

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**January 26, 2015**

**MEMBERS PRESENT:** Dave Copeland            Marelyn Shedd            Dani Ramsay  
   Scott Senter                John Beckham

**STAFF PRESENT:**            Kent Sharp                Kim Tarrant

**GUESTS PRESENT:**        Brian Bethel - Abilene Reporter News

**1. CALL THE MEETING TO ORDER:**

President Dave Copeland called the meeting to order at 1:33 p.m. at Abilene Laboratories, 1325 Pine St., Abilene Texas.

**2. APPROVAL OF MINUTES FROM THE JANUARY 13, 2015 BOARD MEETING:**

Marelyn Shedd moved to approve the minutes from the January 13, 2015 board meeting. John Beckham seconded and the motion carried.

**3. STATUS OF FUNDS REPORT FOR DECEMBER 2014:** Kent Sharp, CEO of the DCOA presented the status of funds reports for December 2014. Total ending current assets were \$18,498,333. In December, revenues totaled \$1,097,755 and the DCOA spent a total of \$1,005,833 on ten projects.

**5. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL FUNDING FOR IMPROVEMENTS TO THE DCOA-OWNED VINE ST. WAREHOUSES FOR OCCUPANCY BY ABIMAR FOODS (FORMERLY FEHR FOODS):**

Kent Sharp discussed the need for additional funding of \$11,871 for tenant improvements to the DCOA-owned warehouses A-D at 4009/4109 Vine St. for occupancy by Abimar Foods. The warehouses were recently improved to meet Abimar Foods' business expansion needs, employee safety regulations, and FDA food storage regulations. During the construction, several change orders were raised. In addition to the change orders, Jacob & Martin has been providing project supervision services due to the staff shortage in the Economic Development Department. The breakdown of the requested funding is \$9,871 to cover the change orders and \$2,000 for contingency.

Scott Senter moved to approve resolution DCOA-2015.04 authorizing additional funding of \$11,871 for improvements to DCOA-owned warehouses at 4009/4109 Vine St. for occupancy by Abimar Foods. John Beckham seconded and the motion was carried.

**6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION RE-AUTHORIZING PHASE 5 ASSISTANCE FOR PETROSMITH (FORMERLY SMITH PIPE):** Marelyn Shedd dismissed herself from the room and all discussions on this item.

Kent Sharp requested that the board re-authorize Petrosmith's Phase 5 capital investment assistance of \$452,000 and rescind Phase 2 facility expansion assistance of \$300,200.

Phase 5 capital investment assistance was originally approved by the board in November 2013. The board authorized \$452,000 at 10% of the company's expected investment. The funds will be advanced under a note to be secured by a letter of credit with the principal balance forgiven over three years in equal annual amounts of \$150,667. The company has not signed an addendum for the Phase 5 assistance, and therefore the funds have not been advanced and the assistance has expired.

The Phase 2 expansion of the pipe coating operation has not materialized and the assistance of \$300,200 was never funded. A rescission of the funds will provide opportunities to other projects.

Dani Ramsay moved to approve resolution DCOA-2015.05 re-authorizing a capital investment incentive of \$452,000 for Petrosmith's Phase 5 expansion and the rescission of the Phase 2 capital investment assistance of \$300,200 originally approved in May 2011. Scott Senter seconded and the motion was carried.

Marelyn Shedd returned to the conference room after the vote.

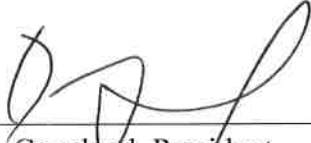
**4. EXECUTIVE SESSION**

I hereby announce we are going into Executive Session pursuant to Texas Government Code Sections 551.071, 072, 074 and 087 to consult with our legal counsel, discuss real property transactions, personnel matters, 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 Dave Copeland announced the date is January 26, 2015, and the time is 1:44 p.m. Later, President Copeland announced the date is still January 26, 2015, and the time is 2:30 p.m. No vote or action was taken in Executive Session.

**7. ADJOURNMENT:**

The next meeting is scheduled for Tuesday, February 10, 2015. There being no further business the meeting was adjourned.

  
\_\_\_\_\_  
Dave Copeland, President