CITY OF SAN ANGELO TEXAS
Development Corporation

Regular Agenda via Audio/Video Broadcast
5/27/2020

Notice is hereby given in accordance with an order of the Office of the Governor issued March 16, 2020, of a Regular Meeting of the City of San Angelo Development Corporation (COSADC) scheduled for May 27, 2020 at 8:30 AM. The Council Chambers at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas will not be open to the public. COSADC members and staff will attend virtually in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the regular meeting location. A public, free-of-charge audio/video broadcast of the meeting will be available on the City's YouTube channel at: https://www.youtube.com/user/CityofSanAngeloTx.

The Meeting Agenda and the Agenda Packet are posted online at https://www.cosatx.us/departments-services/economic-development/city-of-san-angelo-development-corporation

Members of the public who wish to submit Public Comment on agenda items must send their written comments via email to nora.nevarez@cosatx.us by noon May 26, 2020.

The subject must be in the following format: "Public Comment: [item number, description] – May 27, 2020." All emails must include your name and address

Please note all Public Comment emails relevant to posted agenda items received by the deadline will be published as part of the agenda packet prior to the meeting are therefore public record. Call 325- 653-7197 or 325-650-6456 for staff assistance.

A recording of the meeting will be available to the public in accordance with the Open Meetings Act upon written request.

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 April 22, 2020 meeting minutes
   b. Consider approving the necessary corporation disbursement
   c. Consider approving the April 2020 Financial Statements

d. Consider a minute Resolution authorizing the COSADC Board President to negotiate and execute an agreement with Ener-Tel Services, Inc. (ENER-TEL) for Mutual Termination of the Economic Development and Performance Agreement with ENER-TEL that includes mutual releases.

5. Regular Agenda

a. Consider a Resolution of the City of San Angelo Development Corporation Board of Directors authorizing the use of sales and use tax funds in an amount not to exceed $400,000, to provide an Economic Development Incentive to WMC LIQUIDATION CO. D/B/A BRYAN WENDLAND CORPORATION, D/B/A WENDLAND TANK CORP., AND FORMERLY D/B/A WENDLAND MANUFACTURING CORP., for a Business Retention and Expansion Program (BREP) project related to business enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 505 Subchapter D. (Presentation made by Shannon Scott, Business, Retention & Expansion Coordinator)

b. Consider nominating & approving two (2) members of the COSADC Board of Directors to serve on the Industrial Park Review Committee in accordance with the Declaration of Covenants, Conditions and Restrictions recorded as Volume 941, Pages 48 through 52, Records of Real Property, Tom Green County, Texas (Presentation made by Robert Schneeman, Economic Development Project Manager)

c. Consider a resolution authorizing the use of Sales and Use Tax funds of up to and not to exceed $250,000, in increments as authorized from time to time by the Board, subject to City Council approval, for planning, engineering, other professional services, and construction and related services and materials, for development of industrial transportation infrastructure and improvements suitable for industrial rail transportation service, necessary to promote or develop new or expanded business enterprises that create or retain primary jobs, on a tract of land acquired by COSADC, being 180 acres more or less, located adjacent to the south right-of-way of FM 2105, 1.5 miles west of Hwy 277, and adjacent to the easterly boundary of an abandoned railroad right-of-way, a project authorized under Chapter 505 of the Texas Development Corporation Act. (Presentation made by Robert Schneeman, Economic Development Project Manager)

d. Consider approving a resolution authorizing the sale of approximately 5.544 acres of vacant land located at the southwest quadrant of the intersection of Gateway Drive and Venture Drive, within the San Angelo Business and Industrial Park, to Dkota Investments, Inc. at a price of $25,000.00 per acre; authorizing the Board President to negotiate and execute a real estate sales contract in a form approved by the City Attorney, and recommending ratification by City Council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

e. Consider a resolution authorizing the placement of approximately 100,000 cubic yards of fill material by Reece Albert, Inc. on a tract of land acquired by COSADC, being 180 acres more or less, located adjacent to the south right-of-way of FM 2105, 1.5 miles west of Hwy 277, and adjacent to the easterly boundary of an abandoned railroad right-of-way, a project authorized under Chapter 505 of the Texas Development Corporation Act. (Presentation made by Robert Schneeman, Economic Development Project Manager)

f. Consider a resolution authorizing the use of Sales and Use Tax funds for the purchase of additional water supply by the City of San Angelo under inter local agreement with the cities of Midland and Abilene, for an indefinite period subject to review on every tenth anniversary, pursuant to ballot proposition adopted November 2nd, 2010, a project authorized for a Type 4B Development Corporation under Chapters 501 and 505 of the Texas Development Corporation Act. (Presentation made by Allison Strube, Director of Water Utilities)

6. **Closed Session**

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

7. **Follow Up and Administrative Issues**

   a. Consider and possible actions 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 published on the City of San Angelo's website on the 22nd day of May 2020 at 3:00 p.m.

Nora Nevarez on behalf Guy Andrews

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.

Citizen requests to display materials on the city's monitors must submit the request 96 hours prior to the meeting by email to nora.nevarez@cosatx.us. Time limits of discussion are as stated above and materials cannot exceed 10 pages. Citizens bringing materials for distribution to City of San Angelo Development Corporation members during the meeting must bring a minimum of 12 copiers.

COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday on the Wednesday after each meeting.