

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**February 20, 2007**

**MEMBERS PRESENT:** Ray Ferguson Stan Lambert  
Mike Schweikhard Joe Crawford

**MEMBER ABSENT:** Dee Moore

**STAFF PRESENT:** Richard Burdine Kim Tarrant  
David Wright Dan Santee

**GUESTS PRESENT:** Sydney Levesque Abilene Reporter-News

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 and welcomed new DCOA board member, Mike Schweikhard.
2. **APPROVAL OF MINUTES FROM JANUARY 16, 2007 MEETING.** Stan Lambert made a motion to approve the minutes from the January 16, 2007 meeting. Mike Schweikhard seconded and the motion carried.
3. **PRELIMINARY FINANCIAL AND STATUS REPORTS FOR DECEMBER 2006.** David Wright presented the financial reports for December 2006. Total assets as of December 31, 2006 were \$49.2 million, total liabilities were nearly \$2.5 million, and the DCOA had an undesignated fund balance of almost \$17 million. The sales tax rebate for February was \$903,464.08 for economic development and was 7.03% higher than last year.
4. **DISCUSSION OF REGULAR MONTHLY MEETING DAY AND TIME AND POSSIBLY CHANGING TO BETTER ACCOMMODATE BOARD MEMBER SCHEDULES.** Due to the schedules of some DCOA board members, the Board considered moving the regular monthly meeting day from the 3<sup>rd</sup> Tuesday to either the second or fourth Tuesday of each month. After some discussion, it was agreed that the DCOA regularly scheduled monthly meetings will now be on the fourth Tuesday of each month, effective in March.
5. **DISCUSSION AND POSSIBLE APPROVAL OF THE PREFERRED SITE FOR CONSTRUCTION OF THE SPEC 3 SHELL BUILDING IN THE FIVE POINTS BUSINESS PARK, AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FUNDING AND A CONTRACT WITH CARTER & BURGESS FOR SITE CIVIL ENGINEERING SERVICES.** At the December 2006 Board Meeting, Carter & Burgess proposed three separate optional site locations for a Spec 3 shell building. Richard Burdine reviewed the pros and cons of each site.

Site 1 is north of PWP (the company leasing the Spec 2 Building) and would require extensive and costly dirt work. Also, there may be future issues with TxDOT construction for the next two+ years that could possibly block or hinder access to Interstate 20 and Business 80 Highway.

Site 2 is southwest of PWP (south side of Five Points Parkway) and is the most expensive because of the need for a second main line switch plus rail cost.

Site 3 is west of PWP (north side of Five Points Parkway) and is the least expensive option. It is best suited for a spur extension.

Economic Development staff recommends Site 3 as the location for the Spec 3 building. After some discussion, the DCOA Board concurred with this recommendation.

Now that the site has been selected for the Spec 3 Building, part two involves the need for site civil engineering and related special services, which were not part of the previous contract that the Board approved in December 2006. That contract was for building design and engineering only.

In addition to the site selection of the Spec 3 building, staff requests the Board authorize a contract with Carter & Burgess in the total amount of \$151,200 (Basic Services plus 20% contingency-\$88,800, and Special Services plus 20% contingency-\$62,400) to conduct the site civil engineering work associated with construction of the Spec 3 Building.

Joe Crawford made a motion to approve Site 3 as the location for the Spec 3 Building and Resolution No. DCOA-2007.11 authorizing the contract with Carter & Burgess as presented. Stan Lambert seconded the motion and it passed by unanimous consent.

6. **DISCUSSION AND POSSIBLE SELECTION OF THE PREFERRED OPTION FOR CONSTRUCTION OF A HANGAR AT THE ABILENE REGIONAL AIRPORT, AND CONSIDER DIRECTION TO THE CEO TO ADVERTISE A REQUEST FOR QUALIFICATIONS TO DESIGN THE HANGAR.** Richard Burdine briefly reviewed the seven options for the new hangar that were presented by URS Corporation at last month's meeting. As was mentioned in last month's meeting, Eagle Aviation staff prefers Option 2 and Economic Development staff concur.

Joe Crawford moved to adopt Option 2 for the construction of a new hangar and to allow the CEO to advertise a Request for Qualifications to design the hangar. Motion carried by unanimous consent.

Discussion followed regarding Eagle Aviation employee and airport passenger parking lots.

7. **REVIEW OF THE TEXAS ECONOMIC DEVELOPMENT COUNCIL 2007 LEGISLATIVE AGENDA.** The Texas Economic Development Council (TEDC) represents more than 900 economic developers from across the state. Richard Burdine briefly summarized the six agenda items of the TEDC:

Agenda Item 1-Maintain the local economic development sales tax.

Agenda Item 2-Increase state resources for rural economic development.

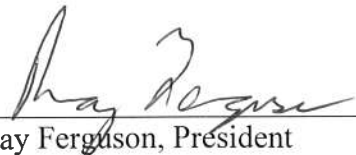
Agenda Item 3-Boost funding for the Skills Development Fund.

Agenda Item 4-Continue funding the Texas Enterprise Fund and the Texas Emerging Technology Fund at current levels or higher.

Agenda Item 5-Support efforts to locate a Nanoelectronic Research Institute (NRI) in Texas.

Agenda Item 6-Reinstate state economic development tax credits.

8. **EXECUTIVE SESSION:** There was no need for an executive session.
9. **ADJOURNMENT.** The next regularly scheduled meeting is March 27th. There being no further business, the meeting was adjourned.

  
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Ray Ferguson, President