


PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, April 12, 2016, at Develop Abilene conference room, 174 Cypress St., 3rd floor, Abilene, Texas, commencing at 1:30 p.m. to consider the following agenda:

SIGNED:



Kent Sharp, CEO

AGENDA

April 12, 2016
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 March 21, 2016, and March 29, 2016, board meetings.
3. Sales tax report for April 2016 and February 2016 financial reports.
4. Presentation of the FY15 audit performed by Davis Kinard & Co., P.C.
5. Discussion and acceptance of the final Strategic Plan as prepared by TIP Strategies.
6. 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.

(Deliberations about Real Property) Section 551.072
The DCOA will discuss the need for, placement of, size of, and financing for a 4th speculative building in the Five Points Business Park.

(Personnel) Section 551.074
The DCOA, pursuant to the adopted Bylaws, will discuss the appointment of an ad hoc committee to study a prospective 4th speculative building in the Five Points Business Park.

(Consultation with Attorney) Section 551.071
The DCOA will discuss negotiations of a FY16 contract between the DCOA and City of Abilene for administrative services.
7. Discussion and possible approval of the DCOA's semi-annual report of activities for the period October 1, 2015 through March 31, 2016.
8. 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
March 21, 2016

MEMBERS PRESENT: Dave Copeland John Beckham Marelyn Shedd
 Dani Ramsay Jack Rich

STAFF PRESENT: Kent Sharp Akane Thaxton Stan Smith

GUESTS PRESENT: Bruce Kreitler - City Council
 Rick Denbow - Texas State Technical College
 Gail Lawrence - Texas State Technical College

1. CALL THE MEETING TO ORDER: President Dave Copeland called the meeting to order at 9:00 a.m. at 174 Cypress St., 3rd floor conference room, Abilene Texas.

2. APPROVAL OF MINUTES FROM THE MARCH 7, 2016 BOARD MEETING: Jack Rich moved to approve the minutes from the March 7, 2016, board meeting. John Beckham seconded and the motion carried.

3. SALES TAX REPORT FOR MARCH 2016: Kent Sharp, CEO of the DCOA presented the sales tax report for March 2016. The sales tax rebate is \$2,915,364.42 which represents January sales. Economic Development received \$728,841.10, which is 4.02% below last year and 4.97% below the projected FY 16 budget amount. For the period October through March, sales tax is 4.29% below last year and 5.24% below the projected FY 16 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 March 21, 2016 and the time is 9:05 a.m. Later, President Copeland announced the date is still March 21, 2016 and the time is 9:47 a.m. No vote or action was taken in Executive Session.

5. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FUNDING ASSISTANCE TO TEXAS STATE TECHNICAL COLLEGE ASSOCIATED WITH CONSTRUCTION OF A NEW ABILENE CAMPUS FACILITY: Kent Sharp presented a request from Texas State Technical College (TSTC) to provide \$4 million in operating funds as a partial match for the construction of a new industrial training campus in Abilene. In order to serve anticipated expanding growth in Abilene in the services, mining, manufacturing and trade industries, TSTC recently received authorization from the state to issue \$12 million in tuition revenue bonds to construct a new campus. The Abilene campus will begin with industrial systems and welding plus general academic classes. TSTC is asking a total of \$6 million in match grant funded over 10 years, including 50 acres of land on Loop 322 in the NW quadrant of the Abilene Regional Airport. They requested support from the community in the amount of \$2 million and the remaining \$4 million is requested of the DCOA. The funding request will be presented to the City Council on March 24, 2016, for final approval.

Dani Ramsay moved to approve resolution no. DCOA-2016.13 authorizing \$4 million in operating funds to TSTC as a partial match to construct a new industrial campus in Abilene,

which is contingent upon City Council's final approval. Jack Rich seconded and the motion passed.

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

Dave Copeland, President

S:\DCOAW\minutes\FY16\2016-03-21.docx

DEVELOPMENT CORPORATION OF ABILENE, INC.
JOINT MEETING WITH ABILENE CITY COUNCIL
MINUTES
March 29, 2016

DCOA MEMBERS PRESENT:

Dave Copeland John Beckham Jack Rich Dani Ramsay

CITY COUNCIL MEMBERS PRESENT:

Norm Archibald Shane Price Bruce Kreidler Anthony Williams
Jay Hardaway Steve Savage Kyle McAlister

STAFF PRESENT:

Kent Sharp Kim Tarrant Akane Thaxton Don Hardin
Cynthia Nesmith Stanley Smith Robert Hanna Danette Dunlap
Mindy Patterson James Childers Michael Rice

GUESTS PRESENT:

Judy Wilhelm – SBDC; Gary Grubbs, Jeff DeLoach, Steve Krazer, Charlie Black, Brian Yates, Doug Peters, Sammy Garcia and Erica Pangburn – Abilene Chamber of Commerce; Scott Hibbs, Ben Russell, Dee Moore, Justin Jaworski, Russell Guthrie, Jack Rentz, Seaton Higginbotham – Abilene Industrial Foundation; Tim Yandell - Big Brothers Big Sisters; Joe Kimble – BBVA Compass Bank; Greg Blair and Ron Ford – AEP Texas; Scott Senter and Ray Ferguson – Strategic Planning Committee; Mary Ross – West Central Texas Workforce Solutions; Carol Dupree – Cisco College; Grady Barr, Larry Gill – Community Foundation; Brooke Crum – Abilene Reporter News; Media – KTXS, KTAB. There were other guests in attendance that are not listed here.

1. CALL THE MEETING TO ORDER: Mayor Norm Archibald called the meeting to order for the City Council. DCOA President Dave Copeland called the meeting to order for the DCOA at 10:33 am, 555 Walnut St., 2nd Floor, council chambers, Abilene, TX. Mr. Copeland turned the meeting over to Doug Peters, President of the Abilene Chamber of Commerce.

2. PRESENTATION OF FINAL STRATEGIC PLAN FOR FUTURE ECONOMIC EFFORTS DEVELOPED BY TIP STRATEGIES: Mr. Peters gave a short presentation highlighting points of the strategic plan developed by TIP Strategies, explaining this was not a study but a detailed, immeasurable, action-based plan with implementations based on progress. Mr. Peters then turned the meeting over to Mayor Norm Archibald.

Mayor Archibald explained Abilene’s need for a strategic plan, giving us a road map of where we are headed for the future. When businesses look at coming to Abilene they want to know what incentives are available, existing buildings and available workforce. In order to move forward plans have to be made for the future, adequate supply of water and bond issues passed to help improve and maintain our streets. The plan will help build a stronger economic

foundation for the community to offer greater incentives to new businesses, keep young people here instead of moving off to other cities, keep the tax base growing and become a place of choice.

Mr. Peters introduced Dave Copeland, President of the Development Corporation of Abilene and oversight advisor in the development of the strategic plan. Mr. Copeland began by thanking everyone on the Strategic Planning Committee. Mr. Copeland explained there are 10 strategies identified to help implement the forward progress; 1) Continue to market and promote Abilene as a destination for new investment and employment; 2) Build a highly skilled talent base; 3) Develop an innovation ecosystem that supports innovative people and businesses; 4) Position Abilene as “top of mind” or “first choice” for businesses and talent coming out of the Dallas-Fort Worth Metroplex; 5) Support the growth and prosperity of existing businesses; 6) Making downtown Abilene a center of employment and investment; 7) Continue to redevelop the Pine Street Corridor connecting downtown to the city’s emerging education and healthcare district; 8) Engage emerging leaders in economic development and civic affairs; 9) Leverage Dyess Air Force Base as a source of talent and an economic driver; and 10) Launch a community-wide campaign to encourage residents to become ambassadors for Abilene’s success. For this to be successful we all have a roll and an opportunity to work together so this plan can come to life and benefit the community.


Mr. Peters introduced Ray Ferguson, one of the co-chairs of the strategic planning committee along with Tucker Bridwell who was unable to attend. Mr. Ferguson gave a brief overview of the process, which started with hiring TIP Strategies to develop a strategic plan for Abilene. The plan would include community assets, target industries, strategic goals and objectives. Once the goals and objectives are set out, find a way to deliver these services from an economic development standpoint. The final step would be TIP returning each year for the next five years to evaluate accomplishments achieved toward each goal. To effectively execute these goals a local oversight group will be formed which will interface with organizations whose participation is vital in completing each goal. These organizations will include the City of Abilene, DCOA, Abilene Chamber of Commerce, Abilene Industrial Foundation, Texas Tech Small Business Development Center, Texas Workforce Solutions and the secondary and post-secondary educational institutions.

3. ADJOURNMENT: There being no further business the meeting was adjourned at 10:56 am by both Mayor Norm Archibald and DCOA President Dave Copeland.

Dave Copeland, President

MEMORANDUM

April 06, 2016

TO: Robert Hanna, City Manager
FROM: Mike Rains, Director of Finance 
SUBJECT: February Sales Tax

The sales tax rebate for February is \$3,116,331.64 which represents February sales. This is 6.19% above last year and 5.14% above the projected FY 16 budget amount. The breakdown of the rebate is \$2,337,248.73 to the General Fund and \$779,082.91 for economic development. Of this rebate, \$211,558.57 is from prior periods, audit payments, future payments, and unidentified payments. For the period of October through April, sales tax is 3.03% below last year and 3.99% below the projected FY 16 budget amount. I have requested the detail from the state.

Should you have any questions, please contact me.

MR:ls

Cc: Mindy Patterson, Assistant City Manager
James Childers, Assistant City Manager

**CITY OF ABILENE
SALES TAX COMPARISON
GENERAL FUND**

Accounting Period Month	Actual 2011-12	Actual 2012-13	Actual 2013-14	Actual 2014-15	Actual 2015-16	% Change Actual 2015-16 vs. 2014-15	Budget 2015-16	% Change Actual 2015-16 vs. Budget 2015-16
October	\$2,671,158	\$2,567,604	\$2,445,378	\$2,605,981	\$2,456,045	-5.75%	\$2,632,041	-6.69%
November	2,894,423	2,675,867	2,690,282	2,963,661	2,940,003	-0.80%	2,993,297	-1.78%
December	2,175,828	2,319,312	2,299,505	2,510,767	2,203,232	-12.25%	2,535,875	-13.12%
January	2,823,199	2,186,131	2,232,726	2,394,360	2,265,279	-5.39%	2,418,304	-6.33%
February	3,527,638	3,038,055	3,184,058	3,411,247	3,419,689	0.25%	3,445,360	-0.75%
March	2,196,566	2,464,587	2,231,834	2,278,079	2,186,523	-4.02%	2,300,860	-4.97%
April	2,307,191	2,402,890	2,178,588	2,201,001	2,337,249	6.19%	2,223,011	5.14%
YTD	\$18,596,003	\$17,654,446	\$17,262,371	\$18,365,096	\$17,808,019	-3.03%	\$18,548,748	-3.99%
May	2,932,384	2,895,169	2,944,226	3,058,882			3,089,470	
June	2,300,833	2,482,246	2,319,036	2,468,865			2,493,554	
July	2,270,658	2,480,852	2,382,921	2,336,437			2,450,904	
August	2,760,289	2,781,815	2,900,442	2,994,227			2,805,078	
September	2,400,601	2,393,588	2,537,417	2,433,407			2,408,756	
FY TOTAL	\$31,260,768	\$30,688,116	\$30,346,413	\$31,656,913			\$31,796,510	

Comparison to Actual 2014-15 **(\$557,077)**

Comparison to Budget 2015-16 **(\$740,729)**

NOTE: Report reflects the month sales tax is received from Austin. Revenue is recorded on this basis for budgetary purposed.

The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

EXCLUDES 1/2 CENT SALES TAX FOR ECONOMIC DEVELOPMENT

DEVELOPMENT CORPORATION OF ABILENE, INC.
1/2 CENT SALES TAX REVENUE
Monthly and Year-to-Year Comparisons

Accounting Period Month	Actual 2014-15	Actual 2015-16	% Change
October	\$868,660	\$818,682	-5.75%
November	987,887	980,001	-0.80%
December	836,922	734,411	-12.25%
January	798,120	755,093	-5.39%
February	1,137,082	1,139,896	0.25%
March	759,360	728,841	-4.02%
April	733,667	779,083	6.19%
YTD	<u>\$6,121,699</u>	\$5,936,006	-3.03%
May	1,019,627		
June	822,955		
July	778,812		
August	998,076		
September	811,136		
FY TOTAL	<u><u>\$10,552,304</u></u>		

Note: Report reflects the month sales tax is received from Austin.
Revenue is recorded on this basis for budgetary purposes.

The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

Revenue for April '16 represents February '16 sales. Approximately \$52,889.64 of the rebate is from prior periods, audit, and future payments.

Audit Payments: Larger businesses submit sales tax collections to the State Comptroller every month and smaller ones either quarterly or annually. The Comptroller audits the books of these businesses on a four year cycle to determine if sales tax was collected on all taxable sales. Audit collections represent the sales tax revenue from prior sales and submitted or refunded subsequent to the audit.

DEVELOPMENT CORPORATION OF ABILENE, INC.
1/2 CENT SALES TAX REVENUE
Five Year Comparison

Accounting Period Month	Actual 2011-12	Actual 2012-13	Actual 2013-14	Actual 2014-15	Actual 2015-16
October	\$890,386	\$855,868	\$815,126	\$868,660	\$818,682
November	964,808	891,956	896,761	987,887	980,001
December	725,276	773,104	766,502	836,922	734,411
January	941,066	728,710	744,242	798,120	755,093
February	1,175,879	1,012,685	1,061,353	1,137,082	1,139,896
March	732,189	821,529	743,945	759,360	728,841
April	769,064	800,963	726,196	733,667	779,083
FY TOTAL	<u>\$6,198,668</u>	<u>\$5,884,816</u>	<u>\$5,754,124</u>	<u>\$6,121,699</u>	<u>\$5,936,006</u>
May	977,461	965,056	981,409	1,019,627	
June	766,944	827,415	773,012	822,955	
July	756,886	826,951	794,307	778,812	
August	920,096	927,272	966,814	998,076	
September	800,200	797,862	845,806	811,136	
YTD	<u>\$10,420,256</u>	<u>\$10,229,372</u>	<u>\$10,115,471</u>	<u>\$10,552,304</u>	

Note: Report reflects the month sales tax is received from Austin.
Revenue is recorded on this basis for budgetary purposes.

The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

DEVELOPMENT CORPORATION OF ABILENE
STATEMENT OF NET POSITION
February 29, 2016 and 2015

	February 2016	February 2015
Current Assets:		
Cash and cash investments	\$ 17,526,811	\$ 16,740,048
Accounts receivable	35,293	173,059
Due from other governments	1,789,074	1,847,609
Total Current Assets	19,351,178	18,760,716
Noncurrent Assets:		
Notes receivable	19,270,027	17,049,036
Capital assets	51,765,462	47,929,002
Accumulated depreciation	(9,815,739)	(8,633,256)
Total capital assets, net	41,949,723	39,295,746
Total Noncurrent Assets	61,219,750	56,344,782
Total Assets	\$ 80,570,928	\$ 75,105,498
Liabilities		
Current:		
Accounts payable	\$ 347,121	\$ 384,902
Total Current Liabilities	347,121	384,902
Total Liabilities	347,121	384,902
Net Position		
Net investment in capital assets	41,949,723	39,295,746
Restricted for contractual obligations	16,986,504	27,669,454
Unrestricted, designated for purposes of trust	21,287,580	7,755,396
Total Net Position	80,223,807	74,720,596
Total Liabilities and Net Position	\$ 80,570,928	\$ 75,105,498

DEVELOPMENT CORPORATION OF ABILENE
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For five months ending February 29, 2016 and 2015

	<u>February 29, 2016</u>	<u>Fiscal YTD 2016</u>	<u>Fiscal YTD 2015</u>
Revenues:			
Sales and use taxes	\$ 1,139,896	\$ 4,428,082	\$ 4,628,672
Interest income	10,518	32,523	17,460
Building rental / land lease	86,698	475,198	451,391
Sale of Land	-	496,459	163,635
Miscellaneous revenue	15,502	60,016	67,998
Total Revenues	<u>1,252,614</u>	<u>5,492,278</u>	<u>5,329,156</u>
Expenses:			
Economic Development Projects	423,995	2,557,137	4,197,936
Life Sciences property maintenance	21,132	121,463	227,027
DCOA property maintenance	40,814	218,737	114,869
Abilene Industrial Foundation	29,657	144,801	148,279
TTU Small Business Development Center	11,512	44,925	55,950
Chamber Military Affairs	63,566	63,566	99,448
Airport Business Development Manager	11,014	31,202	32,711
Economic Development Operating Division	54,400	276,226	210,311
Total Expenditures	<u>656,090</u>	<u>3,458,057</u>	<u>5,086,531</u>
Changes In Net Position	596,524	2,034,221	242,625
Net Position at Beginning of Period	<u>79,627,283</u>	<u>78,189,586</u>	<u>74,477,971</u>
Net Position at End of Period	<u>\$ 80,223,807</u>	<u>\$ 80,223,807</u>	<u>\$ 74,720,596</u>

Summary of Current Period Economic Development Projects:

Smith Pipe - Principal Reduction for Capital Investment	\$ 206,930
Owens Machine & Tool - Capital Investment	24,079
Hangar 1 Doghouse	483
EASI De-Fuel Truck	1,750
Fehr Foods '13 - Capital Investment	74,272
Fehr Foods '14 - Capital Investment	53,426
Gift Card System - Job Creation	14,882
Gift Card System - Capital Investment	18,173
Industrial Maintenance Training	30,000
Total	<u>\$ 423,995</u>

**Development Corporation of Abilene
Economic Program Status
As of February 29, 2016**

Economic Programs:	Project	Amount Budgeted	Prior Years Disbursement	Current Year Disbursement	Balance reserved for budgeted programs
TTU Pharmacy School	5242	\$ 1,799,723	\$ 1,702,310	\$ 97,413	\$ -
Pactiv (formerly PWP)	5251	2,933,899	2,507,899	-	426,000
TTU 842 Pine	5308	690,999	690,999	-	-
Pepsi Beverage Co.	5321	350,000	140,000	-	210,000
Petrosmith Ph 1, 3 & 4	5330	847,290	640,360	206,930	-
Petrosmith Ph 5	5330.1	-	-	-	-
TTUHSC School of Nursing	5331	806,885	806,885	-	-
Rentech '12	5342	315,800	315,800	-	-
Owens Machine & Tool	5345	88,761	64,682	24,079	-
Hangar Doghouses A/E	5348.1	423,000	305,155	5,460	112,385
Hangar Doghouses Construction	5348.2	2,732,618	2,559,870	137,385	35,363
EASI De-Fuel Truck	5354	64,260	56,000	7,000	1,260
Fehr Foods ' 13	5356	222,815	148,543	74,272	-
Tucker Energy Services	5359	504,327	91,030	-	413,297
Five Points Infrastructure	5359.1	1,000,000	137,491	-	862,509
5 Pts RR Expansion	5363.1	30,800	11,000	-	19,800
Spec 3 Finish Out A/E	5364.1	608,389	608,389	-	-
Spec 3 Finish Out Construction	5364.2	2,067,883	1,902,313	165,570	-
Fehr Foods Expansion	5368	5,123,000	1,501,959	1,000,000	2,621,041
Broadwind Towers 2014	5373	1,614,706	99,222	580,078	935,406
Corley Wetsel Trucking	5376	455,200	-	-	455,200
Clavel Corp	5377	77,717	31,150	-	46,567
Fehr Foods 14	5378	162,278	53,426	53,426	55,426
Gift Card System	5379	82,100	22,340	33,055	26,705
BWJ Consulting	5382	619,000	117,293	-	501,707
Dyess Telecomm Upgrade	5383	23,000	6,935	-	16,065
Pine St. Buildings - Hail Damage	5384.1	10,016	10,016	-	-
Pine St. Buildings - Construction	5384.2	449,690	293,559	133,646	22,485
Datroo Technologies	5385	280,750	34,216	-	246,534
DCOA Strategic Planning	5386	130,000	105,000	-	25,000
Coca Cola Refreshments	5387	3,200,000	-	-	3,200,000
Martin Sprocket & Gear	5388	160,000	-	-	160,000
Industrial Maintenance Training AISD	5389	70,000	-	38,823	31,177
Lone Star Canvas	5390	50,000	-	-	50,000
Abimar Foods 2015	5391	-	-	-	-
BCBS Roof Repairs	5392	953,400	-	-	953,400
TTUHSC School of Public Health	5393	1,541,017	-	-	1,541,017
Praire Dog Pet Products	5394	-	-	-	-
Subtotal Economic Program Obligation Reserve		\$ 30,489,323	\$ 14,963,842	\$ 2,557,137	\$ 12,968,344

Plus Adminstrative Division Obligations:

Economic Development Operating Division	Division 2760	710,150	-	276,226	433,924
Life Sciences Property Maintenance	Division 2765	521,140	-	121,463	399,677
DCOA Property Maintenance	Division 2775	2,303,290	-	218,737	2,084,553
Abilene Industrial Foundation	Division 2775	604,780	-	144,801	459,979
TTU Small Business Dev Center	Division 2775	200,000	-	44,925	155,075
Chamber Military Affairs	Division 2775	397,000	-	63,566	333,434
Airport Business Development Manager	Division 2775	182,720	-	31,202	151,518
Subtotal Administrave Divisions Obligation Reserve		\$ 4,919,080	\$ -	\$ 900,920	\$ 4,018,160

Total reserve for obligated programs

\$ 16,986,504

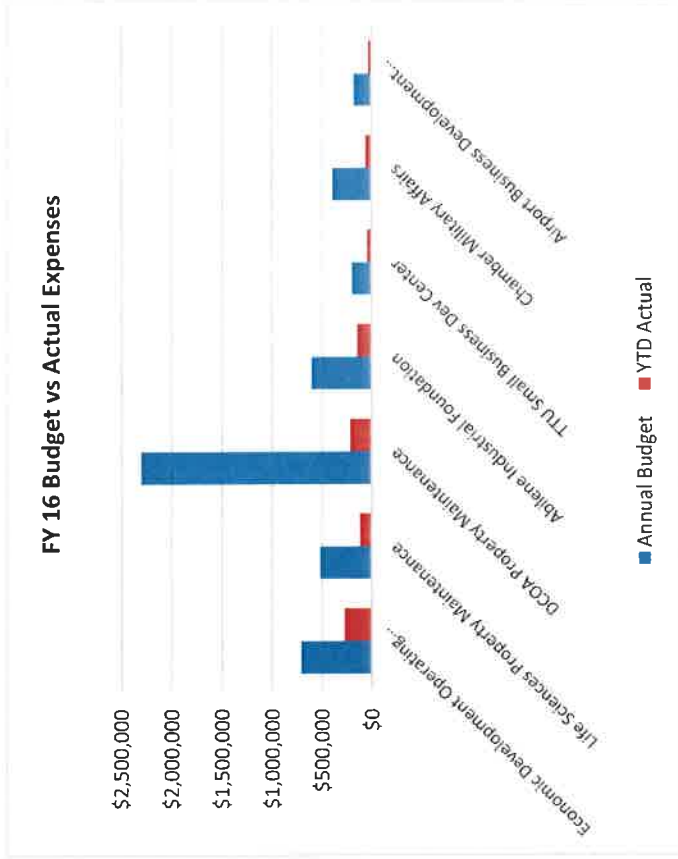
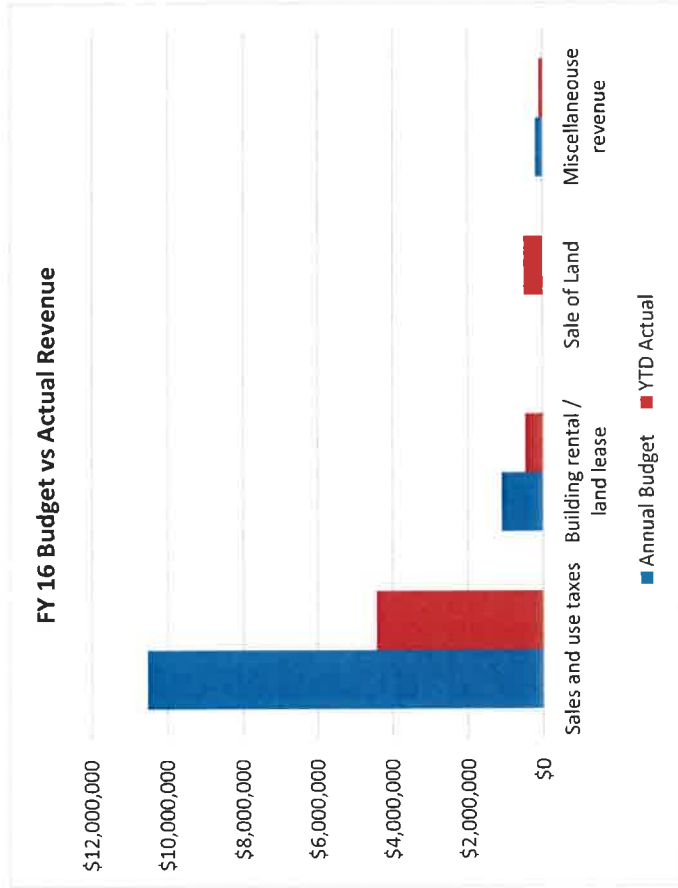
DCOA Board approved projects waiting for signed contracts:

		Expiration Date
Dyess JLUS	\$ 50,000	6/17/16
Five Pts Rail Crossing Rehab	\$ 37,342	8/02/16
Spec 3 Remediation / Repairs	100,000	7/12/16
Total	\$ 187,342	

**Development Corporation of Abilene
Revenue and Expense
Budget vs Actual Comparison
October 2015 - February 2016**

Revenue	Annual Budget	YTD Actual	% of Budget
Sales and use taxes	10,521,260	4,428,082	42%
Building rental / land lease	1,107,350	475,198	43%
Sale of Land	-	496,459	0%
Miscellaneous revenue	196,980	92,539	47%
Revenue	11,825,590	5,492,278	46%

Expenses	Annual Budget	YTD Actual	% of Budget
Economic Development Operating Division	710,150	276,226	39%
Life Sciences Property Maintenance	521,140	121,463	23%
DCOA Property Maintenance	2,303,290	218,737	9%
Abilene Industrial Foundation	604,780	144,801	24%
TTU Small Business Dev Center	200,000	44,925	22%
Chamber Military Affairs	397,000	63,566	16%
Airport Business Development Manager	182,720	31,202	17%
	4,919,080	900,920	18%



CITY OF ABILENE, TEXAS

ANNUAL FINANCIAL REPORT

**With Supplemental Information for
Development Corporation of Abilene**

Year Ended September 30, 2015

CITY OF ABILENE, TEXAS
Annual Financial Report
Year Ended September 30, 2015

TABLE OF CONTENTS

	<u>Exhibit</u>	<u>Page</u>
Independent Auditor's Report		1
Management's Discussion and Analysis		3
BASIC FINANCIAL STATEMENTS		
Government-wide Financial Statements:		
Statement of Net Position	A-1	16
Statement of Activities	A-2	17
Fund Financial Statements:		
Balance Sheet – Governmental Funds	B-1	19
Reconciliation of Balance Sheet – Governmental Funds to the Statement of Net Position		
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	B-2	21
Reconciliation of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds to the Statement of Activities		
Statement of Net Position – Proprietary Funds	B-3	23
Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Funds	B-4	24
Statement of Cash Flows - Proprietary Funds	B-5	25
Statement of Fiduciary Net Position	B-6	27
Notes to the Financial Statements		28
REQUIRED SUPPLEMENTAL INFORMATION		
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund	C-1	58
Texas Municipal Retirement System and Abilene Firemen's Relief and Retirement Fund - Schedule of Changes in Net Pension Liability and Related Ratios	C-2	59
Texas Municipal Retirement System and Abilene Firemen's Relief and Retirement Fund - Schedule of Contributions	C-3	60
Notes to Required Supplementary Information		61
OTHER SUPPLEMENTAL INFORMATION		
Development Corporation of Abilene:		
Statement of Net Position		62
Statement of Revenues, Expenses and Changes in Net Position		63
Schedule of Revenues and Expenditures – Budget Basis		64
Schedule of Obligated Fund Balance – Budget Basis		65
Schedule of Capital Assets		67

INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor
Members of the City Council
City of Abilene, Texas:

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Abilene, Texas, as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Abilene, Texas, as of September 30, 2015, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 17 to the basic financial statements, the City implemented GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment to GASB Statement No. 27*, during the year ended September 30, 2015, which requires recognition of its net pension liability and a more comprehensive measure of pension expense. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information on pages 3 through 15 and 58 through 61 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Abilene, Texas' basic financial statements. The supplemental information for Development Corporation of Abilene on pages 62 through 67 is presented for purposes of additional analysis and is not a required part of the basic financial statements of the City of Abilene, Texas. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Davis Kinard & Co., PC
Certified Public Accountants

Abilene, Texas
February 17, 2016

CITY OF ABILENE, TEXAS
Development Corporation of Abilene
Statement of Net Position
September 30, 2015
With Comparative Totals for the Year Ended September 30, 2014

	<u>2015</u>	<u>2014</u>
CURRENT ASSETS:		
Cash and cash investments	\$ 8,670,678	\$ 8,531,867
Investments	11,636,313	9,436,496
Accounts receivable	35,293	175,179
Due from other governments	1,789,074	1,847,609
Prepaid expenses	8,200	-
Total Current Assets	<u>22,139,558</u>	<u>19,991,151</u>
NONCURRENT ASSETS:		
Notes receivable	14,932,770	17,270,577
Capital assets not being depreciated	8,170,214	5,665,082
Capital assets net of accumulated depreciation	<u>33,779,509</u>	<u>33,630,664</u>
Total Noncurrent Assets	<u>56,882,493</u>	<u>56,566,323</u>
TOTAL ASSETS	<u>79,022,051</u>	<u>76,557,474</u>
LIABILITIES:		
Current:		
Accounts payable	485,345	1,694,601
Retainage payable	149,956	160,045
Accrued liabilities	<u>197,165</u>	<u>224,857</u>
Total Current Liabilities	<u>832,466</u>	<u>2,079,503</u>
Total Liabilities	<u>832,466</u>	<u>2,079,503</u>
NET POSITION:		
Net Investment in capital assets	41,949,723	39,295,746
Restricted for contractual obligations	8,549,691	29,822,746
Unrestricted, designated for purposes of trust	<u>27,690,171</u>	<u>5,359,479</u>
TOTAL NET POSITION	<u>\$ 78,189,585</u>	<u>\$ 74,477,971</u>

CITY OF ABILENE, TEXAS
Development Corporation of Abilene
Statement of Revenues, Expenses and Changes in Net Position
Year Ended September 30, 2015
With Comparative Totals for the Year Ended September 30, 2014

	<u>2015</u>	<u>2014</u>
REVENUES:		
Sales and use taxes	\$ 10,493,769	\$ 10,260,294
Rental income	1,070,896	1,094,173
Interest income	116,504	110,588
Gain on sale of capital assets	150,307	29,055
Intergovernmental revenue	-	2,120
Miscellaneous Revenue	<u>224,976</u>	<u>278,305</u>
Total Revenues	<u>12,056,452</u>	<u>11,774,535</u>
EXPENSES		
Current:		
Trust	<u>8,344,838</u>	<u>10,248,234</u>
Total Expenses	<u>8,344,838</u>	<u>10,248,234</u>
CHANGE IN NET POSITION	3,711,614	1,526,301
NET POSITION, BEGINNING OF YEAR	<u>74,477,971</u>	<u>72,951,670</u>
NET POSITION, END OF YEAR	<u><u>\$ 78,189,585</u></u>	<u><u>\$ 74,477,971</u></u>

CITY OF ABILENE
Development Corporation of Abilene
Schedule of Revenues and Expenditures - Budget Basis
Year Ended September 30, 2015

	Year Ended September 30, 2015	Inception To-Date
REVENUES:		
Sales and use taxes	\$ 10,552,304	\$ 179,072,538
Principal on loans and assessments	-	3,268,528
Interest on loans and assessments	71,371	2,528,958
Interest on investments	45,133	7,142,427
Land lease	24,282	46,871
Sale of land and buildings	163,635	5,683,522
Building/space rent	1,046,614	10,452,642
Miscellaneous recovery	60,000	2,246,439
Miscellaneous revenue	551,482	1,813,131
Miscellaneous prior year	-	61,292
Federal grants	-	1,588,955
Miscellaneous state grants	-	26,500
Interfund recovery	-	1,534,976
GASB 22 restatement	-	355,635
GASB 34 restatement	-	2,403,949
Other contributions	-	140,713
Total Revenues	<u>12,514,821</u>	<u>218,367,076</u>
EXPENDITURES:		
Current:		
Prior year programs	-	119,459,600
Business Services Division	562,189	10,883,986
Life Sciences Property	554,433	3,559,450
DCOA Annual Contracts	256,506	3,682,911
Abilene Industrial Foundation	410,382	15,719,540
TTU Small Business Development Center	157,763	3,587,715
Chamber Military Affairs	391,382	1,886,434
Airport Business Development MGR	139,442	1,318,862
Murf Systems	-	235,665
TTU Pharmacy School	177,318	1,702,310
PWP Industries	-	2,507,899
Run Energy	65,431	65,431
TTU 842 Pine	158,000	690,999
Enavail, LLC	-	386,241
Energy Maintenance Service	140,000	902,500
Pepsi Beverage Co.	-	140,000
Cooperative Response Center	5,777	217,260
Smith Pipe Ph 1 & 2	221,660	640,360
TTUHSC School of Nursing	269,368	806,885
Vine St. Fehr Foods Improvements	135,814	145,214
Fehr Foods '12	170,000	510,000
Rentech '12	142,000	315,800
Pactive Compressor Construction	-	335,306
Owens Machine & Tool	29,318	64,681
Biotech Marketing and PR Plan	125	117,201
Hangar Doghouses	69,998	305,154
Hangar Doghouses Construction	2,312,310	2,559,870
EASI De-Fuel Truck	21,000	56,000
Fehr Foods '13	74,272	148,544
Tucker Energy Services	91,030	91,030
Five Points Infrastructure	-	137,491
Five Point Survey	-	42,484

CITY OF ABILENE
Development Corporation of Abilene
Schedule of Revenues and Expenditures - Budget Basis
Year Ended September 30, 2015

EXPENDITURES - continued:	<u>Year Ended September 30, 2015</u>	<u>Inception To-Date</u>
Current - continued:		
Five Points - Polaris Dr. A/E	\$ -	\$ 59,565
Polaris Drive Construction	408,485	1,002,210
5 Pts RR Expansion	11,000	11,000
Spec 3 Finish Out A/E	198,289	608,389
Spec 3 Finish Out Construction	1,067,255	1,902,313
842 Pine Boiler Replacement A/E	5,573	76,285
842 Pine Boiler Replacement Equipment	103,469	290,315
843 Pine Boiler Replacement Construction	145,033	836,334
Fehr Foods Expansion	1,501,958	1,501,958
Broadwind Towers 2014	99,222	99,222
Fast Track Welding '14	-	154,702
Clavel Corp	18,405	31,150
Fehr Foods '14	53,426	53,426
Gift Card System	22,340	22,340
TTUHSC FY 15 Experimmune	60,613	948,663
Fulwiler Land Purchase	488,256	493,056
BWJ Consulting	117,293	117,293
Dyess Telecomm Upgrade	-	6,935
Pine St. Buildings - Hail Damage A/E	10,016	10,016
Pine St. Buildings - Construction	293,560	293,560
Datroo Technologies	34,216	34,216
DCOA Strategic Planning	105,000	105,000
	<u>11,298,927</u>	<u>181,880,771</u>
Total Expenditures		
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES-BUDGET BASIS	1,215,894	\$ 36,486,305
Add: Fixed assets capitalized	3,849,788	
Add: Gain on sale of assets	150,307	
Add: Change in accrued expenses	38,044	
Less: Change in accrued revenue	(196,301)	
Less: Proceeds from sale of land	(163,635)	
Less: Depreciation	(1,182,483)	
	<u>3,711,614</u>	
CHANGE IN NET ASSETS-GAAP BASIS	\$ 3,711,614	

CITY OF ABILENE, TEXAS
 Development Corporation of Abilene
 Schedule of Obligated Fund Balance - Budget Basis
 Year Ended September 30, 2015

	FY 2015 Obligated	FY 2015 Amount Disbursed	Balance
OBLIGATED PROGRAMS:			
Business Services Division	\$ 609,580	\$ 562,189	\$ 47,391
Life Sciences Property	597,340	554,433	42,907
DCOA Annual Contracts	324,430	256,506	67,924
Abilene Industrial Foundation	604,780	410,382	194,398
TTU Small Business Development Center	152,200	157,763	(5,563)
Chamber Military Affairs	397,000	391,382	5,618
Airport Business Development MGR	182,090	139,442	42,648
TTU Pharmacy School	177,318	177,318	-
Pactiv (formerly PWP)	426,000	-	426,000
TTU HSC Research	65,431	65,431	-
TTU 842 Pine	158,000	158,000	-
Energy Maintenance Serv-Gearbox	140,000	140,000	-
Pepsi Beverage Co.	210,000	-	210,000
Cooperative Response Center	5,777	5,777	-
Smith Pipe Ph 1, 3 & 4	221,660	221,660	-
TTUHSC School of Nursing	269,368	269,368	-
Vine St. Fehr Foods Improvements	135,814	135,814	-
Fehr Foods '12	170,000	170,000	-
Rentech '12	142,000	142,000	-
Owens Machine & Tool	115,637	29,318	86,319
Biotech Marketing and PR Plan	125	125	-
Hangar Doghouses A/E	187,844	69,998	117,846
Hangar Doghouses Construction	2,485,058	2,312,310	172,748
EASI De-Fuel Truck	29,260	21,000	8,260
Fehr Foods ' 13	165,728	74,272	91,456
Tucker Energy Services	504,327	91,030	413,297
Five Points Infrastructure	862,509	-	862,509
Polaris Drive Construction	408,485	408,485	-
5 Pts RR Expansion	30,800	11,000	19,800
Spec 3 Finish Out A/E	248,289	198,289	50,000
Spec 3 Finish Out Construction	1,145,754	1,067,255	78,499
842 Pine Boiler Replacement A/E	5,573	5,573	-
842 Pine Boiler Replacement Equipment	103,469	103,469	-
842 Pine Boiler Construction	145,033	145,033	-
Fehr Foods Expansion	4,123,000	1,501,958	2,621,042
Broadwind Towers 2014	1,438,526	99,222	1,339,304
Corley Wetzel Trucking	455,200	-	455,200
Clavel Corp	64,972	18,405	46,567
Fehr Foods 14	200,000	53,426	146,574
Gift Card System	82,100	22,340	59,760
TTUHSC FY 15 ExperImmune	60,613	60,613	-
Fulwiler Land Purchase	492,007	488,256	3,751
BWJ Consulting	619,000	117,293	501,707
Dyess Telecomm Upgrade	16,065	-	16,065
Pine St. Buildings - Hail Damage AE	10,016	10,016	-
Pine St. Buildings - Construction	449,690	293,560	156,130
Datroo Technologies	280,750	34,216	246,534
DCOA Strategic Planning	130,000	105,000	25,000
Total Obligated Programs	\$ 19,848,618	\$ 11,298,927	\$ 8,549,691

CITY OF ABILENE, TEXAS
 Development Corporation of Abilene
 Schedule of Capital Assets
 September 30, 2015

	Land	Buildings	Improvements	Equipment and Vehicles	Total
Land, Buildings and Improvements:					
2601 Airport Blvd.	\$ -	\$ 1,563,210	\$ 540,633	\$ -	\$ 2,103,843
2809 Airport Blvd.	-	396,519	444,583	-	841,102
2841 Airport Blvd.	-	456,736	62,923	-	519,659
EASI Hangar 4	-	-	7,048,020	-	7,048,020
4002 Loop 322	-	2,690,915	984,892	-	3,675,807
505.637 acres-Five Points Business Park	576,033	-	2,606,743	-	3,182,776
Five Points Spec Bldg 2	-	13,187,628	97,831	-	13,285,459
Five Points Spec Bldg 3	-	5,522,986	-	-	5,522,986
834 Pine	40,424	-	-	-	40,424
Vine Street (4009 / 4109)	-	1,347,904	726,280	-	2,074,184
EASI Storage Building	-	2,527,408	9,987	-	2,537,395
303.53 Acres Hwy 36 & FM 18	449,239	-	-	-	449,239
1.995 Acres Hwy 36	16,641	-	-	-	16,641
121.93 acres Moses Williams Survey	482,238	-	-	-	482,238
922 N. 13th Street	35,735	-	-	-	35,735
.95 acres 1842 Hwy 351	429,125	-	-	-	429,125
84.257 acres Fulwiler Land	493,056	-	-	-	493,056
Leasehold Improvements	-	-	2,736,074	-	2,736,074
Machinery & Equipment	-	-	-	603,524	603,524
Vehicle - 2010 Ford Transport Van	-	-	-	15,453	15,453
Vehicle - 2013 Dodge Caravan	-	-	-	24,999	24,999
Construction-in-Progress	-	-	5,647,723	-	5,647,723
TOTAL CAPITAL ASSETS	2,522,491	27,693,306	20,905,689	643,976	51,765,462
Less: Accumulated Depreciation		(7,020,705)	(2,505,652)	(289,382)	(9,815,739)
NET CAPITAL ASSETS	\$ 2,522,491	\$ 20,672,601	\$ 18,400,037	\$ 354,594	\$ 41,949,723

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: April 12, 2016

PROJECT: Acceptance of the Final Strategic Plan prepared by TIP Strategies, Inc.

STAFF: Kent Sharp, CEO

GENERAL INFORMATION

On November 25, 2014, President Copeland appointed an ad hoc committee to help develop a strategic plan for the DCOA. Ray Ferguson is the Chair of the committee and members are Tucker Bridwell as Vice Chair, Yvonne Batts of the Abilene Industrial Foundation, City Councilman Anthony Williams, DCOA member John Beckham and former DCOA member Scott Senter.

On May 12, 2015, the DCOA approved resolution DCOA-2015.11 authorizing a contract with TIP Strategies, Inc. for development of a strategic plan for Abilene's future economic development efforts. Also authorized was \$125,000 for the base fee plus reimbursable costs.

On March 31, 2016, the staff received the final strategic plan from TIP Strategies, Inc. Below are the strategies TIP recommends the DCOA and its partners pursue as part of a comprehensive economic development program:

1. Aggressively market and promote Abilene as a destination for new investment and employment.
2. Build a deep and highly skilled talent base through development, retention, and attraction.
3. Develop an innovation ecosystem that spawns and supports innovative people and businesses.
4. Position Abilene as top of mind for businesses and talent in DFW.
5. Support the growth and prosperity of existing businesses.
6. Make downtown Abilene a center of employment and investment.
7. Continue redeveloping the Pine Street Corridor as a central mixed-use artery connecting downtown to the city's emerging education and healthcare district.
8. Engage emerging leaders in economic development and civic affairs.
9. Leverage Dyess AFB as a source of talent and as an economic driver.
10. Launch a community-wide public awareness campaign designed to encourage residents to become ambassadors for Abilene's success.

SPECIAL CONSIDERATIONS

On March 29, 2016, the DCOA and Abilene City Council held a joint meeting to roll-out the final plan to the public. The plan has 99 pages and was sent to the DCOA board via e-mail prior to this meeting. It can also be found in its entirety on the DCOA's website at <http://www.abilenedcoa.com>, under the Resources tab.

FUNDING/FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends the board approve by oral resolution the final strategic plan.

ATTACHMENT

None

DEVELOPMENT CORPORATION OF ABILENE, INC.

BOARD AGENDA

MEETING DATE: April 12, 2016

SUBJECT: DCOA FY16 Semi-Annual Report of Activities through March 31, 2016

FROM: Kent Sharp, CEO

GENERAL INFORMATION:

A report of activities for the first one-half of the current fiscal year has been prepared. The report covers the 6-month period beginning October 1, 2015 and ended March 31, 2016.

SPECIAL CONSIDERATIONS:

None.

FISCAL IMPACT:

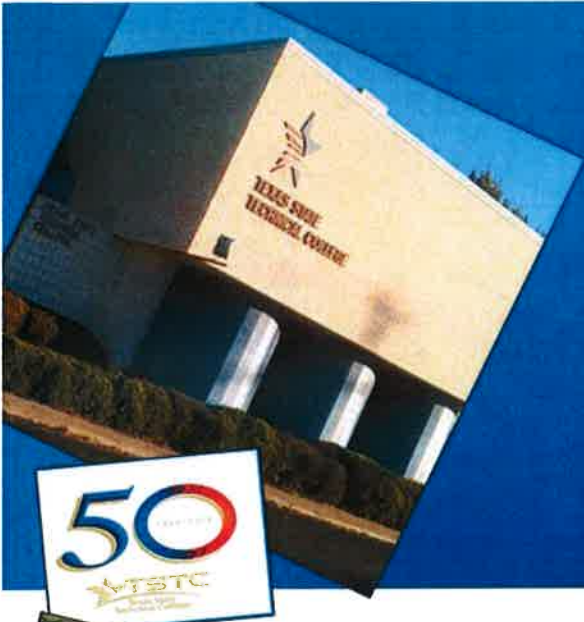
None.

STAFF RECOMMENDATION:

Staff recommends the Board approve by oral resolution the attached report of activities for the 6-month period ended March 31, 2016.

ATTACHMENT:

Development Corporation of Abilene, Inc.
Report of Activities for period ended March 31, 2016



SEMI-ANNUAL REPORT OF ACTIVITIES

October 2015 – March 2016



Develop Abilene

Development Corporation of Abilene

PROJECT SUMMARIES

OCTOBER 1, 2015 TO MARCH 31, 2016



Abimar Foods, Inc.

The DCOA approved funding to Abimar Foods, Inc. for expansion at both the South 1st and North 1st Street locations. The company is investing \$15 million, and the DCOA will reimburse 10% of actual costs up to \$1,500,000. The funds will help re-tool and modify two existing lines at the North 1st St. location and completely add a new line at the South 1st St. facility

for cookie production. The company mainly merchandises its products under the brands Lil' Dutch Maid, Sun Valley, and Tru-Blu that are sold in 43 states in the United States, in Mexico and in Panama. The DCOA has assisted the company since 1992 with many of its expansion and capital investment projects. Employment has grown from 27 in 1992 to over 400 today.

Lone Star Canvas & Sign Works

Lone Star Canvas & Sign Works is a locally owned manufacturer of custom canvas and vinyl products located in downtown. The products range from utility lift bags, truck tarps, patio enclosures, commercial and residential awnings, oil field products, boat covers, signs and decals. The company's success can be attributed to the international customers that purchase their products and its operation is the only one in Texas between the DFW Metroplex and El Paso. In November of 2015 the DCOA approved \$112,000 to enable Lone Star Canvas to expand its operation. The company purchased a 10,000 square foot building and a 32' CNC cutting table with a fabric laser digitizer to automate some of its process and accommodate future growth.



Texas State Technical College

The first Texas State Technical College (TSTC) Abilene campus was established in 1985. There are now a total of three campuses; the main campus building on E. Hwy 80; a hangar at the Abilene Regional Airport which houses the Airframe & Power plant program; and the Culinary Arts program located in the downtown district. The DCOA has assisted the Abilene

campuses in various ways since 1990. TSTC believes in order to serve anticipated



expanding growth in Abilene in the services, mining, manufacturing and trade industries there is a need for a new industrial training campus. TSTC recently received authorization from the State of Texas to issue \$12 million in tuition revenue bonds to construct the new Abilene campus. They are asking for \$6 million in match grant funding from the community over 10 years, including 50 acres of land on Loop 322 in the NW quadrant of the Abilene Regional Airport. The DCOA board approved \$400,000 each year for the next ten years in operating funds as a partial match and the remaining \$200,000 each year for the next ten years has been requested of the community.



Hat Creek Carriers, LLC

Hat Creek Carriers (HCC) is an auto transportation company specializing in transport anywhere in or out of the United States. HCC also developed proprietary software used by other transport companies in their operations. HCC has the ability to accommodate any number of units from any place to anywhere, from motorcycles to RV's. HCC's current lease space in

Abilene isn't sufficient for its projected growth so they approached staff about leasing office space at a facility owned by the DCOA. The DCOA Board authorized a lease agreement with HCC for office space at 4109 Vine St. to assist with the company's growth and help offset its costs to move and set-up in a new location. The lease is for a term of 5 years starting March 1, 2016.



Strategic Plan

On March 29, 2016, a new, 5-year strategic plan completed by TIP Strategies of Austin was presented to the public in a joint meeting of the DCOA and Abilene City Council. The 10 strategies outlined in the plan include: 1) Aggressively marketing and promoting Abilene as a destination for new investment and employment; 2) Building a deep and highly skilled talent base through development, retention and attraction; 3) Developing and innovating an ecosystem that spawns and supports innovative people and businesses; 4) Position Abilene as "top of mind" or "first choice" for businesses and talent coming out of the Dallas-Fort Worth Metroplex; 5) Support the growth and prosperity of existing businesses; 6) Making downtown Abilene a center of employment and investment; 7) Continue to redevelop the Pine Street Corridor as a central mixed-use artery connecting downtown to the City's emerging education and



healthcare district; 8) Engage emerging leaders in economic development and civic affairs; 9) Leverage Dyess Air Force Base as a source of talent and an economic driver; and 10) Launch a community-wide public awareness campaign designed to encourage residents to become ambassadors for Abilene's success. The plan will be implemented over the next five years by various partners with the DCOA.



Sale of Land on Hwy 351

The DCOA Board approved a reduced sales price of the one-acre vacant lot at 1842 Hwy 351 from \$525,000 to \$500,000. In January of 2015 the board approved the sale of this lot to Beck

Interests of Fort Worth for \$525,000. Beck asked 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). The sale closed in late January 2016 and a new Starbucks Café will open soon.

Dyess Air Force Base

The DCOA approved funding for the Military Affairs Committee (MAC) of \$200,000 to cover a portion of the 20% match contribution required for a Texas Military Preparedness Commission (TMPC) grant to improve the Visitor's Control Center located at the main gate of Dyess AFB on Arnold Blvd. The \$1.75 million project is designed and ready for bidding. In-kind contributions from the federal government will make up the difference needed for the project. Unfortunately, Abilene/Dyess AFB was not one of the award recipients as announced by TMPC on April 1st.



Prairie Dog Pet Products



The DCOA approved an assistance package totaling \$9,500,000 for Prairie Dog Pet Products (PDPP) in September of 2015 to help establish a new \$30 million manufacturing plant and move corporate headquarters to the Spec 3 building in the Five Points Business Park. The company is a leading specialty manufacturer of premium pet treats and antlers. On December 15, 2015, the DCOA along with Los Angeles-based National New Markets Fund, LLC closed a \$24 million New Markets Tax Credit deal for the PDPP expansion into Abilene. The project represents the fifth major investment in Texas for the

National New Markets Fund.



Board of Directors:

Dave Copeland President
Marelyn Shedd Vice President
John Beckham Secretary/Treasurer
Dani Ramsay
Jack Rich

Staff:

Kent Sharp Chief Executive Officer
Kim Tarrant Chief Administrative Officer
Akane Thaxton Economic Development Specialist
Don Hardin Construction Project Manager
Cynthia Nesmith Administrative Coordinator



Develop Abilene

Development Corporation of Abilene

**174 Cypress Street, Suite 301
Abilene, Texas 79601
325.676.6390**

www.abilenedcoa.com

Follow us on Twitter and Facebook at DCOA Abilene