-	
Vine St. Construction	5335.4	569,064.00	32,610.00	73,416.31	299,531.82	130,968.90	
Vine St. Interior Demo	5335.5	130,489.00	121,698.03	-	1,332.94	3,547.06	
Vine St. Other Impr	5335.6	14,618.00	-	1,845.28	14,617.28	0.72	
Vine Street Gotta Go Trailways	5335.7	19,500.00	-	-	15,500.00	4,000.00	
Vine Street Fehr Foods	5335.8	62,607.00	-	16,610.00	16,610.00	31,648.25	
Welder Training	5339	417,438.00	146,766.19	59,808.53	140,278.26	130,393.55	
Fehr Foods '12	5340	510,000.00	-	-	170,000.00	340,000.00	
Prospect Development	5341	1,216.00	1,216.00	-	-	-	
Pactiv Compressor A/E	5344.1	32,296.00	10,500.00	-	19,235.97	2,560.03	
Pactiv Compressor Construction	5344.2	335,500.00	-	32,131.85	274,459.75	53,346.25	
Owens Machine & Tool	5345	351,000.00	-	-	-	351,000.00	
Biotech Marketing and PR Plan	5346	116,400.00	-	15,011.86	67,565.08	24,419.98	
TMAC FY13	5347	110,000.00	-	-	11,000.00	99,000.00	
Hangar Doghouses	5348.1	423,000.00	-	-	97,967.50	321,760.00	
Devron Water Line Extension	5349	41,560.00	-	-	41,560.00	-	
2013 Springboard Sponsorship	5350	5,000.00	-	-	5,000.00	-	
Ads 4 Next Youth Program Sponsor	5351	2,500.00	-	-	2,500.00	-	
Enterprise Dr. Extension A/E	5352	907,250.00	-	-	2,450.00	35,800.00	
BCBS Bldg Cooling Tower Demo	5353	11,550.00	-	-	11,550.00	-	
EASI De-Fuel Truck	5354	64,260.00	-	1,750.00	5,250.00	59,010.00	
Five Point Land Clearing	5355	37,160.00	-	-	35,160.00	2,000.00	
Fehr Foods '13	5356	240,000.00	-	-	-	240,000.00	
TTUHSC Center FY13 Operating	5357	250,120.00	-	208,620.00	208,620.00	41,500.00	
Purchase 834 Pine	5358	37,500.00	-	-	-	37,500.00	
Miscellaneous Activities	2785	354,189.86	354,189.86	-	-	-	
BALANCE OF OBLIGATED PROGRAMS		\$ 42,746,649.71	\$ 25,798,561.72	\$ 881,130.65	\$ 4,671,304.99	\$ 10,672,740.41	\$ 1,604,042.59
UNDESIGNATED FUND BALANCE							\$ 23,771,689.48
DCOA Board approved projects waiting for signed contracts				Expiration Date			
Marketing for 2nd Airline	5334	200,000		09/30/2013			
Project RN		5,585,000		10/30/2013			
		<u>5,785,000</u>					