

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. will be held on Tuesday, October 22, 2019, at Develop Abilene conference room, 174 Cypress St., 3rd floor, Abilene, Texas, commencing at 1:30 p.m. to consider the following agenda:

SIGNED:


Misty Mayo, CEO

AGENDA

October 22, 2019
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 September 10, 2019 board meeting.
3. Sales tax report for October 2019 and financial report for August 2019.
4. Presentation of Annual Reports for Fiscal Year Ended September 30, 2019 by:
 - America's Small Business Development Center
 - Abilene Industrial Foundation
 - Abilene Chamber of Commerce Military Affairs Committee
 - City of Abilene Airport Business Development Manager
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. Lease negotiations for land and buildings/hangars at the Abilene Regional Airport
 - B. Agreement with City of Abilene for use of the DCOA's street expenditure funds for 2020
 - C. Finalization of allocation of proceeds recovered from Texas Municipal League Intergovernmental Risk Pool (TMLIRP) regarding 2014 hailstorm
 - D. Recent changes in Texas law relating to Open Meetings
 2. 551.072 (Deliberations about Real Property)
 - A. Sale/lease of property in Five Points Business Park
 - B. Acquisition of property and/or land in West Abilene
 - C. Acquisition of property in Central Abilene
 - D. Sale/lease of property in South Abilene

3. 551.074 (Personnel Matters)
4. 551.087 (Business Prospect/Economic Development)
 - A. Project Peanut
 - B. Project Mayday
6. Discussion and possible approval of a resolution finalizing allocation of proceeds recovered from the TMLIRP regarding the June 12, 2014 hailstorm.
7. Discussion and possible approval of a resolution authorizing a Street Expenditure Agreement for use of Street Maintenance funds during FY 2020.
8. Discussion and possible approval of a resolution authorizing a temporary construction easement to Union Pacific Railroad Company for repairs to tracks running adjacent to the Access Business Park.
9. Discussion and possible approval of a resolution authorizing financial assistance for Project Peanut.
10. Discussion and possible approval of a resolution authorizing the opening and administration of a DCOA bank account.
11. Discussion of the next board meeting date.
12. 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 18th day of October, 2019, at 4:05 p.m.



City Secretary, Assistant

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 CENTER, ABILENE INDUSTRIAL FOUNDATION, ACU GRIGGS CENTER FOR BE IN ABILENE PROGRAM AND ABILENE EDUCATION FOUNDATION FOR THE NEXTUNIVERSITY PROGRAM: Misty Mayo, CEO of the DCOA presented the FY 20 annual contracts and resolutions to the board for approval. Mark Zachary reminded the board that they are governed by Section 22.230 of the Texas Business Organizations Code (TBOC) which provides for contracts or transactions involving interested directors, officers and members, and if any board member works in a managerial capacity or has a financial interest in an entity that is involved in a transaction or matter that comes before the board, the board member is not prohibited from participating in the discussion or voting on the item (with an exception noted in the TBOC concerning voting to make a loan to a director). However, before discussing and voting on the item, it is recommended that the board member disclose the interest in the other organization(s) to the board. Seaton Higginbotham announced that he is Chairman of the Abilene Chamber of Commerce and a member of the Abilene Industrial Foundation board.

Mrs. Mayo presented a request to approve the FY 2020 annual contract with the City of Abilene for Airport Business Development under Resolution DCOA-2019.29, which was handed out. Seaton Higginbotham moved to approve Resolution DCOA-2019.29 approving the FY 2020 annual contract for the City of Abilene for Airport Business Development. Sam Vinson seconded, and the motion passed.

Mrs. Mayo presented a request to approve the FY 2020 annual contract with the Abilene Chamber of Commerce for Military Affairs under Resolution DCOA-2019.30, which was handed out. Jack Rich moved to approve Resolution DCOA-2019.30 approving the FY 2020 annual contract with the Abilene Chamber of Commerce for Military Affairs. Vic Corley seconded, and the motion passed.

Mrs. Mayo presented a request to approve the FY 2020 annual contract with America's Small Business Development Center under Resolution DCOA-2019.31, which was handed out. Seaton Higginbotham moved to approve Resolution DCOA-2019.31 approving the FY 2020 annual contract with America's Small Business Development Center. Sam Vinson seconded, and the motion passed.

Mrs. Mayo presented a request to approve the FY 2020 annual contract with the Abilene Industrial Foundation under Resolution DCOA-2019.32, which was handed out. The new contract is for a six-month period ending on March 31, 2020 and includes total funds of \$385,762.50. Sam Vinson moved to approve Resolution DCOA-2019.32 approving the FY 2020 six-month contract with the Abilene Industrial Foundation. Seaton Higginbotham seconded, and the motion passed.

Mrs. Mayo presented a request to approve the FY 2020 annual contract with the ACU Griggs Center for the BE in Abilene Program under Resolution DCOA-2019.33, which was handed out. Jack Rich abstained from voting due to his affiliation with ACU. Seaton Higginbotham moved to approve Resolution DCOA-2019.33 approving the FY 2020 annual contract with the ACU Griggs Center for the BE in Abilene Program. Vic Corley Seconded and the motion passed.

2.2

Mrs. Mayo presented a request to approve the FY 2020 annual contract with the Abilene Education Foundation for the *NEXT*University Program under Resolution DCOA-2019.34, which was handed out. Jack Rich moved to approve Resolution DCOA-2019.34 approving the FY 2020 annual contract with the Abilene Education Foundation for the *NEXT*University Program. Seaton Higginbotham seconded, and the motion passed.

7. EXECUTIVE SESSION II: I hereby announce we are going into a second 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 September 10, 2019 and the time is 2:16 p.m. Later, President Beckham announced the date is still September 10, 2019 and the time is 4:04 p.m. No vote or action was taken in Executive Session.

8. DISCUSSION OF NEXT MONTHLY BOARD MEETING: President Beckham announced the next scheduled meeting of the DCOA Board will be on October 22, 2019, at 1:30 p.m.

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

John Beckham, President

MEMORANDUM

October 6, 2019

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

The sales tax rebate for October is \$3,884,663.45 which represents August sales. This is 3.80% above last year and 1.03% above the projected FY 20 budget amount. The breakdown of the rebate is \$2,913,497.59 to the General Fund and \$971,165.86 for economic development. Of this rebate, \$171,530.78 is from prior periods, audit payments, future payments, and unidentified payments. This is the first rebate for our 2019-20 fiscal year. I have requested the detail from the state.

Should you have any questions, please contact me.

Cc: Mindy Patterson, Deputy 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 2018-19	Actual 2018-19	2018-19	Actual 2019-20	Actual 2019-20	2019-20
October	\$2,806,719.25	\$935,573.08	\$3,742,292.33	\$2,913,497.59	\$971,165.86	\$3,884,663.45
YTD	\$2,806,719.25	\$935,573.08	\$3,742,292.33	\$2,913,497.59	\$971,165.86	\$3,884,663.45
November	\$3,173,247.00	\$1,057,749.00	\$4,230,996.00			
December	2,760,838.68	920,279.56	3,681,118.24			
January	2,688,524.09	896,174.70	3,584,698.79			
February	3,493,572.86	1,164,524.29	4,658,097.15			
March	2,596,054.89	865,351.63	3,461,406.52			
April	2,510,122.72	836,707.57	3,346,830.29			
May	3,284,774.58	1,094,924.86	4,379,699.44			
June	2,777,277.03	925,759.01	3,703,036.04			
July	2,803,483.73	934,494.58	3,737,978.31			
August	3,308,445.82	1,102,815.27	4,411,261.09			
September	2,989,963.36	996,654.45	3,986,617.81			
	<u>\$35,193,024.01</u>	<u>\$11,731,008.00</u>	<u>\$46,924,032.01</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 2018-19	Actual 2019-20	% Change
October	\$935,573	\$971,166	3.80%
YTD	\$935,573	\$971,166	3.80%
November	\$1,057,749		
December	920,280		
January	896,175		
February	1,164,524		
March	865,352		
April	836,708		
May	1,094,925		
June	925,759		
July	934,495		
August	1,102,815		
September	996,654		
	<u>11,731,008</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.

Revenue for October '19 represents August '19 sales. Approximately \$42,882.70 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.

3.3

DEVELOPMENT CORPORATION OF ABILENE, INC.
1/2 CENT SALES TAX REVENUE
Five Year Comparison

Accounting Period Month	Actual 2015-16	Actual 2016-17	Actual 2017-18	Actual 2018-19	Actual 2019-20
October	\$818,682	\$837,118	\$879,590	\$935,573	\$971,166
FY TOTAL	<u>\$818,682</u>	<u>\$837,118</u>	<u>\$879,590</u>	<u>\$935,573</u>	<u>\$971,166</u>
November	\$980,001	\$930,685	\$964,521	\$1,057,749	
December	734,411	747,969	798,352	920,280	
January	755,093	793,214	858,624	896,175	
February	1,139,896	1,092,352	1,392,378	1,164,524	
March	728,841	757,151	911,871	865,352	
April	779,083	760,192	799,041	836,708	
May	971,507	1,016,082	1,104,587	1,094,925	
June	754,439	767,736	838,840	925,759	
July	757,642	805,208	885,910	934,495	
August	985,002	1,000,259	1,114,193	1,102,815	
September	756,171	813,341	897,771	996,654	
YTD	<u>\$10,160,766</u>	<u>\$10,321,308</u>	<u>\$11,445,677</u>	<u>\$11,731,008</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.

3.4

DEVELOPMENT CORPORATION OF ABILENE
STATEMENT OF NET POSITION
August 31, 2019 and 2018

	August 2019	August 2018
Current Assets:		
Cash and cash investments	\$ 26,715,866	\$ 22,197,684
Accounts receivable	4,466,848	2,606,933
Due from other governments	1,983,177	1,834,074
Prepaid expense	17,500	-
	<u>33,183,391</u>	<u>26,638,691</u>
Noncurrent Assets:		
Notes receivable, net	2,651,813	2,919,600
Notes receivable - earning economic incentives	9,164,211	11,252,882
Capital assets	60,410,934	63,885,149
Accumulated depreciation	(14,132,185)	(15,831,323)
Total capital assets, net	<u>46,278,749</u>	<u>48,053,826</u>
Total Noncurrent Assets	<u>58,094,773</u>	<u>62,226,308</u>
Total Assets	<u>\$ 91,278,164</u>	<u>\$ 88,864,999</u>
Liabilities		
Current:		
Accounts payable	\$ 28,757	\$ 19,808
Accrued expenses	1,789,830	2,606,933
Total Current Liabilities	<u>1,818,587</u>	<u>2,626,741</u>
Total Liabilities	<u>1,818,587</u>	<u>2,626,741</u>
Net Position		
Net Investment in capital assets	46,278,749	48,053,826
Restricted for contractual obligations	15,652,967	8,417,246
Unrestricted, designated for purposes of trust	27,527,861	29,767,186
Total Net Position	<u>89,459,577</u>	<u>86,238,258</u>
Total Liabilities and Net Position	<u>\$ 91,278,164</u>	<u>\$ 88,864,999</u>

DEVELOPMENT CORPORATION OF ABILENE
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For eleven months ending August 31, 2019 and 2018

	August 2019	Fiscal YTD 2019	Fiscal YTD 2018
Revenues:			
Sales and use taxes	\$ 1,102,816	\$ 10,734,353	\$ 10,547,907
Investment earning	119,407	682,307	473,408
Building rental / land lease	96,428	1,041,774	1,004,524
Sale of Building	-	-	1,491,496
Building and Equipment Claims	-	-	-
Miscellaneous revenue	-	9,420	107,449
Total Revenues	<u>1,318,651</u>	<u>12,467,854</u>	<u>13,624,784</u>
Expenses:			
Economic Development Projects	1,371,050	7,372,672	10,013,371
Life Sciences property maintenance	-	-	168,570
DCOA property maintenance	48,991	592,993	364,251
Abilene Industrial Foundation	60,361	555,068	520,339
TTU Small Business Development Center	15,450	165,581	176,850
Chamber Military Affairs	87,189	245,686	220,540
Airport Business Development Manager	14,892	122,774	152,627
ACU Griggs Center	-	29,086	-
Economic Development Operating Division	81,843	810,810	908,817
Total Expenditures	<u>1,679,776</u>	<u>9,894,670</u>	<u>12,525,365</u>
Changes In Net Position	(361,125)	2,573,184	1,099,419
Net Position at Beginning of Period	<u>89,820,702</u>	<u>86,886,393</u>	<u>85,138,839</u>
Net Position at End of Period	<u>\$ 89,459,577</u>	<u>\$ 89,459,577</u>	<u>\$ 86,238,258</u>

Summary of Current Period Economic Development Projects:	
TTU Nursing School - Principal Reduction	\$ 269,368
EASI De-fuel Truck	1,950
TTUHSC School of Public Health - Principal Reduction	278,776
Prairie Dog Pet Products	(7,500)
Broadwind Towers - Principal Reduction	99,672
5 Pts Bus Park Repairs/Cleanup	3,667
Vine St. Roof Project	181,965
Abilene Education Foundation	4,690
Interim CEO	16,299
North 1st Land Purchase	1,000
CEO Search Firm 2019	150
Airport Roofing Project	521,013
Total	<u>\$ 1,371,050</u>

**Development Corporation of Abilene
Economic Program Status
As of August 31, 2019**

Economic Programs:	Project	Amount Budgeted	Prior Years Disbursement	Current Year Disbursement	Balance reserved for budgeted programs
Murf Systems	4998	\$ 237,240	\$ 237,240	\$ -	\$ -
TTU 842 Pine	5308	1,020,231	1,020,231	-	-
TTUHSC School of Nursing	5331	1,884,357	1,614,989	269,368	-
Hangar Doghouses A/E	5348.1	423,000	352,301	-	70,699
EASI De-Fuel Truck	5354	158,360	125,000	19,500	13,860
5 Pts RR Expansion	5363.1	30,800	24,320	-	6,480
BWJ Consulting	5382	614,109	529,109	85,000	-
Coca Cola Refreshments	5387	1,232,712	616,356	616,356	-
Martin Sprocket & Gear	5388	160,000	160,000	-	-
Industrial Maintenance Training AISD	5389	162,154	112,154	18,944	31,056
Lone Star Canvas	5390	10,067	-	10,067	-
Abimar Foods 2015	5391	900,000	600,000	300,000	-
TTUHSC School of Public Health	5393	1,115,104	836,328	278,776	-
Praire Dog Pet Products	5394	-	-	-	-
Broadwind Towers	5400	99,672	-	99,672	-
TSTC New Abilene Campus	5401	4,179,600	579,600	-	3,600,000
Donald Hardin, Jr. Service Contract	5405	28,500	25,500	3,000	-
Access Business Park A/E	5406	64,150	64,051	-	99
Access Business Park Ph 1 Development	5406.1	1,258,101	644,506	496,252	117,343
BE In Abl Grant	5407	250,000	-	-	250,000
Dyess-TMPC Grant Match	5408	198,880	-	-	198,880
5 Pts Purchase Zoltek Property	5410	5,065,000	4,897,522	125,769	41,709
5 Pts. Business Park Repairs/Cleanup	5410.1	1,000,000	-	974,169	25,831
Fulwiler Property Re-Roof Design	5410.2	134,658	-	4,658	130,000
BrightFarms/TEX Greenhouse	5412	-	-	-	-
Streetlights - 5 Points	5413	66,978	-	66,978	-
Dyess JLUS	5414	15,617	15,617	-	-
Vine St. Roof Project	5415	1,789,830	1,350	1,733,208	55,272
City Street Maintenance	5416	8,500,000	-	-	8,500,000
ACU NEXT Lab	5417	300,000	-	300,000	-
Abilene Educ Foundation	5418	51,437	-	43,949	7,488
Hardin Simmons Universtiy	5419	250,000	-	250,000	-
842/834 Pine St	5420	4,857	-	4,857	-
Interim CEO	5421	108,000	-	101,287	6,713
N 1st Land Purchase	5422	93,005	-	93,005	-
CEO Search Firm 2019	5423	40,000	-	35,937	4,063
Workforce Solutions High Demand Job Training	5424	31,658	-	31,658	-
Airport Roofing Project	5425	1,976,786	-	1,386,262	590,524
FDLIC	5426	1,035,000	-	-	1,035,000
Chamber 2020 Census	5427	100,000	-	-	100,000
Airport-Aerospace Cluster Study	5428	55,000	-	24,000	31,000
Subtotal Economic Program Obligation Reserve		\$ 34,644,863	\$ 12,456,174	\$ 7,372,672	\$ 14,816,017
Plus Administrative Division Obligations:					
Economic Development Operating Division	Division 2760	940,470	-	810,810	129,660
DCOA Property Maintenance	Division 2775	857,210	-	592,993	264,217
Abilene Industrial Foundation	Division 2775	692,275	-	555,068	137,207
TTU Small Business Dev Center	Division 2775	245,000	-	165,581	79,419
Chamber Military Affairs	Division 2775	397,000	-	245,686	151,314
Airport Business Development Manager	Division 2775	191,993	-	122,774	69,219
ACU Griggs Center	Division 2775	35,000	-	29,086	5,914
Subtotal Administrave Divisions Obligation Reserve		\$ 3,358,948	\$ -	\$ 2,521,998	\$ 836,950
Total reserve for obligated programs					\$ 15,652,967
DCOA Board approved projects waiting for signed contracts:					
JLUS Implementation		\$ 55,000		Expiration Date 12/10/2019	
Staff Retention Bonuses		12,500		09/19/2019	
Ford F350 PU w/Utility Bed		45,878		11/23/2019	
		<u>\$ 113,378</u>			

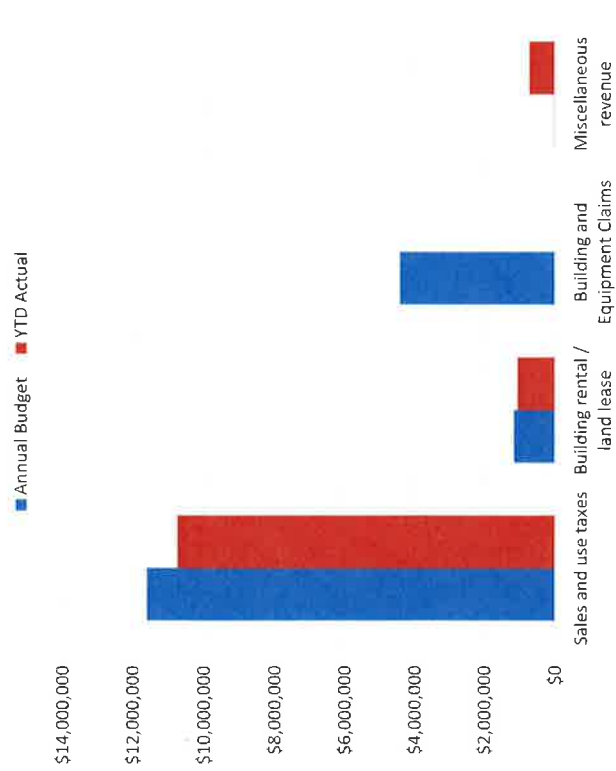
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**Development Corporation of Abilene
Revenue and Expense
Budget vs Actual Comparison
October 2018 - August 2019**

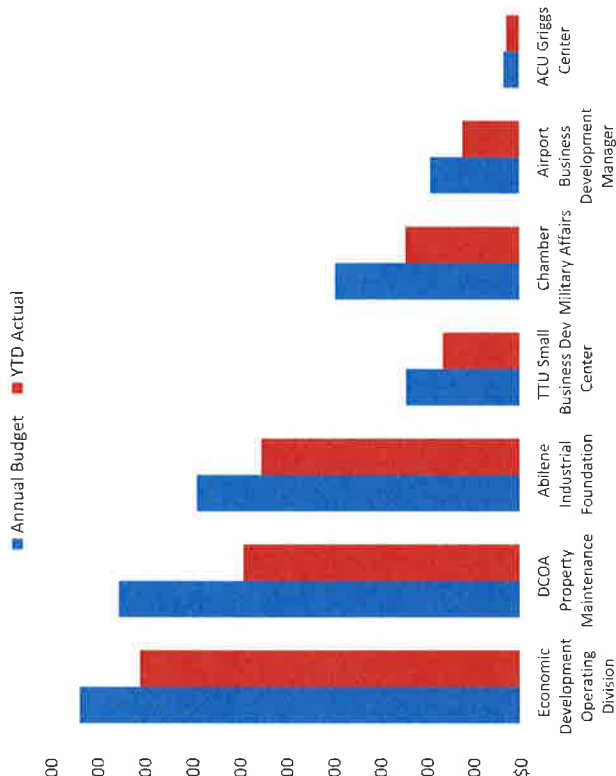
Revenue	Annual Budget	YTD Actual	% of Budget
Sales and use taxes	11,594,920	10,734,353	93%
Building rental / land lease	1,139,945	1,041,774	91%
Building and Equipment Claims	4,407,530	-	0%
Miscellaneous revenue	9,421	691,727	7342%
Revenue	17,151,816	12,467,854	73%

Expenses	Annual Budget	YTD Actual	% of Budget
Economic Development Operating Division	940,470	810,810	86%
DCOA Property Maintenance	857,210	592,993	69%
Abilene Industrial Foundation	692,275	555,068	80%
TTU Small Business Dev Center	245,000	165,581	68%
Chamber Military Affairs	397,000	245,686	62%
Airport Business Development Manager	191,993	122,774	64%
ACU Griggs Center	35,000	29,086	83%
	3,358,948	2,521,998	75%

FY 19 Budget vs Actual Revenue



FY 19 Budget vs Actual Expenses



DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: October 22, 2019

PROJECT: Annual Reports for FY19

STAFF: Misty Mayo, CEO

GENERAL INFORMATION

Since 1990, the DCOA has contracted with the Abilene Industrial Foundation (AIF) for promotion and marketing services for Abilene and the immediate vicinity. The board began funding in 1992 the efforts of the Chamber Military Affairs Committee to retain the existing level of operations at Dyess Air Force Base and possible expansion of missions.

The DCOA began funding the Airport Business Development Program in 2002. The Airport Master Plan recommends pursuit of a marketing program that will help the airport build activity within its business segments.

America's Small Business Development Center (SBDC) at Abilene has also contracted with the DCOA since 1990, providing business counseling services to clients in a 17-county region, free-of-charge.

SPECIAL CONSIDERATIONS

The FY19 contracts expired 9-30-19, and the DCOA approved funding for new FY20 contracts. Attached are reports covering activities during FY19 through 9-30-19.

FUNDING/FISCAL IMPACT

None.

STAFF RECOMMENDATION

None.

ATTACHMENT

America's SBDC at Abilene FY19 Year End – DCOA Report

Abilene Industrial Foundation Annual Report Fiscal Year 2018-2019 with *NEXT* University supplemental report

Abilene Chamber of Commerce Annual Report on Military Affairs, October 2018-September 2019

Abilene Regional Airport Business Development FY 2019 Annual Report

America's SBDC at Abilene
FY19 Year End- DCOA Report

(October 1, 2019 - September 30, 2019)

America's SBDC -Abilene

FY19 Year End Report

- The America's SBDC – Abilene (SBDC - Abilene) received full Accreditation from the National Association this year. The Accreditation is extremely rigorous and is partially based on the Baldrige Standards and is a requirement for federal funding from the U.S. Small Business Administration.
- Attached is a letter from the U. S. Small Business Administration stating upon their review of the SBDC-Abilene it was found to be in good standing for FY19.
- This is the second year for the SBDC participation in the BE in Abilene program. Continued assistance to the funded recipients as well as preparing the applicants for future programs.
- David Smith, CPA joined the organization this year due to a recent retirement. David brings a great deal of small business experience to the organization.
- The SBDC developed a student intern program and currently supports one student from Harden Simmons University, Braeden Price, who is pursuing a master's degree.
- Continued participation in the annual Business Expo and Mercado with Cindy Gonzales from the SBDC serving on the planning committee.
- The Abilene SBDC was a co-sponsor of the Small Business Week celebration that is presented by the Abilene Chamber of Commerce. This was a very successful event with approximately 400 attendees. Cindy Gonzales was a member of the planning committee.
- Three new counties have been added to the Abilene SBDC service area. Those counties are Palo Pinto, Parker and Wise.
- Continued service to Dyess AFB is delivered via Boots2Business (B2B) on a monthly basis and one-to-one consulting at the center. The service is for the active duty military and spouses who wish to start a business while at Dyess or as they depart the service. Becky Green is our representative to the B2B events. She also serves on the Abilene Chambers - Abilene Works Committee.

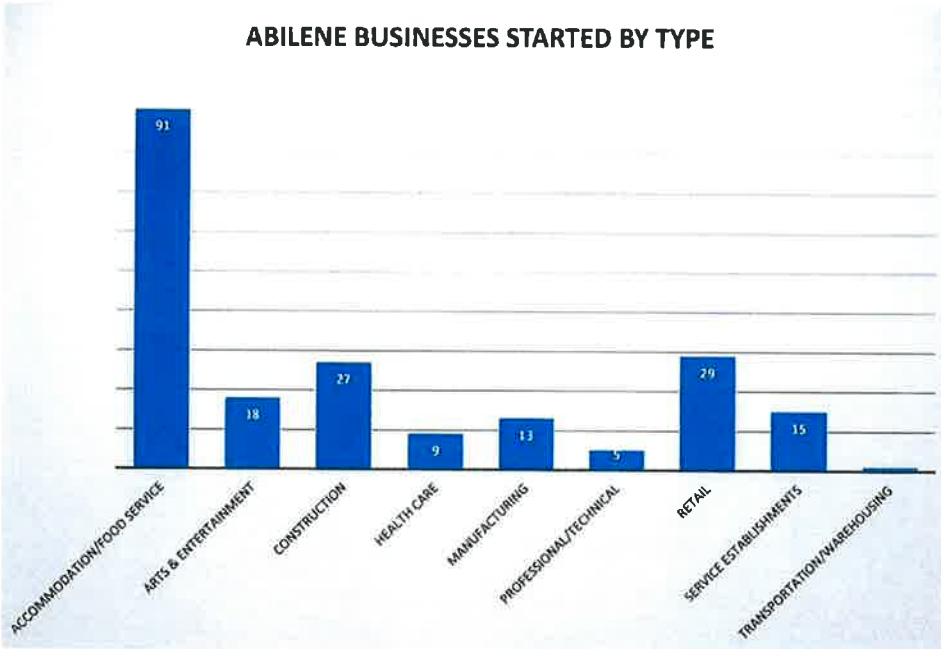
- Continuous Improvement as part of the strategic plan and mission of the SBDC is supported by SBDC consultant's attendance at the Association of Small Business Development Centers National Conference. Entire SBDC staff attended Regional training with a focused state related issues such as CBD, Cottage Law, etc.
- The SBDC presented 35 training events throughout FY19 with 300+ in attendance. List available upon request.
- Judy Wilhelm has been serving as the Executive Director of the Northwest Texas SBDC program as well as the Regional Director at Abilene. The Regional Director – Abilene is currently being filled.
- Northwest Texas Procurement Technical Assistance Center provided technical assistance to individuals from Dyess AFB that resulted in \$1.2 million capital infusion into their small businesses. PTAC also assisted with the Abilene Airport Contracting Seminar and delivered contracting seminars to the local community.
- Texas Manufacturing Assistance Center (TMAC) is in the process of a restructure. Currently in conversation with Pactiv, Texas Aerospace, and has presented at the Abilene Lunch and Learn event in Abilene.

ABILENE BUSINESSES OPEN FY 19

Accommodation/Food Service			Professional/Technical		
		Jobs			Jobs
El Chlco Café		41	Innovated Commnications		3
Little Italy Air Base		3	R/R Safety Solutions		1
R Sports Bar & Grill		29	PS Drone Productions		1
By Grace		5		Total	5
Maslow Coffee Company, LLC		12			
Allson Thiebault		1			
	Total	91			
Arts & Entertainment			Retail		
		Jobs			Jobs
Gravity's Edge Mobile Rock Climbing		2	M & M Convenience Store		2
Abilene Jump Zone		2	The Leaf		6
83 Entertainment		14	JooJoo Boutique)		1
	Total	18	OBD Conversion		1
			Sweet Piggy Ceramics		2
			Basset Buddies, LLC		1
				Total	29
Construction			Service Establishments		
		Jobs			Jobs
Halligan Services LLC		21	J & M's Upholstery & Restoration, Inc.		3
Saul Pax, LLC		1	Lara Consulting & Services, LLC		1
Black Lion Tile Supply LLC		5	Legit Heating & Air, LLC		2
	Total	27	Cordell Plumbing		2
			Band of Brothers Setup, LLC		2
			Heather DeLillo		1
			Sabrina Cedars		2
			The Domain Abilene		1
			BTW Landscaping		1
				Total	15
Health Care			Transportation/Warehousing		
		Jobs			Jobs
Restore Wellness Primary Care, LLC		3	Phil 413 Agency		1
Recourage Counselling, LLC		2		Total	1
Key City Dental Studio		4			
	Total	9			
Manufacturing			Total Abilene Jobs for the Year		
		Jobs			208
2 Profs Ice Cream		8			
Innovative Woodworks		5			
	Total	13			

ABILENE BUSINESS EXPANSIONS FY 19		
Professional Collision Equipment		7
Torres Auto Glass		3
Big Country Movers		5
Unique Kids Beds		2
Sockdolager Brewing Company		0
	Total Jobs from Expansions	17

ABILENE BUSINESSES STARTED BY TYPE



DCOA FY2019

M October 1, 2018 through September 30, 2019

ABILENE SBDC

ABILENE CLIENTS SERVED

Total Clients Counseled		434
Number of Counseling Hours		1,966.25
Number of Counseling Sessions		1,533
Number of New Clients		213
Currently in Business		37
Capital Formation		\$7,432,645.00
New Businesses Opened		39
Business Expansion		3
New Business Jobs Created		
Types of Businesses	# Bus	# Jobs Created
Accommodation & Food	6	91
Arts & Entertainment	2	18
Construction	3	27
Health Care	0	5
Manufacturing	2	13
Professional/Technical	3	9
Retail	9	29
Service	9	15
Transportation	1	1
Jobs Created New Business	35	208
WORKSHOPS		
Number of Workshops	36	
Training Hours	86	
Number of Attendees	349	



2019 ASBDC Accreditation Committee

8990 Burke Lake Road, 2nd Floor, Burke, VA 22015 • Tel: 703-764-9850 • Fax: 703-764-1234 • E-mail: info@asbdc-us.org

Chair:
Jody Keenan
VA SBDC

Vice Chairs:
Mark Delisle
ME SBDC

Secretary:
Lora Brown
MD SBDC

Members:
Michael Brooks
AL SBDC

Mike Daniel
CA-OC/IE

Jennifer Deamud
MI SBDC

Duane Fladland
WA SBDC

Jill Kline
WY SBDC

Cheryl Kirby
FL SBDC

Mark Langford
TX-Dallas SBDC

Debra Martin
WV SBDC

Beth Melnik
GA SBDC

Greg Panichello
KS SBDC

Mark Petrilli
IL SBDC

Linda Rossi
VT SBDC

Al Salgado
TX-San Antonio SBDC

Michael Singleton
AR SBDC

Bruce Strong
MN SBDC

Janice Washington
AZ SBDC

Bon Wikenheiser
WI SBDC

September 23, 2019

Judy Wilhelm
Regional Director
Northwest Texas Small Business Development Center
2579 S. Loop 289, Suite 210
Lubbock, Texas 79423

Dear Judy:

The Northwest Texas SBDC was reviewed during the week of September 23-28, 2018 and the committee voted at its February 8, 2019 meeting to accept the recommendation of the team to accredit the SBDC with two conditions. The committee met on September 1, 2019 and based on the excellent progress of the network and the findings and recommendations of the team the committee determined that the conditions have been satisfied.

We are writing to congratulate you, your staff and your host on this significant milestone. Considerable planning and effort have gone into attaining the goal of full accreditation and the NWTX SBDC Network is commended for its success. We are confident that your program will continue to pursue excellence and we wish you well in this endeavor.

Accreditation qualifies you to apply for SBA funds administered by the Office of Small Business Development Centers. Your next scheduled review will be in the year 2023, and your accreditation will expire on December 31, 2023.

Accreditation is important for each SBDC network and is essential for the national SBDC program to be recognized as a provider of high quality business advising and education that results in credible economic impact. Congratulations to you and your staff, hosts, and supporters.

Best regards,

Jody Keenan

Jody Keenan
Chair, ASBDC Accreditation Committee

M. Delisle

Mark Delisle
Vice Chair, ASBDC Accreditation Committee

cc: Joseph Heppert, PhD., Vice President for Research, Texas Tech University
George Koklanaris, Associate Administrator, U.S. Small Business Administration
C. E. Rowe, President, ASBDC
Lora Brown, ASBDC Accreditation Committee
Greg Panichello, ASBDC Accreditation Committee



U.S. Small Business
Administration

matthew.jock@sba.gov | 806-472-7462 | www.sba.gov
Lubbock-West Texas District Office | 1205 Texas Ave. | Lubbock, Texas, 79401

August 14, 2019

Judy Wilhelm, Executive Director
Northwest Texas SBDC Texas Tech University
2579 S. Loop 289, Suite 210
Lubbock, Texas 79423

Dear Ms. Wilhelm,

I would like to express my appreciation for the cooperation and kindness that your office exhibited toward me during our review of the Texas Tech University Small Business Development Center@ Abilene. The review was conducted on July 30th, 2019.

My findings are as follows:

The Texas Tech University Small Business Development Center@ Abilene functions within the guidelines of the U.S. Small Business Administration, and our expectations for Small Business Development Centers. All files that were reviewed for business counseling, new business start-ups, jobs created, and capital infusion exceeded the parameters necessary to meet SBA's requirements. The documentation of the files reviewed were all found to be excellent. The service and work product you provide to Abilene and surrounding community is exceptional. Thank you and your office for its work with the small business community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Jock'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Matthew Jock
SBDC Project Officer
U.S. Small Business Administration

Executive Summary

For this fiscal year, the Abilene Industrial Foundation made great strides to aggressively market Abilene as a destination for new investment and employment. Through the Business Retention Expansion Program, the AIF connected with primary employers resulting in several possibilities for local manufacturers to discuss their goals for growth. The organization also celebrated two \$100k award winners through the BE in Abilene program as well as the continued success of its workforce development efforts by graduating more students into the local workforce.

CONTACTS

231

General information, real estate, incentives and new business

LEADS

29

Generated through direct contact or by a site consultant

PROSPECTS

44

Considered Abilene as the destination for their next investment

PROJECTS

4

Projects for new investment and job creation

LEAD SOURCES

• Team Texas	2
• Gov. Office	0
• Consultant	5
• Tradeshow	0
• Recruitment trip	15
• Direct Contact	7

LEADS

Year	Leads	Capex	New Jobs	Retained Jobs
2016-2017	15	\$402,000,000	1,430	885
2017-2018	26	\$1,957,000,000	11,745	190
2018-2019	29	\$322,700,000	3,511	724
TOTAL	70	\$2,681,700,000	16,686	1,799

PIPELINE

18

Total number of codified projects actively in site search

PROJECTS

- FDLIC—(BRE)
- Sockdolager—(BE in Abilene)
- Tigé Boats—(BRE)
- Unique Kid Beds—(BE in Abilene)

\$8.1 MILLION

IN NEW INVESTMENT FROM LOCAL BUSINESSES



New Payroll

\$8.6M

New Jobs

166

Retained Jobs

423

\$63 MILLION

IN ESTIMATED DIRECT ECONOMIC OUTPUT

BRE PROGRAM

This year the Business Retention Expansion Program connected with 8 companies that were considering an expansion of their operations, one of which has already started.

Direct Contacts

142

4.9

On Site Visits

12

DIGITAL AVENUES

- Area Development
- GO Big in Texas
- Econ Dev Directory

DIGITAL MARKETING

Placements: **36**
 Impressions: **296,492**
 Clicks: **855**

BUSINESS DEVELOPMENT

- International Food Technology Expo
- MRO Americas
- North Texas Commercial Association of Realtors
- High Ground Southern California Trip
- Area Development Consultants Forum 27
- LiveXChange
- Consultant Connect
- Team Texas Economic Development Summit

Site Consultants Met: **57**



2018 Pathways

2

2019 Pathways

5

Enrollment

82

SCHOLARSHIPS

\$52K

Additional scholarship dollars secured for NEXTUniversity through Hendricks Auxiliary

LUNCH-N-LEARN

100+

Two manufacturer's luncheons hosted with more than 100 participants

ABILENEWORKS

- 10-member committee formed
- Hosted Luncheon event
- Developed Marketing Plan
- Identified Measurables



APPLICANTS

12

FINALISTS

6

WINNERS

2

Sockdolager Brewing Company – The \$100,000 investment the company received through BE in Abilene has been used to purchase new equipment which will increase their production by an estimated 40%.

Unique Kid Beds Inc. – \$100,000 investment the company received through BE in Abilene has been used to automate a portion of their production increasing their capacity by an estimated 15%.

\$200K

INVESTED IN LOCAL ENTREPRENEURERS



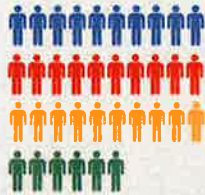
SINCE ITS LAUNCH

Dec 2018:

- Approved and executed contract between DCOA and Abilene Education Foundation (AEF)
- Jamilah Spears hired as Workforce Development Coach

36

STUDENTS ENROLLED



2

PATHWAYS STUDIED



23

CERTIFICATES EARNED



20

JOB PLACEMENTS



40% over goal for students enrolled
97% students maintained the 2018-2019 school year
80% of students employed in trained career field

PROGRAM & STUDENT DEVELOPMENT

400

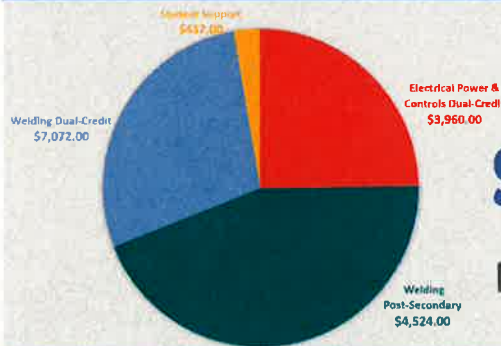
introduction cards delivered

260

student classroom hours

30+

student engagement events



\$15,993
SCHOLARSHIP DOLLARS GIVEN

DIGITAL MARKETING

KTAB4U

Live TV interview broadcast on CBS local affiliate station also posted on KTAB4U social media page

EVENT AD

NEXTU commercial runs 3 times in front of 20,000 patrons in attendance at local high school football game

50 FACEBOOK POSTS

Reach: 4,421
Highest post rate = 1.207

Engagement: 258
Highest post rate = 46

Clicks: 197
Highest post rate = 25

YEAR END WRAP UP

- FAFSA night and Senior Day at Texas State Technical College
- Graduation Celebration for 27 high-school NEXTU students
- Enrollment targets set for 2019-2020 school year
- Expanding pathway options

4.11

October 9, 2019

Memo for: Board of Directors, Development Corporation of Abilene

From: Abilene Chamber of Commerce

Subject: Annual Report on Military Affairs, October 2018–September 2019

EXECUTIVE SUMMARY

The Military Affairs Committee of the Abilene Chamber of Commerce planned and executed a wide variety of strategic outreach and engagement efforts since October 2018. While the ongoing local support for Dyess Airmen will continue to be a distinct advantage in these efforts, a key focus is building relationships with senior military and elected officials. These efforts will allow us to proactively posture Abilene and Dyess to ensure the success of the military mission, thereby protecting the long-term viability of Dyess AFB.

DYESS ECONOMIC IMPACT INCREASE

- Increase of \$74.5 million dollars over the previous year rising to \$523,556,793
- \$1.4 million dollars a day flowing into the Abilene economy

B-21 "RAIDER" BOMBER

- Two squadrons of B-21's have been designated to be stationed at Dyess AFB
- Economic impact from the second squadron will be significant
- Work in the weapons storage area making Dyess even a more desirable B-21 location is an ongoing priority

ADVOCACY IN WASHINGTON

- Research and development dollars in the NDAA to keep the B-1 viable until the B-21 arrives is paramount to sustaining the B-1
- Pushing the B-1 Hypersonic Program, expanded carry program, and distributing fatigue test results

ADVOCACY IN AUSTIN

- Passing Texas Senate Bill 1200 which allows Texas to recognize other States equivalent licensing was a major win for Dyess and Texas, supporting MAC'S air force initiative for spousal employment

PROCUREMENT OF STATE OF TEXAS GRANT MONEY

- Secured a \$281,678 state Defense Economic Adjustment Assistance Grant for the removal and relocation of a boundary fence near the runway at Dyess AFB
- DCOA's 10% match ended up \$21,500

ATTEND RELATIONSHIP DEVELOPMENT EVENTS

- Continued participation in events that top Air Force leadership and the Abilene Military Affairs which provide important uninterrupted dialog
- Continued attendance at **Airlift Tanker Association, Air Force Association, Strategic Deterrence Coalition, Texas Military Summit, Bomber Constituents Group, and Air Force Community Partnership Program**
- Attendance provides guidance and insight for future Military Affairs growth and development

Doug Peters
President & CEO
Abilene Chamber of Commerce

Abilene Regional Airport FY 2019 Annual Report to Development Corporation of Abilene

The Business Development Program thrives at Abilene Regional Airport (ABI) due to the continued assistance received from DCOA, supporting our goal of improving air service, growing our customer base and more recently, a greater and intentional effort to develop vacant and underutilized airport property for commercial/industrial uses.

- ABI markets to a 17 county air service catchment area via digital media, radio and print advertisement.
- Business Development Program provides the airport to create and facilitate a campaign to attract additional air service while also encouraging local economic growth.

FY19 YTD Business Development Activity

- Presentations -- speaking engagements to various civic organizations.
- Local business development -- within our catchment area that use the airport.
- Participation in the Chamber of Commerce, Rotary, and American Association of Airport Executives, South Central Chapter.
- In coordination with Develop Abilene, selected a Land Use Planning consultant and began this project with a focus of aeronautical and non-aeronautical commercial development of selected areas of the airport.
- With the financial support of DCOA, amended the Land Use Planning contract to include a consultant to evaluate the feasibility of bringing additional industrial aeronautical development to Abilene.

Presentations/Events this year include:

- 4 Airport Tours
- 6 Catchment Area Presentations
- 9 Airport Sponsored Events

Marketing the Airport

- Publications - Abilene Scene, Travel South, Local Newspapers
- Social Media – boosted posts and website advertisements
- TV – commercials on all major networks
- Billboards – I20 static, digital in Abilene and Brownwood
- Radio – Abilene, Snyder, Brownwood, Haskell
- Website – December 2018 we launched the new look of iflyabi.com
- Digital Advertising – Search Engine Optimization

Social Media

ABI is spending more intentional dollars on social media platforms as this resource is no longer “free”.

Facebook: [@abileneairport](#)

- 3,946 page followers, up ~200 followers
- 35,000 ‘check-ins’, up ~3,000 check-ins

Twitter: [@abiairport](#)

- 1,395 followers, up ~100 followers

Instagram: [@abiairport](#)

- 752 followers, up ~250 followers

Sponsorships

- Abilene Young Professionals ABI-CHAT, Around the World @ The Grace Museum, Abilene Philharmonic, Brownwood Visitor & Relocation, Abilene Zoo Train, Texas Midwest Community Network, Taste of Abilene

Special Programs & Statistics

ABI-VIP Passenger Rewards - The objective is to engage customer loyalty and develop a database of passenger information, giving them the opportunity to subscribe to email communications.

- 2400 registered members.

Enplanements

- YTD scheduled enplanements are up 5%

Revenues

- Rental Car Revenue is down .2%
- Parking Lot revenue is up 3.5%

EASI Parking Revenue Invoiced @ \$0.70

Total Entries: 36,517

Total Value: \$25,561.80

Air Service Development

- Attended Air Service Conference resulting in new air service leads as well as restore current airline seating capacity
- Airline Headquarter meeting with strong second airline contender
- Submitted Small Community Air Service Development Program (SCASDP) Grant application to the USDOT (currently awaiting award selection announcement by early 2020)
- Follow-Up conference calls with 2 additional carriers

On-Airport Development

- Acquired a comprehensive land development consultant to study areas on the airport to strengthen economic development on the airport

Business Development Outlook:

- Marketing & Advertising for enplanement growth
- Air Service conference attendance
- SCASDP Grant follow through
- Airline Headquarter meetings to strengthen relationship
- Land Use Development

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: October 22, 2019

PROJECT: Final Allocation of Proceeds Related to June 2014 Hailstorm

STAFF: Misty Mayo, CEO

BACKGROUND INFORMATION

On April 16, 2019, the DCOA approved Resolution DCOA-2019.13 accepting an allocation from the City of Abilene in reference to damage sustained on DCOA-owned properties from the June 2014 hailstorm. The cost the DCOA incurred to repair and/or replace the roofs on the following properties are listed below:

1. 4002 Loop 322 (occupied by Blue Cross Blue Shield) – roof work was completed in 2018 at a total cost of \$2,677,017.83, including design and engineering fees, and
2. 4009, 4109, & 4125 Vine St. (occupied by AbiMar Foods) – roof work was completed in 2019 at a total cost of \$1,701,077.17.

The total cost to DCOA for the two properties listed is \$4,378,095.00.

THE REQUEST

The final allocation amount to be reimbursed to DCOA by the City of Abilene from insurance claim settlement funds the City received from Texas Municipal League Intergovernmental Risk Pool (TMLIRP) is \$4,378,095.00. Accepting this amount as the final allocation will close-out the insurance claim from damage sustained by the 2014 hailstorm.

FISCAL IMPACT

Reimbursement to DCOA from City of Abilene - \$4,378,095.00

STAFF RECOMMENDATION

Staff recommends the board approve resolution DCOA-2020.02 approving \$4,378,095.00 as the final allocation of funds received by the City of Abilene from TMLIRP in reference to property damage that the DCOA realized as a result of the June 12, 2014 Hailstorm.

ATTACHMENTS

Resolution DCOA-2020.02

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Meeting Menos/FY2020/TMLIRP final allocation of proceeds from 2014 hailstorm 10-22-19.docx>

RESOLUTION NO. DCOA-2020.02

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC., ABILENE, TEXAS ("DCOA") APPROVING A FINAL ALLOCATION OF PROCEEDS RECEIVED BY THE CITY OF ABILENE ("CITY") FROM THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL ("TMLIRP") RESULTING FROM JUNE 12, 2014 HAILSTORM.

WHEREAS, on April 16, 2019, the DCOA approved Resolution DCOA-2019.13 accepting an allocation from the City of Abilene in reference to the amounts received from TMLIRP resulting from the 2014 Hailstorm

WHEREAS, the roofing project at 4009, 4109 and 4125 Vine St. has been completed at a final cost of \$1,701,077.17, which when combined with a previously completed roofing project at the Blue Cross Blue Shield facility at 4002 Loop 322 in the amount of \$2,677,017.83 totals \$4,378,095.00; and

WHEREAS, the final allocation amount to which the DCOA is willing to accept of funds received by the City of Abilene from TMLIRP in reference to the 2014 hailstorm is \$4,378,095.00.

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

- PART 1.** The final allocation to the DCOA of funds received by the City of Abilene from TMLIRP in reference to property damage that the DCOA realized as a result of the June 12, 2014 Hailstorm is approved in the amount of \$4,378,095.00.
- PART 2.** The Chief Executive Officer or Chief Operations Officer are authorized to execute any documents necessary to affect the allocation that is set forth above.
- PART 3.** This Resolution takes effect immediately upon passage.

ADOPTED this the 22nd day of October 2019.

ATTEST:

Vic Corley
Secretary/Treasurer

John Beckham
President

APPROVED AS TO FORM:

Mark Zachary, Attorney at Law

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: OCTOBER 22, 2019

PROJECT: Street Expenditure for 2020

STAFF: Misty Mayo, CEO

GENERAL INFORMATION

The City requested that the DCOA fund \$8.5 million over 5 years toward street expenditures required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises as follows:

- Year 1 (2019) – \$1.5 million
- Years 2-4 (2020-2022) – \$2 million each, and
- Year 5 (2023) – \$1 million

The Street Maintenance Advisory and Appeals Board requested the DCOA make a street expenditure in 2019 of \$1.5 million on Ridgemont Dr.

REQUEST

The City of Abilene has presented a request for use of \$2,000,000 for 2020 street projects. The following list of proposed streets corresponds with the attached drawing:

#10 - Turner Drive

#11 - John Knox Drive (*Due to the large amount of truck traffic and heavy turning movements, this roadway is recommended to be a concrete section*)

#13 - Village Drive

#14 - Cedar Run Road

#18 - Rolling Green

#19 - Curry Lane

Section 501.103 of the Local Government Code allows an Economic Development Corporation (EDC) to make expenditures for streets and roads required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises. For the reasons stated on the next page (*page 2*) to justify the 2019 Ridgemont Dr. expenditure, the expenditure on the six (6) street sections proposed for 2020 are also suitable because of the interconnectivity of all the streets and potential for new or expanded business enterprises in the area.

In addition, Aaron Farmer, President of The Retail Coach out of Austin states this about the area under discussion:

After taking a look at the overall Abilene market, most of the retail is located in the SW Quadrant of the community, near the mall. Based on retailers' desire to cluster around other retail, and Abilene consumers habits that have been built over a number of years, we expect this area to continue to be the most heavily traveled areas going forward from a retail standpoint and attention needs to be given to upkeep and maintenance of roadways in this area. We also expect future retail growth in Abilene to happen in this area.

7.1

BACKGROUND – RIDGEMONT DR.

On March 19, 2019, the DCOA board approved Resolution DCOA-2019.16 authorizing a Master Street Expenditure Agreement (Agreement) for \$8.5 million over a five-year period beginning in 2019. This Agreement allows the DCOA to review a list of potential street projects so the DCOA may determine which street projects are required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises. Resolution DCOA-2019.16 also authorized the use of \$1.5 million in 2019 for the reconstruction of Ridgemont Dr., which is currently underway.

Information used by the Board of Directors in finding that an expenditure on Ridgemont Dr. was required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises include but are not limited to the following:

1. Ridgemont Dr. is a main artery to other commercial areas with several opportunities to expand current business and develop new business.
2. Most of the property on Ridgemont Dr. is zoned for commercial use with the exception of a small portion that is zoned multi-family.
3. The vacated Academy building located on John Knox Drive, which is a feeder road from Ridgemont Dr., has tremendous potential as well as the two large vacant commercial lots – one located behind the building and one to the north towards the Century 12 Theatre.
4. There is also a large commercial lot next to Lowe's on Rolling Green Drive, which is another feeder road to Ridgemont Dr.
5. The Sears store located at the north end of the Mall of Abilene closed earlier this year and the space can be occupied by one tenant or multiple tenants.
6. The mall has several outparcels facing Ridgemont Dr. that could also be made available.
7. A one-acre lot near the SE corner of the intersection of Ridgemont Dr. and Rebecca Lane remains undeveloped which could benefit from this road improvement project.
8. Improved traffic flow will benefit those mentioned above by adding more sales and allowing for new retailers of all sizes, hotels, restaurants service businesses and other businesses along Ridgemont Dr. to increase sales.
9. The Project will allow for increased traffic resulting from TxDOT's reconstruction of Buffalo Gap Road, helping to promote and develop new or expanded business enterprises on Ridgemont Dr., as well as extending the longevity of the street an additional 15 years.

FISCAL IMPACT

None.

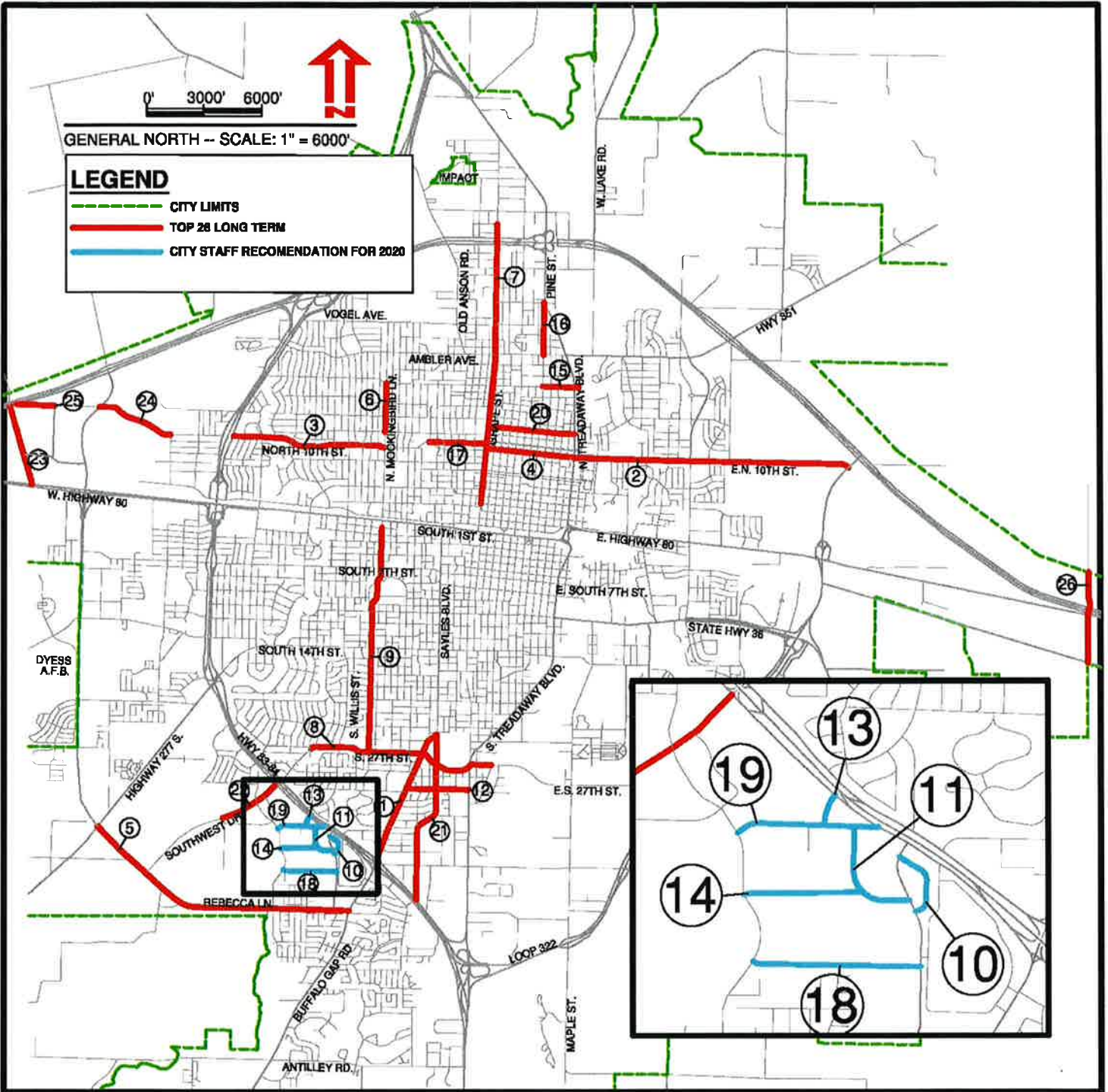
STAFF RECOMMENDATION

Staff recommends the board approve resolution DCOA-2020.01 authorizing a street expenditure of \$2 million on Turner Dr., John Knox Dr., Village Dr., Cedar Run Rd., Rolling Green, and Curry Lane as stated above to promote and develop new or expanded business enterprises.

ATTACHMENTS

Drawing by the City of Abilene Public Works Department indicating the 2020 street expenditures projects requested to be funded by the DCOA.

Resolution DCOA-2020.01



Sheet 1 of 2	CITY OF ABILENE, TEXAS	PROPOSED DCOA PROJECTS	Designed By: C. THOMAS	Horizontal Scale: 1"=6000'	Computer File Name: PROPOSED DCOA MAP
	PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION		Drawn By: T. MATTHEWS	Vertical Scale: N.T.S.	Date: AUGUST 2019
			Checked By: C. THOMAS		

7.3

RESOLUTION NO. DCOA-2020.01

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (DCOA), ABILENE, TEXAS AUTHORIZING STREET EXPENDITURE FOR 2020.

WHEREAS, The DCOA was requested by the City to fund \$8.5 million over 5 years toward street expenditures required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises as follows: Year 1 (2019)-\$1.5 million, Years 2-4 (2020-2022)-\$2 million each, and Year 5 (2023)-\$1 million; and,

WHEREAS, on March 19, 2019, the DCOA board approved Resolution DCOA-2019.16 authorizing a Master Street Expenditure Agreement (Agreement) for \$8.5 million over a five-year period beginning in 2019, which allows the DCOA to review a list of potential street projects so the DCOA may determine which street projects are required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises; and,

WHEREAS, Resolution DCOA-2019.16 also authorized the use of \$1.5 million in 2019 for the reconstruction of Ridgemont Dr., which is currently underway; and,

WHEREAS, the City of Abilene has presented a request for use of \$2,000,000 for 2020 street projects, including portions of Turner Dr., John Knox Dr. (to be replaced with concrete), Village Dr., Cedar Run Rd., Rolling Green Dr., and Curry Lane (the "Streets"); and,

WHEREAS, after consideration and discussion, the DCOA's Board of Directors finds that an expenditure of \$2,000,000 in 2020 for the reconstruction of the Streets is required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises.

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

- PART 1.** DCOA authorizes an expenditure not to exceed \$2,000,000 in 2020 for the reconstruction of portions of Turner Dr., John Knox Dr. (to be replaced with concrete), Village Dr., Cedar Run Rd., Rolling Green Dr., and Curry Lane as requested by the City of Abilene.
- PART 2.** Funding under this resolution is contingent upon execution of all necessary agreements.
- PART 3.** The Chief Executive Officer of the Development Corporation of Abilene, Inc. or her designee is hereby authorized to negotiate, enter into and execute a final contract and all other related documents on behalf of the DCOA which are consistent with and necessary to effectuate the actions outlined above.

ADOPTED this the 22nd day of October 2019.

ATTEST:

Vic Corley
Secretary/Treasurer

John Beckham
President

APPROVED AS TO FORM:

Mark S. Zachary, Attorney at Law

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Resolution/2020/2020.01 Street Maintenance projects for 2020 10-22-19.docx>

7.5

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD AGENDA
MEETING DATE: October 22, 2019

PROJECT: Union Pacific Railroad Co. Temporary Construction Easement in Access Business Park for New Rail Siding Project

STAFF: Misty Mayo, 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 150 acres on the north side of FM 18. A Union Pacific Railroad Co. (UPRC) rail line runs along the northern boundary of DCOA's property and includes a 200' easement (100' on both sides from the centerline of the rail spur).

UPRC is preparing to begin construction of a parallel track, or siding, to the current track (New Rail Siding Project) and desires construction access across a portion of the Access Business Park to perform the work. UPRC proposes a Temporary Construction Easement for approximately one (1) year. UPRC may have to perform surface grading and the removal of surface vegetation as necessary to accommodate the temporary access. The proposed route of access is depicted on the attached drawing with a red line.

THE REQUEST

Staff requests the board authorize the temporary construction easement to UPRC as described. UPRC will compensate the DCOA a sum of \$4,600 for the access privilege. UPRC will add base material to support a roadway within the easement area, take appropriate and normally acceptable erosion control measures, and spread topsoil and re-seed the area once construction of complete.

FISCAL IMPACT

Revenue to DCOA from UPRC of \$4,600

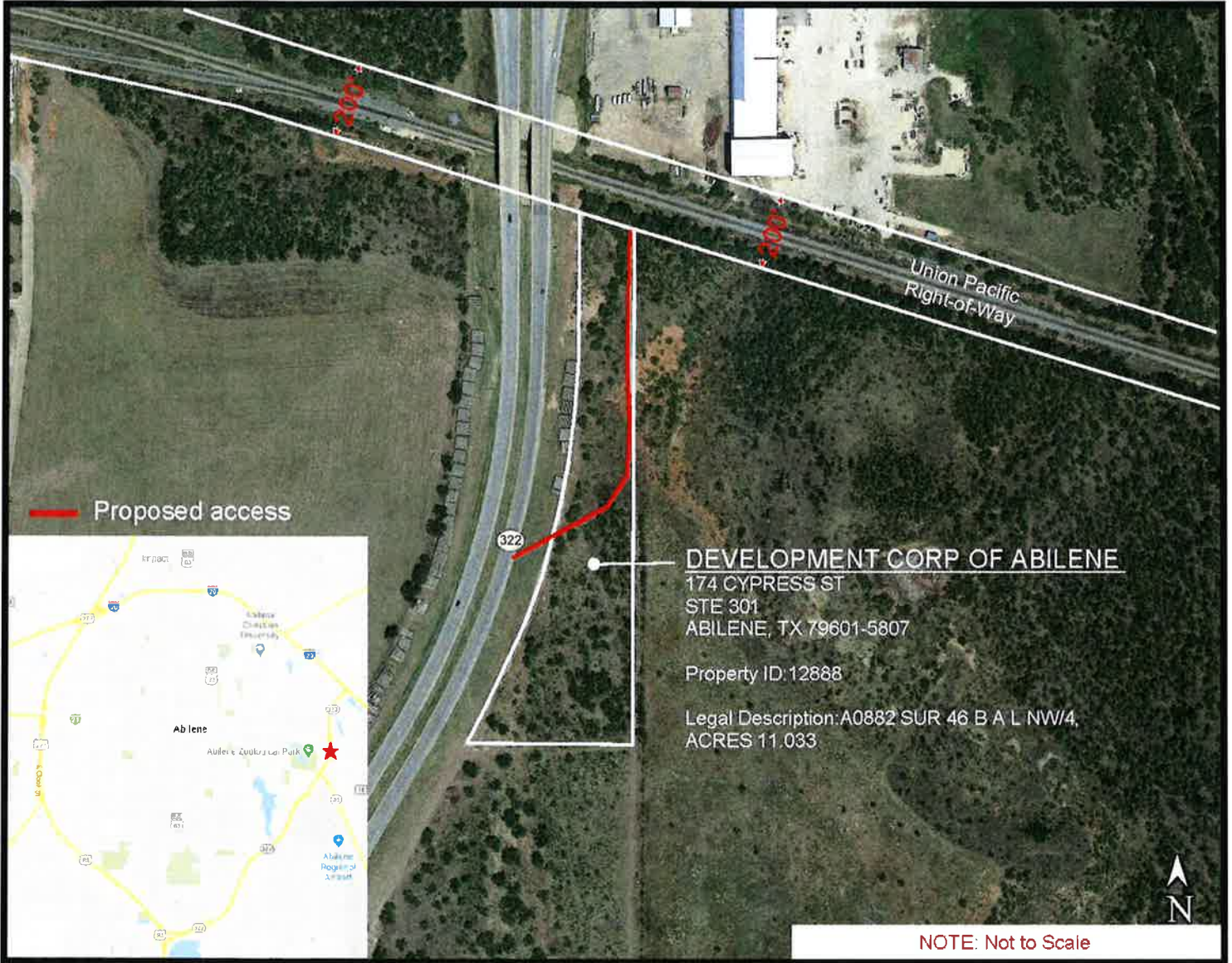
STAFF RECOMMENDATION

Staff recommends the board approved resolution DCOA-2020.03 authorizing a temporary construction easement in the Access Business Park to Union Pacific Railroad Company for a new rail siding project.

ATTACHMENTS

Drawing showing location of proposed temporary construction easement
Resolution DCOA-2020.03

<https://dcoan.slairepoint.com/Shared Documents/DCOA/Meeting Memos/FY2020/UPRR Temporary Const Easement in Access BP 10-22-19.docx>



NOTE: Not to Scale

RESOLUTION NO. DCOA-2020.03

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC., ABILENE, TEXAS (“DCOA”) APPROVING A TEMPORARY CONSTRUCTION EASEMENT IN THE ACCESS BUSINESS PARK FOR USE BY UNION PACIFIC RAILROAD COMPANY (“UPRC”) FOR ITS NEW RAIL SIDING PROJECT.

WHEREAS, a UPRC rail line runs along the northern boundary of DCOA’s Access Business Park located at the intersection of Hwy 36 and FM 18 and includes a 200’ easement (100’ on both sides from the centerline of the rail spur); and,

WHEREAS, UPRC is preparing to begin construction of a parallel track, or siding, to the current track (New Rail Siding Project) and desires construction access across a portion of the Access Business Park to perform the work; and

WHEREAS, UPRC proposes a Temporary Construction Easement for approximately one (1) year; and,

WHEREAS, UPRC may have to perform surface grading and the removal of surface vegetation as necessary to accommodate the temporary access; and,

WHEREAS, UPRC will compensate the DCOA a sum of \$4,600 for the access privilege; and,

WHEREAS, UPRC will add base material to support a roadway within the easement area, take appropriate and normally acceptable erosion control measures, and spread topsoil and re-seed the area once construction of complete; and,

WHEREAS, DCOA Staff requests the board authorize a temporary construction easement to UPRC for the new rail siding project.

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

- PART 1.** The DCOA hereby authorizes a temporary construction easement to UPRC in the Access Business Park for its new rail siding project for consideration of Four Thousand Six Hundred and no/100’s Dollars (\$4,600.00).
- PART 2.** The Chief Executive Officer or Chief Operations Officer are authorized to execute any documents necessary to affect the allocation that is set forth above.
- PART 3.** This Resolution takes effect immediately upon passage.

ADOPTED this the 22nd day of October 2019.

ATTEST:

Vic Corley
Secretary/Treasurer

John Beckham
President

APPROVED AS TO FORM:

Mark Zachary, Attorney at Law

<https://dcoa.sharepoint.com/Shared Documents/DCOA/Resolution/2020/2020.03 UPRC Temp Constr Easement in Access BP 10-22-19.docx>

Information for Item #9 and Item #10 will
be available during the board meeting