


**PUBLIC NOTICE**

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, February 2, 2016, at Develop Abilene conference room, 174 Cypress St., 3<sup>rd</sup> floor, Abilene, Texas, commencing at 1:30 p.m. to consider the following agenda:

SIGNED:

  
\_\_\_\_\_  
Kent Sharp, CEO

**AGENDA**

February 2, 2016  
1:30 p.m.

Develop Abilene Conference Room  
174 Cypress St., 3<sup>rd</sup> floor

1. Call the meeting to order.
2. Approval of minutes from the January 25, 2016 board meeting.
3. 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.
4. Discussion and possible approval of a resolution authorizing a contract with Trac-Work, Inc. to rehab the rail spur crossing on Five Points Parkway in the Five Points Business Park.
5. Discussion and possible approval of a resolution authorizing matching funds for a grant to make Dyess Air Force Base entrance improvements.
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 \_\_\_\_\_, 2016, 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 25, 2016**

**MEMBERS PRESENT:**   Marelyn Shedd           Dani Ramsay           John Beckham  
                                  Jack Rich

**MEMBER ABSENT:**     Dave Copeland

**STAFF PRESENT:**     Kent Sharp             Kim Tarrant           Stanley Smith

**GUESTS PRESENT:**    Brian Yates -           Abilene Chamber Military Affairs  
                                  Brooke Crum –         Abilene Reporter News

**1. CALL THE MEETING TO ORDER:** Vice President Marelyn Shedd called the meeting to order at 1:34 p.m. at 174 Cypress St., 3rd Floor conference room, Abilene Texas.

**2. APPROVAL OF MINUTES FROM THE JANUARY 12, 2016 BOARD MEETING:** John Beckham moved to approve the minutes from the January 12, 2016 board meeting. Jack Rich seconded and the motion carried.

**3. EXECUTIVE SESSION:** Vice President Marelyn Shedd decided there was no need for an executive session and skipped to Item #4, the only item remaining on the agenda.

**4. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A REDUCED SALES PRICE FOR VACANT LAND AT 1842 HWY 351:** Kent Sharp presented a request to reduce the sales price of the vacant lot at 1842 Hwy 351 from \$525,000 to \$487,600 (down \$37,400). In January of 2015 the board approved the sale of this lot to Beck Interests of Fort Worth for \$525,000, upon which a Starbucks will be built. Beck is working with Wal-Mart to re-route its existing driveway from Hwy 351 to Enterprise Dr. to give this lot more frontage on Hwy 351. Beck is asking the board to reduce its sales price to compensate him for cost over-runs due in part to requirements imposed by the City (detention pond, sidewalks and landscaping). Discussion ensued concerning the current and projected values of the lot due to recent development in the area, the odd shape of the lot, and the value of selling it now at a reduced price versus waiting for a better offer in the future and paying a real estate broker's commission.

John Beckham moved to approve resolution DCOA-2016.09, amended to authorize a reduced sales price of \$500,000 rather than the requested \$487,600. Jack Rich seconded and the motion passed to approve the resolution as amended.

**5. ADJOURNMENT:** There being no further business the meeting was adjourned.

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Dave Copeland, President

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD AGENDA**  
**MEETING DATE: February 2, 2016**

**PROJECT:**           **Contract with Trac-Work, Inc. for Rehabilitation of the Rail Crossing on Five Points Parkway**

**STAFF:**           **Kent Sharp, CEO**

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**BACKGROUND INFORMATION:**

The Five Points Business Park located in west Abilene is mostly owned by the DCOA and is bounded on the west by Fulwiler Rd., the north by I-20, the east by Wall St., and the south by the railroad tracks. Development in the Park has increased significantly over the last few years with construction of the Texas Healthcare Linen, FedEx Ground and Atmos Energy facilities.

In 2013, the board approved a contract with Central State Resources, LLC (CSR), a railroad design and engineering company, to design a layout for a proposed expansion of rail service at a cost of \$11,000. CSR worked with staff on many different layouts for expansion west into the newly developed lots on Polaris Dr. with the option to expand south across Five Points Parkway to serve Tucker Energy.

CSR completed its contract with development of 10% plans in early 2015, which were prepared to Union Pacific Railroad (UPRR) standards and approved by UPRR. On May 26, 2015, the board approved resolution DCOA-2015.12 authorizing a second contract with CSR for development of construction plans for the tracks identified as Tracks A, B, C and E. Track A was originally necessary to fulfill the board's obligation to provide rail to Broadwind Towers' storage yard; however, Broadwind decided they no longer needed the new track. Therefore, on October 15, 2015, the board approved resolution DCOA-2016.01 authorizing a re-allocation of the \$200,000 set aside for the spur construction to instead be used for fencing and base material for a second storage yard. The remaining tracks will make the two lots on the west side of Polaris Dr. rail-served and can be extended in the future to serve other lots.

**REQUEST:**

Included in the construction plans is the rehabilitation of the existing timber crossing on Five Points Parkway, which is in poor condition. The wooden track will be replaced with concrete panels. The crossing's condition is such that it poses a traffic hazard and will worsen at a quicker pace due to increased heavy truck traffic during construction of Spec 3 finish-out. The DCOA executed an Industry Track Agreement in 2002 with Union Pacific Railroad Company when the original spur was constructed, which requires the DCOA perform any needed repairs to the majority of the track. The subject crossing is used by rail cars going to Pactiv and Broadwind Towers, the only rail users in the Park at this time.

Staff will return to the board for consideration of a contract for installation of the proposed rail extension once bids are received.

Staff received two bids for the crossing rehab work as follows:

<b>Contractor</b>	<b>Total Bid</b>
Lone Star Railroad Contractors, Inc.	\$38,785
Trac-Work, Inc.	\$33,942

Staff requests the board authorize a contract with Trac-Work, Inc. for the crossing rehab work plus a 10% contingency for any unknowns.

**FISCAL IMPACT:**

Trac-Work, Inc. contract for Five Pts Pkwy crossing rehab	\$33,942
Contingency @ 10%	<u>\$ 3,400</u>
TOTAL	\$37,342

**STAFF RECOMMENDATION:**

Staff recommends approval of resolution DCOA-2016.10 authorizing a contract with Trac-Work, Inc. to rehabilitate the rail crossing on Five Points Parkway plus funding of \$37,342.

**ATTACHMENTS:**

Map of Park showing rail crossing location  
Resolution DCOA-2016.10

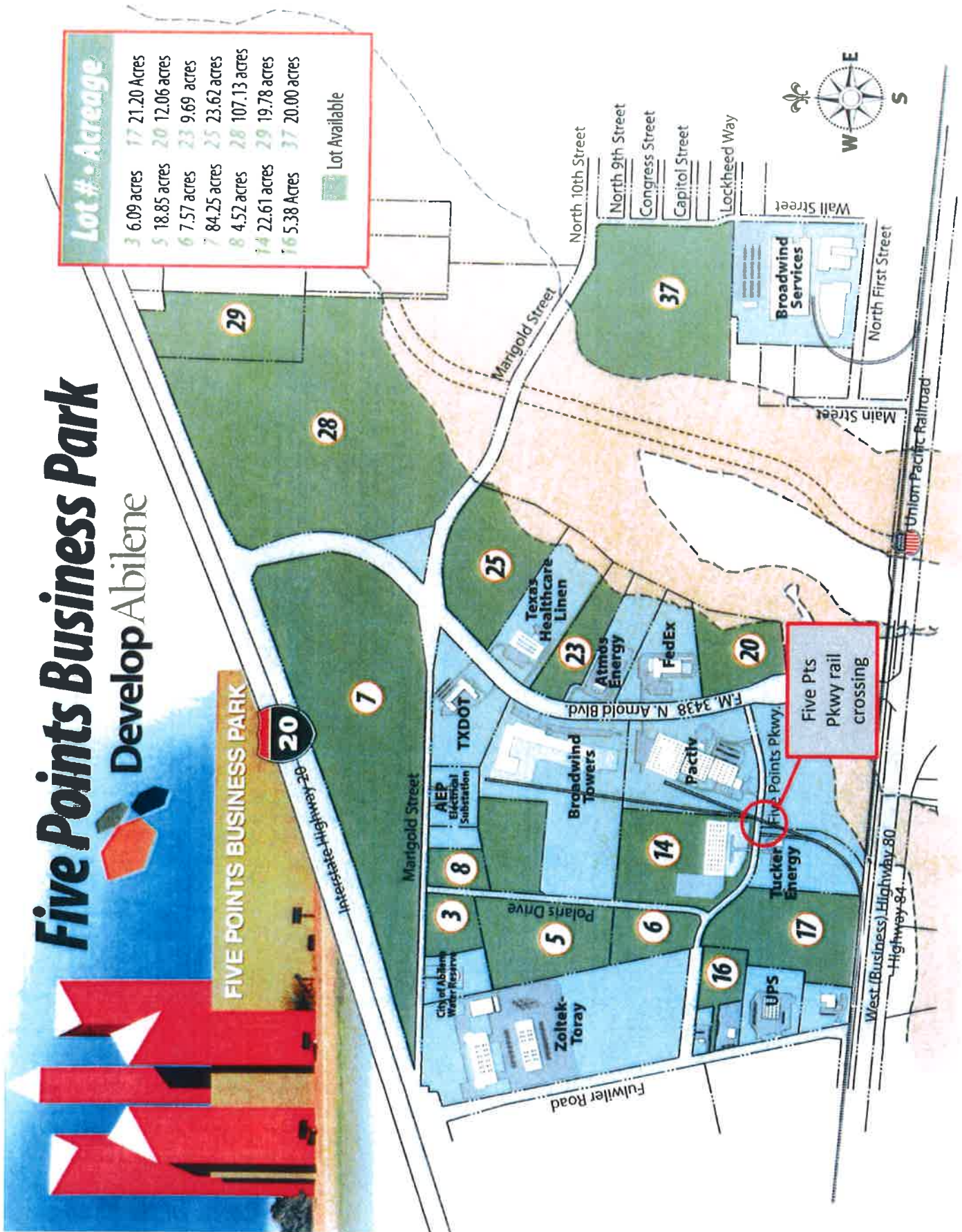
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# Five Points Business Park

Develop Abilene

Lot #.	Acres
3	6.09 acres
5	18.85 acres
6	7.57 acres
7	84.25 acres
8	4.52 acres
14	22.61 acres
16	5.38 Acres
17	21.20 Acres
20	12.06 acres
23	9.69 acres
25	23.62 acres
28	107.13 acres
29	19.78 acres
37	20.00 acres

Lot Available



**RESOLUTION NO. DCOA-2016.10**

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (“DCOA”), ABILENE, TEXAS AUTHORIZING A CONTRACT WITH TRAC-WORK, INC. TO REHABILITATE THE RAIL CROSSING ON FIVE POINTS PARKWAY IN THE FIVE POINT BUSINESS PARK.

WHEREAS, the Five Points Business Park located in west Abilene is mostly owned by the DCOA and is bounded on the west by Fulwiler Rd., the north by I-20, the east by Wall St., and the south by the railroad tracks; and,

WHEREAS, in 2013, the board approved a contract with Central State Resources, LLC (CSR), a railroad design and engineering company, to design a layout and 10% plans for a proposed expansion of rail service at a cost of \$11,000; and,

WHEREAS, CSR recently completed its contract with development of 10% plans, which were prepared to Union Pacific Railroad (UPRR) standards and approved by UPRR; and,

WHEREAS, on May 26, 2015, the board approved resolution DCOA-2015.12 authorizing a second contract with CSR for development of construction plans for the tracks identified as Tracks A, B, C and E; and,

WHEREAS, included in the construction plans is the rehabilitation of the existing timber crossing on Five Points Parkway, which is in poor condition; and,

WHEREAS, the DCOA executed an Industry Track Agreement in 2002 with UPRR when the original spur was constructed, which requires the DCOA perform any needed repairs to the majority of the track; and,

WHEREAS, the subject crossing is used by rail cars going to Pactiv and Broadwind Towers, the only rail users in the Park at this time; and,

WHEREAS, staff received two bids for the crossing rehab work; and,

WHEREAS, staff requests the DCOA authorize a contract with Trac-Work, Inc. and funding for rehabilitation of the rail crossing on Five Points Parkway in the Five Points Business Park.

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

**PART 1.** DCOA authorizes a contract with Trac-Work, Inc. and funding of Thirty-Three Thousand Nine Hundred Forty-Two and no/100's Dollars (\$33,942.00) to rehabilitate the rail crossing on Five Points Parkway in the Five Points Business Park. Also approved is contingency funding of \$3,400.00 for unknowns, resulting in total funding of \$37,342.00.

**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 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 2nd day of February, 2016.

ATTEST:

\_\_\_\_\_  
John Beckham  
Secretary/Treasurer

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Dave Copeland  
President

APPROVED:

\_\_\_\_\_  
Stanley Smith, Interim City Attorney

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# DEVELOPMENT CORPORATION OF ABILENE, INC.

## BOARD AGENDA

MEETING DATE: February 2, 2016

**PROJECT: Match Funding for Dyess Air Force Base Entrance Improvements Grant**

**STAFF: Kent Sharp, CEO**

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### BACKGROUND INFORMATION

As the likelihood of another Base Realignment & Closure (BRAC) process is debated in Congress, the Abilene Chamber of Commerce Military Affairs Committee (MAC) is focused on improving Dyess Air Force Base's (Dyess) rating in such a process, should it occur. MAC knows many of the evaluation factors that would be used in a BRAC process and is working to eliminate our deficiencies. Unfortunately correction of deficiencies is generally not something the Air Force can fund.

In 2002, the board provided \$549,061 to fund design fees and construction associated with re-sleeving an existing abandoned petroleum pipeline leased by the City, plus installing additional pipeline to the Base's property line to carry effluent water from Kirby Lake. The project has served to reduce utility costs for irrigating landscape and assist in maintaining quality of life for base residents. The line was intended to also enhance the possibility of extending the effluent line to Five Points Business Park for use by industrial tenants.

Two deficiencies recently identified by MAC are that Dyess had only one connection for telecommunications and only one for high-speed data transmission and Internet. A second independent connection is needed for both to provide the required redundancy. On May 27, 2014, the board approved resolution DCOA-2014.32 authorizing up to \$23,000 for installation of a second telecommunications connection, which was funded at an actual cost of \$6,935.

Dyess Air Force Base was originally located in a remote area due largely to the availability of land and for defense and security purposes. Over time however, people and businesses have moved closer to take advantage of civilian job opportunities and to provide goods and services to support base operations. Because encroachment issues can be used as a factor in base closure deliberations, the Joint Land Use Study Program (JLUS) was introduced to help better understand and incorporate technical data into local planning efforts. A JLUS is a cooperative land use planning effort between the affected the City and the base. The financial incentive for Abilene is a cost-shared Community Planning Assistance (OEA) grant to support the cost of a JLUS. City staff can do the work or it can be contract to a consultant qualified in land use planning, zoning and environmental issues. A JLUS is usually completed in 12 months, and the OEA can contribute up to 90% of the cost.

The expected cost for a JLUS could reach \$500,000, so the City's contribution of 10% would be \$50,000. The City's contribution will be the value of staff time dedicated to the study. On December 17, 2014, the board approved resolution DCOA-2015.02 authorizing funding of up to

\$50,000 to cover the required 10% grant match for a JLUS study net the value of the City's in-kind contribution.

**THE REQUEST**

The MAC is now working to secure additional state grant funds to further improve Dyess' military value, thereby further protecting it from possible closure actions. The Texas Military Preparedness Commission (TMPC) grant program is available for possible funding to improve the existing Visitor's Control Center located at the main gate on Arnold Blvd. at a cost of \$1.75 million. The project is designed and ready for bidding; however, there is no budget money available for construction. A 20% match (\$350,000) from the community is required in order to apply. MAC is requesting the DCOA provide \$200,000 of the match, and in-kind contributions from the federal government will make up the difference. The application is due March 4, 2016, and grant awards will be announced in mid-March.

**FISCAL IMPACT**

TMPC grant match	\$200,000
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**STAFF RECOMMENDATION**

Staff recommends the board approve resolution DCOA-2016.11 authorizing funding of \$200,000 as match funds for Military Affairs Committee application for a Texas Military Preparedness commission grant to improve the Visitor's Control Center at the main gate for Dyess AFB.

**ATTACHMENTS**

Resolution DCOA-2016.11

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**RESOLUTION NO. DCOA-2016.11**

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING PARTIAL MATCH FUNDING FOR A TEXAS MILITARY PREPAREDNESS COMMISSION (“TMPC”) GRANT TO IMPROVE THE VISITOR’S CONTROL CENTER AT THE MAIN GATE FOR DYESS AIR FORCE BASE (“DAFB”).

WHEREAS, as the likelihood of another Base Realignment & Closure (BRAC) process is debated in Congress, the Abilene Chamber of Commerce Military Affairs Committee (MAC) is focused on improving Dyess Air Force Base’s (Dyess) rating in such a process, should it occur; and,

WHEREAS, MAC knows many of the evaluation factors that would be used in a BRAC process and is working to eliminate our deficiencies; unfortunately correction of deficiencies is generally not something the Air Force can fund; and,

WHEREAS, like most military installations, DAFB was originally located in a remote area due largely to the availability of land and for defense and security purposes; and,

WHEREAS, in 2002, the DCOA provided \$549,061 to fund design fees and construction associated with re-sleeving an existing abandoned petroleum pipeline leased by the City, plus installing additional pipeline to the Base’s property line to carry effluent water from Kirby Lake; and,

WHEREAS, two deficiencies recently identified by MAC are that Dyess had only one connection for telecommunications and only one for high-speed data transmission and Internet, so on May 27, 2014, the board approved resolution DCOA-2014.32 authorizing up to \$23,000 for installation of a second telecommunications connection, which was funded at an actual cost of \$6,935; and,

WHEREAS, on December 17, 2014, the board approved resolution DCOA-2015.02 authorizing funding of up to \$50,000 to cover the required 10% grant match for a Joint Land Use Study (JLUS) net the value of the City’s in-kind contribution to help cover the expected cost that could reach \$500,000; and,

WHEREAS, the TMPC grant program is available for possible funding to improve the existing Visitor’s Control Center located at the main gate on Arnold Blvd. at a cost of \$1.75 million; and,

WHEREAS, a 20% match (\$350,000) from the community is required in order to apply; and,

WHEREAS, MAC requests the DCOA provide \$200,000 of the match, and in-kind contributions from the federal government will make up the difference.

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

**PART 1.** DCOA approves funding up to Two Thousand and no/100’s Dollars (\$200,000.00) to cover a portion of the 20% contribution required for a Texas Military Preparedness commission grant to improve the Visitor’s Control Center at the main gate for Dyess AFB. Funding is contingent upon the remainder of the match funding being provided by other sources.

**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 2nd day of February, 2016.

ATTEST:

\_\_\_\_\_  
John Beckham  
Secretary/Treasurer

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

APPROVED:

\_\_\_\_\_  
Stanley Smith, Interim City Attorney

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