

## PUBLIC NOTICE

### DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, August 26, 2014, at Abilene Laboratories conference room, 1325 Pine St., Abilene, Texas, commencing at 1:30 p.m. to consider the following agenda.

SIGNED:

  
Richard Burdine, CEO

## AGENDA

August 26, 2014  
1:30 p.m.

Abilene Laboratories  
1325 Pine St.

1. Call the meeting to order.
2. Approval of minutes from the August 19, 2014, board meeting.
3. Status of funds report for July 2014.
4. Presentation and possible approval of a combined report from the *Project Evaluation Committee* on FY 2014 contract performance and from the *Budget & Finance Committee* concerning funding proposals for FY 2015 for:
  - a. Texas Tech University Small Business Development Center
  - b. Abilene Chamber of Commerce Military Affairs Committee
  - c. Abilene Industrial Foundation
  - d. City of Abilene: Airport Business Development Management
  - e. City of Abilene: Business Services and Property Maintenance divisions of the Department of Economic Development
5. Public hearing: funding proposals and proposed budget for FY 2015.
6. Discussion and possible approval of funding requests and proposed budget for FY 2015.
7. Executive Session:

The DCOA reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any item on the agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) see list below, and 551.087 (Business Prospect/Economic Development). After discussion in executive session, any action or vote will be taken in public.

(Personnel) Section 551.074

The DCOA, pursuant to the adopted Bylaws, may consider the appointment, employment and duties of certain positions as well as membership of certain committees.

(Consultation with Attorney) Section 551.072  
Discuss DCOA v. Slidefire litigation.

8. UNTABLE and discussion and possible approval of a resolution authorizing FY15 funding for Texas Tech University Health Sciences Center School of Pharmacy Center for Immunotherapeutics and Product Development dba ExperImmune at Abilene Laboratories.
9. Discussion and possible approval of a resolution authorizing the sale of the Grant Building, 304 Pine Street.
10. 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 \_\_\_\_\_, 2014, 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**  
**August 19, 2014**

<b>MEMBERS PRESENT:</b>	Dave Copeland Scott Senter Marelyn Shedd	Dani Ramsay John Beckham
<b>STAFF PRESENT:</b>	Richard Burdine	Kim Tarrant
<b>GUESTS PRESENT:</b>	Gary Robinett Brian Bethel Jon Weidanz	Abilene Industrial Foundation Abilene Reporter News TTUHSC School of Pharmacy/ExperImmune

1. **CALL THE MEETING TO ORDER:** President Dave Copeland called the meeting to order at 1:32 p.m. at Abilene Laboratories, 1325 Pine St., Abilene Texas.
2. **APPROVAL OF MINUTES FROM THE JULY 29, 2014, BOARD MEETING:** Dani Ramsey moved to approve the minutes from the July 29, 2014 board meeting. John Beckham seconded and the motion carried.
3. **SALES TAX REPORT FOR AUGUST 2014:** Richard Burdine presented the sales tax rebate report for August 2014. The total sales tax rebate received was \$3,867,256.45, which represents sales from June 2014. The breakdown of the rebate is \$2,900,442.34 to the General Fund and \$966,814.11 to Economic Development. Of this rebate, \$103,384 is from prior periods, audit payments, future payments, and unidentified payments. The total rebate is 4.26% above last year and 6.52% above the revised FY 14 budgeted amount. Sales tax collections for FY14 through August are 1.72% below last year and 0.65% above the revised FY 14 budget amount.
4. **EXECUTIVE SESSION:** I hereby announce we are going into Executive Session pursuant to Texas Government Code Sections 551.071, 072, 074 and 087 to consult with our legal counsel, discuss real property transactions, personnel matters, 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 Dave Copeland announced the date is August 19, 2014, and the time is 1:35 p.m. Later, President Copeland announced the date is still August 19, 2014, and the time is 3:47 p.m. No vote or action was taken in Executive Session.

5. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FY15 FUNDING FOR TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER SCHOOL OF PHARMACY CENTER FOR IMMUNOTHERAPEUTICS AND PRODUCT DEVELOPMENT DBA EXPERIMMUNE AT ABILENE LABORATORIES:** This item was tabled until the next DCOA board meeting on August 26, 2014.

Scott Senter moved to table resolution DCOA-2014.42. Marelyn Shedd seconded and the motion carried.

6. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE PURCHASE OF BIOTECH RESEARCH EQUIPMENT FOR USE IN THE EXPANDED RESEARCH AREA UNDER CONSTRUCTION AT 842 PINE ST.:** Mr. Burdine recommended the DCOA approve resolution DCOA-2014.41 authorizing purchase of biotech research equipment for use in the newly expanded research area at 842 Pine St. Total funding requested is \$176,255 out of the total cost of \$217,300. Mr. Burdine explained that the remaining \$41,045 will be reallocated from unspent boiler purchase and construction contingency funds.

Replacement of the steam boiler and conversion of the lab space into additional specialized research space began when the board approved in December of 2013 a contract for design work. Since then, the board has approved funds to purchase a replacement steam boiler and related equipment, a construction contract, expansion of the existing environmental control system, a custom exterior door, and electronic locks and reader controls for interior doors. Construction should be completed in October 2014.

Dani Ramsey moved to approve resolution DCOA-2014.41 authorizing the purchase of biotech research equipment and funding of \$176,255 and reallocation of \$41,045 from unspent boiler purchase and construction contingency funds. Scott Senter seconded and the motion carried.

7. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING PAYMENT TO WAVERLY PARTNERS AND OTHERS FOR SERVICES PERFORMED BEYOND THE ORIGINAL CONTRACT SCOPE TO FIND A NEW CEO FOR THE DCOA:** On behalf of the CEO Search Committee Chairman Joe Crawford, President Dave Copeland requested the board approve additional funding of \$4,765.75 for expenses incurred during the search for a new CEO. The breakdown of the expenses is \$3,926.77 to Waverly Partners, \$757.08 to Mr. Crawford, and \$81.90 to Mr. Scott Senter. The original amount approved in March 2014 was \$45,000; however, Waverly Partners was requested by the committee to perform services beyond the scope of the contract. Other costs during the search process were meal expenses while candidates and consultants were in town.

Dave Copeland moved to approve resolution DCOA-2014.40 authorizing additional funding of \$4,765.75 for the DCOA CEO search. John Beckham seconded and the motion carried. Scott Senter abstained from voting.

8. **ADJOURNMENT:** The next meeting is scheduled for August 26, 2014. There being no further business the meeting was adjourned.

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Dave Copeland, President

**DEVELOPMENT CORPORATION OF ABILENE**  
**STATEMENT OF NET POSITION**  
**July 31, 2014 and 2013**

	July 2014	July 2013
<b>Current Assets:</b>		
Cash and cash investments	\$ 18,591,207	\$ 18,147,594
Accounts receivable	35,293	35,293
Due from other governments	1,702,786	1,738,931
Prepaid expense	-	130
	<u>20,329,286</u>	<u>19,921,948</u>
<b>Total Current Assets</b>		
<b>Noncurrent Assets:</b>		
Notes receivable	17,899,886	16,814,474
Capital assets	44,144,817	43,279,167
Accumulated depreciation	(7,776,020)	(6,814,309)
	<u>36,368,797</u>	<u>36,464,858</u>
<b>Total capital assets, net</b>		
<b>Total Noncurrent Assets</b>	<u>54,268,683</u>	<u>53,279,332</u>
<b>Total Assets</b>	<u>\$ 74,597,969</u>	<u>\$ 73,201,280</u>
<b>Liabilities</b>		
Current:		
Accounts payable	\$ 51,679	\$ 49,802
	<u>51,679</u>	<u>49,802</u>
<b>Total Current Liabilities</b>		
<b>Total Liabilities</b>	<u>51,679</u>	<u>49,802</u>
<b>Net Position</b>		
Net Investment in capital assets	36,368,797	36,464,858
Restricted for contractual obligations	32,244,051	12,655,798
Unrestricted, designated for purposes of trust	5,933,442	24,030,822
	<u>74,546,290</u>	<u>73,151,478</u>
<b>Total Net Position</b>		
<b>Total Liabilities and Net Position</b>	<u>\$ 74,597,969</u>	<u>\$ 73,201,280</u>

**DEVELOPMENT CORPORATION OF ABILENE**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
For ten months ending July 31, 2014 and 2013

	July 2014	Fiscal YTD 2014	Fiscal YTD 2013
<b>Revenues:</b>			
Sales and use taxes	\$ 794,307	\$ 8,302,851	\$ 8,504,238
Interest income	3,837	103,140	102,937
Building rental / land lease	65,693	926,148	797,368
Sale of land	-	231,163	85,770
Miscellaneous revenue	10,703	152,774	307,753
<b>Total Revenues</b>	<u>874,540</u>	<u>9,716,076</u>	<u>9,798,066</u>
<b>Expenses:</b>			
Economic development projects	1,661,787	6,012,278	3,932,750
Life Sciences property maintenance	30,568	452,177	525,682
DCOA property maintenance	28,823	307,476	213,009
Abilene Industrial Foundation	57,871	544,983	476,620
TTU Small Business Development Center	15,300	150,300	126,675
Chamber Military Affairs	5,394	23,707	15,139
Airport Business Development Manager	12,421	113,880	97,123
General administrative services	27,782	516,655	554,652
<b>Total Expenditures</b>	<u>1,839,946</u>	<u>8,121,456</u>	<u>5,941,650</u>
<b>Changes In Net Position</b>	(965,406)	1,594,620	3,856,416
<b>Net Position at Beginning of Period</b>	<u>75,511,696</u>	<u>72,951,670</u>	<u>69,295,062</u>
<b>Net Position at End of Period</b>	<u>\$ 74,546,290</u>	<u>\$ 74,546,290</u>	<u>\$ 73,151,478</u>

**Summary of Current Period Economic Development Projects:**

Coca Cola Abilene	\$ 1,213,875
TTU 842 Pine	(3,450)
Energy Maintenance Service	19,569
Biotech Marketing and PR Plan	239
Hangar Doghouse A/E	32,651
EASI De-Fuel Truck	1,750
Five Points Survey	4,662
Spec 3 Finish Out A/E	45,414
842 Pine Boiler Replacement A/E	2,135
842 Pine Boiler Replacement Equipment	99,107
842 Pine Boiler Construction	161,347
Richard Burdine Professional Services	7,647
CEO Search 2014	466
Fast Track Welding '14	76,375
<b>Total</b>	<u>\$ 1,661,787</u>

Development Corporation of Abilene  
Economic Program Status  
As of July 31, 2014

Economic Programs:	Project	Amount Obligated	Prior Years Disbursement	Current Year Disbursement	Balance reserved for obligated programs
Murf Systems	4998	\$ 235,665	\$ 199,665	\$ 36,000	\$ -
TTU Pharmacy School	5242	1,282,450	1,166,803	115,647	-
Pactiv (formerly PWP)	5251	2,933,899	2,507,899	-	426,000
TTU HSC Research	5273	3,000,000	2,437,656	347,600	214,744
Energy Maintenance Serv (Broadwind Serv)	5282	483,622	268,598	-	215,024
Genesis Network Phase II	5284	22,924	22,924	-	-
Tower Tech (Broadwind Towers)	5285	4,904,077	4,433,889	470,187	1
Coca Cola Abilene	5296	1,213,875	-	1,213,875	-
TTU 842 Pine	5308	382,860	361,434	17,974	3,452
Enavail, LLC	5316	386,240	386,240	-	-
Texas Metals '10	5317	44,050	29,367	14,683	-
Cisco College Biotech Training	5318	67,650	64,586	-	3,064
Energy Maintenance Serv-Gearbox	5319	762,500	602,931	159,569	-
Pepsi Beverage Co.	5321	350,000	140,000	-	210,000
Cooperative Response Center	5324	296,500	134,593	76,890	85,017
Land 922 N 13th Street	5325	48,485	48,485	-	-
Teleperformance USA	5326	301,400	183,100	118,300	-
Docket Navigator	5327	159,000	-	-	159,000
Smith Pipe Ph 1, 2, 3 & 4	5330	763,091	151,000	267,700	344,391
TTUHSC School of Nursing	5331	268,149	268,149	-	-
Vine St. Warehouse	5335.1	55,457	55,457	-	-
Vine St. Fire Safety	5335.2	284,965	284,965	-	-
Vine St. Parking Lot	5335.3	158,850	158,850	-	-
Vine St. Construction	5335.4	569,064	534,756	33,625	683
Vine St. Interior Demo	5335.5	123,031	123,031	-	-
Vine St. Other Impr	5335.6	14,617	14,617	-	-
Vine St. Gotta Go Trailways	5335.7	18,400	18,400	-	-
Vine St. Fehr Foods	5335.8	58,138	58,138	-	-
Vine St. Slide Fire Improvements	5335.9	365,381	133,143	214,127	18,111
Fehr Foods '12	5340	510,000	170,000	170,000	170,000
Rentech '12	5342	104,200	-	104,200	-
Pactiv Compressor Construction	5344.2	335,306	327,806	7,500	-
Owens Machine & Tool	5345	351,000	-	35,363	315,637
Biotech Marketing and PR Plan	5346	118,400	81,161	30,546	6,693
Hangar Doghouses A/E	5348.1	423,000	97,967	113,781	211,252
Hangar Doghouses Construction	5348.2	2,642,049	-	-	2,642,049
Enterprise Dr. Extension A/E	5352.1	907,250	10,200	875,172	21,878
Enterprise Dr. Extension Construction	5352.2	282,091	-	276,792	5,299
EASI De-Fuel Truck	5354	64,260	14,000	15,750	34,510
Fehr Foods '13	5356	240,000	-	74,272	165,728
Purchase 834 Pine	5358	42,960	40,485	2,475	-
Tucker Energy Services	5359	413,295	-	-	413,295
Five Points Infrastructure	5359.1	1,000,000	-	137,491	862,509
Five Points Survey	5360	38,016	28,865	7,011	2,140
TTUHSC Center FY14 Operating	5361	427,109	274,400	144,706	8,003
Five Pts / Pdaris Dr A/E	5362.1	60,200	-	52,293	7,907
Polaris Drive Construction	5362.2	1,064,100	-	103,512	960,588
5 Pts RR Expansion	5363.1	16,000	-	-	16,000
Spec 3 Finish Out A/E	5364.1	759,601	-	57,970	701,631
Spec 3 Finish Out Construction	5364.2	11,041,249	-	-	11,041,249
842 Pine Boiler Replacement A/E	5365.1	75,500	-	64,453	11,047
842 Pine Boiler Replacement Equipment	5635.2	162,040	-	152,819	9,221
842 Pine Boiler Construction	5635.3	904,520	-	222,005	682,515

Development Corporation of Abilene  
Economic Program Status  
As of July 31, 2014

Economic Programs:	Project	Amount Obligated	Prior Years Disbursement	Current Year Disbursement	Balance reserved for obligated programs
CarbonLITE Industries	5366	6,196,000	-	-	6,196,000
Hangar 4 Ventilation System A/E	5367.1	3,200	-	3,200	-
Hangar 4 Ventilation Construction	5367.2	44,400	-	44,400	-
Fehr Foods Expansion	5368	2,623,000	-	-	2,623,000
TMAC FY 14	5369	88,000	-	33,000	55,000
Ads4Next Sponsorship	5370	2,500	-	2,500	-
Springboard Ideas	5371	5,000	-	5,000	-
Richard Burdine Professional Services	5372	93,911	-	68,819	25,092
Broadwind Towers 2014	5373	1,438,525	-	-	1,438,525
CEO Search 2014	5374	45,466	-	31,951	13,515
Fast Track Welding '14	5375	248,462	-	76,375	172,087
Corley Wetsel Trucking	5376	455,200	-	-	455,200
Clavel Corp	5377	77,717	-	12,745	64,972
Fehr Foods 14	5378	200,000	-	-	200,000
Gift Card System	5379	82,100	-	-	82,100
<b>Subtotal Economic Program Obligation Reserve</b>		<b>\$ 53,139,967</b>	<b>\$ 15,833,560</b>	<b>\$ 6,012,278</b>	<b>\$ 31,294,129</b>
<b>Plus Administrative Division Obligations:</b>					
Business Services Division	Division 2760	637,260	-	516,655	120,605
Life Sciences Property Maintenance	Division 2765	579,930	-	452,177	127,753
DCOA Property Maintenance	Division 2775	367,960	-	307,476	60,484
Abilene Industrial Foundation	Division 2775	934,790	-	544,983	389,807
TTU Small Business Dev Center	Division 2775	250,000	-	150,300	99,700
Chamber Military Affairs	Division 2775	100,000	-	23,707	76,293
Airport Business Development Manager	Division 2775	189,160	-	113,880	75,280
<b>Subtotal Administrative Divisions Obligation Reserve</b>		<b>\$ 3,059,100</b>	<b>\$ -</b>	<b>\$ 2,109,178</b>	<b>\$ 949,922</b>
<b>Total reserve for obligated programs</b>					<b>\$ 32,244,051</b>

**DCOA Board approved projects waiting for signed contracts:**

		Expiration Date
Project BE	553,750	7/8/14
Smith Pipe Ph. 5	452,000	8/12/14
Dyess AFB Telecomm Upgrade	23,000	11/27/14
Project BW	539,000	12/10/14
Project KW	280,750	12/10/14
	<b>\$ 1,848,500</b>	



# **DEVELOPMENT CORPORATION OF ABILENE, INC.**

## **BOARD AGENDA**

**MEETING DATE: August 26, 2014**

**PROJECT: Recommendations from Project Evaluation and Budget & Finance Committees of the DCOA**

**FROM: Richard Burdine, CEO**

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### **GENERAL INFORMATION:**

The Project Evaluation Committee of the DCOA met on August 11, 2014, to consider FY14 compliance reports prepared and presented by the agencies currently under contract with the DCOA; 1) Texas Tech Small Business Development Center 2) Abilene Chamber of Commerce Military Affairs Committee, 3) Abilene Industrial Foundation, 4) the City's Airport Business Development Management Program, and 5) the City's Department of Economic Development (Business Services Division).

Immediately following, the Budget & Finance Committee met to hear funding requests for FY15 from the same agencies.

### **SPECIAL CONSIDERATIONS:**

Members of the Project Evaluation Committee and Budget & Finance Committee that attended the 8-11-14 meetings are Marelyn Shedd, Ray Ferguson, John Beckham, Yvonne Batts, and Mike Schweikhard. Attached are combined minutes from the two Committee meetings, which include recommendations concerning renewal of existing contracts for FY15 and recommendations for FY15 funding levels. Also being recommended is additional funding of \$59,146 to finish-out FY14 for maintenance of DCOA-owned/managed buildings. There were two unexpected events this year with costs that, when combined with the typical maintenance costs, exceeded the current budget.

Mike Schweikhard was elected Chairman for both committees, and will present the Committees' recommendations during the meeting.

### **FUNDING/FISCAL IMPACT:**

Fiscal Year 2015 Contractual Relationships:		Other:	
AIF	\$ 604,775	DCOA Property Maint.	\$ 188,970
SBDC	\$ 250,000	Life Sci. Property Maint.	\$ 597,780
Military Affairs	\$ 397,000	Property Ins. Premium	<u>\$ 135,456</u>
Airport Business Dev.	\$ 198,450	TOTAL	\$ 922,206
City-Business Services	<u>\$ 665,630</u>		
TOTAL	\$2,115,855		

FY14 additional funding for DCOA Property Maintenance \$59,146

**STAFF RECOMMENDATION:**

Staff recommends the Board receive the attached combined minutes from the Project Evaluation Committee and Budget & Finance Committee, which include recommendations for contract renewals and funding levels for FY15 as well as additional FY14 funding.

**ATTACHMENT:**

Combined minutes of Project Evaluation and Budget & Finance Committee meetings held on 8-11-14.

Proposed Budget for FY15, including projected revenues.

**DEVELOPMENT CORPORATION OF ABILENE, INC.**

**PROJECT EVALUATION COMMITTEE  
AND  
BUDGET & FINANCE COMMITTEE  
MEETINGS**

August 11, 2014

**MEMBERS PRESENT:**

Yvonne Batts  
Marelyn Shedd  
Mike Schweikhard  
Ray Ferguson  
John Beckham

**MEMBERS ABSENT:**

Tucker Bridwell  
John Stearns

**STAFF PRESENT:**

Kim Tarrant, Business Services Manager,  
Richard Burdine, CEO of the DCOA

**GUESTS PRESENT:**

Judy Wilhelm, SBDC  
Gray Bridwell, Chamber Military Affairs Committee  
Justin Jaworski, Abilene Industrial Foundation  
Gary Robinett, Abilene Industrial Foundation  
Kate Alvarez, Airport Business Development Mgr.

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The Project Evaluation Committee meeting opened at about 10:00 a.m. in the Abilene Laboratories Large Conference Room, 1325 Pine St., and Mike Schweikhard was elected Chairman.

After a short break, the Budget & Finance Committee meeting was opened at about 11:30 a.m.

Contract compliance was determined again this year with each funded agency having prepared and submitted a written report detailing activities performed during FY 14 that addresses compliance with each performance objective in their respective contracts. A representative from each agency presented their report during the Project Evaluation Committee meeting, and answered questions from Committee members.

The Project Evaluation Committee voted for recommendation to the DCOA board concerning FY 15 contract renewals.

The Budget & Finance Committee heard oral requests for FY 15 funding from each agency and voted to recommend FY 15 funding levels.

Below are summaries of each agency's performance compliance for FY 14 and FY 15 contracting and funding level recommendations:

**1. TTU Small Business Development Center**

*FY 14 Contract Compliance:* Mrs. Judy Wilhelm, Director of the SBDC, presented the

performance compliance report. The contract is strictly performance-based in that the DCOA only reimburses for actual counseling hours spent with Abilene-based clients at the rate of \$75/counseling hour. So far during FY14, they have incurred over 1800 hours of counseling for Abilene clients. They check very closely to make sure the clients billed to DCOA are Abilene businesses, residents and/or reside within Abilene's city limits and Extra Territorial Jurisdiction. She has worked for about 20 years to get an international trade program off the ground. She has had no success but will continue to try. The Lubbock SBDC has an office in Abilene, and they have spent over 100 hours conducting government contracting sessions and other seminars.

The Texas Fast grant program provides funds to Small Business Innovation Research (SBIR) clients to support the application process, and the SBDC helps these clients gather the necessary information. The Small Business Administration has reviewed them this year, with satisfactory results. Last year they reported 214 full-time equivalent jobs and will surpass that number this year. No additional funds are being requested for FY15.

Though not part of their contract, they conduct seminars and workshops, providing general information. They train on using Quick Books, sales tax requirements from the Comptroller's office, employee payroll responsibilities, business ownership, patent training, contracting, and work place issues. They work with the City of Abilene and Neighborhood Initiatives, the West Texas Innovation Network (WTIN), Hispanic Business Council, Black Chamber of Commerce, Public Library, Better Business Bureau and Chamber of Commerce. They have worked with ACU's Springboard Ideas Challenge and Maker Lab, which has a 3-D printer. The Maker Lab has designed and made several prototypes of various products. Ms. Wilhelm visited the Lab and realized 3 of the 4 people they were assisting are SBDC clients.

The SBDC has had several professionals visit their office. The salary levels of those being hired by these clients are around \$45,000-\$50,000/yr. The Crissman Report, which is a 3<sup>rd</sup> party survey, is sent out every year to companies in the 16 county region that have been in business at least 2 years and have received at least 5 hours of counseling from the SBDC. The results are sent to the Comptroller's office, which is how they get state funds. In an attempt to report to the DCOA a return on their investment in the SBDC, Ms. Wilhelm studied one former client. He came to the SBDC 8 yrs ago, after having worked for corporate America making a good salary. He had good skills and they worked with him to learn the business side. He has since made contributions to the community by building wealth, hiring employees, and purchasing real estate and equipment.

The SBDC operation is one of 1,000 offices across the country so there are lots of contacts from which to draw assistance. They recently moved their offices to Loop 322, next door to the proposed new Wal-Mart site. They have discussed the possibility of moving back downtown. They are looking to the future by offering the Virtual Advisor on-line in both Spanish and English. It provides 26 seminars on-demand in the convenience of your home, anytime day or night. It helps people decide if they really

want to go into business.

*FY 15 Funding Request:* The request for FY15 remains flat at \$250,000, which is reimbursed at the hourly rate of \$75 for counseling and/or preparation time spent with Abilene-based clients.

*Recommendation:* Renew the contract for another one-year period through September 30, 2015 and fund FY15 efforts at \$75/hour for Abilene-based clients, up to \$250,000.

## **2. Abilene Chamber of Commerce Military Affairs Committee**

*FY 14 Contract Compliance:* Mr. Gray Bridwell of the Chamber's Military Affairs Committee (MAC) explained the projects being worked on and proposed for the future. There have been rumors that the A-10 aircraft will be retired, then saved but the B-1 bomber retired, which is disturbing news. Due to friendships and DCOA funding, MAC members have been able to travel as needed, and Mr. Bridwell is an advisor to Air Mobility Command's Gen. Ray Johns. During discussions with Gen. Johns, Mr. Bridwell relayed information about Dyess AFB, of which Gen. Johns was not aware. As a result, the B-1 was not recommended for retirement on the forced structure report.

Dyess AFB is an Air Combat Command base, and MAC would like to see it become a Long-Range Strike bomber base since the B-1 is a long-range strike bomber. The Integrated Battle Station technology integrates the B-1's weapons system with the Marines and Army systems, allowing ground troops to see what the B-1 sees to help with targeting. MAC has produced a DVD to help educate others of the B-1's abilities. A new bomber will likely be funded in 2020 and our intent is to have Dyess AFB poised to take that mission.

MAC is preparing for BRAC 2017. A Joint Land Use Study was conducted by the Department of Economic Adjustment. MAC is working to secure a \$200,000 grant from the DoD to determine if Abilene has an encroachment problem or any other issues that need to be addressed prior to the BRAC. P4 projects are those that benefit Dyess AFB and are funded by public and/or private organizations. Those projects include the effluent water line run to the base, telecommunications upgrades, a new air park, and an Atmos gas line to improve service to the base.

MAC attended the Association of Defense Communities Summit in Washington, D.C. The Air Force Association meeting for the Texas group was held this year in Abilene, hosted by MAC. MAC will make a presentation on the Abilene Trophy in front of all defense communities and bases at the Airlift Tanker Association meeting. A B-1 Reserve Unit is coming to Dyess AFB. B-1 pilots seem to love Abilene and can retire here while still fly the B-1. Dyess is also being poised to take on other guard missions.

In September of this year, MAC will host a bar-b-que at Bolling AFB in Washington D.C., catered by Perini's Ranch Steakhouse. Congressional members and other

influential people, including Marine and Naval officials, are invited to attend. A local private foundation funded a new digital projector for the base movie theater because all movies have gone digital and there was no money to buy a new projector. Money raised from ticket sales is being used to get the swimming pool opened and maintained again. These are quality-of-life improvements for families that provide some peace-of-mind to deployed base personnel.

The consultants contracts have been reviewed and changed slightly to provide greater definition to their scope of services. These contracts along with the Jasper Consulting contract are being requested to transfer from the Abilene Industrial Foundation's responsibility to that of the Chamber for administration purposes.

*FY 15 Funding Request:* The FY 15 funding request is again \$100,000 to combat the continued pressure from leadership in Washington, D.C. to consolidate/close installations, as well as realign people and missions. Also requested is \$297,000 formerly allocated to the AIF budget for consultants contracts (Team Concepts, Rich Liedl, PC and Jasper Consulting).

*Recommendation:* Renew a contract with the Abilene Chamber of Commerce for Military Affairs for another one-year period through September 30, 2015, and fund FY 15 efforts at \$397,000.

### **3. Abilene Industrial Foundation**

*FY 14 Contract Compliance:* Mr. Gary Robinett discussed contract compliance with regards to Abilene Industrial Foundation (AIF) activities. The AIF is the marketing, recruitment, retention and expansion arm of the Develop Abilene team. Their focus is on relationships, networking and getting information about Abilene to the pertinent people via magazine ads, airport ads, trade shows and conferences. The goal is to make Abilene a multi-sector community. The AIF is in compliance with the contract for FY14.

This year, the AIF joined Team Texas, which is part of the Texas Economic Development Council and is ready to expand to become a state marketing group. They have also joined High Ground, a regional marketing group much like Texas Midwest Community Network. It's hoped that these organizations will provide new contacts and leads for Abilene. They recently hired Justin Jaworski as the Marketing Director, who is also working on a database that will track activities and produce reports for the DCOA. CLP2 is a new term developed by AIF that means "contacts, leads, prospects, and projects".

Mr. Robinett explained how grateful they are for the DCOA's funding of the AIF's marketing budget. They work extensively with existing manufacturers and host a Manufacturers Luncheon twice each year to stay in touch with and allow local companies the opportunity to network with each other. Most of the deals approved by DCOA over the last few years are to local manufacturers. Training for local companies

via the Workforce Development board is important for the purpose of addressing workforce issues. Staff is in the process of conducting a labor study, having received almost 1,000 responses from employees. Site Selection Group from Dallas is preparing a report due out in mid-September that will provide a snapshot image of Abilene's current workforce. A public relations firm was retained to help get the good news stories about Abilene out to the general public. Dyess AFB is a retention issue. Even though responsibility for the consultant contracts will be shifted to the Chamber and Military Affairs, the AIF will continue to participate in activities to retain Dyess.

On January 30, 2014, the DCOA approved increased funding under the FY14 contract by \$196,500; 1) \$99,000 for a contract with Jasper Consulting (Bill Ehrie), 2) \$15,000 contract increase for consultant Team Concepts, 3) \$12,500 contract increase for consultant Rich Liedl, P.C., 4) \$35,000 for a local economic impact study and new marketing strategy, and ) \$35,000 for a labor study. This increase in funding resulted in total contract funding of \$934,289 (\$462,289 for operating, \$175,000 for marketing, \$297,000 for Dyess consultants).

*FY 15 Funding Request:* The FY15 funding request for operating expenses has decreased from the current FY by \$32,514 to \$429,775. The request for the marketing program remains flat at \$175,000. All consultant contract funding has been shifted to the Chamber Military Affairs budget. The total FY15 funding request is \$604,775.

*Recommendation:* Renew the contract for another one-year period through September 30, 2015, and fund the FY15 operating and marketing program at \$604,775.

#### **4. City of Abilene-Airport Business Development Management**

*FY 14 Contract Compliance:* Ms. Kate Alvarez, Airport Business Development Manager, presented the FY14 report of contract compliance. Ms. Alvarez stated she just received a report from Boyd Group, a consulting firm, that shows air service is up 24% at the end of July, indicating steady growth over the last several years. We appreciate the DCOA's support and the AIF bringing in new businesses to fill seats. There are 8 flights per day.

The new Abilene City Magazine taping on the VIP program, was prepared by ACU's media relations in conjunction with the City's media department. It usually airs on Channel 7, but for whatever reason it aired at the end of the Soccer World Series on national television. The VIP passenger appreciation program is advertised on television now rather than radio. Mr. Burdine approved moving some of the budget money to TV ads, which paid for the commercials featuring Aaron Watson. There are over 1,700 passengers using the VIP program. The Texas Midwest Community Network is a useful tool for staying in touch with the rest of region. The abi.com website has been beefed-up and is now more user-friendly.

*FY 15 Funding Request:* The FY15 request for funding is \$198,447 up \$9,288 from the FY14 contract amount. The funds will be used as follows: 1) \$84,447 for salaries,

benefits and mileage for the Business Development Manager, 2) \$35,000 for the air service consultant, 3) \$70,000 for an advertising campaign, 4) \$5,000 for a contract with Pink Goose Media and ACT marketing, and 5) \$4,000 for registration and travel expenses to the Network USA 2015 conference.

*Recommendation:* Renew the contract for another one-year period through September 30, 2015, and fund the Business Development Management program at \$198,447.

## **5. City of Abilene for Business Services**

*FY 14 Contract Compliance:* Mr. Richard Burdine, CEO of the DCOA, presented the compliance report for the Economic Development Department. The City's internal auditor stated in her report that we are in compliance with the FY14 contract. She recommends staff update the inventory list of equipment at Abilene Laboratories, which will be completed in the next 2 months.

Eddie Richards, one of the Construction Project Managers for Economic Development has resigned after 3 years and will be leaving August 19<sup>th</sup>. We may have additional inspection services costs to cover our projects until the position is filled. Pancho Perez and Eddie Richards cross-train on all projects. Changes in the FY14 contract were approved by the DCOA in January and reflect the DCOA's desire to assume the hiring, supervision, performance evaluation and termination duties for the CEO position. Mr. Kent Sharp was hired to fill the CEO position and he begins on September 8<sup>th</sup>. Mr. Burdine's last day as CEO is August 29<sup>th</sup>.

There is no interest in the City's tax abatement program because staff doesn't propose tax abatement as a possible incentive tool. Since we have the sales tax funds as a resource, the City and County are not asked to abate their property taxes. Major projects such as a possible downtown conference hotel will use tax abatement. The City has also established a new Tax Increment Reinvestment Zone (TIRZ) encompassing most of Pine and Ambler Streets, which would suffer if the City also approved tax abatement in those areas.

### *Funding Request:*

The request for additional FY14 funds is \$59,146 to cover unexpected large expenses associated with the fire pump house at the airport and the Grant building on Pine St.

The FY15 funding request for Business Services funds the Economic Development Department, which includes salaries and benefits for 5 full-time employees, is \$665,628, an increase of \$19,018 from FY14. The request for Life Sciences property maintenance, which includes utilities, building and landscape maintenance, equipment maintenance, property taxes, and janitorial services for the properties at 1325 and 842 Pine, is \$597,780, an increase of \$17,850 over FY14. The request for DCOA property maintenance, which includes building and landscape maintenance, utilities, land rental and insurance premium costs for all DCOA-owned properties, is \$324,426, an increase

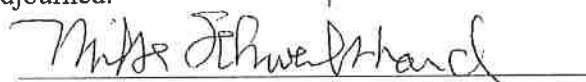


of \$15,616 over FY14.

*Recommendation:* Approve additional funds of \$59,146 for FY14 DCOA Property Maintenance. Renew the contract for another one-year period through September 30, 2015, and total funding of \$1,587,834 as follows.

1. \$665,628 for Business Services
2. \$597,780 for Life Sciences property maintenance
3. \$324,426 for DCOA property maintenance.

There being no further business, the meeting was adjourned.

  
Mike Schweikhard, Chairman

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**FY 2015 BUDGET SUMMARY**  
**WITH PROJECTED CASHFLOW THROUGH FY 2015**

CASH & INVESTMENTS BALANCE at 6-30-14 \$ 19,530,313

PLUS: Projected Revenue (July '14 thru Sept '14)

1/2 Cent Sales Tax	\$2,479,465
Investment Pool Revenue-earnings on cash invested	7,068
Interest Income-outstanding loans	0
Principal Recovery-outstanding loans	70,800
Building/Land Rental-DCOA properties	226,026
Federal Grants (EDI Special Project)	2,120
Sale of Land	550,000
Misc. Income	400,000

TOTAL 3,735,479

LESS: Estimated Expenditures (July '14 thru Sept '14)

Contracts and Allocations (including annual contracts)	1,123,065
Corporate Assistance	6,000,000

TOTAL 7,123,065

UNENCUMBERED CASH BALANCE

at 10-1-14 (est.): \$16,142,727

**Projected Revenue FY15**

1/2 Cent Sales Tax	10,187,312
Investment Pool Revenue-earnings on cash invested	36,000
Interest Income-outstanding loans	71,371
Building Rental	1,511,233
Land Leases-Ag. lease on DCOA-owned land	24,572
Federal Grants (EDI Special Project)	0
Sale of Land	163,635
Misc. Contributions & Donations	7,837
Misc. Income	544,000

TOTAL REVENUE \$12,545,960

**Projected expenditures FY15**

Property Mgmt. Exp.-DCOA properties (2775)	188,970
Property Damage Ins. Prem.-DCOA properties	135,456
Property Mgmt - Life Sciences properties (2765)	597,780
Corporate Assistance	24,000,000

TOTAL 24,922,206

**Contractual Relationships FY15**

City of Abilene - Business Services	665,630
Abilene Industrial Foundation	604,775
TTU Small Business Development Center	250,000
Chamber Military Affairs Committee	397,000
Airport Business Development Mgmt	198,450

TOTAL 2,115,855

TOTAL EXPENDITURES \$27,038,061

PROJECTED UNOBLIGATED CASH

BALANCE AT 9-30-15 \$1,650,626

# DEVELOPMENT CORPORATION OF ABILENE, INC.

## BOARD AGENDA

MEETING DATE: August 26, 2014

**PROJECT:**           **FY15 Funding for TTUHSC SOP ExperImmune at Abilene Laboratories**

**STAFF:**           **Richard Burdine, CEO**

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### GENERAL INFORMATION:

Over the past few years, staff compared the issues and considerations with incubating early stage life sciences companies in the Abilene Laboratories (AbLabs, formerly Abilene Life Sciences Accelerator) to providing services to companies from a Contract Research Organization (CRO) located in the AbLabs facility (see chart below).

Issues and Considerations	Incubating Early-Stage Companies	CRO Services to Companies
Attraction to Abilene Depends on Angel Investment & DCOA Incentives	Yes	No
Retention in Abilene Depends on Availability of Future Funding (Series A & Series B)	Yes	No
Stability of Abilene Jobs Depends on:	Success of Companies	Growing Book of Business
Diversity of Client Base	Low – Abilene Only	High - Worldwide
Impact of Negative Research Results on ALSA Operations	Major – Loss of Company	Minor – Loss of Client
Potential for Educational Opportunities in a Working Laboratory	Low & Unstable	High & Stable

We concluded that a CRO can create more jobs and more stable jobs than incubating early-stage life sciences companies. That's not to say we haven't continued to pursue life sciences companies. To the contrary, a CRO develops relationships with the companies it serves. Companies that are an especially good "fit" with the CRO may become relocation prospects as they grow.

On December 12, 2012, the board approved resolution DCOA.2013.08 authorizing a 3-year agreement with Texas Tech University Health Sciences Center School of Pharmacy (TTUHSC SOP) through the Center for Immunotherapeutic Research & Product Development dba ExperImmune to establish a CRO for provision of life sciences services from the Abilene Laboratories to private and public sector customers. The objective is for annual ExperImmune income to reimburse all funds advanced to TTUHSC-SOP each year and reduce the annual operating subsidy of the AbLabs for utilities, building maintenance and housekeeping, equipment maintenance, etc. The contract became effective April 1, 2013 with the following provisions:

- DCOA continues to pay AbLabs building operating costs directly under Division 7602752765 of the City's Economic Development budget;
- DCOA advances TTHUSC-SOP annual management expenses, including all employee costs, supplies, travel, etc. based on a mutually agreed upon budget;
- TTUHSC-SOP hires and supervises the scientific/technical staff of The Center;
- Center staff recruit contract work to Experimmune and perform fee-for-service work and technology assessments for clients;
- Experimmune bills clients monthly for services rendered; and,
- DCOA invoices Experimmune at year end for payments received from clients.

The DCOA Board also authorized funding of \$450,330 based on 75% of the estimated first year contract budget of \$600,440, which assumed 12-months of operation. We advanced a total of \$208,620 in May 2013; 1) \$180,400 at 42% of budget for personnel costs, and 2) \$28,220 for other costs, prorated for two months. Actual expenses through August 2013 (the end of TTU's fiscal year) were \$32,119, which left a carryover amount of \$176,501 to cover FY14 costs.

On August 28, 2013, the DCOA approved resolution DCOA-2013.25 authorizing FY14 funding of \$427,109, which is the original budget of \$595,520 less the estimated carryover from FY13 of \$168,411; actual carry-over was \$176,501. The actual amount funded for FY14 is \$419,106, leaving \$8,003 unfunded. The amount of carryover to FY15 is estimated to be \$106,538 and will be deducted from the FY15 budget request.

In November 2013 the Center's name was changed to Experimmune to give the operation a unique brand and allow for more effective marketing of their services. Payments are due to DCOA each year by August 31<sup>st</sup>.

#### **THE REQUEST:**

The DCOA board requested staff return each year for funding approval based on a new FY budget. The FY15 request is as follows:

Management & Personnel Costs	\$ 852,550
Other Costs	\$ 283,000
Subtotal	\$1,135,550
LESS carryover of excess FY14 funds advanced	(\$ 106,538)
FY15 funding request amount	\$1,029,012

#### **FUNDING/FISCAL IMPACT:**

FY15 funding for Experimmune at AbLabs	\$1,029,012
FY15 projected revenue from CRO work	\$1,145,618

#### **STAFF RECOMMENDATION:**

Staff recommends DCOA Board approval of Resolution DCOA-2014.42 authorizing FY15 funding for ExperImmune at AbLabs in the amount of \$1,029,012. All of the Management & Personnel costs must be fully funded for the year for TTUHSC to carry the staff on their payroll. All other funds are advanced quarterly.

#### **ATTACHMENT:**

Resolution DCOA-2014.42

**RESOLUTION NO. DCOA-2014.42**

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. ("DCOA"), ABILENE, TEXAS AUTHORIZING FY15 FUNDING FOR THE AGREEMENT WITH TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER SCHOOL OF PHARMACY CENTER FOR IMMUNOTHERAPEUTICS AND PRODUCT DEVELOPMENT DBA EXPERIMMUNE ("EXPERIMMUNE") FOR PROVISION OF LIFE SCIENCES SERVICES FROM THE ABILENE LABORATORIES ("ABLABS") TO PRIVATE AND PUBLIC SECTOR CUSTOMERS.

WHEREAS, over the past few years, staff compared the issues and considerations with incubating early stage life sciences companies in the Abilene Laboratories (formerly Abilene Life Sciences Accelerator) to providing services to companies from a Contract Research Organization (CRO) located in the AbLabs facility; and,

WHEREAS, it was concluded that a CRO can create more stable jobs than incubating early stage life sciences companies; and,

WHEREAS, on December 12, 2012, the DCOA approved resolution DCOA.2013.08 authorizing a 3-year agreement with Texas Tech University Health Sciences Center School of Pharmacy (TTUHSC SOP) through the Center for Immunotherapeutic Research & Product Development dba Experimune to establish a CRO for provision of life sciences services from the Abilene Laboratories to private and public sector customers; and,

WHEREAS, the objective is for annual ExperImmune income to reimburse all funds advanced to TTUHSC-SOP each year and reduce the annual operating subsidy of the AbLabs for utilities, building maintenance and housekeeping, equipment maintenance, etc.; and,

WHEREAS, also on December 12, 2012, the DCOA Board authorized funding of \$450,330 based on 75% of the estimated FY13 contract budget of \$600,440, of which \$208,620 was advanced and only \$32,119 was spent, leaving a carryover to FY14 of \$176,501; and,

WHEREAS, on August 28, 2013, the DCOA approved resolution DCOA-2013.25 authorizing FY14 funding of \$427,109, which was the original budget of \$595,520 less the estimated carryover from FY13 of \$168,411, and the actual amount funded was \$419,106 leaving \$8,003 unfunded; and,

WHEREAS, in November 2013 the Center's name was changed to Experimmune to give the operation a unique brand and allow for more effective marketing of their services; and,

WHEREAS, the DCOA board requested staff return each year for funding approval based on a new FY budget; and,

WHEREAS, staff requests the DCOA authorize FY15 funding for the agreement with TTUHSC SOP Center for Immunotherapeutics and Product Development dba ExperImmune for provision of life sciences services from the Abilene Laboratories to private and public sector customers.

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

**PART 1.** DCOA authorizes funding for the FY15 budget under a previously approved 3-year agreement with Texas Tech University Health Sciences Center School of Pharmacy (TTUHSC SOP) through the Center for Immunotherapeutic Research & Product Development dba ExperImmune for provision of life sciences services from the Abilene Laboratories to private and public sector customers. The amount of funding authorized totals One Million Twenty-Nine Thousand Twelve and no/100's Dollars (\$1,029,012.00) as shown below:

Management & Personnel Costs	\$ 852,550
Other Costs	<u>\$ 283,000</u>
Subtotal	<u>\$1,135,550</u>
<b>LESS</b> carryover of excess FY14 funds advanced	<u>(\$106,538)</u>
FY15 funding request amount	<u>\$1,029,012</u>

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

ADOPTED this the 26th day of August, 2014.

ATTEST:

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Dani Ramsay  
Secretary/Treasurer

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Dave Copeland  
President

APPROVED:

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T. Daniel Santee, City Attorney

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# **DEVELOPMENT CORPORATION OF ABILENE, INC.**

## **BOARD AGENDA**

**MEETING DATE: August 26, 2014**

**PROJECT: Sale of the Grant Building, 304 Pine Street**

**STAFF: Richard Burdine, CEO**

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### **BACKGROUND**

The DCOA bought the Grant Building in 2002 to provide office and teaching space for a TTU Center for Excellence in Software Engineering Program. The building housed the program until TTU terminated it 2010.

It was never the DCOA's intent to compete in the office rental market. However the building has served as the startup location for AISD's science, technology, engineering & mathematics high school - ATEMS, the TTUHSC School of Pharmacy and the TTUHSC School of Nursing. The DCOA accommodated these users' need for temporary space and received only utility reimbursement during this time except for one year when the TTUHSC School of Nursing leased the building (see following Grant Building Summary of Expenses & Revenues). It was vacated in January 2013.

### **THE REQUEST**

The first offer from the prospective buyer was for \$200,000. However after the June 2014 hail storm they assessed the damage and reduced their offer to \$160,000. This reduction is consistent with roof and HVAC repair estimates we obtained.

### **FISCAL IMPACT**

Building Sale	\$160,000
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### **STAFF RECOMMENDATION**

I recommend approval of resolution DCOA-2014.43 authorizing the sale of the Grant Building for \$160,000.00.

### **ATTACHMENTS**

Resolution DCOA-2014.43

**GRANT BUILDING**

**304 PINE ST.**

**SUMMARY OF EXPENSES AND REVENUES - Updated thru 6/14**

EXPENSES Description	Occupied by TTU Center For Excellence			Occupied by TTUHSC School of Nursing			Vacant		TOTALS
	FY02	FY03	FY04-FY10	FY11	FY12	FY13	FY14		
Purchase	\$ 147,194.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 147,194.37
Design Services	\$ 2,490.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 2,490.00
Construction/Renovation	\$ 9,034.60	\$ 346,380.74	\$ -	\$ -	\$ -	\$ 130.00	\$ -		\$ 355,545.34
Taxes	\$ -	\$ 631.73	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 631.73
Electricity	\$ 312.37	\$ 17,403.21	\$ -	\$ -	\$ -	\$ 8,716.78	\$ 14,314.33		\$ 40,746.69
Water	\$ 232.38	\$ 537.67	\$ -	\$ -	\$ -	\$ 501.82	\$ 763.25		\$ 2,035.12
Misc. Repairs/ Bldg Maintenance	\$ 1,709.56	\$ 750.00	\$ 24,231.60	\$ 40.72	\$ -	\$ -	\$ 35,909.21		\$ 62,641.09
Other Costs	\$ 5,344.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 5,344.33
<b>TOTAL</b>	<b>\$ 166,317.61</b>	<b>\$ 365,703.35</b>	<b>\$ 24,231.60</b>	<b>\$ 40.72</b>	<b>\$ -</b>	<b>\$ 9,348.60</b>	<b>\$ 50,986.79</b>		<b>\$ 616,628.67</b>
REVENUES Description	Occupied by TTU Center For Excellence			Occupied by TTUHSC School of Nursing			Vacant		TOTALS
	FY02	FY03	FY04-FY10	FY11	FY12	FY13	FY14		
TTU reimbursement for Utilities	-	17,575.20	-	-	-	-	-		\$ 17,575.20
Rental income	-	-	-	65,748.00	-	-	-		\$ 65,748.00
Funding	-	-	-	-	-	-	-		\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 17,575.20</b>	<b>\$ -</b>	<b>\$ 65,748.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 83,323.20</b>
<b>EXCESS REVENUES/ (EXPENSES)</b>	<b>\$ (166,317.61)</b>	<b>\$ (348,128.15)</b>	<b>\$ (24,231.60)</b>	<b>\$ 65,707.28</b>	<b>\$ -</b>	<b>\$ (9,348.60)</b>	<b>\$ (50,986.79)</b>		<b>\$ (533,305.47)</b>



**RESOLUTION NO. DCOA-2014.43**

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. ("DCOA"), ABILENE, TEXAS AUTHORIZING THE SALE OF THE GRANT BUILDING AT 304 PINE ST.

WHEREAS, the DCOA purchased the Grant Building in 2002 to provide office and teaching space for a TTU Center for Excellence in Software Engineering Program; and,

WHEREAS, the building housed the program until TTU terminated it 2010; and,

WHEREAS, it was never the DCOA's intent to compete in the office rental market; however, the building has served as the startup location for AISD's science, technology, engineering & mathematics high school (ATEMS), the TTUHSC School of Pharmacy and the TTUHSC School of Nursing until it was vacated in January 2013; and,

WHEREAS, staff received an offer of purchase from a prospective buyer in the original amount of \$200,000; however, after the June 2014 hail storm the offer was reduced to \$160,000 to account for the sustained damage; and,

WHEREAS, staff requests the DCOA authorize sale of the Grant Building for \$160,000.

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

**PART 1.** DCOA authorizes sale of the Grant Building located at 304 Pine St., Abilene, Texas, for One Hundred Sixty Thousand and no/100's Dollars (\$160,000.00).

**PART 2.** This resolution is contingent upon execution of all necessary agreements. The 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 CEO of the Development Corporation of Abilene, Inc. is hereby authorized to negotiate and sign any contract and all other related documents on behalf of the DCOA.

ADOPTED this the 26th day of August, 2014.

ATTEST:

\_\_\_\_\_  
Dani Ramsay  
Secretary/Treasurer

\_\_\_\_\_  
Dave Copeland  
President

APPROVED:

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

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