

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**JULY 14, 2009**

<b>MEMBERS PRESENT:</b>	Joe Crawford Marelyn Shedd Scott Senter	Mike Schweikhard Paul Cannon
<b>STAFF PRESENT:</b>	Richard Burdine Dan Santee	Kim Tarrant
<b>GUESTS PRESENT:</b>	Jack Harkins Gary Robinett Bill Burke Dale Gannaway Jaime Adame	Tittle Luther Partnership Abilene Industrial Foundation Emergent Technologies, Inc. “ “ “ Abilene Reporter-News

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 JUNE 23, 2009 MEETING.** Scott Senter made a motion to approve the minutes from the June 23, 2009, meeting. Paul Cannon seconded and the motion carried.
3. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING DEVELOPMENT OF PLANS TO BUILD OUT SHELL SPACE FOR LABORATORY, OFFICE AND MEETING ROOMS IN THE ABILENE LIFE SCIENCES ACCELERATOR.** Richard Burdine pointed out that the build-out of currently proposed shell space in the Abilene Life Sciences Accelerator would be primarily on the north end of the building. Receptor Logic (Receptor) will be the first tenant of the building and will occupy space on the south side of the building. One of the reasons for suggesting the build-out now versus after Receptor moves in, is to minimize work disruption and potential power outages for Receptor that could happen during construction.

Jack Harkins with Tittle Luther Partnership (TLP) presented a drawing of the proposed build-out to include wet lab, dry lab and complete lab space. He mentioned that TLP worked with consultant Mark Long, who has worked on several life sciences incubator/accelerator projects. One suggestion is to also finish-out a second conference room and three additional offices. Further explained were the differences between wet labs, dry labs and complete labs, and where these could be located in the Accelerator building. The build-out design would allow for significant flexibility to accommodate future tenants. For the cost of the proposed build-out of about 7,450 sq ft, it was suggested to budget an average of \$162.50 per square foot for an estimated construction cost of \$1,210,625. The proposed architectural/engineering fee is 9% of the estimated construction cost, which is \$108,956, to be adjusted to actual construction cost when completed.

Also mentioned was the importance of having space ready to offer prospective tenants. Concerning biotech lab space, Abilene is in competition with cities not only statewide but

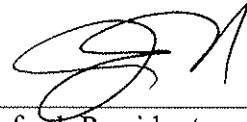
also nationwide. However, some concern was expressed on prematurely building out the Accelerator building and then having to change the space later to accommodate tenants. Additional discussion ensued weighing the pros and cons of doing the build-out now, costs of using the current contractor (Jeff Luther Construction) versus going out for bids, plus the conflicts of having two separate general contractors and two sets of sub-contractors working in the same building.

Staff recommends the DCOA authorize additional funding of up to \$108,956 for A/E fees for build-out of approximately 7,450 sq ft as presented in resolution DCOA-2009.17; however, action on this item was tabled until the next board meeting.

4. **REPORT AND DISCUSSION ON DEVELOPMENT OF THE ABILENE BIOTECHNOLOGY SECTOR.** The Abilene biotechnology sector began with the establishment of the Texas Tech University School of Pharmacy (SOP) on Pine St. In about the next six weeks or so, there will be approximately 120 doctoral students of Pharmacology learning at the SOP. Then came Integrated Clinical Research which runs clinical trials for itself, but has the potential to run clinical trials for other companies. The following year the Center for Immunotherapeutic Research (CIR) was created, which is housed inside the SOP. The CIR is staffed by Jon Weidanz. Along with Jon moving to Abilene, we were able to recruit Receptor Logic. Last year the Board authorized construction of the Abilene Life Sciences Accelerator with a current projected completion date of December 1, 2009. Finally, the New Markets Tax Credit transaction gives us resources to do additional things with the Accelerator.
5. **BRIEFING ON A PROPOSAL BY EMERGENT TECHNOLOGIES, INC. (ETI) FOR PERSONNEL, BUSINESS RECRUITMENT, BUSINESS ACCELERATION AND STRATEGIC PLANNING SERVICES FOR THE ABILENE LIFE SCIENCES ACCELERATOR.** Bill Burke, ETI President and Dale Gannaway, ETI V.P.-Corporate Development, presented their very comprehensive and highly detailed proposal on what their team can offer the DCOA to help recruit and accelerate early-stage biotech companies while running and managing the Abilene Life Sciences Accelerator. Their objective is to link their knowledge, skills set and experience with the challenges and issues the DCOA faces, and the opportunity for Abilene.
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 July 14, 2009, and the time is 3:07 p.m. Mr. Crawford then announced the date is still July 14, 2009, and the time is 4:47 p.m. No vote or action was taken in Executive Session.

7. **ADJOURNMENT.** The next DCOA board meetings will be August 4, 2009, and August 18, 2009. There being no further business, the meeting was adjourned.



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Joe Crawford, President