

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
September 8, 2015

MEMBERS PRESENT: Dave Copeland Dani Ramsay John Beckham
Jack Rich Marelyn Shedd

STAFF PRESENT: Kent Sharp Kim Tarrant Stanley Smith

GUESTS PRESENT: Justin Jaworski – Abilene Industrial Foundation
Brooke Crum – Abilene Reporter News
Bruce Kreitler – Abilene City Council

1. CALL THE MEETING TO ORDER: President Dave Copeland called the meeting to order at 1:31 p.m. at Abilene Laboratories, 1325 Pine St., Abilene Texas.

2. APPROVAL OF MINUTES FROM THE AUGUST 25, 2015 BOARD MEETING: Jack Rich moved to approve the minutes from the August 25, 2015, board meeting. Dani Ramsay seconded and the motion carried.

3. EXECUTIVE SESSION – SESSION 1: 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 September 8, 2015, and the time is 1:33 p.m. Later, President Copeland announced the date is still September 8, 2015, and the time is 2:22 p.m. No vote or action was taken in Executive Session.

5. UNTABLE, DISCUSSION AND POSSIBLE APPROVAL OF A SETTLEMENT AGREEMENT WITH RECEPTOR LOGIC, INC: Kent Sharp brought before the board a settlement agreement with Receptor Logic, a previous project. The proposed agreement is a \$2,000,000 settlement over 10 yrs. at 6% interest, with payments being 5% of the company's gross monthly sales. After negotiating with DCOA's attorneys and Receptor Logic's attorneys, Staff recommends the board approve the proposed settlement with Receptor Logic.

Jack Rich moved to accept by oral resolution the settlement agreement with Receptor Logic as described and included in the oral resolution is authorization for Kent Sharp, CEO, to execute all necessary documents subject to receiving a Bill of Sale and an Assignment from Receptor Logic. John Beckham seconded and motion carried.

6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AMENDED DEBT RESTRUCTURE FOR BBP BIRD, LP SECURED BY THE TIGE BOATS MANUFACTURING FACILITY ON HWY 36: Kent Sharp presented to the board an amendment to previously approved resolution No. DCOA 2015.07, which authorized a debt restructure for BBP Bird, LP for the Tige Boats manufacturing facility on Hwy 36. The original resolution states the maturity date of the note as February 28, 2031. This date does not coincide with the maturity date set out in the original note. Staff is recommending the board approve an amended resolution wherein the maturity date of the note is corrected to July 1, 2031.

Dani Ramsay moved to approve Resolution No. 2015.07 (Amended) as presented with the maturity date changed to July 31, 2031, which coincides with the original note. John Beckham seconded and the motion carried. Marelyn Shedd abstained from voting.

4. DISCUSSION AND POSSIBLE APPROVAL OF ASSISTANCE FOR PROJECT GOLDSTAR: Kent Sharp presented to the board a \$9,000,000 incentive package for Project Goldstar, a pet food manufacturing company. The project will bring approximately 200 manufacturing jobs with headquarters positioned in Abilene. When all phases are complete this project will total \$30,000,000. The \$9 million is composed of two elements 1) the existing Spec 3 building and land with a value of \$5,000,000 and 2) \$4,000,000 toward finish out of the existing building for the company to occupy this space. Contribution by the DCOA is \$9 million toward the \$30 million overall project. The performance agreement will specify the company remain in Abilene for 8 years before fully earning their incentive. Project Goldstar will go before the City Council for final approval.

Jack Rich moved to approve Resolution No. DCOA 2015.18 authorizing financial assistance to Project Goldstar as presented, which will go before the City Council for presentation and final approval. Marelyn Shedd seconded and the motion carried.


7. DISCUSSION AND POSSIBLE ACTION BY ORAL RESOLUTION RELATED TO THE FIRST ANNUAL PERFORMANCE EVALUATION OF DCOA'S CEO, KENT SHARP: Dave Copeland President of the DCOA congratulated Kent Sharp on his one year anniversary as director of the DCOA and asked the board to approve in open session the performance evaluation along with a \$10,000 raise to his salary effective on the anniversary date.

Marelyn Shedd moved to approve by oral resolution the first annual performance evaluation on Kent Sharp with a \$10,000 raise to his salary. Jack Rich seconded and the motion carried.

3. EXECUTIVE SESSION – SESSION 2: 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 September 8, 2015, and the time is 2:33 p.m. Later, President Copeland announced the date is still September 8, 2015, and the time is 3:02 p.m. No vote or action was taken in Executive Session.

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



Dave Copeland, President