

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
November 21, 2006

MEMBERS PRESENT:	Ray Ferguson Joe Crawford	Stan Lambert
MEMBERS ABSENT:	Syd Niblo	Dee Moore
STAFF PRESENT:	Richard Burdine John Dugan David Wright	Kim Tarrant David White
GUESTS PRESENT:	Patrick Gallagher Aric Head Ken Davis Sarah Kleiner Varble Ian Munro Bill Ehrie Gary Robinette Mike McMahan	Carter & Burgess “ “ Abilene Reporter-News KTXS News TV Abilene Industrial Foundation “ Abilene Chamber of Commerce

- 1. CALL TO ORDER.** Ray Ferguson called the meeting to order at 1:30 p.m. in the Develop Abilene conference room located at 174 Cypress, 3rd floor, Abilene, TX.
- 2. APPROVAL OF MINUTES FROM OCTOBER 17, 2006 MEETING.** Stan Lambert made a motion to approve the minutes from the October 17, 2006 meeting. Joe Crawford seconded and the motion carried.
- 3. PRELIMINARY FINANCIAL AND STATUS REPORTS FOR SEPTEMBER 2006.** David Wright presented the financial reports for September 2006. Total assets as of September 30, 2006 were nearly \$48.3 million, total liabilities were about \$2.7 million, and the DCOA had an undesignated fund balance of \$19.1 million. The sales tax rebate for November was \$743,127.14 for economic development and was 7.04% higher than last year.
- 4. PRESENTATION BY REPRESENTATIVES FROM CARTER & BURGESS, INC. OF CONCEPTUAL PLANS FOR FIVE POINTS BUSINESS PARK.** Aric Head of Carter & Burgess made the presentation. They have developed four different concepts for the Five Points Business Park, along with different site plans for a specific 100,000 to 120,000 square-foot potential spec building. Mr. Head summarized the process of getting familiar with the property where a site analysis is performed to consider circulation, property access, flood planes, utilities, etc.

The first concept plan has a mix of 100,000 square-foot buildings and one 300,000 square-foot building, all served by rail. The total potential build-out for the business park is about 3 million square feet. The second concept plan has the potential for three or more 500,000 square-foot buildings. The third concept plan has a mix of the different buildings from the first two plans. The main difference in the fourth concept plan is with the access roads through the business park. It was pointed out that there is a lot of flexibility in the business park.

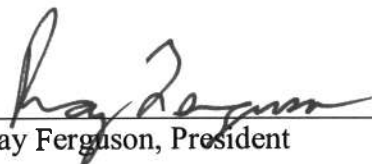
Three different sites have been identified for a 100,000 square-foot spec 3 building and several alternative plans have been developed for each of the sites. Discussion ensued about getting the land ready to occupy, time frames involved, approval from FEMA, etc. Mr. Burdine mentioned that all three sites have street frontage plus water and sewer readily available. The goal is to build a third spec building in the 100,000 square-foot range, preferably without a floor – just a shell, similar to what was originally done with the Spec 2 building (currently occupied by PWP Industries).

There was discussion regarding different options for the sites concerning rail service, sizes of prospective buildings, and how Abilene is able to compete with other cities that have business parks. Mr. Burdine explained how having a spec building shell already in place can be a competitive edge in drawing industrial/manufacturing businesses to Abilene because that would save time in having to construct an entire building.

- 5. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL FUNDING FOR THE INSTALLATION OF A SEWER LINE FOR THE BENEFIT OF COCA-COLA BOTTLING COMPANY OF NORTH TEXAS.** In July 2006 the DCOA authorized \$220,000 in funding to install a new sewer line to be constructed along the new road from the Coke plant to a 12-inch sewer main currently running along Interstate 20. This amount was based on cost estimates at that time. However, actual costs are now \$300,000. Due to the increase in actual costs versus the estimated costs, staff requests the DCOA approve additional funding in the amount of \$80,000.

Joe Crawford moved to approve Resolution No. DCOA- 2007.02 (revised) as presented. Stan Lambert seconded the motion and it carried.

- 6. EXECUTIVE SESSION.** There was no need for an executive session.
- 7. ADJOURNMENT.** The next DCOA meeting will be December 12th. There being no further business, the meeting was adjourned.


Ray Ferguson, President