

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Thursday, May 24, 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

May 24, 2018
1:30 p.m.

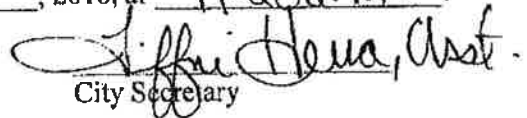
Develop Abilene Conference Room
174 Cypress St., 3rd floor

1. Call the meeting to order.
2. Approval of minutes from the April 23, 2018, board meeting.
3. Sales tax report for May 2018 and financial report for April 2018.
4. Discussion and possible approval of DCOA's semi-annual report of activities for six months ended March 31, 2018.
5. 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 properties in West Abilene
 - B. Property in South Abilene
 3. 551.074 (Personnel Matters)
 4. 551.087 (Business Prospect/Economic Development) and 551.071 (Consultation with Attorney)
 - A. Project NEXT
 - B. Project Prefab
6. Discussion and possible approval of a resolution authorizing funds for additional streetlights in the Five Points Business Park and new streetlights in the Access Business Park.
7. Discussion and possible approval of a resolution authorizing an easement to AEP in the Access Business Park for relocating an electric line.
8. Discussion of a preliminary DCOA budget for FY 2019.

9. Discussion of the next monthly board meeting.
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 21st day of May, 2018, at 11:20 a.m.


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
April 23, 2018

MEMBERS PRESENT: John Beckham Jack Rich Greg Blair
Vic Corley Seaton Higginbotham

STAFF PRESENT: Kent Sharp Kim Tarrant

GUESTS PRESENT: Mark Zachary - McMahon Law Firm; Bruce Kreitler and Donna Albus - City Council; Marjorie Knight - Finance Dept. City of Abilene; Justin Jaworski - Abilene Industrial Foundation; Rick Denbow – TSTC; Michael Rice - City of Abilene; Doug Peters - Abilene Chamber of Commerce; Doug Williamson and Gray Bridwell - Military Affairs; Judy Wilhelm – SBDC; Don Green and Kate Alvarez – Airport

1. CALL THE MEETING TO ORDER: President John Beckham called the meeting to order at 1:30 p.m. at 174 Cypress St., 3rd floor conference room, Abilene Texas.

2. APPROVAL OF MINUTES FROM THE MARCH 13, 2018, BOARD MEETING: Jack Rich moved to approve the minutes from the March 13, 2018, board meeting. Seaton Higginbotham seconded and the motion carried.

3. SALES TAX REPORT FOR APRIL 2018 AND FINANCIAL REPORTS FOR FEBRUARY 2018 AND MARCH 2018: Marjorie Knight with the Finance Department presented the sales tax report for April 2018. The sales tax rebate for April is \$3,196,162, which represents February sales. Economic Development received \$799,040, which is 5.11% above last year and 5.11% above the projected FY18 budget amount. For the period October through April, sales tax is 11.59% above last year and 11.59% above the approved FY18 budget amount. The DCOA's total current assets as of February 28, 2018 were \$29,431,412. The February revenues totaled \$1,474,057 and total expenditures were \$635,119 with \$339,595 being spent on four different projects. The total current assets as of March 31, 2018 were \$29,740,187. The March revenues totaled \$1,074,165 and total expenditures were \$788,559 with \$598,456 being spent on six different projects.

4. PRESENTATION OF SEMI-ANNUAL REPORTS OF ACTIVITIES FOR SIX MONTHS ENDED MARCH 31, 2018, BY: TTU SMALL BUSINESS DEVELOPMENT CENTER, ABILENE CHAMBER OF COMMERCE FOR MILITARY AFFAIRS COMMITTEE, CITY OF ABILENE AIRPORT BUSINESS DEVELOPMENT MANAGEMENT PROGRAM, ABILENE INDUSTRIAL FOUNDATION:

Texas Tech University Small Business Development Center (SBDC):

Judy Wilhelm, Director of the SBDC, presented their semi-annual report to the DCOA. During the first six months of FY18, SBDC logged 107.5 jobs created, 25 new businesses opened and capital formation of \$4,246,242. A third-party survey will be conducted by the National Business Research Institute and sent to SBDC clients. The focus is to capture the quality of service received from the SBDC, businesses assisted, gross sales revenue, number of employees, type of business and jobs retained. A new venture undertaken is the BE in Abilene program, giving specialized training for all the applicants compiling a business plan to be submitted. Once the winners have received their funding, SBDC will step up their involvement to make sure they stay in compliance and the funds are used properly. Other programs the SBDC is involved in include

bringing Dyess AFB contractors and procurement personnel together to showcase upcoming projects and the Young Entrepreneurs of the community.

City of Abilene Airport Business Development (ABI):

Kate Alvarez, Marketing and Development Manager for the Abilene Regional Airport, presented their semi-annual report to the board. In the last six months a new advertising campaign was launched “One-Stop to the Rest of the World” for commercials on TV & radio, plus print. Numbers are down compared to last year due to American Airlines making a big change in January, February & March affecting scheduling frequency, size of aircraft and actual number of flights each day. ABI is still waiting to hear from the Small Community Air Service Development Grant on final awards. A Leakage & Market study is currently in the works.

Abilene Industrial Foundation:

Justin Jaworski, Executive Director of the Abilene Industrial Foundation (AIF), presented their semi-annual report to the board. There still exists a need for warehouse space and/or a Spec building of approximately 100,000 square feet ready to finish out. Several of the 15 leads received during the last 6 months were looking for space already built. One project needing to build came to fruition, Project Ladybug (Bright Farms), which will construct a hydroponic greenhouse facility up to 200,000 square feet with a capital investment of about \$17 million. During CTE month the AIF educated several influential community members on the jobs and industries here in Abilene by going on a tour of three local manufacturers; Broadwind Towers, AbiMar Foods and Eagle Aviation Services. The NEXT University program continues to yield success with 19 students completing classes in welding, HVAC, industrial maintenance and electrical. The BE in Abilene program involved not only the AIF, but ACU's Griggs Center for Entrepreneurship and the SBDC. Once winners are announced on May 15th they will be required to sign a three-year compliance agreement with the DCOA.

Abilene Chamber of Commerce Military Affairs (MAC):

Doug Williamson, Interim Vice President for Military Affairs, spoke about Abilene winning the Barksdale Trophy last November, which recognizes the community that best supports its military air base. Mr. Williamson went on to explain how MAC gets things done through relationships with military top brass at the Pentagon down to the young E-1 airmen, state and federal lawmakers, as well as local decision makers. One project MAC has worked on diligently for three (3) years is getting the new B-21 bombers at Dyess by the year 2025. Another project is applying for and securing the Defense Economic Adjustment Assistance Grant (DEAAG) recently awarded to Abilene to help relocate a fence on the base away from the runway. Thanks to the DCOA match funds and Dyess in kind contributions, the City is ready to start as soon as one more signature is obtained from the Air Force.

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.

2.2

President John Beckham announced the date is April 23, 2018, and the time is 2:27 p.m. Later, President Beckham announced the date is still April 23, 2018, and the time is 3:17p.m. No vote or action was taken in Executive Session.

6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING MATCH FUNDS TO REPAIR ROOFS ON HANGARS AND RECORDS/PARTS BUILDING AT THE ABILENE REGIONAL AIRPORT OCCUPIED BY EAGLE AVIATION SERVICES: Kent Sharp, CEO of the DCOA requested match funds in an amount not to exceed \$541,240, which is \$429,037 plus a 10% contingency for unexpected costs in the amount of \$49,203 to repair the roofs on Hangar 0, Hangar 1, Hangar 2, Hangar 3, Hangar 4 and the records building currently occupied by Eagle Aviation Services, Inc. (EASI). Four of the hangars are owned by the DCOA and one hangar is owned by the City of Abilene. The roofs received damage during the hail storm in June of 2014 and EASI hopes to begin the repairs as soon as possible.

Jack Rich moved to approve resolution DCOA-2018.16 as presented for match funds not to exceed \$541,240.00 to repair roofs on Hangar 1, Hangar 2, Hangar 3, Hangar 4 and the records building occupied by Eagle Aviation Services, Inc. Vic Corley seconded and the motion passed.

7. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT AND FUNDS FOR PHASE I CONSTRUCTION OF ROADS AND INSTALLATION OF UTILITIES IN THE ACCESS BUSINESS PARK: Kent Sharp requested approval of a contract with Bontke Bros. for Phase I development of Access Business Park to install streets and water/sewer and electric utilities. Staff recommends using concrete for the streets instead of asphalt, adding \$619,650 to the base bid price of \$1,134,336.50. Also requested is a 10% contingency of \$175,400 bring the total amount of funding to \$1,929,386.50. A discussion ensued regarding the merits of using concrete vs. asphalt. Concrete is more expensive up front, but less money for up-keep. The City requested DCOA install asphalt streets explaining City crews are better equipped to maintain asphalt over concrete streets.

Seaton Higginbotham moved to approve resolution DCOA-2018.18, changing the bid award to Epic Construction for installation of asphalt streets and funding of \$1,171,513.50 (\$1,065,013.50 base bid plus a 10% contingency of \$106,500). Greg Blair seconded and the motion passed.

8. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING MATCHING FUNDS TO ASSIST WITH THE CONSTRUCTION OF A ROAD FROM HWY 36 TO THE NEW TSTC CAMPUS AND OTHER BUSINESSES LOCATED ON THE WEST SIDE OF ABILENE REGIONAL AIRPORT FOR ONE-WAY ACCESS DUE TO TXDOT'S CHANGE IN TRAFFIC FLOW ON THE LOOP 322 ACCESS ROAD: Kent Sharp requested matching funds not to exceed \$140,000 to construct a new road from Hwy 36 to Navajo Trail at the airport, providing another point of egress for the new TSTC campus and other businesses. The DCOA's funding is for road construction only and is contingent on the City Council's approval of the road construction project. TSTC must also provide match funding to the City in the amount of \$300,000.

Jack Rich moved to approve resolution DCOA-2018.17, as presented, authorizing match funds not to exceed \$140,000 for construction of a road from Hwy 36 to access Navajo Trail and the new TSTC campus. Seaton Higginbotham seconded and the motion passed.

9. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE CEO TO ENTER INTO A PURCHASE CONTRACT FOR PROPERTIES IN WEST ABILENE AND AUTHORITY TO EXPEND UP TO \$15,000,000 TO CONDUCT DUE DILIGENCE ACTIVITIES RELATING TO PURCHASE CONTRACT: Kent Sharp requested authorization to enter into a purchase contract for properties in West Abilene plus the authority to spend up to \$15,000 relating to due diligence activities on the properties. Once due diligence activities are completed, staff will return to the board for approval to purchase.

Jack Rich moved to approve resolution DCOA-2018.15, as written, authorizing the CEO to enter into a purchase contract and expend up to \$15,000 in due diligence activities relating to the contract. Greg Blair seconded and the motion passed.

10. DISCUSSION OF NEXT MONTHLY BOARD MEETING: President Beckham announced the next scheduled meeting of the DCOA would be Thursday, May 24, 2018, at 1:30 p.m.


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

John Beckham, President

MEMORANDUM

May 09, 2018

TO: Robert Hanna, City Manager

FROM: Mike Rains, Director of Finance 

SUBJECT: May Sales Tax

The sales tax rebate for May is \$4,418,346.08 which represents March sales. This is 8.71% above last year and 8.71% above the projected FY 18 budget amount. The breakdown of the rebate is \$3,313,760 to the General Fund and \$1,104,586.52 for economic development. Of this rebate, \$128,966.76 is from prior periods, audit payments, future payments, and unidentified payments. For the period of October through May, sales tax is 11.16% above last year and 11.16% 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
March	2,271,451.66	757,150.55	3,028,602.21	2,735,613.92	911,871.30	3,647,485.22
April	2,280,576.71	760,192.23	3,040,768.94	2,397,121.59	799,040.53	3,196,162.12
May	3,048,245.25	1,016,081.75	4,064,327.00	3,313,759.56	1,104,586.52	4,418,346.08
YTD	<u>\$20,804,288.26</u>	<u>\$6,934,762.73</u>	<u>\$27,739,050.99</u>	<u>\$23,126,891.59</u>	<u>\$7,708,963.85</u>	<u>\$30,835,855.44</u>
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%
March	757,151	911,871	20.43%
April	760,192	799,041	5.11%
May	1,016,082	1,104,587	8.71%
YTD	\$6,934,763	\$7,708,964	11.16%
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 May '18 represents March '18 sales. Approximately \$32,241.69 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
March	743,945	759,360	728,841	757,151	911,871
April	726,196	733,667	779,083	760,192	799,041
May	981,409	1,019,627	971,507	1,016,082	1,104,587
FY TOTAL	<u>\$6,735,532</u>	<u>\$7,141,326</u>	<u>\$6,907,514</u>	<u>\$6,934,763</u>	<u>\$7,708,964</u>
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, INC.
BOARD AGENDA
MEETING DATE: May 24, 2018

SUBJECT: DCOA FY18 Semi-Annual Report of Activities through March 31, 2018

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, 2017 and ended March 31, 2018.

SPECIAL CONSIDERATIONS:

Kent Sharp will present the report to City Council in June.

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, 2018.

ATTACHMENT:

Development Corporation of Abilene, Inc.
Report of Activities for period ended March 31, 2018

SEMI-ANNUAL
REPORT OF
ACTIVITIES

DEVELOPMENT
CORPORATION
of ABILENE

October 1, 2017 –
March 31, 2018



Project Summaries

October 1, 2017 to March 31, 2018

Dyess Air Force Base

As the likelihood of another Base Realignment & Closure (BRAC) process is debated in Congress, the Chamber's Military Affairs Committee (MAC) is focused on improving



Dyess Air Force Base's (Dyess) rating if such a process should 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 October 2017, DCOA approved match funding of \$198,880 to cover 35% the cost to relocate approximately 3,000 feet of perimeter fence due to an FAA and

Department of Defense violation with the lateral clearance zone requirements which prohibit obstructions within 1,000 feet of the runway centerline. The City of Abilene applied for and received a Defense Economic Adjustment Assistance Grant (DEAAG) to fund 50% (or \$281,680) of the total \$563,360 fencing project. The remaining 15% is from in-kind contributions by the federal government such as design work and surveying. Dyess was able to exchange land with the owner of an adjacent property, which allows the fence to be relocated and comply with FAA criteria.

Hardin-Simmons University

DCOA accepted an offer from Hardin-Simmons University (HSU) to purchase the land and building located at 1325 Pine St. and the adjacent parking lot at 1342 Walnut St., also known as AbLabs, plus all equipment located inside the building. HSU is expanding their Physical Therapy (PT) program from the current location, which has only 13,500 sq. ft. and allows enrollment of only 28 students per year. With the move, they will be able to increase the enrollment up to 50 students per year and have 5 full-time instructors. After consulting with several individuals about the value of the property and building, the DCOA set a price of \$2,250,000. HSU paid \$1,500,000 cash and executed an agreement for the remaining \$750,000, which will be earned back over a three-year period. The closing took place in December 2017.



HSU
HARDIN-SIMMONS
UNIVERSITY

Access Business Park

In 2002, DCOA purchased undeveloped land located at the corner of Hwy 36 and FM 18, formerly known as the 18/36 Industrial Park. In 2004, DCOA contracted with Hibbs & Todd (now known as Enprotec/Hibbs & Todd or eHT) to conduct a drainage study, boundary survey, topo survey, and develop a preliminary development plan. In late 2017,



DCOA again contracted with eHT in the amount of \$52,950.00 for base services and an additional \$10,000 contingency for reimbursables and other expenses, for a preliminary plat for a new commercial subdivision, a site utility investigation, aerial topo survey to update outdated information, a final subdivision plat and construction plans

for streets and utility extensions into the park. eHT will solicit bids for installation of utilities and a detention pond plus construction of roads for DCOA's funding consideration. The park has since been renamed "Access Business Park" to stay in keeping with the idea of a commercial and light industrial park with close access to a commercial airport and major interstate.

BrightFarms (Project Ladybug)

DCOA approved in March 2018 up to \$2,332,700 including 20.9 acres of raw land to bring BrightFarms (Project Ladybug) to Abilene as the first tenant in the new Access Business Park. The company will invest up to \$17 million in constructing and equipping its first state-of-the-art hydroponic greenhouse facility in Texas, up to 200,000 sq. ft. in size, for growing pesticide-free and non-GMO greens and herbs for local grocery stores. The greens will help meet the growing demand for year-round produce needed by regional grocers throughout Texas and New Mexico, eliminating time, distance and costs from the food supply chain. The company currently has facilities in Rochelle, Illinois; Culpeper County, Virginia; Bucks County, Pennsylvania and is in the process of opening a new location in Wilmington, Ohio. Abilene will gain up to 30 new jobs.



NEXT University & Communities in Schools of the Big Country

DCOA approved in 2015 \$40,000 to help establish the industrial workforce training program offered through Cisco College, now called NEXT University (Program). The Program targets high school juniors and seniors interested in obtaining skills in welding, electrical, HVAC, plumbing and industrial maintenance before joining the workforce. Students are provided grant funds to cover tuition, books, supplies and fees for dual-credit hours. DCOA also formed a partnership with Communities in Schools of the Big Country



(CIS) and the Abilene Industrial Foundation (AIF) to create a full-time Career Development Coach (Coach) position to focus on at-risk students and providing one-on-one support to ensure success in completing a specified workforce training course. The Coach identified a need

among recent high school graduates (post-secondary students) for the same training offered to high school students through this Program. In October 2017, DCOA agreed to include interested post-secondary students below the age of 22 years in NEXT University so long as they are Taylor County residents. Nine post-secondary students are enrolled in the Spring 2018 semester.

Broadwind Towers

DCOA received a request from Broadwind Towers expressing interest in a 4.5-acre vacant lot adjacent to property they currently own in the Five Points Business Park, at the intersection of Marigold and Polaris. The company is in the process of hiring 100 new employees, and the additional land is needed for more laydown storage and holding area for raw materials, inventory, equipment and finished product. The purchase price of the vacant lot is \$60,000, and a separate agreement for financial assistance will be executed along with the sales contract. Broadwind Towers must install base material and fence the lot within nine (9) months of closing or a penalty will be imposed of \$ 10,000 paid to the DCOA. The needed improvements are estimated to cost \$800,000.



Streetlights in Five Points Business Park

DCOA approved a contract with AEP and funding of \$80,560 to install streetlights in the Five Points Business Park. The goal is to cut down on illegal drag racing, in turn keeping damage to property fences and infrastructure to a minimum, plus help prevent illegal dumping. The lights will be installed along Polaris Dr. and Five Points Parkway approximately 350 ft. apart on 37' steel embedded poles. Wooden poles already installed on Marigold St. will get 16' arms mounted to illuminate the street.

DCOA Board Members

President John Beckham presented outgoing President and board member Dave Copeland with a proclamation from the City of Abilene and a Certificate of Appreciation from DCOA for his faithful and dedicated service to DCOA and City of Abilene. President Beckham then welcomed new board members Vic Corley and Seaton Higginbotham.

Board of Directors:

John Beckham President
Jack Rich Vice President
Greg Blair Secretary/Treasurer
Seaton Higginbotham
Vic Corley

Staff:

Kent Sharp Chief Executive Officer
Kim Tarrant Chief Administrative Officer
Akane Thaxton Economic Development Specialist
Rick Jones 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

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Information for Item #6
will be available during the board meeting

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: May 24, 2018

PROJECT: AEP Easement for Access Business Park Electric Line Relocation

STAFF: Kent Sharp, CEO

BACKGROUND INFORMATION

The Access Business Park (formerly 18/36 Business Park) is located at the intersection of Hwy 36 and FM 18, across from the airport. The Park contains approximately 120 acres on the north side of FM 18 and was recently cleared of most of its scrubby growth. Last year, DCOA purchased about 33 more adjoining acres from the City of Abilene to enlarge the Park's footprint.

On April 23, 2018, DCOA approved resolution DCOA-2018.18 authorizing a contract with Epic Construction to install Phase I roads and utilities in the Park plus funding of \$1,171,513.50. Phase I will accommodate the first Park tenant, BrightFarms, as it constructs a state-of-the-art hydroponic greenhouse on Lot 1, Block B containing 20.9 acres.

Park development includes underground utilities similar to Five Points Business Park. There is currently an above-ground electric line that traverses the Park, north to south, which will need to be relocated to the west side perimeter in order to comply.

THE REQUEST

Before AEP can relocate the electric line, a new 10' wide utility easement and right-of-way will be filed. Once the easement is filed and the line relocated, the old easement will be released. Attached is a drawing that depicts where the current easement is situated in the Park and another drawing shows where the new easement will be located. Staff requests the board authorize the easement as described.

FISCAL IMPACT

None.

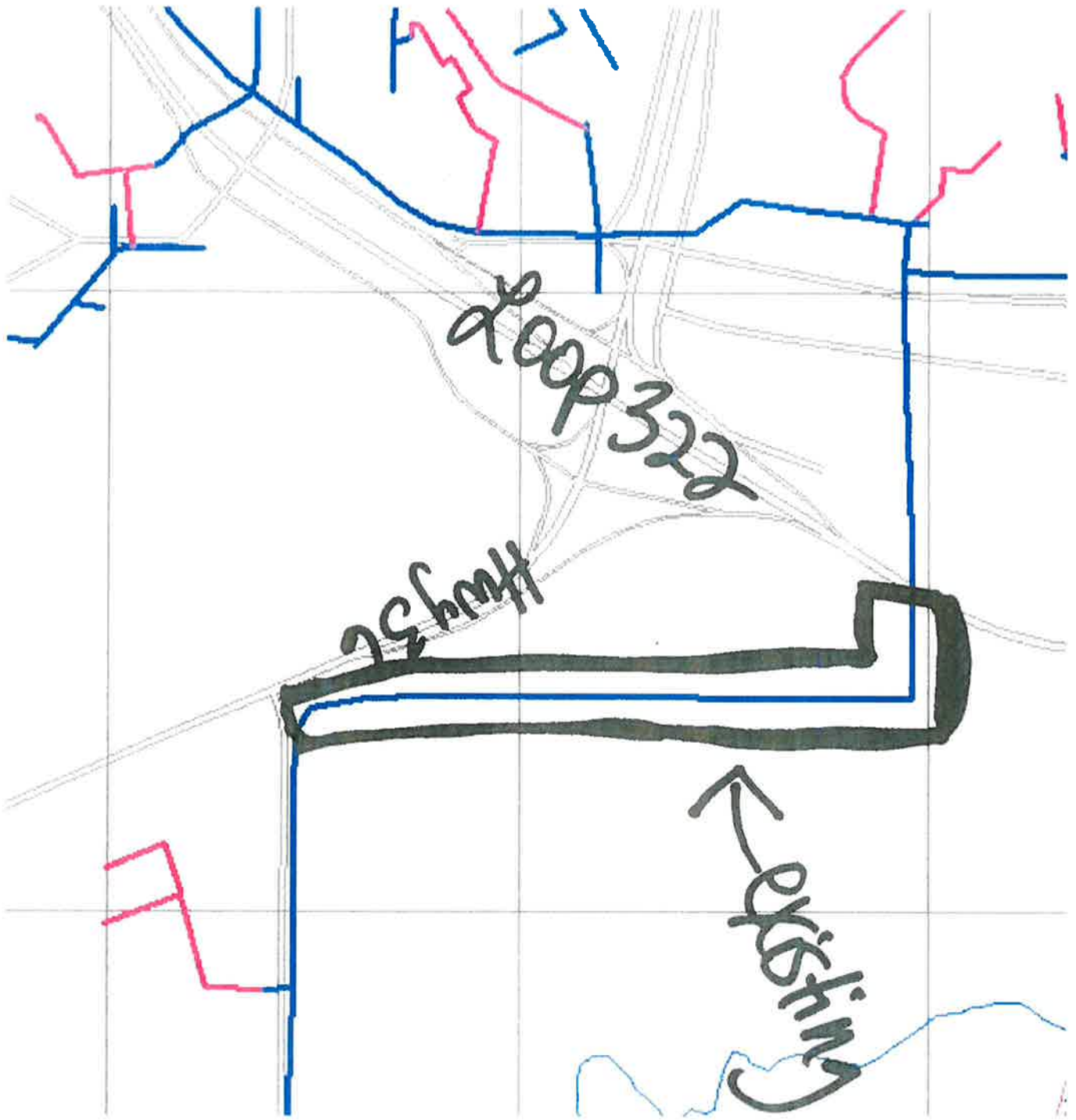
STAFF RECOMMENDATION

Staff recommends the board approved resolution DCOA-2018.19 authorizing an easement and right-of-way to AEP for relocation of an electric line in Access Business Park to the west side boundary of the Park.

ATTACHMENTS

Drawing showing location of current easement
Drawing showing location of new easement
Resolution DCOA-2018.19

<https://dcoo.sharepoint.com/Shared Documents/DCOA/Meeting Memos/FY2018/AEP Easement Access BP for relocation of electric line 05-24-18.docx>





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E.1603516.6144

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E.1603526.7729

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N.6843679.3203
E.1602954.3925

N.6843680.1921
E.1602964.7410

N.6843147.0598
E.1603154.2133

N.6843151.5620
E.1603163.3120

N.6842756.1170
E.1603441.6216

N.6842751.1081
E.1603433.2599

N.6842447.3671
E.1603627.3159

N.6842438.8911
E.1603622.0087

WALSH ROAD

STATE HIGHWAY 36

JANE ROBERTS HWY

CORRIDOR DRIVE

Section 46
Abstract : 882 & 631
Taylor County Texas
Datum: Nad 83
Texas North Central
System: U. S. Survey Feet
WR# 69367949
R. S. Laird

RESOLUTION NO. DCOA-2018.19

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. ("DCOA"), ABILENE, TEXAS AUTHORIZING A UTILITY EASEMENT AND RIGHT OF WAY IN THE ACCESS BUSINESS PARK ("PARK") TO AEP FOR RELOCATION OF AN EXISTING ELECTRIC LINE.

WHEREAS, Access Business Park (formerly 18/36 Business Park) is located at the intersection of Hwy 36 and FM 18, across from the airport; and,

WHEREAS, in 2017, DCOA purchased about 33 more adjoining acres from the City of Abilene to enlarge the Park's footprint; and,

WHEREAS, on April 23, 2018, DCOA approved resolution DCOA-2018.18 authorizing a contract with Epic Construction to install Phase I roads and utilities in the Park plus funding of \$1,171,513.50; and,

WHEREAS, Phase I development will accommodate the first Park tenant, BrightFarms, as it constructs a state-of-the-art hydroponic greenhouse on Lot 1, Block B containing 20.9 acres; and,

WHEREAS, Park development includes underground utilities similar to Five Points Business Park, and there is currently an above-ground electric line that traverses the Park, north to south, which will need to be relocated to the west side perimeter; and,

WHEREAS, before AEP can relocate the electric line, a new 10' wide utility easement and right-of-way will be filed, and once the easement is filed and the line relocated, the old easement will be released; and,

WHEREAS, staff requests DCOA authorize an easement and right of way to AEP for relocation of an electric line in Access Business Park.

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, in the Access Business Park for relocation of an existing above-ground electric line to the west side boundary of the Park.
- PART 2.** This resolution is contingent upon execution of all necessary agreements. The commitment authorized under this resolution shall expire without notice 180 days from the date of adoption of same unless all required documents and agreements are executed prior to that expiration date or the commitment herein is extended in writing by the DCOA.
- PART 3.** The Chief Executive Officer of the Development Corporation of Abilene, Inc. is hereby authorized to negotiate, enter into and execute a final contract(s) and all other related documents on behalf of the DCOA.

ADOPTED this the 24th day of May, 2018.

ATTEST:

Jack Rich
Vice President

John Beckham
President

APPROVED AS TO FORM:

Mark Zachary, Attorney at Law

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Resolution/2018/2018.19 AEP Easement for line relocation in Access BP 05-24-18.docx>

Information for Item #8
will be available during the board meeting