

City Council  
Agenda Memo



City Council  
Meeting Date: 12/02/2010

**TO:** Larry D. Gilley, City Manager  
**FROM:** Jon James, AICP  
Director of Planning and Development Services  
**SUBJECT:** Appealed Item: Final Reading on an Ordinance for Case No. Z-2010-16, a request from Tina Hershaw to rezone property from MD (Medium Density Residential) to PD (Planned Development) zoning, located at 1101 Palm St.

**GENERAL INFORMATION**

Currently the property is zoned MD and has been developed with a two story building which is currently vacant. The adjacent properties to the north, south, east, and west are developed with multi family residential units.

The Future Land Use section of the Comprehensive Plan designates this general area as low density residential. The applicant is requesting the zone change to allow for a pet grooming business as well as kennel services (indoor only). The PD ordinance would allow for these uses as well as residential uses on the property. The PD would also require all fencing to be setback a minimum of 20' from all property lines with street frontage. The property has frontage along a collector road (S.11th St.) which supports having some low intensive commercial uses. The proposed PD ordinance would be compatible with the Comprehensive Plan and the surrounding land uses.

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed PD.

**BOARD OR COMMISSION RECOMMENDATION**

The Planning and Zoning Commission recommended denial of the request by a vote of four (4) in favor (Bixby, Glenn, Todd, and Rosenbaum) to none (0) opposed. There was opposition from the surrounding neighborhood, which weighed heavily on the vote from the P&Z Commissioners.

**ATTACHMENTS**

Ordinance  
Staff Report with Maps  
Public Comment Received

Prepared by:

Name: Matt Jones

Title: Planner II

November 18, 2010

Item No. 7.1

Disposition by City Council

- Approved      Ord/Res# \_\_\_\_\_  
 Denied  
 Other

\_\_\_\_\_  
City Secretary

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART B, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-134 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart B, known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 18th day of November A.D. 2010.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 13th day of October, 2010, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 5:30 p.m., on the 2nd day of December, 2010, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 2nd day of December, A.D. 2010.

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
MAYOR

APPROVED:

  
\_\_\_\_\_  
CITY ATTORNEY

ORDINANCE NO. \_\_\_\_\_

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart B, Abilene Municipal Code, known as the Land Development Code of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From MD (Medium Density) District to PD (Planned Development).

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

ORDINANCE NO. \_\_\_\_\_

EXHIBIT "A"

PAGE 2

PART 5: Legal Description. The legal description of this PD is as follows:

Being Lots 20-24, Block 10, Sayles & Hughes of Bellevue Addition

Location: 1101 Palm Street

7.1 pg. 4

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for commercial development and related activities for re-use of a building.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the Medium Density (MD) zoning district, except as modified below.

**A. PERMITTED USES:**

1. All uses permitted in the MD (Medium Density) Zoning District listed in the Zoning Ordinance, to include the following as a permitted uses:

- Personal Services, to include a pet grooming business
- Kennel (without outdoor pens)

**B. SITE DEVELOPMENT**

**1. Signs:**

Signs shall comply with the City of Abilene Sign Regulations except as modified below:

a. Wall Signs

- (i) Wall signage may not exceed 10% of the area of any wall on which the sign(s) is (are) located and must be attached to a permitted primary structure.
- (ii) Projecting signs attached to the building and extending perpendicular from the building are allowed and count toward the allowable wall signage.

b. Banners shall only be located flat against the face of a building and shall have a maximum area of 60 square feet per building face. Banners will only be allowed for special occasions, ex. Grand Openings, and shall not be allowed for a period of time exceeding thirty (30) days.

c. Prohibited Signs

- (1) Portable Signs
- (2) Off-site Advertising

**2. Fencing**

- a. Fencing along street frontages shall be setback 20 feet from the property line.
- b. Fencing shall be of a solid, opaque construction.

-END-

# ZONING CASE Z-2010-16-Appealed Item STAFF REPORT



## APPLICANT INFORMATION:

Tina Hershaw

## HEARING DATES:

Planning & Zoning Commission: November 1, 2010

City Council 1<sup>st</sup> Reading: November 18, 2010

City Council 2<sup>nd</sup> Reading: December 2, 2010

## LOCATION:

1101 Palm Street

## REQUESTED ACTION:

Rezone property from MD to PD.



## SITE CHARACTERISTICS:

The subject parcel totals approximately 0.78 acres and is currently zoned MD (Medium Density Residential). The most recent use of the current facility was for a church, the building is currently vacant. The adjacent properties have MD zoning to the north, south, east, and west.

## ZONING HISTORY:

The area was included in the original city limits and was zoned MD sometime after it was incorporated into the City of Abilene.

## ANALYSIS:

- Current Planning Analysis  
Currently the property is zoned MD and has been developed with a two story building which is currently vacant. The adjacent properties to the north, south, east, and west are developed with multi family residential units.
- Comprehensive Planning Analysis  
The Future Land Use section of the Comprehensive Plan designates this general area as low density residential. The applicant is requesting the zone change to allow for a pet grooming business as well as kennel services (indoor only). The PD ordinance would allow for these uses as well as residential uses on the property. The PD would also require all fencing to be setback a minimum of 20' from all property lines with street frontage. The property has frontage along a collector road (S.11<sup>th</sup> St.) which supports having some low intensive commercial uses. The proposed PD ordinance would be compatible with the Comprehensive Plan and the surrounding land uses.

## PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed PD.

## PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommended denial of the request by a vote of four (4) in favor (Bixby, Glenn, Todd, and Rosenbaum) to none (0) opposed. There was opposition from the surrounding neighborhood, and the opposition weighed heavily on the vote from the P&Z Commissioners.

## NOTIFICATION:

Property owners within a 200-foot radius were notified of the request.

OWNER	ADDRESS	RESPONSE
DENNISON KENNETH & SHARON	1434 S 11TH ST	
RANDY GLENN LANDSCAPING INC	1166 PALM ST	
LANIER MIKE	1150 PALM ST	
WALTON MICHAEL & TEVYAN	1034 POPLAR ST	
JOHNSON BEN TENDELL	1110 PALM ST	Opposed
MENDOZA DANIEL N	1165 PALM ST	
RODRIGUEZ ARNULFO	1025 PALM ST	
SMITH JACKIE E	1149 PALM ST	
RODRIGUEZ IGNACIO & LANIER MIKE	1126 POPLAR ST	
LANIER MIKE	1142 PALM ST	
COLE JAMES L & JOYCE S	1141 PALM ST	
OVERFLOW WORSHIP CENTER INC	1134 PALM ST	In Favor
LEVERINGTON LEONARD & LOIS	1042 PALM ST	
SHOTWELL JOE E	1034 PALM ST	
INGRAM MICHAEL	1442 S 11TH ST	
SILVA JAMES D	1026 PALM ST	
OVERFLOW WORSHIP CENTER INC	1126 PALM ST	In Favor
BLECKER JANICE CAROL	1134 POPLAR ST	
OVERFLOW WORSHIP CENTER INC	1101 PALM ST	In Favor
LOPEZ ROSALINDA	1158 PALM ST	Opposed
JOHNSON BEN TENDELL	1118 PALM ST	Opposed
CAMPBELL AGNES LORENE	1102 PALM ST	Opposed
KNIGHT MICHAEL & BURGANDI J	1157 PALM ST	
CHRANE FRANK	1173 PALM ST	
TOLIVER LARRY	1102 POPLAR ST	
GANDHIR RAKESH	1150 POPLAR ST	
RAMOS VIRGINIA	1142 POPLAR ST	
VICKERS GLENWOOD D &	1050 POPLAR ST	
RODRIGUEZ JOHN ERIC	1110 POPLAR ST	
BLEEKER ALDERD	1118 POPLAR ST	
MOREAU PRISCILLA E	1182 POPLAR ST	
CHISUM CAROL S & LLOYD W	1042 POPLAR ST	
VESCO PROPERTIES LLC	1041 PEACH ST	
MOREAU PRISCILLA &	1158 POPLAR ST	

*\* In addition to the required mail outs we received a petition from a citizen with 51 signatures (majority are not property owners) in opposition.*

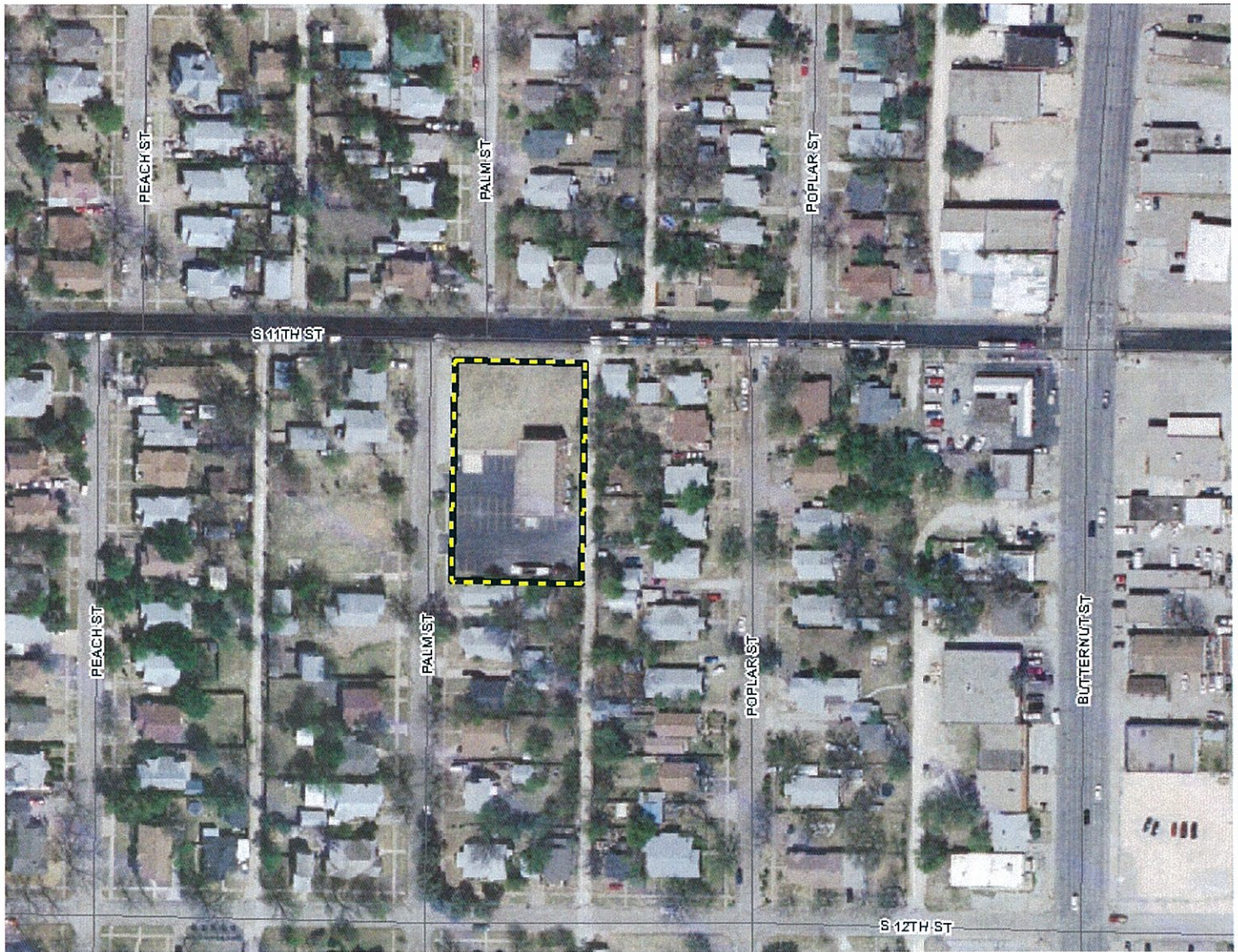
1 in Favor- **Y**  
 3 Opposed- **N**

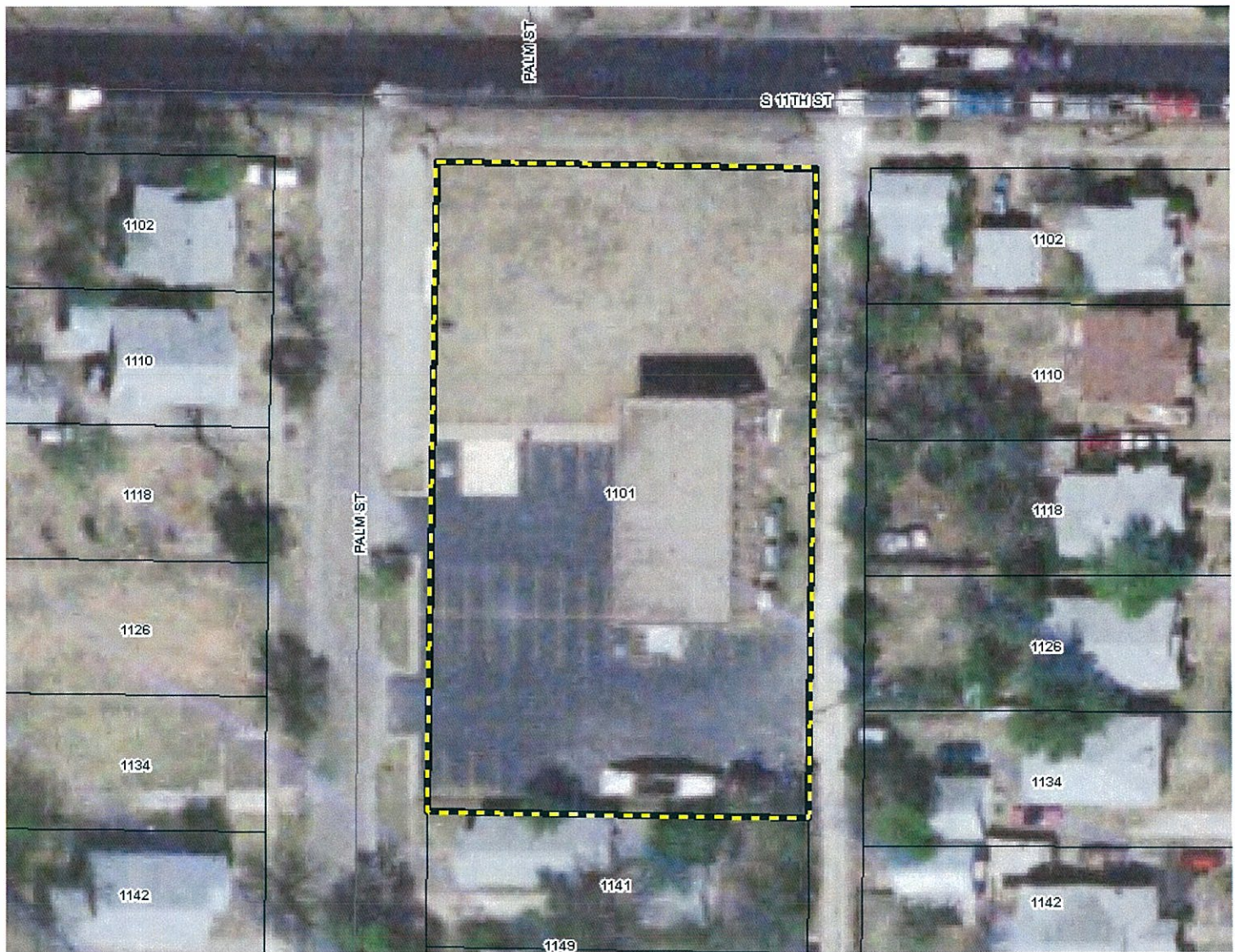






7.1 pg. 9





**To:** The Planning and Zoning Commission, City of Abilene.

**From:** Agnes L. Campbell

1102 Palm ST Abilene TX 79602-3628

**Subject:** Change of Zoning Request/ Tina Hershaw vs. affected neighborhood of 1100 block of Palm ST.

**Date:** November 01, 2010/Monday

It is my prayer that the members of this commission hear my voice and the voices of my neighbors in this important matter up for discussion.

The following is a list of concerns that we respectfully ask you to take under serious consideration:

1. There are people in this neighborhood that do not have the transportation to get to this meeting.
2. There are people that would have liked to have had their voices heard but could not get off work to come to this meeting.
3. We would like to know who all got the letter and map, with the notice that this area was up for a rezoning request.
4. We feel like we have not had sufficient time to respond to this notification.
5. If the re-zoning is granted, and Tina Hershaw's business fails, what happens next? Will this open the doors for other types of businesses to purchase this building at 1101 Palm?
6. We feel that if the grooming business closes, then one day we might have a bar across the street.
7. We are worried that if this business is allowed to open then it will set a precedent that will allow for other businesses to open in this neighborhood and that the future of its very existence will be threatened.
8. My neighbor Ben Johnson has lived in his house for twenty years and he deserves to have his neighborhood stay the way it is.
9. Will the change cause our taxes to go up?
10. Will our property value increase or decrease?
11. If a dog gets loose and harms or kills a child, who will be responsible?

7.1 pg. 12

12. Will the city take responsibility for a child who gets harmed while crossing over to his/her neighbors house because of the increased traffic by people who may not know that this block is inundated with small children at play?
13. What about the disturbance of the peace by increased traffic, and barking dogs? We have people that work nights and days and their sleep will be affected.
14. Would a pet grooming and boarding business be advocated by the city of Abilene if the request was to re-zone right in the middle of Lytle Shores?
15. Would you as a committee member allow a pet grooming and boarding facility to open across the street from your house?
16. What about the smell?
17. What about sanitation?
18. This is the reason chickens, and cows and horses are not allowed to be kept in our back yard?
19. There is a lot across the street that is part of the property being leased by New River Ministries, will Tina Hershaw build a fence and house animals right next door to my neighbor's house and directly next to his garden that he feeds his family and friends with?
20. What about lighting, and supervision of the animals overnight, how will this affect our neighborhood?
21. What kind of fences will the new property owner be allowed to build?
22. What about the security of our property and my grandchildren?
23. If this business is moved in, the church will have to move out. This neighborhood has had a church at 1101 Palm ever since I can remember. This church is part of our family. My grandchildren and I go to this church and we need it to be close and within walking distance. New River Ministries has provided community outreaches for us and the people of this neighborhood. My grandchildren play at the church along with a lot of other neighborhood children. We don't want this to be taken away.
24. People have been married in this church. There have been funerals conducted there. If our troops go to war, they forbidden from entering enemy churches because they are considered sacred. This is God's sanctuary we are talking about.
25. For all we know, one day this could be a gas station and convenience store, or worse.
26. One little change to you as a committee will be a life-long change for my neighbors and I.
27. I feel like I am being punished for something I didn't do. I feel like a prisoner.

28. If you could go back in time and change anything, what would it be? This is my chance to make a difference for the future of my small part of this community. I beg of you to please stop and think about what you are about to do. Your decision will be long lasting and life changing.

29. Again the heart and soul of this decision should be predicated upon the questions: What if this was your house? What if this was your neighborhood and these were your children? What if these were your grandchildren? This is how important this is for me! A small change for you equals a forever change for my life and the people who live in this neighborhood.

30. I believe that saying yes will destroy this neighborhood.

31. This neighborhood will never be the same again.

32. We love our neighborhood as it is, why should we change something that works?

33. Put yourself across from this business.

### TORNADO!!!

This neighborhood has houses

Houses that will be destroyed

The tornado is the business

The tornado will destroy my neighborhood

What about the people?

Some will survive and go on

While others will be destroyed

There will be people trapped in this tornado

What is your decision great commission?

Like a tornado, you come to my neighborhood

Deciding on the Hershaw change

You are small in size oh committee

But your decisions will strike with devastating force!

What you hold in your hands is peace or destruction

A force that can destroy or restore

A neighborhood of houses  
A family of people  
A church and a steeple  
Children's futures  
To destroy or not to destroy  
That is the question  
God loving people  
Working people  
Tax payers all  
Will be the ones who fall  
People who give to God  
Not bothering anyone  
The zoning request  
Please put it to rest  
A little neighborhood that could  
A little church that could  
If only you would  
Let us be...  
Don't change what has been here for years...  
For the sake of a few dollars  
I can hear the cries and hollers  
Of the children at play  
On this life changing day  
This tornado starts small  
It grows big and tall

Tornados go away

Don't destroy us.

Decide with a no!

Go away!



I Live at 1102 palm

I am opposed to this change in my neighborhood.

live here 8 or 9 years

There was methods church at 1101 then the Building burned it changed this neighborhood.

the ~~Small~~ Building still use for a church

When ~~the~~ Big church was there I had troubles

Loud - voice talking while go to their cars ; slamming doors

Parking in front of my house Blocking my parking and my driveway where I couldn't have company or park in my on propty.

I have Big dog in back of my house she Barked lot Because of the noise and streighers sirounds the choice of parking.

up and Down the street on palm not just the parking lot the car would park at closes way to get in and out of the Church.

And hitting my car while it was parked on the street they were backing up from mark parking unto the street hitting my car.

the little Building is being used the ground where Big church use to be uses grounds to put Air cassel use parking alot a carnevel Small group attenders dont have lot cars it's quite we like it

I have grand children likes play in front yard I dont have to watch them every second you put in Bussness not sure who would hange around the Bussness you heard stranger danger right Leave it way it is

there is lot of places to put their Bussness some where else than this neighborhood keep it a neighborhood

there is Building (s14) not beeing used (Butler rd)

There been in/out of people  
in the house in my neighborhood  
Lot of House is Rent house  
my house was Rent house

you may not get lot to respond  
because they are Rent house  
there not going to be here ~~along~~  
time I will I bought my  
house. it ~~the~~ will change my  
Life too much to go for the  
change

I don't want the Business in front or  
around my neighborhood

I don't want Higher taxes

I don't noisey cars on ~~drives~~ bases

I don't traffic up and down street

parking is not Big enough

Don't change it please

I love it the way it is

Thank you for your  
Time

God Be with Agnes L. Campbell  
10/10  
11.1.19

For the PLANNING & ZONING COMMISSION

Matt Jones, Planner II

Please call me at (325) 676-6237 if you have questions about this notice.

CASE #: Z - 2010-16

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also fax or email your position to the fax number or email address below. All correspondence must include your name and address.

Name: JOHNSON BEN TENDELL

Address: 1110 PALM ST

Mailing To: Planning and Development Services  
P.O. Box 60, Abilene TX 79604

Fax #: (325) 676-6242

email: [planning@abilenetx.com](mailto:planning@abilenetx.com)

I am in favor

I am opposed

Additional Comments:

This is a residential area butternut is the area. This is why I live here I do not want going up here.

City Council  
Agenda Memo



City Council  
Meeting Date: 12/02/2010

**TO:** Larry D. Gilley, City Manager  
**FROM:** Jon James, AICP  
Director of Planning and Development Services  
**SUBJECT:** Final Reading on an ordinance to amend the Land Development Code, Section 2.4.4 (Accessory Uses and Structures) regarding Accessory Dwelling Units.

**GENERAL INFORMATION**

With approval of the Land Development Code (LDC) earlier this year, accessory dwellings are now allowed on all residential property. Accessory dwellings are separate from the house and allow rental opportunities. In addition, accessory dwelling are subordinate to the primary dwelling, have maximum square footage restrictions, require similar construction to the primary dwelling and only allow 1 bathroom.

After reviewing the specific regulations dealing with accessory dwellings, staff feels that minor amendments are needed to clarify these regulations. Specifically, the amendments address the maximum size, location, and access to the accessory dwelling.

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed amendments for Section 2.4.4.1.

**BOARD OR COMMISSION RECOMMENDATION**

The Planning and Zoning Commission recommended approval of the amendments to Section 2.4.4.1 as written by a vote of four (4) in favor (Bixby, Glenn, Rosenbaum, and Todd) to none (0) opposed.

**ATTACHMENTS**

Ordinance

<p>Prepared by: Name: <u>Ben Bryner, AICP</u> Title: <u>Planning Services Manager</u> November 19, 2010</p>	<p>Item No. <u>7.2</u></p>	<p>Disposition by City Council <input type="checkbox"/> Approved      Ord/Res# _____ <input type="checkbox"/> Denied <input type="checkbox"/> Other _____ City Secretary</p>
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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, PROVIDING FOR THE APPROVAL OF A CONDITIONAL USE PERMIT AS PROVIDED FOR IN CHAPTER 23, SUBPART B, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE; PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH CONDITIONAL USE PERMIT; CALLING A PUBLIC HEARING; AND PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That the following Conditional Use Permit, as described on Exhibit "A," attached hereto and made a part of this ordinance for all purposes, be approved subject to conditions as stated in Exhibit "A."

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 18<sup>th</sup> day of November A.D. 2010.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 13<sup>th</sup> day of October, 2010, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 2<sup>nd</sup> day of December, 2010 to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 2<sup>nd</sup> day of December, A.D.2010.

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
MAYOR

APPROVED:

  
\_\_\_\_\_  
CITY ATTORNEY

EXHIBIT "A"

**AMEND:** Section 2.4.4.1 (b)(4) Accessory Dwelling Units

**CHANGE:** Add clarifying language for Accessory Dwelling Units:

Accessory Dwelling Units.

- a. An accessory dwelling unit shall not be larger than fifty percent (50%) of the primary structure.
- b. No accessory dwelling unit shall be sold separately from the primary structure.
- c. An accessory building or dwelling unit may have a maximum of one (1) bathroom.
- d. An accessory dwelling unit shall be constructed in a manner in keeping with the general architecture and building material of the main or primary dwelling.
- e. ~~An accessory dwelling unit must be located to the rear of the primary dwelling.~~ No accessory dwelling unit shall have a front facing door unless located to the rear of the primary dwelling.
- f. An accessory dwelling unit shall be constructed only with the issuance of a building permit and with the same minimum building standards as the primary dwelling.
- g. Any required additional parking for the accessory dwelling unit shall be provided with the required parking for the primary dwelling.
- h. If detached, any wall of the secondary dwelling must be placed no closer than six feet (6') from the primary dwelling and/or any other structure existing or under construction on the same lot.

-END-

City Council  
Agenda Memo



City Council  
Meeting Date: 12/02/10

**TO:** Larry D. Gilley, City Manager  
**FROM:** Richard Burdine, Assistant City Manager for Economic Development  
**SUBJECT:** Annual Report of Activities for the Development Corporation of Abilene, Inc.

**GENERAL INFORMATION**

The By-laws of the Development Corporation of Abilene, Inc. (DCOA) require an annual status report be submitted to the City Council. The report covers activities during the fiscal year ended September 30, 2010.

**SPECIAL CONSIDERATIONS**

This is the twenty-first annual report submitted by the DCOA since its inception in 1989.

**FUNDING/FISCAL IMPACT**

None.

**STAFF RECOMMENDATION**

Staff recommends City Council accept by oral resolution the attached DCOA's FY2010 Annual Report.

**BOARD OR COMMISSION RECOMMENDATION**

The DCOA Board approved the report on November 9, 2010.

**ATTACHMENTS**

DCOA's Annual Report of Activities, September 2010  
DCOA's preliminary financial reports as of 9/30/10

Prepared by: Kim Tarrant

Name: Richard Burdine

Title: Asst. City Manager for Economic  
Development

Item No. 7.3

Disposition by City Council

Approved Ord/Res# \_\_\_\_\_

Denied \_\_\_\_\_

Other \_\_\_\_\_

\_\_\_\_\_  
City Secretary





**ANNUAL  
REPORT  
OF  
ACTIVITIES**

**SEPTEMBER  
2010**

**Development  
Corporation  
of Abilene**

# DEVELOPMENT CORPORATION OF ABILENE, INC.

ANNUAL REPORT OF ACTIVITIES  
OCTOBER 2009 – SEPTEMBER 2010

## Table of Contents

---

Mission Statement .....	3
Board of Directors .....	3
Goals .....	3
Organization .....	3
Progress Made Toward Goals .....	4
Project Summaries:	
Genesis Networks Solutions, Inc. ....	5
Abilene Improvement Corp. (Project School) .....	5
Nation Wide Products (Project JD) .....	6
LM Wind Power (Project DJ) .....	6
Enavail LLC (Project BW) .....	6
Energy Maintenance Services .....	7
Texas Metals & Recycling.....	7
Five Points – Texas Healthcare Linen (Project NA) .....	8
Project RC .....	8
Summary Table of Projects ... ..	9
Administrative / Other:	
Abilene Life Sciences Accelerator .....	9
SBIR/STTR Programs .....	10
Texas Tech University-Wind Energy Research (Project DM).....	10
WTCIC .....	10
Affiliated Food Stores-Lease Addendum .....	11
Texas Tech University-Lease of Grant Building .....	11
Springboard Ideas Challenge 2010 .....	12
Eagle Aviation Services, Inc. ....	12
Cisco College.....	12
Officer Elections.....	13
Staff .....	13
Contact Information .....	13



# DEVELOPMENT CORPORATION OF ABILENE, INC.

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## Mission Statement:

The mission of the Development Corporation of Abilene, Inc. is to use sales tax revenue to effectively stimulate Abilene's economic growth. This is done by assessing the community's economic development needs, developing a plan to meet those needs, coordinating community economic development efforts, and supporting targeted activities that enhance the quality of life in the community and maximize the public's return on invested tax dollars.

## Board of Directors:

President:

**Paul Cannon**

Vice President:

**Mike Schweikhard**

Secretary/Treasurer:

**Marelyn Shedd**

Members:

**Scott Senter**

**Dani Ramsay**

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## Goals:

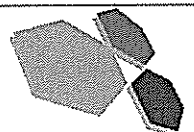
The Board has identified six key goals in the City's economic development efforts.

1. To make Abilene competitive in the attraction of business and industry in order to create new, sustainable jobs.
2. To create new jobs and retain existing jobs by providing assistance to existing and emerging businesses.
3. To strengthen and expand the skills of the Abilene labor force.
4. To strengthen and revitalize downtown Abilene.
5. To increase the number and size of minority-owned, woman-owned, small and entrepreneurial businesses in Abilene.
6. To effectively administer the sales tax revenue.

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## Organization:

The DCOA is a non-profit corporation established under Section 4A of the Development Corporation Act of 1979, as amended. The DCOA consists of a five-member board, which is appointed by the Mayor and City Council, with terms of three years each. The fiscal year for the DCOA begins October 1<sup>st</sup> and ends September 30<sup>th</sup>.



## Progress Made Toward Goals

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1. To make Abilene competitive in the attraction of business and industry in order to create new, sustainable jobs.

The DCOA continues to work toward competitiveness with other communities by funding the marketing efforts of the Abilene Industrial Foundation and by contracting with Emergent Technologies, Inc. (ETI) to market and operate the Abilene Life Sciences Accelerator. Also approved was approximately \$1.46 million to build-out 10,148 sq. ft. of shell space at the north and south ends of the Abilene Life Sciences Accelerator to have lease-ready space available to prospective tenants.

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2. To create new jobs and retain existing jobs by providing assistance to existing and emerging businesses.

The DCOA approved assistance for five companies: Nation Wide Products (NWP), LM Wind Power, Enavail LLC, Texas Metals & Recycling, and Energy Maintenance Services (EMS) with NWP, Texas Metals and EMS being local.

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3. To strengthen and expand the skills of the Abilene labor force.

Revised assistance for Genesis Networks Solutions includes money for 3 different training initiatives designed to improve the skills of existing employees. Approved was funding to TSTC to establish a culinary arts training program and funding to Cisco College to help establish a biotech technician training program.

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4. To strengthen and revitalize downtown Abilene.

Funding was approved to purchase kitchen equipment to help establish a culinary arts training program in the T&P Freight Warehouse by TSTC. Revised assistance for Genesis Networks Solutions, located in the Enterprise Tower, will help the company be better positioned for future growth.

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5. To increase the number and size of minority-owned, woman-owned, small and entrepreneurial businesses in Abilene.

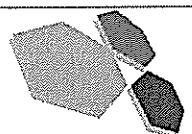
The DCOA provides \$195,000 annually to the Small Business Development Center (SBDC) for counseling services provided free of charge to Abilene residents and businesses. In addition, the SBDC can assist businesses desiring to sell products or services to any level of government. The DCOA re-authorized existing encumbrances for the SBIR/STTR programs through FY11. For the third year in a row, the DCOA approved a sponsorship of ACU's Springboard Idea Challenge competition designed to promote entrepreneurial drive and spirit in Abilene.

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6. To effectively administer the sales tax revenue.

During the report period (10-01-09 through 09-30-10), the DCOA approved \$2,627,155 in funding to assist companies with growth and retention in Abilene, anticipating retained employment of 109 positions and the creation of 81 new positions.

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# Project Summaries

## Genesis Networks Solutions, Inc.

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Genesis Networks Solutions, Inc. (GNS) is an Abilene high-tech firm formed in 2006 that delivers proven, end-to-end IT solutions for companies in need of software testing and development. The DCOA approved an assistance package in 2006 totaling \$1,929,000 in exchange for the creation of 143 new, well-paying jobs. GNS experienced rapid growth and needed to expand its operation and create 150 additional jobs; therefore, in April 2008 the DCOA approved another assistance package totaling \$2,349,000 for Phase 2 expansion.

The economic downturn affected operations, and GNS lost 42 jobs over the past year to “off shore” companies, leaving 100 currently employed. In an attempt to diversify its client base, GNS picked up call center contracts and secured more complex projects with long-term contracts. In March 2010, the DCOA approved revising the Phase 1 assistance package and reducing the Phase 2 assistance package from \$2,349,000 to \$1,117,739 to reflect a lower job creation target in Phase 1 and a lower Phase 2 job creation goal. The revision also accommodates GNS’s movement into new areas by providing funds to train its existing employees. Other changes to the existing Phase 1 and Phase 2 debt structure more accurately reflect the Company’s expanded business focus and new direction.

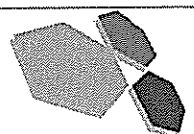
**Goals addressed:** *2. To create new jobs and retain existing jobs by providing assistance to existing and emerging businesses; 3. To strengthen and expand the skills of the Abilene labor force; 4. To strengthen and revitalize downtown Abilene; and 6. To effectively administer the sales tax revenue.*

## Abilene Improvement Corporation (Project School)

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The T&P Freight Warehouse, located at 901 N. 1<sup>st</sup> Street, is currently owned by the Abilene Improvement Corporation (AIC). The AIC recently began leasing the building to Texas State Technical College-Abilene Campus (TSTC) to establish a culinary arts training program that will benefit the local and area food service sector. TSTC will offer the first courses in Spring 2011, anticipates an ongoing enrollment of 100 students within 3 years, and expects 4 to 8 full-time employees with an annual payroll of \$195,000 - \$400,000.

In February 2010, the DCOA approved funding of up to \$165,000 to purchase equipment to finish equipping the kitchen in the T&P Freight Warehouse for the culinary arts training program. Also approved was a lease/purchase agreement with the AIC for the equipment, whereby the equipment purchase price would be reduced annually at the rate of \$2,000 per graduate of the program. Title to the equipment will transfer to the AIC once the purchase price is reduced to zero or upon payment of the purchase price less any reductions received for program graduates.



**Goals addressed:** 3. To strengthen and expand the skills of the Abilene labor force; 4. To strengthen and revitalize downtown Abilene; and 6. To effectively administer the sales tax revenue.

### **Nation Wide Products (Project JD)**

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Nation Wide Products (NWP) is a local company that assembles and distributes Styrofoam faucet covers across the U.S. Because the product is seasonal, the company was forced to employ people seasonally as well. As of September 2009, NWP owns a patent for mounting brackets used to support window air conditioning units. The company assembles and distributes the finished product across the U.S. as well, giving them a product to sell during the off-season for the faucet covers.

To facilitate the new operation, NWP will convert a 10,000-15,000 sq. ft. space in its existing warehouse on S. Treadaway to a climate-controlled assembly area. NWP will convert 20 seasonal and part-time jobs to 8 permanent, full-time equivalents and create 3 new full-time jobs for total full-time equivalent employment of 11. In April 2010, the DCOA approved a total assistance package of \$105,250 to incentivize the company for the conversion/creation of 11 full-time jobs and purchase of capital equipment and improvements to its facility.

**Goals addressed:** 2. To create new jobs and retain existing jobs by providing assistance to existing and emerging businesses; and 6. To effectively administer the sales tax revenue.

### **LM Wind Power (Project DJ)**

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LM Wind Power has been a world leader in wind turbine blade manufacturing since the 1970s with customers all over the world; however, the operation proposed for Abilene will focus on wind blade repair. The company anticipates creating 33 new jobs, all earning over \$50,000/year and capital investment of about \$800,000.

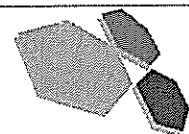
In April 2010, the DCOA approved a total assistance package not to exceed \$566,250 for job creation, capital equipment purchases and job training costs.

**Goals addressed:** 2. To create new jobs and retain existing jobs by providing assistance to existing and emerging businesses; 3. To strengthen and expand the skills of the Abilene labor force; and 6. To effectively administer the sales tax revenue.

### **Enavail LLC (Project BW)**

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Enavail, LLC, a particle engineering company founded on pioneering drug delivery research from the University of Texas at Austin, plans for construction of a new state-of-the-art current Good Manufacturing Practices (GMP) facility in the Abilene Life Sciences Accelerator (ALSA). Enavail is an Emergent Technologies portfolio company whose technologies allow for tremendous enhancement of drugs with poor water solubility – a condition that can greatly limit a drug's effectiveness. The company has



developed several technologies to improve the therapeutic efficacy of drugs, thereby reducing side effects, dosing variations and the affects of food.

Enavail will lease about 1,800 sq. ft. in the ALSA for at least 7 years. Compliance with GMP is required to ensure nothing will compromise the production process. Among the necessary alterations and additions are HVAC/humidity controls, a walk-in freezer and exclusive use of manufacturing and analytical equipment in their lab. In June 2010, the DCOA approved funding of \$580,000 for ALSA alterations, additions and equipment, and up to \$414,105 for job creation, for total funding of \$994,105.

The company will employ up to 28 people within four years with salaries averaging \$52,322/year.

**Goals addressed:** *2. To create new jobs and retain existing jobs by providing assistance to existing and emerging businesses; and 6. To effectively administer the sales tax revenue.*

### **Energy Maintenance Service, LLC**

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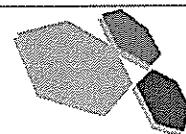
Energy Maintenance Service, LLC (EMS) is a full service provider of high quality, cost effective products and services to the North American wind industry with an emphasis on construction, operations & maintenance, and component repairs including control systems and gearboxes. EMS currently occupies space in the former Lockheed facility for its blade repair operation. EMS' parent company, Broadwind Energy, Inc., recently announced an expansion of the Abilene EMS operation to now include gearbox refurbishment and repair. This expansion will require an additional capital investment of \$7 million, bringing total projected investment in the Abilene operation to \$12.7 million. There will be an additional 9 positions, bringing total projected Abilene employment to 98. In July 2010, the DCOA approved additional funding of \$902,500 to accommodate the gearbox repair operation.

**Goals addressed:** *2. To create new jobs and retain existing jobs by providing assistance to existing and emerging businesses; and 6. To effectively administer the sales tax revenue.*

### **Texas Metals & Recycling (BMWT Leasing)**

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Texas Metals and Recycling is a local company that has been in business since 1909 and gathers recyclable metals to sell to area mills, and also sells new metals on a retail basis. In August 2008, the DCOA approved assistance for several things, including the purchase of another scrap processing shear. This new scrap processing shear was installed in 2008 but the unit had been operating at only 65% of available run time. Scrap iron prices have risen dramatically since the beginning of 2010, creating increased business, which in turn has put tremendous pressure on the existing material handlers to keep the processing shear fed. The owners purchased a material handler at a cost of \$440,500 to increase the scrap processing shear run time to 94% of available run time. They anticipate creating a new position in 3-6 months.



In May 2010, the DCOA approved total assistance of \$44,050 (10% of cost) to help with the purchase of the new material handler.

**Goals addressed:** *2. To create new jobs and retain existing jobs by providing assistance to existing and emerging businesses; and 6. To effectively administer the sales tax revenue.*

### **Five Points Business Park – Texas Healthcare Linen (Project NA)**

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Texas Healthcare Linen (THL) is the result of a partnership between several West Texas service entities interested in constructing a new innovative, state-of-the-art laundry facility that will serve the needs of each entity. After considering other cities, Abilene was chosen as the most beneficial site because of its central location to larger metropolitan areas and smaller regional areas, and the availability of land near major highways. The facility will be the largest of its kind west of I-35 and north of I-10, costing about \$6.1 million. The projected number of employees is 70, most of whom currently work in Hendrick Hospital's laundry.

In May 2010, the DCOA approved selling a 16.947-acre lot in the Five Points Business Park to THL for \$120,000 so the company can construct a 48,000 sq. ft. laundry facility. Only about 8 acres are developable with the rest being in the flood plain. And while the laundry operation itself was not eligible for DCOA assistance, the board was able to provide for infrastructure to the property. Therefore, the DCOA approved additional funding not to exceed the \$120,000 sales proceeds, net of closing costs, to assist with extending utilities to the property line. Closing of the sale occurred in September 2010.

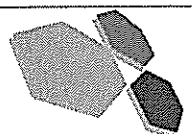
**Goals addressed:** *6. To effectively administer the sales tax revenue.*

### **Project RC**

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Project RC has served cattle buyers and sellers for many years in Abilene. The company is considering making capital improvements to update its 50+ year old facilities. Project RC consistently employs 20 – 25 people year round with additional seasonal staff. It is anticipated that all work will cost no more than \$100,000. In December 2009, the DCOA approved reimbursing Project RC 15% of their actual capital expenditures up to a maximum of \$15,000 paid over two years.

**Project RC chose not to execute an agreement with the DCOA because of a downturn in their business. The offer of assistance expired but Project RC is free to reapply in the future when their business improves.**





<b>DCOA-Approved Assistance through September 2010</b>			
Company	Assistance Amount	Committed Job Retention/ Job Creation	Actual to Date Job Retention/ Job Creation
<b>Project RC</b>	<b>\$ 15,000</b>	<b>20/00</b>	<b>20/00</b>
<b>Nation Wide Products (Project JD)</b>	<b>\$ 105,250</b>	<b>00/11</b>	<b>00/00</b>
LM Wind Power (Project DJ)	\$ 566,250	00/33	00/00
<b>Texas Metals &amp; Recycling (BMWT Leasing)</b>	<b>\$ 44,050</b>	<b>00/00</b>	<b>00/00</b>
Enavail LLC (Project BW)	\$ 994,105	00/28	00/01
<b>Energy Maintenance Service-Gearbox Repair</b>	<b>\$ 902,500</b>	<b>89/09</b>	<b>89/00</b>
TOTAL	\$2,627,155	109/81	109/01
<b>% to Abilene companies</b>	<b>41 %</b>		
(names in bold)			

## Administrative / Other

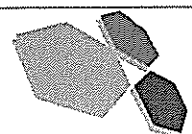
### Abilene Life Sciences Accelerator

With Phase 1 construction of the Abilene Life Sciences Accelerator (ALSA) underway at 1325 Pine, the DCOA decided in 2009 that any future tenant build-out would be disruptive to the existing tenants, likely more expensive per square foot for construction, impractical to have two different contractors working in the same structure at the same time, and confuse warranty responsibilities for contractors. By not having ready-to-lease space available, the ALSA could be at a competitive disadvantage.

The Tittle Luther Partnership (TLP) developed plans and specifications for the build-out of 7,450 sq ft of lab/office/meeting space in the north end and 2,698 sq ft of lab space in the sound end of the ALSA. Based on TLP's specifications, Jeff Luther Construction submitted cost proposals to build out both the north and south ends, and in October 2009, the DCOA approved the full build-out construction (10,148 additional sq ft), additional architectural fees and contingency totaling \$1,459,225.

In November 2009, the DCOA authorized the reallocation of \$8,000 previously approved to hire a grant writer to instead be used to employ the services of Mark Long with Long Performance Advisors to assist with the ALSA operations. Mr. Long assisted with the development of build-out plans for the shell space and projection of annual operating costs for ALSA. He has over 30 years experience in the medical device/ diagnostics/biotechnology industry.

In July 2009, representatives from Emergent Technologies, Inc. (ETI) presented a description of the services their team can offer to help ensure the success of the ALSA. In October 2009, the DCOA authorized a three-year contract with ETI and total funding of \$1,380,180 payable over three years, whereby they will provide personnel, business recruitment and business acceleration and development services for ALSA



clients and assist the DCOA with ALSA marketing, strategic planning and operations. This includes staffing of one director and one administrative assistant.

On October 20, 2010, an appreciation dinner was hosted by the DCOA to recognize those in the community that had the vision and funding to make the ALSA a reality. On the following day, the Abilene Chamber of Commerce hosted a ribbon-cutting ceremony at the facility, which was attended by many of our community's leaders.

### **SBIR/STTR Programs**

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One of the recommendations of the Wadley-Donovan Study is to "reinvent" our local and regional economy by encouraging growth of research and development. The largest source of venture capital funds is the federal government through the Small Business Innovation Research (SBIR) and the Small Business Technology Transfer (STTR) programs.

The DCOA first approved funds for these programs in March 2006. In September 2006, the board approved \$271,400 through FY07 and reauthorized the same funds in February 2008 through FY09. As of September 2009, \$78,461.50 had been spent, leaving \$192,938.50 unspent. In November 2009, the DCOA reauthorized the remaining unspent funds of \$192,938.50 through September 30, 2011 for the different phases of the application process.

### **Texas Tech University – Wind Energy Research (Project DM)**

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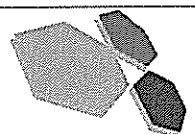
Texas Tech University Office of Technology Commercialization in Lubbock formed the National Wind Resource Center (NWRC) and National Institute for Renewable Energy (NIRE), both of which will capitalize R&D wind farms, provide a full suite of services for the wind energy sector nationally, and allow for collaborative R&D between the federal government, universities and the private sector.

Many millions of dollars have already been committed to the project, and the Texas Emerging Technology Fund (TETF) is considering substantial funding for the project. In December 2009, the DCOA approved \$50,000 to assist with the establishment of the NWRC and NIRE entities which will be used in coordination with other resources to form the entities and provide start-up capital until TETF money is available. The benefits to Abilene include representation in the leadership of the NWRC, access to unique research and development services, access to additional world class researchers in the sector, and state-of-the-art research and forecasting equipment and processes.

### **West Texas Coalition for Innovation and Commercialization (WTCIC)**

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The WTCIC is one of eight regional centers supporting 83 counties that review applications to the Texas Emerging Technology Fund (TETF). TETF is a multi-million dollar fund established several years ago to encourage research and commercialization of technology. However, no funds were allocated for the cost of operating the regional



review committees. The DCOA previously approved funding to help in this endeavor and \$16,582 remains available and still encumbered.

To help with the necessary match to state funds, the WTCIC has asked the Economic Development Corporations which are members of the WTCIC for funding in the amount of \$25,000 each for operation from September 2009 through August 2010. In return, each community can apply for a development grant up to \$20,000 to promote entrepreneurship, technology business development and the TETF. In January 2010, the DCOA approved funding of \$8,418 to be combined with the still encumbered \$16,582 for a total of \$25,000 to support the WTCIC through August 2010. The DCOA received \$20,000 in grant funds in August 2010.

### **Affiliated Food Stores – Lease Addendum**

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The DCOA owns the property located at 4109 Vine St. and leases it to Affiliated Food Stores (AFS). AFS is an Oklahoma corporation organized in 1939 as a wholesale grocery distributor selling merchandise to its member-stockholders from the Abilene location. The most recent lease addendum provided for AFS' rent to increase in January 2010 from \$8,500/month to \$10,000/month. With the economic downturn, sales are down by 25-30% with the closing of member stores. The age of the facility is a constant concern and requires ongoing repairs. The scheduled rent increase in January 2010 would make it difficult for the company to meet all of its financial obligations.

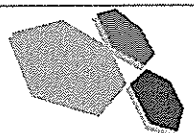
In January 2010, the DCOA approved another revision to the lease payment schedule as follows: January 2010 through December 2010 - \$9,000/month; January 2011 through December 2011 - \$9,500/month; and January 2012 through May 2014 - \$10,000/month.

### **Texas Tech University – Lease of Grant Building**

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In early 2009, the DCOA approved a one-year sublease of the first floor of the Grant Building (302 Pine St.) by Texas Tech University (TTU) to the Abilene Independent School District (AISD) to establish a Science, Technology, Engineering and Math (STEM) high school. At that time the second and third floors of the building were occupied by the TTU Software Engineering Graduate Program. Since then, the AISD has outgrown the Grant Building and TTU has discontinued the software engineering program in Abilene. The DCOA did not charge rent to TTU as long as the software engineering program was housed there as a DCOA-assisted project.

In March 2010, the DCOA approved an amended lease with TTU to allow them to use the second and third floors of the building to deliver classes remotely, using the teleconferencing equipment installed there. TTU will also sublease space to the TTU Health Sciences Center School of Nursing for administrative offices and classrooms. Because these programs are ineligible for DCOA assistance, the DCOA charges market rent of \$6.00/sq.ft./year.



## **Springboard Ideas Challenge 2010**

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The Springboard Ideas Challenge is a mini-business plan competition for the Abilene community and institutions of higher learning, with the mission of increasing the entrepreneurial spirit in the Abilene community. Springboard is the brainchild of James R. Porter, Entrepreneur-in-Residence at Abilene Christian University (ACU). The College of Business Administration at ACU has hosted Springboard since 2008. This year Springboard awarded \$50,000 in prize money to assist entrepreneurs in the start-up process. The DCOA has granted a platinum level sponsorship of \$5,000 in each of the last two years. In March 2010, the DCOA approved a platinum level sponsorship of \$5,000 for the 2010 Springboard Ideas Challenge.

## **Eagle Aviation Services, Inc.**

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The floors of Hangars 1 and 0 occupied by Eagle Aviation Services, Inc. (EASI) need to be refinished due to peeling paint, which presents a potential safety hazard for employees, not to mention an unattractive work environment. In September 2009, the DCOA authorized an agreement with Tittle Luther Partnership and funding of \$8,000 to develop cost estimates, specifications and bid documents for refinishing the floors.

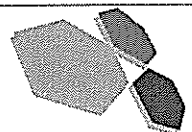
Bids were received from 6 different vendors, and in March 2010, the DCOA approved a contract with DecoCrete, Inc. from Grand Prairie, Texas, plus total funding of \$243,475 for construction, a 15% contingency, and additional funding for the Tittle Luther Partnership for the bidding and construction phases of the project (including reimbursables).

## **Cisco College**

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In an effort to grow Abilene's biotech sector, staff and a local scientist have worked closely with Cisco College to establish a biotech technician training program. Cisco College has gained state approval to offer a one-year biotech technician certification program and they have identified existing storage space on the second floor of the Abilene campus that could be converted to a teaching lab. In addition, Cisco College recently received a state grant of \$135,300 to acquire equipment for the biotech teaching lab, based on a very minimal list developed by the local scientist.

In July 2010, the DCOA Board authorized a 50% match (\$67,650) to the recent state grant to allow for the purchase of other necessary equipment, mobile lab benches, stools, and the conversion of existing second floor storage space to a teaching lab. Also, the DCOA Board authorized giving Cisco College the discretion to use \$10,000 of the matching grant for construction of new classroom and lecture hall space on the second floor, as part of their planned second floor expansion project that will be utilized in part by the biotech technician program.



## Officer Elections

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In February 2010, the following officers were elected: President – Paul Cannon, Vice President – Mike Schweikhard, and Secretary/Treasurer – Marelyn Shedd. In March 2010, the DCOA welcomed new board member Dani Ramsay.

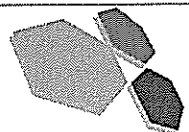
### STAFF:

Chief Executive Officer	<b>Richard Burdine</b>
Business Services Mgr.	<b>Kim Tarrant</b>
Property/Project Mgr.	<b>Pat McGinnis</b>
Property/Project Mgr.	<b>Pancho Perez</b>
Sec. to Assist. City Mgr.	<b>Susan Campbell</b>

### FOR MORE INFORMATION CONTACT:

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174 Cypress, Suite 301  
P.O. Box 60  
Abilene, Texas 79604-0060  
325.676.6390  
Fax 325.676.6377  
[www.developabilene.com](http://www.developabilene.com)

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## CITY OF ABILENE, TEXAS

## DEVELOPMENT CORPORATION OF ABILENE, INC.

Balance Sheet

September 30, 2010

**ASSETS:**

Cash and Investments	\$14,143,801
Notes receivable	15,365,123
Accounts receivable	39,086
Due from other governments	1,421,391
Prepaid Expense	300
Total Current Assets	<u>\$30,969,701</u>

**OTHER ASSETS:**

Fixed assets	\$34,167,977
Accumulated depreciation	<u>(4,349,765)</u>
Total Other Assets	<u>29,818,212</u>

## TOTAL ASSETS

\$60,787,913**LIABILITIES:**

Vouchers payable	\$107,534
Deferred revenues	171,704
Notes Payable	<u>321,082</u>
Total Liabilities	<u>\$600,320</u>

**FUND BALANCES:**

Investment in general fixed assets	\$29,818,212
Reserved for contractual obligations(external)	16,081,076
Reserved for obligated programs(internal)	423,107
Undesignated Balance	<u>13,865,198</u>
Total Fund Balance	<u>\$60,187,593</u>

## TOTAL LIABILITIES AND FUND BALANCES

\$60,787,913**FIXED ASSETS:**

	<u>Original Cost</u>	<u>Improvements</u>	<u>Depreciation</u>	<u>Total</u>
Land:				
473.405 acres - Five Pts Bus Park	\$507,681			\$507,681
303.53 acres Hwy 36 & FM 18	449,238			449,238
122 acres - N Five Pts	482,238			482,238
5.6 acres UPS	69,217			69,217
Buildings and Improvements:				
2601 Airport Blvd.	1,563,210	540,633	366,662	1,737,181
2809 Airport Blvd.	396,519	444,583	327,102	514,000
2841 Airport Blvd.	456,736	62,923	283,048	236,611
4002 Loop 322	1,290,916	2,384,892	1,352,552	2,323,256
Five Pts Bus Park	0	8,227,561	399,534	7,828,027
6450 Five Points Parkway	5,809,354	7,016,797	1,018,399	11,807,752
Grant Bldg 341 Pine	147,194	405,726	203,996	348,924
2742 Lance Dr. (EASI Storage)	2,527,408	9,987	253,174	2,284,221
4109 Vine St	583,524	180,855	66,986	697,393
4009 Vine St	583,524	0	58,353	525,171
Equipment	9,250	0	5,550	3,700
Vehicle: 2005 Dodge Caravan	18,011	0	14,409	3,602
TOTAL FIXED ASSETS	<u>\$14,894,020</u>	<u>\$19,273,957</u>	<u>\$4,349,765</u>	<u>\$29,818,212</u>

DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ SEPTEMBER 30, 2010

(MARCH, 1990)

Preliminary

Object	Beginning I-T-D Revenues	Current Month Revenues	Current FY Revenues	Ending I-T-D Revenues
<b>REVENUE-TO-DATE</b>				
City Sales Tax	3131 \$ 119,897,206.99	\$ 645,054.80	\$ 8,259,921.39	\$ 128,157,128.38
Sales Tax Retained	3132 345,869.34	4,336.09	52,826.99	398,696.33
Other Services Charges	3731 25.00	-	-	25.00
Princ. - Loans & Assess	3775 3,087,911.90	-	8,912.66	3,096,824.56
Int. - Loans & Assess	3802 2,095,195.57	398.69	71,631.68	2,166,827.25
Interest	3803 6,661,950.13	5,940.73	48,357.91	6,710,308.04
Land Lease	3810 13,835.41	-	852.00	14,687.41
Building/Space Rent	3816 4,411,178.77	94,529.00	936,164.32	5,347,343.09
City Pay Phones	3890 9,170.58	-	-	9,170.58
Miscellaneous Revenue	3892 30,238.49	-	26,492.05	56,730.54
EDA Grant	3305 242,100.00	-	-	242,100.00
Miscellaneous State Grants	3359 6,500.00	-	20,000.00	26,500.00
Miscellaneous Federal	3379 937,926.00	-	-	937,926.00
Interest on Investments	3800 176,263.67	-	-	176,263.67
Other Interest	3809 32,252.85	-	-	32,252.85
Interfund Recovery	3828 1,534,976.08	-	-	1,534,976.08
Miscellaneous Recovery	3839 1,916,652.91	-	-	1,916,652.91
Miscellaneous Prior Year	3840 16,464.88	-	11,255.50	27,720.38
DCOA Admin	3847 7,070.55	-	-	7,070.55
Other Contributions	3860 96,866.60	-	-	96,866.60
Donation	3869 43,846.00	-	-	43,846.00
Sale of Land	3870 273,554.84	118,891.43	118,891.43	392,446.27
Sale of Buildings	3871 3,367,443.31	-	-	3,367,443.31
Sale of Equipment	3872 608,882.88	-	-	608,882.88
Gain (loss) Sale of Asset	3873 555,393.43	-	-	555,393.43
Miscellaneous Damage Claims	3889 1,173.04	-	-	1,173.04
Miscellaneous Revenue	3892 767,389.00	-	-	767,389.00
GASB 22 Restatement	355,634.89	-	-	355,634.89
GASB 34 FY 03 Adjustment	523,718.93	-	-	523,718.93
GASB 34 FY 08 Adjustment	44,606.57	-	-	44,606.57
GASB 34 FY 09 Adjustment	1,150,003.47	-	-	1,150,003.47
	<b>\$ 149,211,302.08</b>	<b>\$ 869,150.74</b>	<b>\$ 9,555,305.93</b>	<b>\$ 158,766,608.01</b>

7.3 pg. 16

DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ SEPTEMBER 30, 2010

Project	Beginning I-T-D Expenditures	Current Month Expenditures	Current FY Expenditures	Ending I-T-D Expenditures	Outstanding Contracts
<b>CONTRACTS ENCUMBERED/ EXPENDITURES-TO-DATE</b>					
Prior Years Programs	\$ 69,771,751.71		\$ -	\$ 69,771,751.71	
Business Services Division Div 2760	7,300,492.68	46,195.75	557,531.56	7,858,024.24	1,925.00
Life Sciences Property - Pine Div 2765	43,089.08	25,987.39	522,359.62	565,448.70	864.30
DCOA Annual Contracts Div 2775	2,058,373.84	19,207.36	171,504.00	2,229,877.84	-
Abilene Industrial Foundation 2775-4950	11,896,940.09	99,170.57	677,670.45	12,574,610.54	-
TTU Small Business Dev Cntr 2775-4951	2,435,621.05	3,150.00	195,000.00	2,630,621.05	-
Chamber Military Affairs 2775-4952	1,150,052.19	41,123.45	56,458.97	1,206,511.16	-
Airport Business Dev Mgr 2775-4953	503,260.66	24,251.13	101,792.08	605,052.74	-
Murf Systems 4998	151,665.00	-	-	151,665.00	-
Bandag Training 5203	724,485.20	-	-	724,485.20	117,734.80
Sunoco Logistics 5208	227,000.00	-	-	227,000.00	-
EASI 04 5213	1,592,489.23	-	221,644.95	1,814,134.18	662,803.48
Fehr Food 5220	2,089,560.00	-	545,070.00	2,634,630.00	-
Bandag Building Improv 5228	-	-	-	-	44,259.24
Glazers Ph III 5229	65,620.00	25,380.00	25,380.00	91,000.00	-
Robinson Fan 5237	352,408.98	-	117,202.98	469,611.96	100,000.00
CBER Website 5240	7,067.07	-	-	7,067.07	1,249.93
TTU Pharmacy School 5242	328,464.00	164,232.00	164,232.00	492,696.00	-
Teleperformance USA 5247	274,530.00	-	95,750.00	370,280.00	386,720.00
PWP (Project LF) 5251	1,556,842.70	-	462,474.32	2,019,317.02	1,908,145.98
Integrated Clinic Research 5253	7,440.00	-	-	7,440.00	688,062.00
Genesis Network 5258	1,375,333.81	-	-	1,375,333.81	-
Carter Burgess 5260	323,815.00	-	6,667.09	330,482.09	(0.00)
Fehr Foods 5261	118,091.53	-	-	118,091.53	-
TMAC 5262	60,000.00	-	-	60,000.00	-
SBIR/STTR 5263	127,159.85	95.00	(42,581.37)	84,578.48	186,821.87
EASI 7th Doc 5265	239,175.14	-	-	239,175.14	34,081.10
BMWLT Leasing 5266	50,000.00	-	25,000.00	75,000.00	-
ABTEX Beverage 5267	634,339.80	-	346,150.00	980,489.80	-
MSSC Training 5269	71,762.03	-	-	71,762.03	-
WTCIC 5272	16,582.00	-	25,000.00	41,582.00	-
TTU HSC Research 5273	679,455.00	-	312,554.66	992,009.66	2,007,990.34
Spec 2 Expansion A/E 5275	7,075,849.57	-	-	7,075,849.57	-
Spec 3 Construction 5276	5,429,725.65	-	2,595.00	5,432,320.65	304,179.35
Energy Maintenance Service 5282	-	-	185,246.60	185,246.60	1,232,753.40
Genesis Network Phase II 5284	-	-	7,725.00	7,725.00	827,409.90
Tower Tech 5285	846,499.60	-	882,466.78	1,728,966.38	3,213,759.22
Texas Metal 08 5288	-	65,037.99	122,436.73	122,436.73	-
TMAC 09 5289	15,000.00	-	11,000.00	26,000.00	34,000.00
Project BG 5295	-	-	-	-	748,000.00
Coca Cola Abilene 5296	-	-	-	-	900,000.00
ACU 09 Springboard 5297	5,000.00	-	-	5,000.00	-
Land 122 Acres N 5 Pts 5302	171,558.71	-	170,173.64	341,732.35	169,236.15
ETI Contract 5304	-	-	411,752.75	411,752.75	968,427.25
Life Sciences Accelerator- Ph 2 5305	-	-	1,459,224.34	1,459,224.34	-
EASI floor re-painting A/E 5306	-	20,542.12	200,907.36	200,907.36	50,806.64
TTU 842 Pine 5308	-	-	121,679.89	121,679.89	91,820.11
TTU Energy Contract 5309	-	-	50,000.00	50,000.00	-
Springboard 10 5311	-	-	5,000.00	5,000.00	-
AIC Eq Lease 5312	-	27,989.27	49,466.28	49,466.28	115,529.95
Nation Wide Prod 5313	-	-	-	-	105,250.00
LM Wind Power 5314	-	-	-	-	566,250.00
Texas Healthcare Linen 5315	-	-	-	-	118,891.00
Enavail, LLC 5316	-	-	-	-	494,105.00
Miscellaneous Activities 2785	354,189.86	-	-	354,189.86	-
<b>TOTAL ENCUMB. / EXPENDITURES</b>	<b>\$ 120,130,691.03</b>	<b>\$ 562,362.03</b>	<b>\$ 8,266,535.68</b>	<b>\$ 128,397,226.71</b>	<b>\$ 16,081,076.01</b>
<b>TOTAL FUND BALANCE</b>				<b>\$ 30,369,381.30</b>	
<b>UNENCUMBERED FUND BALANCE</b>					<b>\$ 14,288,305.29</b>

7.3 pg. 17



**DEVELOPMENT CORPORATION OF ABILENE  
STATUS OF FUNDS @ SEPTEMBER 30, 2010**

	Project	Amount Obligated	Prior Years Disbursed	Current Month Disbursed	Current Year Disbursed	Amount Encumbered	Balance
<b>BALANCE OF OBLIGATED PROGRAMS</b>							
Business Services Division	Div 2760	\$ 572,260.00	\$ -	\$ 46,195.75	\$ 557,531.56	\$ 1,925.00	\$ 12,803.44
Life Sciences Property -Pine	Div 2765	728,380.00	-	25,987.39	522,359.62	864.30	205,156.08
DCOA Annual Contracts	Div 2775	234,800.00	-	19,207.36	171,504.00	-	63,296.00
Abilene Industrial Foundation	2775-4950	769,970.00	-	99,170.57	677,670.45	-	92,299.55
TTU Small Business Dev Cntr	2775-4951	195,000.00	-	3,150.00	195,000.00	-	-
Chamber Military Affairs	2775-4952	70,000.00	-	41,123.45	56,458.97	-	13,541.03
Airport Business Dev Mgr	2775-4953	137,794.51	-	24,251.13	101,792.08	-	36,002.43
Murf Systems	4998	151,665.00	151,665.00	-	-	-	-
Bandag Training	5203	842,220.00	724,485.20	-	-	117,734.80	-
Sunoco Logistics	5208	227,000.00	227,000.00	-	-	-	-
EASI 04	5213	2,476,938.00	1,592,489.23	-	221,644.95	662,803.48	0.34
Fehr Food	5220	2,634,630.00	2,089,560.00	-	545,070.00	-	-
Bandag Building Improv	5228	44,260.00	-	-	-	44,259.24	0.76
Glazers Ph III	5229	91,000.00	65,620.00	25,380.00	25,380.00	-	-
Robinson Fan	5237	569,612.00	352,408.98	-	117,202.98	100,000.00	0.04
CBER Website	5240	8,317.00	7,067.07	-	-	1,249.93	-
TTU Pharmacy School	5242	492,696.00	328,464.00	164,232.00	164,232.00	-	-
Teleperformance USA	5247	757,000.00	274,530.00	-	95,750.00	386,720.00	-
PWP (Project LF)	5251	3,927,463.00	1,556,842.70	-	462,474.32	1,908,145.98	-
Integrated Clinic Research	5253	695,502.00	7,440.00	-	-	688,062.00	-
Genesis Network	5258	1,375,334.00	1,375,333.81	-	-	-	0.19
Carter Burgess	5260	330,483.00	323,815.00	-	6,667.09	(0.00)	0.91
Fehr Foods	5261	118,092.00	118,091.53	-	-	-	0.47
TMAC	5262	60,000.00	60,000.00	-	-	-	-
SBIR/STTR	5263	271,400.00	127,159.85	95.00	(42,581.37)	186,821.87	(0.35)
EASI 7th Doc	5265	273,257.00	239,175.14	-	-	34,081.10	0.76
BMW Leasing	5266	75,000.00	50,000.00	-	25,000.00	-	-
ABTEX Beverage	5267	980,490.00	634,339.80	-	346,150.00	-	0.20
MSSC Training	5269	71,762.00	71,762.03	-	-	-	(0.03)
WTCIC	5272	41,582.00	16,582.00	-	25,000.00	-	-
TTU HSC Research	5273	3,000,000.00	679,455.00	-	312,554.66	2,007,990.34	-
Spec 2 Expansion A/E	5275	7,075,850.00	7,075,849.57	-	-	-	0.43
Spec 3 Construction	5276	5,736,500.00	5,429,725.65	-	2,595.00	304,179.35	(0.00)
Energy Maintenance Service	5282	1,418,000.00	-	-	185,246.60	1,232,753.40	-
Genesis Network Phase II	5284	835,135.00	-	-	7,725.00	827,409.90	0.10
Tower Tech	5285	4,942,726.00	846,499.60	-	882,466.78	3,213,759.22	0.40
Texas Metal 08	5288	122,437.00	-	65,037.99	122,436.73	-	0.27
TMAC 09	5289	60,000.00	15,000.00	-	11,000.00	34,000.00	-
Run Energy	5295	748,000.00	-	-	-	748,000.00	-
Coca Cola Abilene	5296	900,000.00	-	-	-	900,000.00	-
ACU 09 Springboard	5297	5,000.00	5,000.00	-	-	-	-
Land 122 Acres N 5 Pts	5302	510,968.00	171,558.71	-	170,173.64	169,236.15	(0.50)
ETI Contract	5304	1,380,180.00	-	-	411,752.75	968,427.25	-
Life Sciences Accelerator- Ph 2	5305	1,459,225.00	-	-	1,459,224.34	-	0.66
EASI floor re-painting A/E	5306	251,714.00	-	20,542.12	200,907.36	50,806.64	-
TTU 842 Pine	5308	213,500.00	-	-	121,679.89	91,820.11	-
TTU Energy Contract	5309	50,000.00	-	-	50,000.00	-	-
Springboard 10	5311	5,000.00	-	-	5,000.00	-	-
AIC Equipment Lease/Purchase	5312	165,000.00	-	27,989.27	49,466.28	115,529.95	3.77
Nation Wide Products	5313	105,250.00	-	-	-	105,250.00	-
LM Wind Power	5314	566,250.00	-	-	-	566,250.00	-
Texas Healthcare Linen	5315	118,891.00	-	-	-	118,891.00	-
Enavail, LLC	5316	494,105.00	-	-	-	494,105.00	-
Miscellaneous Activities	2785	354,189.86	354,189.86	-	-	-	-
<b>BALANCE OF OBLIGATED PROGRAMS</b>		<b>\$ 49,741,828.37</b>	<b>\$ 24,971,109.73</b>	<b>\$ 562,362.03</b>	<b>\$ 8,266,535.68</b>	<b>\$ 16,081,076.01</b>	<b>\$ 423,106.95</b>

**UNDESIGNATED FUND BALANCE**

DCOA Board approved projects waiting for signed contracts	
Cisco College biotech training	5318
Energy Maintenance Serv-Gearbox	5319

(unencumbered balance less obligated programs and contingent liabilities)

	Expiration Date
67,650.00	01/27/2011
902,500.00	01/13/2011
<u>970,150.00</u>	

**\$ 13,865,198.34**

7.3 pg. 18