

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**January 22, 2018**

**MEMBERS PRESENT:** John Beckham      Jack Rich      Greg Blair  
Vic Corley      Seaton Higginbotham

**STAFF PRESENT:** Kent Sharp      Kim Tarrant

**GUESTS PRESENT:** Mark Zachary      McMahon Law Firm  
Bruce Kreidler      City Council  
Mike Rains      Finance Dept. City of Abilene  
Justin Jaworski      Abilene Industrial Foundation  
Brian Bethel      Abilene Reporter News  
Victor Sotelo      KTAB  
Dave Copeland      Shelton Family Foundation

- 1. CALL THE MEETING TO ORDER:** Vice President John Beckham called the meeting to order at 1:30 p.m. at 174 Cypress St., 3<sup>rd</sup> floor conference room, Abilene Texas.
- 2. PRESENTATION OF PROCLAMATION FROM CITY OF ABILENE TO FORMER BOARD PRESIDENT DAVE COPELAND:** Vice President John Beckham and Councilman Bruce Kreidler presented former board President Dave Copeland with a Certificate of appreciation from the Mayor's office for his faithful and dedicated service to the Development Corporation of Abilene and the City of Abilene.
- 3. PRESENTATION BY VICE PRESIDENT JOHN BECKHAM TO FORMER BOARD PRESIDENT DAVE COPELAND:** Vice President John Beckham presented former board President Dave Copeland with a plaque of appreciation from the DCOA for his years of service on the DCOA Board.
- 4. WELCOME REMARKS FOR NEW BOARD MEMBERS VIC CORLEY AND SEATON HIGGINBOTHAM:** Vice President John Beckham welcomed the newly appointed board members Mr. Vic Corley and Mr. Seaton Higginbotham to the DCOA board.
- 5. OFFICER ELECTIONS: PRESIDENT, VICE PRESIDENT AND SECRETARY/TREASURER:** Jack Rich moved to elect John Beckham as the DCOA board president, Greg Blair seconded and the motion carried. Greg Blair moved to elect Jack Rich as Vice President, Seaton Higginbotham seconded and the motion carried. Jack Rich moved to elect Greg Blair as Secretary/Treasurer, Vic Corley seconded and the motion carried
- 6. APPROVAL OF MINUTES FROM THE DECEMBER 20, 2017 BOARD MEETING:** Greg Blair moved to approve the minutes from the December 20, 2017, board meeting. Jack Rich seconded and the motion carried.
- 7. SALES TAX REPORT FOR JANUARY 2018 AND PRELIMINARY FINANCIAL REPORTS FOR OCTOBER AND NOVEMBER 2017:** Mike Rains with the Finance Department presented the sales tax report for January 2018. The sales tax rebate for

January is \$3,434,497.56, which represents November sales. Economic Development received \$858,624.39, which is 8.25% above last year and 8.25% above the projected FY18 budget amount. For the period October through January, sales tax is 5.81% above last year and 5.81% above the approved FY18 budget amount. The DCOA's total current assets as of October 31, 2017, were \$25,156,685. The October revenues totaled \$997,908 and total expenditures were \$264,331 with \$32,000 being spent on two different projects. The November 30, 2017 balance sheet in the board's packet was incorrect, and a corrected one was emailed to the board shortly after the end of the board meeting. The November revenues totaled \$1,073,324 and total expenditures were \$719,732 with \$520,193 being spent on seven different projects.

**8. 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 John Beckham announced the date is January 22, 2018, and the time is 1:55 p.m. Later, President Beckham announced the date is still January 22, 2018, and the time is 3:48 p.m. No vote or action was taken in Executive Session.

**9. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT WITH AEP AND FUNDS FOR INSTALLATION OF STREETLIGHTS IN THE FIVE POINTS BUSINESS PARK:** Kent Sharp, CEO of the DCOA, requested approval of resolution No. DCOA-2018.09 authorizing a contract with AEP and funding of \$80,560 for installation of streetlights in the Five Points Business Park. The streetlights will help cut down on illegal drag racing, which causes damage to property, fences and infrastructure, and help prevent illegal dumping. Lights on 37' steel embedded poles will be installed along Polaris Dr. and Five Points Parkway approximately 350 ft. apart. The existing wood poles on Marigold St. will have 16' arms installed to illuminate the street. The monthly power charge for each street light will be approximately \$10 paid by the DCOA out of the building maintenance fund.

Seaton Higginbotham moved to approve Resolution No. DCOA-2018.09 authorizing a contract with AEP and funding for the installation of 12 streetlights in the Five Points Business Park in the amount of Eighty Thousand Five Hundred Sixty Dollars and no/100 (\$80,560). Vic Corley seconded and the motion passed. Greg Blair abstained from voting because of his current affiliation with AEP.

**10. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE CEO TO GRANT AN EASEMENT TO AEP IN THE FIVE POINTS BUSINESS PARK:** This item was not discussed.

**11. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A DESIGN CONTRACT WITH JACOB & MARTIN FOR REBUILDING VINE ST. AND SOLICITATION OF BIDS FOR CONSTRUCTION:** Kent Sharp requested authorization for a design contract with Jacob & Martin for rebuilding Vine St. and funding of not more than \$30,000 for base services and reimbursable costs. The DCOA owns the property on the east side of the street from S. 39<sup>th</sup> St. to 4141 Vine. In 2011, AbiMar


Foods began leasing one of the warehouses and now occupies all of the warehouse space. Due to increased heavy truck activity on Vine over the last several years, large potholes and areas of failed asphalt are evident. After a lengthy discussion centered on the cost of the engineering contract with Jacob & Martin, Greg Blair proposed to postpone the vote until Mr. Sharp speaks with the City's engineering department on their availability to design the project and the associated cost.

**12. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING ADDITIONAL ASSISTANCE FOR BROADWIND TOWERS INCLUDING SALE OF LAND TO BROADWIND TOWERS:** Kent Sharp requested approval to sell a 4.5-acre vacant lot located in the Five Points Business Park to Broadwind Towers for \$60,000, less closing costs, under a new financial assistance agreement. The property is adjacent to land already owned by Broadwind and due to an increased demand for wind towers, the company will hire 100 new employees. The additional land is needed for inventory storage. The company will be required to install base material and fence the lot within 9 months from the date of closing on the purchase or pay a penalty of \$10,000 to the DCOA.

Seaton Higginbotham made the motion to approve resolution DCOA 2018.07, as revised, authorizing the sale of a 4.5-acre vacant lot to Broadwind Towers for Sixty Thousand and no/100's Dollars (\$60,000) under a separate agreement for financial assistance. Greg Blair seconded and the motion passed.

**13. DISCUSSION OF NEXT MONTHLY BOARD MEETING:** President Beckham announced the next scheduled meeting of the DCOA would be Tuesday, February 20, 2018, at 1:30 p.m.

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

  
\_\_\_\_\_  
John Beckham, President