

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A special called meeting of the Development Corporation of Abilene, Inc. will be held on Wednesday, October 11, 2017, at Develop Abilene conference room, 174 Cypress St., 3rd floor, Abilene, Texas, commencing at 10:00 a.m. to consider the following agenda:

SIGNED:


Kent Sharp, CEO

AGENDA

October 11, 2017
10:00 a.m.

Develop Abilene Conference Room
174 Cypress St., 3rd floor

1. Call the meeting to order.
2. 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. Enavail, LLC
 - B. AbLabs at 1325 Pine St.
 2. 551.072 (Deliberations about Real Property)
 - A. AbLabs at 1325 Pine St.
 3. 551.074 (Personnel Matters)
 4. 551.087 (Business Prospect/Economic Development)
 - A. Dyess Air Force Base matching grant funds
3. Discussion and possible approval of a resolution authorizing matching funds for a Texas Military Preparedness Commission grant to improve perimeter fencing on Dyess Air Force Base.
4. Discussion of next board meeting on October 17, 2017, 1:30 p.m.
5. 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 _____, 2017, at _____.

City Secretary

NOTICE

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should contact the Development Corporation of Abilene, Inc., (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 AGENDA

MEETING DATE: October 11, 2017

PROJECT: Match Funding for Grant to Improve Perimeter Fencing on Dyess Air Force Base

STAFF: Kent Sharp, CEO

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 existing 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 identified by MAC were that Dyess had only one connection for telecommunications and only one for high-speed data transmission and Internet. A second independent connection was 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.

In February 2016, the board approved resolution DCOA-2016.11 authorizing \$200,000 match funding for application to the Texas Military Preparedness Commission (TMPC) for a grant to improve the existing Visitor's Control Center located at the main gate on Arnold Blvd. The total project cost was \$1.75 million. A 20% match (\$350,000) from the community was required in order to apply. MAC requesting the DCOA provide \$200,000 (11.4%) of the match, and in-kind contributions from the federal government were to make up the difference. The application was unfortunately denied.

THE REQUEST

The MAC is still working to secure additional state grant funds to further improve Dyess' military value, thereby further protecting it from possible closure actions. The TMPC grant program is again available for possible funding for a different project:

"This is a new construction project to relocate approximately 3,000 feet of the Dyess Air Force Base perimeter fence adjacent to the airfield in order to comply with FAA and Department of Defense guidelines. The current fence line is 750 feet from the runway, which does not meet the lateral clearance zone requirement which prohibits obstructions within 1,000 feet of the runway centerline. After receiving years of waivers to this requirement, the current fence has been classified as a permanent obstruction in accordance with FAA part 77 standards. Dyess AFB officials recently exchanged land with the owner of this property, allowing the fence line to be relocated in compliance with FAA criteria and removing this safety concern affecting the 33 B-1B's and 28 C-130J's assigned to Dyess AFB as well as all visiting aircraft."

The total project cost is \$563,360 as proposed by a local fencing company. A required community match is now 50%, up from 20% last year. MAC is requesting the DCOA provide 35%, or \$198,880, of the match, and in-kind contributions from the federal government such as design work and surveying will make up the difference. The application is due October 16, 2017.

The attached memorandum from MAC dated September 25, 2017, references two projects being pursued, however, subsequent discussions with Chamber staff indicate that the Visitor Control Center project is no longer being pursued in the application.

FISCAL IMPACT

TMPC grant match of 35%, up to \$198,800, contingent on grant award

STAFF RECOMMENDATION

None.

ATTACHMENTS

Memorandum from MAC dated September 25, 2017
Resolution DCOA-2018.01

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MEMORANDUM

TO: Board of Directors, Development Corporation of Abilene

FROM: Abilene Chamber of Commerce, Military Affairs Committee

RE: Request for Local Match Grant Funding, Texas Military Preparedness Commission (TMPC)

DATE: September 25, 2017

As you are aware, the DCOA last year approved potential local matching funds in support of the TMPC/Defense Economic Adjustment Assistance Grant (DEAAG) in the amount of \$200,000. Those funds sought to leverage state and federal resources for a Visitor Control Center improvement project on Dyess Air Force Base. Unfortunately, the grant application was not successful at that time and the DCOA's pledged matching contribution was not utilized.

This year, the Texas legislature has again appropriated funds to be awarded through TMPC to eligible defense communities in Texas, with the specific intent to improve military value and protect those bases from potential closure actions in the future. The legislation requires matching funds from the community as a prerequisite for the grant, unless waived by the committee.

Together with the City of Abilene, the Chamber's MAC again intends to apply for funding for up to two projects, both of which under currently under final evaluation by the MAC, the City and Dyess.

Those two projects potentially include a renewed application for the Visitor Control Center project estimated to cost \$1.75 million as well as potential relocation of one portion of the fence line that surrounds the installation at total cost estimated at \$563,359.76.

Collectively, we are again requesting your approval of an amount up (not to exceed) to \$200,000 to be used as matching funds, consistent with the local match pledge made by DCOA previously. Please advise of any questions you may have.

If you approve this use of DCOA funds, please provide documentation of this decision to be included in the City of Abilene's grant request no later than October 4. The application deadline is 5:00 PM, October 16, 2017.

Thank you for your consideration.

RESOLUTION NO. DCOA-2018.01

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 PERIMETER FENCING ON 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 DAFB's 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 identified by MAC were 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, DCOA 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, in February 2016, DCOA approved resolution DCOA-2016.11 authorizing \$200,000, or 11.4%, of a required 20% community funding match for application to the TMPC for a grant to improve the existing Visitor's Control Center located at the main gate on Arnold Blvd at a total project cost of \$1.75 million, which was denied; and,

WHEREAS, the TMPC grant program is again available for possible funding to relocate approximately 3,000 feet of the DAFB perimeter fence adjacent to the airfield in order to comply with FAA and Department of Defense guidelines at a total project cost of \$563,360; and,

WHEREAS, MAC is requesting the DCOA provide 35%, or \$198,880, of the required 50% community match, with in-kind contributions from the federal government such as design work and surveying making 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 One Hundred Ninety-Eight Thousand Eight Hundred Eighty and no/100's Dollars (\$198,880.00) to cover a portion (35%) of the required 50% community contribution for a TMPC grant to relocate approximately 3,000 feet of the DAFB perimeter fence adjacent to the airfield in order to comply with FAA and Department of Defense guidelines at a total project cost of \$563,360.
- PART 2.** Funding under this resolution is contingent upon award of the TMPC grant and 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 11th day of October, 2017.

ATTEST:

Jack Rich
Secretary/Treasurer

Dave Copeland
President

APPROVED:

Mark Zachary, Attorney at Law

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