

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A meeting of the Development Corporation of Abilene, Inc. ("DCOA") will be held on February 23, 2022, at 174 Cypress Street DCOA's 3rd Floor Board Room, Abilene, Texas commencing at 9:00 am to consider the Agenda set forth below.

The meeting may include members of the DCOA's Board of Directors ("Board") participating remotely by videoconference. In accordance with the Texas Government Code, the location of the meeting where a quorum of the DCOA's Board will be physically present is 174 Cypress Street DCOA's 3rd Floor Board Room, Abilene, Texas and it is the intent of the DCOA to have a quorum present at that location.

Under Agenda Item 3, the opportunity for public comment will be announced and members of the public should identify themselves at that time should he or she choose to make any comments concerning any Items on the Agenda. Under Item 3 on the Agenda, public comments concerning Items on the Agenda are allowed for up to 3 minutes per person (or in the event that a person addresses the Board through a translator, such public comments on Items on the Agenda is allowed for up to 6 minutes).

AGENDA

February 23, 2022

9:00 am

1. Call the meeting to order
2. Invocation
3. Public Comment on Agenda Items
4. Governance Schedule
5. Approval of minutes from the January 27, 2022 board meeting
6. DCOA Financial Report for January 2022
7. 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. Atmos Energy Corporation Easement
 2. 551.072 (Deliberations about Real Property)
 3. 551.074 (Personnel Matters)
 4. 551.087 (Business Prospect/Economic Development)
 - A. Project Eagle II
 - B. Project Little Giant
 - C. Project Full Circle

- 8. Report from the President and CEO:
 - 1. Discussion and possible approval of a Resolution approving expenditures over \$50,000 as described in the President and CEO's report
 - 2. Business Attraction Initiatives
 - 3. Business Retention & Expansion Initiatives
 - 4. Workforce & Talent Development Initiatives
 - 5. Marketing & Brand Awareness Initiatives
- 9. Discussion and possible approval of a Resolution approving an agreement with Project Eagle II
- 10. Discussion and possible approval of Resolution approving an agreement with Atmos Energy Corporation to grant an easement on property in Northwest Abilene
- 11. Discussion of the next board meeting date
- 12. Discussion of the Strategic Plan with Consultant Greg Last
- 13. 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 February, 2022 at 8:50 am.


Deputy City Secretary


Misty Mayo, President & CEO

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.

GOVERNANCE SCHEDULE

2022 DCOA Governance Schedule

2021			2022									
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Post Agenda (72 hrs prior to the meeting)
X	X	X	X	X								Monthly Board Meeting (Minimum quarterly meeting)
			X									Annual Meeting of Board of Directors (first regularly scheduled board meeting of the year)
												State of the City Address by Mayor
												Economic Development Plan to City Council (annually: prior to, or in conjunction with, the annual budget)
												Annual Budget to City Council (sixty days prior to start of next fiscal year: August 2, 2021)
												Additional Meetings, as needed

Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Governance: Semi-Annual & Annual Reviews
			X									Presentation/Proclamation to Outgoing Board Members (City of Abilene and the Board)
			X									Welcome New Board Member(s)
			X									New Board Member(s) Onboarding
			X									Officer Election (President, Chair, Vice Chair, Secretary, Treasurer & others, as determined)
			X									Bank Account Signature Card

Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Governance: Reports of Activity
												Partner Written Reports of Activity for activity from October 1, 2020 - March 31, 2021 due April 15, 2021 (ABI, AIF, AISD, Griggs, SBDC, & MAC)
X												Partners Written Reports of Activity for activity from April 1, 2021 - September 30, 2021 due October 15, 2021 (ABI, AIF, AISD, Griggs, SBDC, & MAC)
		X										Present Report of Activity - MAC
												Present Report of Activity - Griggs
												Present Report of Activity - AIF
												Present Report of Activity - AISD
X												Present Report of Activity - ABI
												Present Report of Activity - SBDC

2022 DCOA Governance Schedule

2021			2022									
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Governance: Annual Approvals
												Approve Annual Street Expenditure Projects per Agreement COA ('20-'23)
			X									Review and adopt a written resolution approving the DCOA Investment Policy (annually)
												Submit Required Report (Local Gov. Code 502.151) to Comptroller by April 1, 2021
												Financial Audit Prepared by 3rd Party Auditor
												Financial Audit Presented to Board
												Partners: Annual Budget Request (ABI, AIF, AISD, SBDC, MAC & Griggs) due June 1, 2021
												Annual Budget to Board (sixty days prior to start of next fiscal year: August 2, 2021)
X												New Fiscal Year Contracts (ABI, AIF, AISD, SBDC, MAC & Griggs)
												Annual Consideration and Commission for a Financial Audit
												AIF Executive Committee Appointee
												Staffing/Staff Evaluation (Staff Potential Conflicts of Interest)

Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Governance: Monthly Board Meeting Review
X		X	X	X								Approval of Last Meeting's Minutes
X		X	X	X								Financial Report Presented by DCOA Staff (Accounting Firm, As Requested)
X		X	X	X								Schedule Next Meeting Date
X			X									Sales Tax Report - Quarterly
												Review of Strategic Plan
												Review of Governance Checklist
X												Written Quarterly Investment Report (within 45 days following the end of the quarter)

Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Project & Properties Review on Demand
X		X	X	X								Properties (as needed)
X	X	X	X	X								Projects (as needed)
X		X	X	X								Board Approval of Expenditures Over \$50,000 (as required)
												● Benchmark Comparisons

Rv. 02/15/22

**BOARD MEETING MINUTES
JANUARY 27, 2021**

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
JANUARY 27, 2022

MEMBERS PRESENT: Jack Rich Vic Corley Sam Vinson
Floyd Miller Shea Hall*

**Shea Hall joined the meeting by videoconference.*

STAFF PRESENT: Misty Mayo Julie Johncox Brock New
Amy Whitmer Ashley Whitmer Regi McCabe-Gossett
Akane Thaxton Rick Jones

GUESTS PRESENT: Chris Shelton, McMahan Surovik Suttle, PC
Victor Barber, Abilene Marshal's Department

1. CALL THE MEETING TO ORDER: Chair Jack Rich called the meeting to order at 9:01 am and introduced all Board Members present both in-person and virtually. Chair Jack Rich recognized Board Member Floyd Miller, who was named the Ambassador of the Year for the Abilene Black Chamber of Commerce.

2. INVOCATION: Board Member Floyd Miller offered the invocation.

3. PUBLIC COMMENT ON AGENDA ITEMS: Chair Jack Rich announced an opportunity for the public to comment on any of the agenda items. He further stated that there would be no votes or formal action taken during public comment, that this would allow members of the public to present ideas and information to the DCOA Board and staff pertaining to the items on the agenda, and that if there was anyone who would like to make a public comment, to please state their name and address. No members of the public requested to make public comment. Thus, Chair Jack Rich moved on to Agenda Item 4.

4. GOVERNANCE SCHEDULE: CEO Misty Mayo stated that the 2022 governance schedule is in the packet. The governance schedule is a tool that ensures the DCOA is operating on schedule, and it can be amended as needed.

5. RECOGNITION OF THE OUTGOING BOARD CHAIR'S SERVICES: CEO Misty Mayo, Vice Chair Sam Vinson, Secretary & Treasurer Vic Corley, Board Member Floyd Miller, and Board Member Shea Hall thanked Chair Jack Rich for his continued service to the DCOA Board of Directors from 2015-2022. CEO Misty Mayo presented Chair Jack Rich a Certificate of Recognition for his loyal and dedicated service to the Development Corporation of Abilene and the Abilene community.

6. ANNOUNCEMENT OF 2022 COMMUNITY IMPACT AWARD FROM TRADE & INDUSTRY DEVELOPMENT: CEO Misty Mayo announced that Abilene, Texas was awarded the 2022 CiCi Award for Community Impact by Trade & Industry Development Magazine for the expansion project with Great Lakes Cheese. Abilene, Texas was one of 14 communities across the country to receive this award.

7. APPROVAL OF MINUTES FROM THE DECEMBER 15, 2021 BOARD MEETING: Sam Vinson moved to approve the minutes from the December 15, 2021 Board meeting. Floyd Miller seconded, and the motion passed.

8. DCOA FINANCIAL REPORT FOR DECEMBER 2021 AND QUARTERLY SALES TAX REPORT: Regi McCabe-Gossett, DCOA Controller, presented the Financial Report for December 2021. As of December 31, 2021, the DCOA's year-to-date total operating revenue was \$3,724,488, and cash at the end of the period was \$25,677,383. The DCOA's total assets were \$81,886,699, and the DCOA's total liabilities were \$489,454.

Regi McCabe-Gossett presented the Sales Tax Report for January 2022 as reported by the City of Abilene. The sales tax rebate for January is \$1,133,998, which represents November 2021 sales. The sales tax rebate was 13.90% above last year and 47.20% above the budgeted amount.

9. EXECUTIVE SESSION: Chair Jack Rich stated: I hereby announce we are going into Executive Session pursuant to Texas Government Code Sections 551.071, .072, .074, and .087 to consult with legal counsel, discuss real property transactions, personnel matters, and discuss economic development negotiations involving a business prospect, as set forth on the agenda, and that any vote or action will be taken in open session.

Chair Jack Rich announced the date is January 27, 2022, and the time is 9:33 am. Later, Chair Jack Rich announced the date is still January 27, 2022, and the time is 11:02 am, and that no vote or action was taken in Executive Session.

10. REPORT FROM THE PRESIDENT AND CEO: CEO Misty Mayo presented Resolution DCOA-2022.11, approving expenditures greater than or equal to \$50,000. CEO Misty Mayo presented the expenditures over \$50,000 for approval. Vic Corley made a motion to approve Resolution DCOA-2022.11, approving expenditures greater than or equal to \$50,000. Sam Vinson seconded, and the motion passed.

CEO Misty Mayo provided a report on the DCOA's Marketing Initiatives. The DCOA Team responded to a total of 48 Request for Proposals/Information (RFP/RFIs) in 2021, as compared to 29 RFP/RFIs responded to in 2020. RFP/RFIs are requests for detailed information about the community including, but not limited to, available sites, maps, utilities, infrastructure, and workforce demographics. RFP/RFIs are received from a variety of sources, including the Governor's Office of Economic Development & Tourism, site selection consultants, directly from a company, commercial real estate brokers, and other partners & relationships.

CEO Misty Mayo also explained that the DCOA markets Abilene, Texas as a premier location for business to a variety of external and internal customers.

External Customers:

- Site Consultants
- Real Estate Executives
- Developers
- Entrepreneurs
- Existing Businesses
- Existing Companies with DCOA Contracts
- Prospective Companies in Target Industries
- Media
- Higher Education Institutions
- Labor Force
- Abilene Residents
- City Council

- Taylor County Commissioners Court
- Dyess Air Force Base

Internal Customers

- DCOA – Board & Team Members
- DevelopAbilene Partner Organizations – Boards & Team Members

CEO Misty Mayo explained the Strategic Prioritization Plan will be presented at the February Board Meeting with the DCOA's consultant.

CEO Misty Mayo also presented the Fiscal Year 2021 Annual Report to the Board of Directors. She explained this would be presented to the City Council of Abilene at a Council Meeting.

11. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION APPROVING AN AGREEMENT WITH PROJECT BACKBONE: CEO Misty Mayo presented Resolution DCOA-2022.12, authorizing an incentive for Project Backbone in an amount not to exceed \$400,000 in exchange for the company's retention of 174 FTEs and a capital investment of \$3,360,125 at the end of a 5-year period. Project Backbone is a business expansion project for a company in the manufacturing – metal fabrication industry. The project is projected to retain 174 jobs, with an average salary of \$64,109 for the retained jobs. Project Backbone is a publicly traded company that established their Abilene facility in 2008 and supports a variety of markets across the United States, including power generation, oil and gas, renewable energy, mining, heavy construction, defense, steel, marine, and paper and pulp.

Sam Vinson made a motion to approve Resolution DCOA-2022.12, authorizing an incentive for Project Backbone. Floyd Miller seconded, and the motion passed.

12. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION (I) AUTHORIZING AN AMENDMENT TO THE DCOA'S INVESTMENT POLICY AND (II) ACKNOWLEDGING COMPLETION OF THE DCOA'S ANNUAL REVIEW OF THE INVESTMENT POLICY: CEO Misty Mayo presented Resolution DCOA-2022.09, approving and adopting an Amended and Restated Investment Policy and acknowledging completion of its annual review of the Investment Policy. Chair Jack Rich noted that the Board has reviewed the amendments to the DCOA's Investment Policy and CEO Misty Mayo noted that this meets the annual review of the Investment Policy.

Sam Vinson made a motion to approve Resolution DCOA-2022.09, approving and adopting an Amended and Restated Investment Policy and acknowledging completion of its annual review of the Investment Policy. Vic Corley seconded, and the motion passed.

13. DISCUSSION AND POSSIBLE APPROVAL OF AN AGREEMENT WITH ATMOS ENERGY CORPORATION TO GRANT AN EASEMENT ON PROPERTY IN NORTHWEST ABILENE: Chair Jack Rich tabled this item.

14. REPORT FROM NOMINATING COMMITTEE ON THE ELECTION OF OFFICERS FOR THE CALENDAR YEAR: Board Member Floyd Miller presented the Nominating Committee's proposed officer slate for this calendar year. The Nominating Committee recommended to elect Sam Vinson as Chair, Vic Corley as Vice Chair, Shea Hall as Secretary & Treasurer, and Misty Mayo as President.

15. OFFICER ELECTIONS: CHAIR, VICE CHAIR, SECRETARY, TREASURER, AND PRESIDENT (AND OTHERS AS DETERMINED): Chair Jack Rich made a motion to approve the Nominating Committee’s recommendation to elect Sam Vinson as Chair, Vic Corley as Vice Chair, Shea Hall as Secretary & Treasurer, and Misty Mayo as President. Floyd Miller seconded, and the motion passed. Chair Jack Rich also noted the DCOA’s bank account signature cards would be updated with the election of new officers.

16. DISCUSSION OF THE NEXT BOARD MEETING DATE: Board Members considered dates for the next meeting, and Chair Jack Rich announced that the next scheduled meeting of the DCOA Board is tentatively scheduled for February 23, 2022, at 9:00 am.

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

Sam Vinson, Chair

Shea Hall, Secretary & Treasurer

FINANCIAL REPORT JANUARY 2022

Development Corporation of Abilene, Inc.
Statement of Net Position
As of January 31, 2022
Unaudited

	FY22	FY21
	January 31, 2022	January 31, 2021
ASSETS		
Current Assets		
Checking/Savings		
Cash in Bank	\$ 26,171,789	\$ 10,070,104
Petty Cash	\$ 30	\$ -
Due From Pooled Cash	\$ -	\$ 663
Due From Investment Fund	\$ -	\$ 24,047,302
Total Checking/Savings	<u>\$ 26,171,819</u>	<u>\$ 34,118,069</u>
Total Accounts Receivable	\$ 2,680,815	\$ 2,083,069
Other Current Assets		
Accrued Interest	\$ 221,106	\$ 107,556
Allowance for Doubtful Accounts	\$ (218,208)	\$ (106,932)
Current Portion of Notes Receivable	\$ 626,102	\$ 603,355
Prepaid Expenses	\$ 249,827	\$ 21,452
Total Short Term Notes Receivable	<u>\$ 970,131</u>	<u>\$ 4,471,637</u>
Total Other Current Assets	<u>\$ 1,848,958</u>	<u>\$ 5,097,067</u>
Total Current Assets	<u>\$ 30,701,592</u>	<u>\$ 41,298,206</u>
Fixed Assets		
Land	\$ 2,715,874	\$ 3,123,699
Construction in Progress	\$ 1,043,384	\$ 365,266
Building & Improvements	\$ 25,230,356	\$ 24,989,658
Other Improvements	\$ 20,890,020	\$ 19,851,475
Machinery & Equipment	\$ 7,264	\$ 7,264
Vehicles	\$ 70,862	\$ 70,862
Total Accumulated Depreciation	<u>\$ (14,577,657)</u>	<u>\$ (13,209,435)</u>
Total Fixed Assets	<u>\$ 35,380,104</u>	<u>\$ 35,198,789</u>
Other Assets		
Total Notes Receivable	\$ 6,878,671	\$ 7,522,314
Total Notes Receivable Earning Economic Incen	\$ 10,626,861	\$ 11,725,874
Allowance for Doubtful Notes Receivable	<u>\$ (1,857,089)</u>	<u>\$ (1,857,089)</u>
Total Other Assets	<u>\$ 15,648,443</u>	<u>\$ 17,391,099</u>
TOTAL ASSETS	<u>\$ 81,730,139</u>	<u>\$ 93,888,094</u>
LIABILITIES & NET ASSETS		
Liabilities		
Current Liabilities		
Accounts Payable	\$ 604,708	\$ 2,655,308
Due to City of Abilene	\$ 42,203	\$ -
Payroll Liabilities	<u>\$ 18,260</u>	<u>\$ -</u>
Total Liabilities	<u>\$ 665,172</u>	<u>\$ 2,655,308</u>
Net Assets		
Investment in Capital Assets	\$ 35,311,054	\$ 35,198,789
Unrestricted Net Assets	\$ 15,221,589	\$ 36,060,483
Restricted - Contractual Obligations	\$ 38,551,643	\$ 20,587,452
Net Income	<u>\$ (8,019,319)</u>	<u>\$ (613,938)</u>
Total Net Assets	<u>\$ 81,064,967</u>	<u>\$ 91,232,787</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 81,730,139</u>	<u>\$ 93,888,094</u>

Development Corporation of Abilene, Inc.
Revenues, Expenses, and Changes in Net Position
January 31, 2022

Unaudited

	Jan '22	FY22 YTD Oct '21 - Jan '22	FY22 Annual Budget
OPERATING REVENUES			
Sales and Use Tax	\$ 1,133,998	\$ 4,590,225	\$ 12,474,516
Interest Revenues	\$ 1,763	\$ 7,307	\$ 28,390
Land and Building Leases	\$ 103,733	\$ 367,038	\$ 983,282
TOTAL OPERATING REVENUES	\$ 1,239,493	\$ 4,964,570	\$ 13,486,188
OPERATING EXPENSES			
* Total Economic Development	\$ 561,752	\$ 11,141,242	
Abilene Industrial Foundation	\$ -	\$ 187,500	\$ 505,000
Small Business Development Center	\$ 10,725	\$ 64,266	\$ 253,000
Military Affairs Committee	\$ 24,399	\$ 75,139	\$ 437,000
Abilene Regional Airport Business Development	\$ -	\$ 28,748	\$ 220,913
ACU Griggs Center	\$ -	\$ -	\$ 24,500
Asset Management and Administration	\$ 186,703	\$ 832,539	\$ 4,188,210
* Property Maintenance	\$ 48,193	\$ 197,026	\$ 1,132,560
Depreciation Expense	\$ 115,607	\$ 462,429	
TOTAL OPERATING EXPENSES	\$ 947,380	\$ 12,988,889	\$ 6,761,183
NET OPERATING REVENUE	\$ 292,114	\$ (8,024,319)	\$ 6,725,005
NON OPERATING REVENUES			
Miscellaneous Revenue	\$ -	\$ 5,000	
Investment Earnings	\$ -	\$ -	
Gain/Loss on Disposal of Asset	\$ -	\$ -	
TOTAL NON OPERATING REVENUES	\$ -	\$ 5,000	
NON OPERATING EXPENSES			
Miscellaneous Expense	\$ -	\$ -	
TOTAL NON OPERATING EXPENSES	\$ -	\$ -	
NET NON OPERATING REVENUES	\$ -	\$ 5,000	
NET REVENUES	\$ 292,114	\$ (8,019,319)	\$ 6,725,005

* Expenses include multiyear expenses/prior year budget

Development Corporation of Abilene, Inc.
Statement of Cash Flow
October 2021 through January 2022
Unaudited

	FY22 YTD Oct '21 - Jan '22
OPERATING ACTIVITIES	
Net Revenue	(\$8,019,319)
Adjustments to Reconcile Net Revenue to Net Cash Provided by Operations:	
Accounts Receivable	(\$256,298)
Accrued Interest	(\$39,471)
Allowance for Doubtful Accounts	\$37,142
Current Portion of Notes Receivables	(\$18,881)
Prepaid Expense/Escrow	\$162,219
Notes Receivables - Earning Economic Incentives	\$627,576
Accounts Payable	(\$1,199,732)
Net Cash Provided by Operating Activities	(\$8,706,765)
INVESTING ACTIVITIES	
Construction in Progress	(\$531,478)
Accumulated Depreciation	\$462,429
Notes Receivables	\$342,921
Net Cash Provided by Investing Activities	\$273,872
Net Cash Increase for Period	(\$8,432,893)
Cash at Beginning of Period	34,604,712
Cash at End of Period	<u><u>\$26,171,819</u></u>

Development Corporation of Abilene, Inc.
Economic Development Program Status
January 31, 2022

FY22 Economic Development Project Activity for Multi Year Contracts

Multi Year Capital Improvement Projects & Contracts	Project Budget Amount	Prior Years Spend	Current YTD FY22 Spend	Balance Reserved	Completed
Access BP Phase II Development 2021	\$ 1,000,000	\$ 511,906	\$ 487,406	\$ -	Yes
Amazon (Project Golden) 2021	337,250	-	-	337,250	
City Street Maintenance Fund 2021	8,500,000	4,700,573	-	3,799,427	
EASI De-Fuel Truck 2015	205,160	195,200	3,900	6,060	
Great Lakes Cheese Cash Incentive 2021	30,000,000	-	8,000,000	22,000,000	
Great Lakes Cheese Land & Infrastructure 2021	3,300,000	2,513,876	189,161	596,963	
Industrial Maintenance Training AISD FY 2022	50,000	-	12,058	37,942	
Marigold & Fulwiler St. Upgrade/EDA Grant Match 2021	787,500	81,153	-	706,347	
Quality Implements 2021	500,000	-	250,000	250,000	
Primal Pet Group 2021	3,160,130	-	1,580,000	1,580,130	
Lancium 2021	2,500,000	-	-	2,500,000	
ACU Next Lab 2021	2,930,000	-	-	2,930,000	
Hendrick Medical Center Operations Centers 2021	1,540,000	-	-	1,540,000	
Dyess AFB DEAAG/Matching Grant 2021	536,337	489,213	-	47,124	
TSTC New Abilene Campus 2017	4,000,000	1,379,600	400,000	2,220,400	
TOTAL Multi Year Capital Projects	\$ 59,346,377	\$ 9,871,521	\$ 10,922,525	\$ 38,551,643	

Multi Year Economic Incentives Principal Reductions*	Economic Incentive Budget	Prior Years Expensed	Current YTD FY22 Expense	Remaining Economic Incentive Budget	Completed
BE in Abilene 2018	\$ 200,000	\$ 100,000	\$ 25,000	\$ 75,000	
BE in Abilene 2019	200,000	50,000	-	150,000	
BE in Abilene 2020	250,000	50,000	-	200,000	
2020 Economic Relief Incentives	2,331,374	1,478,798	602,576	-	Yes
Coca Cola Refreshments 2016	3,081,778	2,465,422	-	616,356	
TTUHSC School of Public Health 2015	1,951,431	1,672,655	-	278,776	
Prairie Dog Pet Products 2015	9,500,000	3,452,598	-	6,047,402	
Broadwind Towers 2016	570,628	342,377	-	228,251	
FDLIC 2020	1,035,000	-	-	1,035,000	
Hartmann's 2020	900,000	-	-	900,000	
Abimar Foods 2020	2,000,000	666,667	-	1,333,333	
Bavarian - Extrusion Concepts 2020	400,000	-	-	400,000	
Chike Next Level Blending, LLC 2020	387,000	-	-	387,000	
Vista Flags 2021	60,000	-	-	60,000	
TOTAL Multi Year Economic Incentive Principal Reduction Earned	\$ 22,867,211	\$ 10,278,517	\$ 627,576	\$ 11,711,118	

**These incentives are expensed as Principal Reductions based on client's contractual compliance reports.*

APPROVED PROJECTS - NOT STARTED:

	Amount Reserved
JLUS Implementation/Matching Grant	\$ 55,000
Dyess AFB/Egress Barriers/Matching Grant (Est Start Q1 2022)	199,017
Dyess AFB/Gate Upgrade/Matching Grant (Est Start Q1 2022)	188,608
TOTAL PENDING SIGNED CONTRACTS	\$ 442,624

REPORT FROM THE PRESIDENT AND CEO

RESOLUTION NO. DCOA-2022.13

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (“DCOA”) APPROVING EXPENDITURES GREATER THAN OR EQUAL TO \$50,000.

WHEREAS, the DCOA’s President (“President”) has provided a report of upcoming DCOA expenditures, each of which are expected to be greater than or equal to \$50,000 (the “Report”).

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

PART 1. Each expenditure described in the Report is hereby approved and the President shall be and hereby is authorized to make and/or contract for each expenditure described in the Report.

The President is further authorized to, if necessary, on behalf of the DCOA, negotiate, enter into and execute all agreements, make expenditures under said agreements, and to take any steps necessary which are consistent with and necessary to effectuate the actions outlined above.

PART 2. This Resolution takes effect immediately upon passage.

ADOPTED this the 23rd day of February, 2022.

ATTEST:

Shea Hall
Secretary/Treasurer

Sam Vinson
Chairman of the Board

APPROVED AS TO FORM:

Chris Shelton, Attorney at Law

REPORT FROM PRESIDENT & CEO

PENDING EXPENDITURES OVER \$50,000

Vendor	Contract Amount	Details

REPORT FROM PRESIDENT & CEO

BUSINESS ATTRACTION INITIATIVES

2 Marketing Missions (01/01-02/23)

1. International Economic Development Council Leadership Summit
2. Texas Economic Development Council Winter Conference

BUSINESS RETENTION & EXPANSION INITIATIVES

- Certification in Business Retention & Expansion through International Economic Development Council
- Working with 4 Local Companies for Expansion Opportunities

WORKFORCE & TALENT DEVELOPMENT INITIATIVES

- Presentation at Regional Advisory Committee (RAC) Meeting (Included Superintendents & Representatives from 42 Regional School Districts)
- Hosted Winter Summit: Career Technical Education Roundtables in partnership with Workforce Solutions of West Central Texas
- Military Affairs Committee Luncheon - Connecting Local Manufacturer with Dyess Air Force Base opportunities
- Certification in Workforce Development through International Economic Development Council

MARKETING & BRAND AWARENESS INITIATIVES

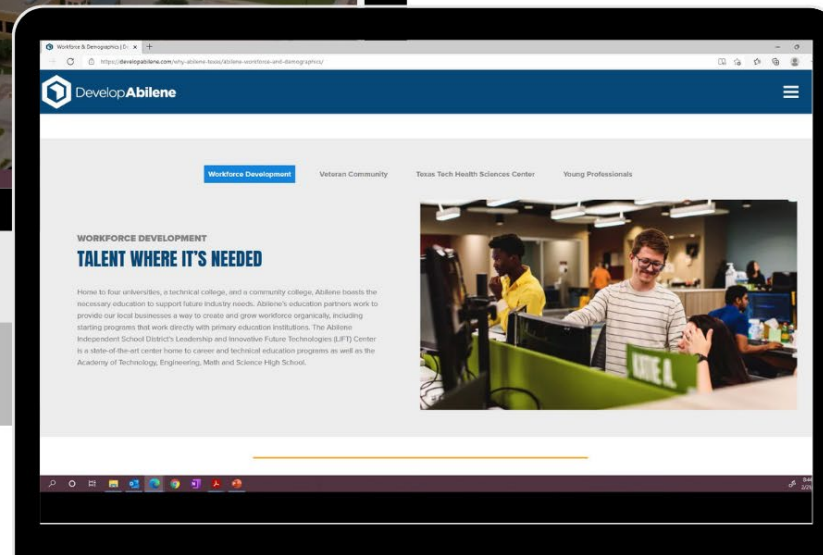
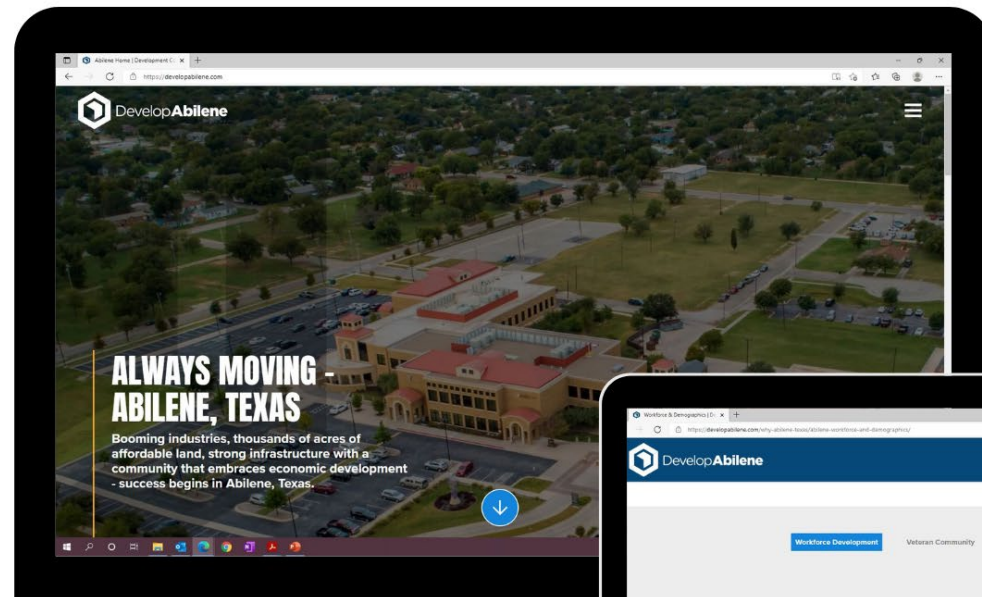
- Fiscal Year 2021 Annual Report presented to City Council of Abilene (can be found at www.DevelopAbilene.com)

REPORT FROM PRESIDENT & CEO

MARKETING & BRAND AWARENESS INITIATIVES

Launched new DevelopAbilene website

www.DevelopAbilene.com



REPORT FROM PRESIDENT & CEO

MARKETING & BRAND AWARENESS INITIATIVES

Hosted Governor Greg Abbott & Great Lakes Cheese Chairwoman Heidi Eller for a Press Conference at the Great Lakes Cheese Abilene Facility



REPORT FROM PRESIDENT & CEO

MARKETING & BRAND AWARENESS INITIATIVES

**Presented at the Abilene Chamber Of Commerce's
State Of the Community & Economic Outlook**



REPORT FROM PRESIDENT & CEO

MARKETING & BRAND AWARENESS INITIATIVES

Mayor Williams & Abilene City Council Recognized DCOA Board & Team for the 2022 CiCi Award for Community Impact from Trade & Industry Development Magazine

1 of 14 Community Impact Award Recipients Across the Country



**RESOLUTION APPROVING AN
AGREEMENT WITH
PROJECT EAGLE II**





**RESOLUTION APPROVING AN
AGREEMENT WITH
ATMOS ENERGY CORPORATION**

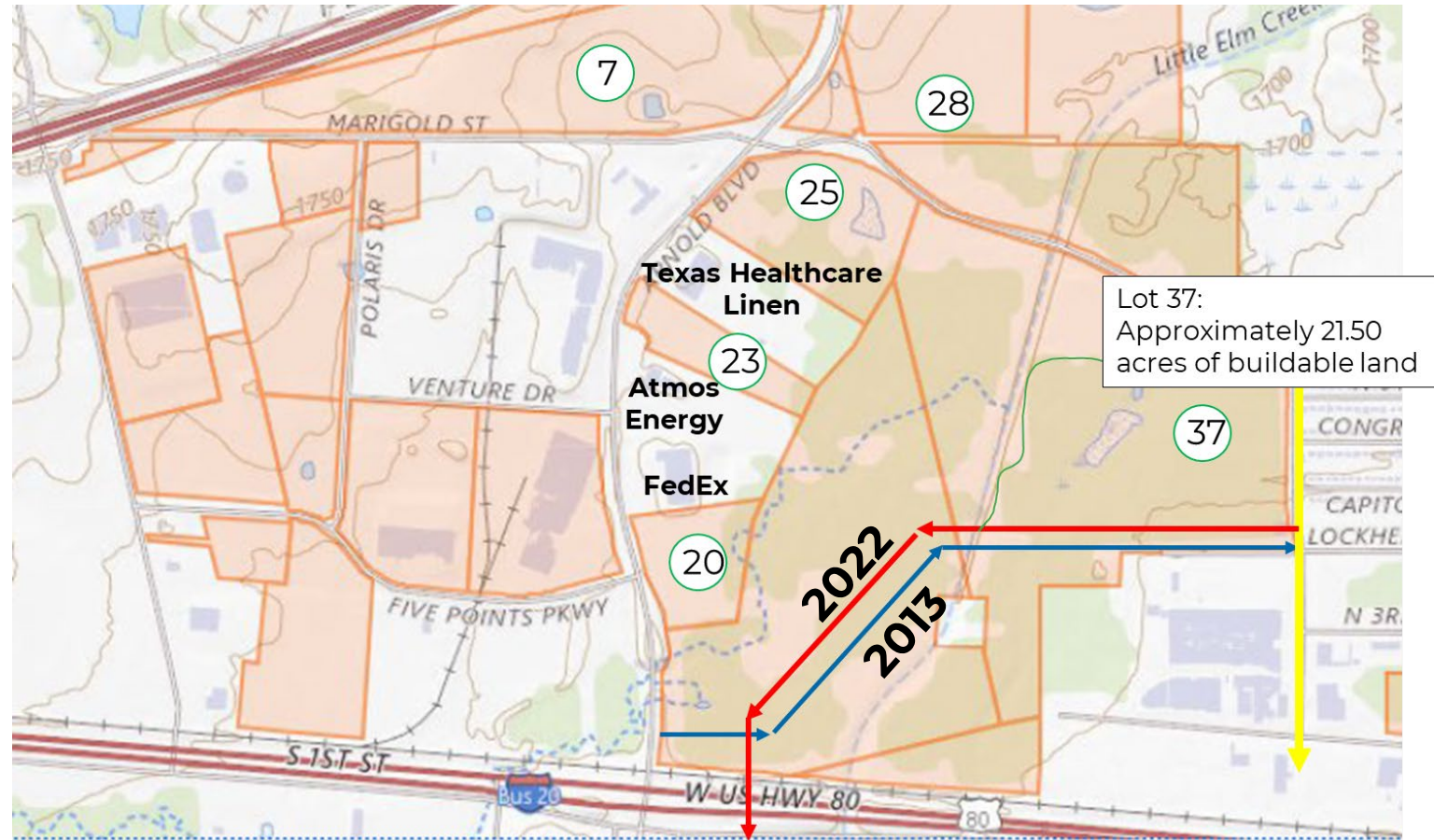
ATMOS ENERGY EASEMENT

Proposed Easement

- New gas pipeline installation
- Proposed Easement = 7.333 Acres
- Will occupy an additional 2.844 acres for temporary workspace and will be returned to the DCOA upon completion of the pipeline
- East side of Five Points Business Park
 - Little Elm Creek (between North Arnold Boulevard & Wall Street – Lot 37)

Map Legend:

DCOA Property	
Approved 2013 Easement	
Proposed 2022 Easement	
Pipeline Being Abandoned	



Pipeline drawings are approximate based on information from Atmos Energy and confirmed by Enprotec / Hibbs & Todd (eHT)

ATMOS ENERGY EASEMENT



ATMOS ENERGY EASEMENT

Land where gas line will cross under Union Pacific railroad



Land along southeast part of Five Points along Union Pacific railroad



RESOLUTION NO. DCOA-2022.10

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (“DCOA”) AUTHORIZING THE DCOA TO GRANT AN EASEMENT TO ATMOS ENERGY CORPORATION (“COMPANY”).

WHEREAS, Company has requested that the DCOA grant the Company a Pipeline Easement (the “**Easement**”) on the property set forth on **Exhibit A**, attached hereto and fully incorporated herein (the “**Property**”); and,

WHEREAS, the DCOA’s staff requests that the DCOA’s Board of Directors approve the grant of the Easement to Company.

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

PART 1. DCOA hereby authorizes and approves of the grant of the Easement to Company and the DCOA’s President (“**President**”) be and hereby is authorized, on behalf of the DCOA, to negotiate, enter into and execute the Easement and/or any amendments to the Easement, and to take any steps necessary which are consistent with and necessary to effectuate the actions outlined above including, but not limited to, revising the legal description of the Property used in any documents granting the Easement to the Company.

PART 2. 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 President prior to the expiration date.

PART 3. This Resolution takes effect immediately upon passage.

ADOPTED this the 23rd day of February, 2022.

ATTEST:

Shea Hall
Secretary/Treasurer

Sam Vinson
Chairman of the Board

APPROVED AS TO FORM:

Chris Shelton, Attorney at Law

Exhibit A
**75-FOOT ATMOS PIPELINE EASEMENT (TRACT 1),
25-FOOT TEMPORARY WORKSPACE (TRACT 2), AND
VARIABLE WIDTH TEMPORARY WORKSPACE (TRACT 3)**

Situated in
*SECTION 32, BLOCK 16, T. & P. RR CO. Survey, Abstract Number 533 and
SECTION 33, BLOCK 16, T. & P. RR CO. Survey, Abstract Number 354*
Taylor County, Texas

75-FOOT ATMOS PIPELINE EASEMENT (TRACT 1):

BEING a tract of land situated in the T. & P. RR CO. Survey, Abstract No. 533, and the T. & P. RR CO. Survey, Abstract No. 354 Taylor County, Texas; said tract being part of a tract of land described as "Tract 2" in Warranty Deed to Development Corporation of Abilene, Inc. recorded in Volume 2128, Page 366 of the Official Public Records of Taylor County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 1/2-inch found iron rod at the southeast corner of an unrecorded Atmos Above Ground Facilities Easement near the west line of Wall Street (60' Right-of-Way), from which an Aluminum Disc found at the northeast corner of said Atmos Above Ground Facilities Easement bears North 01 degree, 00 minutes, 10 seconds East, a distance of 100.00 feet;

THENCE, North 88 degrees, 59 minutes, 50 seconds West, along the south line of said Atmos Above Ground Facilities Easement, a distance of 100.00 feet to a point for corner;

THENCE, North 01 degree, 00 minutes, 10 seconds East, along the west line of said Atmos Above Ground Facilities Easement, a distance of 40.00 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, departing said west line of the Atmos Above Ground Facilities Easement, over and across said "Tract 2" the following bearings and distances:

North 88 degrees, 59 minutes, 50 seconds West, a distance of 2,231.03 feet to a point for corner;

South 39 degrees, 17 minutes, 31 seconds West, a distance of 1,530.60 feet to a point for corner;

South 01 degree, 44 minutes, 37 seconds East, a distance of 425.37 feet to a point for corner in the north line of BNSF Railroad (Variable Width Right-of-Way), the south line of said "Tract 2", and the south line of said T. & P. RR CO. Survey, Abstract No. 354 and the north line of B.S. & F. Survey, Abstract No. 585;

THENCE, South 76 degrees, 40 minutes, 27 seconds West, along said north line of the BNSF Railroad, said south line of "Tract 2", said south line of T. & P. RR CO. Survey, Abstract No. 354 and said north line of B.S. & F. Survey, Abstract No. 585, a distance of 76.56 feet to a point for corner;

THENCE, departing said north line of the BNSF Railroad, said south line of "Tract 2", said south line of T. & P. RR CO. Survey, Abstract No. 354 and said north line of B.S. & F. Survey, Abstract No. 585, over and across said "TRACT 2" the following bearings and distances:

North 01 degree, 44 minutes, 37 seconds West, a distance of 468.81 feet to a point for corner;

North 39 degrees, 17 minutes, 31 seconds East, a distance of 1,595.01 feet to a point for corner;

South 88 degrees, 59 minutes, 50 seconds East, a distance of 2,267.38 feet to a point for corner;

THENCE, South 01 degree, 00 minutes, 10 seconds West, a distance of 75.00 feet to the **POINT OF BEGINNING** and containing 7.333 acres or 319,433 square feet of land, more or less.

**75-FOOT ATMOS PIPELINE EASEMENT (TRACT 1),
25-FOOT TEMPORARY WORKSPACE (TRACT 2), AND
VARIABLE WIDTH TEMPORARY WORKSPACE (TRACT 3)**

Situated in
*SECTION 32, BLOCK 16, T. & P. RR CO. Survey, Abstract Number 533 and
SECTION 33, BLOCK 16, T. & P. RR CO. Survey, Abstract Number 354*
Taylor County, Texas

25-FOOT TEMPORARY WORKSPACE (TRACT 2):

BEING a tract of land situated in the T. & P. RR CO. Survey, Abstract No. 533, and the T. & P. RR CO. Survey, Abstract No. 354 Taylor County, Texas; said tract being part of a tract of land described as "Tract 2" in Warranty Deed to Development Corporation of Abilene, Inc. recorded in Volume 2128, Page 366 of the Official Public Records of Taylor County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 1/2-inch found iron rod at the southeast corner of an unrecorded Atmos Above Ground Facilities Easement near the west line of Wall Street (60' Right-of-Way), from which an Aluminum Disc found at the northeast corner of said Atmos Above Ground Facilities Easement bears North 01 degree, 00 minutes, 10 seconds East, a distance of 100.00 feet;

THENCE, North 88 degrees, 59 minutes, 50 seconds West, along the south line of said Atmos Above Ground Facilities Easement, a distance of 100.00 feet to a point for corner;

THENCE, North 01 degree, 00 minutes, 10 seconds East, along the west line of said Atmos Above Ground Facilities Easement, passing the northwest corner of said Atmos Above Ground Facilities Easement at a distance of 100.00 feet, continuing over and across said "TRACT 2" a total distance of 115.00 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, continuing over and across said "Tract 2" the following bearings and distances:

North 88 degrees, 59 minutes, 50 seconds West, a distance of 2,267.38 feet to a point for corner;

South 39 degrees, 17 minutes, 31 seconds West, a distance of 1,595.01 feet to a point for corner;

South 01 degree, 44 minutes, 37 seconds East, a distance of 468.81 feet to a point for corner in the north line of BNSF Railroad (Variable Width Right-of-Way), the south line of said "TRACT 2", the south line of said T. & P. RR CO. Survey, Abstract No. 354 and the north line of B.S. & F. Survey, Abstract No. 585;

THENCE, South 76 degrees, 40 minutes, 27 seconds West, along said north line of the BNSF Railroad, said south line of "Tract 2", said south line of the T. & P. RR CO. Survey, Abstract No. 354 and said north line of the B.S. & F. Survey, Abstract No. 585, a distance of 1.59 feet to a point for corner;

THENCE, North 84 degrees, 30 minutes, 00 seconds West, departing said south line of the T. & P. RR CO. Survey, Abstract No. 354 and said north line of the B.S. & F. Survey, Abstract No. 585 and continuing along said north line of the BNSF Railroad and the south line of "Tract 2", a distance of 23.63 feet to a point for corner;

THENCE, departing said north line of the BNSF Railroad and said south line of "Tract 2", over and across said "Tract 2" the following bearings and distances:

North 01 degree, 44 minutes, 37 seconds West, a distance of 475.51 feet to a point for corner;

**75-FOOT ATMOS PIPELINE EASEMENT (TRACT 1),
25-FOOT TEMPORARY WORKSPACE (TRACT 2), AND
VARIABLE WIDTH TEMPORARY WORKSPACE (TRACT 3)**

Situated in
*SECTION 32, BLOCK 16, T. & P. RR CO. Survey, Abstract Number 533 and
SECTION 33, BLOCK 16, T. & P. RR CO. Survey, Abstract Number 354*
Taylor County, Texas

North 39 degrees, 17 minutes, 31 seconds East, a distance of 1,616.49 feet to a point for corner;

South 88 degrees, 59 minutes, 50 seconds East, a distance of 2,279.49 feet to a point for corner;

South 01 degrees, 00 minutes, 10 seconds West, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 2.497 acres or 108,790 square feet of land, more or less.

VARIABLE WIDTH TEMPORARY WORKSPACE (TRACT 3):

BEING a tract of land situated in the T. & P. RR CO. Survey, Abstract No. 354 Taylor County, Texas; said tract being part of a tract of land described as "Tract 2" in Warranty Deed to Development Corporation of Abilene, Inc. recorded in Volume 2128, Page 366 of the Official Public Records of Taylor County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

COMMENCING, at a 1/2-inch found iron rod at an interior corner on the southernmost east line of said "Tract 2" and the northwest corner of a tract of land described as "Tract A" in Special Warranty Deed to Gary and Marilu Corpian, recorded in Volume 2581, Page 697 (O.P.R.T.C.T.);

THENCE, South 00 degrees, 59 minutes, 01 seconds West, along said southernmost east line of "Tract 2", the west line of said "Tract A" and the west line of Main Street, a distance of 1,346.51 feet to a 1/2-inch found iron rod in said west line of Main Street and in the north line of BNSF Railroad (Variable Width Right-of-Way), at the southeast corner of said "Tract 2" and the southwest corner of said "Tract A";

THENCE, North 84 degrees, 29 minutes, 59 seconds West, departing said west line of Main Street, along said north line of the BNSF Railroad and the south line of said "Tract 2", a distance of 1,527.80 feet to a point for corner in the south line of said T. & P. RR CO. Survey, Abstract No. 354 and the north line of B.S. & F. Survey, Abstract No. 585;

THENCE, South 76 degrees, 40 minutes, 27 seconds West, along said north line of the BNSF Railroad, said south line of "Tract 2", said south line of the T. & P. RR CO. Survey, Abstract No. 354 and said north line of the B.S. & F. Survey, Abstract No. 585, a distance of 28.00 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, South 76 degrees, 40 minutes, 27 seconds West, continuing along said north line of the BNSF Railroad, said south line of "Tract 2", said south line of the T. & P. RR CO. Survey, Abstract No. 354 and said north line of the B.S. & F. Survey, Abstract No. 585, a distance of 48.79 feet to a point for corner;

THENCE, departing said north line of the BNSF Railroad and the south line of said "Tract 2" and said south line of the T. & P. RR CO. Survey, Abstract No. 354 and said north line of the B.S. & F. Survey, Abstract No. 585, over and across said "TRACT 2" the following bearings and distances:

North 01 degrees, 44 minutes, 37 seconds West, a distance of 425.37 feet to a point for corner;

South 40 degrees, 50 minutes, 07 seconds East, a distance of 61.19 feet to a point for corner;

**75-FOOT ATMOS PIPELINE EASEMENT (TRACT 1),
25-FOOT TEMPORARY WORKSPACE (TRACT 2), AND
VARIABLE WIDTH TEMPORARY WORKSPACE (TRACT 3)**

Situated in
*SECTION 32, BLOCK 16, T. & P. RR CO. Survey, Abstract Number 533 and
SECTION 33, BLOCK 16, T. & P. RR CO. Survey, Abstract Number 354*
Taylor County, Texas

South 03 degrees, 10 minutes, 41 seconds East, a distance of 368.20 feet to the **POINT OF BEGINNING** and containing 0.391 acres or 17,048 square feet of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011).

This metes and bounds description is accompanied by an exhibit of even date.

 2020-06-18
D. Trent Busch Date

Registered Professional Land Surveyor No. 6719
Halff Associates, Inc.
1201 N. Bowser Road, Richardson, TX 75081
(214) 346-6200
TBPLS Firm No. 10029600



STRATEGIC PLAN

PRESENTED IN GENERAL SESSION