CITY OF SAN ANGELO TEXAS
Development Corporation

Agenda
11/20/2019

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on November 20, 2019 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Chaplain Prayer**
3. **Public Comment**

Issues or items that are not on the agenda may be raised by the public at this time. Citizens should speak from the podium, begin by stating their name and limit remarks to less than three minutes. Board members may request that a discussed item be placed on a future agenda. The Board takes public comment on all Regular Agenda items during the discussion of those items.

a. Announcement of Business Plan Competition Winner

4. **Consent Agenda**
   a. Consider approving the October 23, 2019 meeting minutes
   b. Consider approving the necessary corporation disbursements
   c. Consider approving the October 2019 Financial Statements
5. **Regular Agenda**
   a. Consider a Resolution of the City of San Angelo Development Corporation Board of Directors authorizing the use of sales and use tax funds in an amount not to exceed $1,057,300, to provide an Economic Development Incentive to ETHICON, INC. for a Business Retention and Expansion Program (BREP) project related to business enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 505 Subchapter D. (Presentation made by Guy Andrews, Director of Economic Development)
   b. Consider a Resolution of the City of San Angelo Development Corporation Board of Directors authorizing the use of sales and use tax funds in an amount not to exceed $36,000, to provide an Economic Development Incentive to CENTURION PLANNING & DESIGN, LLC for a Business Retention and Expansion Program (BREP) project related to business enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 505 Subchapter D. (Presentation made by Guy Andrews, Director of Economic Development)

c. Consider adoption of a Resolution authorizing the Board President to negotiate and execute a first amendment to Economic Development Grant Project Agreement with Howard County Junior College District extending the term of the Agreement (Presentation by Guy Andrews, Director of Economic Development)

d. Update presentation on the 2019 Housing Study (Presentation made by Guy Andrews, Director of Economic Development.)

6. Closed Session

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

7. Follow Up and Administrative Issues

a. Announcements and consideration of Future Agenda Items

8. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 15th day of November 2019 at 5:00 P.M.

_____

Guy Andrews, Economic Development Director

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The Board reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code. In compliance with the Americans with Disabilities Act, the City of San Angelo Development Corporation will provide for reasonable accommodations for persons attending board meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Economic Development Office at 325-653-7197. COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday on the Wednesday after each meeting.

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: November 20, 2019

Item type: Regular Item

Caption:

Announcement of Business Plan Competition Winner

Summary/History:

The San Angelo Business Plan 2019 is a three-phase business plan competition with cash prizes as well as in-kind prizes donated by local businesses. The Competition Coordinators are: The City of San Angelo Development Corporation (COSADC), ASU Small Business Development Center (SBDC), and ASU Norris-Vincent College of Business. A Judging Panel was assembled from a pool of successful entrepreneurs, business leaders, financial professionals, and other economic development supporters in San Angelo. The Competition Coordinators and the Judging Panel are considered the "Competition Officials." The competition is an opportunity for entrepreneurs to develop viable business plans that will start or expand their business in San Angelo.

In brief, a business plan is a comprehensive document that provides an organized view of a business start or expansion. A business plan should reflect the vision of a market opportunity and serve as a blueprint for the start or expansion of the business and i t includes various elements.

On November 11, 2019 the selected finalist delivered a final business plan to the Competition Coordinators, on November 16th the finalist made a personal presentation of the Final Business Plan to the Judging Panel.

The Judging Panel has the discretion to awarded: (1) first, second, & third winners; (2) either first, second or third winners; (3) no winners

First Place winner will be awarded: $40,000
Second Place winner will be awarded: $20,000
Third Place winner will be awarded: $10,000

Financial Impact:

$70,000 +/-

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: November 20, 2019

Item type: Consent Item

Caption:

Consider approving the October 23, 2019 meeting minutes

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Meeting Minute 10-23-2019 COSADC Meeting Minute 10-23-2019.doc

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, October 23, 2019

Present:

Todd Kolls, President
Bill Dendle, First Vice President
Dr. David Cummings, Second Vice President
Edward Carrasco, Director
Max Puello, Director
Garland Freeze, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Kolls called the regular session of the City of San Angelo Development Corporation meeting to order at 8:31 a.m., on Wednesday, October 23, 2019 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903

2. Prayer

An invocation was provided by President Kolls

3. Public Comment

Issues or items that are not on the agenda may be raised by the public at this time. Citizens should speak from the podium, begin by stating their name and limit remarks to less than three minutes. Board members may request that a discussed item be placed on a future agenda. The Board takes public comment on all Regular Agenda items during the discussion of those items.

Dave Erickson, Director of ASU Small Business Development Center introduced Jonisty Knighton, ASU Graduate Assistant.

Nora Nevarez, Economic Development Assistant, provided an update on the Business Plan Competition. Winners will be announced at the next COSADC meeting scheduled for November 20, 2019.

Guy Andrews, Economic Development Director, announced the annual meetings for the following:

High Ground of Texas, October 24, 2019 to be held at the San Angelo Museum of Fine Arts, TMCN, October 30, 2019 to be held at the McNease Convention Center.

Robert Schneeman, Economic Development Project Manager, announced the scheduled closure of the 180+ acres purchase. The closure will take place on October 29, 2019.

President Kolls stated at the State of the City, regarding Economic Development, staff was unmentioned. "I would like to at this time say Thank You to our staff for all your hard work, dedication, the hours you put in, the phone calls that you make. Many of the projects that were presented by others, is the product of y'alls work. It goes from Tina, Mike, Shannon, Guy, Bob, and Nora. It's not right to not mention that. So I would like to take this time to say Thank You. You do a good job and dedicated to the City. Thank you very much."

4. Consent Agenda

a. Consider approving the September 25, 2019 meeting minutes

b. Consider approving the necessary corporation disbursements

c. Consider adoption of a motion authorizing the Board President to negotiate and execute an annual pest control services agreement with MDK Services, LLC, for the BRC building, not to exceed $500 annually, with provision for renewals.

Motion: First Vice President Dendle made a motion, seconded by Director Puello to approve the consent agenda as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

5. Regular Agenda

a. Consider approving the September 2019 Financial Statements (Presentation made by Tina Dierschke, Director of Finance)

Second Vice President Dr. Cummings arrived at 8:39 a.m.

Motion: Director Puello made a motion, seconded by Director Carrasco to approve the September 2019 Financial Statements. The motion carried unanimously six (6) ayes to zero (0) nays.

b. Consider a Resolution of the City of San Angelo Development Corporation Board of Directors authorizing the Board President to negotiate and execute a first amendment to the economic development performance agreement with CalTech Software Systems, Inc., amending the job creation and employee training assistance provisions therein with a commensurate reduction in grant incentives payable. (Presentation made by Shannon Scott, Business, Retention & Expansion Coordinator)

Motion: Director Carrasco made a motion, seconded by Director Freeze to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

c. Consider approving the proposed COSADC meeting calendar for 2020 (Presentation made by Nora Nevarez, Economic Development Assistant)

Motion: First Vice President Dendle made a motion, seconded by Director Carrasco to approve the 2020 meeting calendar as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

d. Consider a resolution authorizing the president to negotiate and execute a professional services agreement, with Centurion Planning and Design in a sum not to exceed $24,765, to perform professional engineering and surveying services for a right turn lane and driveway approach design and final TXDOT permit application services for a project for a portion of the remainder of Block 1 San Angelo Gateway Addition Section 1 of the San Angelo Business & Industrial Park, subject to approval of the City Council Presentation made by Robert Schneeman, Economic Development Project Manager)

Motion: Director Freeze made a motion, seconded by Director Puello to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

e. Update presentation regarding Airport Gateway Clearing project (Presentation made by Guy Andrews, Economic Development Director)

No action was taken on this item

f. Update presentation regarding the I-27 Study Initiated by HB 1079 (Presentation by Guy Andrews, Economic Development Director)

g. Update presentation regarding the Permian Basin and Presidio Regional Freight Mobility Studies (Presentation by Guy Andrews, Economic Development Director)

h. Update presentation regarding the "Cowboy" and "200% Wool" Gateway Improvements (Presentation by Guy Andrews, Economic Development Director)

Items 5f-h captions were not read. No action was taken on any of these items

6. Closed Session

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

At 9:07 a.m., the Board convened in Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections.

a. Section 551.087 to deliberate regarding commercial or financial information that the Board is receiving from business prospects with whom economic development negotiations are being conducted, and discuss financial or other incentives relating to the following projects:

Project 2019-LSB181
Project 2019-CC141
Project 2019-C252
Project 2019-E212
Allen's Transport

No action was taken

At 9:20 a.m., the Board reconvened

7. Follow Up and Administrative Issues

a. Announcements and consideration of Future Agenda Items

No announcements or future agenda items were discussed

8. Adjournment

At 9:21 a.m. Director Carrasco made a motion, seconded by Second Vice President Dr. Cummings to adjourn the meeting. The motion carried unanimously six (6) ayes to zero (0) nays.

THE CITY OF SAN ANGELO

_____
Corporation President

ATTEST:

_____
Corporation Secretary

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplement Minute Record. Details on Board meetings may be obtained from the City Clerk's Office. (Portions of the video recording may be distorted due to equipment malfunction or other uncontrollable factors.)

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Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: November 20, 2019

Item type: Consent Item

Caption:

Consider approving the necessary corporation disbursements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 11-20-2019 Disbursement 11-20-2019.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Dan Saluri	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation
Check Disbursements
For Board Approval November 20, 2019

Economic Development

First Title Co.	$	536,813.60	Purchase of 180+ acres	*Ck. 5003*
Tom Green Country		333,014.71	GFAB Training Mission Prj. (Inv. 10212019)	*Ck. 5015*
SA Chamber of Commerce		56,250.00	Marketing & requitement (Inv. 190903)	*Ck. 5013*
PK Kelley Insurance Agency		11,522.00	General liability (Inv. 401333210)	*Ck. 5011*
City of San Angelo		5,000.00	Reimburse for Zax Tax (Inv. 52769)	*Ck. 4678*
Angelo State University		3,075.00	VISTA Placement: Ysabela Kesey (Inv 07019)	
Parkhill Smith & Cooper		1,324.50	Prof. Serv - Business Park Phase II (Inv. 1940617.00-19)	*Ck. 4684*
Parkhill Smith & Cooper		1,324.50	Prof. Serv Agreement - Business Park Phase II Serv from Sept. 1, - 30, 2019	*Ck. 4684*
Total for Board Consideration	**$**	**948,324.31**		
Sam Tambunga	$	872.05	Industrial Park Insurance - Gen liability	*Ck. 5008*
Dirt Doc		725.00	Monthly cleaning at BRC (Inv. 3984)	*Ck. 5010*
Community Development Strategies		390.93	Housing Study Analyst Reimbursement	
Rock Your World Decorative Concrete		361.94	Business Plan Comp. - 1st Place	*Ck. 4685*
COSA Utility billing		230.32	Water & sewer for BRC	*Ck. 4681*
House of Chemicals		135.08	Cleaning Supplies (Inv. 561296)	*Ck. 4679*
Atmos Energy		56.57	Gas Utilities (serv date 09/06 - 10/4)	*Ck. 4680*
Staples Advantage		19.23	Office Supplies (Inv 34285298090)	*Ck. 5014*
Republic		10.38	Trash Serv at BRC (Inv. 6910009606669)	*Ck. 5012*
	$	**2,801.50**		
Total Economic Development Disbursements	**$**	**951,125.81**		

Ballot

Total for Board Consideration	**$**	**-**	
Total Routine Disbursements	**$**	**-**	
Total Ballot Disbursements	**$**	**-**	
Grand Total Disbursements this Period	**$**	**951,125.81**	

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: November 20, 2019

Item type: Consent Item

Caption:

Consider approving the October 2019 Financial Statements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Stmts 1910 COSADC Stmts 1910.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules As of October 31, 2019

Contents

Executive Summary

Economic Development

- Balance Sheet
- Revenue & Expenditure Report
- Project Commitments

Ballot

- Balance Sheet
- Revenue & Expenditure Report
- Project Commitments

Transaction Detail by Account

2011 Bond Issue

Hickory Water Supply

This UNAUDITED information is designed for internal use and analysis only.

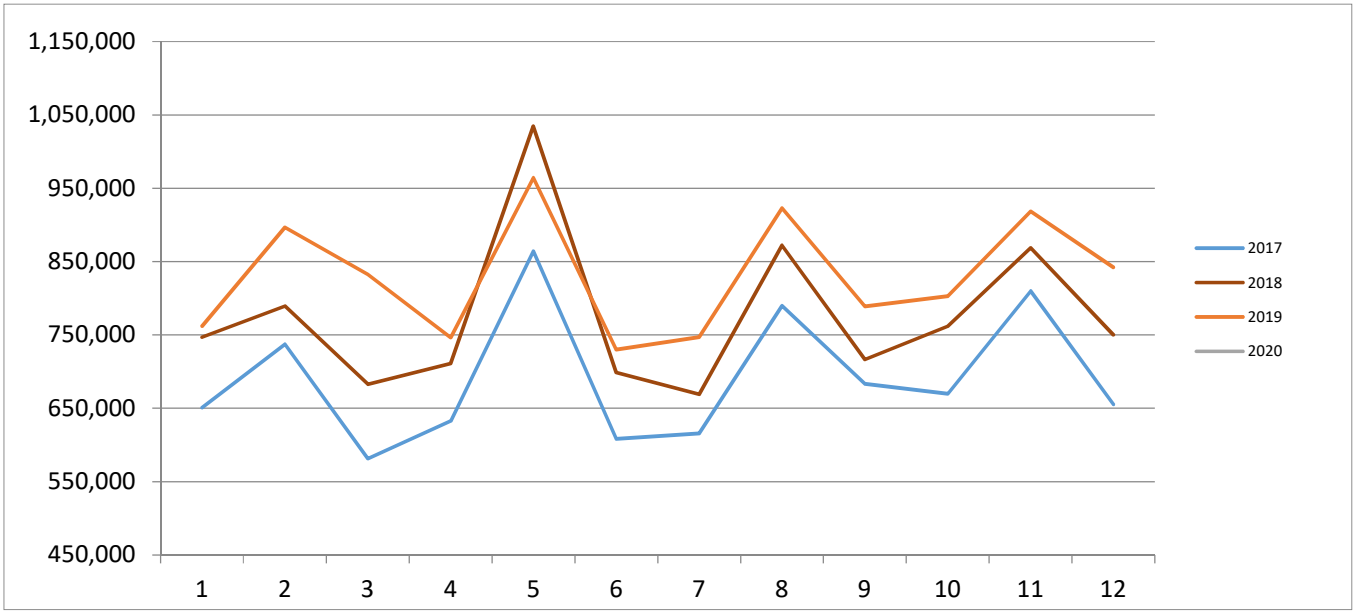
City of San Angelo Development Corporation
Executive Summary
October 2019

Available Fund Balances

Unassigned Fund Balance-Economic Development	6,006,274
Unassigned Fund Balance-Ballot	1,378,359

Sales Tax Analysis

Month	2017	2018	2019	2020	% Over/(Under)
Oct	650,926	747,063	761,865	784,232	2.94%
Nov	737,436	789,302	896,890		
Dec	581,382	683,012	832,486		
Jan	632,603	711,415	746,604		
Feb	864,339	1,034,662	964,281		
Mar	608,253	699,086	730,020		
Apr	615,673	669,034	747,020		
May	789,680	872,259	923,026		
Jun	683,530	716,509	789,102		
Jul	669,686	761,927	802,784		
Aug	809,685	868,604	918,423		
Sep	655,327	750,212	842,023		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of October 31, 2019

ASSETS	
Current Assets	
Checking/Savings	
Cash	29,210
Money Market	4,487,925
Total Checking/Savings	4,517,136
Accounts Receivable	
Leases	11,946
Total Accounts Receivable	11,946
Other Current Assets	
Investments	10,007,165
Total Other Current Assets	10,007,165
Total Current Assets	14,536,246
Fixed Assets	
Land -Industrial Park	85,728
Industrial Park-Phase I	734,002
Industrial Park-Phase II	38,624
Industrial Park-Phase III	20,377
Building-Business Resource Ctr	2,004,967
Accum Depr-Building	(770,217)
Total Fixed Assets	2,113,481
TOTAL ASSETS	16,649,728
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	2,807
Total Current Liabilities	2,807
Total Liabilities	2,807
Fund Equity	
Committed for Eco. Dev. Projects	8,527,165
Restricted for Fixed Assets	2,113,481
Unassigned Fund Balance	6,006,274
Total Fund Equity	16,646,920
TOTAL LIABILITIES & FUND EQUITY	16,649,728

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
October 2019

	Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	2,609,674	219,585	219,585	219,585	(2,390,089)	8%
Interest on Investments	225,000	31,615	31,615	31,615	(193,385)	14%
Lease Income	67,679	1,499	1,499	1,499	(66,180)	2%
Miscellaneous Income	-	865	865	865	865	100%
Total Revenues	2,902,353	253,564	253,564	253,564	(2,648,789)	9%
Expenditures						
Administrative	130,237	2,011	2,011	3,811	(126,426)	3%
Partner Affiliations	105,547	25,000	25,000	25,000	(80,547)	24%
City Services	640,274	-	-	-	(640,274)	0%
Industrial Park Ops & Maint	17,222	872	872	872	(16,350)	5%
Marketing-Chamber of Commerce	225,036	-	-	56,250	(168,786)	25%
Advertising	46,500	-	-	3,400	(43,100)	7%
Utilities	44,500	2,078	2,078	20,955	(23,545)	47%
Capital	68,000	-	-	-	(68,000)	0%
Business Factory	104,767	-	-	-	(104,767)	0%
Total Operating Expenditures	1,382,083	29,961	29,961	110,288	(1,271,795)	8%
Projects						
Air Service Marketing	955	-	-	-	(955)	0%
TGC/GAFB	8,399	-	-	-	(8,399)	0%
Principle LED	45,681	-	-	-	(45,681)	0%
Phase II Sewer Line	96,000	-	-	-	(96,000)	0%
TXDOT Aside Program Grant	60,500	-	-	-	(60,500)	0%
CalTech	181,950	-	-	-	(181,950)	0%
Parkhill	52,108	-	-	-	(52,108)	0%
Grant Works	50,000	-	-	-	(50,000)	0%
Netco	5,500	-	-	-	(5,500)	0%
Elite Solutions	15,260	-	-	-	(15,260)	0%
Goodfellow AFB	1,188,705	-	-	-	(1,188,705)	0%
Industrial Park-Phase II	1,999,800	-	-	-	(1,999,800)	0%
Howard College Const Tr	73,105	-	-	-	(73,105)	0%
US Customs Retention	25,000	-	-	-	(25,000)	0%
US Customs Retention II	1,100,000	-	-	-	(1,100,000)	0%
Principle LED BREP	200,147	-	-	-	(200,147)	0%
Carter Fentress	4,000	-	-	-	(4,000)	0%
Shea Transportation	38,693	-	-	-	(38,693)	0%
Chadbourne Street	2,250,000	-	-	-	(2,250,000)	0%
Comm Dev Strategies	2,035	-	-	-	(2,035)	0%
Centurion	380	-	-	-	(380)	0%
Ener-Tel	50,000	-	-	-	(50,000)	0%
West Texas Steel	59,000	-	-	-	(59,000)	0%
SMC Global	200,000	-	-	-	(200,000)	0%
J's Deer & Wild Game	60,000	-	-	-	(60,000)	0%
Schwertner Property	590,500	539,414	539,414	539,414	(51,086)	91%
Bradford Area	638,861	-	-	-	(638,861)	0%
Double Barrel	70,000	-	-	-	(70,000)	0%
Future Projects	1,463,489	-	-	-	(1,463,489)	0%
Total Project Expenditures	10,530,068	539,414	539,414	539,414	(9,990,654)	5%
Total Expenditures	11,912,151	569,375	569,375	649,702	(11,262,449)	5%
Revenue Over/(Under) Expenditures	(9,009,798)	(315,811)	(315,811)	(396,138)		

City of San Angelo Development Corporation
Economic Development Projects
As of October 31, 2019

Project	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Air Service Marketing	60,000	60,000	0	59,045	955
TGC/GAFB	633,000	633,000	0	624,601	8,399
Principle LED	550,001	550,001	0	504,320	45,681
Phase II Sewer Line	100,000	100,000	0	4,000	96,000
TXDOT Aside Program Grant	100,000	100,000	0	39,500	60,500
CalTech	603,999	223,050	0	41,100	181,950
Parkhill	308,000	323,000	0	270,892	52,108
Grant Works	54,000	54,000	0	4,000	50,000
Netco	60,000	60,000	0	54,500	5,500
Elite Solutions	40,260	15,260	0	0	15,260
Goodfellow AFB	1,500,000	1,500,000	0	311,295	1,188,705
Industrial Park-Phase II	2,000,000	2,000,000	0	200	1,999,800
Howard College Const Tr	168,000	168,000	0	94,895	73,105
US Customs Retention	25,000	25,000	0	0	25,000
US Customs Retention II	46,435	1,149,225	0	49,225	1,100,000
Principle LED BREP	300,147	300,147	0	100,000	200,147
Carter Fentress	20,000	20,000	0	16,000	4,000
Shea Transportation	49,000	49,000	0	10,307	38,693
Chadbourne Street	1,500,000	3,750,000	0	1,500,000	2,250,000
Comm Dev Strategies	65,000	65,000	0	62,965	2,035
Centurion	7,500	7,500	0	7,120	380
Ener-Tel	50,000	50,000	0	0	50,000
West Texas Steel	59,000	59,000	0	0	59,000
SMC Global	200,000	200,000	0	0	200,000
J's Deer & Wild Game	60,000	60,000	0	0	60,000
Schwertner Property	600,000	600,000	539,414	548,914	51,086
Bradford Area	638,861	638,861	0	0	638,861
Double Barrel	70,000	70,000	0	0	70,000
	9,868,203	12,830,044	539,414	4,302,879	8,527,165

Total Committed, Not Expended 8,527,165

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of October 31, 2019

ASSETS	
Current Assets	
Checking/Savings	
Cash	27,477
Money Market	2,855,220
Total Checking/Savings	2,882,697
Accounts Receivable	
Note Receivable	5,943
Total Accounts Receivable	5,943
Other Current Assets	
Investments	0
Total Other Current Assets	0
Total Current Assets	2,888,640
TOTAL ASSETS	2,888,640
LIABILITIES & FUND EQUITY	
Fund Equity	
Committed for Ballot Projects	504,865
Assigned for Debt Service	1,005,416
Unassigned Fund Balance	1,378,359
Total Fund Equity	2,888,640
TOTAL LIABILITIES & FUND EQUITY	2,888,640

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
October 2019

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	6,710,590	564,647	564,647	564,647	(6,145,943)	8%
Interest on Investments	75,000	5,265	5,265	5,265	(69,735)	7%
Total Revenues	6,785,590	569,912	569,912	569,912	(6,215,678)	8%
Expenditures						
City Services	30,135	0	0	0	(30,135)	0%
Loan/Debt Service	5,452,250	0	0	0	(5,452,250)	0%
Total Operating Expenditures	5,482,385	0	0	0	(5,482,385)	0%
Projects						
Affordable Housing	304,865	0	0	0	(304,865)	0%
West Texas Water Partnership	200,000	0	0	0	(200,000)	0%
Future Projects	798,340	0	0	0	(798,340)	0%
Total Project Expenditures	1,303,205	0	0	0	(1,303,205)	0%
Total Expenditures	6,785,590	0	0	0	(6,785,590)	0%
Revenue Over/(Under) Expenditures	0	569,912	569,912	569,912		

City of San Angelo Development Corporation
Ballot Projects
As of October 31, 2019

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	692,740	0	492,740	200,000
* Reclaimed Water Alternatives	1,389,965	0	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	0	151,040	-
Total Expenditures	2,233,745	0	2,033,745	200,000
Total Water Supply Projects				200,000
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	0	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	3,347,965	0	3,043,100	304,865
* Administrative Contract	120,405	0	120,405	-
* Blackshear Neighborhood Boundary	28,300	0	28,300	-
* Blackshear Properties	404,125	0	404,125	-
* Neighborhood Blitz	550,000	0	550,000	-
* Neighbors Helping Neighbors	53,000	0	53,000	-
* Rebuilding Together - Housing One Stop	23,759	0	23,759	-
* Rebuilding Together - Housing Repair	74,920	0	74,920	-
* Rehabs	114,487	0	114,487	-
* Roofing Grant	200,000	0	200,000	-
Total Expenditures	4,916,961	0	4,612,097	304,865
Total Affordable Housing				304,865
Other Projects				
* Sports Facilities Maintenance	285,353	0	285,353	-
Total Expenditures	285,353	0	285,353	-
Total Ballot Projects Committed, Not Expended				504,865
Voter Approved Projects:				
* Fort Concho Improvements	900,000	0	900,000	-
* Sports & Athletics Facilities	708,744	0	708,744	-
* 29th Street Sports Complex	1,750,000	0	1,750,000	-
Total Expenditures	3,358,744	-	3,358,744	-
Total Voter Approved Projects Committed, Not Expended				-

* Completed

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through October 31, 2019

2011A Tax/Revenue C.O. - Fund 514

For Airport, Ft. Concho, and Parks Improvements
Debt Payments Through 2024

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		**855,955**		**855,955**			
REVENUES:							
C.O. Proceeds		-	-	-	-	13,780,000	13,780,000
Municipal Pool Donation		-	-	-	-	21,225	21,225
SASSRA Stock Barn		-	-	-	-	157,722	157,722
Transfer from Dev. Corp.		-	-	-	-	4,220,000	4,220,000
Interest Income		-	287	287	287	168,882	169,169
Total Revenues		-	287	287	287	18,347,829	18,348,116
EXPENDITURES:							
Airport Terminal Rehab	3925	-	-	-	-	500,000	500,000
Concho River	4119	258,084	-	403	(257,681)	8,341,918	8,342,321
Parks	6000	466,021	-	20,030	(445,991)	459,051	479,081
Red Arroyo Trail	6040	-	-	-	-	325,000	325,000
Recreation	6100	75,000	-	-	(75,000)	2,597,817	2,597,817
Fort Concho Improvements	6301	-	-	-	-	100,001	100,001
Auditorium	6602	-	-	-	-	3,750,001	3,750,001
Fairgrounds	6636	-	-	-	-	1,157,722	1,157,722
Issue Costs	9900	-	-	-	-	260,363	260,363
Contingencies	9900	-	-	-	-	-	-
Total Expenditures		799,105	-	20,433	(778,672)	17,491,873	17,512,306
Revenue Over/(Under) Expenditures		**(799,105)**	**287**	**(20,146)**			
Ending Fund Balance		**56,850**		**835,809**			

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through October 31, 2019

Hickory Water Supply - Fund 516

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		**2,090,675**		**2,090,675**			
REVENUES:							
Interest		-	3,012	3,012	3,012	600,798	603,810
C.O. Proceeds		-	-	-	-	119,998,750	119,998,750
Total Revenues		-	3,012	3,012	3,012	120,599,548	120,602,560
EXPENDITURES:							
Easements/Property Damage	4150	-	-	-	-	106,865	106,865
Engineering	4157	2,162,781	-	2,076,395	(86,386)	17,632,306	19,708,701
Well Field Pipelines	4152	-	-	-	-	3,026,918	3,026,918
30 " Transmission Main	4153	-	-	-	-	38,681,022	38,681,022
Well Field Pumps	4154	-	-	-	-	12,831,038	12,831,038
Well Field Pump Station	4155	-	-	-	-	1,617,139	1,617,139
Well Field Expansion	4158	-	-	-	-	7,668,888	7,668,888
Treatment Plant	4156	-	-	-	-	27,132,194	27,132,194
Well Field Expansion #2	4159	-	-	-	-	9,640,252	9,640,252
Issue Costs	9900	-	-	-	-	172,251	172,251
Total Expenditures		2,162,781	-	2,076,395	(86,386)	118,508,873	120,585,268
Revenue Over/(Under) Expenditures		**(2,162,781)**	**3,012**	**(2,073,383)**			
Ending Fund Balance		**(72,106)**		**17,292**			

	Revenues
Previous Years Activity	120,599,548
Current Year Budget	-
Less Interest Earned	(600,798)
TOTAL	**119,998,750**

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: November 20, 2019

Item type: Regular Item

Caption:

Consider a Resolution of the City of San Angelo Development Corporation Board of Directors authorizing the use of sales and use tax funds in an amount not to exceed $1,057,300, to provide an Economic Development Incentive to ETHICON, INC. for a Business Retention and Expansion Program (BREP) project related to business enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 505 Subchapter D. (Presentation made by Guy Andrews, Director of Economic Development)

Summary/History:

EHTICON, INC. plans to invest a minimum of $25,950,000 at their existing medical device manufacturing facility located in San Angelo. This investment will include new production machinery and equipment, software and various facility enhancements. These investments will allow for increased plant production capacity, safety enhancements, and end to end operational efficiency improvements.

They currently have 475 employees which they will retain.

Financial Impact:

Proposed Incentives (Based on a 75% Tax Rebate for Cap. Ex. for 7 years):

Year 1 Capital Investment: $8,200,000
Year 2 Capital Investment: $13,500,000
Year 3 Capital Investment: $4,250,000
Total Capital Investment: $25,950,000

Year 1 Prop. Tax Rebate Incentive: $47,724 ($8.2M x .00776 x 75%)
Year 2 Prop. Tax Rebate Incentive: $126,294 ($13.5M x .00776 x 75% + $47,724)
Year 3 Prop. Tax Rebate Incentive: $151,029 ($4.25M x .00776 x 75% + $47,724 + $78,570)
Year 4 Prop. Tax Rebate Incentive: $151,029 ($47,724 + $78,570 + $24,735)
Year 5 Prop. Tax Rebate Incentive: $151,029 ($47,724 + $78,570 + $24,735)
Year 6 Prop. Tax Rebate Incentive: $151,029 ($47,724 + $78,570 + $24,735)
Year 7 Prop. Tax Rebate Incentive: $151,029 ($47,724 + $78,570 + $24,735)
Year 8 Prop. Tax Rebate Incentive $103,305 ($78,570 + $24,735)
Year 9 Prop. Tax Rebate Incentive: $24,735

Total Proposed Incentives: $1,057,203

Other Information/Recommendation:

Attachments:

1.	20-0071_COSADC_ETHICON_PROJECT_RESO_FINAL	20-0071_COSADC_ETHICON_PROJECT_RESO_FINAL.docx
2.	Ethicon Incentives Spreadsheet	Ethicon Incentives Spreadsheet.xlsx

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Guy Andrews	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED $1,057,300, TO PROVIDE AN ECONOMIC DEVELOPMENT INCENTIVE TO ETHICON, INC., FOR A PROJECT RELATED TO BUSINESS ENTERPRISES THAT CREATE OR RETAIN PRIMARY JOBS, AS AUTHORIZED FOR A TYPE B CORPORATION UNDER LOCAL GOVERNMENT CODE CHAPTER 505 SUBCHAPTER D.

WHEREAS, The voters of the City of San Angelo on November 2, 2010 approved the use of sales and use tax proceeds for the continued economic development projects authorized under Section 4B of the Act, including but not limited to, the development, promotion, creation, retention, or expansion of business enterprises that create or retain primary jobs, including suitable infrastructure, and

WHEREAS, ETHICON, INC. specializes in the manufacturing of medical, surgical sutures and wound closure devices in San Angelo and is in the process of expanding its business; and,

WHEREAS, ETHICON, INC. intends to retain at its facilities in San Angelo four hundred and seventy-five (475) existing full time primary jobs; and,

WHEREAS, EHTICON, INC. would like to invest a minimum of $25,950,000 for new production machinery, equipment, software and various facility enhancements for its expansion of its business enterprise in San Angelo; and,

WHEREAS, ETHICON, INC. has applied with COSADC under the Business Retention and Expansion Program (BREP) for an incentive to carry out business expansion plans, and the Board has determined that the Project will promote or develop expansion of a business enterprise that creates or retains primary jobs; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act, Sections 505.159 and 505.160 of the Local Government Code and

WHEREAS, DECEMBER 18, 2019 the City of San Angelo Development Corporation shall hold a Public Hearing on the Project prior to expending authorized grant funds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The City of San Angelo Development Corporation offers this Resolution authorizing the use of sales and use tax funds as an economic development incentive to ETHICON, INC., in an amount not to exceed $1,057,300; authorizing the Director of Economic Development to prepare an economic development performance agreement with ETHICON, INC. in compliance with the Development Corporation Act and as approved by the City Attorney; authorizing the COSADC Board President to execute said agreement and related documents; and recommending to City Council ratification of the incentive and approval of the economic development performance agreement.

ADOPTED THIS _____ DAY OF NOVEMBER, 2019

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST: By: _____
Todd Kolls, President

_____
Nora Nevarez, Corporate Secretary

APPROVED FOR CONTENT

_____
Shannon Scott, Business Retention & Expansion Coordinator

APPROVED AS TO FORM

_____
Dan T. Saluri, Deputy City Attorney

Ethicon 3 Year Rebate Worksheet

	Investments									
	Yr 1	8,200,000								
	Yr 2	13,500,000								
	Yr 3	4,250,000								
	Tax Rate	0.00776								
	Yr 1	**Yr 2**	**Yr 3**	**Yr 4**	**Yr 5**	**Yr 6**	**Yr 7**	**Yr 8**	**Yr 9**	**Total**
Phase 1	47724	47724	47724	47724	47724	47724	47724			334068
Phase 2		78570	78570	78570	78570	78570	78570	78570		549990
Phase 3			24735	24735	24735	24735	24735	24735	24735	148410
Totals	47724	126294	151029	151029	151029	151029	151029	103305	24735	**1057203**

Ethicon 3 Year Rebate Worksheet With Depreciation

	Investments									
	Yr 1	8,200,000								
	Yr 2	13,500,000								
	Yr 3	4,250,000								
	Tax Rate	0.00776								
	Yr 1	**Yr 2**	**Yr 3**	**Yr 4**	**Yr 5**	**Yr 6**	**Yr 7**	**Yr 8**	**Yr 9**	**Total**
Phase 1	43906.08	39133.68	35315.76	31497.84	27679.92	23862	20044.08			2.214E+05
Phase 2		72284.4	64427.4	58141.8	51856.2	45570.6	39285	32999.4		364564.8
Phase 3			22756.2	20282.7	18303.9	16325.1	14346.3	12367.5	10388.7	104381.7
Totals	43906.08	111418.08	1.225E+05	1.099E+05	97840.02	85757.7	73675.38	45366.9	10388.7	**7.008E+05**

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, COSADC, 325.653.7197

Meeting Date: November 20, 2019

Item type: Regular Item

Caption:

Consider a Resolution of the City of San Angelo Development Corporation Board of Directors authorizing the use of sales and use tax funds in an amount not to exceed $36,000, to provide an Economic Development Incentive to CENTURION PLANNING & DESIGN, LLC for a Business Retention and Expansion Program (BREP) project related to business enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 505 Subchapter D. (Presentation made by Guy Andrews, Director of Economic Development)

Summary/History:

CENTURION PLANNING & DESIGN, LLC plans to expand their current operations to include the acquisition of a building, renovations to the building, as well as furniture, fixtures and equipment.

They currently have 6 employees which they will retain and anticipate hiring up to 6 additional employees to assist with their expansion.

They plan on investing at least $500,000 for the acquisition of the building, renovations to the building as well as furniture, fixtures and equipment.

Financial Impact:

Proposed Incentives:

$30,000 one time capital investment grant once the $500,000 capital investment has been made

$1,000 per FTE for up to 6 FTE's.

Total proposed incentives:
$36,000

Other Information/Recommendation:

Attachments:

1. 20-0070_COSADC_CENTURION_PROJECT_RESO_FINAL 20-0070_COSADC_CENTURION_PROJECT_RESO_FINAL.docx

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Guy Andrews	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED $36,000, TO PROVIDE AN ECONOMIC DEVELOPMENT INCENTIVE TO CENTURION PLANNING & DESIGN, LLC, FOR A PROJECT RELATED TO BUSINESS ENTERPRISES THAT CREATE OR RETAIN PRIMARY JOBS, AS AUTHORIZED FOR A TYPE B CORPORATION UNDER LOCAL GOVERNMENT CODE CHAPTER 505 SUBCHAPTER D.

WHEREAS, The voters of the City of San Angelo on November 2, 2010 approved the use of sales and use tax proceeds for the continued economic development projects authorized under Section 4B of the Act, including but not limited to, the development, promotion, creation, retention, or expansion of business enterprises that create or retain primary jobs, including suitable infrastructure, and

WHEREAS, CENTURION PLANNING & DESIGN, LLC provides municipal engineering and related services to include road, street, sidewalk, drainage, wastewater, water utilities, business and industrial park planning, public outreach services, airport planning and airport project management in San Angelo and is in the process of expanding its business; and,

WHERAS, CENTURION PLANNING & DESIGN, LLC intends to retain at its facilities in San Angelo six (6) existing full time primary jobs and would like to create a minimum of three (3), but up to six (6) new Full Time Equivalent Primary Jobs (FTE's); and,

WHEREAS, CENTURION PLANNING & DESIGN, LLC would like to make a capital investment in a minimum of $500,000 for the purchase of an office building, as well as upgrades, furniture, fixtures and equipment for its expansion of its business enterprise in San Angelo; and,

WHEREAS, CENTURION PLANNING & DESIGN, LLC has applied with COSADC under the Business Retention and Expansion Program (BREP) for an incentive to carry out business expansion plans, and the Board has determined that the Project will promote or develop expansion of a business enterprise that creates or retains primary jobs; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act, Sections 505.159 and 505.160 of the Local Government Code and

WHEREAS, on DECEMBER 18, 2019 the City of San Angelo Development Corporation shall hold a Public Hearing on the Project prior to expending authorized grant funds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The City of San Angelo Development Corporation offers this Resolution authorizing the use of sales and use tax funds as an economic development incentive to CENTURION PLANNING & DESIGN, LLC, in an amount not to exceed $36,000; authorizing the Director of Economic Development to prepare an economic development performance agreement with CENTURION PLANNING & DESIGN, LLC in compliance with the Development Corporation Act and as approved by the City Attorney; authorizing the COSADC Board President to execute said agreement and related documents; and recommending to City Council ratification of the incentive and approval of the economic development performance agreement.

ADOPTED THIS 20th DAY OF NOVEMBER, 2019

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST: By: _____
Todd Kolls, President

_____
Nora Nevarez, Corporate Secretary

APPROVED FOR CONTENT

_____
Shannon Scott, Business Retention & Expansion Coordinator

APPROVED AS TO FORM

_____
Dan T. Saluri, Deputy City Attorney

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, COSADC, 325.653.7197

Meeting Date: November 20, 2019

Item type: Regular Item

Caption:

Consider adoption of a Resolution authorizing the Board President to negotiate and execute a first amendment to Economic Development Grant Project Agreement with Howard County Junior College District extending the term of the Agreement (Presentation by Guy Andrews, Director of Economic Development)

Summary/History:

On January 31, 2018, the COSADC Board of Directors approved matching grant funds in conjunction with the Concho Valley Workforce Development Board in the amount of $168,000 for the construction trades program at Howard College.

Per the agreement, the contract is to automatically terminate on Dec. 31, 2019.

On Nov. 12th, 2019, a request for an extension of the agreement was made by Howard College due to delays in the program and unforeseen circumstances. The request is to extend the contract from Dec. 31, 2019 to Feb. 29, 2020.

Financial Impact:

Original grant amount: Not to exceed $168,000

Total grant paid to date on behalf of COSADC: $104,606.62

Estimated total grant left to pay: $63,162.38

Other Information/Recommendation:

Attachments:

1. 20-0103_COSADC_HWD_COLLEGE_EDA_1ST_AMEND_RESO	20-0103_COSADC_HWD_COLLEGE_EDA_1ST_AMEND_RESO.pdf
2. 20-0103_COSADC_HOWARD_COLLEGE_EDA_1ST_AMEND	20-0103_COSADC_HOWARD_COLLEGE_EDA_1ST_AMEND.pdf

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved

Dan Saluri	Approved
Guy Andrews	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A FIRST AMENDMENT TO THE ECONOMIC DEVELOPMENT GRANT PROJECT AGREEMENT WITH HOWARD COUNTY JUNIOR COLLEGE DISTRICT EXTENDING THE TERM OF THE AGREEMENT

WHEREAS, COSADC and HOWARD COUNTY JUNIOR COLLEGE DISTRICT entered into an Economic Development Grant Project Agreement effective January 31, 2018, and continuing in effect on the Effective Date hereof and automatically terminating on Dec. 31, 2019; and,

WHEREAS, COMPANY has requested extension of the Agreement term from its termination date of December 31, 2019, through February 29, 2020; and,

WHEREAS, the Board has determined that the requested amendment to the Agreement as stated in this First Amendment is in compliance with the requirements and purposes of the Act, COSADC Articles of Incorporation, and the COSADC Business Retention and Expansion Program (BREP) approved by City Council; and, that the Project and direct incentives as amended will serve the public purposes set forth in the Texas Development Corporation Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The Board President is hereby authorized and directed to negotiate and execute a First Amendment to the Economic Development Grant Project Agreement by and between City of San Angelo Development Corporation and Howard County Junior College District extending the Agreement term from its termination date of December 31, 2019, through February 29, 2020 in substantially the attached form, as

approved by the City Attorney; and, the Board recommends to City Council approval of the First Amendment.

ADOPTED on this the 20th day of November 2019.

CITY OF SAN ANG ELO DEVELOPMENT CORPORATION

By: _____
Todd Kolls, President

ATTEST

By: _____
Nora Nevarez, Corporation Secretary

FIRST AMENDMENT TO ECONOMIC DEVELOPMENT GRANT PROJECT AGREEMENT BY AND BETWEEN CITY OF SAN ANGELO DEVELOPMENT CORPORATION AND HOWARD COUNTY JUNIOR COLLEGE DISTRICT

THIS AMENDMENT to THE ECONOMIC DEVELOPMENT GRANT PROJECT AGREEMENT BY AND BETWEEN CITY OF SAN ANGELO DEVELOPMENT CORPORATION AND HOWARD COUNTY JUNIOR COLLEGE DISTRICT ("First Amendment") is made and entered into this ____ day of _____, 2019, by and between the City of San Angelo Development Corporation, a Texas non-profit economic development corporation ("COSADC"), and Howard County Junior College District (HOWARD COLLEGE).

WHEREAS, COSADC and HOWARD COLLEGE entered into the described economic development grant project agreement effective January 31, 2018, due to expire on December 31, 2019 (the "Agreement"), a copy of which is attached hereto as **Exhibit "A:** and,

WHEREAS, the parties desire to amend the Agreement to extend the term through February 29, 2020.

WHEREAS, the Agreement provides at Section 23. E. that it may be amended by written agreement executed by duly authorized representatives of the parties.

NOW THEREFORE, in consideration of the premises, and of the mutual promises, covenants, and agreements of the parties hereinafter set forth, it is agreed between the parties that the above described Economic Development Grant Project Agreement shall be and the same is hereby amended as follows:

First. Section 2 "TERM" of the Agreement is amended to provide that the term shall automatically terminate on February 29, 2020, subject to earlier termination in accordance with its terms.

Second. This First Amendment shall be subject to the approval of the governing body of each party, but effective from December 3, 2019 (the "Effective Date").

Third. All other provisions of the Agreement not specifically amended hereby remain in full force and effect throughout the remaining term of the Agreement as amended. In the event of conflict between the Agreement and the Agreement as hereby amended, the order of precedence shall be the Agreement as amended by this First Amendment and then the Agreement as in effect immediately prior to the effective date of this First Amendment.

IN WITNESS WHEREOF, the undersigned have executed or caused to be executed this First Amended of THE ECONOMIC DEVELOPMENT GRANT PROJECT AGREEMENT by authority of the governing body of each party effective as of the above stated Effective Date.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

By: _____
Todd Kolls, President

ATTEST:

By: _____
Nora Nevarez, Corporate Secretary

HOWARD COLLEGE

By: _____
Dr. Cheryl T. Sparks, President
EMAIL: csparks@howardcollege.edu

APPROVED AS TO CONTENT

_____
Guy D. Andrews, Economic Development Director

APPROVED AS TO FORM

_____
Dan T. Saluri, Deputy City Attorney

EXHIBIT "A"
FIRST AMENDMENT TO ECONOMIC DEVELOPMENT GRANT PROJECT AGREEMENT BY AND BETWEEN CITY OF SAN ANGELO DEVELOPMENT CORPORATION AND HOWARD COUNTY JUNIOR COLLEGE DISTRICT

(Following Pages)

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Guy Andrews, Economic Development Director, Economic Development, (325) 653-7197

Meeting Date: November 20, 2019

Item type: Regular Item

Caption:

Update presentation on the 2019 Housing Study (Presentation made by Guy Andrews, Director of Economic Development.)

Summary/History:

A comprehensive Housing Study was conducted by Community Development Systems (CDS), and was completed in July, 2019. This is an update of housing developments planned throughout San Angelo.

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	9-19 New Development in San Angelo	9-19 New Development in San Angelo.pdf

Presentation:

Guy Andrews

Approvals/Reviews:

Guy Andrews	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Julia Antilley	Final Approval

New Development in San Angelo – November 2019

1. Baker Ranch - located in Twin Mountain. 36 single family lots. Developer – Vista del Sol

2. *Green Meadow – 40/60 apartment units off Southwest Blvd. Developer – Mickey Favre*

3. Creek 27 – 200 + homes for lease located in NW San Angelo off Houston Harte. Apartment complex amenities, but with detached homes 800-1,200 sq. ft. Developer – Flat Creek Builders, Austin, TX

4. Shriner Point – off 40th street in Lakeview. 250 apartment units and 140 single family lots. Developer – the MacDonald Companies & NuHome Constructors and Mallena Heights – 17 single family lots. Developer – NuHome Constructors.

5. *PaulAnn area – 150-200 single family lots. Developer – Gary Cortese*

6. *Quicksand Convention Center – Adding 9 Holes and single family units or apartments. Developer - ?*

7. Holiday Street Townhomes – 30 units (7 Quadplexes, 1 Duplex) backing up to the river. All leased homes. 1,500 sq ft. 3/2 – some 2 story homes. Developer – Bryan Benson, Clearview Custom Homes

8. *Era St. Project - 40-80 single family duplexes in Belaire. Developer – NuHome Constructors*

9. Glenn Park - 60 apartment units off South Chadbourne and Old Christoval Rd. Developer – Zimmerman Properties Construction, Springfield, MO

10. The Foundation – 2 front commercial lots off W Loop 306 and 28 ½ acre lots located behind. Developer – Bruce Hitt, Stillwater DG

11. Bentwood – Wolf Creek - 23 large lots behind Karsten Creek

12. Tigres Properties – 300 + apartments off W Loop 306. * single story only. Developer – Tigres Properties out of Austin, TX

13. Bentwood (behind Texas Department of Transportation) 6 single family lots, developer – Bruce Hitt, Stillwater DG

All of the properties around Bentwood are in need of repair to the lift station in order to proceed with development. The developers may be required to pay up to 30% of the cost.

Potential: Bowie Street Re-Platt. Petitioning City for reconfiguration of 6 lots in order to utilize existing City infrastructure. That will potentially open the door to develop on an adjacent platted lot with up to 60 lots.