

**PUBLIC NOTICE**

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, June 28, 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**

June 28, 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 June 16, 2016, board meeting.
3. May 2016 financial reports.
4. Executive Session:  
The DCOA reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code Sections:
  1. 551.071 (Consultation with Attorney),
    - A. Proposed contract between DCOA and City of Abilene.
  2. 551.072 (Deliberations about Real Property)
  3. 551.074 (Personnel Matters)
    - A. CEO
  4. 551.087 (Business Prospect/Economic Development)
5. Discussion and possible approval of a resolution authorizing a contract with the City of Abilene for administrative services.
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**  
**June 16, 2016**

**MEMBERS PRESENT:** Dave Copeland      John Beckham      Marelyn Shedd  
Jack Rich

**MEMBER ABSENT:** Dani Ramsay

**STAFF PRESENT:** Kent Sharp      Chace Craig      Mike Rains  
Cynthia Nesmith

**GUESTS PRESENT:** Justin Jaworski – Abilene Industrial Foundation  
Bruce Kreitler - City Council  
Tim Chipp - Abilene Reporter News

1. **CALL THE MEETING TO ORDER:** President Dave Copeland called the meeting to order at 1:31 p.m. at 174 Cypress St., 3<sup>rd</sup> floor conference room, Abilene Texas.

2. **APPROVAL OF MINUTES FROM THE MAY 24, 2016 BOARD MEETING:** John Beckham moved to approve the minutes from the May 24, 2016 board meeting. Marelyn Shedd seconded and the motion carried.

3. **SALES TAX REPORT FOR JUNE 2016 AND APRIL 2016 FINANCIAL REPORTS:** Mike Rains, Director of Finance, presented the sales tax report for June 2016. The sales tax rebate for June was \$3,017,754.39 which represents April sales. Economic Development received \$754,438.60, which is 8.33% below last year and 9.23% below the projected FY 16 budget amount. For the period October through June, sales tax is 3.80% below last year and 4.75% below the projected FY 16 budget amount. The DCOA's total current assets as of April 30, 2016 were \$19,590,649. The April 2016 revenues totaled \$988,465 and total expenditures \$307,040 with \$143,062 being spent on five different projects.

4. **DISCUSSION ABOUT A REVISED FY 16 BUDGET AND PROPOSED FY 17 BUDGET:** Kent Sharp, CEO of the DCOA, presented to the board for review the revised FY 16 budget and the proposed FY 17 budget. The board discussed the budgets and asked questions, while giving guidance to the CEO on items needing answers before the budget is presented for final approval.

5. **EXECUTIVE SESSION – SESSION 1:** 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 June 16, 2016 and the time is 1:57 p.m. Later, President Copeland announced the date is still June 16, 2016 and the time is 2:15 p.m. No vote or action was taken in Executive Session.

**6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A TREE AND SCRUB CLEARING CONTRACT FOR ABOUT 108 ACRES IN THE 18/36 INDUSTRIAL PARK AT HWY 36 AND FM 18:** Kent Sharp presented a request concerning approximately 108 acres of land, 80 acres owned by the DCOA and 28 acres owned by the City of Abilene, located at Hwy 36 and FM 18. Currently the 108 acreage is thick with trees and brush. To accommodate development of the property, the acreage needs to be visible from Hwy 36 and FM 18 so prospective buyers can better visualize their potential projects. Bids were collected from 2 local companies for land clearing services with the debris left in several piles on the property and about one tree per acre left intact to help retain a more natural appearance. Todd Johnson Dozer had the lowest bid of \$67,500.00 at \$625/acre and with a \$2,000.00 contingency, total funding would be \$69,500.00.

To avoid encroachment on City-owned land without proper authority, the board agreed to exclude the City's 28 acres and to clear only the 80 acres owned by the DCOA. Staff requested the board approve a contract with Todd Johnson Dozer for clearing services of approximately 80 acres at Hwy 36 and FM 18 and funding of up to \$52,000 (including a \$2,000.00 contingency).

Jack Rich moved to approve resolution No. DCOA-2016.16, revised to exclude any work done or funds spent on City-owned land and adding that approximately one or more trees per acre will be left intact, plus any hardwoods, on the DCOA acreage. The total funding approved is up to \$52,000. Marelyn Shedd seconded and the motion carried.

**5. EXECUTIVE SESSION – SESSION 2:** 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 June 16, 2016 and the time is 2:23 p.m. Later, President Copeland announced the date is still June 16, 2016 and the time is 3:25 p.m. No vote or action was taken in Executive Session.

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

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Dave Copeland, President

**Item #3. – May 2016 financial reports.**

**Information for this item will be made available during the meeting on June 28, 2016.**

Item #5. – Discussion and possible approval of a resolution authorizing a contract with the City of Abilene for administrative services.

Information for this item will be made available to the board members during Executing Session on June 28, 2016.