

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**April 14, 2015**

**MEMBERS PRESENT:** Dave Copeland          Marelyn Shedd          Jack Rich  
**MEMBER ABSENT:** Dani Ramsay          John Beckham  
**STAFF PRESENT:** Kent Sharp          Kim Tarrant          Stanly Smith  
**GUESTS PRESENT:** Shelby Gibbs Davis Kinard & Co, PC  
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 MARCH 10, 2015 AND MARCH 25, 2015 BOARD MEETINGS:** Jack Rich moved to approve the minutes from the March 10, 2015 and March 25, 2015 board meeting. Marelyn Shedd seconded and the motion carried.

**3. SALES TAX REPORT FOR APRIL 2015 AND STATUS OF FUNDS REPORT FOR FEBRUARY 2015:** Kent Sharp presented the April 2015 sales tax rebate report. The rebate received for economic development, which represents February 2015 sales, was \$733,667.07. The rebate is 1.03% above last year and .95% below the projected FY 15 budget. On the preliminary February 2015 Statement of Net Position, total assets were \$74,720,596 with \$18,760,716 in current assets, \$47,929,002 in capital assets, and \$17,049,036 in notes receivable. The total year-to-date revenue for FY15 is \$5,329,156. Expenses for the month included thirteen projects totaling \$1,525,712.

**4. PRESENTATION OF THE FY14 AUDIT PERFORMED BY DAVIS KINARD & CO, P.C.:** Shelby Gibbs of Davis Kinard & Co, PC presented the DCOA's FY 14 audit report which was conducted as part of the City of Abilene's annual audit. At the end of fiscal year 2014 on September 30, 2014, the DCOA had a total net position of \$74,477,971. This was a \$1.5 million increase from the beginning of the fiscal year.

**5. 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 April 14, 2015, and the time is 1:46 p.m. Later, President Copeland announced the date is still April 14, 2015, and the time is 2:22 p.m. No vote or action was taken in Executive Session.

**6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT FOR ROOF AND OTHER REPAIRS TO THE LIFE SCIENCES PROPERTIES AT 1325 AND 842 PINE ST. NECESSARY AS A RESULT OF THE JUNE 2014 HAIL STORM:** Kent Sharp requested the board approve a construction contract with Lydick Hooks Roofing to repair hail damage to the roofs at 842 Pine St. and 1325 Pine St, with associated funding of \$67,500.

The life sciences buildings at 842 Pine St. and 1325 Pine St. were damaged by a severe hailstorm that occurred on June 12, 2014. Both buildings are insured under Cincinnati Insurance's property and liability policies as these properties are part of a New Markets Tax Credit deal and are not insured under the City of Abilene's self-insurance program.

Staff received bids from Barr Roofing and Lydick Hooks Roofing on February 26, 2015. Lydick Hooks' total proposed amount is \$449,690. The break down is base proposal for \$421,700 and option #1 to remove and replace stop and sill flashing at 1325 Pine for \$27,990. To repair all the hail damage Cincinnati Insurance will issue a \$370,705.87 check for the claim for both properties, and when the repairs are complete another check for an estimated \$43,984.13 will be issued as recoverable depreciation.

The total cost for the repair construction is \$459,690 (\$10,000 for TLP/PSC and \$449,690 for Lydick Hooks) however, the insurance company will not reimburse for the design costs. Staff requests the board approve total funding of \$67,500 which includes a 5% contingency of \$22,500, \$10,000 for design fees, and \$35,000 for the insurance deductible.


Jack Rich move to approve resolution DCOA-2015.09 authorizing a construction contract with Lydick Hooks Roofing. Also authorized is \$10,000 for design fees and reimbursable expenses payable to Tittle Luther Partnership/Parkhill Smith & Cooper, a 5% contingency of \$22,500 and \$35,000 for the insurance deductible. Marelyn Shedd seconded and motion carried.

**7. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AMENDED ASSISTANCE FOR CARBONLITE RECYCLING EXTENDING THE DEADLINE ONE MONTH TO MAY 31, 2015 FOR RECEIPT BY DCOA OF ALL REQUIRED DOCUMENTS FROM THE COMPANY:** Kent Sharp discussed the company's request for an extension of the deadline to submit proof of financial capacity to perform under the Agreement to the DCOA. The original deadline for the DCOA to receive CarbonLITE's proof of financial capacity to perform under the Agreement was set to

April 30, 2015. The extension will allow the company's lender ample time for due diligence work required before approving loan funds.

Marelyn Shedd moved to approved resolution DCOA-2015.10 with added language to Part 2. that states "This resolution is contingent upon execution of all necessary agreements *and receipt of original signed documents from CarbonLITE.*" Jack Rich seconded and the motion carried.

8. **ADJOURNMENT:** There being no further business the meeting was adjourned.



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Dave Copeland, President