

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
November 17, 2015

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

STAFF PRESENT: Kent Sharp Kim Tarrant Stanley Smith
Mike Rains

GUESTS PRESENT: Brian Yates - Abilene Chamber of Commerce
Doug Peters - Abilene Chamber of Commerce
Cheryl Sawyers - City of Abilene, Communications
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 1:30 p.m. at 174 Cypress St., Suite 301, Abilene Texas.

2. APPROVAL OF MINUTES FROM THE OCTOBER 26, 2015 BOARD MEETING: Dani Ramsay moved to approve the minutes from the October 26, 2015 board meeting. John Beckham seconded and the motion carried.

3. SALES TAX REPORT FOR NOVEMBER 2015 AND PRELIMINARY SEPTEMBER 2015 FINANCIAL REPORTS: Mike Rains, Director of Finance presented the sales tax report for November 2015, which is \$3,920,003.85 which represents September sales. This is .80% below last year and 1.78% below the projected FY16 budget amount. Economic Development received \$980,000.96. The DCOA's preliminary total current assets as of September 30, 2015 are \$22,335,860. The preliminary September 30, 2015 revenues totaled \$918,474 and total expenditures were \$695,096 with \$322,391 being spent on six different projects.

4. PRESENTATION AND POSSIBLE APPROVAL OF THE FY15 ANNUAL REPORT OF ACTIVITIES OF THE DEVELOPMENT CORPORATION OF ABILENE, INC: Kent Sharp, CEO of the DCOA presented the DCOA's FY15 Annual Report of Activities for the period ended 9-30-15. This year the annual report has a new format with added graphics and pictures to balance out the text. If approved by the board, Mr. Sharp will present the FY15 Annual Report to City Council on December 17, 2015.

Jack Rich moved to approve the DCOA's FY15 Annual Report of Activities. Marelyn Shedd seconded and the motion carried.

5. 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 November 17, 2015, and the time is 1:40 p.m. Later, President Copeland announced the date is still November 17, 2015, and the time is 2:50 p.m. No vote or action was taken in Executive Session.

6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AMENDED ASSISTANCE FOR PROJECT THREAD COUNT: Kent Sharp presented a request for financial assistance for Project Thread Count up to \$112,000 to expand its Abilene operation. The assistance shall be as follows A) Loan Guaranty for Capital Investment up to \$62,000 and B) Job Creation Incentives not to exceed \$50,000. Project Thread Count is a locally owned manufacturer of custom canvas and vinyl products which include utility lift bags, truck tarps, patio enclosures, commercial and residential awnings, oil field products, boat covers, signs and decals. The addition will generate an additional \$4,000,000 in economic output over a 10 year period and another \$140,000 benefit to the local taxing entities.

John Beckham moved to approve resolution DCOA-2016.05 with changes noted by Dave Copeland to the proposed resolution. In Part 1, Section B which states “Funds shall be disbursed at the rate of \$5,000 for each new job” will be deleted and a scale will be added showing \$4,000 for jobs earning \$20,000-\$23,999; \$5,000 for jobs earning \$24,000-\$29,999 and \$6,000 for jobs earning \$30,000 and over, not to exceed \$50,000. Jack Rich seconded and the motion carried.

7. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL ASSISTANCE FOR PRAIRIE DOG PET PRODUCTS (ALSO KNOWN AS PROJECT GOLDSTAR): Kent Sharp presented a request from Prairie Dog Pet Products (PDPP), otherwise known as Project Goldstar, for additional financial assistance in the amount of \$500,000 to finish out the existing Spec 3 building located in the Five Points Business Park on 22.5 acres. Staff met with Emergent Construction Technologies, the firm hired by PDPP to draft a scope of this project and realized the \$4,000,000 previously approved by resolution DCOA-2015.18 was not enough for the finish out and an additional \$1,500,000 was needed, making the project a total of \$5,500,000. The DCOA will provide \$500,000 with PDPP and other financial partners to provide the remaining \$1,000,000. PDPP will also enter into a 30 year lease which is tied to the New Markets Tax Credit compliance period. The additional funding request will be presented to the City Council on November 29, 2015, for final approval.

Marelyn Shedd moved to approve resolution DCOA-2016.04 authorizing additional assistance to PDPP in the amount of \$500,000, which is contingent upon City Council’s final approval. Dana Ramsay seconded and the motion passed.

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



Dave Copeland, President