COSA Development Corporation Agenda
Special Meeting via Audio/Video Broadcast
8/12/2020

Notice is hereby given in accordance with an order of the Office of the Governor issued March 16, 2020, of a Special Meeting of the City of San Angelo Development Corporation (COSADC) scheduled for August 12, 2020 at 8:30 AM. 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 youtube.com/CityofSanAngelo.

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 August 11, 2020.

The subject must be in the following format: "Public Comment: [item number, description] – August 12, 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 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 July 22, 2020 meeting minutes.

   b. Consider approving the necessary corporation disbursement.

5. **Special Agenda**

   a. Consider adoption of a resolution authorizing the Board President to negotiate and execute a real estate sales contract with Wisener Holdings, LLC, d/b/a South Plains Lamesa Railroad, LTD. (S.P.L.R.R.) for 180.452 acres in N/E San Angelo, out of J.C. Matthews/W.C.R.R. Co. Survey 178, Abstract 8071, and W.C.R.R. Co Survey 177, Abstract 4031, for $600,000, in combination with a real estate development performance agreement for the development, marketing and operation of an industrial rail transloading facility necessary for economic development; and, authorizing the Director of Economic Development to negotiate proposed terms for the performance agreement. Promissory note and deed of trust with Wisener Holdings, LLC, all in a form approved by the City Attorney, subject to adoption by the San Angelo Development Corporation Board and approval of City Council. (Presentation made by Guy Andrews, Director of Economic Development)

   b. Consider approving the allocation of up to $10,000 from the sales proceeds of 5.544 acres of land at the Industrial Park to Dkota Investments, Inc. for the installation of a monitoring manhole to protect a monitoring well which impedes proposed construction on the property (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-V338
      Project 2020-D003
      Project 2020-S202

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

8. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was published on the City of San Angelo's website on the 7th day of August at 5:00 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.