

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
FEBRUARY 23, 2010

MEMBERS PRESENT: Mike Schweikhard Scott Senter
Marelyn Shedd Paul Cannon

MEMBER ABSENT: Joe Crawford

STAFF PRESENT: Richard Burdine Susan Campbell
Mindy Patterson

GUESTS PRESENT: Jaime Adame Abilene Reporter-News
Brittany Barber KTXS

1. **CALL TO ORDER.** Mike Schweikhard 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 JANUARY 26, 2010 BOARD MEETING.**
A minor correction was noted on page 2 of the minutes under Agenda Item #6, second paragraph. The first sentence should read "With the economic "downturn" instead of "downtown". Paul Cannon moved to approve the minutes as corrected from the January 26, 2010 board meeting. Scott Senter seconded and the motion passed by unanimous consent.
3. **OFFICER ELECTIONS: PRESIDENT, VICE PRESIDENT, SECRETARY/TREASURER.** Nominations were as follows: Paul Cannon for President, Mike Schweikhard for Vice President and Marelyn Shedd for Secretary/Treasurer. This slate of officers as presented was approved by affirmation by all DCOA board members present.
4. **SALES TAX REVENUE REPORT FOR FEBRUARY 2010 AND PRELIMINARY STATUS OF FUNDS REPORT FOR DECEMBER 2009.** Mindy Patterson, Director of Finance for the City of Abilene, reported the sales tax rebate for February (which represents December sales) for economic development was \$898,241, which is 6.03% below February 2009. Total sales tax collections for the period October through February are down 10.08% from the same period in FY2009. Total assets were \$60.3 million as of December 31, 2009 and the DCOA had an undesignated fund balance of \$9.8 million.
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.

Vice President Mike Schweikhard announced the date is February 23, 2010, and the time is 1:45 p.m. Mr. Schweikhard then announced the date is still February 23, 2010, and the time is 2:51 p.m. No vote or action was taken in Executive Session.

- 6. DISCUSSION & POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ASSISTANCE TO THE ABILENE IMPROVEMENT CORPORATION FOR THE ESTABLISHMENT OF A JOB TRAINING PROGRAM IN THE T&P FREIGHT WAREHOUSE.** The T&P Freight Warehouse, located at 901 N. 1st Street, is currently owned by the Abilene Improvement Corporation (AIC). Late last year the AIC advertised a request for proposals to lease the building. Two proposals were received. The AIC Board favored a proposal to establish a job training program that will benefit the local and area service sector. The job training entity anticipates an ongoing enrollment of 100 students within three years and 4 to 8 full-time employees with an annual payroll of \$195,000 - \$400,000. Additionally, there has been strong support from certain sectors of the community for this type of job training in anticipation of hiring its graduates.

Lease negotiations were progressing well until the job training entity suffered a funding loss of \$150,000 it planned to use to purchase equipment necessary to accomplish the job training program. The AIC has a building maintenance reserve for the building but does not have unobligated resources to equip the building as required.

Subsequent to the DCOA board packet being distributed and before the board meeting, the job training entity furnished a complete list of required equipment totaling \$165,000.

Staff requests the DCOA Board consider funding of up to \$165,000 to outfit the T&P Freight Warehouse for the proposed job training program. Staff also recommends the DCOA purchase the equipment and enter into a lease/purchase agreement with the AIC. The lease would be for \$10/year and the purchase price would be reduced at the rate of \$2,000 per graduate of the job training program. Title to the equipment would transfer from the DCOA to the AIC once the purchase price is reduced to zero or upon payment of the purchase price less any reductions received for program graduates.

Scott Senter moved to approve Resolution No. DCOA-2010.10 with the new recommended amount of \$165,000 for the purchase of equipment and a lease/purchase agreement with the Abilene Improvement Corporation. Marelyn Shedd seconded and the motion carried.

- 7. ADJOURNMENT.** The next board meeting is scheduled for Tuesday, March 9, 2010, at 1:30 pm. There being no further business, the meeting was adjourned.



Mike Schweikhard, Vice President