



Agenda 2/26/2020

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on February 26, 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. 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 January 22, 2020 and February 13, 2020 meeting minutes
- b. Consider approving the necessary corporation disbursement
- c. Consider approving the January 2020 Financial Statements

5. Regular Agenda

- a. Consider a resolution authorizing Coverlay Manufacturing, Inc to apply for a subdivision plat of approximately 3.945 acres of land out of the San Angelo Business and Industrial Park (Presentation made by Guy Andrews, Director of Economic Development)

6. Closed Session

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

- 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

7. Follow Up and Administrative Issues

- a. Consider and possible action of items discussed in Closed Session, if needed
- b. 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 21st day of February, 2020 at 4:00 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.

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

Meeting Date: February 26, 2020

Item type: Consent Item

Caption:

Consider approving the January 22, 2020 and February 13, 2020 meeting minutes

Summary/History:

COSADC meeting minutes for January 22, 2020 and February 13, 2020.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--------------------------------------|---------------------------------------|
| 1. COSADC Meeting minutes 01-22-2020 | COSADC Meeting minutes 01-22-2020.doc |
| 2. COSADC Special meeting 02-13-2020 | COSADC Special meeting 02-13-2020.doc |

Presentation:

Approvals/Reviews:

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

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, January 22, 2020

Present:

Todd Kolls, President
Dr. David, Cummings, Second Vice President
Edward Carrasco, Director
Max Puello, Director
Erika Lara, Director

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 to order at 8:35 a.m., on Wednesday, January 22, 2020 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903

1. Prayer

An invocation was provided by Director Carrasco

2. 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.

Mr. Dave Erickson, Director of ASU SBDC thanked COSADC for their support regarding the Anit-Fraud and Embezzlement seminars that will be coming up in February.

Mr. Guy Andrews, Director of Economic Development requested input from the board to have a Special Called meeting, February 3, 2020 at 6:00 a.m.

3. 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.

Motion: **Director Carrasco made a motion, seconded by Director Lara to approve the consent agenda as presented. The motion carried unanimously five (5) ayes to zero (0) nays.**

4. Regular Agenda

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

Motion: **Second Vice President Cummings made a motion, seconded by Director Carrasco to approve the December 2019 Financial Statements. The motion carried unanimously five (5) ayes to zero (0) nays.**

- 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)

No Public Comment

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

Motion: **Director Puello made a motion, seconded by Director Lara to approve the request as presented. The motion carried unanimously five (5) ayes to zero (0) nays.**

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

No action was taken

- 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)

Motion: **Director Lara made a motion, seconded by Second Vice President Dr. Cummings to approve the sale of 4.0 acres to Coverlay Manufacturing as presented. The motion carried unanimously five (5) ayes to zero (0) nays.**

- 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)

Motion: **Director Carrasco made a motion, seconded by Director Puello to approve the sale of 12 acres to Allen's Transport USA, Inc., as presented. The motion carried unanimously five (5) ayes to zero (0) nays.**

Second Vice President Dr. Cummings left at 9:17 a.m.

5. Closed Session

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

At 9:16 a.m., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle 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

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)

No action was taken

At 10.04 a.m., the Board reconvened

6. 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

No announcements or future agenda items were discussed

7. Adjournment

Motion: Director Carrasco made a motion, seconded by Director Puello to adjourn the meeting. The motion carried unanimously four (4) ayes to zero (0) nays.

There being no further business, the meeting adjourned at 10:04 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.)

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City of San Angelo, Texas
Special Development Corporation Meeting
Thursday, February 13, 2020

Present:

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 special session of the City of San Angelo Development Corporation to order at 9:00 a.m., on Thursday, February 13, 2020 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903.

2. Prayer

An invocation was provided by Director Puello

3. Special Agenda

- a. Consider approval of \$400,000 for the San Angelo part of a matching 2020 Defense Economic Adjustment Assistance Grant (DEAAG) for Goodfellow AFB that totals \$10,462,730.

Motion: **Director Lara made a motion in supported in the form of a resolution, seconded by Director Freeze to authorize the City of San Angelo Development Corporation Board of Directors, authorizing the use of sales and use tax funds in support of a defense Economic Adjustment assistance grant (DEAAG award to Tom Green County (TGC) for Goodfellow Airforce Base (GAFB) for construction of base improvements including network tower(s) and facilities bringing 5G wireless technology to GABF, enhancing base resiliency, and constructing related improvements that will attract new military missions to the base, a project authorized under the Texas development corporation act, section 501.104 of the local government code. The motion carried unanimously five (5) ayes to zero (0) nays.**

4. Adjournment

There being no further business, the meeting adjourned at 9:00 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.)

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

Meeting Date: February 26, 2020

Item type: Consent Item

Caption:

Consider approving the necessary corporation disbursement

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Disbursement 02-26-2020 | Disbursement 02-26-2020.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 February 26, 2020

Economic Development

SA Chamber of Commerce	\$	62,500.00	Marketing & recruitment (Inv. 01292020)	
Howard College		59,673.64	Construction Trades Program (Inv. Q4)	Ck. 5065
Gulf Coast Strategic Highway Coalition		15,000.00	Annual membership dues (Inv. 2006)	
Shea Transportation		4,904.11	Consulting expenses & mileage (Inv. 11)	
Shea Transportation		3,628.41	Consulting expenses & mileage (Inv. 10)	Ck. 5058
			Prof. serv for Nov & Dec (Inv. 194061700-20 & 194061700-20)	
Parkhill Smith & Cooper		3,048.34	Coordinate 2019 BP w. ASU students (Inv. 2019)	
Vince Mangano		2,500.00	Clean all Mitsubishi units upstairs (Inv 5502)	
Clare's Heating & Air Conditioning		1,586.00		
			Monthly burglar alarm security & annual Fire and sprinkler system Inspec. (Inv. 208370 & 201436)	Ck. 5063
Ener-tel Serv Inc.		1,340.00		
Total for Board Consideration	\$	154,180.50		
Dirt Doctor	\$	725.00	Genral cleaning at BRC (Inv.4162)	
			Clean BRC parking lot and Signage at Industrial Park (Inv. 2866 & 2865)	
J & R Silva Tree Service & Landscaping		672.00	Legal notices (Ad 3779056)	
San Angelo Standard Times		538.00	Replace light bulbs at BRC (Inv. 820)	Ck. 5066
MC Electric		309.12	Cleaning supplies (Inv. 563497)	Ck. 5064
House of Chemicals		230.78	Gas Utilities at BRC	
Atmos Energy		185.13	Monthly copier lease for Business Factory (Inv. 21081095)	
Canon Financial Serv., Inc.		171.32	Attend Feb Chamber luncheon (Inv. 89347)	
SA Chamber of Commerce		162.00	Monthly copier lease for Business Factory (Inv. 20967283)	Ck. 5059
Canon Financial Serv., Inc.		131.87	Copier supplies (Inv 1124211)	Ck. 5049
CTWP		120.22	Qtrly pest control (Inv. 25801)	Ck. 5061
MDK Service LLC		79.00	Legal notices (Inv 2992368)	Ck. 5040
Go San Angelo		78.11	Office supplies (Inv. 3434095951, 3434095952, & 3434185850)	Ck. 5047
Staples Advantage		78.06	Office supplies (Inv. 3438580558)	
Staples Advantage		69.36	Water cooler rental and water delivery at BRC (Dec 2019)	
Angelo Water Service Co.		63.00	Trash can liners (Inv. 562904)	Ck. 5050
House of Chemicals		60.08	Water cooler rental and water delivery (Jan 2020)	
Angelo Water Service Co.		56.55	Trash serv at BRC (Inv. 691000926885)	Ck. 5062
Republic Services, Inc.		27.86		Ck. 5053
	\$	3,757.46		
Total Economic Development Disbursements	\$	157,937.96		

Ballot

Total for Board Consideration	\$	-
Total Routine Disbursements	\$	-
Total Ballot Disbursements	\$	-
Grand Total Disbursements this Period	\$	157,937.96

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

Meeting Date: February 26, 2020

Item type: Consent Item

Caption:

Consider approving the January 2020 Financial Statements

Summary/History:

Please see attachment for January 2020 Financials

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------|------------------------|
| 1. | COSADC Stmtns 2001 | COSADC Stmtns 2001.pdf |
|----|--------------------|------------------------|

Presentation:

Approvals/Reviews:

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

City of San Angelo Development Corporation

Financial Information and Schedules As of January 31, 2020

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Hickory Water Supply

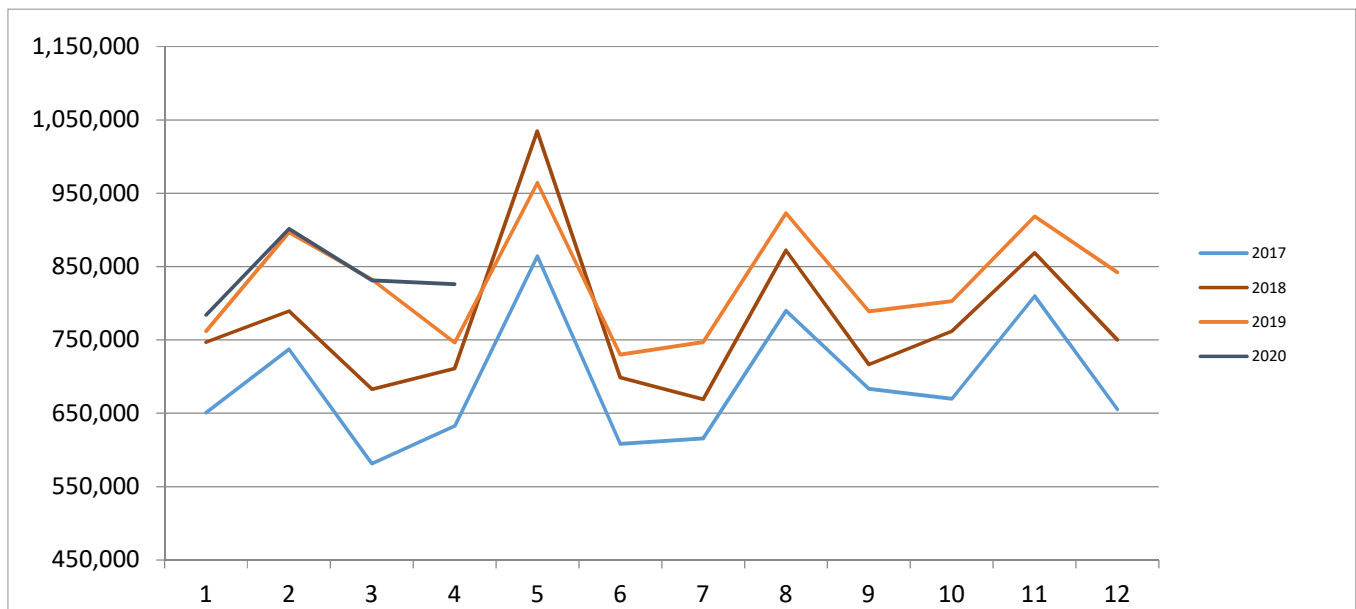
**City of San Angelo Development Corporation
Executive Summary
January 2020**

Available Fund Balances

Unassigned Fund Balance-Economic Development	5,611,365
Unassigned Fund Balance-Ballot	215,456

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	826,116	10.65%
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 January 31, 2020

ASSETS

Current Assets

Checking/Savings

Cash 6,604

Money Market 3,985,850

Total Checking/Savings 3,992,454

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 14,003,837

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

16,117,318

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 8,389,665

Restricted for Fixed Assets 2,113,481

Unassigned Fund Balance 5,611,365

Total Fund Equity 16,114,511

TOTAL LIABILITIES & FUND EQUITY

16,117,318

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
As of January 31, 2020

	Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	2,609,674	231,312	936,033	936,033	(1,673,641)	36%
Interest on Investments	225,000	7,062	79,567	79,567	(145,433)	35%
Lease Income	67,679	12,680	16,885	16,885	(50,794)	25%
Miscellaneous Income	-	-	865	865	865	100%
Total Revenues	2,902,353	251,054	1,033,350	1,033,350	(1,869,003)	36%
Expenditures						
Administrative	130,237	6,965	25,527	28,039	(102,198)	22%
Partner Affiliations	105,547	56,047	81,297	81,297	(24,250)	77%
City Services	640,310	-	163,143	163,143	(477,167)	25%
Industrial Park Ops & Maint	17,222	105	1,702	3,724	(13,498)	22%
Marketing-Chamber of Commerce	243,750	11	56,261	56,261	(187,489)	23%
Advertising	46,500	-	78	3,400	(43,100)	7%
Utilities	44,500	3,204	10,747	34,341	(10,159)	77%
Capital	68,000	588	588	29,128	(38,872)	43%
Business Factory	104,767	11,139	14,138	17,377	(87,390)	17%
Total Operating Expenditures	1,400,833	78,059	353,481	416,710	(984,123)	30%
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	2,861,063	250	250	250	(2,860,813)	0%
Howard College Const Tr	73,105	59,674	59,674	59,674	(13,431)	82%
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	3,628	19,947	38,693	-	100%
Chadbourne Street	2,250,000	-	-	-	(2,250,000)	0%
Comm Dev Strategies	2,035	-	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	638,861	638,861	-	100%
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 Planning & Desi	36,000	-	-	-	(36,000)	0%
Future Projects	688,094	-	-	-	(688,094)	0%
Total Project Expenditures	10,689,701	702,413	1,591,552	1,611,942	(9,077,759)	15%
Total Expenditures	12,090,534	780,472	1,945,033	2,028,652	(10,061,882)	16%
Revenue Over/(Under) Expenditures	(9,188,181)	(529,418)	(911,683)	(995,302)		

City of San Angelo Development Corporation
Economic Development Projects
As of January 31, 2020

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	2,861,263	250	450	2,860,813
Howard College Const Tr	168,000	168,000	59,674	154,569	13,431
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	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	13,765,072	1,611,942	5,375,407	8,389,665

Total Committed, Not Expended

8,389,665

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of January 31, 2020

ASSETS

Current Assets

Checking/Savings

Cash

69,910

Money Market

4,562,423

Total Checking/Savings

4,632,333

Accounts Receivable

Note Receivable

5,943

Total Accounts Receivable

5,943

Total Current Assets

4,638,276

TOTAL ASSETS

4,638,276

LIABILITIES & FUND EQUITY

Fund Equity

Committed for Ballot Projects

401,156

Assigned for Debt Service

4,021,664

Unassigned Fund Balance

215,456

Total Fund Equity

4,638,276

TOTAL LIABILITIES & FUND EQUITY

4,638,276

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
January 2020

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	6,710,590	594,804	2,406,941	2,406,941	(4,303,649)	36%
Interest on Investments	75,000	6,283	23,849	23,849	(51,151)	32%
Total Revenues	6,785,590	601,087	2,430,790	2,430,790	(4,354,800)	36%
Expenditures						
City Services	30,135	-	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	(5,474,851)	0%
Projects						
West TX Water Partnership	200,000	2,179	23,709	23,709	(176,291)	12%
Affordable Housing	304,865	-	80,000	80,000	(224,865)	26%
Future Projects	798,340	-	-	-	(798,340)	0%
Total Project Expenditures	1,303,205	2,179	103,709	103,709	(1,199,496)	8%
Total Expenditures	6,785,590	2,179	111,243	111,243	(6,674,347)	2%
Revenue Over/(Under) Expenditures	-	598,908	2,319,547	2,319,547		

City of San Angelo Development Corporation
Ballot Projects
As of January 31, 2020

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	692,740	23,709	516,449	176,291
* 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	23,709	2,057,454	176,291
Total Water Supply Projects				176,291
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				401,156

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
January 2020

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
2812	AJ	1/31/2020	246	ECO DEV SALES TAX		231,312.49
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
2833	AJ	1/31/2020	252	BANK INTEREST ED		27.52
2833	AJ	1/31/2020	252	MONEY MARKET INTER		7,033.99
700-0000-363.11-00 RENT / RENT						
2263	CR	1/13/2020	108264	ECO DEV		563.20
700-0000-391.60-00 TRANSFER / TRANSFER FROM AIRPORT						
2436	AJ	1/21/2020	210	L3 HANGAR LEASE FY		12,117.39
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
2658	AJ	1/30/2020	236	AFFD HOUSING ASST		638,861.00
PROJECT#:	DC0166					
2877	AP	1/24/2020	0	HOWARD COLLEGE		59,673.64
PROJECT#:	DC0149					
2249	121448 AP	1/8/2020	5058	SHEA TRANSPORTATIO		3,628.41
PROJECT#:	DC0156					
2681	AP	12/5/2019	8958	CITIBANK, N.A		250.18
PROJECT#:	DC0147					
700-0700-411.03-32 PROFESSIONAL & TECHNICAL / SOFTWARE MAIN						
2482	AP	1/22/2020	672215	MCLAUGHLIN ADVERTI		(25.00)
2483	AP	1/22/2020	5060	MCLAUGHLIN ADVERTI		25.00
2455	AJ	1/21/2020	221	PROFESSIONAL TECH		2,000.00
2394	121756 AP	1/1/2020	5057	MCLAUGHLIN ADVERTI		25.00
2395	121756 AP	12/1/2019	5057	MCLAUGHLIN ADVERTI		25.00
2396	121756 AP	11/5/2019	672215	MCLAUGHLIN ADVERTI		25.00
2397	121756 AP	10/1/2019	5057	MCLAUGHLIN ADVERTI		25.00
2503	121756 AP	9/1/2019	5060	MCLAUGHLIN ADVERTI		25.00
2504	121756 AP	8/1/2019	5060	MCLAUGHLIN ADVERTI		25.00
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
2808	AJ	1/31/2020	244	RECLASS EXP/MOVE E		11.18
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
2059	AJ	1/3/2020	UT	UB CHARGE UPDATE		121.76
2042	AJ	1/2/2020	UT	UB CHARGE UPDATE		15.00
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
2309	121088 AP	1/8/2020	5054	ATMOS ENERGY		232.91
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
2808	AJ	1/31/2020	244	RECLASS EXP/MOVE E		(154.54)
2619	AP	1/27/2020	672489	GEXA ENERGY, LP		669.91
2046	AP	12/27/2019	671736	GEXA ENERGY, LP		630.74
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
2801	120877 AP	1/31/2020	0	HOUSE OF CHEMICALS		230.78

City of San Angelo Development Corporation
Transaction Detail by Account
January 2020

Group #	PO #	Type	Date	Number	Description	Amount
	2801	121837 AP	1/29/2020	0	MC ELECTRIC	309.12
	2678	120875 AP	1/23/2020	0	ANGELO WATER SERVI	56.55
	2528	121305 AP	1/22/2020	5061	MDK SERVICES LLC	79.00
	2394	121314 AP	1/13/2020	5055	DIRT DOC, LLC	725.00
	2100	120877 AP	1/2/2020	5050	HOUSE OF CHEMICALS	60.08
	2394	121754 AP	1/1/2020	5056	ENER-TEL SERVICES	100.00
	2189	121087 AP	12/31/2019	5053	REPUBLIC SERVICES,	27.86
	2395	121754 AP	12/1/2019	5056	ENER-TEL SERVICES	100.00
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	2262	AP	1/10/2020	671920	CTWP	121.76
	2189	121698 AP	12/23/2019	5049	CTWP	120.22
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
	2808	AJ	1/31/2020	244	RECLASS EXP/MOVE E	791.28
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
	2808	AJ	1/31/2020	244	RECLASS EXP/MOVE E	867.93
700-0700-411.05-50 PURCHASED SERVICES / PRINTING & COPYING						
	2332	121732 AP	1/10/2020	5057	MCLAUGHLIN ADVERTI	525.00
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	2528	121415 AP	1/13/2020	5059	CANON FINANCIAL SE	131.87
	2120	AP	1/3/2020	5045	MOONTIME	825.59
	2166	AP	1/3/2020	5051	OCF PARTNERS LLC	10,000.00
	PROJECT#: DC0174					
	2166	AP	1/3/2020	5048	ANGELO STATE UNIVE	181.14
700-0700-411.05-80 PURCHASED SERVICES / TRAVEL & LODGING						
	2808	AJ	1/31/2020	244	RECLASS EXP/MOVE E	400.21
	2745	AP	1/31/2020	672527	ANDREWS, GUY D.	107.95
	2166	AP	1/6/2020	671974	ANDREWS, GUY D.	104.40
	2166	AP	1/6/2020	671974	ANDREWS, GUY D.	187.87
	2681	AP	12/20/2019	8958	CITIBANK, N.A	54.75
	2681	AP	12/20/2019	8958	CITIBANK, N.A	209.53
	2681	AP	12/20/2019	8958	CITIBANK, N.A	209.53
700-0700-411.05-90 PURCHASED SERVICES / CONVENTIONS & SCHOO						
	2681	AP	12/16/2019	8958	CITIBANK, N.A	350.00
	2681	AP	12/13/2019	8958	CITIBANK, N.A	350.00
700-0700-411.05-94 PURCHASED SERVICES / PARTNER AFFILIATION						
	2166	AP	1/3/2020	5052	PORTS-TO-PLAINS TR	56,046.80

City of San Angelo Development Corporation
Transaction Detail by Account
January 2020

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
	2565	AP	1/22/2020	8981	POSTMASTER	5.50
	2565	AP	1/22/2020	8981	POSTMASTER	1.00
	2073	AP	12/20/2019	8950	POSTMASTER	0.50
	2073	AP	12/20/2019	8950	POSTMASTER	3.50
	2073	AP	12/20/2019	8950	POSTMASTER	0.50
700-0700-411.06-30 SUPPLIES / FOOD						
	2681	AP	1/2/2020	8958	CITIBANK, N.A	277.80
	2681	AP	12/30/2019	8958	CITIBANK, N.A	72.17
	2681	AP	12/27/2019	8958	CITIBANK, N.A	11.94
	2681	AP	12/4/2019	8958	CITIBANK, N.A	42.08
700-0700-800.07-44 PROPERTY / TECHNOLOGY CAPITAL						
	2681	AP	12/9/2019	8958	CITIBANK, N.A	588.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	2182	AJ	1/8/2020	UT	UB CHARGE UPDATE	30.69
	2150	AJ	1/7/2020	UT	UB CHARGE UPDATE	74.74

City of San Angelo Development Corporation
Transaction Detail by Account
January 2020

Group #	PO #	Type	Date	Number	Description	Amount
Fund 711 COSADC - BALLOT						
711-0000-101.01-00 CASH / CASH IN DEPOSITORY						
	2809	AJ	1/31/2020	245	RECORD 01/14/20 AP	66,436.10
	2809	AJ	1/31/2020	245	RECORD 01/21/20 AP	5,386.32
	2833	AJ	1/31/2020	252	BANK INTEREST BALL	45.33
	2846	AJ	1/31/2020	265	REIMB COSTS DEC19	(2,178.66)
711-0000-103.13-00 INVESTMENTS / INVEST.- FFB MONEY MARKET						
	2809	AJ	1/31/2020	245	RECORD 01/14/20 AP	(66,436.10)
	2809	AJ	1/31/2020	245	RECORD 01/21/20 AP	(5,386.32)
	2812	AJ	1/31/2020	246	BALLOT SALES TAX D	594,803.55
	2833	AJ	1/31/2020	252	MONEY MARKET INTER	6,237.68
711-0000-281.00-00 ROLL UP / REVENUE						
	2812	AJ	1/31/2020	**OFFSET JOURNAL ENTRY 246		594,803.55
	2833	AJ	1/31/2020	**OFFSET JOURNAL ENTRY 252		6,283.01
711-0000-282.00-00 ROLL UP / EXPENDITURES						
	2846	AJ	1/31/2020	**OFFSET JOURNAL ENTRY 265		(2,178.66)
711-0000-313.00-00 TAX / SALES AND USE TAX						
	2812	AJ	1/31/2020	246	BALLOT SALES TAX D	594,803.55
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	2833	AJ	1/31/2020	252	BANK INTEREST BALL	45.33
	2833	AJ	1/31/2020	252	MONEY MARKET INTER	6,237.68
711-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	2846	AJ	1/31/2020	265	REIMB COSTS DEC19	2,178.66
PROJECT#: DC0123						

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through January 31, 2020

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		-	136	698	698	168,882	169,580
Total Revenues		-	136	698	698	18,347,829	18,348,527
EXPENDITURES:							
Airport Terminal Rehab	3925	-	-	-	-	500,000	500,000
Concho River	4119	258,084	-	2,630	(255,454)	8,341,918	8,344,548
Parks	6000	466,021	16	20,046	(445,975)	459,051	479,097
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
Transfer to Intergovernmental	1994	15,000	15,000	15,000	-	-	15,000
Issue Costs	9900	-	-	-	-	260,363	260,363
Total Expenditures		814,105	15,016	37,676	(776,429)	17,491,873	17,529,549
Revenue Over/(Under) Expenditures		(814,105)	(14,880)	(36,978)			
Ending Fund Balance		41,850		818,977			

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures Fiscal Year through January 31, 2020

Hickory Water Supply - Fund 516 Debt Payments Through 2031

	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		-	1,851	7,970	7,970	600,798	608,768
C.O. Proceeds		-	-	-	-	119,998,750	119,998,750
Total Revenues		-	1,851	7,970	7,970	120,599,548	120,607,518
EXPENDITURES:							
Easements/Property Damage	4150	-	-	-	-	106,865	106,865
Engineering	4157	2,076,396	90,799	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	90,799	2,076,395	(1)	118,508,873	120,585,268
Revenue Over/(Under) Expenditures		(2,076,396)	(88,948)	(2,068,425)			
Ending Fund Balance		14,279		22,250			

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

Report to Board



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

Meeting Date: February 26, 2020

Item type: Regular Item

Caption:

Consider a resolution authorizing Coverlay Manufacturing, Inc to apply for a subdivision plat of approximately 3.945 acres of land out of the San Angelo Business and Industrial Park (Presentation made by Guy Andrews, Director of Economic Development)

Summary/History:

COSADC at its January 22nd, 2020 meeting authorized the board president to negotiate and execute a Real Estate Sales agreement with Coverlay Manufacturing for the sale of approximately 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 Drive and, the City of San Angelo City Council at its meeting of February 4th, ratified COSADC authorization.

Coverlay Manufacturing, Inc. has engaged SKG Engineering to begin the subdivision platting process. To do so requires the authorization of the COSADC Board. Staff recommends approval.

Financial Impact:

No fiscal impact for this item.

Other Information/Recommendation:

Attachments:

- | | |
|--------------------------------|---------------------------------|
| 1. Platting Authorization Reso | Platting Authorization Reso.pdf |
|--------------------------------|---------------------------------|

Presentation:

Guy Andrews

Approvals/Reviews:

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

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING COVERLAY MANUFACTURING, INC TO APPLY FOR A SUBDIVISION PLAT OF APPROXIMATELY 3.945 ACRES OF LAND OUT OF THE SAN ANGELO BUSINESS AND INDUSTRIAL PARK

WHEREAS, on September 19, 2000, the City of San Angelo ("CITY") conveyed to the City of San Angelo Development Corporation ("COSADC") 406.674 acres of land, restricted to use as an industrial park; and

WHEREAS, COSADC at its January 22nd, 2020 meeting authorized the board president to negotiate and execute a Real Estate Sales agreement with Coverlay Manufacturing, Inc. for the sale of approximately 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 Drive and,

WHEREAS the City of San Angelo City Council at its meeting of February 4th, ratified COSADC authorization and,

Whereas Coverlay Manufacturing, Inc. wishes to proceed with platting the subject parcel, being 3.945 acres, prior to closing the sale of the property. Said parcel is depicted and described on the copy of preliminary survey prepared by SKG Engineering, attached hereto as **Exhibit "A"**.

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

The Board hereby authorizes Coverlay Manufacturing, Inc. to proceed with making application to the City of San Angelo Planning Commission to create a subdivision plat, being The Third Replat in Block 1, Section One, San Angelo Gateway Addition, substantially as represented on the preliminary survey, **Exhibit "A"**, attached to this Resolution.

ADOPTED on this the 26th day of February, 2020.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Todd Kolls, President

ATTEST:

Nora Nevarez, Corporation Secretary

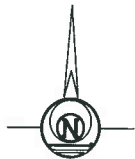
APPROVED AS TO FORM

Dan Saluri, Deputy City Attorney

APPROVED AS TO CONTENT

Guy Andrews, Director of
Economic Development

EXHIBIT "A"

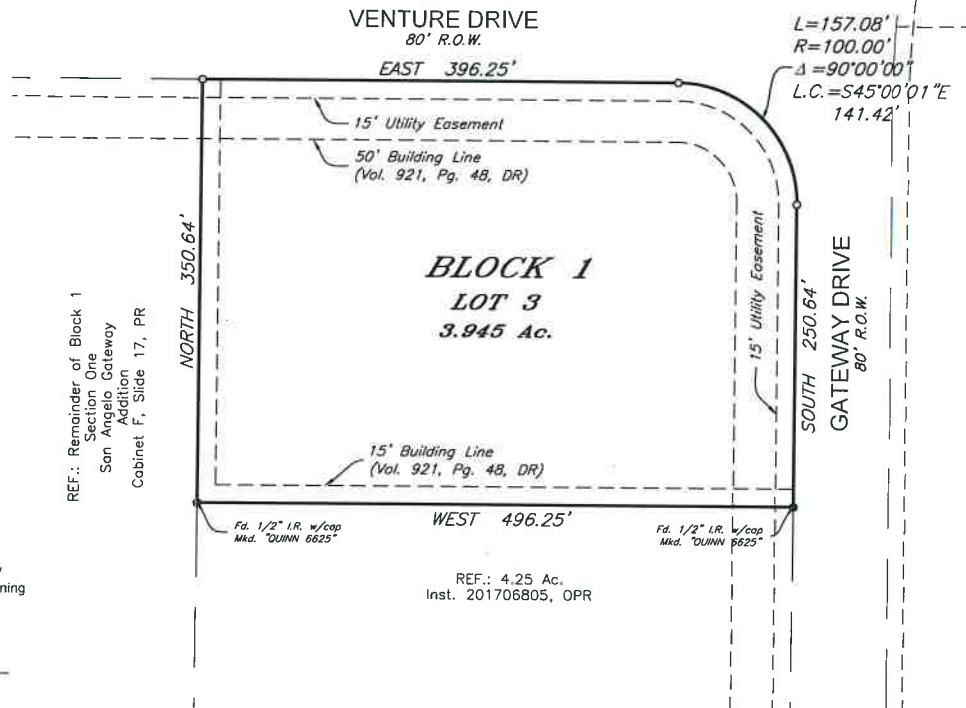


SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE: FEET

NOTE: Bearings shown hereon are based on San Angelo Gateway Addition, Section 1. Distances shown are surface horizontal.

LEGEND:

- Found $\frac{1}{2}$ " Iron Pipe or Rod (unless otherwise noted)
- Set $\frac{1}{2}$ " Iron Rod with Cap Marked "SKG ENGINEERS"



PLANNING COMMISSION
Approved for recording this ___ day
of ___, 20___, City Planning
Commission of San Angelo, Texas.

By: _____
Chairman
Secretary

DEPARTMENT OF WATER UTILITIES
Approved for recording this ___ day
of ___, 20___.

By: _____
Director of Water Utilities

DEPARTMENT OF PUBLIC WORKS
Approved for recording this ___ day
of ___, 20___.

By: _____
Director of Public Works

COUNTY CLERK
Filed for record this ___ day of
20___ @
County Clerk of Tom Green Co., Tx.

By: _____

This Plat is Filed in Cabinet ___, Slide ___
Plat Records of Tom Green County, Texas.

Field Notes are filed as Instrument No. _____
Official Public Records, Tom Green County, Texas.

SKG
ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189
Firm No. 10102400
www.skg.com

THIRD REPLAT IN BLOCK 1, SECTION ONE SAN ANGELO GATEWAY ADDITION

City of San Angelo, Tom Green County, Texas.

OWNER/DEVELOPER: City of San Angelo Development Corporation

DESCRIPTION: Being 3.945 acres out of Block 1, Section One, San Angelo Gateway Addition recorded in Cabinet F, Slide 17 Plat Records of Tom Green County, Texas,

ACKNOWLEDGEMENT/DEDICATION

We, 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 easements shown hereon.

Todd Kolls
President

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was acknowledged before me on _____
by Todd Kolls in the capacity shown.

Notary Public, State of Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon 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 of the City of San Angelo, Texas.

20-S-0277

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

Meeting Date: February 26, 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
Dan Saluri
Nolan Sosa
Tina Dierschke
Guy Andrews

Created/Initiated
Approved
Approved
Approved
Final Approval

