Agenda
1/22/2020

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on January 22, 2020 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.

4. **Consent Agenda**
   a. Consider approving the December 18, 2019 and December 30, 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 agreement with MC Electric, for the BRC building, not to exceed $5,000 annually, with provision for renewals.
5. **Regular Agenda**
   a. Consider approving the December 2019 Financial Statements (Presentation made by Tina Dierschke, Director of Finance)
   b. Public Hearing regarding the expenditure of up to $2.5 million in half cent sales tax funds for the construction of Infrastructure Improvements to Phases 2.1 and 2.2 of the San Angelo Business & Industrial Park, the total cost of construction being $3,522,417 and including 5% Contingency (Presentation made by Robert Schneeman, Economic Development Project Manager)

   -

   c. Consider a request for $4,300 to support the re-certification of Tom Green County as an ACT Work Ready Community.
   d. Presentation of the 2019 City of San Angelo Development Corporation Annual Report (Presentation made by Guy Andrews, Director of Economic Development)

e. Consider authorizing the board president to negotiate and execute a Real Estate Sales agreement with Coverlay Manufacturing for sale of 4.0 acres +/- out of Gateway Addition, City of San Angelo Business and Industrial Park, generally located at the SW quadrant of the intersection of Gateway Dr. and Venture Dr.(Presentation made by Robert Schneeman, Economic Development Project Manager)

f. Consider adoption of a resolution affirming the real estate sales contract for sale of 12 acres of land surveyed out of the San Angelo Business and Industrial Park to Allen's Transport USA, Inc. at a price of $25,000.00 per acre; authorizing the Board President to negotiate and execute a right of first refusal and option agreement to Allen's Transport USA Inc. for 7.23 +/- additional acres of land adjacent to said surveyed 12 acre parcel in a form approved by the City Attorney; and, recommending approval by City Council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

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:

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-W322
   Project 2020-W001

b. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding:

   Discuss shorter term leases for Business Resource Center (BRC)

7. Follow Up and Administrative Issues

a. Consideration and possible action of items discussed in Closed Session, if needed

b. Consider possible dates for COSADC workshop

c. 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 17th day of January, 2020 at 3:00 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: January 22, 2020

Item type: Consent Item

Caption:

Consider approving the December 18, 2019 and December 30, 2019 meeting minutes

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	COSADC Minutes 12-18-2019	COSADC Minutes 12-18-2019.pdf
2.	COSADC Minutes 12-30-19	COSADC Minutes 12-30-19.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, Texas
Development Corporation Meeting
Wednesday, December 18, 2019

Present:
Todd Kolls, President
Bill Dendle, First Vice President
Dr. David Cummings, Second Vice President
Edward Carrasco, Director
Garland Freeze, Director
Erika Lara, 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 8:33 a.m., on Wednesday, December 18, 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.

Nora Nevarez, Economic Development Assistant announced the following:

- **Shannon Scott received her Master from Texas Tech on December 13, 2019**
- **Michael Looney is a proud father to a baby girl**

4. **Consent Agenda**

a. Consider approving the November 20, 2019 meeting minutes

b. Consider approving the necessary corporation disbursements.

c. Consider approving the November 2019 Financial Statements

d. Consider adopting the 2019 Investment Policy

Motion: First Vice President Dendle made a motion, seconded by Second Vice President Dr. Cummings to approve the consent agenda as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

5. Regular Agenda

a. Public Hearing regarding 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 C. (Presentation by Shannon Scott, Business, Retention, & Expansion Coordinator)

No Public Comment

b. Public Hearing regarding 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 C. (Presentation by Shannon Scott, Business, Retention & Expansion Coordinator)

No Public Comment

c. Public Hearing regarding the authorization of an expenditure to 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 (Presentation made by Robert Schneeman, Economic Development Project Manager)

No Public Comment

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 8:46 a.m., the Board convened 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-W322

b. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person:

Sale of 4 +/-acres at the San Angelo Business & Industrial Park out of the remainder of Block 1, San Angelo Gateway Addition, Section 1 as recorded in Cabinet "F", Slide 17, Plat Records of Tom Green County, Texas, at a price of $29,000 per acre

No action was taken

At 9:16 a.m., the Board reconvened

7. Follow Up and Administrative Issues

a. Consideration and possible action of items discussed in Closed Session, if needed

b. Announcements and consideration of Future Agenda Items

Robert Schneeman, Economic Development Project Manager requested a Special meeting scheduled for December 30, 2019 at 8:30 a.m. The meeting will be held at the McNease Convention Center.

8. Adjournment

The meeting adjourned at 9:18 a.m.

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.)

City of San Angelo, Texas
Development Corporation Meeting
Monday, December 30, 2019

Attendance:
Bill Dendle, First Vice President
Edward Carrasco, Director
Max Puello, Director
Garland Freeze, Director
Erika Lara, Director

1. **Call to Order**

With a quorum of the City of San Angelo Development Corporation Board Members present, First Vice President Dendle called the regular session of the City of San Angelo Development Corporation meeting to order at 8:35 a.m., on Monday, December 30, 2019 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903

2. **Prayer**

An invocation was provided by Director Freeze

3. **Special Agenda**

a. Consider a resolution awarding of RFB DC-01-20 for Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business and Industrial Park to Reece Albert, Inc., authorizing the Board President to negotiate and execute a construction services contract with Reece Albert, Inc. in a sum not to exceed $3,354,682.70, a project authorized under Chapter 501 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business and 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 Carrasco to approve the resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

4. **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 8:43 a.m., the Board convened 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.

No items discussed

At 8:43 a.m., the Board reconvened

5. **Follow Up and Administrative Issues**
   a. Consideration and possible action of items discussed in Closed Session, if needed
   b. Announcements and consideration of Future Agenda Items

No announcements or future agenda items were discussed

6. **Adjournment**

Meeting adjourned at 8:44 a.m.

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.)

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 22, 2020

Item type: Consent Item

Caption:

Consider approving the necessary corporation disbursements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 01-14-2020 Disbursement 01-14-2020.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
Check Disbursements
For Board Approval January 22, 2020

Economic Development				
Ports to Plains Alliance	$	56,046.80	COSA membership renewal (Inv. 1800)	
OCF Partners, LLC		10,000.00	2019 BP - 3rd Place Winner (Inv. 1)	*Ck. 5029*
Shea Transportation		8,544.58	Consulting expenses & mileage (Inv.8 & 9))	*Ck. 5043*
		1,600.00	Consulting expenses & mileage (Inv. 6 & &)	*Ck. 5031*
Total for Board Consideration	**$**	**76,191.38**		
Moontime	$	825.59	2017 BP winner (Inv. 13)	*Ck. 5045*
Dirt Doctor		725.00	General cleaning (Inv 4074)	*Ck. 5039*
Dirt Doctor		725.00	Genral cleaning (Inv. 4115)	
JR Silva Tree Service & Landscaping		672.00	Landscaping & parking lot clean (Inv. 2710 & 2711)	*Ck. 5017*
Kirbo's Office Systems		561.48	Overage copier charges - Business Factory (Inv. 317539 & 307165)	*Ck. 5041*
CDS		390.93	Housing Study Reimbursement Exp (Inv. 13582)	*Ck. 5036*
Angelo Glass & Mirror		318.76	Replace broken window at BRC (Inv. 83542)	
Ports to Plains		250.00	COSADC membership renewal (Inv. 1843)	*Ck. 5046*
Atmos Energy		232.91	Gas Utilities at BRC	
Angelo State SBDC		181.14	Reimburse for Business Factory marketing material	
Angelo Water Service Co.		156.00	Water serv and delivery at BRC (Inv.7005)	*Ck. 5034*
McLaughlin Advertising		150.00	Web domain hosting (Inv. 2957; 2956; 2762; 2761; 2655; & 2615)	
Ener-tel		100.00	Monthly burglary serv at BRC (Inv 205942 & 203665)	
Go San Angelo		78.11	Legal notices (Inv 2992368)	*Ck. 5040*
Staples Advantage		78.06	Office supplies (Inv. 3434095951, 3434095952, & 3434185850)	*Ck. 5047*
Canon Financial Serv., Inc.		56.58	Copier charge (Inv. 20853487)	*Ck. 5038*
Republic Services, Inc.		32.86	Trash serv at BRC (Inv 691000920127)	*Ck. 5037*
	$	**5,534.42**		
Total Economic Development Disbursements	**$**	**81,725.80**		
Ballot				
Total for Board Consideration	**$**	**-**		
Total Routine Disbursements	**$**	**-**		
Total Ballot Disbursements	**$**	**-**		
Grand Total Disbursements this Period	**$**	**81,725.80**		

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 22, 2020

Item type: Consent Item

Caption:

Consider adoption of a motion authorizing the Board President to negotiate and execute an annual agreement with MC Electric, for the BRC building, not to exceed $5,000 annually, with provision for renewals.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. MC Electric Service Agreement — MC Electric Service Agreement.pdf

Presentation:

Approvals/Reviews:

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

SERVICES AGREEMENT BY AND BETWEEN
THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION
AND
MARVIN RUSSELL CLARK DBA MC ELECTRIC

This Services Agreement is entered into by and between the City of San Angelo Development Corporation, a State of Texas non-profit Type B development corporation ("COSADC") and Marvin Russell Clark, DBA MC Electric ("Provider" or "Contractor"), effective as of January ___, 2020 ("Effective Date").

1. STATEMENT OF WORK:

A. Description of Work. Contractor shall furnish all of the services, material, supplies, tools, equipment, and labor necessary for the completion of the work as particularly described in **Exhibit "A"** entitled "Scope of Work" attached hereto and made a part hereof for all purposes (hereinafter collectively referred to as the "Work"). Contractor warrants that Work shall be performed and completed in a professional, first class and workmanlike manner.

B. Contract Price. The total amount of compensation payable by COSADC to Contractor under this Agreement shall not exceed FIVE THOUSAND DOLLARS AND NO/100 ($5,000.00), and all charges for Work shall be based on the rates described in **Exhibit "B"** attached hereto, which by this reference is incorporated into this Agreement.

C. Term. This Agreement shall be in effect for a period of one (1) year(s) from the effective date. It may be extended for an additional year upon written agreement of the parties, at least thirty (30) days prior to expiration of the initial term.

2. PAYMENT PROCEDURES: Upon completion and acceptance of Work by COSADC, Contractor shall invoice COSADC for payment. COSADC shall, within thirty (30) days of receiving such invoice, review the invoice and pay all non-disputed and approved charges thereon. If COSADC disputes any of Contractor's fees, COSADC shall give written notice to Contractor within thirty (30) days of receipt of an invoice of any disputed fees set forth therein.

3. CONTRACTOR'S REPRESENTATIONS: In order to induce COSADC to enter into this Agreement, Contractor makes the following representations to COSADC:

A. Contractor has familiarized itself with the nature and extent of the Work and with all local conditions and federal, state and local laws.

B. Contractor has made, or caused to be made, examinations and investigations of information as it deems necessary for the performance of Work at the Contract Price, within the Contract Term and in accordance with the other terms and conditions of this Agreement; and no additional examinations, investigations or similar data are, or will be required by Contractor for such purposes.

C. Contractor has given COSADC advanced written notice of all conflicts, errors, or discrepancies that it has discovered in this Agreement prior to submitting a quote and the written resolution thereof by COSADC is acceptable to Contractor.

D. Contractor is skilled and experienced to responsibly perform the type of Work described in this Agreement in a timely manner.

4. <u>INDEMNIFICATION</u>: **Provider shall indemnify, defend and hold harmless COSADC and its officials, employees and agents (collectively referred to as "Indemnitees") and each of them from and against all loss, costs, penalties, fines, damages, claims, expenses (including reasonable attorney's fees) or liabilities (collectively referred to as "Liabilities") by reason of any injury to or death of any person or damage to or destruction or loss of any property arising out of, resulting from, or in connection with (i) the performance or non-performance of Services contemplated by this Agreement but only to the extent caused by the negligent acts, errors or omissions, intentional torts, intellectual property infringement, or a failure to pay a subcontractor or supplier committed by Provider or Provider's agent, consultant under contract, or another entity over which Provider exercises control, or its employees, agents or sub-providers (collectively referred to as "Provider") (ii) the failure of Provider to comply with any of the paragraphs herein or the failure of Provider to conform services or work to statutes, ordinances, or other regulations or requirements of any governmental authority, federal, state or local, in connection with the performance of this Agreement. Provider expressly agrees to indemnify and hold harmless the Indemnitees, or any of them, from and against all liabilities which may be asserted by an employee or former employee of Provider, or any of its sub-providers, as provided above, for which Provider's liability to such employee or former employee would otherwise be limited to payments under State Workers' Compensation or similar laws. Nothing herein shall require Provider to indemnify, defend, or hold harmless any Indemnitee for the Indemnitee's own gross negligence or willful misconduct. Any and all indemnity provided for in this Agreement shall survive the expiration of this Agreement and the discharge of all other obligations owed by the parties to each other hereunder and shall apply prospectively not only during the term of this Agreement but thereafter so long as any liability could be asserted in regard to any acts or omissions of Provider in performing Services under this Agreement.**

5. <u>INSURANCE - TYPES AND AMOUNTS OF INSURANCE REQUIRED.</u>

Provider shall, at all times during the term hereof, maintain such insurance coverage as may be required by COSADC of the types and in the amounts specified below, which by this reference is incorporated into this Agreement for all purposes, and with insurers licensed to do business in Texas. All insurance required herein shall be drawn in the name of Provider, with COSADC, its board members and directors, officials, agents, guests, invitees, consultants and employees named as additional insureds, except on coverage for Workers' Compensation and Professional Liability. Every policy required above shall be primary insurance. Any insurance or self-insurance benefits carried by COSADC, its officers, or its employees, shall be excess and not contributory to that provided by Provider. All such insurance, including renewals, shall be subject to the approval of COSADC for adequacy of protection. Evidence of such coverage shall be furnished to COSADC on Certificates of Insurance **identifying "the City of San Angelo Development Corporation, Business Resource Center, Suite 120.8, 69 N. Chadbourne St., San Angelo, Texas 76903" as Certificate Holder**, indicating such insurance to be in force and effect, and providing that it will not be canceled during the performance of Services under this Agreement without thirty (30) calendar days prior written notice to COSADC. Completed Certificates of Insurance shall be filed with, and are subject to approval of, the City of San Angelo Risk Manager at City Hall, 72 W. College Avenue, San Angelo, Texas 76903 prior to the performance of Work hereunder, provided, however, that Provider shall at any time upon request file duplicate copies of the policies of such insurance with COSADC.

The procurement of insurance coverage by Provider shall not be construed to be a limitation upon Provider's liability or as a full performance on its part of Provider's indemnification requirements under this Agreement. Provider's obligations are, notwithstanding any policy of insurance, for the full and total amount of any damage, injury or loss caused by or attributable to its activities conducted at or upon the premises. Failure of Provider to maintain adequate coverage shall not relieve Provider of any contractual responsibility or obligation.

Provider shall require its insurance carrier(s), with respect to all insurance policies, except for Professional Liability, to waive all rights of subrogation against COSADC, its board members and directors, officials, agents, guests, invitees, consultants and employees.

Provider shall cause each subprovider and sub-subprovider of Provider to purchase and maintain insurance of the types and in the amounts specified below. Provider shall require subproviders and sub-subproviders to furnish copies of certificates of insurance to the City of San Angelo Risk Manager evidencing coverage for each subprovider and sub-subprovider.

If, in the judgment of COSADC, prevailing conditions warrant the provision by Provider of additional liability insurance coverage or coverage which is different in kind, COSADC reserves the right to require the provision by Provider of an amount of coverage different from the amounts or kinds previously required and shall afford written notice of such change in requirements thirty (30) days prior to the date on which the requirements shall take effect. Should Provider fail or refuse to satisfy the requirement of changed coverage within thirty (30) days following COSADC's written notice, Provider shall be deemed in default of this Agreement.

A. COMMERCIAL GENERAL LIABILITY.

This policy shall be an occurrence-type policy and shall protect Contractor and additional insureds against all claims arising from bodily injury, sickness, disease or death of any person (other than Contractor's employees) and damage to property of COSADC or others arising out of the act or omission of Contractor or its agents and employees. This policy shall also include protection against claims for the contractual liability assumed by Contractor under the paragraph of this agreement entitled "Indemnification," including completed operations, products liability, contractual coverage, broad form property coverage, explosion, collapse, underground, premises/ operations, and independent Contractors (to remain in force for two years after final payment). Coverage limits shall not be less than:

$ 2,000,000.00	**General Aggregate**
$ 1,000,000.00	**Products - Completed Operations**
$ 1,000,000.00	**Personal & Advertising Injury**
$ 1,000,000.00	**Each Occurrence**
$100,000.00	**Fire Damage (any one fire)**

B. BUSINESS AUTOMOBILE LIABILITY.

This policy shall be written in comprehensive form and shall protect Contractor and the additional insureds against all claims for injuries to members of the public and damage to property of others arising from the use of motor vehicles and shall cover operation on and off the premises of all motor vehicles licensed for highway use, whether they are owned, non-owned or hired. Coverage shall not be less than:

$ 1,000,000.00	**Combined Single Limit per Claim**

C. **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY.**

If Contractor hires any employees, Contractor shall maintain Workers' Compensation and Employer's Liability insurance, which shall protect Contractor against all claims under applicable state workers' compensation laws and employer's liability. The insured shall also be protected against claim for injury, disease or death of employees which for any reason, may not fall within the provisions of a workers' compensation law. Coverage shall not be less than:

Statutory Amount	Workers' Compensation
$ 500,000.00	**Employer's Liability, Each Accident**
$ 500,000.00	**Employer's Liability, Disease – Each Employee**
$ 500,000.00	**Employer's Liability, Disease – Policy Limit**

The foregoing requirement will not be applicable if, and so long as, Contractor qualifies as a self- insurer under the rules and regulations of the commission or agency administering the workers compensation program in Texas and furnishes evidence of such qualification to COSADC in accordance with the notice provisions of this Agreement.

If Contractor uses contract labor, contractor shall require its sub-contractor to maintain the above referenced coverage and furnish copies of certificates of insurance as required

6. **INDEPENDENT CONTRACTOR**. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/ employee between the parties. The Contractor shall at all times remain an independent contractor with respect to the services to be performed under this Agreement. COSADC shall be exempt from payment of all unemployment compensation, FICA, retirement, life and/ or medical insurance and workers' compensation insurance on Contractor's employees.

7. **AMENDMENTS.** COSADC or Contractor may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of both organizations, and approved by the COSADC. Such amendments shall not invalidate this Agreement, nor relieve or release the COSADC or Contractor from their respective obligations under this Agreement.

8. **ASSIGNMENT.** No assignment by a party hereto of any rights under, or interest in, the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically, but without limitation, moneys that may become due, and moneys that are due, may not be assigned without such prior consent (except to the extent that this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9. **BREACH**. Before COSADC shall be liable to Contractor or any of its successors or assigns for any alleged breach of this Agreement, notice must first be given COSADC within six (6) months of the date Contractor alleges the breach occurred. Such notice shall be in accordance with and provide substantially the same information as required for notice of tort claims as specified in Article 2.05 of the City of San Angelo Code of Ordinances.

10. **APPLICABLE LAW**. This Agreement is subject to all applicable federal and state laws, statutes, codes, rules and regulations and local ordinances, rules and regulations.

11. **SEVERABILITY.** If any provision of this Agreement is held invalid or unenforceable, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

12. **VENUE.** This Agreement, including the Contract Documents, is governed by the laws of the State of Texas. Venue for any suit or claim or cause of action arising out of or related to the Work covered by this Agreement shall be in Tom Green County, Texas.

13. **COUNTERPARTS**. This Agreement may be executed in two or more counterparts, each of which shall constitute an original but all of which, when taken together, shall constitute one and the same agreement.

14. **AUTHORITY TO EXECUTE.** Each Party hereto and each signatory to this Agreement guarantees and warrants that the signatory has full authority to execute this Agreement and to legally bind the respective Party to it.

IMPORTANT: At time of execution of this Agreement/Contract, Contractor/Provider shall execute and provide to COSADC the verified certification in a form provided by COSADC (Exhibit "C") in compliance with Chapter 2270 of the Texas Government Code and Subchapter F of Chapter 2252 of the Texas Government Code.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective officials thereunto duly authorized, this the day and year above written.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

BY:_____
Todd Kolls, President

ATTEST:

_____
Nora Nevarez, Economic Development Assistant

PROVIDER/CONTRACTOR:
MARVIN RUSSELL CLARK DBA MC ELECTRIC

BY:_____
Marvin Russell Clark, Owner

APPROVED AS TO FORM:

_____
Brandon Dyson, Assistant City Attorney

APPROVED AS TO INSURANCE:

_____
Charles Hagen, Risk Manager

APPROVED AS TO CONTENT:

_____
Guy Andrews, Economic Development Director

Exhibit "A"
Scope of Work

Services performed will include electrician services as required by COSADC. The services will include, but not be limited to installation, maintenance, and service calls, repairs, wiring services, installation and/or removal of electrical devices, components, fixtures, breakers, and electrical panels.

Exhibit "B"
Charges

The total amount payable under this Agreement shall not exceed $5,000.00. Contractor charges shall be based on the following fee schedule:

1. Electrician

		Rate/Hr		
		Regular*	**Overtime**	**Holiday**
A.	Master	$ 60.00	$90.00	$120.00
B.	Journeyman	$50.00	$75.00	$100.00
C.	Apprentice Rate	$ 45.00	$67.50	$90.00
D.	Man-lift	$25.00	$25.00	$25.00

* Regular hours are 8:00 a.m. to 5:00 p.m. Monday through Saturday.

2. Materials, supplies, equipment and equipment rentals shall be invoiced at cost plus twenty-five percent (25%).

Exhibit "C"
Verification Relating to Prohibited Contracts

My name is _____ _____ _____, "Declarant";
First) (Middle) (Last)

My date of birth is _____; and,

My address is _____, _____. _____
(Street) (City) (State)

_____, and _____.
(Zip Code) (Country)

My position with _____, contracting company, is _____.
(contracting company) *(office held)*

(1) The foregoing named contracting Company does not now and will not during the term of this contract, have contracts with or provide supplies or services to, an entity or company known to have contracts with or to provide supplies or services to a foreign terroristic organization or with an entity or company identified as providing such on a list prepared and maintained by the Texas Comptroller pursuant to Subchapter "F", Sections 2252.151 et. seq., Chapter 2252 "Contracts with Governmental Entity" of the Texas Government Code; neither is contracting Company identified as an entity providing such supplies or services on said list.

(2) The foregoing named contracting Company does not boycott Israel; and will not boycott Israel during the term of the contract with the City of San Angelo.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on _____.
(County)

_____
Declarant

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 22, 2020

Item type: Regular Item

Caption:

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

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Stmts 1912 COSADC Stmts 1912.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Theresa James	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules
As of December 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.

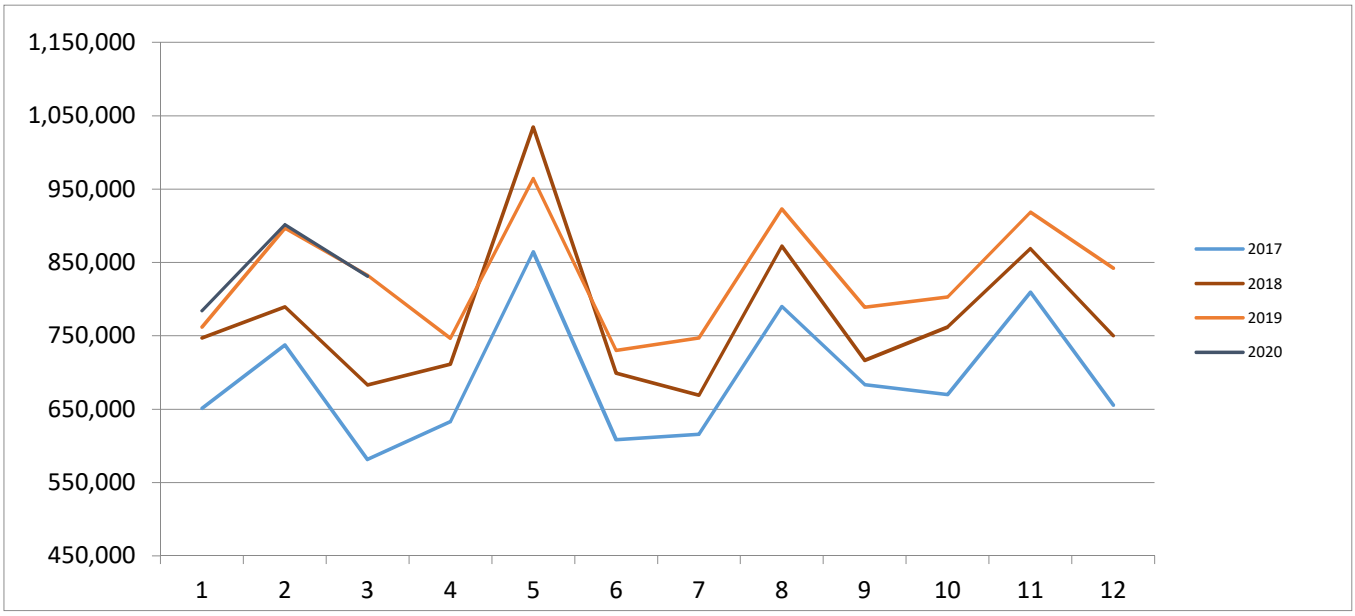
City of San Angelo Development Corporation
Executive Summary
December 2019

Available Fund Balances

Unassigned Fund Balance-Economic Development	6,528,715
Unassigned Fund Balance-Ballot	619,785

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	901,416	0.50%
Dec	581,382	683,012	832,486	831,209	-0.15%
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 December 31, 2019

ASSETS	
Current Assets	
Checking/Savings	
Cash	142,783
Money Market	4,604,544
Total Checking/Savings	4,747,327
Accounts Receivable	
Leases	11,946
Total Accounts Receivable	11,946
Other Current Assets	
Investments	9,999,438
Total Other Current Assets	9,999,438
Total Current Assets	14,758,710
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	16,872,191
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	8,227,187
Restricted for Fixed Assets	2,113,481
Unassigned Fund Balance	6,528,715
Total Fund Equity	16,869,384
TOTAL LIABILITIES & FUND EQUITY	16,872,191

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
As of December 31, 2019

	Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	2,609,674	485,135	704,720	704,720	(1,904,954)	27%
Interest on Investments	225,000	8,474	72,505	72,505	(152,495)	32%
Lease Income	67,679	2,406	4,205	4,205	(63,474)	6%
Miscellaneous Income	-	-	865	865	865	100%
Total Revenues	2,902,353	496,015	782,295	782,295	(2,120,058)	27%
Expenditures						
Administrative	130,237	3,771	18,562	20,244	(109,993)	16%
Partner Affiliations	105,547	250	25,250	25,250	(80,297)	24%
City Services	640,310	160,068	163,143	163,143	(477,167)	25%
Industrial Park Ops & Maint	17,222	356	1,597	2,069	(15,153)	12%
Marketing-Chamber of Commerce	225,000	-	56,250	56,250	(168,750)	25%
Advertising	46,500	78	78	3,400	(43,100)	7%
Utilities	44,500	1,971	7,543	25,723	(18,777)	58%
Capital	68,000	-	-	28,540	(39,460)	42%
Business Factory	104,767	2,029	3,000	6,371	(98,396)	6%
Total Operating Expenditures	1,382,083	168,523	275,423	330,990	(1,051,093)	24%
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	-	333,015	333,015	(855,690)	28%
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	8,545	16,318	38,693	-	100%
Chadbourne Street	2,250,000	-	-	-	(2,250,000)	0%
Comm Dev Strategies	2,035	391	391	2,035	-	100%
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	(51,086)	91%
Bradford Area	638,861	-	-	-	(638,861)	0%
Double Barrel	70,000	-	-	-	(70,000)	0%
Air Service Marketing II	13,000	-	-	-	(13,000)	0%
Industrial Park Turn Lane	24,765	-	-	-	(24,765)	0%
Centurion BREP	36,000	-	-	-	(36,000)	0%
Future Projects	1,568,107	-	-	-	(1,568,107)	0%
Total Project Expenditures	10,708,451	8,936	889,138	913,157	(9,795,294)	8%
Total Expenditures	12,090,534	177,459	1,164,561	1,244,147	(10,846,387)	10%
Revenue Over/(Under) Expenditures	(9,188,181)	318,556	(382,266)	(461,852)		

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

Project	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Air Service Marketing	60,000	60,000	-	59,045	955
TGC/GAFB	633,000	633,000	-	624,601	8,399
Principle LED	550,001	550,001	-	504,320	45,681
Phase II Sewer Line	100,000	100,000	-	4,000	96,000
TXDOT Aside Program Grant	100,000	100,000	-	39,500	60,500
CalTech	603,999	223,050	-	41,100	181,950
Parkhill	308,000	323,000	-	270,892	52,108
Grant Works	54,000	54,000	-	4,000	50,000
Netco	60,000	60,000	-	54,500	5,500
Elite Solutions	40,260	15,260	-	-	15,260
Goodfellow AFB	1,500,000	1,500,000	333,015	644,310	855,690
Industrial Park-Phase II	2,000,000	2,000,000	-	200	1,999,800
Howard College Const Tr	168,000	168,000	-	94,895	73,105
US Customs Retention	25,000	25,000	-	-	25,000
US Customs Retention II	46,435	1,149,225	-	49,225	1,100,000
Principle LED BREP	300,147	300,147	-	100,000	200,147
Carter Fentress	20,000	20,000	-	16,000	4,000
Shea Transportation	49,000	49,000	38,693	49,000	-
Chadbourne Street	1,500,000	3,750,000	-	1,500,000	2,250,000
Comm Dev Strategies	65,000	65,000	2,035	65,000	-
Centurion	7,500	7,500	-	7,120	380
Ener-Tel	50,000	50,000	-	-	50,000
West Texas Steel	59,000	59,000	-	-	59,000
SMC Global	200,000	200,000	-	-	200,000
J's Deer & Wild Game	60,000	60,000	-	-	60,000
Schwertner Property	600,000	600,000	539,414	548,914	51,086
Bradford Area	638,861	638,861	-	-	638,861
Double Barrel	70,000	70,000	-	-	70,000
Air Service Marketing II	13,000	13,000	-	-	13,000
Industrial Park Turn Lane	24,765	24,765	-	-	24,765
Centurion BREP	36,000	36,000	-	-	36,000
	9,941,968	12,903,809	913,157	4,676,622	8,227,187

Total Committed, Not Expended	8,227,187

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

ASSETS	
Current Assets	
Checking/Savings	
Cash	221
Money Market	4,033,204
Total Checking/Savings	4,033,425
Accounts Receivable	
Note Receivable	5,943
Total Accounts Receivable	5,943
Total Current Assets	4,039,368
TOTAL ASSETS	4,039,368
LIABILITIES & FUND EQUITY	
Fund Equity	
Committed for Ballot Projects	403,335
Assigned for Debt Service	3,016,248
Unassigned Fund Balance	619,785
Total Fund Equity	4,039,368
TOTAL LIABILITIES & FUND EQUITY	4,039,368

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	6,710,590	1,247,490	1,812,137	1,812,137	(4,898,453)	27%
Interest on Investments	75,000	7,549	17,566	17,566	(57,434)	23%
Total Revenues	6,785,590	1,255,039	1,829,703	1,829,703	(4,955,887)	27%
Expenditures						
City Services	30,135	7,534	7,534	7,534	(22,601)	25%
Loan/Debt Service	5,452,250	-	-	-	(5,452,250)	0%
Total Operating Expenditures	5,482,385	7,534.00	7,534.00	7,534.00	(5,474,851)	0%
Projects						
West TX Water Partnership	200,000	7,788	21,530	21,530	(178,470)	11%
Affordable housing	304,865	40,000	80,000	80,000	(224,865)	26%
Future Projects	798,340	-	-	-	(798,340)	0%
Total Project Expenditures	1,303,205	47,788	101,530	101,530	(1,201,675)	8%
Total Expenditures	6,785,590	55,322	109,064	109,064	(6,676,526)	2%
Revenue Over/(Under) Expenditures	-	1,199,717	1,720,639	1,720,639		

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

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	692,740	21,530	514,270	178,470
* 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	21,530	2,055,275	178,470
Total Water Supply Projects				178,470
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	0	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	3,347,965	80,000	3,123,100	224,865
* 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	80,000	4,692,097	224,865
Total Affordable Housing				224,865
Other Projects				
* Sports Facilities Maintenance	285,353	0	285,353	-
Total Expenditures	285,353	0	285,353	-
Total Ballot Projects Committed, Not Expended				403,335
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

City of San Angelo Development Corporation
Transaction Detail by Account
December 2019

Group #	PO #	Type	Date	Number	Description	Amount
700-0000-313.00-00 TAX / SALES AND USE TAX						
2106		AJ	12/31/2019	177	ECO DEV SALES TAX	232,738.61
1933		AJ	12/30/2019	157	ECO DEV SALES TAX	252,396.51
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
2105		AJ	12/31/2019	176	RECORD BANK INTERE	9.70
2105		AJ	12/31/2019	176	RECORD BANK INTERE	8,463.84
700-0000-363.11-00 RENT / RENT						
1487		CR	12/5/2019	68684	ECO DEV RENT CLIENTS	2,405.98
700-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
2104		AJ	12/31/2019	175	DC ADMIN SRV 1ST Q	61,419.25
700-0700-411.03-12 PROFESSIONAL & TECHNICAL / ADMINISTRATIV						
2104		AJ	12/31/2019	175	DC ADMIN SRV 1ST Q	98,649.25
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
1808	121448	AP	12/5/2019	5043	SHEA TRANSPORTATIO	7,860.12
PROJECT#:	DC0156					
1808	121448	AP	12/5/2019	5043	SHEA TRANSPORTATIO	684.46
PROJECT#:	DC0156					
1629	121529	AP	11/6/2019	5036	CDS COMMUNITY DEVE	390.93
PROJECT#:	DC0158					
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
1449		AJ	12/4/2019	UT	UB CHARGE UPDATE	129.34
1405		AJ	12/3/2019	UT	UB CHARGE UPDATE	15.00
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
1628	121088	AP	12/5/2019	5035	ATMOS ENERGY	159.61
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
1684		AP	12/3/2019	671232	GEXA ENERGY, LP	652.71
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
2009	120875	AP	12/23/2019	671815	ANGELO WATER SERVI	63.00
2009	121357	AP	12/21/2019	5044	JR SILVA TREE SERV	408.00
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAINT.						
1731	120875	AP	12/17/2019	671322	ANGELO WATER SERVI	(156.00)
1732	120875	AP	12/17/2019	5034	ANGELO WATER SERVI	156.00
1685		AP	12/16/2019	5017	ENER-TEL SERVICES	(690.00)
1808	121314	AP	12/13/2019	5039	DIRT DOC, LLC	725.00
2069	121515	AP	12/13/2019	671812	ANGELO GLASS & MIR	318.76
1629	121087	AP	11/30/2019	5037	REPUBLIC SERVICES,	32.86
1696	120875	AP	11/21/2019	671322	ANGELO WATER SERVI	156.00
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
1683		AP	12/13/2019	671224	CTWP	121.76
700-0700-411.05-40 PURCHASED SERVICES / ADVERTISING						
1908	121300	AP	11/1/2019	5040	GO SAN ANGELO	78.11

City of San Angelo Development Corporation
Transaction Detail by Account
December 2019

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
1907	121415	AP	12/13/2019	5038	CANON FINANCIAL SE	56.58
1548	121419	AP	11/18/2019	5033	ANGELO AWARDS	1,320.84
1548	121420	AP	11/18/2019	5032	ALL ABOUT SIGNS	90.00
1767	121567	AP	10/22/2019	5041	KIRBO'S OFFICE SYS	330.90
1780	121567	AP	7/23/2019	5041	KIRBO'S OFFICE SYS	230.58
700-0700-411.05-80 PURCHASED SERVICES / TRAVEL & LODGING						
1928		AP	11/22/2019	8929	CITIBANK, N.A	596.60
1928		AP	11/22/2019	8929	CITIBANK, N.A	596.60
700-0700-411.05-94 PURCHASED SERVICES / PARTNER AFFILIATION						
2009	121670	AP	12/11/2019	5046	PORTS-TO-PLAINS TR	250.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
2101	121070	AP	12/20/2019	5047	STAPLES ADVANTAGE	42.98
2101	121070	AP	12/19/2019	5047	STAPLES ADVANTAGE	7.99
2101	121070	AP	12/19/2019	5047	STAPLES ADVANTAGE	27.09
700-0700-411.06-30 SUPPLIES / FOOD						
1765	121558	AP	12/3/2019	5042	SAN ANGELO CHAMBER	1,600.00
1928		AP	11/18/2019	8929	CITIBANK, N.A	12.41
1928		AP	11/18/2019	8929	CITIBANK, N.A	379.21
1928		AP	11/18/2019	8929	CITIBANK, N.A	242.52
1928		AP	11/11/2019	8929	CITIBANK, N.A	144.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
1572		AJ	12/9/2019	UT	UB CHARGE UPDATE	28.62
1541		AJ	12/6/2019	UT	UB CHARGE UPDATE	63.47
700-0705-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
2009	121357	AP	12/21/2019	5044	JR SILVA TREE SERV	264.00
711-0000-313.00-00 TAX / SALES AND USE TAX						
2106		AJ	12/31/2019	177	BALLOT SALES TAX	598,470.72
1933		AJ	12/30/2019	157	BALLOT SALES TAX N	649,019.60
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
2105		AJ	12/31/2019	176	RECORD BANK INTERE	41.72
2105		AJ	12/31/2019	176	RECORD BANK INTERE	6,650.16
1617		CR	12/11/2019	75677	ECO DEV INTEREST ON INVES	857.48
711-0700-411.03-13 PROFESSIONAL & TECHNICAL / ADM SVCS-AFFO						
2104		AJ	12/31/2019	175	DC ADMIN SRV 1ST Q	7,533.75
711-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
1911		AJ	12/30/2019	141	REIMB COSA SHARE O	2,860.66
PROJECT#: DC0123						
1944		AJ	12/30/2019	163	REIMB COSA SHARE W	4,927.34
PROJECT#: DC0123						
1452		AP	12/4/2019	2001	FIRST TITLE CO	40,000.00
PROJECT#: DC0200						

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through December 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		-	72	562	562	168,882	169,444
Total Revenues		-	72	562	562	18,347,829	18,348,391
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)**	**72**	**(19,871)**			
Ending Fund Balance		**56,850**		**836,084**			

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through December 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		-	978	6,119	6,119	600,798	606,917
C.O. Proceeds		-	-	-	-	119,998,750	119,998,750
Total Revenues		-	978	6,119	6,119	120,599,548	120,605,667
EXPENDITURES:							
Easements/Property Damage	4150	-	-	-	-	106,865	106,865
Engineering	4157	2,076,396	236,438	2,076,395	(1)	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		2,076,396	236,438	2,076,395	(1)	118,508,873	120,585,268
Revenue Over/(Under) Expenditures		**(2,076,396)**	**(235,460)**	**(2,070,276)**			
Ending Fund Balance		**14,279**		**20,399**			

	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: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 22, 2020

Item type: Regular Item

Caption:

Public Hearing regarding the expenditure of up to $2.5 million in half cent sales tax funds for the construction of Infrastructure Improvements to Phases 2.1 and 2.2 of the San Angelo Business & Industrial Park, the total cost of construction being $3,522,417 and including 5% Contingency
(Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

The scope of this project is to complete the drainage improvements deferred during the Phase 2.1 contract done as a change order to the AEP contract for construction of their building at 1129 Gateway Drive. The public improvements were completed under the AEP contract to accommodate the aggressive AEP construction schedule. Drainage improvements were deferred at that time to both accommodate the AEP schedule and to obtain lower unit costs as a part of the larger Phase 2.2 Project.

Phase 2.2 will extend public improvements beyond the AEP site and construct the portion of Monument Drive connecting Gateway Drive with the Hwy 67 Frontage Road and extend both Gateway Drive and Monument Drive.

The project is divided into two phases because COSADC / the City received a grant in the amount of $1.25M for construction of the Phase 2.2 improvements from the Federal Economic Development Administration (EDA). The EDA grant will not fund improvements in Phase 2.1.

A total of two bids were received as follows:
Reece Albert Inc. - $3,354,683
Salinas Construction Technologies, Ltd. - $7,050,021

Including 5% contingency the total contract will be $3,522,417

Financial Impact:

Acct. No. 700-0700-411.03-60 Budget Amendment Required

$2,000,000 original budget
-$588,846 - Phase 2.1
-$3,354,683 - Phase 2.1 & 2.2 Infrastructure
-$1,250,000 - EDA Grant
-$167,734 - 5% Contingency

$861,263 - Add'l Budget Required

Other Information/Recommendation:

Attachments:

1.	Phase 2 INfrastructure Exhibit	Phase 2 INfrastructure Exhibit.pdf
2.	Reece Albert Inc Bid Sheet	Reece Albert Inc Bid Sheet.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Guy Andrews	Final Approval

FINAL PLAT OF BLOCKS 3, 4 & 5 SAN ANGELO GATEWAY ADDITION SECTION 2

CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

Being a 153.007 Ac. Tract
Located in, C.C.S.D. & R.G.N.G. RR. CO., SURVEY NO. 1111,
City of San Angelo and County of Tom Green, Texas

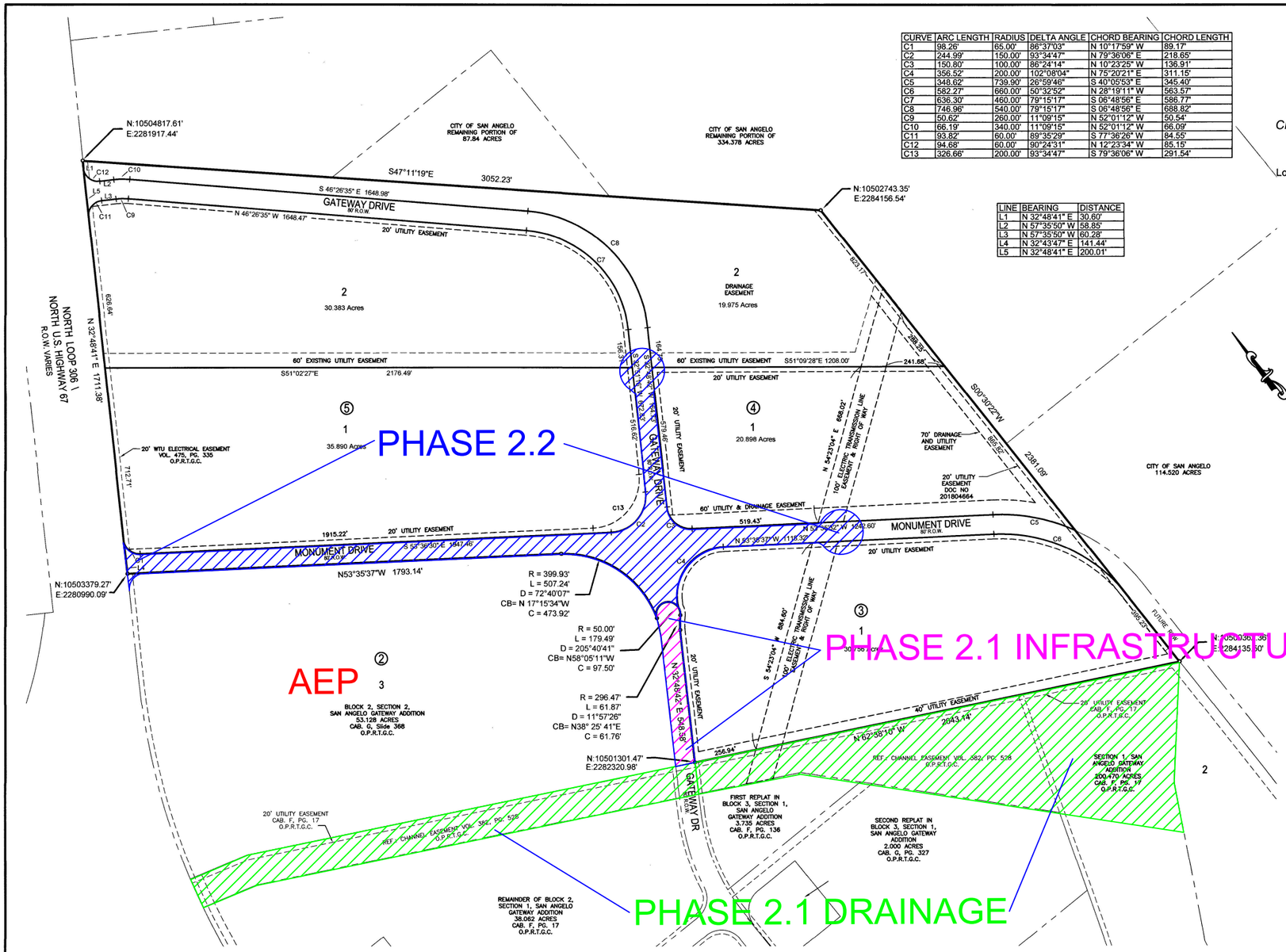
Owner / Developer: THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION

10.057 ACRES IN A 40.000 ACRE TRACT IN DOC. 201702244 O.P.R.T.G.C.

142.950 ACRES IN A 406.674 ACRE TRACT IN VOL. 798, PG. 801 O.P.R.T.G.C.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.26'	65.00'	86°37'03"	N 10°17'59" W	89.17'
C2	244.99'	150.00'	93°34'47"	N 79°36'06" E	218.65'
C3	150.80'	100.00'	86°24'14"	N 10°23'25" W	136.91'
C4	356.52'	200.00'	102°08'04"	N 75°20'21" E	311.15'
C5	348.62'	739.90'	26°59'46"	S 40°05'53" E	345.40'
C6	582.27'	660.00'	50°32'52"	N 28°19'11" W	563.57'
C7	636.30'	460.00'	79°15'17"	S 06°48'56" E	586.77'
C8	746.96'	540.00'	79°15'17"	S 06°48'56" E	688.82'
C9	50.62'	260.00'	11°09'15"	N 52°01'12" W	50.54'
C10	66.19'	340.00'	11°09'15"	N 52°01'12" W	66.09'
C11	93.82'	60.00'	89°35'29"	S 77°36'26" W	84.55'
C12	94.68'	60.00'	90°24'31"	N 12°23'34" W	85.15'
C13	326.66'	200.00'	93°34'47"	S 79°36'06" W	291.54'

LINE	BEARING	DISTANCE
L1	N 32°48'41" E	30.80'
L2	N 57°35'50" W	58.85'
L3	N 57°35'50" W	60.28'
L4	N 32°43'47" E	141.44'
L5	N 32°48'41" E	200.01'



300' 150' 0 300'

Original Scale: 1"=300'

NOTE: THE BEARINGS SHOWN HEREON REFER TO THE TEXAS COORDINATE SYSTEM CENTRAL ZONE NAD 1983 (THETA ANGLE = -00°01'24").

LEGEND

- PLAT LIMITS
- LOT LINES
- NEW EASEMENTS
- EXISTING LOT LINES & RIGHT OF WAY
- EXISTING EASEMENTS

OWNER & DEVELOPER:

THE CITY OF SAN ANGELO DEVELOPMENT CORP.
500 Rio Concho Dr.
San Angelo, Texas 76903

ENGINEER:

Parkhill, Smith & Cooper, Inc.
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

SURVEYOR:

Aaron Burrell Land Surveyors, LLC.
415 W. Wall St., #204
Midland, Texas 79701

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, AARON S. BURRELL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON WILL BE, OR WERE PROPERLY PLACED , UNDER MY SUPERVISION, IN ACCORDANCE WITH THE RULES FOR LAND SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO, AND I FURTHER CERTIFY THAT THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE CITY LIMITS, OR WITHIN THE EXTRATERRITORIAL JURISDICTIONAL AREA OF THE CITY OF SAN ANGELO, TEXAS, AS ESTABLISHED BY LAW.

ABS

STATE OF TEXAS REGISTERED AARON SCOTT BURRELL 5689 PROFESSIONAL LAND SURVEYOR

Aaron S. Burrell, R.P.L.S. #5689
Aaron Burrell Land Surveyors, LLC
TBPLS Firm No. 10194217
415 W. Wall Street, Suite 204
Midland, Texas 79701
(432) 848-4439

15 Feb 2019

ACKNOWLEDGEMENT / DEDICATION

WE, THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION , DO HEREBY ADOPT THIS PLAT AS THE SUBDIVISION OF OUR PROPERTY AND DEDICATE FOR THE USE OF THE PUBLIC THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

EDWARD CARRASCO - PRESIDENT

STATE OF TEXAS, TOM GREEN COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY EDWARD CARRASCO, IN THE CAPACITY SHOWN.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS

DEPARTMENT OF PUBLIC WORKS

APPROVED FOR RECORDING THIS_____DAY OF _____,2019.

BY: _____

DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF WATER UTILITIES

APPROVED FOR RECORDING THIS_____DAY OF _____,2019.

BY: _____

DIRECTOR OF WATER UTILITIES

CITY PLANNING COMMISSION

APPROVED FOR RECORDING THIS_____DAY OF _____,2019.
CITY PLANNING COMMISSION OF SAN ANGELO, TEXAS

BY: _____

CHAIRMAN

SECRETARY

COUNTY CLERK

FILED FOR RECORD THIS_____DAY OF _____,2019.
COUNTY CLERK OF TOM GREEN COUNTY, TX.

BY: _____

THIS PLAT IS FILED IN CABINET _____ , SLIDE _____ ,
PLAT RECORDS OF TOM GREEN COUNTY, TEXAS

REECE ALBERT, INC.

CITY OF SAN ANGELO - DEVELOPMENT CORPORATION

RFB: DC-01-20/Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business & Industrial Park

12/9/2019

Phase 2.1 Plans - Gateway Drive Culverts and Channel A Improvements							
NO.	BID CODE		DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	100	6001	PREPARING ROW	AC	20.5	$ 1,389.29	$28,480.45
2	107	1	SEEDING FOR EROSION CONTROL	AC	20.5	$ 3,182.17	$65,234.49
3	110	6002	EXCAVATION (CHANNEL)	CY	172000	$ 2.90	$498,800.00
4	432	6031	RIPRAP (STONE PROTECTION)(12 IN INSTALLED IN GABION BASKET)	SY	809	$ 124.10	$100,396.90
5	1568	1	Erosion and Sediment Control During Construction	AC	20.5	$ 459.19	$9,413.40
6	2732	1	(7) 7'x3' Box Culverts (includes pavement and base removal and replacement associated with the box culvert construction)	LF	80.3	$ 4,513.81	$362,458.94
7	2732	2	Flared Wingwall for (7) 7'x3' Box Culvert	EA	2	$ 28,299.67	$56,599.34
8	2667	1	8" Water Line (lower to accommodate culverts)	LF	74	$ 110.47	$8,174.78
9	N/A	N/A	EDA Sign (see Attachment "E" to RFB)	EA	1	$ 1,933.83	$1,933.83

TOTAL PHASE 2.1 DRAINAGE BID	$ 1,131,492.13

REECE ALBERT, INC.

City of San Angelo - Development Corporation

RFB: DC-01-20/Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business & Industrial Park

12/9/2019

Phase 2.2 Plans - Gateway and Monument Drives Roundabout and Utility Improvements							
NO.	BID CODE		DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	N/A	6001	MOBILIZATION	LS	1	$131,941.68	$ 131,941.68
2	N/A	6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	12	$ 1,289.22	$ 15,470.64
3	100	6001	PREPARING ROW	AC	4.83	$ 734.02	$ 3,545.32
4	110	6003	EXCAVATION (ROADS AND CHANNEL B)	CY	10310	$ 11.88	$ 122,482.80
5	132	6001	EMBANKMENT (FINAL)(ORD COMP)(For Berm)	CY	2765	$ 16.39	$ 45,318.35
6	132	6001	EMBANKMENT (FINAL)(ORD COMP)(For Roads)	CY	3410	$ 9.42	$ 32,122.20
7	200	6001	SUBGRADE PREPARTION	SY	23355	$ 1.69	$ 39,469.95
8	247	6001	10" FLEXIBLE BASE	SY	22231	$ 13.27	$ 295,005.37
9	310	6001	PRIME COAT	GAL	4148	$ 4.98	$ 20,657.04
10	340	6106	D-GR HMA(SQ) TY-D PG64-22	TON	2233	$ 139.12	$ 310,654.96
11	360	6028	CONC PAV (JOINT REINF) (6")	SY	300	$ 126.99	$ 38,097.00
12	432	6031	RIPRAP (STONE PROTECTION)(12 IN INSTALLED IN GABION BASKET)	SY	195	$ 130.20	$ 25,389.00
13	529	6001	CONC CURB	LF	8328	$ 18.84	$ 156,899.52
14	107	1	SEEDING FOR EROSION CONTROL	AC	6.6	$ 2,965.20	$ 19,570.32
15	1568	1	Erosion and Sediment Control During Construction	AC	11	$ 431.36	$ 4,744.96
16	2667	1	12" Water Main	LF	2981	$ 35.07	$ 104,543.67
17	2667	2	8" Water Main	LF	1297	$ 23.96	$ 31,076.12
18	2667	3	6" Water Main	LF	65	$ 29.21	$ 1,898.65
19	2667	4	12"x12" Tapping Sleeve & Valve	EA	1	$ 7,222.39	$ 7,222.39
20	2667	5	12" Gate Valve & Box	EA	7	$ 3,716.24	$ 26,013.68
21	2667	6	8" Gate Valve & Box	EA	13	$ 2,009.23	$ 26,119.99
22	2667	7	6" Gate Valve & Box	EA	13	$ 1,506.63	$ 19,586.19
23	2667	8	Fire Hydrant	EA	13	$ 4,070.80	$ 52,920.40
24	2667	9	Ductile Iron Fittings	TON	3	$ 9,537.63	$ 28,612.89
25	2667	10	Connect to Existing Water	EA	1	$ 1,515.03	$ 1,515.03
26	2667	11	Trench Safety	LF	4343	$ 1.40	$ 6,080.20
27	2667	12	Adjust Water Valves to Grade	EA	34	$ 535.99	$ 18,223.66
28	2732	1	12" SDR-35 Sanitary Sewer Main	LF	167	$ 31.91	$ 5,328.97
29	2732	2	10" SDR-35 Sanitary Sewer Main	LF	2014	$ 34.82	$ 70,127.48
30	2732	3	10" SDR-26 Sanitary Sewer Main	LF	737	$ 38.11	$ 28,087.07
31	2732	4	4' Diameter Sanitary Sewer Manholes	EA	10	$ 3,786.97	$ 37,869.70
32	2732	5	8" Sanitary Sewer Services (Approx. 70 LF EA)	EA	8	$ 3,101.16	$ 24,809.28
33	2732	6	Extra Vertical Depth Beyond 6' at Manholes	VF	45	$ 360.06	$ 16,202.70
34	2732	7	Trench Safety	LF	2918	$ 1.40	$ 4,085.20
35	2732	8	Adjust Sanitary Sewer Manholes to Grade	EA	10	$ 1,189.52	$ 11,895.20
36	2732	9	Adjust Storm Sewer Manholes to Grade	EA	7	$ 1,315.44	$ 9,208.08
37	2732	10	30" RCP Storm Pipe	LF	384	$ 141.39	$ 54,293.76
38	2732	11	33" RCP Storm Pipe	LF	312	$ 120.44	$ 37,577.28
39	2732	12	36" RCP Storm Pipe	LF	41	$ 142.41	$ 5,838.81
40	2732	13	42" RCP Storm Pipe	LF	48	$ 175.01	$ 8,400.48

41	2732	14	48" RCP Storm Pipe	LF	377	$ 188.73	$ 71,151.21
42	2732	15	7' Square Precast Concrete Manhole	EA	1	$ 11,029.81	$ 11,029.81
43	2732	16	6' Square Precast Concrete Manhole with Wye Top	EA	1	$ 9,120.17	$ 9,120.17
44	2732	17	5' Square Precast Concrete Manhole	EA	4	$ 5,315.56	$ 21,262.24
45	2732	18	4' Square Precast Concrete Manhole	EA	1	$ 4,604.39	$ 4,604.39
46	2732	19	Trench Safety	LF	1162	$ 1.40	$ 1,626.80
47	421	1	7'x4' Box Culvert	LF	77	$ 607.09	$ 46,745.93
48	421	2	Flared Wing Headwall for (6) 30" RC Pipes	EA	1	$ 28,628.85	$ 28,628.85
49	421	3	Sloped Headwall for (6) 30" RC Pipes	EA	1	$ 13,833.09	$ 13,833.09
50	421	4	Sloped Headwall for 7'x4' Box Culvert	EA	1	$ 22,479.49	$ 22,479.49
51	421	5	40' Std. Curb Inlet	EA	2	$ 21,762.22	$ 43,524.44
52	421	6	25' Std. Curb Inlet	EA	2	$ 15,875.33	$ 31,750.66
53	421	7	10' Std. Curb Inlet	EA	1	$ 5,844.29	$ 5,844.29
54	421	8	5' Std. Curb Inlet	EA	1	$ 5,315.72	$ 5,315.72
55	900	1	4" Yellow Striping (Type II)	LF	2583	$ 1.55	$ 4,003.65
56	900	2	8" White Striping (Type II)	LF	172	$ 3.00	$ 516.00
57	N/A	N/A	Street End Barricade (City Detail S-X-1)	EA	3	$ 949.28	$ 2,847.84

TOTAL PHASE 2.2 BID	$ 2,223,190.57

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 22, 2020

Item type: Regular Item

Caption:

Consider a request for $4,300 to support the re-certification of Tom Green County as an ACT Work Ready Community.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Tom Green County Work Ready Community Effort Need for ReCert 2019	Tom Green County Work Ready Community Effort Need for ReCert 2019.docx

Presentation:

Approvals/Reviews:

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

Tom Green County Work Ready Community Effort Need

The Tom Green County ACT Work Ready Community (WRC) effort started in 2010 and has focused on three things:

1) The mental ability assessment of students and job seekers to properly match these individuals to local employment opportunities. As part of these assessments, students are awarded a stackable credential known as the National Career Readiness Certification (NCRC).
2) To provide training to upskill these individuals as needed through an online ACT Key train program;
3) To provide benefits to employers, such as Ethicon, to reduce training costs, increase productivity results and improve retention. A total of 143 employers within Tom Green County recognized the effort. Ethicon, an employer who requires these assessment for roughly 500 of their employees, recently completed an Efficacy study that illustrates the benefits achieved from the program. See the attached.

An additional community benefit that comes to a community is being listed in the Site Selection magazine as a Work Ready Community, a factor that attracts businesses to the community.

The Concho Valley Workforce Development Board/Workforce Solutions has served as the "administrators" for the effort across the Concho Valley. As such, they secured over $800K in grants for the past three years to pay for these efforts to improve the workforce. The results of these efforts can be viewed on the internet at: https://www.workreadycommunities.org/TX/451.

A problem has occurred over the past year where the need to meet I9 immigration requirements has led to the inability of Tom Green County to be re-certified as a Work Ready Community. Specifically, Tom Green County lacks 119 NCRCs to be re-certified as a Work Ready Community. At a cost of $36 for 3 tests that comprise an NCRC, the total money needed to complete testing and have Tom Green County re-certified as a Work Ready Community is only $4,300. Currently, Tom Green County has until February 2020 to either be re-certified or request an extension for another year to meet established goals.

To save the Tom Green County work effort, an effort involving many community partners for over a decade, would only require $4,300 and this is what is requested.

County Certification is good for 2 years and the community would continue to be listed in the Site Selection magazine throughout its certification period.

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 22, 2020

Item type: Regular Item

Caption:

Presentation of the 2019 City of San Angelo Development Corporation Annual Report (Presentation made by Guy Andrews, Director of Economic Development)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 2019EconomicAnnualReport (Final) 2019EconomicAnnualReport (Final).pdf

Presentation:

Approvals/Reviews:

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

City of
SAN ANGELO
TEXAS
Development Corporation

2019 ANNUAL REPORT HIGHLIGHTS

The City of San Angelo Development Corporation (COSADC) is a non-profit economic development corporation formed under the Texas Development Corporation Act of 1979 and governed by a seven-member board of directors. As directed by this Act, the Corporation focuses its efforts on the promotion and development of business enterprises that create or retain primary jobs.

City of
SAN ANGELO
TEXAS
Development Corporation

MISSION:

The City of San Angelo Development Corporation, working with economic development partners, will retain, strengthen, and diversify the job base of the community to ensure a vibrant business climate for San Angelo and the region. Our main goal is helping to create a place where people want to live and conduct business.

ECONOMIC DEVELOPMENT PARTNERS:

Tom Green County, City of San Angelo, Concho Valley Workforce Development Board / Workforce Solutions, Angelo State University, ASU-Small Business Development Center, San Angelo Chamber of Commerce, Downtown San Angelo and others working toward improving and growing San Angelo.
We embrace anyone who is pro-San Angelo.

YEAR IN SUMMARY:

2019 was a year where we continued to build our Business Retention and Expansion Program, increasing community awareness, making more contacts, and providing incentives for a variety of local businesses that ranged from small to large. The Tax Increment Reinvestment Zone (TIRZ) program was also instrumental in providing assistance to several local businesses to help them grow and prosper.

SAN ANGELO REGIONAL AIRPORT MATHIS FIELD

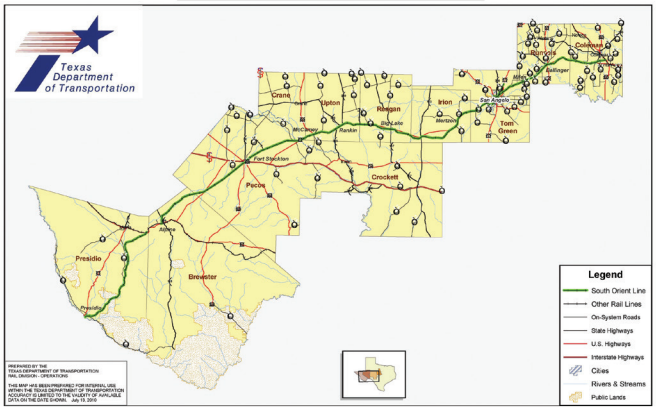
Following the theme of "Planes, Trains, and Automobiles" the COSADC staff laid significant groundwork by having a Land Use Management Study (LUMS) conducted by C&S Companies in partnership with Centurion Planning in preparation for an Airport Business/Industrial Park. The staff also participated in the San Angelo Regional Airport Master Plan study being conducted. The Airport Director and Director of Economic Development made a trip to Chicago to United Airlines Headquarters to discuss the potential of United Airlines service from San Angelo to Houston, and to keep them updated on the economic growth of the area that will assist them in making decisions related to providing air service to San Angelo.

City of SAN ANGELO TEXAS Development Corporation

COSADC and the Lake Maintenance Division of the City of San Angelo Operations Department, with permission from the U.S. Bureau of Reclamation, undertook a project to clear brush from 14 acres of property across from the San Angelo Regional Airport on Knickerbocker to improve the view at the exit. The brush was cleared in 2019, but the project will continue in 2020 to remove the 58 piles of brush that were created during grubbing operations, seed the property, and replace a barbed wire fence along Knickerbocker to secure the site.

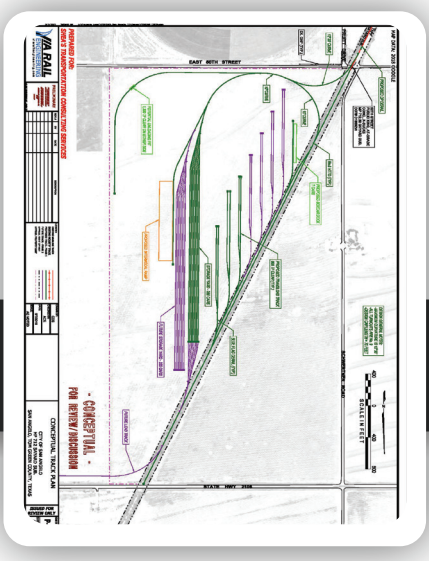
EXIT BEAUTIFICATION

During 2019, a 180-acre tract was purchased for the development of the San Angelo Rail Port. At the same time Michael Looney, Vice President of Economic Development of the San Angelo Chamber of Commerce, and COSADC Rail Consultant, Rodger Horton, identified potential local users of the facility, and investigated the opportunities and impacts that will be created by the emerging freight corridor made possible by the re-opening of the South Orient rail bridge between Presidio, Texas and Ojinaga, Mexico. In-depth meetings were held to discuss the emerging freight corridor with numerous corridor partners, to scope the project, and with potential operators of the San Angelo Rail Port.



South Orient Rail Line

San Angelo Rail Port 180-Acre Site



San Angelo Rail Port Concept Drawing

PORTS TO PLAINS

The COSADC staff continued to be directly involved in the I-27 Ports-to-Plains activity with the Director serving, alongside of Segment 2 Chairman Mayor Brenda Gunter, on the Planning Committee as directed by House Bill 1079 that requires TxDOT to conduct a feasibility study of the I-27 corridor in Texas. The Director also participated in the Ports-to-Plains Annual Conference and Board of Directors Meeting in Williston, North Dakota.

The Director participated in the I-14 Gulf Coast Strategic Highway Coalition and Transportation Advocates of Texas efforts. I-14 will eventually intersect with I-27 in San Angelo. Both of these efforts will provide greater economic development opportunities by providing enhanced transportation for the food, fuel, and fiber produced in San Angelo and our surrounding region. San Angelo is the largest city in Texas without an Interstate Highway so both the I-14 and I-27 efforts are critical to our economic future.

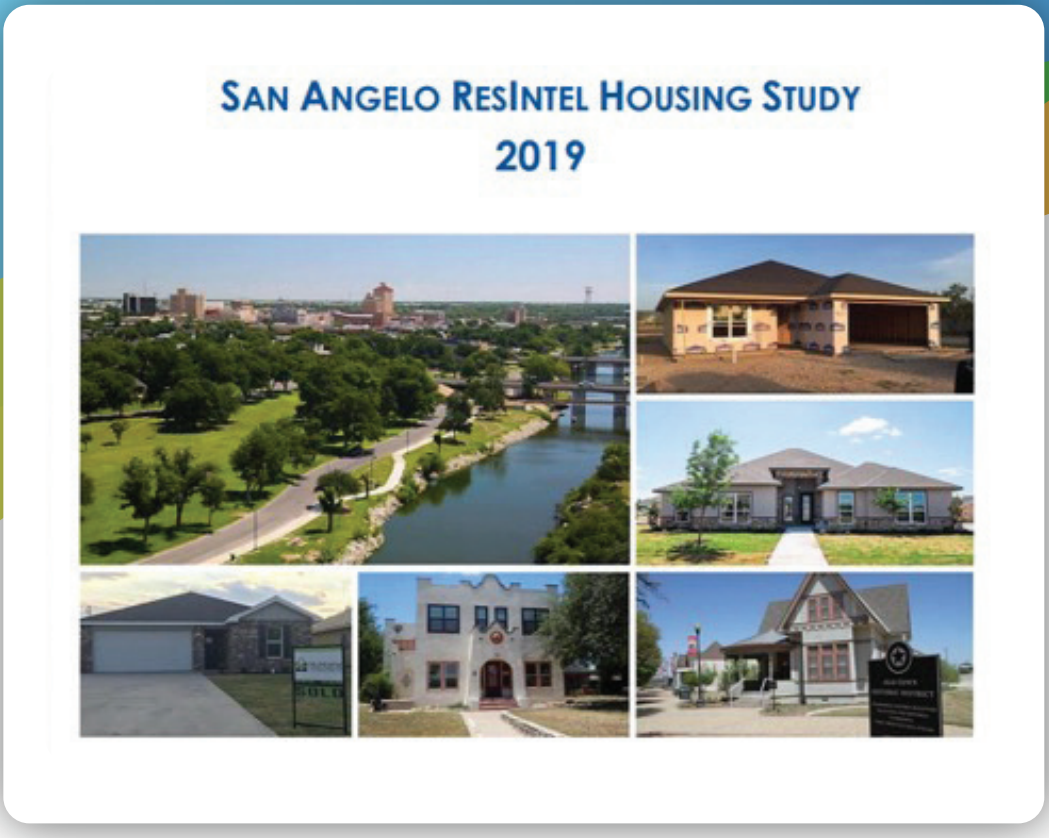
The Director also participated on the Steering Committee of the Permian Basin Regional Freight / Energy Sector Transportation Plan since San Angelo serves as the gateway to the Permian Basin. One of the main benefits to San Angelo is that it made some of the participants aware of our strategic position in providing goods and services, and that San Angelo provides opportunities for companies to locate in San Angelo rather than the overly congested Permian Basin.

I-27 Corridor

I-27 Corridor in Texas

I-14 Gulf Coast Strategic Highway System

HOUSING STUDY



A project that is of significant importance to San Angelo is the Comprehensive Housing Study that was funded by COSADC and conducted by Community Development Strategies (CDS) in 2019. CDS Market Research (CDS) was hired by the City of San Angelo to complete a housing study to determine the current state of the housing market with regard to existing and new single-family and multifamily market rate housing in the City of San Angelo. This data was collected from May to July 2019. The study not only provided detailed data about the supply and demand for housing, but also included valuable economic and demographic data. Several single family and multi-family housing projects have been planned or are in progress as a result of the study.

https://www.cdsmr.com/uploads/6/5/4/7/65475949/san_angelo_resintel_2019.pdf

SARMA

COSADC and the San Angelo Chamber of Commerce Economic Development Department continued to solidify our partnership, working seamlessly toward our economic development objectives. During the year we were able to approve additional funding to the Chamber, starting in 2020, to broaden their mission and to support joint efforts such as the San Angelo Regional Manufacturers' Alliance (SARMA) that also functions as a Business Retention and Expansion tool. The San Angelo Chamber is primarily our contractor to provide business recruitment and marketing functions, but works closely with COSADC on all aspects of economic development

SARMA
San Angelo Regional Manufacturers Alliance
SAN ANGELO
Chamber of Commerce

CVWDB

COSADC continued its partnership with the Concho Valley Workforce Development Board (CVWDB) to support the ACT Work Ready Communities Program, the Military Workforce Empowerment Program, and to extend a matching grant of $167,000 to Howard College for its Construction Trades program.

ACT Work Ready Communities
TOM GREEN COUNTY
TEXAS
CERTIFIED AUG 2017

TEXAS PACE PROGRAM

The COSADC staff participated in meetings that lead to the adoption of the Texas PACE Program by Tom Green County. Property Assessed Clean Energy (TX-PACE) is a proven financial tool that incentivizes Texas' property owners to upgrade facility infrastructure with little or no capital outlay. Approved by State legislation and established by local governments, TX-PACE programs enable owners to lower their operating costs and use the savings to pay for eligible water conservation, energy efficiency, resiliency, and distributed generation projects. Owners gain access to private, affordable, long-term (typically 10-20 years) financing that is not available through traditional funding avenues.

COSADC coordinated with Downtown San Angelo to fund an employee to assist them with their programs.

AmeriCorps VISTA Member: Ysabela "Bela" Kesey

Bela joined the Downtown SanAngelo, Inc. team in July 2019, beginning her year long placement with the organization. As a VISTA member, Bela will spend time establishing means for grant research and funding, as well as community outreach and development to strengthen downtown's economic foundation.

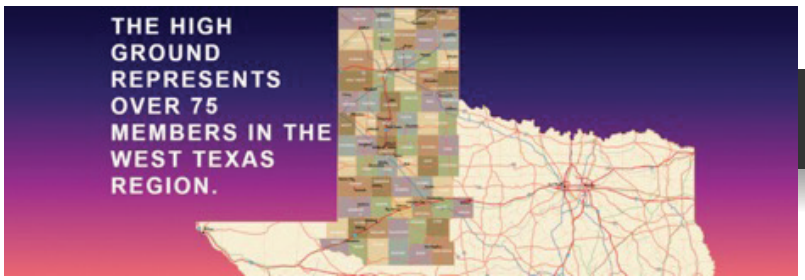
Currently a senior at Angelo State University, she is expected to graduate in December 2019 with a Bachelor of Arts in Political Science degree with a minor in English. As a student, her time has been dedicated to studies and student organizations on campus. Recognized as a member of Sigma Tau Delta, the English honor society, and Kappa Kappa Psi, the honorary music & service organization, Bela has spent time volunteering for local school bands and regional UIL music events, and most importantly serving the college bands at ASU. Once her placement concludes in July of 2020, she hopes to attend graduate school for a Masters degree in Sociology at a North Texas college closer to her family. With her education and experience gained from working with Downtown San Angelo, Inc., Bela will pursue a career in nonprofit management and grant writing.

City of SAN ANGELO TEXAS Development Corporation

HIGH GROUND OF TEXAS & TEXAS MIDWEST COMMUNITY NETWORK ANNUAL MEETINGS

COSADC hosted both The High Ground of Texas and Texas Midwest Community Network Annual Meetings in San Angelo. The Director serves on the Board of Directors for both organizations.

The High Ground of Texas is a marketing coalition made up of over 75 members with economic development interests in the region. Developed in 1988, the High Ground represents cities, counties and organizations in the West Texas region. The main purpose of the High Ground is to create jobs and increase the tax base of the region. We continue to have a strong presence on the regional, state, and national level with an emphasis on marketing the region to prospective new industries, networking, economic development, education, and providing a common voice on issues that affect the region. The organization is membership-based and is supported by a 15 person board. The board is made up of Foundation Members, COG representatives and eight at-large members from around the region.



Map of The High Ground of Texas Region

Map of the TMCN Region

The mission of Texas Midwest Community Network (TMCN) is to promote a regional approach providing the resources and awareness for its members to achieve economic and community growth.

The purpose and goals of TMCN is to identify, develop, and encourage leadership in the region, enhance regional communications and share information, address mutual community challenges, network on ideas and projects, develop regional marketing strategies, strengthen regional participation on statewide concerns, and establish ways to work together and combine resources for the betterment of the region.

TMCN consists of regional member communities including any corporations, businesses, or associations who are interested in the development of programs and projects for the advancement of the Texas Midwest region. The region is defined as a core of West Central Texas counties which are contiguous to each other beginning with the founding county of Taylor. Currently community members are located within thirty-three contiguous counties. Types of members include 1) Community Members represented by an individual appointed by the community to serve as the official local liaison and community delegate, and 2) Partners in the region representing corporations, businesses, associations, or individuals that support TMCN through an annual investment. Abilene and San Angelo serve as Hub Cities and work in partnership with TMCN to leverage their influence and resources to encourage community and economic growth in smaller communities across the region.

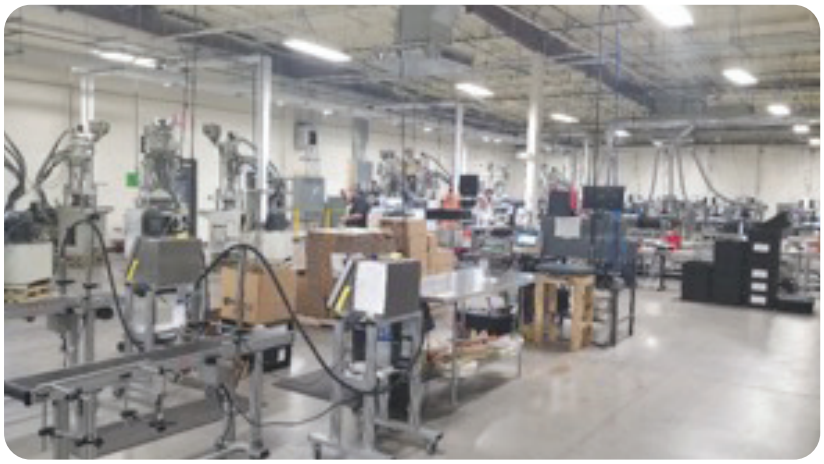
TMCN is governed by a Board of Directors comprised of 6 community representatives, two hub city representative, three at-large business partners and the TMCN Past President. The Board is responsible for selecting the Executive Director, establishing the meeting schedule for the year, and meeting annually to review TMCN goals with a defined Plan of Action for the upcoming year.

BUSINESS RETENTION & EXPANSION

Outcomes:

- 208 new and indirect jobs created
- 29 direct and indirect jobs retained
- $33.45 million in annual economic output
- $7 million in capital investments

Economic Development staff met with 43 companies to explain the BREP program which resulted in 7 executed economic development performance agreements with incentives ranging from $20,000 to $260,000



Principal LED

At the beginning of 2019, Principal LED, who manufactures LED lighting fixtures, expanded their operations by investing $2.4M for the construction of an addition to their existing facility as well new furniture, fixtures and equipment. This investment has allowed Principal LED to move their component manufacturing from China to San Angelo. The incentive package totaled $260,000 to include a $100,000 capital investment grant and up to $2,500 per FTE created for up to 64 FTE's

City of SAN ANGELO TEXAS Development Corporation

BUSINESS RETENTION & EXPANSION

Carter Fentress Engineering

In the first quarter of 2019, Carter-Fentress, who provides civil engineering and project management services, began the expansion of their business by investing $200,000 for the purchase of a new office building in downtown San Angelo. Adding to their growth, they will expend approximately $83,800 in new furniture fixtures and equipment to assist with this purchase. COSADC approved an incentive package of $20,000 which includes a one-time capital investment grant of $16,000 and $1,000 per FTE for up to 4 FTE's.

J's Deer & Wild Game Processing

In Q2 of 2019, J's Processing decided to expand within the wild game processing industry and diversify their current operations to include a "ready to eat" meat facility that includes sausage, brisket and beef jerky. They plan on expending up to $455,000 for the construction of a new facility as well as new, top of the line equipment. J's incentive package includes a one-time capital investment grant of $35,000 as well as $1,000 per new FTE created for up to 15 FTE's for total incentives worth $50,000.

SMC Global

2019 was a big year for SMC Global, who is a leading chemical supplier, as they acquired their 3rd facility in San Angelo which had previously been vacant for over 30 years, in order accommodate their ever-growing needs. This location primarily serves as a storage facility and will result in housing approximately $3.3M in business, personal property and inventory. SMC Global's incentive package includes a $200,000 total tax rebate to be awarded over the course of 5 years.

BUSINESS RETENTION & EXPANSION

West TX Steel

West TX Steel has been in operation in San Angelo since 1983. They manufacture and offer steel products to the oilfield, pipeline, construction and farm and ranch industries. Because of continued growth and demand, in Q3 of 2019, they decided to expand their operations by investing $750,000 for the construction of a new building. COSADC approved an incentive package in the amount of $59,000 to include a one-time capital investment grant of $50,000 and $3,000 per FTE for up to 3 FTE's.

Ener-Tel

Ener-Tel specializes in the service and installation of security systems for both commercial and residential customers. In the beginning of the 3rd Quarter of 2019, they decided to diversify their services by entering into the fire sprinkler installation business. To accommodate this expansion, they invested $2.5M for the construction of a new building to house their fire sprinkler system business. An incentive package in the amount of $25,000 was approved for $5,000 per FTE for the creation of up to 5 new FTE's.

Double Barrel, Inc

Double Barrel Fabrication

Double Barrel specializes in the fabrication of hunting and outdoor products as well as metal fencing, gates and carports. At the end of Q3, and in order to remain competitive with increasing demand, Double Barrel purchased land in order to construct a new 7,500 sq. ft. building. They invested $750,000 for the land purchase and building construction and COSADC approved an incentive package in the amount of $70,000; $50,000 for a one-time capital investment grant and $1,000 per FTE for up to 20 FTE's.

THE BRC
BUSINESS RESOURCE CENTER

THE BUSINESS FACTORY

The Business Factory began in 2003. It was designed for small business and entrepreneurs in San Angelo and the Concho Valley area. Whether they are a high-tech company or a small one owner operation looking for workspace our clients enjoy the networking benefits and atmosphere of a professional environment.

All office suites are equipped with a desk, office chair, bookshelf, Wi-Fi access, and colored copier. Plus, as an incubator client they also have training provided by ASU Small Business Development Center, access to common/shared break room, janitorial services, all utilities are provided, the use of 3 conferences rooms, and they have a peace of mind knowing that the building has security. Why do we provide so many services? We provide these services so that our clients can focus on creating their business and jobs for our community.

Over the last 15 years, the Business Factory has assisted over 35 businesses, creating a total of 549 jobs within our community and successfully graduating 11 of those companies. The Business Factory has helped make dreams become reality.

2019:

- Three tenants in Business Factory
- 105 total companies since inception
- Employees: 18 full time and 7 part time
- Return of investment
  (cumulative since inception):
  Total Gross Sales: $1,488,362
  Total Gross Payroll: $1,348,708
- Graduation: OdomRD, LLC
- Total of 566 jobs with our community

2019 BUSINESS PLAN COMPETITION

SAN ANGELO Business PLAN competition

First Place Winner - J Bar Meats, LLC. – $40,000 cash prize startup specializes in smoked meats, specialty items and aged prime steaks. The new plant will begin processing in 2020.

Second Place Winner - Ranch Road Boots – $20,000 cash prize manufactures hand crafted fine leather boots rooted in classic style with life-lasting quality.

Third Place Winner - Old Central Firehouse Pizzeria & Taproom – $10,000 cash prize will be a unique one of a kind pizzeria and taproom setting themselves apart from traditional eateries in the San Angelo area.

INFRASTRUCTURE & CAPITAL IMPROVEMENT PROJECTS

- 11 total TIRZ Agreements were executed for a total projected capital investment of $2.7 million
- 5 TIRZ Agreements in the North Zone for a capital investment of $1.7 million
- 6 TIRZ Agreements in the South Zone for a capital investment of $1 million

SOUTH

6 E. Concho
(JP Brookeson Properties)

8 E. Concho
(JP Brookeson Properties)

101 S. Chadbourne
(Fuente's Café Downtown)

200 S. Magdalen
(Old Central Firehouse Bed & Brew)

City of SAN ANGELO TEXAS Development Corporation

INFRASTRUCTURE & CAPITAL IMPROVEMENT PROJECTS

SOUTH

123 N. Chadbourne (Buffalo Soldier Art Gallery)	(SOUTH - IN PROGRESS)
305 W. Twohig (Dean & Linebarger)	(SOUTH - IN PROGRESS)

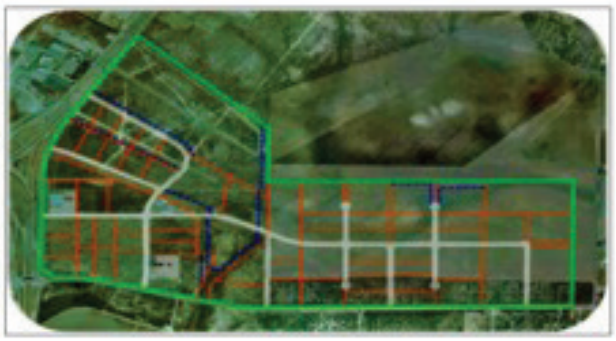
NORTH

1715 N. Chadbourne (JKLS Properties)	(NORTH - IN PROGRESS)
1816 N. Bryant (The Gentleman)	(NORTH - IN PROGRESS)
1822 N. Bryant (Senor Changs)	(NORTH - IN PROGRESS)
2020 N. Bryant (Icon Cinema)	(NORTH - IN PROGRESS)
2934 N. Chadbourne (Dollar General)	(NORTH - IN PROGRESS)

CAPITAL IMPROVEMENTS

Business & Industrial Park

Strategically located on the Ports to Plains Corridor and the future I-27 north-south interstate, the almost 740 acre master planned San Angelo Business & Industrial Park is centrally located between I-10 an I-20. The park has convenient access to US 277/US 67, a four lane divided highway and near US 87 is a 4 lane divided and non-controlled highway. "Industrial park earns Super Park Certification."



Address:	City Loop 306 and Houston Harte Expressway
City:	San Angelo
State:	TX
County:	Tom Green
Acres:	746.7
Sale Price:	Negotiable
Lease Rate:	Negotiable
Last Updated:	Dec 27, 2019

Industrial Park Phase 1
- 16 Acres Under Contract - $416,000
- 7 Acres Under Option Contract - $175,000

Industrial Park Phase 2.1
- Bid Opening December 13, 2019
- Low Bid - $1,131,492
- Accepted by COSADC December 30, 2019

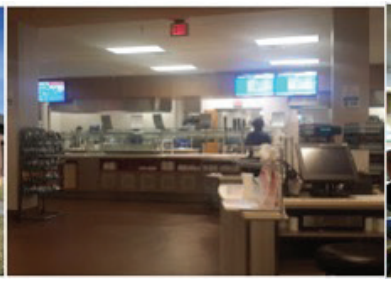
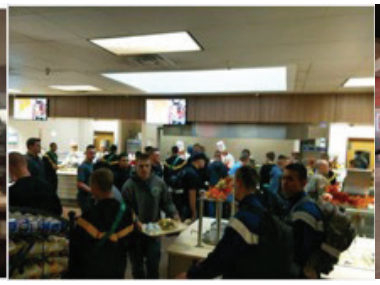
Industrial Park Phase 2.2
- Bid Opening December 13, 2019
- Low Bid - $2,223,191
- Accepted by COSADC December 30, 2019

San Angelo Rail Port
- Purchased 180.452 Acres at a cost of $541,813.60 including closing costs
- Staff are working with consultants to develop potential user list, site layout and management approach

Airport Master Plan
- Consultant Centurion Planning & Design has completed the following:
  - Opportunities Assessment
  - Stakeholder Meetings
  - Market Research
  - Economic Analysis
  - Demand Assessment
  - Aviation Related Industry Research
  - Conceptual Site Plan
- **Airport Gateway Improvement Project**
  - City Lake Maintenance staff have completed clearing of approximately 14 acres of brush across highway from airport entrance
  - Approximately 4,000 Linear Feet of fence requires replacement

Chadbourne Streetscape Project
- $3,750,000 total project ($750,000 per year for 5 years)
- Final Phase A Plans due end of January 2020
- Notice to Proceed issued for Phase B Plans

Goodfellow Air Force Base
- Grant of $1.5M for the expansion of the Cressman Dining Facility

TARGETED MARKETING

SAN ANGELO
Chamber of Commerce
Economic Development

2019 Activity and
Accomplishments Report

San Angelo area manufacturers, Chamber of Commerce and Angelo State Engineering representatives at Wendland Manufacturing

The San Angelo Chamber of Commerce Economic Development Division (EDD) marked 2019 as a year of continued industrial and economic development successes that benefit the community of San Angelo and Tom Green County with increased job growth, increased property investment, career advancement opportunities for the people of San Angelo and increased diversification of our economic ecosystem.

The San Angelo Chamber EDD works in concert with the City of San Angelo Development Corporation (COSADC) staff and board leadership, the Tom Green County commissioners court and regional corporate industrial leaders to promote industrial development, the creation of high-quality jobs, high-level capital investment and enhanced infrastructure that supports industry in San Angelo. 2019 has been a positive year for economic industrial development in San Angelo, with an estimated $216,000,000 in capital investment and economic yield from the Chamber-delivered projects to the community

Targeted Industry Marketing - The Chamber EDD targets industry sectors that can flourish in the Concho Valley, creating a durable platform for many years of future growth. The Chamber EDD has set the stage for continued diversified industrial growth into 2020 with the recruitment of companies within sustainable growth industries such as industrial chemicals, pipeline services and development, agricultural commodities, heavy-haul transportation via truck and rail and development of the South Orient/TXPF Rail Line.

2019 Industrial Investment Achievements:

• **SMC Global Corporation** – International chemical manufacturer was recruited to San Angelo in 2018 and expanded again in 2019. As of December 2019 the company has 17 full-time San Angelo employees and has generated an estimated $5.7 million in annual economic impact with $3.8 million in gross annual product yield. SMC currently has over 130,000 sf of industrial real estate in the San Angelo city limits and is continuing to grow its markets in the southwest United States.

• **Allen's Transportation, LLC** – Edmonton, AB-based pipeline support and industrial chemicals transportation company. Announced the purchase of 12 acres in the San Angelo Business & Industrial Park for the construction of a 25,000 sf facility and terminal, creating 10 new careers in San Angelo. This recruit transaction has significant future growth potential as Allen's is first in class with the transportation of specialty materials for the pipeline industry and will produce a yield of $2.7 million annual economic output at full operation in their first year alone.

• **Recurrent Energy/Duke Energy Rambler Development** - 200 MWac utility-scale photovoltaic energy power plant in Tom Green County. This is the first utility-scale solar power plant in Tom Green county, will provide two full-time jobs, and will produce a strong tax yield to the county and to Water Valley ISD, and a capital investment in Tom Green County of approximately $180 million. The San Angelo Chamber of Commerce worked with Recurrent's Austin, Portland and San Francisco teams since 2017 and assisted with promotion of the 313 and 312 agreements.

TARGETED MARKETING

• **Hardin Creek 27** – A unique urban cottage multi-family community on south Houston Harte Expressway consisting of 250-units with higher-end finishes, materials and design. This will be a valuable asset to the community and will provide critically needed housing options for those seeking rental living but not in a traditional apartment community. This community will help alleviate the 96%-97% occupancy rates in the San Angelo multifamily rental market which will greatly assist in the retention, growth and recruitment of new industry to San Angelo.

• **Rail Port San Angelo** – COSADC purchased the 183-acre parcel of land on the South Orient/TXPF rail line in September 2019, for the development of a multi-commodity rail port to support regional commodities production, industrial products importation (steel, fertilizers, aggregates, pipe, grains, seed oils) and efficient access to the global marketplace. This port will be a major economic generator for San Angelo and for the United States, as it will create a full-service multi-commodity rail port on the Texas Pacifico/Eastern Orient line serving San Angelo agriculture and industrial operations.

Education and Industry Training

• The Chamber EDD Board promotes the ongoing work and proven market results of the San Angelo Regional Manufacturers Alliance program. This program serves as a platform for the development of industrial education and certification, along with development relationships with San Angelo industrial companies and the Angelo State University David L. Hirschfeld Department of Engineering.

• **Texas Manufacturing Assistance Center (TMAC)** - TMAC-Chamber of Commerce hosted the first of a series of accredited industrial certification training courses in 2019. Twelve students were selected from 41 applicants to attend this week-long course. The Chamber, Ethicon and TMAC will host more Industry Training courses in San Angelo in 2020. These are the same international certification courses taught at major industrial companies around the world.

• SARMA Scholarship to the San Angelo Rodeo Agricultural Mechanical competition students through private industry contributions.

SARMA
San Angelo Regional Manufacturers Alliance
— Est. 2017 —
San Angelo Chamber of Commerce
MANUFACTURING • AGRICULTURE • ENERGY

City of San Angelo Texas Development Corporation

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 22, 2020

Item type: Regular Item

Caption:

Consider authorizing the board president to negotiate and execute a Real Estate Sales agreement with Coverlay Manufacturing for sale of 4.0 acres +/- out of Gateway Addition, City of San Angelo Business and Industrial Park, generally located at the SW quadrant of the intersection of Gateway Dr. and Venture Dr.(Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Coverlay Manufacturing, Inc. has made an offer on 4 +/- acres at the industrial park. Specifically, the property is located at the southwest corner of Gateway and Venture Drives, in Phase 1 of the Business Park. The terms of sale are as follows:
Price - $29,000 per acre (less than 5 acres)
Earnest Money - $1,000
Inspection Period - 120 days
Closing - 160 days after the Effective Date
Liquidated Damages to Buyer upon Seller Default - $1,000

Financial Impact:

Approx. $116,000 revenue (dependent upon actual acreage surveyed)

Other Information/Recommendation:

Attachments:

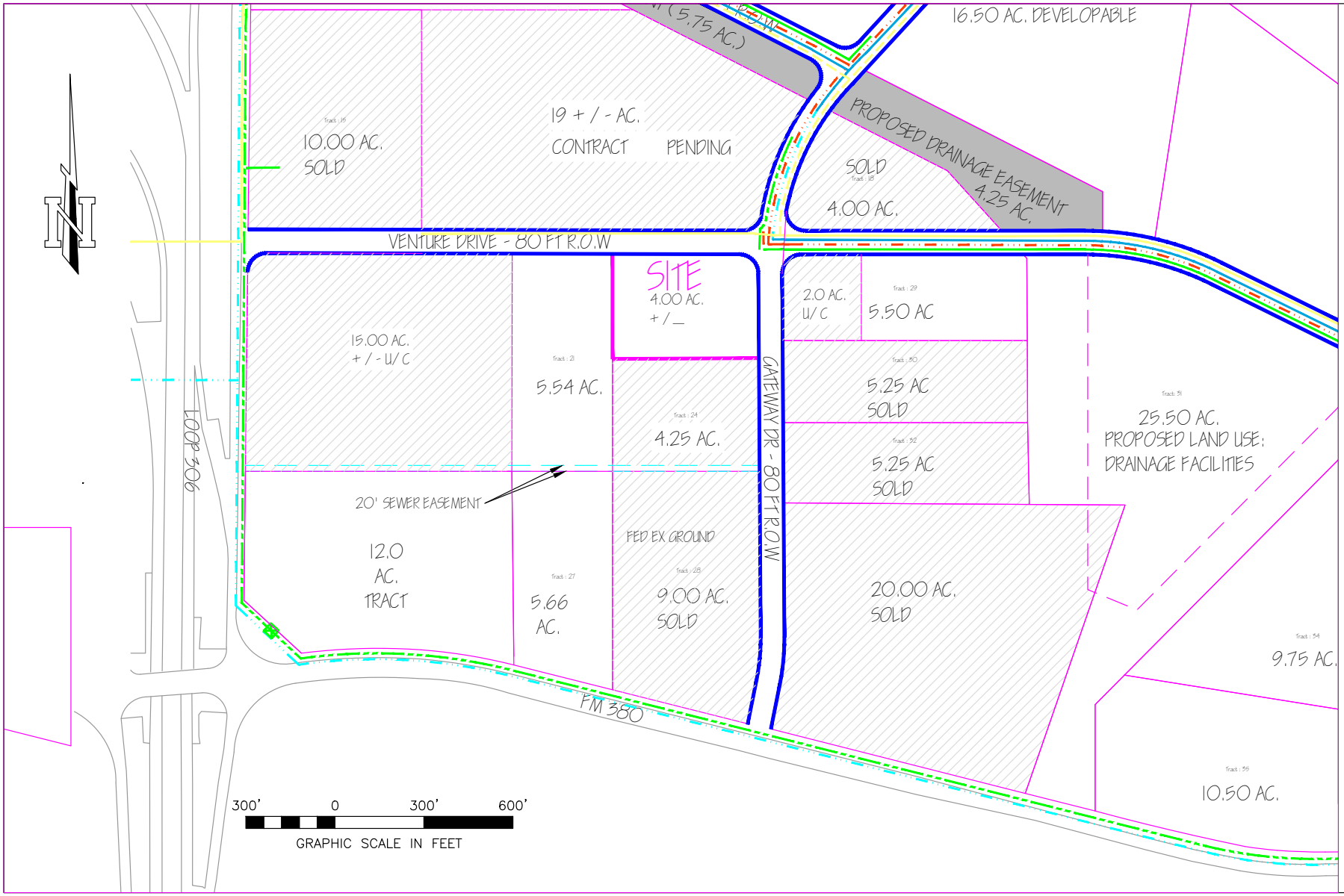
1. EXHIBIT Available Parcels Ph 1 EXHIBIT.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval



4 ACRES +/- GENERALLY LOCATED IN THE CITY OF SAN ANGELO BUSINESS & INDUSTRIAL PARK WITHIN THE SOUTHWEST QUADRANT OF GATEWAY AND VENTURE DRIVES

DATE	BY	PAGE

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 22, 2020

Item type: Regular Item

Caption:

Consider adoption of a resolution affirming the real estate sales contract for sale of 12 acres of land surveyed out of the San Angelo Business and Industrial Park to Allen's Transport USA, Inc. at a price of $25,000.00 per acre; authorizing the Board President to negotiate and execute a right of first refusal and option agreement to Allen's Transport USA Inc. for 7.23 +/- additional acres of land adjacent to said surveyed 12 acre parcel in a form approved by the City Attorney; and, recommending approval by City Council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

At its meeting on June 26th, 2019 COSADC approved the sale of 12 acres +/- in Block 2, Lot 1 Gateway Addition Section 1 (Phase 1 of the Business & Industrial Park) to Allen's Transport USA, at a price of $25,000 per acre. Subsequent to that, Allen's has requested an option / right of first refusal on the 7.23 +/- acres adjacent and west of the proposed 12 acres. The terms of the option are as follows:

Consideration - $500
Term of Option - August 1, 2022 or date of offer by Buyer
Price - $25,000 per acre Option or same price & terms as 3rd party offer

Financial Impact:

$300,000 Revenue for 12 acres previously approved
$180,750 Revenue for Option Parcel (7.23 acres) dependent upon actual acres surveyed

Other Information/Recommendation:

Attachments:

1. Allen Trans Option Exhibit — Allen Trans Option Exhibit.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved

Dan Saluri	Approved
Guy Andrews	Final Approval

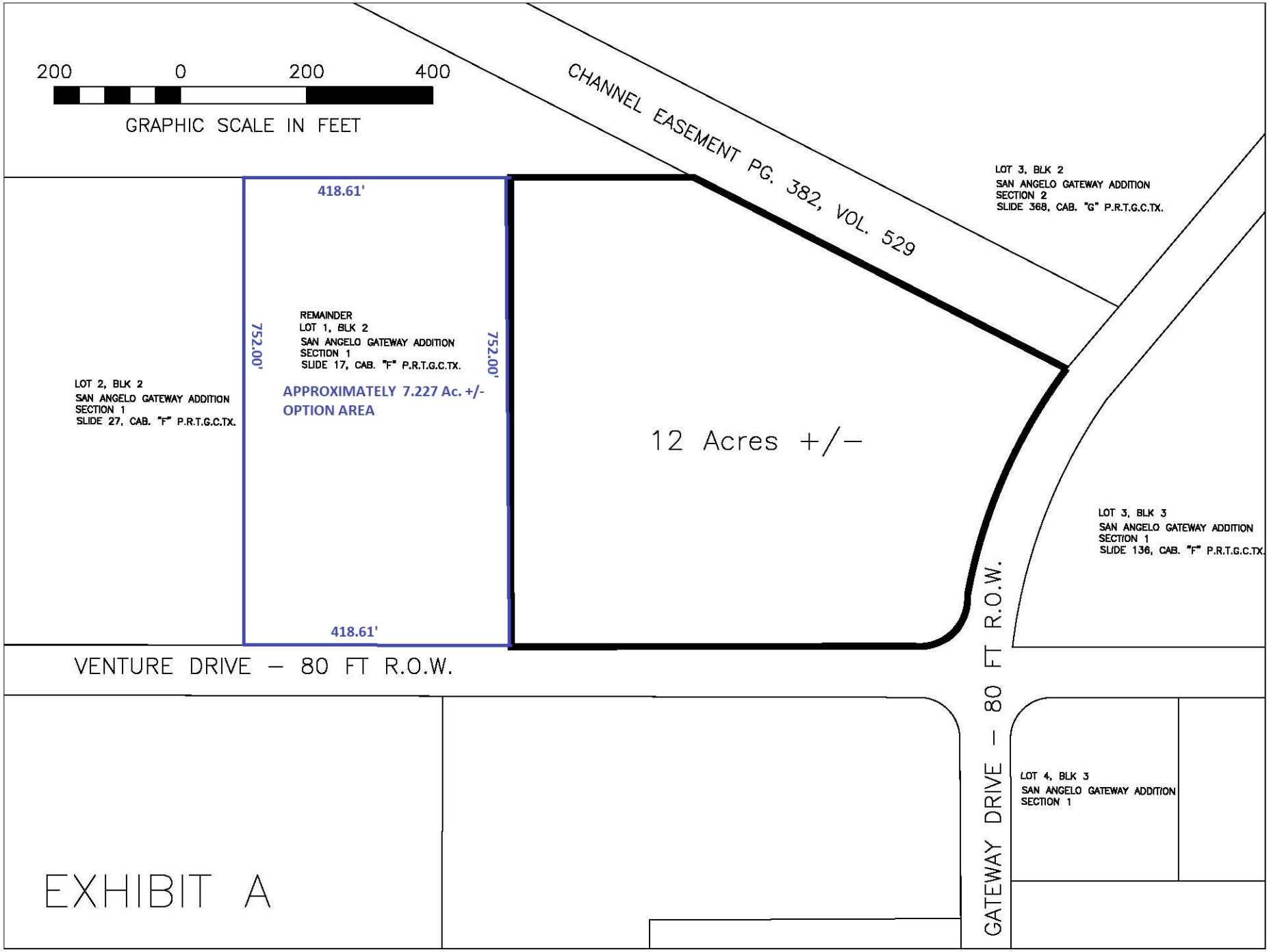

200 0 200 400
GRAPHIC SCALE IN FEET
CHANNEL EASEMENT PG. 382, VOL. 529
LOT 3, BLK 2
SAN ANGELO GATEWAY ADDITION
SECTION 2
SLIDE 368, CAB. "G" P.R.T.G.C.TX.
418.61'
752.00'
REMAINDER
LOT 1, BLK 2
SAN ANGELO GATEWAY ADDITION
SECTION 1
SLIDE 17, CAB. "F" P.R.T.G.C.TX.
752.00'
APPROXIMATELY 7.227 Ac. +/-
OPTION AREA
LOT 2, BLK 2
SAN ANGELO GATEWAY ADDITION
SECTION 1
SLIDE 27, CAB. "F" P.R.T.G.C.TX.
12 Acres +/-
LOT 3, BLK 3
SAN ANGELO GATEWAY ADDITION
SECTION 1
SLIDE 136, CAB. "F" P.R.T.G.C.TX.
418.61'
VENTURE DRIVE – 80 FT R.O.W.
GATEWAY DRIVE – 80 FT R.O.W.
LOT 4, BLK 3
SAN ANGELO GATEWAY ADDITION
SECTION 1

EXHIBIT A

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 22, 2020

Item type: Executive Session Item

Caption:

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-W322
Project 2020-W001

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 22, 2020

Item type: Executive Session Item

Caption:

Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding:

Discuss shorter term leases for Business Resource Center (BRC)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 22, 2020

Item type: Regular Item

Caption:

Consideration and possible action of items discussed in Closed Session, if needed

Summary/History:

Financial Impact:

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: January 22, 2020

Item type: Regular Item

Caption:

Consider possible dates for COSADC workshop

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez Created/Initiated