

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, February 20, 2018, 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

February 20, 2018
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 January 22, 2018, board meeting.
3. Sales tax report for February 2018 and preliminary financial reports for December 2017.
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. Outstanding insurance claims
 - B. Prairie Dog Pet Products project
 2. 551.072 (Deliberations about Real Property) and 551.071 (Consultation with Attorney)
 - A. Acquisition of parcels of land in West Abilene
 3. 551.074 (Personnel Matters)
 4. 551.087 (Business Prospect/Economic Development)
 - A. Project Lady Bug
 - B. Project CO2
 - C. Project Rubber Tree
5. Discussion and possible approval of a resolution authorizing an easement in the Five Points Business Park on the DCOA-owned property at 6450 Five Points Parkway, occupied by Pactiv Industries.
6. Discussion and possible approval of a resolution authorizing funding for another session of the Fast Track Welding program.
7. Discussion and possible approval of a resolution authorizing funding to sponsor a Regional Job Fair hosted by the Workforce Center.

8. Discussion and possible approval of a resolution authorizing assistance for Project Rubber Tree.
9. Discussion of the next monthly board meeting scheduled for Tuesday, March 13, 2018 at 1:30 p.m.
10. Adjournment.

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the _____ day of _____, 2018, 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 MEETING MINUTES
January 22, 2018

MEMBERS PRESENT:	John Beckham Vic Corley	Jack Rich Seaton Higginbotham	Greg Blair
STAFF PRESENT:	Kent Sharp	Kim Tarrant	
GUESTS PRESENT:	Mark Zachary Bruce Kreitler Mike Rains Justin Jaworski Brian Bethel Victor Sotelo Dave Copeland	McMahon Law Firm City Council Finance Dept. City of Abilene Abilene Industrial Foundation Abilene Reporter News KTAB Shelton Family Foundation	

- 1. CALL THE MEETING TO ORDER:** Vice President John Beckham called the meeting to order at 1:30 p.m. at 174 Cypress St., 3rd floor conference room, Abilene Texas.
- 2. PRESENTATION OF PROCLAMATION FROM CITY OF ABILENE TO FORMER BOARD PRESIDENT DAVE COPELAND:** Vice President John Beckham and Councilman Bruce Kreitler presented former board President Dave Copeland with a Certificate of appreciation from the Mayor's office for his faithful and dedicated service to the Development Corporation of Abilene and the City of Abilene.
- 3. PRESENTATION BY VICE PRESIDENT JOHN BECKHAM TO FORMER BOARD PRESIDENT DAVE COPELAND:** Vice President John Beckham presented former board President Dave Copeland with a plaque of appreciation from the DCOA for his years of service on the DCOA Board.
- 4. WELCOME REMARKS FOR NEW BOARD MEMBERS VIC CORLEY AND SEATON HIGGINBOTHAM:** Vice President John Beckham welcomed the newly appointed board members Mr. Vic Corley and Mr. Seaton Higginbotham to the DCOA board.
- 5. OFFICER ELECTIONS: PRESIDENT, VICE PRESIDENT AND SECRETARY/TREASURER:** Jack Rich moved to elect John Beckham as the DCOA board president, Greg Blair seconded and the motion carried. Greg Blair moved to elect Jack Rich as Vice President, Seaton Higginbotham seconded and the motion carried. Jack Rich moved to elect Greg Blair as Secretary/Treasurer, Vic Corley seconded and the motion carried
- 6. APPROVAL OF MINUTES FROM THE DECEMBER 20, 2017 BOARD MEETING:** Greg Blair moved to approve the minutes from the December 20, 2017, board meeting. Jack Rich seconded and the motion carried.
- 7. SALES TAX REPORT FOR JANUARY 2018 AND PRELIMINARY FINANCIAL REPORTS FOR OCTOBER AND NOVEMBER 2017:** Mike Rains with the Finance Department presented the sales tax report for January 2018. The sales tax rebate for

January is \$3,434,497.56, which represents November sales. Economic Development received \$858,624.39, which is 8.25% above last year and 8.25% above the projected FY18 budget amount. For the period October through January, sales tax is 5.81% above last year and 5.81% above the approved FY18 budget amount. The DCOA's total current assets as of October 31, 2017, were \$25,156,685. The October revenues totaled \$997,908 and total expenditures were \$264,331 with \$32,000 being spent on two different projects. The November 30, 2017 balance sheet in the board's packet was incorrect, and a corrected one was emailed to the board shortly after the end of the board meeting. The November revenues totaled \$1,073,324 and total expenditures were \$719,732 with \$520,193 being spent on seven different projects.

8. 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 John Beckham announced the date is January 22, 2018, and the time is 1:55 p.m. Later, President Beckham announced the date is still January 22, 2018, and the time is 3:48 p.m. No vote or action was taken in Executive Session.

9. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT WITH AEP AND FUNDS FOR INSTALLATION OF STREETLIGHTS IN THE FIVE POINTS BUSINESS PARK: Kent Sharp, CEO of the DCOA, requested approval of resolution No. DCOA-2018.09 authorizing a contract with AEP and funding of \$80,560 for installation of streetlights in the Five Points Business Park. The streetlights will help cut down on illegal drag racing, which causes damage to property, fences and infrastructure, and help prevent illegal dumping. Lights on 37' steel embedded poles will be installed along Polaris Dr. and Five Points Parkway approximately 350 ft. apart. The existing wood poles on Marigold St. will have 16' arms installed to illuminate the street. The monthly power charge for each street light will be approximately \$10 paid by the DCOA out of the building maintenance fund.

Seaton Higginbotham moved to approve Resolution No. DCOA-2018.09 authorizing a contract with AEP and funding for the installation of 12 streetlights in the Five Points Business Park in the amount of Eighty Thousand Five Hundred Sixty Dollars and no/100 (\$80,560). Vic Corley seconded and the motion passed. Greg Blair abstained from voting because of his current affiliation with AEP.

10. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE CEO TO GRANT AN EASEMENT TO AEP IN THE FIVE POINTS BUSINESS PARK: This item was not discussed.

11. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A DESIGN CONTRACT WITH JACOB & MARTIN FOR REBUILDING VINE ST. AND SOLICITATION OF BIDS FOR CONSTRUCTION: Kent Sharp requested authorization for a design contract with Jacob & Martin for rebuilding Vine St. and funding of not more than \$30,000 for base services and reimbursable costs. The DCOA owns the property on the east side of the street from S. 39th St. to 4141 Vine. In 2011, AbiMar

Foods began leasing one of the warehouses and now occupies all of the warehouse space. Due to increased heavy truck activity on Vine over the last several years, large potholes and areas of failed asphalt are evident. After a lengthy discussion centered on the cost of the engineering contract with Jacob & Martin, Greg Blair proposed to postpone the vote until Mr. Sharp speaks with the City's engineering department on their availability to design the project and the associated cost.

12. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL ASSISTANCE FOR BROADWIND TOWERS INCLUDING SALE OF LAND TO BROADWIND TOWERS: Kent Sharp requested approval to sell a 4.5-acre vacant lot located in the Five Points Business Park to Broadwind Towers for \$60,000, less closing costs, under a new financial assistance agreement. The property is adjacent to land already owned by Broadwind and due to an increased demand for wind towers, the company will hire 100 new employees. The additional land is needed for inventory storage. The company will be required to install base material and fence the lot within 9 months from the date of closing on the purchase or pay a penalty of \$10,000 to the DCOA.

Seaton Higginbotham made the motion to approve resolution DCOA 2018.07, as revised, authorizing the sale of a 4.5-acre vacant lot to Broadwind Towers for Sixty Thousand and no/100's Dollars (\$60,000) under a separate agreement for financial assistance. Greg Blair seconded and the motion passed.

13. DISCUSSION OF NEXT MONTHLY BOARD MEETING: President Beckham announced the next scheduled meeting of the DCOA would be Tuesday, February 20, 2018, at 1:30 p.m.

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

John Beckham, President

MEMORANDUM

February 07, 2018

TO: Robert Hanna, City Manager

FROM: Mike Rains, Director of Finance 

SUBJECT: February Sales Tax

The sales tax rebate for February is \$5,569,512.83 which represents December sales. This is 27.47% above last year and 27.47% above the projected FY 18 budget amount. The breakdown of the rebate is \$4,177,134.62 to the General Fund and \$1,392,378.21 for economic development. Of this rebate, \$130,853.16 is from prior periods, audit payments, future payments, and unidentified payments. For the period of October through February, sales tax is 11.18% above last year and 11.18% above the approved FY 18 budget amount. I have requested the detail from the state.

Should you have any questions, please contact me.

Cc: Mindy Patterson, Assistant City Manager
Michael Rice, Assistant City Manager

**CITY OF ABILENE
SALES TAX COMPARISON**

Accounting Period Month	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL
	Actual 2016-17	Actual 2016-17		Actual 2017-18	Actual 2017-18	
October	\$2,511,352.80	\$837,117.60	\$3,348,470.40	\$2,638,770.11	\$879,590.03	\$3,518,360.14
November	2,792,056.28	930,685.42	3,722,741.70	2,893,562.65	964,520.88	3,858,083.53
December	2,243,907.19	747,969.06	2,991,876.25	2,395,055.97	798,351.99	3,193,407.96
January	2,379,642.60	793,214.20	3,172,856.80	2,575,873.17	858,624.39	3,434,497.56
February	3,277,055.77	1,092,351.92	4,369,407.69	4,177,134.62	1,392,378.21	5,569,512.83
YTD	<u>\$13,204,014.64</u>	<u>\$4,401,338.20</u>	<u>\$17,605,352.84</u>	<u>\$14,680,396.52</u>	<u>\$4,893,465.50</u>	<u>\$19,573,862.02</u>
March	\$2,271,451.66	\$757,150.55	\$3,028,602.21			
April	2,280,576.71	760,192.23	3,040,768.94			
May	3,048,245.25	1,016,081.75	4,064,327.00			
June	2,303,207.45	767,735.82	3,070,943.27			
July	2,415,625.09	805,208.36	3,220,833.45			
August	3,000,777.33	1,000,259.11	\$4,001,036.44			
September	2,440,024.41	813,341.47	\$3,253,365.88			
	<u>\$30,963,922.54</u>	<u>\$10,321,307.49</u>	<u>\$41,285,230.03</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, INC.
1/2 CENT SALES TAX REVENUE
Monthly and Year-to-Year Comparisons

Accounting Period Month	Actual 2016-17	Actual 2017-18	% Change
October	\$837,118	\$879,590	5.07%
November	930,685	964,521	3.64%
December	747,969	798,352	6.74%
January	793,214	858,624	8.25%
February	1,092,352	1,392,378	27.47%
YTD	\$4,401,339	\$4,893,465	11.18%
March	\$757,151		
April	760,192		
May	1,016,082		
June	767,736		
July	805,208		
August	1,000,259		
September	813,341		
	10,321,308		

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 February '18 represents December '17 sales. Approximately \$32,713.29 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 2013-14	Actual 2014-15	Actual 2015-16	Actual 2016-17	Actual 2017-18
October	\$815,126	\$868,660	\$818,682	\$837,118	\$879,590
November	896,761	987,887	980,001	930,685	964,521
December	766,502	836,922	734,411	747,969	798,352
January	744,242	798,120	755,093	793,214	858,624
February	1,061,353	1,137,082	1,139,896	1,092,352	1,392,378
FY TOTAL	<u>\$4,283,983</u>	<u>\$4,628,672</u>	<u>\$4,428,082</u>	<u>\$4,401,338</u>	<u>\$4,893,465</u>
March	\$743,945	\$759,360	\$728,841	\$757,151	
April	726,196	733,667	779,083	760,192	
May	981,409	1,019,627	971,507	1,016,082	
June	773,012	822,955	754,439	767,736	
July	794,307	778,812	757,642	805,208	
August	966,814	998,076	985,002	1,000,259	
September	845,806	811,136	756,171	813,341	
YTD	<u>\$10,115,471</u>	<u>\$10,552,304</u>	<u>\$10,160,766</u>	<u>\$10,321,307</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
December 31, 2017 and 2016

	December 2017	December 2016
Current Assets:		
Cash and cash investments	\$ 23,665,193	\$ 21,929,041
Accounts receivable	2,606,933	1,677,765
Due from other governments	1,834,074	1,757,691
Total Current Assets	28,106,200	25,364,497
Noncurrent Assets:		
Notes receivable, net	3,178,150	3,586,267
Notes receivable - earning economic incentives	11,396,856	8,341,277
Capital assets	63,885,149	62,437,447
Accumulated depreciation	(15,831,323)	(14,190,010)
Total capital assets, net	48,053,826	48,247,437
Total Noncurrent Assets	62,628,832	60,174,981
Total Assets	\$ 90,735,032	\$ 85,539,478
Liabilities		
Current:		
Accounts payable	\$ 9,906	\$ 40,944
Accrued expenses	2,606,933	1,677,765
Total Current Liabilities	2,616,839	1,718,709
Total Liabilities	2,616,839	1,718,709
Net Position		
Net Investment in capital assets	48,053,826	48,247,437
Restricted for contractual obligations	12,060,112	14,415,277
Unrestricted, designated for purposes of trust	28,004,255	21,158,055
Total Net Position	88,118,193	83,820,769
Total Liabilities and Net Position	\$ 90,735,032	\$ 85,539,478

DEVELOPMENT CORPORATION OF ABILENE
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For three months ending December 30, 2017 and 2016

	December 2017	Fiscal YTD 2018	Fiscal YTD 2017
Revenues:			
Sales and use taxes	\$ 798,352	\$ 2,642,463	\$ 2,515,772
Investment earning	24,046	62,113	31,016
Building rental / land lease	88,869	266,624	266,909
Sale of Building	1,491,496	1,491,496	-
Miscellaneous revenue	-	11,298	13,645
Total Revenues	<u>2,402,763</u>	<u>4,473,994</u>	<u>2,827,342</u>
Expenses:			
Economic Development Projects	315,425	867,618	400,643
Life Sciences property maintenance	19,265	79,882	85,428
DCOA property maintenance	32,004	79,129	56,747
Abilene Industrial Foundation	54,225	125,672	42,079
TTU Small Business Development Center	19,294	33,881	24,225
Chamber Military Affairs	-	-	-
Airport Business Development Manager	5,411	11,062	16,141
Economic Development Operating Division	64,954	297,396	273,734
Total Expenditures	<u>510,578</u>	<u>1,494,640</u>	<u>898,997</u>
Changes In Net Position	1,892,185	2,979,354	1,928,345
Net Position at Beginning of Period	<u>86,226,008</u>	<u>85,138,839</u>	<u>81,892,424</u>
Net Position at End of Period	<u>\$ 88,118,193</u>	<u>\$ 88,118,193</u>	<u>\$ 83,820,769</u>

Summary of Current Period Economic Development Projects:	
EASI De-Fuel Truck	\$ 1,950
Abimar Foods 2015, principal reduction	300,000
Communities in School, job training	4,221
Donald Harding Jr - Services	2,000
18/36 Park Development	7,254
Total	<u>\$ 315,425</u>

**Development Corporation of Abilene
Economic Program Status
As of December 30, 2017**

Economic Programs:	Project	Amount Budgeted	Prior Years Disbursement	Current Year Disbursement	Balance reserved for budgeted programs
Murf Systems	4998	\$ 237,240	\$ 237,240	\$ -	\$ -
TTU Pharmacy School	5242	2,018,255	2,018,255	-	-
TTU 842 Pine	5308	1,020,231	1,020,231	-	-
Enavail, LLC	5316	709,070	386,241	322,829	-
Petrosmith Ph 5	5330.1	301,334	301,334	-	-
TTUHSC School of Nursing	5331	1,345,621	1,345,621	-	-
Rentech '12	5342	500,000	470,000	30,000	-
Hangar Doghouses A/E	5348.1	423,000	352,301	-	70,699
EASI De-Fuel Truck	5354	111,560	101,600	3,900	6,060
Tucker Energy Services	5359	585,000	171,705	173,503	239,792
Five Points Infrastructure	5359.1	1,000,000	137,491	-	862,509
5 Pts RR Expansion	5363.1	30,800	24,320	-	6,480
Fehr Foods Expansion	5368	5,123,000	4,852,997	-	270,003
Fehr Foods 14	5378	160,278	160,278	-	-
BWJ Consulting	5382	619,000	372,260	-	246,740
Datoo Technologies	5385	234,785	142,785	-	92,000
DCOA Strategic Planning	5386	130,000	125,000	-	5,000
Coca Cola Refreshments	5387	-	-	-	-
Martin Sprocket & Gear	5388	-	-	-	-
Industrial Maintenance Training AISD	5389	121,976	71,976	15,690	34,310
Lone Star Canvas	5390	50,000	-	-	50,000
Abimar Foods 2015	5391	600,000	300,000	300,000	-
BCBS Roof Repairs - A/E	5392.1	300,000	-	-	300,000
BCBS Roof Repairs - Construction	5392.2	2,700,000	-	-	2,700,000
TTUHSC School of Public Health	5393	557,552	557,552	-	-
Praire Dog Pet Products	5394	-	-	-	-
Broadwind Towers	5400	110,000	-	-	110,000
TSTC New Abilene Campus	5401	4,179,600	179,600	-	4,000,000
Communities in Schools	5403	80,850	19,203	8,442	53,205
City Owned Surplus Land	5404	386,960	384,442	-	2,518
Donald Hardin, Jr. Service Contract	5405	28,500	6,000	6,000	16,500
18/36 Park Development	5406	62,950	-	7,254	55,696
BE In Abl Grant	5407	250,000	-	-	250,000
Dyess-TMPC Grant Match	5408	198,880	-	-	198,880
Subtotal Economic Program Obligation Reserve		\$ 24,176,442	\$ 13,738,432	\$ 867,618	\$ 9,570,392

Plus Administrative Division Obligations:

Economic Development Operating Division	Division 2760	899,177	-	297,396	601,781
Life Sciences Property Maintenance	Division 2765	270,650	-	79,882	190,768
DCOA Property Maintenance	Division 2775	471,490	-	79,129	392,361
Abilene Industrial Foundation	Division 2775	648,275	-	125,672	522,603
TTU Small Business Dev Center	Division 2775	245,000	-	33,881	211,119
Chamber Military Affairs	Division 2775	397,000	-	-	397,000
Airport Business Development Manager	Division 2775	185,150	-	11,062	174,088
Subtotal Administrative Divisions Obligation Reserve		\$ 3,116,742	\$ -	\$ 627,022	\$ 2,489,720
Total reserve for obligated programs					\$ 12,060,112

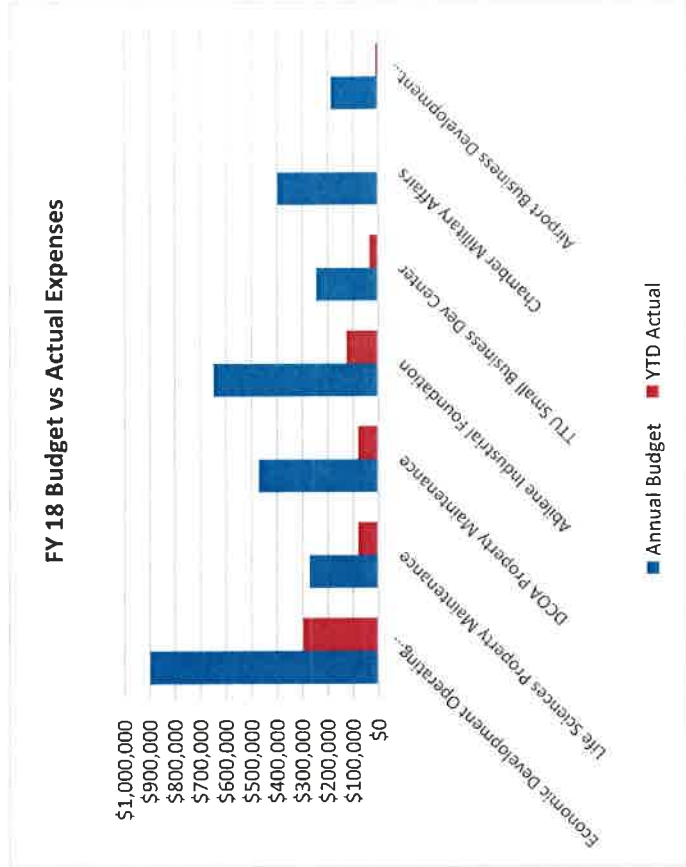
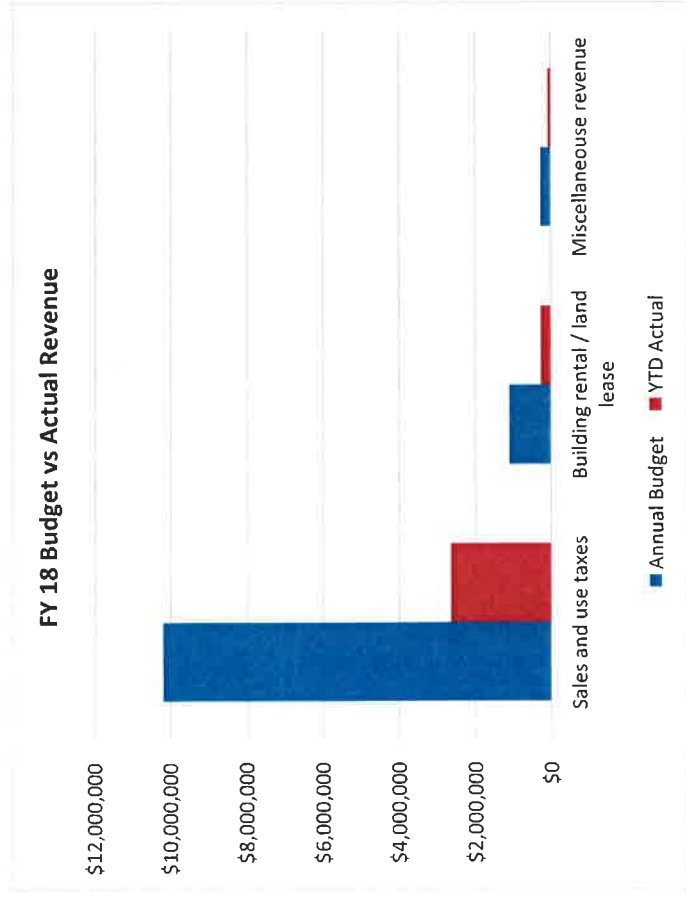
DCOA Board approved projects waiting for signed contracts:

	Amount	Expiration Date
Dyess JLUS	\$ 50,000	06/30/18
	<u>\$ 50,000</u>	

**Development Corporation of Abilene
Revenue and Expense
Budget vs Actual Comparison
October 2017 - December 2017**

Revenue	Annual Budget	YTD Actual	% of Budget
Sales and use taxes	10,201,313	2,642,463	26%
Building rental / land lease	1,091,618	266,624	24%
Miscellaneous revenue	261,190	73,411	28%
Revenue	11,554,121	2,982,498	26%

Expenses	Annual Budget	YTD Actual	% of Budget
Economic Development Operating Division	899,177	297,396	33%
Life Sciences Property Maintenance	270,650	79,882	30%
DCOA Property Maintenance	471,490	79,129	17%
Abilene Industrial Foundation	648,275	125,672	19%
TTU Small Business Dev Center	245,000	33,881	14%
Chamber Military Affairs	397,000	-	0%
Airport Business Development Manager	185,150	11,062	6%
	3,116,742	627,022	20%



DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: February 20, 2018

PROJECT: AEP Easement for Pactiv in Five Points Business Park

STAFF: Kent Sharp, CEO

BACKGROUND INFORMATION

Pactiv Industries leases the Spec 2 building in the Five Points Business Park at 6450 Five Points Parkway. Pactiv is an indirect wholly-owned subsidiary of Reynolds Group Holdings Limited, which manufactures custom and stock foodservice/food packaging products in a variety of materials. Plastic pellets are shipped to the plant by rail for use in the manufacturing process.

To save on energy costs, the company would like to replace the existing four (4) meter 480V system with a single meter 12KV system. The general scope and objective of the project is to separate the three existing underground feeders/transformers from AEP's two 200-amp tap boxes and reroute these existing feeders to a single primary metering point. AEP will provide the new single primary meter point. This allows AEP to deliver wholesale power to the facility; however, the company will own the new equipment and is responsible for any repairs needed.

New concrete equipment pads will be installed along with new conduits between the new AEP 600-amp tap box and the Primary Meter equipment (PME), new conduits and cabling from AEP's PME to Pactiv's new 15kv Protection switchgear, and locating, excavating new conduits from Pactiv's 15kv protection switchgear to the reroute interception point for the existing underground transformer feeders.

THE REQUEST

AEP requires a utility easement and right of way for the new equipment installation. The easement shall be twenty (20) feet in width, ten (10) feet on either side of the centerline, and depicted on the attached drawing.

Staff requests the board authorize the easement as described.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Staff recommends the board approved resolution DCOA-2018.10 authorizing an easement and right of way to AEP for installation of new equipment to benefit Pactiv.

ATTACHMENTS

Drawings showing location of easement
Resolution DCOA-2018.10

S:\DCOA\Meeting Memos\FY2018\Pactiv AEP Easement 02-20-18.doc

EXHIBIT A



GPS
32.459477
-99.811976

TAYLOR



GPS
32.459480
-99.811878

Five Points Business Park,
Block B, Lot 3, Acres 24.283
Abstract 354
T&P.R.R.CO.
Taylor County Texas
SDS

WR 65130280

System : Lat./Long
Datum : WGS 1984



RESOLUTION NO. DCOA-2018.10

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING A UTILITY EASEMENT AND RIGHT OF WAY IN THE FIVE POINTS BUSINESS PARK ("PARK") TO AEP FOR NEW EQUIPMENT INSTALLATION TO BENEFIT PACTIV INDUSTRIES ("PARK").

WHEREAS, Pactiv leases the Spec 2 building in the Five Points Business Park at 6450 Five Points Parkway; and,

WHEREAS, Pactiv is an indirect wholly-owned subsidiary of Reynolds Group Holdings Limited, which manufactures custom and stock foodservice/food packaging products in a variety of materials; and,

WHEREAS, to save on energy costs, Pactiv would like to replace the existing four (4) meter 480V system with a single meter 12KV system; and,

WHEREAS, the general scope and objective of the project is to separate the three existing underground feeders/transformers from AEP's two 200-amp tap boxes and reroute these existing feeders to a single primary metering point; and,

WHEREAS, AEP will provide the new single primary meter point, which allows AEP to deliver wholesale power to the facility; however, the company will own the new equipment and is responsible for any needed repairs; and,

WHEREAS, AEP requires a utility easement and right of way for the new equipment installation, which shall be twenty (20) feet in width, ten (10) feet on either side of the centerline; and,

WHEREAS, staff requests DCOA authorize an easement and right of way to AEP for installation of new equipment to benefit Pactiv.

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

PART 1. DCOA authorizes an easement and right of way to AEP, as described above and depicted on attached Exhibit A, at 6450 Five Points Parkway in the Five Points Business Park for installation of equipment necessary to reroute the existing feeders/transformers to a single primary metering point. The property is leased by Pactiv Industries, which initiated and will benefit from the project.

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(s) and all other related documents on behalf of the DCOA.

ADOPTED this the 20th day of February, 2018.

ATTEST:

Jack Rich
Vice President

John Beckham
President

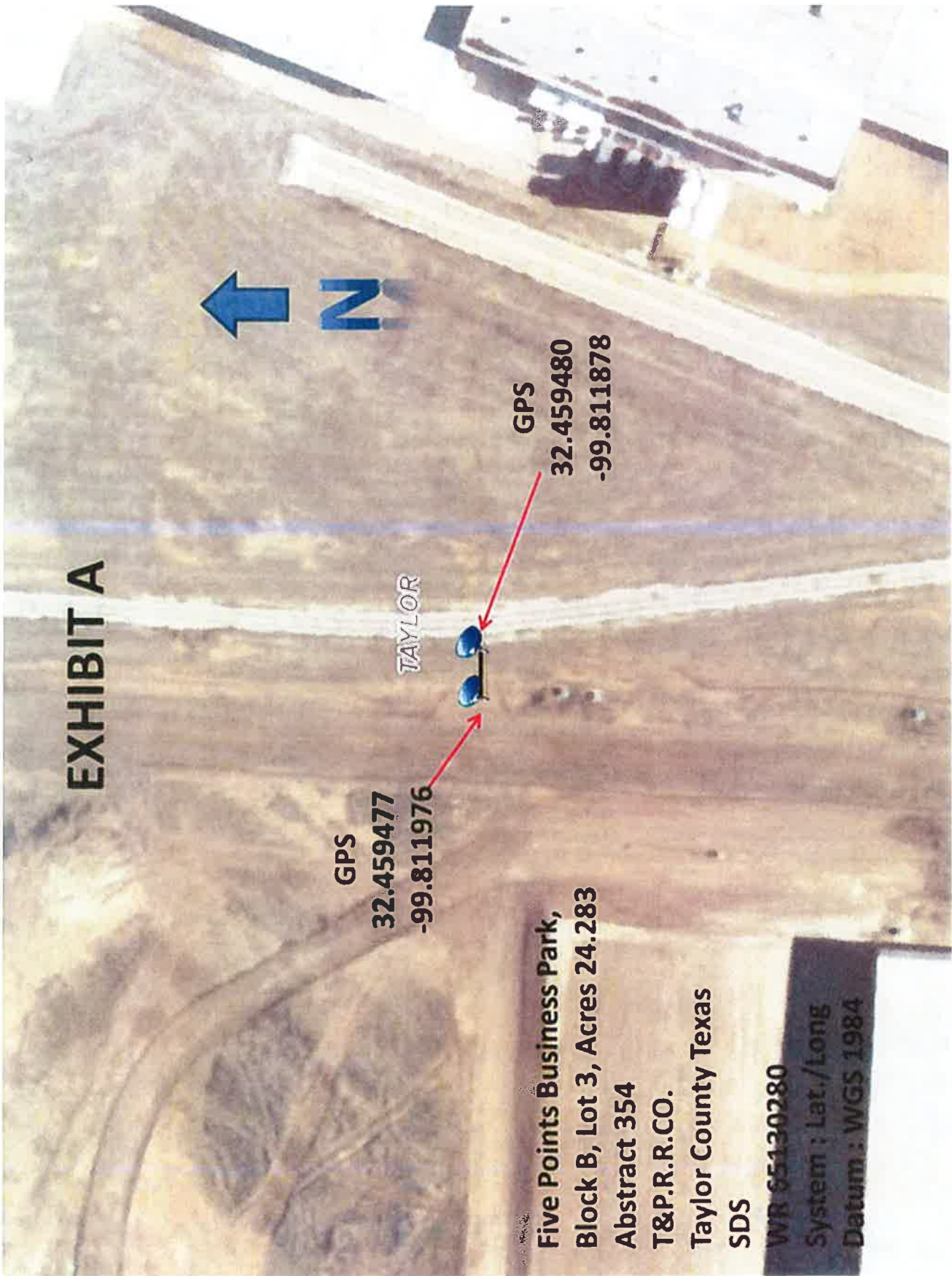
APPROVED AS TO FORM:

Mark Zachary, Attorney at Law

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5.5

Exhibit A



DEVELOPMENT CORPORATION OF ABILENE, INC.

BOARD AGENDA

MEETING DATE: February 20, 2018

PROJECT: Fast Track Welding Training Program Extension

STAFF: Kent Sharp, CEO

BACKGROUND

In 2006, DCOA approved funds for the development of a pilot program for intensive welder training. DCOA partnered with Cisco College and the Workforce Center of West Central Texas (Workforce Center) to produce a 5-week training program offered three times with class size limited to 14. In week one, applicants were screened then tested (both skills and drug), and trained in “soft” skills (making a job application, interviewing, etc.). In weeks 2-5, the participants underwent 120 hours of training. Since then, the board approved funding to continue the program, which is needed to assist local manufacturers find and hire qualified welders. The following depicts the board’s continuing support of the program:

Date of board approval	Number of Sections	Amount Approved	Amount Funded	Number of Trainees
July 2006 (Pilot)	1 through 3	\$127,243	\$124,244	42
January 2007	4 and 5	\$ 26,000	\$ 17,600	24
May 2007	6 through 9	\$ 37,600	\$ 28,306	44
January 2012	10 through 15	\$417,438	\$287,044	80
March 2014	16 and 17	\$248,462	\$154,702	41
TOTAL		\$856,743	\$611,896	231

The board also funded two training sections in 2008 for Broadwind Towers (formerly Tower Tech Systems) at \$70,226 for a total of 26 trainees. The oil and gas industry pulls welders out of Abilene when the price per barrel is high, causing a shortage of qualified welders to fulfill the needs of our local manufacturers. The extension of training funds approved in January 2012 included lengthening of the welding training program by one week to 6 weeks to allow sufficient time for trainees to obtain four certifications, as requested by employers. Trainees received 192 hours of intensive welding training to prepare them for AWS Procedure Tests in the following: 1G, 2G, 3G and 6G positions. Eighty trainees completed the courses.

In 2014, the Workforce Center visited 11 local manufacturers and identified a continuing need for entry-level welders. It was also determined the course curriculum should include weld types 1G, 2G, 3G and 4F, eliminating the 6G weld type which is the most complex of the 4 types offered. By eliminating the 6G weld type, instructors were able to spend more time on welds that are actually tested during the hiring process, improving the trainee’s likelihood of being hired. The total cost included the instructor, tuition/fees, books, OSHA training, use of equipment, and consumables. Also included were employability skills training, drug tests, employment assessments, background checks and a weekly stipend of \$150 to assist the trainees with living expenses while in training.

THE REQUEST

Workforce Center again proposes another Fast Track Welding session for 20 new students to meet the needs of our local manufacturers. The session will be six (6) weeks in length and conducted on the Cisco College Abilene campus. The budget is:

Cisco College (20 students)

Instructional costs (F/T and P/T instructors)	\$ 14,400
Tuition/Fees	\$ 9,216
Instructional Materials	\$ 500
Equipment (clothing, gloves, glasses, dimming helmet, books and other)	\$ 10,340
Consumables (wire, gasses, metal plates, saw blades etc.)	<u>\$ 28,763</u>
Total Estimated Cost	\$ 63,219
Est. Cost per Trainee	\$ 3,161

The course curriculum will include much more hands-on training in stick welding, MIG and TIG welding and flux-cored welding. Cisco College is providing use of their welding lab and equipment. The Workforce Center is providing recruiting, group orientations, career counseling, job placement and follow-up services at no cost to the project. The Center will also provide all administration of the project. The cost of training for individuals who qualify under the Workforce Investment Opportunity Assistance (WIOA) program will be covered by Workforce Solutions and not invoiced to DCOA.

FISCAL IMPACT

One session of Fast Track Welder Training in 2018 for up to 20 trainees \$63,219

STAFF RECOMMENDATION

Staff recommends approval of resolution no. DCOA-2018.12 authorizing funding up to \$63,219 for one new Fast Track Welder Training session in 2018.

ATTACHMENTS

Resolution DCOA-2018.12

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RESOLUTION NO. DCOA-2018.12

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING FUNDS TO EXTEND THE FAST TRACK WELDER TRAINING PROGRAM ONE ADDITIONAL SESSION IN 2018.

WHEREAS, the purpose of the DCOA is to expand employment opportunities for the citizens of Abilene; and,

WHEREAS, in 2006, DCOA approved funds for the development of a pilot program for intensive welder training to meet the immediate needs of local manufactures for welders; and,

WHEREAS, DCOA partnered with Cisco College and the Workforce Center of West Central Texas (Workforce Center) to produce a 5-week training program wherein applicants were screened then tested (both skills and drug), trained in “soft” skills (making a job application, interviewing, etc.), and given 120 hours of welding training; and,

WHEREAS, since then, the DCOA has provided total funding of \$611,896 to continue the program with a total of 231 trainees having completed the training through 2014; and

WHEREAS, the extension of training funds approved in January 2012 included lengthening of the welding training program by one week to 6 weeks to allow sufficient time for trainees to obtain four certifications; and,

WHEREAS, the Workforce Center again proposes another Fast Track Welding session for 20 new students that will be six (6) weeks in length and conducted on the Cisco College Abilene campus; and,

WHEREAS, the course curriculum will include much more hands-on training in stick, MIG and TIG, and flux-cored welding with Cisco College providing use of their welding lab and equipment; and,

WHEREAS, the Workforce Center will provide recruiting, group orientations, career counseling, job placement and follow-up services at no cost to the project; and,

WHEREAS, staff requests the DCOA approve funding for one more Fast Track Welder Training session in 2018.

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

PART 1. DCOA authorizes funding up to Sixty-Three Thousand Two Hundred Nineteen and no/100's Dollars (\$63,219.00) to extend the Fast Track Welder Training Program one more six-week session in 2018 for up to 20 trainees.

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

ADOPTED this the 20th day of February, 2018.

ATTEST:

Greg Blair
Secretary/Treasurer

John Beckham
President

APPROVED AS TO FORM:

Mark Zachary, Attorney At Law

6-4

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: February 20, 2018

PROJECT: Regional Job Fair Sponsorship

STAFF: Kent Sharp, CEO

BACKGROUND

The Workforce Center is hosting a Regional Job Fair at the Abilene Convention Center on April 11, 2018, which will include employers from the surrounding 19 counties. It's anticipated that 75 employers will rent booth space for \$50/each.

The total estimated cost for the Fair is \$9,545 as follows:

Exhibit Hall - \$550
Tables (80) - \$400
Chairs (160) - \$320
Sound System (mic) - \$50
Booth Assembly - \$1,500
Kitchen Rental - \$75
Table Cloths (50) - \$150
Media Marketing - \$3,250
Lunch - \$3,250

THE REQUEST

The Workforce Center has asked cities to help sponsor the event totaling \$6,000 as follows:

Breckenridge - \$500
Coleman - \$500
Brownwood - \$500
Cisco - \$500
Sweetwater - \$500
Abilene - \$3,500

Booth rentals are \$50/each. Staff recommends the board approve a sponsorship of \$3,500.

FISCAL IMPACT

Regional Job Fair sponsorship - \$3,500

STAFF RECOMMENDATION

Staff recommends approval of resolution no. DCOA-2018.11 authorizing a sponsorship of \$3,500 for a Regional Job Fair hosted by the Workforce Center on April 11, 2018.

ATTACHMENTS

Resolution DCOA-2018.11

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RESOLUTION NO. DCOA-2018.11

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. ("DCOA"), ABILENE, TEXAS AUTHORIZING A SPONSORSHIP FOR THE REGIONAL JOB FAIR ("FAIR") HOSTED BY THE WORKFORCE CENTER ON APRIL 11, 2018, AT THE ABILENE CONVENTION CENTER.

WHEREAS, the Workforce Center is hosting a Regional Job Fair at the Abilene Convention Center on April 11, 2018, which will include employers from the surrounding 19 counties; and,

WHEREAS, it's anticipated that 75 employers will rent booth space for \$50/each; and,

WHEREAS, the total estimated cost for the Fair is \$9,545 and includes rental of tables, table cloths and chairs, sound system, booth assembly, lunch and marketing; and,

WHEREAS, regional cities are being asked to provide sponsorship money, including Breckenridge, Coleman, Brownwood, Cisco, Sweetwater and Abilene; and,

WHEREAS, staff requests DCOA authorize a sponsorship for the Fair of \$3,500.

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

PART 1. DCOA authorizes a sponsorship of a Regional Job Fair hosted by the Workforce Center on April 11, 2018, at the Abilene Convention Center, in the amount of Three Thousand Five Hundred and no/100's Dollars (\$3,500.00).

PART 2. 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(s) and all other related documents on behalf of the DCOA.

ADOPTED this the 20th day of February, 2018.

ATTEST:

Greg Blair
Secretary/Treasurer

John Beckham
President

APPROVED AS TO FORM:

Mark Zachary, Attorney at Law

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ITEM #8

INFORMATION FOR THIS ITEM WILL BE AVAILABLE DURING THE BOARD MEETING.