

CEO of the DCOA presented the annual contracts for FY 2018 with the Abilene Industrial Foundation (AIF), the City of Abilene for Airport Business Development, Abilene Chamber of Commerce Military Affairs (ACoC), Small Business Development Center (SBDC) and Abilene Christian University (ACU) Griggs Center for Entrepreneurship and Philanthropy (“Griggs Center”). The Griggs Center was added this year, and along with the AIF and SBDC, will be assisting with the new entrepreneurial challenge grant program called BE in Abilene. All of the contract amounts are consistent with the amounts approved in the FY18 budget approved earlier in the summer.

Mark Zachary reminded the board that they are governed by Section 22.230 of the Business Organizations Code which provides for contracts or transactions involving interested directors, officers and members, and gives some direction and a roadmap as far as what directors can do to the extent of any contracts or transactions in which a director has an interest. This Section does not prevent a director from participating in or voting on the item. However, it is recommended that the director(s) disclose this information to the Board and then, at the Board’s discretion and desire, it can decide how it wants to proceed. On this item, such contracts or transactions relate to AIF, City of Abilene, ACoC, SBDC and/or ACU Griggs Center. Jack Rich stated that he is President of a subsidiary of ACU and he has no activity with or knowledge of the Griggs Center. Jack Rentz stated that he is Chairman of the ACoC, a member of the AIF, and a Military Affairs Committee member. John Beckham stated that he is a member of Military Affairs, but not active.

Jack Rich made the motion to approve all the FY 2018 annual contracts as presented. Jack Rentz seconded and the motion passed.

6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE RESOLUTION OF DEBT OWED BY ENAVAIL, LLC: Kent Sharp presented resolution DCOA 2018.03 regarding the debt owed by Enavail and explained this was an economic development project of the DCOA in 2010. The DCOA extended financial assistance to help Enavail with the purchase of equipment and occupy space in AbLabs; however, the project didn’t perform to the terms of the agreement. Currently there is an unpaid balance of \$322,829.53 on the promissory note. Further research determined there were not any assets of the company remaining and the only value is the equipment left in AbLabs. The acceptance of equipment in satisfaction of the debt is an option that can be used by DCOA to obtain title to the equipment on a timely basis. Staff recommends approving resolution DCOA-2018.03 accepting ownership to the collateral equipment from Enavail as satisfaction for the remaining balance owed on the note.

Jack Rentz made the motion to approve resolution DCOA 2018.03 accepting the equipment as satisfaction for the balance owed by Enavail on the promissory note. John Beckham seconded and the motion passed.

7. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A PROJECT WITH HARDIN-SIMMONS UNIVERSITY (HSU), WHICH INCLUDES SALE OF THE ABLABS FACILITY AT 1325 PINE ST., THE ADJACENT

PARKING LOT AT 1342 WALNUT ST., AND EQUIPMENT LOCATED THEREON TO HSU: Kent Sharp presented an offer from Hardin Simmons University (HSU) to purchase the land and building located at 1325 Pine St. and the adjacent parking lot at 1342 Walnut St., otherwise known as AbLabs, for \$1,500,000 cash to expand their Physical Therapy (PT) program. Currently the PT program is located in a building with only 13,500 sq. ft., which allows only 28 students per year to enroll in the PT program. The DCOA spoke with several individuals concerning the value of the land and building and the general agreement was to set a value of \$2,250,000, which is about \$100/sq ft. Staff recommends establishing a project wherein HSU's offer of \$1,500,000 would be accepted and a Promissory Note for \$750,000 would be executed by HSU which will be reduced annually for 3 years as long as HSU maintains its PT program in the facility. The performance terms of the Agreement with HSU include keeping five full-time employees and an average of 50 students enrolled each year in the PT program.

Jack Rich moved to approve resolution DCOA-2018.06 approving the sale of the land and building located at 1325 Pine St. and the adjacent parking lot at 1342 Walnut St. for One Million Five Hundred Thousand and no/100 dollars (\$1,500,000) cash, and authorizing financial assistance for the difference to HSU in the amount of Seven Hundred Fifty Thousand and no/100 Dollars (\$750,000). Jack Rentz seconded and the motion passed.

8. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT WITH ENPROTEC/HIBBS & TODD FOR DEVELOPMENT SERVICES ASSOCIATED WITH THE 18/36 INDUSTRIAL PARK:

Kent Sharp presented resolution DCOA-2018.05 authorizing a contract with Enprotec/Hibbs & Todd (eHT) for base services in the amount of \$52,950 with an extra \$10,000 contingency for reimbursables and other service charges totaling \$62,950. The contract is to obtain a preliminary plat and other services for the land located at Hwy 36 and FM 18 (18/36) for a new commercial subdivision known as the 18/36 Business Park. This land was previously thick with trees and brush until the DCOA approved a tree and scrub clearing contract in June 2016 to make the land more aesthetically pleasing to future prospects. A company recently approached the DCOA about re-locating their national headquarters to a lot in the subdivision. They want to have the new facility completed and move-in ready by November of 2018. Staff recommends approval of a contract with eHT and authorize solicitation of bids to install utilities and construction of a road extending north from FM 18. All bids will be presented to the board for contract approval.

John Beckham moved to approve resolution DCOA-2018.05 authorizing a contract with Enprotec\Hibbs & Todd to develop a preliminary plat and other services for the proposed development of the 18/36 Business Park located and funding of Sixty-Two Thousand Nine

Hundred Fifty Dollars and no/100 dollars (\$62,950). Jack Rich seconded and the motion passed.

9. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AN AMENDMENT TO THE INDUSTRIAL WORKFORCE TRAINING PROGRAM ADMINISTERED BY CISCO COLLEGE TO EXTEND THE TERM AND INCLUDE POST-SECONDARY STUDENTS: Kent Sharp presented resolution DCOA-2018.02 authorizing an amendment to the Industrial Workforce Training Program (Program) with Cisco College and Taylor County School Districts. Currently the Program is only available for high school juniors and seniors, not post-secondary students. In April 2017, DCOA approved funds for a full-time Career Development Coach (Coach) employed by Communities in Schools (CIS) to help make students aware of programs such as this and help carry them through graduation and onto employment. Over the past few months, the Coach has identified a need among recent high school graduates (post-secondary students) who were unaware of the availability of the program while still in high school. Staff requests the Industrial Workforce Training program be extended through September 30, 2018, and amended to allow post-secondary students access to the grant funds available for enrollment in the dual-credit Industrial Workforce Training program at Cisco College.

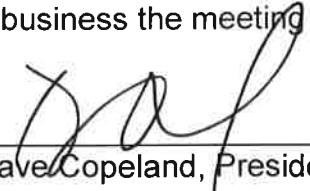
Jack Rich moved to approve resolution DCOA-2018.02 extending the Industrial Workforce Training Program and allowing post-secondary students access to funding under the program. Jack Rentz seconded and the motion passed.

10. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING COMPENSATION TO DCOA EMPLOYEES FOR INCREASED BENEFITS COSTS AS ADMINISTERED BY CITY OF ABILENE: Kent Sharp presented resolution DCOA-2018.04 requesting additional compensation, on an annual basis, in the amount of \$674.00 for each DCOA employee effective retroactive to October 1, 2017. The additional compensation will help maintain the same level of employee out-of-pocket costs for medical insurance coverage in FY 2018 as was incurred in FY 2017.

John Beckham moved to approve resolution DCOA-2018.04 for additional compensation to DCOA employees. Jack Rich seconded and the motion passed.

11. DISCUSSION OF NEXT MONTHLY BOARD MEETING: President Copeland announced the next scheduled meeting of the DCOA Board would be Wednesday, November 15, 2017 at 10:00 a.m.

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



Dave Copeland, President