

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**AUGUST 23, 2021**

**MEMBERS PRESENT:** Jack Rich                      Vic Corley                      Sam Vinson  
Floyd Miller                      Shea Hall\*

*\*Shea Hall joined the meeting by videoconference.*

**STAFF PRESENT:** Misty Mayo                      Julie Johncox                      Brock New  
Amy Whitmer                      Akane Thaxton                      Ashley Whitmer  
Regi McCabe-Gossett

**GUESTS PRESENT:** Chris Shelton                      McMahon Surovik Suttle, PC  
Victor Barber                      Abilene Marshal's Department  
Marissa Ransted                      Abilene Industrial Foundation  
Lucille Fullen                      Abilene Independent School District  
Elisha Seca                      Abilene Independent School District

**1. CALL THE MEETING TO ORDER:** Chair Jack Rich called the meeting to order at 11:30 am and introduced all Board Members present both in-person and virtually.

**2. INVOCATION:** Board Member Floyd Miller offered the invocation.

**3. PUBLIC COMMENT ON AGENDA ITEMS:** Chair Jack Rich announced an opportunity for the public to comment on any of the agenda items. He further stated that there would be no votes or formal action taken during public comment, that this would allow members of the public to present ideas and information to the DCOA Board and staff pertaining to the items on the agenda, and that if there was anyone who would like to make a public comment, to please state their name and address. No members of the public requested to make public comment. Thus, Chair Jack Rich moved on to Agenda Item 4.

**4. APPROVAL OF MINUTES FROM THE JULY 14, 2021 BOARD MEETING:** Sam Vinson moved to approve the minutes from the July 14, 2021 board meeting. Vic Corley seconded, and the motion passed.

**5. GOVERNANCE SCHEDULE:** CEO Misty Mayo stated that the 2021 governance schedule is in the packet. The governance schedule is a tool that ensures the DCOA is operating on schedule and can be amended as needed.

**6. DCOA FINANCIAL REPORT FOR JUNE 2021:** Akane Thaxton, DCOA Finance Manager, presented the Financial Report for June 2021. As of June 30, 2021, the DCOA's total operating revenue was \$1,076,684, and cash at the end of the period was \$33,836,243. The DCOA's total assets were \$91,261,157, and the DCOA's total liabilities were \$441,160.

**7. EXECUTIVE SESSION:** Chair Jack Rich stated: I hereby announce we are going into Executive Session pursuant to Texas Government Code Sections 551.071, .072, .074, and .087 to consult with legal counsel, discuss real property transactions, personnel matters, and discuss economic development negotiations involving a business prospect, as set forth on the agenda, and that any vote or action will be taken in open session.

Chair Jack Rich announced the date is August 23, 2021, and the time is 11:41 am. Later, Chair Jack Rich announced the date is still August 23, 2021, and the time is 1:06 pm, and that no vote or action was taken in Executive Session.

**8. REPORT FROM THE PRESIDENT AND CEO:** Chair Jack Rich noted that Vic Corley left the meeting, but there was still a quorum present. CEO Misty Mayo presented the Strategic Prioritization Plan Schedule, Marketing Initiatives, Upcoming Dates, and Facilities Update. CEO Misty Mayo explained that in the Spring of 2021, the DCOA along with the consultant it hired, launched the assessment for the development of a new strategic prioritization plan. From June through August, the DCOA has engaged key stakeholders and DevelopAbilene Partners to provide input for the upcoming plan. From August through October, the DCOA Board will continue to work with the consultant to finalize priorities, SWOT analysis, and objectives based on the input from the economic development stakeholders.

Chair Jack Rich noted that Vic Corley came back to the meeting and there was still a quorum present. CEO Misty Mayo then presented Resolution DCOA-2021.23, approving expenditures greater than or equal to \$50,000. CEO Misty Mayo presented an expenditure over \$50,000 for approval. Sam Vinson made a motion to approve Resolution DCOA-2021.23, approving expenditures greater than or equal to \$50,000. Floyd Miller seconded, and the motion passed.

CEO Misty Mayo explained that economic development marketing is a tool that: (a) enables economic development teams to promote economic growth and development; (b) empowers the DCOA to aggressively pursue business attraction, promote and assist local companies, and target industry specific companies; and (c) is a critical component of the DCOA's overall economic development strategy. Since October 2020, the DCOA has represented Abilene at: (a) 17 tradeshow and marketing trips; (b) 15 regional, statewide, and national conferences; and (c) 14 webinars and trainings. CEO Misty Mayo also presented a travel forecast for September and October. In addition to Abilene representation at these events, the DCOA commissioned a 2-page investment profile in Site Selection Magazine for both May and July. The advertorials were spotlighted on the homepage of siteselection.com and included in the weekly emails sent to site selectors and investors.

CEO Misty Mayo also provided a list of upcoming initiatives and events including: (a) a new DevelopAbilene website that is estimated to finish in January 2022; (b) the Primal Pet Groundbreaking on August 24, 2021; (c) the Texas Economic Development Council Regional Business Summit on November 9, 2021; and (d) the Eagle Aviation Services, Inc. Hangar 2 Expansion Completion.

**9. PRESENTATION OF REPORT OF ACTIVITY FROM ABILENE INDEPENDENT SCHOOL DISTRICT (AISD) REGARDING AGREEMENT WITH DCOA:** CEO Misty Mayo introduced Lucille Fullen and Elisha Seca with the Abilene Independent School District. Currently, the DCOA contracts with AISD to oversee the NEXTUniversity program.

Elisha Seca highlighted the program's successes for the 2020-2021 School Year and stated that NEXTUniversity is a DCOA-funded career development program that assists students in successfully transitioning into careers in the local workforce:

- Celebrated 17 graduating seniors who graduated from 6 different career pathways (welding, aircraft and powerplant technology, electrical power and controls, cybersecurity, information technology, and software development)
- Awarded \$14,774 in scholarship aid to students to continue their education
- Joined in partnership with the Big Country Manufacturing Alliance's Advance Together Initiative

- Facilitated and presented post-secondary options, financial aid, and local trade schools at the World of Work (WOW) Week, where 3,300 students across 38 schools attended
- Partnered with Texas State Technical College for dual-credit programs: 24 welding and 3 aircraft and maintenance students

He further explained *NEXT*University's plans to host conversations with Industry Partners for students and begin involving Student Ambassadors with the Big Country Manufacturing Alliance. The Board discussed the attraction of students for the program and the future potential of the program with Elisha Seca.

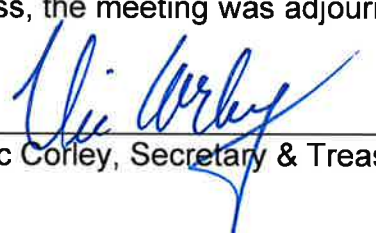
**10. DISCUSSION AND POSSIBLE APPROVAL TO ENGAGE AN AUDIT FIRM:** Secretary and Treasurer Vic Corley presented BKD as the recommended auditor for Fiscal Year 2021. He further explained that: (a) BKD has a long history of handling this type of business; (b) BKD currently performs the audit for the City of Abilene; and (c) because BKD was the auditor in previous fiscal years, they can meet the City's timeline for the DCOA to provide the fiscal year 2021 audit.

Sam Vinson made a motion to appoint BKD as the auditor for Fiscal Year 2021. Floyd Miller seconded, and the motion passed.

**11. DISCUSSION OF THE NEXT BOARD MEETING DATE:** Board Members considered dates for the next meeting, and Chair Jack Rich announced that the next scheduled meeting of the DCOA Board is tentatively scheduled for September 28, 2021, at 1:00 pm.

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

  
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Jack Rich, Chair

  
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Vic Corley, Secretary & Treasurer