

RESOLUTION NO. 133-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS APPROVING THE DEVELOPMENT CORPORATION OF ABILENE, INC. ("DCOA") AGREEMENT WITH HARDIN-SIMMONS UNIVERSITY ("HSU") TO INCLUDE DCOA SELLING TO HSU THE LAND AND A BUILDING LOCATED AT 1325 PINE ST. AND 1342 WALNUT ST. AND ALL EQUIPMENT LOCATED THEREON.

WHEREAS, DCOA is authorized by the Development Corporation Act of 1979 to provide financial assistance to public entities in order to facilitate new and additional employment training opportunities, which will help provide employment for Abilene area residents and provide a labor pool for local business and industry; and

WHEREAS, HSU is a private four year institution of higher education which provides an academically challenging undergraduate program and offers specialized graduate and professional degree programs, including physical therapy; and,

WHEREAS, the Department of Physical Therapy (PT) was founded in 1995 and offers the entry-level physical therapy degree, the Doctor of Physical Therapy degree (DPT) and the post-professional transitional DPT (t-DPT) degree; and,

WHEREAS, HSU's current PT school is located in a building with 13,500 sq. ft. which allows only 28 students/year; and,

WHEREAS, for HSU to optimize the PT program they are in need of adequate space to admit 50 students/year and provide lab space for undergraduate medical student research programs; and,

WHEREAS, construction of the Abilene Life Sciences Accelerator (now known as AbLabs) at 1325 Pine was completed in mid-2010; and,

WHEREAS, AbLabs has not been utilized by a tenant since late 2015 when Texas Tech University Health Sciences Center (TTUHSC) tenants moved out; and,

WHEREAS, DCOA and HSU wish to enter into an agreement whereby the DCOA will sell the land and building located at 1325 Pine and 1342 Walnut ("Facility") to HSU for the purpose of HSU relocating its physical therapy program to the Facility, which will be the primary location for HSU's physical therapy program, and for conducting certain scientific research related activities; and,

WHEREAS, HSU expects to increase the number of students enrolled in the physical therapy program and will relocate some HSU employees to the Facility; and,

WHEREAS, on October 17, 2017, DCOA approved resolution DCOA-2018.06 setting a value for the Facility at \$2,250,000.00 and authorizing an Agreement for Financial Assistance with HSU, which will include selling to HSU the land and building located at 1325 Pine Street and 1342 Walnut Street and all equipment located thereon for \$1,500,000.00 in cash; and,

WHEREAS, HSU will execute a Promissory Note for \$750,000.00 (the difference between the set value of \$2,250,000.00 and the offer price of \$1,500,000.00) at 0% interest with annual principal reductions earned over a three-year period, as an incentive for this economic development project; and,

WHEREAS, closing of this transaction is anticipated on or around November 17, 2017; and,

WHEREAS, the DCOA board requests the City Council approve the DCOA's project with HSU to include selling to HSU the building and land located at 1325 Pine St. and 1342 Walnut St. and all equipment located thereon.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1. That the DCOA's project with HSU is hereby approved, which includes selling to HSU the land and building located at 1325 Pine Street and 1342 Walnut Street in Abilene, Texas and all equipment located thereon for \$1,500,000.00 in cash, conditioned upon HSU executing a Promissory Note for \$750,000 and an Agreement for Financial Assistance.

PART 2. That this Resolution takes effect immediately upon its passage.

ADOPTED this the 26th day of October, 2017.

ATTEST:

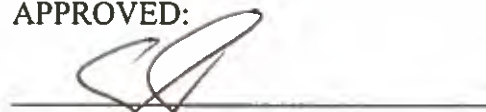


Interim City Secretary



Anthony Williams, Mayor

APPROVED:



Stanley Smith, City Attorney