

DEVELOPMENT CORPORATION OF ABILENE, INC.
BOARD MEETING MINUTES
February 20, 2017

MEMBERS PRESENT:	Dave Copeland Greg Blair	Marelyn Shedd	Jack Rich
MEMBER ABSENT:	John Beckham		
STAFF PRESENT:	Kent Sharp	Kim Tarrant	Matthew Hitt
GUESTS PRESENT:	Mark Zachary Dani Ramsay Norm Archibald Bruce Kreitler Marjorie Knight Tim Chipp	McMahon Law Firm Former DCOA Board Member Mayor City Council City of Abilene Abilene Reporter News	

1. **CALL THE MEETING TO ORDER:** President Dave Copeland called the meeting to order at 11:01 a.m. at 174 Cypress St., 3rd floor conference room, Abilene Texas.

2. **PRESENTATION BY MAYOR ARCHIBALD TO FORMER BOARD MEMBERS MARELYN SHEDD AND DANI RAMSAY:** Mayor Norm Archibald presented former board member Dani Ramsay and outgoing board member Marelyn Shedd with Certificates of appreciation from the Mayor's office for their faithful and dedicated service to the Development Corporation of Abilene and the City of Abilene.

3. **PRESENTATION BY PRESIDENT DAVE COPELAND TO FORMER BOARD MEMBER MARELYN SHEDD:** President Copeland presented outgoing board member Marelyn Shedd with a plaque of appreciation for her years of service on the DCOA Board since this would be her last official meeting as a board member.

4. **WELCOME REMARKS FOR NEW BOARD MEMBER GREG BLAIR:** President Dave Copeland welcomed the newly appointed board member Mr. Greg Blair to the DCOA board.

5. **APPROVAL OF MINUTES FROM THE JANUARY 18, 2017 BOARD MEETING:** Jack Rich moved to approve the minutes from the January 18, 2017, board meeting. Marelyn Shedd seconded and the motion carried.

6. **SALES TAX REPORT FOR FEBRUARY 2017 AND FINANCIAL REPORT FOR DECEMBER 2016:** Marjorie Knight with the Finance Department presented the sales tax report for February 2017. The sales tax rebate for February is \$4,369,407.69, which represents December sales. Economic Development received \$1,092,351.92, which is 4.17% below last year and 4.17% below the projected FY17 budget amount. For the period October through February, sales tax is .60% below last year and .60% below the projected FY17 budget amount. The DCOA's total current assets as of December 31, 2016, were \$25,364,497. The December 2016 revenues totaled \$888,452 and total expenditures were \$288,427 with \$179,614 being spent on eight different projects.

7. 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 February 20, 2017, and the time is 11:13 a.m. Later, President Copeland announced the date is still February 20, 2017, and the time is 11:58 a.m. No vote or action was taken in Executive Session.

8. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL FUNDING FOR DEVELOPMENT OF TEXAS STATE TECHNICAL COLLEGE'S NEW ABILENE CAMPUS: Kent Sharp, CEO of the DCOA, requested additional funding for Texas State Technical College (TSTC) to assist in the purchase of 51.891 acres of land for their new Abilene campus. The final appraised value of the land is substantially higher than expected, making the total land purchase price \$465,000 (\$8,961.09/acre) instead of the originally expected \$155,673 (\$3,000/acre). TSTC will increase its budget for the land purchase to \$5,500 per acre and has requested the DCOA provide the difference of \$3,461.09 per acre, or \$179,600 total. Staff recommends approval of resolution DCOA-2017.06 authorizing an additional \$179,600 to assist TSTC in the land purchase needed for the new Abilene Campus.

Jack Rich made the motion to approve resolution DCOA-2017.06 with the modification recommended by staff, to authorize additional funding to TSTC up to \$179,600. Greg Blair seconded and the motion passed.


9. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE PURCHASE OF SURPLUS CITY-OWNED LAND LOCATED IN THE FIVE POINTS BUSINESS PARK AND ON HWY 36 AT LOOP 322: President Dave Copeland stated this item is tabled.

10. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT WITH CONSULTANT DALE MORRIS TO GENERATE MORE BUSINESS ACTIVITY AT THE AIRPORT, PARTICULARLY WITH EAGLE AVIATION SERVICES, INC.: After a short discussion, the board agreed Dale Morris should contact the Airport Development Board with his proposal for consulting services, and the Airport board would approach the DCOA with a recommendation. President Copeland tabled this matter.

11. UPDATE ON THE FIVE-YEAR STRATEGIC PLAN ANNUAL ACCOUNTABILITY SCORE AND REPORT FROM TIP STRATEGIES: Kent Sharp gave a short update on the Five-Year Strategic Plan (the Plan). In the proposal to TIP Strategies (TIP) the DCOA asked the consultants to provide an annual accountability scorecard on the progress made by all the partners involved in the implementation of the Plan. Mr. Sharp provided TIP with a copy of the quarterly update he presented to the DCOA Board in November and the City Council in January. TIP will be here in March to give their report on progress made during the first year of implementation at a joint meeting of the City Council, the AIF, the DCOA and any of the other partners involved in the plan.

12. DISCUSSION OF THE NEXT BOARD MEETING DATE AND TIME: Dave Copeland, President of the DCOA board, reminded the board about going to one meeting on the fourth Wednesday of each month at 1:30 p.m. This is one day ahead of the City Council meeting and any item approved by the DCOA Board would go before the Council at the next day's meeting.

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



Dave Copeland, President