

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
MAY 20, 2008

MEMBERS PRESENT: Joe Crawford Dee Moore
 Paul Cannon

MEMBERS ABSENT: Stan Lambert Mike Schweikhard

STAFF PRESENT: Richard Burdine Kim Tarrant
 Pat McGinnis Dan Santee

GUEST PRESENT: Bill Ehrie-Abilene Industrial Foundation

1. **CALL TO ORDER.** Joe Crawford 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 THE APRIL 29, 2008 MEETING.** Paul Cannon made a motion to approve the minutes from the April 29, 2008 meeting. Dee Moore seconded and the motion carried.

3. **SALES TAX REPORT FOR MAY 2008.** In David Wright's absence, Richard Burdine pointed out that for the first eight months of FY08, sales tax collections are only about 1.66% ahead of last year. The sales tax rebate for economic development for May 2008 is \$824,193.95.

4. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ASSISTANCE FOR PROJECT PS-TT.** Project PS-TT was acquired by a wind energy manufacturing company last year. The DCOA recently signed an agreement with Energy Maintenance Service (EMS) to bring them to Abilene. Having both of these companies here will establish Abilene as a desirable location not only for wind energy repair and maintenance but also wind-related manufacturing. The Company will invest \$20+ million to construct and equip a manufacturing plant in the Five Points Business Park on a 40-acre site located north of PWP Industries. Project PS-TT will need rail service to the site and entry-level welders – the majority of its total projected workforce of 150. Seventy percent of the jobs are expected to pay \$40,000 to \$50,000 per year.

Staff proposes a direct incentive package totaling \$3,816,250 to be paid in arrears over five years as follows: \$1,816,250 job creation incentive for 150 new jobs and \$2 million capital investment incentive. Staff also proposes a total indirect incentive package totaling \$911,250 as follows: \$75,000 training incentive, \$236,250 land and rail service incentives, and conveyance of 40 acres of land in the Five Points Business Park with an estimated value of \$15,000 per acre (\$600,000).

Dee Moore moved to approve Resolution No. DCOA-2008.14 as presented. Paul Cannon seconded and the motion carried.

5. **EXECUTIVE SESSION.** I hereby announce we are going into Executive Session pursuant to Texas Government Code Sections 551.071, .072, and .087 to consult with our legal counsel, discuss real property transactions, and discuss economic development negotiations involving a business prospect, as set forth on the agenda. Any vote or action will be taken in open session.


The date is May 20, 2008 and the time is 1:43 p.m. The date is still May 20, 2008 and the time is 2:11 p.m. No vote or action was taken in Executive Session.

6. **DISCUSSION AND POSSIBLE APPROVAL OF A REVISED RESOLUTION AUTHORIZING A CONTRACT AND FUNDS TO REPAIR THE ROOF AT 4109 VINE ST., ABILENE, TX.** At the April 29, 2008 DCOA Board Meeting, the Board approved a resolution to fund a total of \$544,550 for engineering services, roof and interior repairs, and a 5% repair contingency. Since then, Economic Development staff asked the consulting engineer and contractor to explore ways to reduce the cost. Staff also went back to the two asphalt roof bidders (Lydick-Hooks and Barr Roofing) and asked them to refresh their bids for repairing the roof using standard and alternative materials. The lowest bid came from Lydick-Hooks using alternative materials in the amount of \$166,000.

A motion was made by Dee Moore to rescind DCOA Board Resolution No. DCOA 2008.08 and seconded by Paul Cannon. The motion passed by unanimous consent.

Paul Cannon then moved to approve Resolution No. DCOA-2008.15 authorizing contracts with Lydick-Hooks and Spencer Construction to repair the roof and repair interior water damage, respectively, at 4109 Vine St. and funding in the total amount of \$180,855 as follows: \$2,500 to Perry Haynes Engineering Services; \$166,100 to Lydick-Hooks; \$3,950 to Spencer Construction Interior Repairs; and a 5% contingency amount of \$8,305. Dee Moore seconded the motion and it passed by unanimous consent.

7. **ADJOURNMENT.** Bill Ehrie asked if the August DCOA board meeting could be moved up from the 26th to the 19th to accommodate the Dyess AFB consultants, Thelen, Reid, et al. They will present their annual report to the DCOA Board at that time. There being no further business, the meeting was adjourned.



Joe Crawford, President