

**AMENDED**

**PUBLIC NOTICE**

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, June 26, 2018, 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 26, 2018  
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 May 24, 2018, board meeting.
3. Sales tax report for June 2018 and financial report for April 2018 and May 2018.
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 including, but not limited to, contracts for roof replacement, roof repairs, roof design and roof monitoring services on Vine St. buildings located at 4009, 4109 and 4125 Vine St., Abilene, Texas.
    - B. Prairie Dog Pet Products project
    - C. Contract with BrightFarms, Inc. and TEX Greenhouse, LLC
  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 3-Ply
    - B. Project Prefab
    - C. Project NEXT
5. Discussion and possible approval of a resolution authorizing funds for additional streetlights in the Five Points Business Park.

6. Discussion and possible approval of a resolution authorizing financial assistance for Project NEXT.
7. Discussion and possible approval of a resolution authorizing a contract to extend an ATMOS Energy natural gas line into the Access Business Park.
8. Discussion and possible approval of a DCOA revised budget for FY 2018 and new budget for FY 2019.
9. Discussion of the next monthly board meeting.
10. Adjournment.

**CERTIFICATE**

I hereby certify that the above amended notice of meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the 22nd day of June, 2018, at 4:30 p.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**  
**May 24, 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  
Mike Rains                      City of Abilene Finance  
Justin Jaworski              Abilene Industrial Foundation  
Bruce Kreitler                      City Council  
Doug Williamson              Abilene Chamber MAC  
Don Green                      Airport  
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., 3<sup>rd</sup> floor conference room, Abilene Texas.

**2. APPROVAL OF MINUTES FROM THE APRIL 23, 2018, BOARD MEETING:** Greg Blair moved to approve the minutes from the April 23, 2018, board meeting with the change to add Mayor Anthony Williams as a guest of the meeting. Jack Rich seconded and the motion carried.

**3. SALES TAX REPORT FOR MAY 2018 AND FINANCIAL REPORT FOR APRIL 2018:** Mike Rains with the City's Finance department presented the sales tax report for May 2018. The sales tax rebate for February is \$4,418,346.08, which represents March sales. Economic Development received \$1,104,586.52, which is 8.71% above last year and 8.71% above the projected FY18 budget amount. 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 FY18 budget amount. The Financial Report for April 2018 was unavailable at the time of the meeting.

**4. DISCUSSION AND POSSIBLE APPROVAL OF DCOA'S SEMI-ANNUAL REPORT OF ACTIVITIES FOR SIX MONTHS ENDED MARCH 31, 2018:** Kent Sharp, CEO of the DCOA, presented the Semi-Annual Report for the period October 1, 2017 to March 31, 2018. Mr. Sharp summarized the projects approved by the DCOA board during that time period, including the sale of the AbLabs building to Hardin Simmons University, Phase I development of the new Access Business Park and BrightFarms, coded Project Ladybug, a hydroponic greenhouse. If approved by the board, Mr. Sharp will present the Semi-Annual Report to City Council on June 28, 2018.

Seaton Higginbotham moved to approve by oral resolution the Semi-Annual Report of Activities as presented. Vic Corley seconded and the motion carried

**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 John Beckham announced the date is May 24, 2018 and the time is 1:45 p.m. Later, President Beckham announced the date is still May 24, 2018 and the time is 3:00 p.m. No vote or action was taken in Executive Session.

**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:** This item was skipped.

**7. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AN EASEMENT TO AEP IN THE ACCESS BUSINESS PARK FOR RELOCATING AN ELECTRIC LINE:** Greg Blair announced he is an employee of AEP Texas and will abstain from any discussion or vote on this item. Mr. Blair then left the meeting. Kent Sharp presented a request from AEP for an easement and right-of-way to relocate electric power lines in Access Business Park located at Hwy 36 and FM 18. Currently, AEP's overhead powerline runs north/south on the property, which will be re-routed to the west boundary line. All future electrical lines will be run underground inside the Park.

Jack Rich moved to approve resolution DCOA-2018.19 authorizing an easement and right-of-way to AEP to relocate electrical lines in Access Business Park to the west side perimeter. Seaton Higginbotham seconded and the motion carried.

**9. DISCUSSION OF NEXT MONTHLY BOARD MEETING:** President Beckham announced the next scheduled meeting of the DCOA Board would be Tuesday, June 26, 2018 at 1:30 p.m.

**8. DISCUSSION OF A PRELIMINARY DCOA BUDGET FOR FY 2019:** Kent Sharp presented to the board for review the revised FY 2018 budget and a preliminary FY 2019 budget. Mr. Sharp gave a summary of the proposed FY 19 revenues and expenses. Afterwards, the board asked several questions and made a few recommendations. Mr. Sharp told the board the final budget would need to go before City Council in July for approval.

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

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John Beckham, President

**MEMORANDUM**

June 06, 2018

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

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The sales tax rebate for June is \$3,355,358.04 which represents April sales. This is 9.26% above last year and 9.26% above the projected FY 18 budget amount. The breakdown of the rebate is \$2,516,518.53 to the General Fund and \$838,839.51 for economic development. Of this rebate, \$171,692.36 is from prior periods, audit payments, future payments, and unidentified payments. For the period of October through June, sales tax is 10.97% above last year and 10.97% 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
June	2,303,207.45	767,735.82	3,070,943.27	2,516,518.53	838,839.51	3,355,358.04
<b>YTD</b>	<b>\$23,107,495.71</b>	<b>\$7,702,498.55</b>	<b>\$30,809,994.26</b>	<b>\$25,643,410.12</b>	<b>\$8,547,803.36</b>	<b>\$34,191,213.48</b>
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%
June	767,736	838,840	9.26%
YTD	\$7,702,499	<b>\$8,547,803</b>	<b>10.97%</b>
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 June '18 represents April '18 sales. Approximately \$42,923.09 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*

<b>Accounting Period Month</b>	<b>Actual 2013-14</b>	<b>Actual 2014-15</b>	<b>Actual 2015-16</b>	<b>Actual 2016-17</b>	<b>Actual 2017-18</b>
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
June	773,012	822,955	754,439	767,736	838,840
<b>FY TOTAL</b>	<u>\$7,508,544</u>	<u>\$7,964,281</u>	<u>\$7,661,952</u>	<u>\$7,702,499</u>	<u>\$8,547,803</u>
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	
<b>YTD</b>	<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**  
**April 30, 2018 and 2017**

	April 2018	April 2017
<b>Current Assets:</b>		
Cash and cash investments	\$ 25,445,899	\$ 17,798,495
Accounts receivable	2,606,933	1,677,765
Due from other governments	1,834,074	1,757,691
	<u>29,886,906</u>	<u>21,233,951</u>
<b>Noncurrent Assets:</b>		
Notes receivable, net	3,072,933	3,452,933
Notes receivable - earning economic incentives	11,246,190	12,311,867
Capital assets	63,885,149	62,437,447
Accumulated depreciation	(15,831,323)	(14,190,010)
	<u>48,053,826</u>	<u>48,247,437</u>
	<u>62,372,949</u>	<u>64,012,237</u>
<b>Total Assets</b>	<u>\$ 92,259,855</u>	<u>\$ 85,246,188</u>
<b>Liabilities</b>		
Current:		
Accounts payable	\$ 1,982	\$ 31,747
Accrued expenses	2,606,933	1,677,765
	<u>2,608,915</u>	<u>1,709,512</u>
<b>Total Current Liabilities</b>	<u>2,608,915</u>	<u>1,709,512</u>
<b>Total Liabilities</b>	<u>2,608,915</u>	<u>1,709,512</u>
<b>Net Position</b>		
Net Investment in capital assets	48,053,826	48,247,437
Restricted for contractual obligations	8,129,759	10,363,134
Unrestricted, designated for purposes of trust	33,467,355	24,926,105
	<u>89,650,940</u>	<u>83,536,676</u>
<b>Total Liabilities and Net Position</b>	<u>\$ 92,259,855</u>	<u>\$ 85,246,188</u>

**DEVELOPMENT CORPORATION OF ABILENE**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**For seven months ending April 30, 2018 and 2017**

	<u>April 2018</u>	<u>Fiscal YTD 2018</u>	<u>Fiscal YTD 2017</u>
<b>Revenues:</b>			
Sales and use taxes	\$ 799,041	\$ 6,604,377	\$ 5,918,681
Investment earning	32,636	250,871	216,296
Building rental / land lease	59,014	623,821	626,245
Sale of Building	-	1,491,496	-
Miscellaneous revenue	8,602	57,277	47,331
Total Revenues	<u>899,293</u>	<u>9,027,842</u>	<u>6,808,553</u>
<b>Expenses:</b>			
Economic Development Projects	708,896	3,010,201	3,879,646
Life Sciences property maintenance	2,973	121,644	171,548
DCOA property maintenance	38,895	169,709	143,398
Abilene Industrial Foundation	55,570	353,634	253,161
TTU Small Business Development Center	22,031	102,937	72,244
Chamber Military Affairs	-	80,197	88,967
Airport Business Development Manager	25,125	78,965	61,797
Economic Development Operating Division	59,381	598,454	493,540
Total Expenditures	<u>912,871</u>	<u>4,515,741</u>	<u>5,164,301</u>
<b>Changes In Net Position</b>	(13,578)	4,512,101	1,644,252
<b>Net Position at Beginning of Period</b>	<u>89,664,518</u>	<u>85,138,839</u>	<u>81,892,424</u>
<b>Net Position at End of Period</b>	<u>\$ 89,650,940</u>	<u>\$ 89,650,940</u>	<u>\$ 83,536,676</u>

<b>Summary of Current Period Economic Development Projects:</b>		
Petrosmith Ph 5 - Earned Principal Reduction	\$	150,666
Fehr Foods Expansion - Job Creation		270,003
BCBS Roof Construction		280,756
Communities in School		5,721
Donald Hardin Jr - Services		1,750
Total	\$	<u>708,896</u>

**Development Corporation of Abilene  
Economic Program Status  
As of April 30, 2018**

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	709,071	386,241	322,830	-
Petrosmith Ph 5	5330.1	452,000	301,334	150,666	-
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	134,960	101,600	11,700	21,660
Tucker Energy Services	5359	345,208	171,705	173,503	-
Five Points Infrastructure	5359.1	137,491	137,491	-	-
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
Datrou Technologies	5385	234,785	142,785	-	92,000
DCOA Strategic Planning	5386	130,000	125,000	-	5,000
Industrial Maintenance Training AISD	5389	121,976	71,976	40,246	9,754
Lone Star Canvas	5390	18,000	-	-	18,000
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	-	1,624,078	1,075,922
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	26,825	34,822
City Owned Surplus Land	5404	384,442	384,442	-	-
Donald Hardin, Jr. Service Contract	5405	28,500	6,000	13,000	9,500
18/36 Park Development	5406	62,950	-	43,850	19,100
BE In Abl Grant	5407	250,000	-	-	250,000
BE in Abilene Admin ACU	5407.1	35,000	-	-	35,000
Dyess-TMPC Grant Match	5408	198,880	-	-	198,880
2018 Job Fair Sponsor	5409	3,500	-	3,500	-
Purchase Property - West Abilene	5410	15,000	-	-	15,000
<b>Subtotal Economic Program Obligation Reserve</b>		<b>\$ 23,267,190</b>	<b>\$ 13,738,432</b>	<b>\$ 3,010,201</b>	<b>\$ 6,518,557</b>
<b>Plus Administrative Division Obligations:</b>					
Economic Development Operating Division	Division 2760	899,177	-	598,454	300,723
Life Sciences Property Maintenance	Division 2765	270,650	-	121,644	149,006
DCOA Property Maintenance	Division 2775	471,490	-	169,709	301,781
Abilene Industrial Foundation	Division 2775	648,275	-	353,634	294,641
TTU Small Business Dev Center	Division 2775	245,000	-	102,937	142,063
Chamber Military Affairs	Division 2775	397,000	-	80,197	316,803
Airport Business Development Manager	Division 2775	185,150	-	78,965	106,185
<b>Subtotal Administrative Divisions Obligation Reserve</b>		<b>\$ 3,116,742</b>	<b>\$ -</b>	<b>\$ 1,505,540</b>	<b>\$ 1,611,202</b>
<b>Total reserve for obligated programs</b>					<b>\$ 8,129,759</b>

**DCOA Board approved projects waiting for signed contracts:**

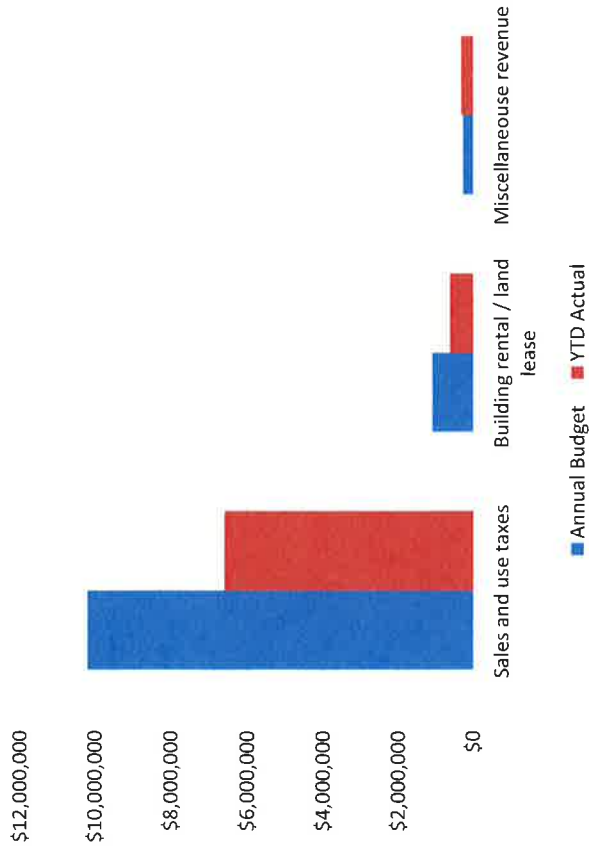
		Expiration Date
Bright Farms (Project Ladybug)	\$ 1,700,000	09/13/2018
Dyess JLUS	50,000	06/30/2018
Five Pts Streetlights	80,560	07/22/2018
EASI Roof Cost Share	541,240	10/23/2018
Access Bus. Park Ph I	1,171,514	10/23/2018
Airport Access Road (TSTC)	140,000	10/23/2018
	<u>\$ 3,683,314</u>	

**Development Corporation of Abilene  
Revenue and Expense  
Budget vs Actual Comparison  
October 2017 - April 2018**

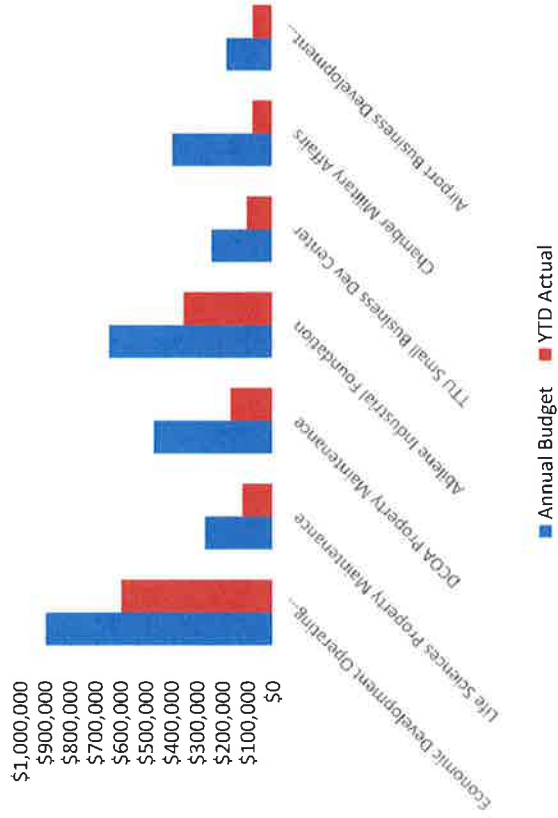
<b>Revenue</b>	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>
Sales and use taxes	10,201,313	6,604,377	65%
Building rental / land lease	1,091,618	623,821	57%
Miscellaneous revenue	261,190	308,148	118%
<b>Revenue</b>	<b>11,554,121</b>	<b>7,536,346</b>	<b>65%</b>

<b>Expenses</b>	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>
Economic Development Operating Division	899,177	598,454	67%
Life Sciences Property Maintenance	270,650	121,644	45%
DCOA Property Maintenance	471,490	169,709	36%
Abilene Industrial Foundation	648,275	353,634	55%
TTU Small Business Dev Center	245,000	102,937	42%
Chamber Military Affairs	397,000	80,197	20%
Airport Business Development Manager	185,150	78,965	43%
	<b>3,116,742</b>	<b>1,505,540</b>	<b>48%</b>

**FY 18 Budget vs Actual Revenue**



**FY 18 Budget vs Actual Expenses**



3.8

**DEVELOPMENT CORPORATION OF ABILENE**  
**STATEMENT OF NET POSITION**  
**May 31, 2018 and 2017**

	May 2018	May 2017
<b>Current Assets:</b>		
Cash and cash investments	\$ 26,042,543	\$ 18,636,106
Accounts receivable	2,606,933	1,677,765
Due from other governments	1,834,074	1,757,691
Total Current Assets	30,483,550	22,071,562
<b>Noncurrent Assets:</b>		
Notes receivable, net	3,019,600	3,419,600
Notes receivable - earning economic incentives	11,246,190	12,311,867
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	62,319,616	63,978,904
<b>Total Assets</b>	\$ 92,803,166	\$ 86,050,466
<b>Liabilities</b>		
Current:		
Accounts payable	\$ 7,923	\$ 37,312
Accrued expenses	2,606,933	1,677,765
Total Current Liabilities	2,614,856	1,715,077
Total Liabilities	2,614,856	1,715,077
<b>Net Position</b>		
Net Investment in capital assets	48,053,826	48,247,437
Restricted for contractual obligations	8,577,785	10,072,929
Unrestricted, designated for purposes of trust	33,556,699	26,015,023
Total Net Position	90,188,310	84,335,389
<b>Total Liabilities and Net Position</b>	\$ 92,803,166	\$ 86,050,466

**DEVELOPMENT CORPORATION OF ABILENE**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**For eight months ending May 31, 2018 and 2017**

	<u>May 2018</u>	<u>Fiscal YTD 2018</u>	<u>Fiscal YTD 2017</u>
<b>Revenues:</b>			
Sales and use taxes	\$ 1,104,587	\$ 7,708,964	\$ 6,934,762
Investment earning	106,611	357,481	228,883
Building rental / land lease	115,106	738,927	686,485
Sale of Building	-	1,491,496	-
Miscellaneous revenue	19,663	76,941	47,341
Total Revenues	<u>1,345,967</u>	<u>10,373,809</u>	<u>7,897,471</u>
<b>Expenses:</b>			
Economic Development Projects	540,822	3,551,023	3,941,156
Life Sciences property maintenance	21,832	143,477	185,220
DCOA property maintenance	29,067	198,777	163,395
Abilene Industrial Foundation	47,224	400,857	291,736
TTU Small Business Development Center	18,619	121,556	81,862
Chamber Military Affairs	62,732	142,929	169,104
Airport Business Development Manager	16,250	95,215	69,038
Economic Development Operating Division	72,051	670,504	552,995
Total Expenditures	<u>808,597</u>	<u>5,324,338</u>	<u>5,454,506</u>
<b>Changes In Net Position</b>	537,370	5,049,471	2,442,965
<b>Net Position at Beginning of Period</b>	<u>89,650,940</u>	<u>85,138,839</u>	<u>81,892,424</u>
<b>Net Position at End of Period</b>	<u>\$ 90,188,310</u>	<u>\$ 90,188,310</u>	<u>\$ 84,335,389</u>

**Summary of Current Period Economic Development Projects:**

EASI De-fuel truck	\$ 1,950
Industrial Maintenance Training AISD	(68)
BCBS Roof Construction	479,237
Communities in School	4,221
Donald Hardin Jr - Services	1,750
Access Business Park A/E	10,518
BE in Abilene Admin (ACU)	33,214
Purchase Property West Abilene	10,000
Total	<u>\$ 540,822</u>

**Development Corporation of Abilene  
Economic Program Status  
As of May 31, 2018**

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	709,071	386,241	322,830	-
Petrosmith Ph 5	5330.1	452,000	301,334	150,666	-
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	134,960	101,600	13,650	19,710
Tucker Energy Services	5359	345,208	171,705	173,503	-
Five Points Infrastructure	5359.1	137,491	137,491	-	-
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	614,109	372,260	-	241,849
Datoo Technologies	5385	234,785	142,785	-	92,000
DCOA Strategic Planning	5386	130,000	125,000	-	5,000
Industrial Maintenance Training AISD	5389	121,976	71,976	40,178	9,822
Lone Star Canvas	5390	18,000	-	-	18,000
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	-	2,103,315	596,685
TTUHSC School of Public Health	5393	557,552	557,552	-	-
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	31,046	30,601
City Owned Surplus Land	5404	384,442	384,442	-	-
Donald Hardin, Jr. Service Contract	5405	28,500	6,000	14,750	7,750
Access Business Park A/E	5406	62,950	-	54,368	8,582
Access Business Park Ph 1 Development	5406.1	1,171,514	-	-	1,171,514
BE In Abl Grant	5407	250,000	-	-	250,000
BE in Abilene Admin ACU	5407.1	35,000	-	33,214	1,786
Dyess-TMPC Grant Match	5408	198,880	-	-	198,880
2018 Job Fair Sponsor	5409	3,500	-	3,500	-
Purchase Property - West Abilene	5410	15,000	-	10,000	5,000
Airport Access Road (TSTC)	5411	90,000	-	-	90,000
<b>Subtotal Economic Program Obligation Reserve</b>		<b>\$ 24,523,813</b>	<b>\$ 13,738,432</b>	<b>\$ 3,551,023</b>	<b>\$ 7,234,358</b>
<b>Plus Administrative Division Obligations:</b>					
Economic Development Operating Division	Division 2760	899,177	-	670,504	228,673
Life Sciences Property Maintenance	Division 2765	270,650	-	143,477	127,173
DCOA Property Maintenance	Division 2775	471,490	-	198,777	272,713
Abilene Industrial Foundation	Division 2775	648,275	-	400,857	247,418
TTU Small Business Dev Center	Division 2775	245,000	-	121,556	123,444
Chamber Military Affairs	Division 2775	397,000	-	142,929	254,071
Airport Business Development Manager	Division 2775	185,150	-	95,215	89,935
<b>Subtotal Administrative Divisions Obligation Reserve</b>		<b>\$ 3,116,742</b>	<b>\$ -</b>	<b>\$ 1,773,315</b>	<b>\$ 1,343,427</b>
<b>Total reserve for obligated programs</b>					<b>\$ 8,577,785</b>
<b>DCOA Board approved projects waiting for signed contracts:</b>					
Bright Farms (Project Ladybug)		\$ 1,700,000	09/13/2018		
Dyess JLUS		50,000	06/30/2018		
Five Pts Streetlights		80,560	07/22/2018		
EASI Roof Cost Share		541,240	10/23/2018		
		<u>\$ 2,371,800</u>			

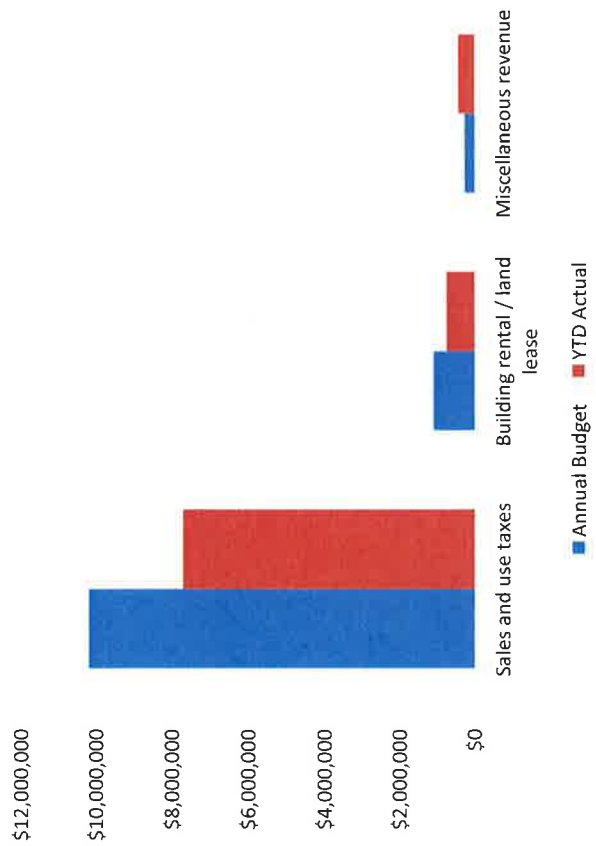
3.11

**Development Corporation of Abilene  
Revenue and Expense  
Budget vs Actual Comparison  
October 2017 - May 2018**

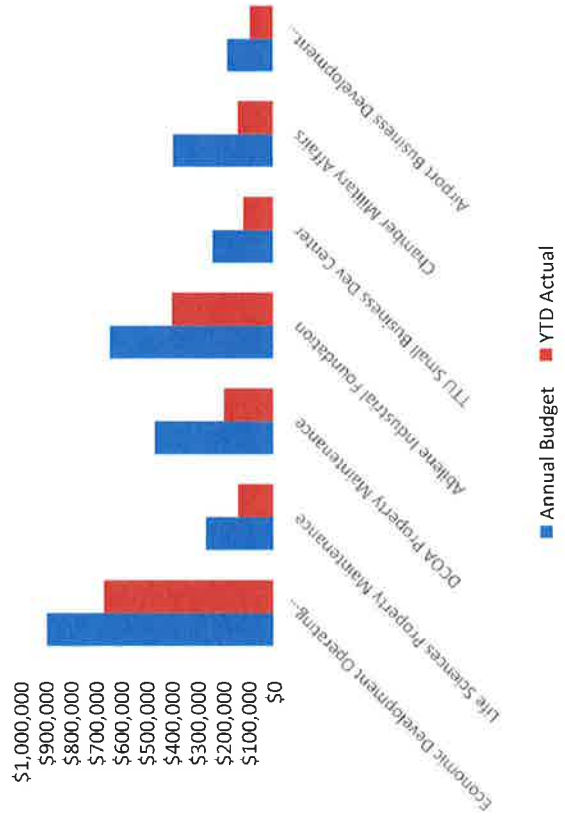
<b>Revenue</b>	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>
Sales and use taxes	10,201,313	7,708,964	76%
Building rental / land lease	1,091,618	738,927	68%
Miscellaneous revenue	261,190	434,422	166%
Revenue	11,554,121	8,882,313	77%

<b>Expenses</b>	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>
Economic Development Operating Division	899,177	670,504	75%
Life Sciences Property Maintenance	270,650	143,477	53%
DCOA Property Maintenance	471,490	198,777	42%
Abilene Industrial Foundation	648,275	400,857	62%
TTU Small Business Dev Center	245,000	121,556	50%
Chamber Military Affairs	397,000	142,929	36%
Airport Business Development Manager	185,150	95,215	51%
	<b>3,116,742</b>	<b>1,773,315</b>	<b>57%</b>

**FY 18 Budget vs Actual Revenue**



**FY 18 Budget vs Actual Expenses**



3.12



# DEVELOPMENT CORPORATION OF ABILENE, INC.

## BOARD AGENDA

MEETING DATE: June 26, 2018

**PROJECT:** Five Points Business Park Streetlights - Additional

**STAFF:** Kent Sharp, CEO

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### **BACKGROUND**

AEP will soon install four (4) 150-watt HPS lights on Marigold St. on existing wood poles with special 16' arms to determine if they will sufficiently light Marigold St., with more to follow if they do not. All of those streetlights will be installed at no cost to DCOA.

On January 22, 2018, DCOA approved resolution DCOA-2018.09 authorizing \$80,560 to install twelve (12) 37' steel embedded pole streetlights with 6' arms about 350' apart along Polaris Dr. and Five Points Parkway with underground power lines. Eight (8) lights will be installed on Polaris and four (4) on Five Points Parkway. Work to install these streetlights is expected to begin in mid to late July 2018.

### **THE REQUEST**

The City Traffic Services Dept. has since required that two additional streetlights be installed on Five Points Parkway at the two curves. Attached is a drawing that shows the locations of the two additional streetlights. The cost to install these new lights is considerably higher because:

1. Streetlight 1 – ditching a long distance west from Streetlight 4 (see the first attached drawing showing the original 12 streetlights), underneath a driveway in order to connect them with power.
2. Streetlight 2 - ditching a long distance from a connection point near the Arnold Blvd overpass north to the corner of Five Points Parkway, then west to the site. This light cannot be connected to Streetlight 4 (from the original drawing) because AEP is not allowed to bore underneath the rail spur without permission from Union Pacific, which will likely require ditching at least 10' below the spur, if approved.

The Planned Development District (PDD) Zoning for that portion of the Park requires that all utilities be run underground. Staff requests the board authorize an agreement with AEP for installation of two additional streetlights with underground power lines as proposed at a cost of \$41,235. The monthly cost to DCOA is approximately \$10/light (plus fees) to power 14 poles on Polaris and Five Points Parkway plus 4 poles on Marigold and will total approximately \$200/month. This expense will be paid from the existing building maintenance budget approved for this fiscal year.

### **FISCAL IMPACT**

Cost for installation of two additional streetlights on Five Points Parkway:

Streetlight 1 - \$16,685

Streetlight 2 - \$24,550

TOTAL           \$41,235

**STAFF RECOMMENDATION**

Staff recommends the DCOA approve resolution DCOA-2018.20 authorizing an agreement with AEP for installation of streetlights in the Five Points Business Park and funding of up to \$80,560.

**ATTACHMENTS**

Drawing of originally approved streetlight layout in Five Points Business Park

Drawing of two additional streetlights on Five Points Parkway

Resolution DCOA-2018.20

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Meeting Memos/FY2018/5 Pts additional streetlights 06-26-18.docx>





Arrows indicate Electrical feeds

**RESOLUTION NO. DCOA-2018.20**

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING AN AGREEMENT WITH AEP FOR INSTALLATION OF TWO ADDITIONAL STREETLIGHTS IN THE FIVE POINTS BUSINESS PARK (“PARK”).

WHEREAS, AEP will soon install four (4) 150-watt HPS lights on Marigold St. on existing wood poles with special 16’ arms to determine if they will sufficiently light Marigold St., with more to follow if they do not; and,

WHEREAS, on January 22, 2018, DCOA approved resolution DCOA-2018.09 authorizing \$80,560 to install twelve (12) 37’ steel embedded pole streetlights with 6’ arms about 350’ apart with underground power lines along Polaris Dr. and Five Points Parkway; and,

WHEREAS, work to install these streetlights is expected to begin in mid to late July 2018; and,

WHEREAS, the City Traffic Services Dept. has since required that two additional streetlights be installed on Five Points Parkway at the two curves; and,

WHEREAS, the cost to install these new streetlights is high because of the distance from power connection points to the new streetlights and obstacles such as a driveway and rail spur; and,

WHEREAS, staff requests DCOA authorize an agreement with AEP for installation of two additional streetlights in the Park on Five Points Parkway.

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

**PART 1.** DCOA authorizes an agreement with AEP for installation of two additional streetlights in the Five Points Business Park plus funding of up to Forty-One Thousand Two Hundred Thirty-Five and no/100’s Dollars (\$41,235.00). The cost includes two (2) 37’ steel embedded poles with 6’ arms about 350’ apart with underground power lines located along the curves on Five Points Parkway.

Monthly power charges for each streetlight will be approximately \$10 plus fees and will be paid from the DCOA’s building maintenance budget.

**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., or his designee, 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 26th day of June, 2018.

ATTEST:

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Jack Rich  
Vice President

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John Beckham  
President

APPROVED AS TO FORM:

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Mark Zachary, Attorney at Law

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Resolution/2018/2018.20 5 Pis Additional Streetlights 06-26-18.docx>

**Information for Item #6, 7, and 8  
Will be available during the board meeting**