

**DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
OCTOBER 4, 2010**

MEMBERS PRESENT:	Paul Cannon Marelyn Shedd Dani Ramsay	Mike Schweikhard Scott Senter
STAFF PRESENT:	Richard Burdine Stan Smith	Kim Tarrant
GUESTS PRESENT:	Bill Ehrie A.R. "Fal" Falcioni Garner Roberts Jack Harkins	Abilene Industrial Foundation Abilene Reporter-News Tittle Luther Partnership

1. **CALL TO ORDER.** Paul Cannon called the meeting to order at 1:34 p.m. in the Develop Abilene conference room, 174 Cypress Street, third floor.
2. **APPROVAL OF MINUTES FROM THE SEPTEMBER 20, 2010 BOARD MEETING.** Scott Senter moved to approve the minutes from the September 20, 2010 board meeting. Dani Ramsay seconded and the motion carried.
3. **STATUS OF FUNDS REPORT FOR AUGUST 2010.** Richard Burdine reported revenues during August 2010 consisted primarily of city sales tax, rent and a \$20,000 state grant. For the "DCOA Board approved projects waiting for signed contracts", Long Performance Advisors and Project RC have expired and contracts will not be signed at this time.
4. **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 Paul Cannon announced the date is October 4, 2010, and the time is 1:38 p.m. Mr. Cannon then announced the date is still October 4, 2010, and the time is 2:27 p.m. No vote or action was taken in Executive Session.

5. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT WITH TITTLE LUTHER PARTNERSHIP AND FUNDING FOR DESIGN OF A HANGAR FOR EAGLE AVIATION SERVICES, INC. AT THE ABILENE REGIONAL AIRPORT AND FUNDING FOR NECESSARY PRE-CONSTRUCTION SOILS TESTING AND SURVEY WORK.** To meet the expected demand of Eagle Aviation Services, Inc. (EASI) for more hangar space, new construction must be completed by July 15, 2011 or soon thereafter. During the September 20, 2010 meeting the DCOA board voted to allow the CEO to arrange for soils testing and a topographical survey for hangar Option 2-3 (new hangar next to Hangar 1) but a contract for design has not yet been approved.

Procedures on how to advertise construction projects and separate material bid packages were reviewed, both at the local/regional level and the national level.

Tittle Luther Partnership (TLP) has proposed designing a 27,540 sq ft hangar plus a 3,660 sq ft “dog house” attached to the west side of the hangar for support and storage. They have agreed to provide all services at 8% of the final construction cost, except for the steel package-related services. Those will be billed at 4.5% of cost: 2% for design and 2.5% for the construction phase because TLP will not incur the cost of engineering the steel structure, which will be included in the steel package price from the steel supplier.

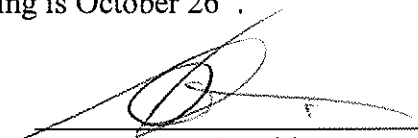
Based on the estimated construction costs, total negotiated TLP fees range from \$331,904 to \$382,272. Staff recommends the board authorize contracts with TLP in an amount not to exceed \$382,272 for design of a new hangar, Jacob & Martin, Ltd in an amount not to exceed \$3,000 for a topographical survey, and Enprotec/Hibbs & Todd in an estimated amount of \$10,000 for soils analysis work. Also authorized is total funding of \$403,272 which includes the above contracted amounts as specified, plus an estimated \$8,000 for A/E reimbursables and reproduction costs.

Mike Schweikhard moved to approve Resolution No. DCOA 2011.01 as presented. The motion was seconded by Marelyn Shedd and passed by unanimous consent.

- 6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ASSISTANCE FOR PROJECT AP.** Project AP is a local manufacturing company and has asked for the DCOA to match funds for an approximate \$3.2 million in proposed capital investments to be made over the next 16 to 18 months. Staff recommends the board authorize DCOA assistance of up to \$350,000 or 11% of actual capital expenditures to be paid in arrears over five years.

A motion was made by Marelyn Shedd to approve Resolution No. DCOA-2011.02 as presented. Scott Senter seconded and the motion carried.

- 7. ADJOURNMENT.** The next board meeting is October 26th.



Paul Cannon, President