

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

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

**STAFF PRESENT:**        Kent Sharp                Kim Tarrant            Chace Craig  
                                 Mike Rains

**GUESTS PRESENT:**     Justin Jaworski – Abilene Industrial Foundation  
                                 Doug Peters -     Abilene Chamber of Commerce  
                                 Brian Yates -     Abilene Chamber of Commerce

**1. CALL THE MEETING TO ORDER:** President Dave Copeland called the meeting to order at 1:31 p.m. at 174 Cypress St., 3<sup>rd</sup> floor conference room, Abilene Texas.

**2. APPROVAL OF MINUTES FROM THE NOVEMBER 17, 2015 BOARD MEETING:** John Beckham moved to approve the minutes from the November 17, 2015, board meeting. Dana Ramsay seconded and the motion carried.

**3. SALES TAX REPORT FOR DECEMBER 2015:** Mike Rains, Director of Finance presented the sales tax report for December 2015. The sales tax rebate for December is \$2,937,642.44 which represents October sales. Economic Development received \$734,410.61, which is 12.25% below last year and 13.12% below the projected FY 16 budget amount. For the period October through December, sales tax is 5.95% below last year and 6.89% below the projected FY16 budget amount.

**4. 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 December 17, 2015, and the time is 1:35 p.m. Later, President Copeland announced the date is still December 17, 2015, and the time is 2:47 p.m. No vote or action was taken in Executive Session.

**5. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A LEASE TO HAT CREEK CARRIERS, LLC FOR OFFICE SPACE AT 4109 VINE ST:** Kent Sharp, CEO of the DCOA presented a request from Hat Creek Carriers (HCC) to lease a portion of the office space in a DCOA-owned facility at 4109 Vine St. HCC is an auto transportation company specializing in transport anywhere in or out of the United States. The current space they are leasing is not sufficient for its projected growth which includes adding 5-10 employees to the existing 15 by this summer. HCC's current lease expires in two years and payments must continue to be made to avoid default action.

Staff recommends a lease agreement with HCC for the upper office space at 4109 Vine St. consisting of about 5,000 sq ft to begin February 1, 2016 for a term of 5 years. The first two years are rent-free to assist with the company's growth and help offset its costs to move and set-up in a new location. Rent will then increase annually over the remaining 3 years. HCC will

also have a 12-month right of first refusal to lease the lower section consisting of about 4,000 sq ft should its growth justify the added space. The company will pay all utilities, taxes, janitorial and minor maintenance costs.

Jack Rich moved to approve resolution no. DCOA-2016.07 as presented. John Beckham seconded and the motion carried.

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



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Dave Copeland, President