

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
OCTOBER 28, 2008

MEMBERS PRESENT: Joe Crawford Mike Schweikhard
Marelyn Shedd Paul Cannon

MEMBER ABSENT: Dee Moore

STAFF PRESENT: Richard Burdine Kim Tarrant
Stan Smith

GUESTS PRESENT: Bill Ehrie Abilene Industrial Foundation
Al Sammann Tx. Manufacturing Asst. Center
Doug Myers Abilene Reporter-News
Monty Lynn ACU College of Business Admin.

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 SEPTEMBER 22, 2008 MEETING.** Marelyn Shedd made a motion to approve the minutes from the September 22, 2008 meeting. Mike Schweikhard seconded and the motion carried.
3. **SALES TAX REPORT FOR OCTOBER 2008 AND STATUS OF FUNDS REPORT FOR AUGUST 2008.** In Mindy Patterson's absence, Richard Burdine reviewed this report. The sales tax rebate for economic development for October 2008 was \$703,442.19, which is 4.00% above this same time last year.
4. **DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FUNDING FOR ACU'S CENTER FOR BUSINESS AND ECONOMIC RESEARCH (CBER) WEBSITE TO CONTINUE ENHANCING THE WEBSITE.** In Nov. 2005, ACU's College of Business Administration, led by Dr. Monty Lynn, launched the Center for Business and Economic Research (CBER) website at www.acu.edu/cber . This website is customized for Abilene and the 19-county region and provides information on economic trends, forecasts, and analyses for effective policy, investment and business decisions. In 2005 the DCOA and the West Central Texas Workforce Center (WCTWC) each contributed \$5,000 toward the cost of maintaining the website.

Now that the website has experienced 3 years of successful operation, Dr. Lynn is asking the DCOA and WCTWC for a total of \$8,000 to enhance the website with real time information, which can provide up-to-the-minute data for grant writers, economic developers, educators, business owners and citizens. The WCTWC approved \$4,000 in funding last month and Dr. Lynn requests the other \$4,000 from the DCOA. Of the \$5,000 approved by the DCOA in 2005, \$683 remains unspent and still encumbered. Therefore, staff recommends the DCOA approve funding of \$3,317 to be added to currently encumbered funds.

Paul Cannon moved to approve Resolution No. DCOA-2009.01 as presented. Mike Schweikhard seconded and the motion passed by unanimous consent.

- 5. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL FUNDING FOR THE TEXAS MANUFACTURING ASSISTANCE CENTER (TMAC).** The Texas Manufacturing Assistance Center (TMAC) exists to enhance the competitive position of the state's manufacturing sector. TMAC's manufacturing professionals work with a wide range of individual firms to deliver training, provide technical assistance and implement best business practices, with particular emphasis being placed on small to mid-sized manufacturers. One of the seven partner institutions of TMAC is Texas Tech University (TMAC West Texas) and is associated with the Small Business Development Center (SBDC) system.

The DCOA has previously approved a total of \$120,000 for funding through FY09. Because of the program's success and the continued need to assist local manufacturers, staff recommends the DCOA renew its commitment with TMAC and approve \$60,000 in funding through Sept. 30, 2011-- limited to \$7,500/manufacturer/year, as before.

After some discussion about qualifications for TMAC assistance, Mike Schweikhard moved to approve Resolution No. DCOA-2009.02 as presented. Marelyn Shedd seconded and the motion passed by unanimous consent.

- 6. 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.

President Joe Crawford announced the date is October 28, 2008 and the time is 2:13 p.m. Mr. Crawford then announced the date is still October 28, 2008 and the time is 3:26 p.m. Marelyn Shedd left the meeting during Executive Session at 3:20 p.m. No vote or action was taken in Executive Session.

- 7. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FUNDING TO UP-SIZE A WATER PUMP BEING INSTALLED BY THE CITY OF MERKEL THAT WILL ALSO SERVICE THE FIVE POINTS BUSINESS PARK IN ORDER TO ACCOMMODATE FUTURE WATER NEEDS OF THE PARK.** The City of Merkel is a wholesale water customer of Abilene and recently received bids to replace its aging pipeline extending from Abilene to Merkel and install a new pump and new water pipelines in the Five Points Business Park to provide adequate flow and pressure at Merkel's relocated Master Meter Vault. Abilene's Water Dept. requested that City Council authorize an amendment to the Merkel Water Supply contract to move the Merkel Delivery Point as well as upsize the new Five Points pump to improve the ability of Abilene's water distribution system to deliver water during structural fires in the vicinity of the Park.

The Water Dept. made some improvements which will improve the available fire flow quantity in the vicinity of PWP and Spec 3. Both projects are being paid by the Water Dept. The upsized Five Points pump working with the Northwest Pump would provide additional pumping capacity to meet extended fire flow demands in the Park and provide some capacity for growth. A booster pump was installed during the Spec 2 expansion construction to assure available fire flow and pressure in the event of a fire. By upsizing the Five Points pump now, the DCOA will likely avoid the cost of installing booster pumps for future development.

Staff recommends the DCOA approve reimbursement to the Abilene Water Dept. of \$50,000 for upsizing the Five Points water pump being installed by the City of Merkel since the upsizing primarily benefits tenants of the Park.


A motion was made by Paul Cannon to approve Resolution No. DCOA-2009.04 as presented. Mike Schweikhard seconded the motion, which passed unanimously.

- 8. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL FINANCIAL ASSISTANCE FOR TOWER TECH SERVICES INC. DBA TEXAS TTSI, INC.** In May 2008 the DCOA approved an assistance package for TTSI that includes \$2 million for capital investment incentives for construction of a new manufacturing plant and equipment purchases, based on 10% of actual capital costs estimated at \$20 million. TTSI is experiencing higher than expected construction costs and now estimates the construction and equipment will cost about \$27 million. Historically, the DCOA has approved additional capital investment incentive funds for projects whose scope increased by the time construction began.

Staff recommends the DCOA approve an additional \$700,000 for capital investment incentives upon receipt by the DCOA of invoices evidencing TTSI's investment in construction and purchase of equipment.

Mike Schweikhard moved to approve Resolution No. DCOA-2009.03 as presented. The motion was seconded by Paul Cannon and it passed by unanimous consent.

- 9. ADJOURNMENT.** The next meeting will be November 11, 2008. There being no further business, the meeting was adjourned.



Joe Crawford, President