

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

<b>MEMBERS PRESENT:</b>	Paul Cannon Dave Copeland Marelyn Shedd	Scott Senter Dani Ramsey
<b>STAFF PRESENT:</b>	Richard Burdine Stanley Smith	Kim Tarrant
<b>GUESTS PRESENT:</b>	Joseph Cochran Jason Smith Gary Robinett John Mangalonzo	Not Available Abilene Chamber of Commerce Abilene Industrial Foundation Abilene Reporter News

1. **CALL THE MEETING TO ORDER.** President Paul Cannon called the meeting to order at 1:37 p.m. at the Abilene Laboratories, 1325 Pine St., Abilene Texas.
2. **APPROVAL OF MINUTES FROM SEPTEMBER 24, 2013 BOARD MEETING.** Marelyn Shedd moved to approve the minutes from the September 24, 2013 board meeting with one correction. Scott Senter seconded and the motion carried.
3. **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 8, 2013, and the time is 1:40 p.m. Later, President Cannon announced the date is still October 8, 2013, and the time is 2:38 p.m. No vote or action was taken in Executive Session.

4. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING CONTRACTS WITH ENPROTEC/HIBBS & TODD TO PROVIDE STREET PAVING DESIGN SERVICES AND A GRADING PLAN FOR CONSTRUCTION OF POLARIS DR. FROM FIVE POINTS PARKWAY TO MARIGOLD ST. IN THE FIVE POINTS BUSINESS PARK.** Richard Burdine discussed the benefits of constructing Polaris Dr. in Five Points Business park and authorizing Enprotec/Hibbs and Todd (an engineering firm) to provide street paving design services for construction from Five Points Parkway northward to Marigold St., which is approximately 2,550 feet. Mr. Burdine recommended a contract and \$40,000 for street paving design services plus a \$5,000 contingency. Mr. Burdine also recommended a second contract and \$13,200 for a grading plan on both sides of Polaris Drive plus a \$2,000 contingency.

Scott Senter moved to approve resolution DCOA-2014.01 as presented, authorizing contracts with Enprotec/Hibbs & Todd to provide street paving design services and a

grading plan for construction of Polaris Dr. from Five Points Parkway to Marigold St. in the Five Points Business Park. Dani Ramsey seconded and the motion carried.

5. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ASSISTANCE FOR FEHR FOODS.** Richard Burdine discussed a proposed assistance package for Fehr Foods in the amount of \$5,123,000; 1) \$4.5M paid over 3 years for their capital investment of \$30 million at 15% of estimated costs for purchase of the former Sam's Club building, facility improvements and equipment. The recommended proposal is to advance \$2.5 million under a 2 year earnable note at 0% interest secured by first lien on the facility, and 2) \$623,000 job creation incentive paid over 3 years for the creation of 105 new jobs, over and above their baseline FTE of 300. Mr. Burdine withdrew his recommendation of paying a flat rate of \$5,700/new FTE. The Planning and Zoning Commission approved a Conditional Use permit so the building can be used for manufacturing, which will go to City Council for final approval on November 7<sup>th</sup>. Fehr Foods will be required to do a certification of its current jobs and what income categories those jobs fall into, and track current positions long with the new positions.

Dave Copeland moved to approve resolution DCOA-2014.03 with one correction to eliminate the flat rate payment of \$5,700/new FTE. Marelyn Shedd seconded and the motion carried. Scott Senter abstained from voting.

6. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ASSISTANCE FOR PROJECT BE.** Richard Burdine discussed Project BE, an existing Abilene well servicing business looking to expand. The recommended assistance package totals \$553,750 for; 1) Job Creation Incentive of \$225,000 to be paid for 29 new employees over 5 years, and 2) Capital Investment Incentive of \$328,750 based on 10% of investment for capital equipment and 15% of land and construction cost. Mr. Burdine withdrew the recommendation of paying a flat amount per new job of \$7,500 over 5 years, or \$1,500 per new job per year.


Dani Ramsey moved to approve resolution DCOA-2014.04 authorizing assistance for Project BE with one correction, to eliminate the flat rate payment of \$7,500/new FTE.

7. **DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A NEW 6-MONTH CONTRACT WITH CONSULTANT LEE ANN WOODS THROUGH MARCH 2014 FOR ON-GOING BUSINESS AND MARKETING SUPPORT FOR THE ABILENE LABORATORIES.** Richard Burdine discussed authorizing a new 6-month contract with Consultant Lee Ann Woods at \$2,500/month plus expenses. Ms. Woods will ensure continuity with her contacts. The total cost is around \$26,500, so no additional funding is needed.

Marelyn Shedd moved to approve resolution DCOA-2014.02, as presented, authorizing a new 6-month contract with consultant Lee Ann Woods through March 2014 for on-going

business and marketing support for the Abilene Laboratories. Dave Copeland seconded and the motion carried.

8. **ADJOURNMENT.** The next regularly scheduled meetings are October 29, 2013 and November 12, 2013. There being no further business the meeting was adjourned.



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Paul Cannon, President