DEVELOPMENT CORPORATION OF ABILENE, INC. BOARD MEETING MINUTES September 6, 2018

MEMBERS PRESENT:

John Beckham

Greg Blair

Vic Corley

Seaton Higginbotham

MEMBER ABSENT:

Jack Rick

STAFF PRESENT:

Kent Sharp

Kim Tarrant

GUESTS PRESENT:

Mark Zachary

McMahon Surovik Suttle

Justin Jaworski

Abilene Industrial Foundation Marissa Thompson Abilene Industrial Foundation

Chris Shelton

McMahon Surovik Suttle

- CALL THE MEETING TO ORDER: President John Beckham called the meeting to 1. order at 10:00 a.m. at 174 Cypress St., 3rd floor conference room, Abilene Texas.
- APPROVAL OF MINUTES FROM THE AUGUST 22, 2018, BOARD MEETING: 2. Greg Blair moved to approve the minutes from the August 22, 2018, board meeting. Vic Corley seconded, and the motion carried.
- FINANCIAL REPORT FOR JULY 2018: Kent Sharp, CEO of the DCOA, presented 3. the financial report for July 2018. The DCOA's total current assets as of July 31, 2018 were \$31,606,946. The July revenues totaled \$1,036,374 and total expenditures were \$442,304 with \$248,435 being spent on six different projects.
- EXECUTIVE SESSION SESSION 1: I hereby announce we are going into 4. 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 September 6, 2018 and the time is 10:07 a.m. Later, President Beckham announced the date is still September 6, 2018 and the time is 10:49 a.m. No vote or action was taken in Executive Session.

5. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT FOR ROOF REPAIRS AND/OR REPLACEMENT AT 4009/4109/4125 VINE ST., ABILENE, TEXAS: Kent Sharp requested approval of resolution DCOA-2018.26 authorizing a contract with Barr Roofing Company and funding of \$1,789,830 to replace the roofs at 4009/4109/4125 Vine St. The roofs were damaged in the 2014 hail storm, and there is approximately 185,000 total sq ft. with about 175,000 sq ft. leased by AbiMar Foods, Inc.

Staff recommends replacing the existing built-up roofs with a Thermoplastic Polyolefin (TPO) System of 80-mil versus the standard 40-mil. Bids were opened on August 1, 2018 with 8 contractors submitting. Barr Roofing Company was the lowest responsible bidder at \$1,497,956, which includes the TPO system over the existing built-up system. requested is \$75,874 for Option #1, metal framing and wall panel, a contingency of \$79,000, and \$137,000 for fees and reimbursable expenses to Crenshaw Consulting Group.

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Greg Blair made the motion to approve resolution DCOA-2018.26 authorizing a contract with Barr Roofing Company and \$1,789,830.00 to replace the roofs at 4009/4109/4125 Vine St. Seaton Higginbotham seconded and the motion passed.

6. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AN EXTENSION OF THE EXISTING AGREEMENT WITH TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER (TTUHSC), WHICH MAY INCLUDE THE CONVEYANCE OF THE FACILITY LOCATED AT 842 PINE ST., ALL EQUIPMENT LOCATED THEREIN, AND ADJACENT PARKING LOT AT 834 PINE ST. TO TTUHSC: Kent Sharp requested approval of resolution DCOA-2018.27, which was handed-out during the meeting, to extend the existing operating agreement between the Development Corporation of Abilene (DCOA) and Texas Tech University Health Sciences Center (TTUHSC) for the small animal research facility located at 842 Pine St. and the parking lot at 834 Pine St. This modification would take the DCOA out of the financial responsibility for operations and maintenance of the facility but will continue covering the property with property and casualty insurance. The current agreement expired on August 30, 2018, and TTUHSC has asked that the agreement be extended through December 31, 2018, or whenever the property is conveyed to TTUHSC, whichever occurs first. A performance agreement is being prepared and should be presented at TTUHSC's board meeting in October.

Mark Zachary stated he has been in contact with TTUHSC's attorneys about the performance agreement in the context of economic development. Terms have not been negotiated at this point, but the process will start in the near future. At this point, discussions with the attorneys have been productive and positive. There was further discussion about certain wording in the resolution and questions of responsibility and liability.

Seaton Higginbotham moved to approve resolution DCOA-2018.27 extending the agreement with TTUHSC for the facility at 842 Pine and the parking lot at 834 Pine until December 31, 2018. Vic Corley seconded, and the motion passed.

- 7. **DISCUSSION OF NEXT MONTHLY BOARD MEETING:** President Beckham announced the next scheduled meeting of the DCOA Board would be Monday, October 15, 2018 at 1:30 p.m.
- 8. ADJOURNMENT: There being no further business the meeting was adjourned.

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https://dcoa.sharepoint.com/Shared Documents/DCOA/Minutes/FY18/2018-09-06.docx