

## **PUBLIC NOTICE**

### **DEVELOPMENT CORPORATION OF ABILENE, INC.**

A meeting of the Development Corporation of Abilene, Inc. ("DCOA") will be held on February 19, 2026, at 174 Cypress Street, 2nd Floor Board Room, Abilene, Texas commencing at 9:00 a.m. to consider the Agenda set forth below.

The meeting may include members of the DCOA's Board of Directors ("Board") participating remotely by videoconference. In accordance with the Texas Government Code, the location of the meeting where a quorum of the DCOA's Board will be physically present is 174 Cypress Street, 2nd Floor Board Room, Abilene, Texas and it is the intent of the DCOA to have a quorum present at that location.

Under Agenda Item 3, the opportunity for public comment will be announced and members of the public should identify themselves at that time should he or she choose to make any comments concerning any Items on the Agenda. Under Item 3 on the Agenda, public comments concerning Items on the Agenda are allowed for up to 3 minutes per person (or in the event that a person addresses the Board through a translator, such public comments on Items on the Agenda are allowed for up to 6 minutes).

## **AGENDA**

February 19, 2026  
9:00 a.m.

1. Call the meeting to order
2. Invocation
3. Public Comment on Agenda Items
4. Governance Schedule
5. Confirmation of Chair & Vice Chair
6. Proclamation and recognition of outgoing Board Member Sam Vinson
7. Welcome New Board Member Mark Colman
8. Approval of Minutes from the December 16, 2025 Board meeting
9. Approval of Minutes from the February 5, 2026 Special Called Board Meeting
10. DCOA Awarded Community Economic Development Award
11. DCOA Financial Report for December 2025
12. Sales Tax Report for February 2026
13. DCOA Investment Report for Q4 2025
14. Executive Session:  
The DCOA reserves the right to adjourn into executive session at any time during the course of

this meeting to discuss any of the matters listed, as authorized by the Texas Government Code Sections:

- A. 551.071 (Consultation with Attorney)
    - 1. DCOA's Lease Agreement with Pactiv Evergreen
    - 2. DCOA's Mutual Release Agreement with Receptor Logic, Inc.
    - 3. DCOA's Agreement for Financial Assistance with Broadwind Heavy Fabrications, Inc.
    - 4. Service Agreement with the Abilene Military Affairs Council
  - B. 551.072 (Deliberations about Real Property)
    - 1. Property 2025-04
  - C. 551.074 (Personnel Matters)
  - D. 551.087 (Business Prospect/Economic Development)
    - 1. Project Imagine
15. Report from the President and CEO:
- A. Strategic Plan Objectives:
    - 1. Business Attraction Initiatives
    - 2. Business Retention & Expansion Initiatives
    - 3. Workforce Development Initiatives
    - 4. Marketing & Brand Management Initiatives
    - 5. Real Estate Initiatives
    - 6. Effective Operations Initiatives
  - B. Market Intelligence
  - C. Discussion and possible approval of a Resolution approving expenditures over \$50,000 as described in the President and CEO's report
16. Discussion on next Board meeting date
17. Adjournment

**CERTIFICATE**

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall  
of

Abilene, Texas, on the 12<sup>th</sup> day of February 2026 at 12:00 p.m.



Kaitlin Richardson, Deputy City Secretary



Misty Mayo, President & CEO

**NOTICE**

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should contact the Development Corporation of Abilene, Inc., (325) 676-6390, at least forty-eight (48) hours in advance of this meeting. The telecommunication device for the deaf is (325) 676-6360.

# **Governance Schedule**

**FY 2025 DCOA Governance Schedule**

2025			2026												
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
✓	✓	✓		✓											<b>Post Agenda (72 hrs prior to the meeting)</b>
				✓											Monthly Board Meeting (minimum quarterly meeting)
				✓											Annual Meeting of Board of Directors (first regularly scheduled board meeting of the year)
															Annual Economic Development Plan to City Council (prior to, or in conjunction with, the annual budget)
															Annual Budget to City Council (sixty days prior to start of next fiscal year: August 1)
															Additional Meetings, as needed

2025			2026												
Oct	Nov	Dec	Jan	Feb	Apr	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
✓	✓	✓		✓											<b>Governance: Monthly Board Meeting Review</b>
✓	✓	✓		✓											Approval of Last Meeting's Minutes
✓	✓	✓		✓											Financial Report Presented by DCOA Staff (Accounting Firm, As Requested)
✓	✓	✓		✓											Schedule Next Meeting Date
	✓			✓											Quarterly Sales Tax Report
✓				✓											Written Quarterly Investment Report (within 45 days following the end of the quarter)
															Review of Strategic Plan
															Review of Governance Checklist

2025			2026												
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
				✓											<b>Governance: Semi-Annual &amp; Annual Reviews</b>
				✓											Presentation/Proclamation to Outgoing Board Members (City of Abilene and the Board)
				✓											Welcome New Board Member(s)
				✓											New Board Member(s) Onboarding
		✓													Officer Election (President, Chair, Vice Chair, Secretary, Treasurer & others, as determined)
		✓													Bank Account Signature Card - minutes required for bank
															President & CEO Annual Review
															DCOA Insurance Coverage
															Appointment of DCOA Investment Committee Members
															Review of DCOA's Real Property Insurance

**FY 2025 DCOA Governance Schedule**

2025			2026												
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Governance: <b>Reports of Activity</b>
				✓											Community Stakeholder Organizations Written Reports of Activity for activity from April 1 - September 30 due October 15
															Community Stakeholder Organizations Written Reports of Activity for activity from October 1 - March 31 due April 15

2025			2026												
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Governance: <b>Annual Approvals</b>
															Annual Consideration and Commission for a Financial Audit
															Review and adopt a written resolution approving the DCOA Investment Policy, Investment Strategy, and Procedures for Operation of the Investment Program (annually)
															Financial Audit Prepared by 3rd Party Auditor
															Financial Audit Presented to Board
															Submit Required Report (Local Gov. Code 502.151) to Comptroller by April 1
															Annual Budget Request from Partners due June 1
															First Review of new Fiscal Year Budget
															Budget to Board for vote (sixty days prior to start of new fiscal year: August 1)
															Staffing/Staff Evaluation (Staff Potential Conflicts of Interest)
															New Fiscal Year Contracts for Stakeholder Organizations

2025			2026												
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Project & Properties Review on Demand
✓	✓	✓		✓											Properties (as needed)
✓	✓	✓		✓											Projects (as needed)
✓	✓	✓		✓											Board Approval of Expenditures Over \$50,000 (as required)
	✓														Benchmark Comparisons & Competitive Analysis

Rev. 02/17/2026

# **Board Meeting Minutes**

## **December 16, 2025**

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**BOARD MEETING MINUTES**  
**December 16, 2025**

**MEMBERS PRESENT:**     Shea Hall                     Tracy Howle  
                              Buddy Napier                 Floyd Miller

**MEMBERS ABSENT:**     Sam Vinson

**STAFF PRESENT:**       Misty Mayo                   Reed Hernandez  
                              Julie Johncox                Brock New  
                              Ashley Whitmer              Whitney Merrick

**GUESTS PRESENT:**     Chris Shelton, McMahon Surovik Suttle, PC  
                              Coby Wright, City of Abilene Marshall's Office  
                              Sam Gede, Abilene resident

1.     **CALL THE MEETING TO ORDER:** Chair Shea Hall called the meeting to order at 9:00 am and introduced Tracy Howle, Floyd Miller, and Buddy Napier.
  
2.     **INVOCATION:** Board Member Floyd Miller offered the invocation.
  
3.     **PUBLIC COMMENT ON AGENDA ITEMS:** Chair Shea Hall announced an opportunity for the public to comment on any of the Agenda items. She 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 a public comment. Thus, Chair Shea Hall moved on to Agenda Item 4.
  
4.     **GOVERNANCE SCHEDULE:** Misty Mayo, DCOA President & CEO, stated that the Governance Schedule for Fiscal Year 2025 is in the packet. The governance schedule is a tool that ensures the DCOA is operating on schedule, and it can be amended as needed. The DCOA is currently on schedule with both the governance schedule and strategic plan.
  
5.     **APPROVAL OF MINUTES FROM THE NOVEMBER 13, 2025 BOARD MEETING:** Vice Chair Tracy Howle made a motion to approve the Minutes from the November 13, 2025 Board meeting. Board Member Buddy Napier seconded, and the motion passed. Misty Mayo, DCOA President & CEO, noted that the Board and public received the packet prior to the meeting.
  
6.     **EXECUTIVE SESSION:** Chair Shea Hall 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 Shea Hall announced the date is December 16, 2025, and the time is 9:04 am. Later, Chair Shea Hall announced the date is still December 16, 2025 and the time is 9:49 am, and that no vote or action was taken in Executive Session.

**7. A. REPORT FROM THE PRESIDENT AND CEO:** Misty Mayo presented the President & CEO's Report for November 3, 2025-December 5, 2025.

### **Business Attraction**

*Strategy - Implement systems that identify and engage targeted prospects, manage their interactions with the DCOA and lead them to an Abilene location decision*

- 3 Meetings with Developers
- 1 Site Visit
- 4 Marketing Missions

### **Business Retention & Expansion**

*Strategy – Develop programs to support the growth of existing businesses.*

- 16 Business Retention & Expansion Meetings conducted with local existing companies

### **Workforce Development**

*Strategy – Examine all aspects of the regional workforce and create an action summary to support the needs identified.*

- Through partnerships with Abilene ISD and Wylie ISD, the NextU Program expands workforce training capacity and supports the growth of a skilled talent pipeline for local, existing employers.
- Scheduled 2026 Active Duty to Active Career events at Dyess Air Force Base in partnership with the Military and Family Readiness Center.
- In addition to touring industry-leading data center workforce training programs alongside Texas State Technical College, the DCOA also benchmarked best practices in Virginia communities with hyperscale data centers, including engagement with economic development professionals experienced in data center development.

### **Marketing & Brand Management**

*Strategy – Promote existing growth to leverage positive messages for workforce, business retention and expansion, and business attraction.*

- The DCOA utilizes email marketing campaigns to promote Abilene's continued success to 4,000+ individuals, including site selection consultants, developers, and prospective companies.
  - WESCO International announced the expansion of its operations to Abilene.
  - United Express announced the addition of new air service from Abilene Regional Airport to Denver and Houston.

*Strategy – Utilize proactive marketing to implement organizational and industry marketing, and state, national, and international outreach efforts.*

- Misty Mayo was featured as a keynote speaker at the Texas Midwest Communities Network Annual Conference.
- Executed a campaign to local reporters to educate them about the DCOA's mission, vision, and strategic plan for economic development.
- Misty Mayo was invited to join Carlton Schwab, President & CEO of the Texas Economic Development Council (TEDC), as a guest on TEDC's podcast, "Conversations with Carlton", where she discussed her experience and passion for economic development.
- Misty Mayo was featured on the Success from Day One LinkedIn Live event sharing insights, stories, and ideas on how to thrive in economic development.

## **Real Estate**

*Strategy – Evaluate master plans for both Industrial Parks for updates and improvements*

- Continued progress and discussions on the DCOA's Master Rail Plan. The DCOA identified, vetted, and engaged Freese & Nichols to evaluate and recommend a master plan for rail.

*Strategy – Analyze and evaluate costs and benefits of all DCOA properties to determine the best use for each property and formulate plans to implement*

- Completed reconstruction of the road by Great Lakes Cheese at Access Business Park to handle the increased traffic within the park from the expansion of Great Lakes Cheese.

*Strategy – Plan for long-term opportunities related to economic development incentives, incentive zones, and emerging opportunities*

- Conducted a detailed, parcel-by-parcel review of the DCOA's Access Business Park & Five Points Business Park, including the governing covenants to support long-term growth.

## **Effective Operations**

*Strategy – Ensure DCOA's effectiveness to continue long-term success and impact for Abilene in economic development*

- New team members completed the Economic Development Fundamentals course through the International Economic Development Council.
- 3 webinars focused on trends in economic development, including sales tax and the future of investment in the United States.

*Strategy – Manage engagement of Partners to help deliver aspects of the DCOA's comprehensive responsibilities*

- Received Fiscal Year 2025 reports from the community stakeholder organizations the DCOA has contractual agreements with to support economic development initiatives.

**B. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION APPROVING EXPENDITURES OVER \$50,000 AS DESCRIBED IN THE PRESIDENT AND CEO'S REPORT:** There were no expenditures over \$50,000.

**8. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING AN AGREEMENT WITH PROJECT MERIDIAN:** Misty Mayo, DCOA President & CEO, presented Resolution DCOA-2026.04. authorizing the lease of Real Property to Project Meridian. The Company and the DCOA have determined that the 71,000 square foot building located at 1121 Fulwiler Road, Abilene, Texas 79603 is suitable for the Company's expansion into Abilene and the Company has agreed to lease the facility from the DCOA for a term of 3 years. Project Meridian projects a capital investment of up to \$250,000 for improvements and a build-out of the facility.

Board Member Buddy Napier made a motion to approve Resolution DCOA-2026.04, authorizing an agreement with Project Meridian. Board Member Floyd Miller seconded, and the motion passed.

**9. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE DCOA'S PRESIDENT TO TAKE CERTAIN ACTIONS WITH RESPECT TO THE DCOA'S AGREEMENT FOR FINANCIAL ASSISTANCE WITH ABILENE CHRISTIAN UNIVERSITY FOR THE NEXT LAB PROGRAM:** Misty Mayo, DCOA President & CEO, presented Resolution DCOA-2026.05, authorizing her to take certain actions with respect to the DCOA's Agreement for Financial Assistance with Abilene

Christian University for the NEXT Lab Program. The Company originally committed to make capital expenditures of \$29,300,000 under the Agreement and the Company's actual capital expenditures were over \$29,976,154. The Company's actual payroll expenditures under the Agreement were \$1,719,352 over the Company's original payroll commitments. Regulatory approvals have delayed the Company's progress by a minimum of 2 years, and despite exceeding the Company's payroll obligations under the Agreement, the Company's reported number of full-time employees was less than the required amount under the Agreement.

Board Member Floyd Miller made a motion to approve Resolution DCOA-2026.05 authorizing the DCOA's President to take certain actions with respect to the DCOA's Agreement for Financial Assistance with Abilene Christian University for the NEXT Lab Programs. Vice Chair Tracy Howle seconded, and the motion passed.

**10. REPORT FROM THE NOMINATING COMMITTEE ON THE ELECTION OF OFFICERS:** The DCOA's Nominating Committee, consisting of Committee Chair Shea Hall, Vice Chair of the Board Tracy Howle, and President & CEO Misty Mayo met on December 10, 2025. Committee Chair Shea Hall presented the Nominating Committee's recommended slate of officers for the upcoming term, which was as follows: Chair – Tracy Howle, Vice Chair – Buddy Napier, Secretary & Treasurer – Floyd Miller and President – Misty Mayo.

**11. OFFICER ELECTIONS: CHAIR, VICE CHAIR, SECRETARY, TREASURER. AND PRESIDENT (AND OTHERS AS DETERMINED):** Vice Chair Tracy Howle moved to approve the Nominating Committee's recommendation to elect Tracy Howle as Chair, Buddy Napier as Vice Chair, Floyd Miller as Secretary & Treasurer, and Misty Mayo as President and update the bank account signature cards to reflect the officers for 2026. Board Member Buddy Napier seconded, and the motion passed.

**12. PROCLAMATION AND RECOGNITION OF OUTGOING BOARD CHAIR SHEA HALL:** President and CEO Misty Mayo recognized and thanked outgoing Chair Shea Hall for her many years of service to the DCOA and her leadership in building the future of the Abilene community. Board Members Buddy Napier and Floyd Miller, along with Vice Chair Tracy Howle, also expressed their appreciation and noted what a pleasure it was to serve with her.

**13. DISCUSSION OF THE NEXT BOARD MEETING DATE:** Board Members considered dates for the next meeting, and Chair Shea Hall announced that the next scheduled meeting of the DCOA Board of Directors is scheduled for January 28, 2026, at 9:00 am.

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

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Shea Hall, Chair

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Sam Vinson, Secretary & Treasurer

**Special Called  
Board Meeting Minutes  
February 5, 2026**

**DEVELOPMENT CORPORATION OF ABILENE, INC.**  
**SPECIAL CALLED BOARD MEETING MINUTES**  
**February 05, 2026**

**MEMBERS PRESENT:** Tracy Howle                      Shea Hall  
                                         Buddy Napier                      Mark Colman

**MEMBERS ABSENT:** Floyd Miller

**STAFF PRESENT:** Misty Mayo                      Whitney Merrick  
                                         Julie Johncox

**GUESTS PRESENT:** Chris Shelton, McMahon Surovik Suttle, PC  
                                         Coby Wright, City of Abilene Marshal's Office

**1. CALL THE MEETING TO ORDER:** Chair Tracy Howle called the meeting to order at 9:01 am and introduced Buddy Napier, Shea Hall, and Mark Colman.

**2. INVOCATION:** Vice Chair Buddy Napier offered the invocation.

**3. PUBLIC COMMENT ON AGENDA ITEMS:** Chair Tracy Howle announced an opportunity for the public to comment on any of the Agenda items. She 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 a public comment. Thus, Chair Tracy Howle moved on to Agenda Item 4.

**4. EXECUTIVE SESSION:** Chair Tracy Howle 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 Tracy Howle announced the date is February 5, 2026, and the time is 9:03 am. Later, Chair Tracy Howle announced the date is still February 5, 2026, and the time is 9:24 am, and that no vote or action was taken in Executive Session.

**5. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE PRESIDENT TO CONSENT TO THE ASSIGNMENT AND/OR AMENDMENT OF THE DCOA'S AGREEMENTS WITH PDPP ABILENE, LLC:** Misty Mayo, DCOA President & CEO, presented Resolution DCOA-2026.06, authorizing an assignment of the DCOA's agreements with Prairie Dog Pet Products, LLC, and/or PDPP Abilene, LLC. Previously, Resolution DCOA-2019.27, the DCOA approved a Loan Assignment, Assumption, and Modification Agreement when Prairie Dog Pet Products, LLC, a Delaware limited liability company, purchased the assets of Prairie Dog Pet Products, LLC, a Texas limited liability company. The assets of the company are again being sold to a new company, and both parties have requested the DCOA's consent to the transaction as it relates to the outstanding DCOA agreements with the company.

Vice Chair Buddy Napier made a motion to approve Resolution DCOA-2026.06 authorizing the DCOA's President to consent to the assignment and/or amendment of the DCOA's Agreements with PDPP Abilene, LLC. Board Member Shea Hall seconded, and the motion passed.

**6. DISCUSSION OF THE NEXT BOARD MEETING DATE:** Misty Mayo, DCOA President & CEO announced that the next DCOA Board Meeting is scheduled for February 19, 2026, at 9:00 am.

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

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Tracy Howle, Chair

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Floyd Miller, Secretary & Treasurer

**Community Economic  
Development Award from  
Texas Economic  
Development Council**



# Driving Impact. Developing Abilene.

TEDC Community Economic Development Award



# **DCOA Financial Report for December 2025**

Development Corporation of Abilene, Inc.  
Statement of Net Position  
As of December 31, 2025  
**Unaudited**

	<b>FY26</b>	<b>FY25</b>
	<b>December 2025</b>	<b>December 2024</b>
<b>ASSETS</b>		
Current Assets		
Cash & Cash Equivalents		
Cash	\$ 21,581,589	\$ 10,495,180
Investments	\$ 12,670,733	\$ 13,985,947
Total Cash & Cash Equivalents	\$ 34,252,322	\$ 24,481,127
Other Current Assets		
Accounts Receivable	\$ 2,647,218	\$ 2,477,616
Interest Receivable on Investments	\$ 100,032	\$ 103,103
Prepaid Expenses	\$ 381,716	\$ 333,436
Total Other Current Assets	\$ 3,128,967	\$ 2,914,155
Total Current Assets	\$ 37,381,288	\$ 27,395,282
Fixed Assets		
Land	\$ 5,255,245	\$ 5,175,716
Construction in Progress	\$ -	\$ 416,387
Building & Improvements	\$ 27,325,996	\$ 27,325,996
Other Improvements	\$ 22,250,820	\$ 21,947,326
Machinery & Equipment	\$ 7,264	\$ 7,264
Vehicles	\$ 99,053	\$ 70,862
Total Accumulated Depreciation	\$ (20,336,082)	\$ (18,815,944)
Total Fixed Assets	\$ 34,602,295	\$ 36,127,606
Notes Receivable		
Notes Receivable - Earning Economic Incentives	\$ 5,459,231	\$ 4,823,391
Notes Receivable - BE in Abilene	\$ 102,708	\$ 127,708
Notes Receivable - Long Term	\$ 3,980,014	\$ 4,344,297
Accrued Interest on Notes Receivable	\$ 622,125	\$ 510,696
Allowance for Accrued Interest on Notes Receivable	\$ (622,125)	\$ (510,696)
Total Other Assets	\$ 9,541,953	\$ 9,295,396
Lease Receivables from Contracts (GASB 87)	\$ 38,601,358	\$ 22,061,158
<b>TOTAL ASSETS</b>	<b>\$ 120,126,895</b>	<b>\$ 94,879,443</b>
<b>LIABILITIES &amp; NET ASSETS</b>		
Liabilities		
Current Liabilities		
Accounts Payable	\$ 151,815	\$ 159,119
Payroll Liabilities	\$ 94,069	\$ 110,177
Total Liabilities	\$ 245,885	\$ 269,296
Deferred Lease Revenue from Contracts (GASB 87)	\$ 37,851,499	\$ 21,352,495
Net Assets		
Investment in Capital Assets	\$ 34,461,177	\$ 34,461,177
Unrestricted Net Assets	\$ (8,429,080)	\$ (14,349,321)
Restricted Net Assets	\$ 53,011,569	\$ 54,597,907
Net Income	\$ 2,985,845	\$ (1,452,111)
Total Net Assets	\$ 82,029,511	\$ 73,257,652
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 120,126,895</b>	<b>\$ 94,879,443</b>

As companies complete contractual requirements this amount may reduce year over year based on active contracts.

The Government Accounting Standards Board (GASB) sets accounting requirements for governments and non-profits. GASB 87 added new requirements for how leases are presented on financials.

<b>Restricted Net Assets Detail - Contractual Obligations &amp; Operating Expenses</b>	
Contracted Economic Development Expenses	\$ 46,553,057
FY26 DCOA Operating & Strategic Expenses	\$ 6,458,512
	<b>\$ 53,011,569</b>

Development Corporation of Abilene  
Revenues, Expenses, and Changes in Net Position  
December 31, 2025  
**Unaudited**

	December 2025	FY26 YTD Actual Oct 2025-Dec 2025	FY26 YTD Budget Oct 2025 -Dec 2025	FY26 Annual Budget
<b>OPERATING REVENUES</b>				
Sales and Use Tax	\$ 2,047,215	\$ 4,561,165	\$ 3,711,730	\$ 15,391,618
Land and Building Leases	\$ 429,482	\$ 1,167,551	\$ 816,630	\$ 3,266,518
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 2,476,697</b>	<b>\$ 5,728,715</b>	<b>\$ 4,528,359</b>	<b>\$ 18,658,136</b>

<b>OPERATING EXPENSES</b>				
Workforce Development Initiatives	\$ 23,995	\$ 48,493	\$ 100,000	\$ 400,000
Business Retention & Expansion	\$ 948	\$ 1,452	\$ 225,000	\$ 900,000
Abilene Industrial Foundation	\$ -	\$ 150,000	\$ 75,000	\$ 300,000
Small Business Development Center	\$ -	\$ -	\$ 63,250	\$ 253,000
Military Affairs Committee	\$ -	\$ 37,482	\$ 109,250	\$ 437,000
Abilene Regional Airport Business Development	\$ -	\$ -	\$ 25,000	\$ 100,000
Asset Management and Administration	\$ 426,950	\$ 1,573,408	\$ 1,290,887	\$ 5,163,549
* Property Maintenance (Multi-Year)	\$ 55,269	\$ 185,673	\$ 264,450	\$ 1,057,800
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 507,162</b>	<b>\$ 1,996,508</b>	<b>\$ 2,152,837</b>	<b>\$ 8,611,349</b>

<b>NET OPERATING REVENUE</b>	<b>\$ 1,969,534</b>	<b>\$ 3,732,207</b>	<b>\$ 2,375,522</b>	<b>\$ 10,046,787</b>
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<b>NON-OPERATING REVENUES</b>				
Investment Earnings	\$ 83,085	\$ 208,509	\$ 32,345	\$ 129,380
Investment Unrealized Gain/loss	\$ (20,799)	\$ (6,253)	\$ -	\$ -
Gain/Loss on Sale of Assett	\$ -	\$ -	\$ -	\$ -
<b>TOTAL NON-OPERATING REVENUES</b>	<b>\$ 62,286</b>	<b>\$ 202,256</b>	<b>\$ 32,345</b>	<b>\$ 129,380</b>

<b>NON-OPERATING EXPENSES</b>				
* Total Economic Development Expenses (Multi-Year)	\$ 230,917	\$ 566,380	\$ -	\$ -
Depreciation Expense	\$ 127,413	\$ 382,239	\$ -	\$ -
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>\$ 358,330</b>	<b>\$ 948,619</b>	<b>\$ -</b>	<b>\$ -</b>

<b>NET NON-OPERATING REVENUES</b>	<b>\$ (296,044)</b>	<b>\$ (746,362)</b>	<b>\$ 32,345</b>	<b>\$ 129,380</b>
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<b>NET REVENUES</b>	<b>\$ 1,673,491</b>	<b>\$ 2,985,845</b>	<b>\$ 2,407,867</b>	<b>\$ 10,176,167</b>
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\* Includes approved multi year expenses.

FYTD 2026 Investments Market Value & Interest		
Month	Market Value	Interest Earned
11/30/2025	\$ 21,433,638	\$ 51,538
12/31/2025	\$ 19,737,390	\$ 52,316
<b>FY 2026 Year to Date Total</b>		<b>\$ 162,159</b>

Development Corporation of Abilene, Inc.  
Statement of Cash Flow  
December 31, 2025  
**Unaudited**

<b>FY26 YTD December 2025</b>	
<b>Operating Activities</b>	
Net Income	2,985,845
<b>Adjustments to Net Income</b>	
Sales Tax Deposits	5,570,090
Accounts Receivable	228,711
ED Contract Disbursements	(566,380)
Accounts Payable	(6,612,141)
<b>Total Adjustments to Net Income</b>	<b>(1,379,721)</b>
<b>Total Operating Activities</b>	<b>1,606,124</b>
<b>Investing Activities</b>	
Accumulated Depreciation	382,239
Interest & Investments	148,042
<b>Total Investing Activities</b>	<b>530,281</b>
<b>Net Change in Cash for Period</b>	<b>2,136,405</b>
<b>Cash at Beginning of Period</b>	<b>32,115,917</b>
<b>Cash at End of Period</b>	<b>34,252,322</b>

Development Corporation of Abilene, Inc.  
Economic Development Program Status  
December 2025

**MULTI-YEAR CAPITAL IMPROVEMENT PROJECTS & ECONOMIC DEVELOPMENT CONTRACTS**

Cash Disbursements for Multi-Year Projects & Contracts	Project Budget Amount	Prior Year Cash Disbursements	Current FY26 Cash Disbursements	Cash Balance Reserved
Texas State Technical College New   Abilene Campus   2017	4,179,600	2,579,600	-	1,600,000
Great Lakes Cheese   Project Legacy   2021	30,000,000	28,000,000	-	2,000,000
Abilene Christian University Next Lab   Project Future Hope   2021	2,930,000	1,758,000	-	1,172,000
Lancium   Project Artemis   2021	2,500,000	-	-	2,500,000
Hendrick Health   Project Double T   2021	1,540,000	1,232,000	-	308,000
United Ag & Turf (fka Quality Implement)   Project Grasshopper   2021	500,000	400,000	50,000	50,000
Bridgestone Bandag   Project Eagle II   2022	6,000,000	3,000,000	-	3,000,000
Broadwind   Project Backbone   2022	400,000	180,000	71,380	148,620
Dyess AFB   DEAAG/Matching Grant   2022	280,000	207,508	-	72,492
Dyess AFB   MIRR/Matching Grant   2025	50,000	-	-	50,000
ABI Windows   Project Bonanza   2023	7,479,250	6,732,542	-	746,708
Petrosmith   Project Morello   2023	2,750,000	328,393	-	2,421,607
Hendrick Health   Project Saldo   2023	909,500	363,800	-	545,700
Project Roadrunner   2024	10,536,000	-	-	10,536,000
Arrow Ford   Project Haven   2024	495,000	300,000	-	195,000
City Street Maintenance Fund   FY 2024-2028	10,000,000	2,604,369	-	7,395,631
Project Hamilton   Bavarian   2025	650,000	109,501	-	540,499
WESCO   Project Proximity   2025	400,000	-	400,000	-
Big Country Pharmacy   Project Apollo   2025	45,000	-	45,000	-
Sky West/United Airlines   Project Rise   2026	8,670,800	-	-	8,670,800
Bass Pro Shop   Project Surf   2026	3,500,000	-	-	3,500,000
Project King   2026	1,000,000	-	-	1,000,000
<b>TOTAL</b>	<b>94,815,150</b>	<b>47,795,713</b>	<b>566,380</b>	<b>46,453,057</b>

Principal Reductions for Multi-Year Economic Development Contracts	Economic Development Incentive Budget	Principal Reduction Earned in Prior Years	Principal Reduction Earned in FY26 YTD	Remaining Principal Reduction to be Earned
BE in Abilene   2019	100,000	-	-	100,000
Hartmann's Inc.   Project ISO   2020	900,000	-	-	900,000
Bavarian Polymers   Project Threshold   2020	400,000	320,000	-	80,000
Primal Pet Group   Project Tiger   2021	3,160,000	1,534,052	-	1,625,948
United Ag & Turf   Project Grasshopper   2021	400,000	300,000	-	100,000
Primal Pet Group   Project Fox Hill   2022	1,372,988	933,620	-	439,368
BWJ Metalworks   Project Maverick   2022	95,402	62,069	-	33,333
Hardin-Simmons University   Project Campo   2023	49,900	24,950	-	24,950
R&L Carriers   Project Bay   2025	1,495,000	-	-	1,495,000
<b>TOTAL</b>	<b>7,973,290</b>	<b>3,174,692</b>	<b>-</b>	<b>4,798,598</b>

# **Sales Tax Report for February 2026**

# How Economic Development Drives Sales Tax Growth



## **New Jobs → More Local Spending**

*When companies expand or relocate to Abilene, jobs are created, families earn paychecks and those dollars circulate locally. Every paycheck supports our retailers, restaurants, service providers, and small businesses.*



## **Construction Activity → Immediate Economic Activity**

*When projects break ground, materials are purchased, contractors hire crews, and suppliers provide equipment and services. That investment flows directly into our local economy and shows up in sales tax growth.*



## **Business Growth → Retail & Hospitality Expansion**

*As Abilene grows, retail expands, restaurants open, hotels fill, and visitors spend money here. Economic development builds an ecosystem — industry, small business, tourism, and local entrepreneurship working together.*



## **Momentum → Sustained Growth**

*Growth creates confidence, confidence attracts investment, and investment creates opportunity. That cycle compounds over time and sales tax growth reflects that steady upward trajectory.*

Sales tax growth is one of the **clearest indicators that investments in the City of Abilene are working.**

# 37% Increase in Fiscal Year 2026

## Sales Tax Revenues for Economic Development

When Compared to Fiscal Year 2025 Sales Tax Revenues for Economic Development

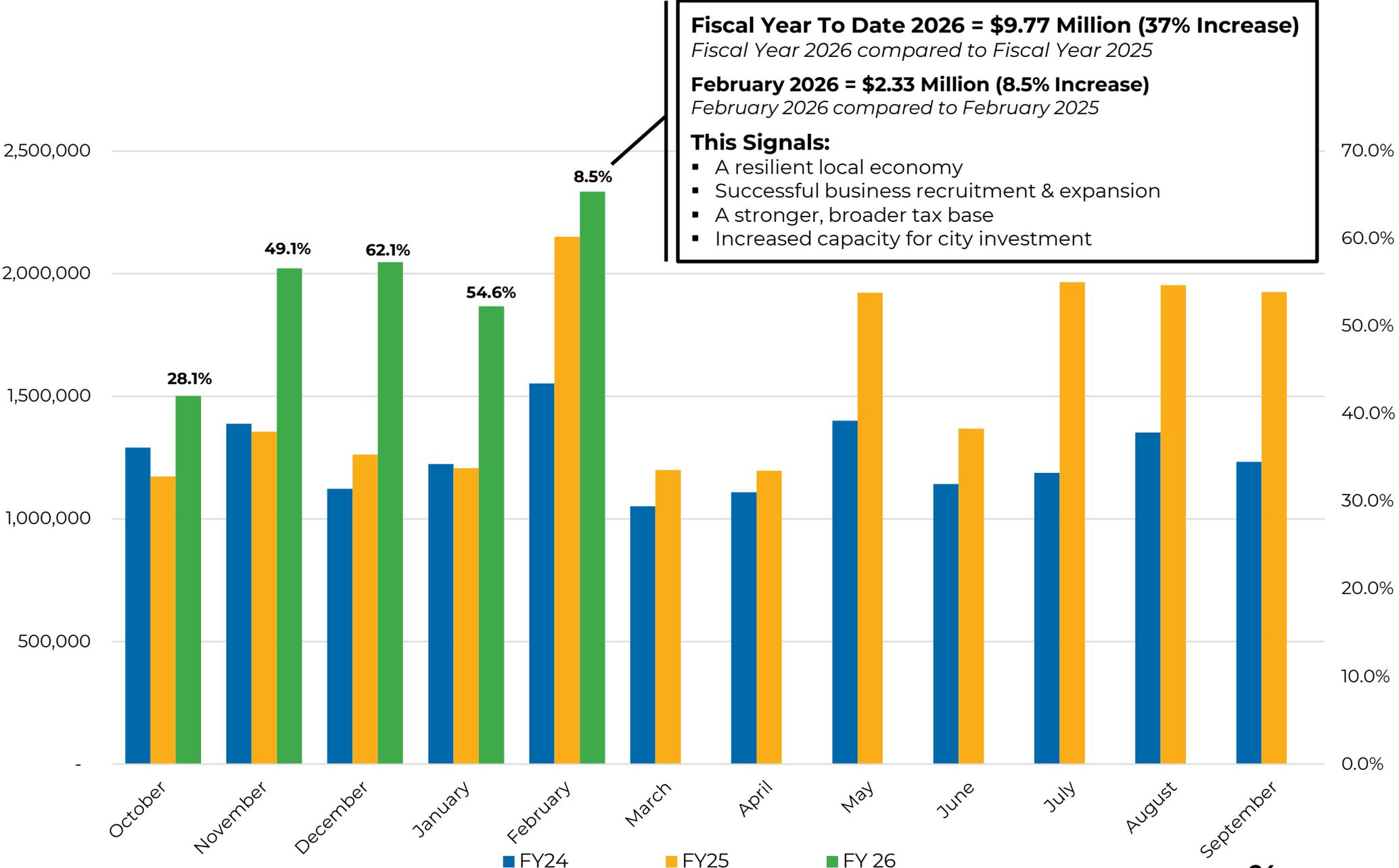
February 2026 Sales Tax Report Represents December 2025 Sales

**Fiscal Year To Date 2026 = \$9.77 Million (37% Increase)**  
*Fiscal Year 2026 compared to Fiscal Year 2025*

**February 2026 = \$2.33 Million (8.5% Increase)**  
*February 2026 compared to February 2025*

**This Signals:**

- A resilient local economy
- Successful business recruitment & expansion
- A stronger, broader tax base
- Increased capacity for city investment



# **DCOA Investment Report for Q4 2025**

Q4 2025 DCOA Investment Report

For Period October 1, 2025 to December 31, 2025

Date Report Prepared: December 31, 2025

<b>PORTFOLIO SUMMARY</b>	
Beginning Market Value for Reporting Period (10/01/2025)	\$ 18,285,494
Ending Market Value for Reporting Period (12/31/2025)	\$ 18,466,423
\$ Change in Market Value for Reporting Period (October-December 2025)	\$ 180,930
% Change in Market Value for Reporting Period (October-December 2025)	0.99%
Income Received during Period (October-December 2025)	\$ 162,158
Total Accrued Interest for the Period (October-December 2025)	\$ 99,904
Estimated Annual Income Based on Current Holdings	\$ 599,640

<b>DCOA INVESTMENT POLICY REQUIREMENTS</b>	
Article IV(C) - Portfolio yield greater than Bloomberg 1-3 US Treasury Index yield.	
12/31/2025 DCOA Portfolio Yield	4.04%
12/31/2025 Bloomberg 1-3 Year US Treasury Index	3.60%

Article IX(A) - The Market Value of the pledged collateral must be equal to or greater than 102% of the principal and accrued interest for cash balances in excess of Federal Deposit Insurance Corporation (FDIC) insurance coverage.	
First Financial Bank Cash Balance in Excess of FDIC Insurance Coverage	\$ 15,017,787
Collateral Required for at 102% of Balances	\$ 15,318,142
Market Value of Pledged Collateral as of 12/31/2025	\$ 16,408,973

PORTFOLIO HOLDINGS AT END OF Q4 2025 (12/31/2025)											
Security Name	CUSIP	Security Type	Interest Payments Received	Market Value	Yield	Interest Rate	Book Value (Cost)	Unrealized Gain (Loss)	Quantity	Maturity Date	Accrued Interest
Goldman Sachs Financial Square Government Fund	FGTXX	Money Market Fund	\$ 52,408.45	\$ 5,795,690.33	3.84%		\$ 5,795,690.33	\$ -	5,795,690.33		\$ 16,737.82
United States Treasury Note/Bond 1.375% 31 Aug 2026	912828YD6	Fixed Income	\$ -	\$ 492,950.00	1.39%	1.38%	\$ 484,281.22	\$ 8,668.78	500,000.00	8/31/2026	\$ 2,335.98
United States Treasury Note/Bond 1.5% 31 Jan 2027	912828Z78	Fixed Income	\$ -	\$ 391,452.00	1.53%	1.50%	\$ 385,654.87	\$ 5,797.13	400,000.00	1/31/2027	\$ 2,510.87
United States Treasury Note/Bond 1.625% 30 Nov 2026	912828YU8	Fixed Income	\$ 4,062.50	\$ 491,440.00	1.65%	1.63%	\$ 488,538.28	\$ 2,901.72	500,000.00	11/30/2026	\$ 714.29
United States Treasury Note/Bond 1.625% 31 Oct 2026	912828YQ7	Fixed Income	\$ 4,062.50	\$ 492,070.00	1.65%	1.63%	\$ 488,396.16	\$ 3,673.84	500,000.00	10/31/2026	\$ 1,391.58
United States Treasury Note/Bond 1.75% 31 Dec 2026	912828YX2	Fixed Income	\$ 4,375.00	\$ 491,420.00	1.78%	1.75%	\$ 489,221.49	\$ 2,198.51	500,000.00	12/31/2026	\$ 24.17
United States Treasury Note/Bond 1.875% 28 Feb 2027	91282CEC1	Fixed Income	\$ -	\$ 392,608.00	1.91%	1.88%	\$ 384,812.25	\$ 7,795.75	400,000.00	2/28/2027	\$ 2,548.34
United States Treasury Note/Bond 2.125% 31 May 2026	9128286X3	Fixed Income	\$ 5,312.50	\$ 497,005.00	2.14%	2.13%	\$ 493,948.96	\$ 3,056.04	500,000.00	5/31/2026	\$ 934.07
United States Treasury Note/Bond 2.25% 31 Mar 2026	9128286L9	Fixed Income	\$ -	\$ 498,355.00	2.26%	2.25%	\$ 495,372.45	\$ 2,982.55	500,000.00	3/31/2026	\$ 2,874.32
United States Treasury Note/Bond 2.375% 30 Apr 2026	9128286S4	Fixed Income	\$ 5,937.50	\$ 498,130.00	2.38%	2.38%	\$ 495,783.48	\$ 2,346.52	500,000.00	4/30/2026	\$ 2,033.84
United States Treasury Note/Bond 2.5% 28 Feb 2026	9128286F2	Fixed Income	\$ -	\$ 499,025.00	2.50%	2.50%	\$ 495,982.94	\$ 3,042.06	500,000.00	2/28/2026	\$ 4,247.24
United States Treasury Note/Bond 2.5% 31 Mar 2027	91282CEF4	Fixed Income	\$ -	\$ 493,810.00	2.53%	2.50%	\$ 485,706.80	\$ 8,103.20	500,000.00	3/31/2027	\$ 3,193.68
United States Treasury Note/Bond 2.625% 31 Jan 2026	9128286A3	Fixed Income	\$ -	\$ 499,550.00	2.63%	2.63%	\$ 495,172.04	\$ 4,377.96	500,000.00	1/31/2026	\$ 5,492.53
United States Treasury Note/Bond 2.625% 31 May 2027	91282CET4	Fixed Income	\$ 10,500.00	\$ 790,440.00	2.66%	2.63%	\$ 780,137.71	\$ 10,302.29	800,000.00	5/31/2027	\$ 1,846.15
United States Treasury Note/Bond 2.75% 30 Apr 2027	91282CEN7	Fixed Income	\$ 6,875.00	\$ 495,155.00	2.78%	2.75%	\$ 487,444.91	\$ 7,710.09	500,000.00	4/30/2027	\$ 2,354.97
United States Treasury Note/Bond 2.75% 31 Jul 2027	91282CFB2	Fixed Income	\$ -	\$ 395,484.00	2.78%	2.75%	\$ 389,381.65	\$ 6,102.35	400,000.00	7/31/2027	\$ 4,603.26
United States Treasury Note/Bond 3.125% 31 Aug 2027	91282CFH9	Fixed Income	\$ -	\$ 497,130.00	3.14%	3.13%	\$ 493,201.25	\$ 3,928.75	500,000.00	8/31/2027	\$ 5,309.05
United States Treasury Note/Bond 3.25% 30 Jun 2027	91282CEW7	Fixed Income	\$ 6,500.00	\$ 398,624.00	3.26%	3.25%	\$ 392,675.60	\$ 5,948.40	400,000.00	6/30/2027	\$ 35.91
United States Treasury Note/Bond 3.875% 30 Nov 2027	91282CFZ9	Fixed Income	\$ 7,750.00	\$ 402,844.00	3.85%	3.88%	\$ 402,306.46	\$ 537.54	400,000.00	11/30/2027	\$ 1,362.64
United States Treasury Note/Bond 3.875% 31 Dec 2027	91282CGC9	Fixed Income	\$ 7,750.00	\$ 402,984.00	3.85%	3.88%	\$ 402,704.69	\$ 279.31	400,000.00	12/31/2027	\$ 42.82
United States Treasury Note/Bond 4.125% 15 Jun 2026	91282CHH7	Fixed Income	\$ 10,312.50	\$ 501,390.00	4.11%	4.13%	\$ 499,192.49	\$ 2,197.51	500,000.00	6/15/2026	\$ 963.26
United States Treasury Note/Bond 4.125% 30 Sep 2027	91282CFM8	Fixed Income	\$ -	\$ 404,280.00	4.08%	4.13%	\$ 402,375.29	\$ 1,904.71	400,000.00	9/30/2027	\$ 4,215.66
United States Treasury Note/Bond 4.125% 31 Oct 2027	91282CFU0	Fixed Income	\$ 8,250.00	\$ 404,436.00	4.08%	4.13%	\$ 403,284.50	\$ 1,151.50	400,000.00	10/31/2027	\$ 2,825.97
United States Treasury Note/Bond 4.375% 31 Aug 2028	91282CHX2	Fixed Income	\$ -	\$ 408,452.00	4.28%	4.38%	\$ 406,393.08	\$ 2,058.92	400,000.00	8/31/2028	\$ 5,946.13
United States Treasury Note/Bond 4.5% 15 Jul 2026	91282CHM6	Fixed Income	\$ -	\$ 502,565.00	4.48%	4.50%	\$ 500,342.47	\$ 2,222.53	500,000.00	7/15/2026	\$ 10,394.02
United States Treasury Note/Bond 4.625% 15 Sep 2026	91282CHY0	Fixed Income	\$ -	\$ 503,650.00	4.59%	4.63%	\$ 497,916.85	\$ 5,733.15	500,000.00	9/15/2026	\$ 6,899.17
United States Treasury Note/Bond 4.625% 30 Sep 2028	91282CIA0	Fixed Income	\$ -	\$ 411,312.00	4.50%	4.63%	\$ 411,280.97	\$ 31.03	400,000.00	9/30/2028	\$ 4,726.65
United States Treasury Note/Bond 4.875% 31 Oct 2028	91282CJF9	Fixed Income	\$ 9,750.00	\$ 414,172.00	4.71%	4.88%	\$ 414,641.06	\$ (469.06)	400,000.00	10/31/2028	\$ 3,339.78
			<b>\$ 143,845.95</b>	<b>\$ 18,466,423.33</b>			<b>\$ 18,361,840.25</b>	<b>\$ 104,583.08</b>			<b>\$ 99,904.17</b>

SECURITIES MATURED DURING Q4 2025 (10/2025 - 12/2025)			
Security Name	CUSIP	Interest Payments Received	Maturity Date
United States Treasury Note/Bond 3% 31 Oct 2025	9128285J5	\$ 6,000.00	10/31/2025
United States Treasury Note/Bond 2.875% 30 Nov 2025	9128285N6	\$ 5,750.00	11/30/2025
United States Treasury Note/Bond 2.625% 31 Dec 2025	9128285T3	\$ 6,562.50	12/31/2025
		<b>\$ 18,312.50</b>	

Q4 2025 DCOA Investment Report  
For Period October 1, 2025 to December 31, 2025  
Date Report Prepared: December 31, 2025

**Compliance Certification**

The Committee has reviewed the portfolio's market value, yield, and collateral requirements as outlined in the DCOA's Investment Policy.

The market value of the DCOA's portfolio at 12/31/2025 was \$18,466,423 showing an unrealized market value increase of 0.99% for the quarter. Total interest payments received during the quarter was \$162,158. The yield of the DCOA's portfolio as of 12/31/2025 was 4.04%, which was higher than the Bloomberg 1-3 US Treasury Index yield of 3.60%

This Investment Report meets the requirements set for in the DCOA's Investment Policy; and because of that, this report is compliant with the Public Funds Investment Act (Chapter 2256 of Texas Government Code).

Signed by:

*Sam Vinson*

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Sam Vinson, Secretary/Treasurer of the DCOA Board of Directors & Investment Officer

DocuSigned by:

*Floyd Miller*

0227FADB01C34E9...

Floyd Miller, DCOA Board of Directors & Investment Officer

DocuSigned by:

*Misty Mayo*

81A3688BC48A499...

Misty Mayo, DCOA President & CEO; Investment Officer

Signed by:

*Julie Johncox*

9C167DE0874246A...

Julie Johncox, DCOA EVP & COO; Investment Officer

Signed by:

*Regi McCabe-Gossett*

418C66848417456...

Regi McCabe-Gossett, DCOA Controller; Investment Officer

12/31/2025

Date

# **Report from the President and CEO**



**Develop Abilene**  
DEVELOPMENT CORPORATION OF ABILENE

## OUR VISION

The Vision of the  
Development Corporation of Abilene  
is to build the future Abilene.

## OUR MISSION

The Mission of the  
Development Corporation of Abilene  
is to lead economic growth in  
Abilene by attracting and sustaining  
industries that support job creation,  
foster strong business, and ensure a  
prosperous community.

# ECONOMIC DEVELOPMENT STRATEGIES AND OBJECTIVES



## **BUSINESS ATTRACTION**

*Promote Abilene as the premier location for business.*

Strengthen Abilene’s competitive advantage by activating strategies that attract consistent and sustainable investment for the community.

## **BUSINESS RETENTION & EXPANSION**

*Influence business growth in the community.*

Create a culture that engages existing targeted-industry businesses as the catalyst for sustaining and growing our economic base.

## **WORKFORCE DEVELOPMENT**

*Implement innovative workforce initiatives to support Type A Companies.*

Initiate new innovative approaches to broaden workforce capacity, creating a sustainable pipeline of available workforce and support systems for existing and future Type A Companies.

## **MARKETING & BRAND MANAGEMENT**

*Market the community aggressively and proactively.*

Develop a robust marketing strategy for DevelopAbilene encompassing communication systems and strategic research to support all initiatives of the DCOA under a highly recognizable brand.

## **REAL ESTATE**

*Prioritize real estate assets that spur Abilene’s future growth.*

Lead industry development initiatives and strategic projects that most effectively impact long-term economic development success.

## **EFFECTIVE OPERATIONS**

*Ensure DCOA’s effectiveness to continue long-term success and impact for Abilene in economic development.*

Establish sustainable mission-critical operations that maximize the DCOA’s effectiveness in implementing strategies aligned with the Mission.



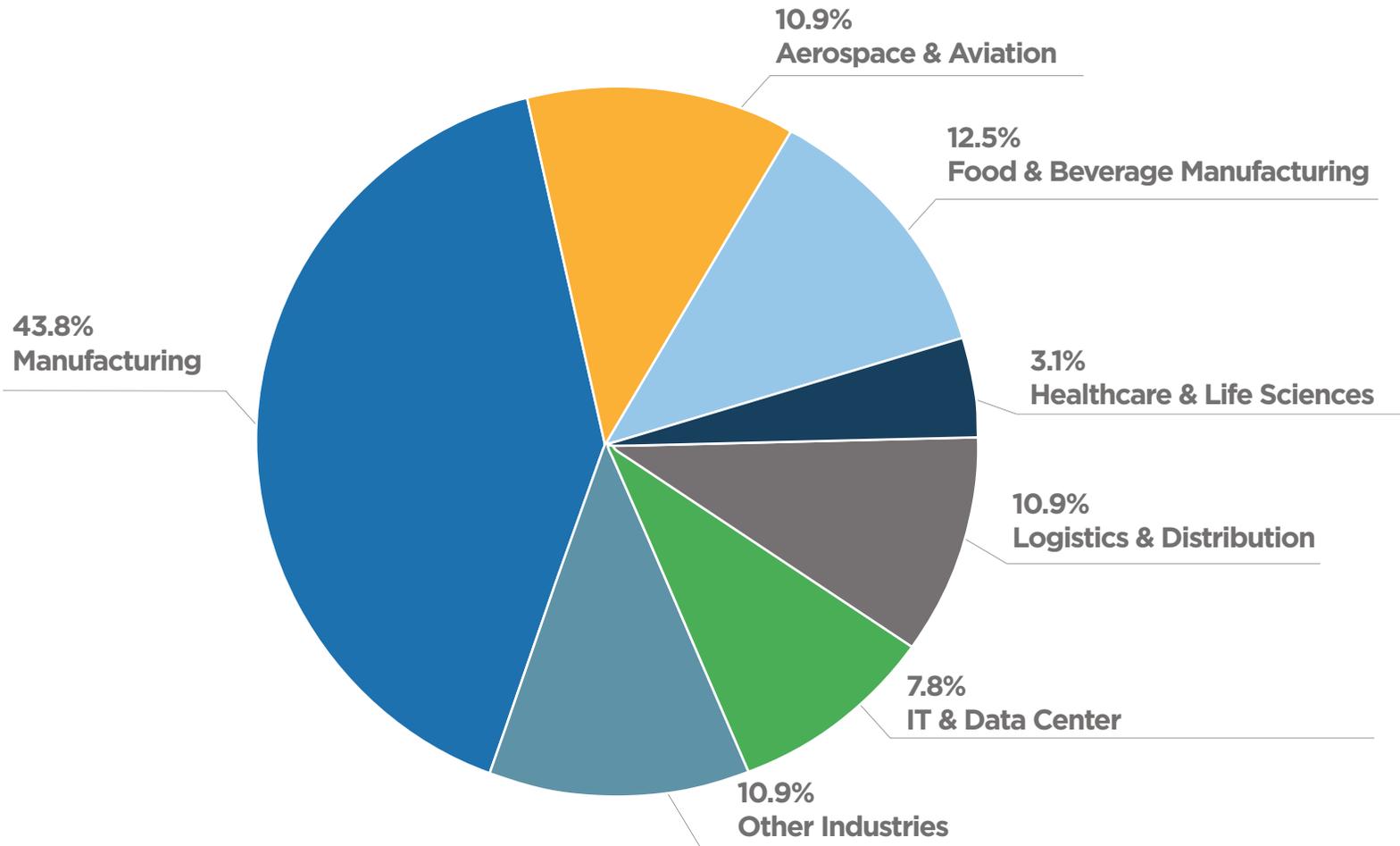
# Business Attraction

*Promote Abilene as the premier location for business.*

Strengthen Abilene's competitive advantage by activating strategies that attract consistent and sustainable investment for the community.



## Existing Pipeline of Company Expansion Projects by Targeted Industries



## Securing New Investment and Growth for Abilene through strategic prospect engagement

6

### Site Visits (in Abilene)

Visits from prospective companies and/or site selection consultants engaging with the DCOA in Abilene to experience Abilene's competitive advantages.

2

### Developer Meetings

The DCOA identifies and engages developers for potential commercial development in Abilene.

6

### Marketing Missions (Requires Travel)

The DCOA promotes Abilene as a premier destination for business expansion at national marketing missions that maximize the DCOA's business development strategy.



Governor Greg Abbott, Tracy Howle, and Misty Mayo at the Governor's Mansion

### GROUNDBREAKING



### Vantage Data Center Groundbreaking

Team members connected with OpenAI & Oracle corporate team members at the Frontier groundbreaking, an additional Stargate site within the Abilene region. The DCOA assisted with this project through early-stage engagement and connecting the company to opportunities within the Abilene region.

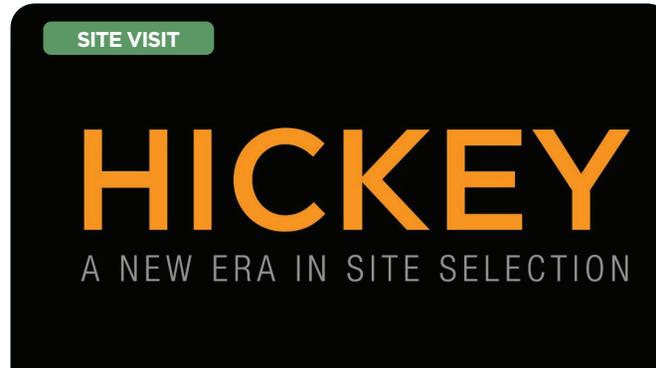
## Expanding Abilene's reach through targeted engagement



### Texas Economic Development Council Executive Committee

CEO Misty Mayo, future Chair of TEDC, led an Executive Committee meeting advancing statewide economic development strategy and positioning Abilene's leadership at the state level.

📍 Temple, Texas



### Hickey Global and Hickey & Associates Site Visit

Hosted Hickey Global and Hickey & Associates in Abilene to showcase the community as a premier location for business expansion in conjunction with the High Ground of Texas.

*The DCOA is an active board member of The High Ground of Texas, a regional marketing organization focused on promoting the West Texas region.*

📍 Abilene, Texas



### New KoreaTexas Forum Membership

Joined the KoreaTexas Forum to further the DCOA's foreign domestic investment (FDI) strategy, connecting Korean companies and institutions with Texas communities.

*Expands Abilene's international business attraction initiatives and aligns with the DCOA's strategy for foreign direct investment.*

## Foreign Trade Zone (FTZ) Application Update

Establishing Abilene's Foreign Trade Zone to enhance competitive advantage for businesses

✔ Application Submitted – December 2025

### Application Submitted

DCOA's application submitted to the Foreign Trade Zone Board for review.

### FTZ Board Review

Based on input from the Foreign Trade Zone Board, the DCOA will update the application as needed.

### US Customs and Border Protection Coordination

Ernst & Young, the DCOA's FTZ consultant, is in contact with US Customs and Border Protection-DFW to serve the Foreign Trade Zone.

### Site Security Review

CBP-DFW Port Director reviews physical security requirements for designated sites.

### Site Activation

Companies interested in utilizing the Foreign Trade Zone can contact DCOA to begin the activation process.



# 3+ Year

Application Process  
*From application to active site*

### **i** Interested Companies

Companies interested in utilizing the Foreign Trade Zone benefits can contact the DCOA to learn more and begin the site activation process.



*Tour of Broadwind's Abilene facility to learn about the new product line in Abilene and the \$3 million expansion project that began in 2021*

# Business Retention & Expansion

*Influence business growth in the community.*

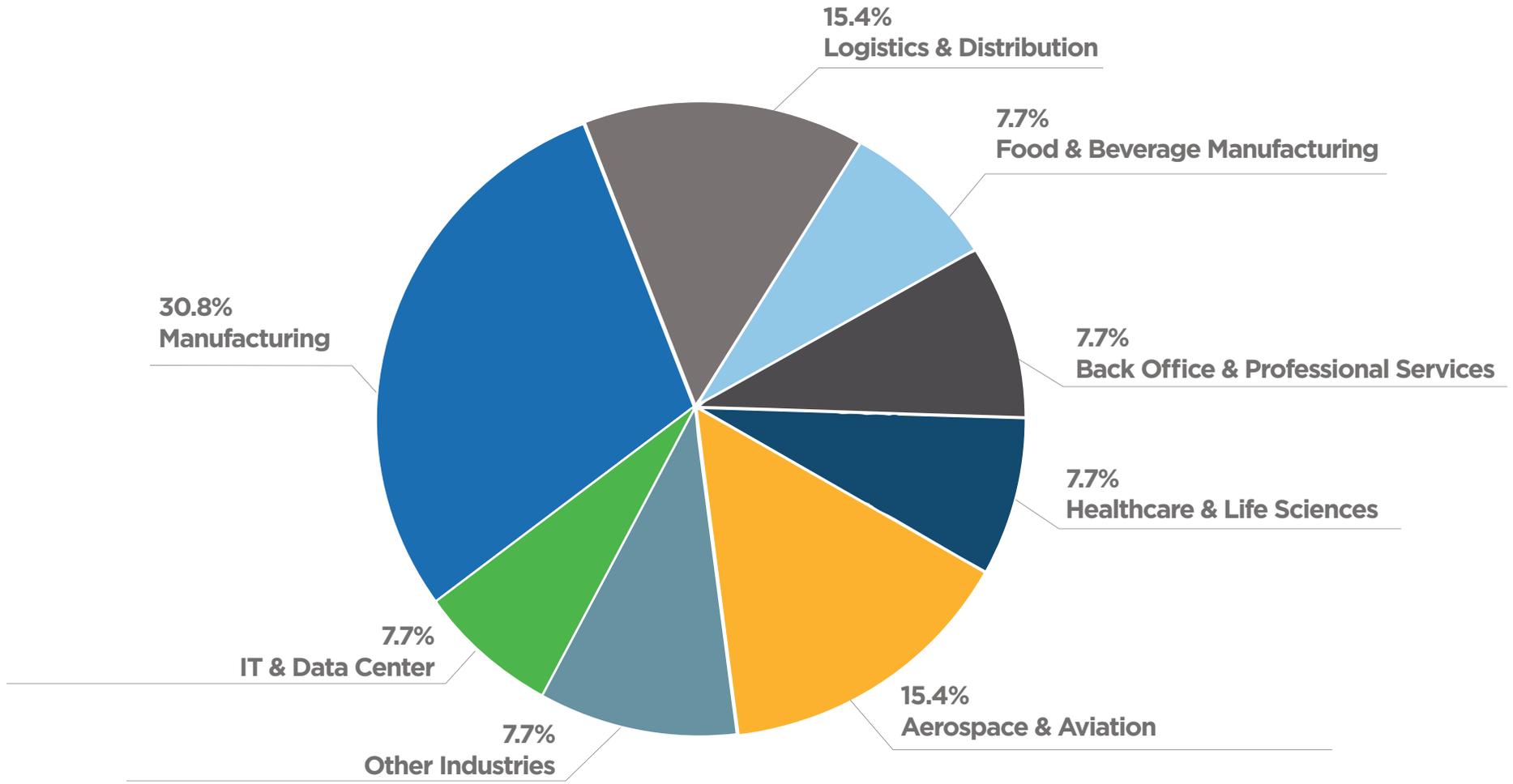
Create a culture that engages existing targeted-industry businesses as the catalyst for sustaining and growing our economic base.



# Business Retention & Expansion

December 8, 2025 - February 6, 2026

## Existing Pipeline of Company Expansion Projects by Targeted Industries



## Strengthening the Abilene economy through supporting the growth of local, existing primary employers

# 26

### BRE Meetings

Business Retention & Expansion visits with local existing companies to gather data, strengthen partnerships, and identify potential opportunities for expansion

#### AMERICAN AIRLINES



### American Airlines Executive Meeting

The DCOA hosted executives from American Airlines with Mayor Hurt & City Manager Crawford.



*Abilene Independent School District Student Leaders Visiting Local Manufacturer*

# Workforce Development

*Implement innovative workforce initiatives to support Type A Companies.*

Initiate new innovative approaches to broaden workforce capacity, creating a sustainable pipeline of available workforce, and support systems for existing and future Type A Companies.



# Workforce Development

December 8, 2025 - February 6, 2026

## Building a sustainable workforce pipeline through education partnerships and industry alignment

6

**Colleges & Universities**  
in Abilene

13k+

**Abilene Students**  
workforce pipeline

### STRATEGIC ENGAGEMENT

#### DCOA Team Engagement

- Business Advisory Board for McMurry University (CEO Mayo)
- Community Advisory Board for the Julia Jones Matthews School of Population and Public Health at Texas Tech University Health Sciences Center (CEO Mayo)
- Texas State Technical College Foundation Board Secretary (COO Johncox)
- Cisco College Advisory Committee (Senior VP Dennis)

### CONNECTING COMPANY PARTNERS WITH EDUCATORS

#### Regional Workforce Training

The DCOA serves as a conduit for continued discussion between education partners and primary employers on data center workforce training programs in preparation for the growing data center industry in the Abilene region.



DCOA Trades Round Table with every Abilene educational institution focused on developing the pipeline for the data center industry.

## Building a sustainable workforce pipeline through education partnerships and industry alignment



### OPENAI & ORACLE IN ABILENE

#### **DCOA is working with OpenAI on Workforce Training in Abilene**

This OpenAI-led initiative, supported by the DCOA, will focus on expanding artificial intelligence literacy and workforce training to prepare Abilene's talent pipeline for future jobs within the community.

The DCOA has engaged local education institutions to begin program development with Open AI.

## Texas Workforce Commissioner & Chairman Joe Esparza visited Abilene

### TEXAS WORKFORCE COMMISSION VISIT



The DCOA hosted Texas Workforce Commissioner and Chairman Joe Esparza in Abilene, convening local industry leaders to highlight and discuss the organization's ongoing efforts to strengthen and align workforce development with the needs of Abilene's growing industries.



*DCOA Hosts Corporate Site Selection Consultants in Abilene*

# Marketing & Brand Management

*Market the community aggressively and proactively.*

Develop a robust marketing strategy for DevelopAbilene encompassing communication systems and strategic research to support all initiatives of the DCOA under a highly recognizable brand.



## Abilene, Texas in the News

First PACE Project Announced in Abilene

**The DCOA assisted in the establishment & marketing of the PACE Program in Abilene**

### A Milestone for Abilene: First PACE Project Closes Under the City's TX-PACE Program

December 8, 2025 / TexasSmith



The City of Abilene's first PACE project sends a mighty message - that TX-PACE financing serves businesses of all sizes. Cope Street Capital utilized its 100% financing to support energy efficiency improvements at its Dollar Tree store on Abilene Street, making an important step toward the DCOA's commitment to sustainable economic development.

Texas PACE Authority

[developabilene.com/PACE](https://developabilene.com/PACE)

Bass Pro Shops Coming to Abilene

**The DCOA invests in infrastructure improvements that benefit existing primary employers**

### ABILENE Bass Pro Shops opening location in northeast Abilene

By: Brenda Gurnea  
Posted: Dec 17, 2025 / 02:17 PM CST  
Updated: Dec 17, 2025 / 01:12 PM CST



SHARE

**ABILENE, Texas (KTAB/KRBC)** - Bass Pro Shops is opening a location in Abilene.

A Bass Pro Shops Outpost will be going off the Interstate 20 corridor in a new shopping development called Rainy Creek, which is located off I-20 and E. Ambler Avenue.

The store is expected to open in early 2027.

This development, which will be the anchor store of the Rainy Creek shopping center, is coming to the City of Abilene through a partnership with Taylor County and the Development Corporation of Abilene.

Renderings of Abilene's Bass Pro Shops have not been released, but the property will be described as a premier sporting heritage of the region.

KTAB | BigCountryHomepage.com

[developabilene.com/SURF](https://developabilene.com/SURF)

New Service to Pheonix at Abilene

**The DCOA supports enhanced air connectivity to improve access for Abilene's existing primary employers**

### 100 NETWORK & OPERATIONS Thursday, December 18, 2025, 9:00 a.m. American Airlines sets the stage for summer with 15 new routes

- American will add 15 new routes in 2026, connecting more of the United States with the airline's global network.
- Already serving more airports in the U.S. than any other airline, American will strengthen domestic connectivity with the launch of flights to Lincoln, Nebraska (LNK).
- American is committed to delivering competitive travel options for customers across the country including at its Chicago (ORD) hub where the airline will offer more than 500 daily departures next summer.

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(English)

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FORI WORHIL, Texas - While the holiday season is underway, American Airlines is looking ahead to next summer with 15 new routes for those looking to get the perfect trip next year. American's network already provides more one-stop connections than any other airline. Now, travelers will have more reasons to fly American when traveling across the country and the world next summer.

Recent articles

AmericanAirlines.com

[developabilene.com/PHX](https://developabilene.com/PHX)

## National Marketing Outreach & Thought Leadership

### Corporate Growth Panel



Misty Mayo highlighted Abilene's continued success in economic development at the Association for Corporate Growth in Dallas/Fort Worth

ASSOCIATION FOR CORPORATE GROWTH

### Winter Summit Panel: "What's the Secret Sauce?"



President & CEO spoke on a panel alongside state and regional economic development organizations in recognition of business attraction success.

SITE SELECTORS GUILD

### Large-Scale Investment Panel



EVP and COO Julie Johncox spoke on panel discussing the community and economic impacts of large-scale investments, sharing Abilene's experience with transformative projects.

AI & ENERGY CONFERENCE



Winter Summit - Guild Partner Program



Association for Corporate Growth



AI & Energy Conference

# Marketing & Brand Management

December 8, 2025 - February 6, 2026

## Social Media Highlights

### DYESS AIR FORCE BASE

**Dyess Air Force Base**  
A Cornerstone of Abilene

Dyess serves a vital role in Abilene's workforce, economy, and community resilience.

DevelopAbilene  
DEVELOPMENT CORPORATION OF ABILENE

**14,823** Total Personnel Employed At Dyess Air Force Base

**600** Air Force Personnel Retiring Annually

A powerful talent pipeline that **strengthens Abilene's economy and future.**

**Strengthening the Partnership**

The DCOA actively supports initiatives that deepen the connection between Dyess and the Abilene community.

This includes helping local employers access Dyess Air Force Base's extensive pool of skilled personnel, **strengthening Abilene's workforce today and into the future.**

Happy Anniversary,  
**Ashley Whitmer**

Celebrating 5 Years

DevelopAbilene

Campaign to celebrate the tenure of the DCOA's professional economic development team.

DevelopAbilene  
DEVELOPMENT CORPORATION OF ABILENE

As Abilene's economy continues to grow with new business investment, enhanced air connectivity is essential.

"Expanded service at Abilene Regional Airport improves access for our existing businesses and employees while strengthening Abilene's position as a competitive, well-connected location to grow and operate a business."

**Misty Mayo**  
President and CEO  
Development Corporation of Abilene

Abilene on the National Stage

Our President & CEO, Misty Mayo, was selected as 1 of 5 panelists at the Site Selectors Guild Winter Summit.

This reinforces the DCOA's role in keeping Abilene top of mind as a premier destination for expanding businesses.

DevelopAbilene

### BAVARIAN POLYMERS

Bavarian Polymers boosts Abilene's industrial growth in FY 2025

A key player pushing the region's plastic extrusion momentum forward.

DevelopAbilene BAVARIAN POLYMERS

The company completed a **30,000** square-foot facility expansion

Doubling its capacity to produce vinyl window and door profiles

**33** New Jobs Created

**19** Jobs Retained

The DCOA's partnership with Bavarian Polymers reflects how supporting local, existing primary employers enhances opportunities for families and fuels Abilene's long-term economic stability.

DevelopAbilene BAVARIAN POLYMERS

ELEVATING ABILENE  
DCOA Earns Best in Class Recognition

DevelopAbilene

Your Host Your Schedule



# Real Estate

*Prioritize real estate assets that spur Abilene's future growth.*

Lead industry development initiatives and strategic projects that most effectively impact long-term economic development success.



## Prioritizing real estate assets that spur Abilene's future growth

### ✓ COMPLETED

#### ✓ Great Lakes Drive Reconstruction

Completed reconstruction to handle increased traffic within the Park from the expansion of Great Lakes Cheese.

**Access Business Park**

#### ✓ Building C Upgrades

Completed upgrades and repairs to DCOA's Building C in preparation for future tenant.

**Five Points Business Park**

### 🕒 IN PROGRESS

#### 🕒 Property Database Update

Evaluating each property on DCOA's Property Database on DevelopAbilene.com to ensure accuracy for promoting Abilene.

#### 🕒 Business Park Ordinance Review

Review of Business Park Ordinances to include Land Acquisitions and Restrictive Covenants.

### 📁 PLANNING

#### 📁 Parcel-by-Parcel Review

Conducting detailed review of Access Business Park and Five Points Business Park to support long-term planning and growth.

#### 📁 Park Upgrades

Developing plan for park upgrades and new monument signs at Access Business Park & Five Points Business Park.





DCOA Team Tours Heritage Square & Future Developments in Abilene

# Effective Operations

*Ensure DCOA's effectiveness to continue long-term success and impact for Abilene in economic development.*

Establish sustainable mission-critical operations that maximize the DCOA's effectiveness in implementing strategies aligned with the Mission.





## PROFESSIONAL DEVELOPMENT

### Staff Education

5 webinars on economic development trends, including artificial intelligence impact and Opportunity Zones

### Data Resource Training

JobsEQ data resource training for workforce-related competitive analysis

### West Central Texas Council of Governments Space Feasibility Study

Providing support and insight on the future of the aerospace industry in the region.

*President & CEO Misty Mayo serves on the Economic Development Committee for the West Central Texas Council of Governments.*



## CONTINUING EDUCATION

### Board Member Onboarding

Welcoming new DCOA Board of Director, Mark Colman



DCOA Board Members Tracy Howle & Floyd Miller with the DCOA at Economic Outlook



## FINANCIAL MANAGEMENT

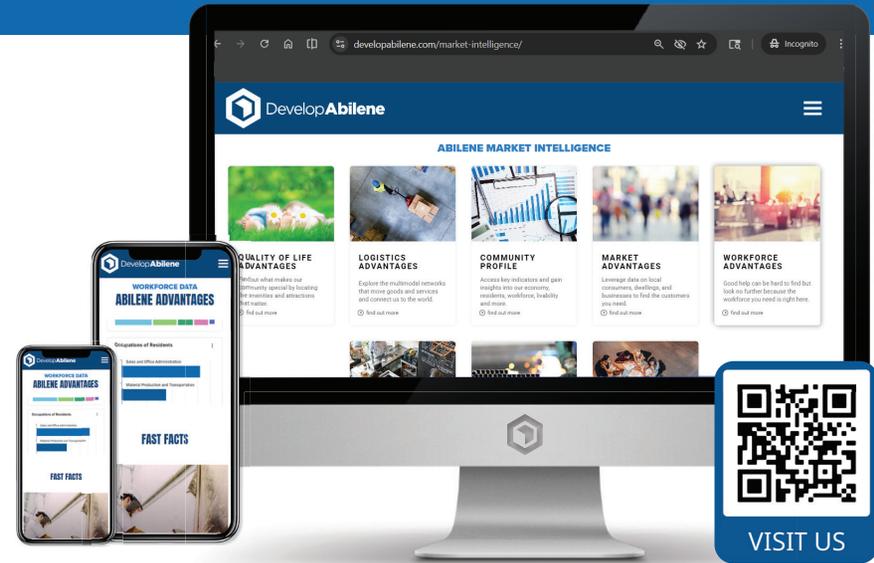
### FY 2025 Audit

Continued work on the DCOA's Fiscal Year 2025 Financial Audit with Forvis Mazars, the firm contracted to conduct the audit

# Market Intelligence

## Market Intelligence

Access comprehensive data and insights to support your business decisions. Our Market Intelligence resource provides the information you need to understand Abilene's competitive advantages.



### Logistics & Availability

Available sites, transportation infrastructure, regional connectivity, and strategic location advantages.



### Community Demographics

Population, workforce education, and quality-of-life data that define Abilene's talent base.



### Industry Trends

Sector analysis, emerging opportunities, and economic indicators for targeted industries.



EXPLORE THE DATA

[DevelopAbilene.com/Market-Intelligence](https://DevelopAbilene.com/Market-Intelligence)