

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
JANUARY 8, 2013

MEMBERS PRESENT: Paul Cannon Mike Schweikhard
Scott Senter Dani Ramsay
Marelyn Shedd

STAFF PRESENT: Richard Burdine Kim Tarrant
Mindy Patterson

GUESTS PRESENT: Bill Ehrie, Abilene Industrial Foundation
Jon Weidanz, Texas Tech University
Health Sciences Center
Dan Santee, City of Abilene
Lee Ann Woods, Consultant
John Mangalanzo, Abilene Reporter-News
Eddie Chase, Chase and Associates

1. **CALL THE MEETING TO ORDER.** President Paul Cannon called the meeting to order in the conference room of the Abilene Life Sciences Accelerator, 1325 Pine Street, Abilene, Texas.
2. **APPROVAL OF MINUTES FROM THE DECEMBER 11, 2012, BOARD MEETING.** Scott Senter moved to approve the minutes from the December 11, 2012 board meeting. Mike Schweikhard seconded and the motion carried.
3. **SALES TAX REPORT FOR DECEMBER 2012 AND PRELIMINARY STATUS OF FUNDS REPORT FOR NOVEMBER 2012.** Mindy Patterson, Director of Finance presented the December 2012 sales tax rebate report. The rebate amount of \$773,104 represents October sales, which is 6.59% above December of last year and 13.73% above the projected FY2013 budget. The December 2012 actual rebate was \$725,276. For the period October through December, sales tax is 2.31% below the same period last year and 4.7% above the projected FY2013 budget.

November's status of funds shows expenditure of \$22,000 at TTU 842 Pine for operating expenses for FY2013. Cisco College Biotech Training had an expenditure of \$18,884 which was an eligible cost not covered by the JET grant.

- 4.1 **EXECUTIVE SESSION #1.** 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 January 8, 2013, and the time is 1:39 p.m. Later, President Paul Cannon announced the date is still January 8, 2013, and the time is 1:59 p.m. No vote or action was taken in Executive Session.

5. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AN ENGINEERING DESIGN SERVICES CONTRACT WITH JACOB & MARTIN, LTD. FOR THE EXTENSION OF ENTERPRISE DRIVE FROM SH351 TO E. LOWDEN STREET.** Mr. Burdine explained TxDOT's process to convert the access roads for I-20 (E. Overland Trail & E. Stamford St.) from 2-way to 1-way is largely impacting the route taken by Coke Abilene's trucks returning to the plant on Enterprise Dr. from the WindStar warehouse on the north access road of I-20.

Coca-Cola Refreshments USA, Inc. has been leasing warehouse space from Windstar for a number of years. It is time to renew their contract but its renewal is largely depending on Windstar's improvement with the institution of the 1-way access road along I-20. Coca-Cola drivers are now forced to turn right onto the access road traveling north when exiting the WindStar warehouse. The next cross-over is FM600 (West Lake Road), which allows them to travel south toward SH351. The round trip distance is almost 5 miles and impacts Coke Abilene's efficiency by increasing their operating costs by about \$500,000/year.

In response, WindStar is proposing to extend its driveway south to intersect with East Lowden Rd at an estimated cost of \$4-6 million. This extension allows access to SH351 via a much shorter route; however, drivers would be forced to turn right onto SH 351 and left onto Enterprise Dr. SH 351 has a high volume of traffic and no traffic lights making access to and from it hazardous.

To leverage WindStar's proposal, DCOA is being asked to consider an investment which would extend Enterprise Drive to East Lowden Road, including installation of a traffic light at the intersection of SH351 and Enterprise Drive. This extension will make the route even shorter and safer.

Coke is considering extending its lease at WindStar at least 10 additional years subject to WindStar making substantial improvement to the facility to Coke's benefit.

Staff proposed a design services contract with Jacob & Martin Ltd. to extend Enterprise Dr. north from SH351 to E. Lowden. This contract does not include engineering of a traffic signal. The proposed contract is for engineering, surveying, plats, construction plans and construction administration at \$28,300, plus reimbursable expenses at \$2,500, for a total of \$30,800.

Marelyn Shedd moved to approve Resolution No. DCOA-2013.11 as presented. Dani Ramsay seconded and the motion carried.

6. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING FY13 FUNDING FOR ADS4NEXT SPONSORSHIP.** Ads4Next is a non-profit organization which teaches high school students about entrepreneurship while giving them the opportunity to earn money for college. Mr. Burdine recommends approval of \$2,500 for the 2013 sponsorship of the Summer Youth Entrepreneur Program.

Scott Senter moved to approve Resolution No. DCOA-2013.10 as presented. Mike Schweikhard seconded and the motion carried.

7. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A 2013 SPRINGBOARD IDEAS CHALLENGE SPONSERSHIP.** The Springboard Ideas Challenge is sponsored by ACU and is open to the community, specifically aspiring entrepreneurs. DCOA has sponsored this program for the last 5 years.

Mr. Burdine recommends approving a \$5,000 2013 sponsorship to Springboard Ideas Challenge.

Dani Ramsay moved to approve Resolution No. DCOA-2013.11 as presented. Marelyn Shedd seconded and the motion carried.

- 4.2 **EXECUTIVE SESSION #2.** 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 January 8, 2013, and the time is 2:10 p.m. Later, President Paul Cannon announced the date is still January 8, 2013, and the time is 3:23 p.m. No vote or action was taken in Executive Session.

8. **ADJOURNMENT.** The next DCOA Board meeting will be January 22nd and all board members present said they would attend.



Paul Cannon, President