City of San Angelo Development Corporation Agenda
Regular Agenda via Audio/Video Broadcast
09/23/2020

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 September 23, 2020 at 8:30 a.m. 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 September 22, 2020.

The subject must be in the following format: "Public Comment: [item number] – September 23, 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.

Anyone who wishes to speak remotely during **statutorily mandated Public Hearing for Regular Agenda items 5f and 5g** must send their request to nora.nevarez@cosatx.us by noon September 22, 2020 to register as a speaker and obtain information regarding how to make a public comment remotely during the meeting.

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 August 12, 2020 meeting minutes

b. Consider approving the necessary corporation disbursements

c. Consider approving the August and September 2020 Financial Statements

d. Consider adoption of a motion authorizing the Board President to enter into an extension of services agreement with MDK Services, LLC, pursuant to option to extend in the Services Agreement, for extension of pest control services at the Business Resource Center through October 23, 2021.

5. Regular Agenda

a. Discussion and possible action concerning a funding request to support the development of an SME Prime manufacturing education program within the San Angelo Independent School District. (Presentation by Guy Andrews, Director of Economic Development and Mark Jones of SME Prime)

b. Consider approval of a real estate sales contract and economic and development performance agreement as approved in a resolution by the COSADC Board of Directors on August 12, 2020 and amended by City Council on August 18, 2020 in a motion to ratify the resolution approved by COSADC authorizing the negotiation and execution of a real estate contract with Wisener Holdings, LLC, doing business as South Plains Lamesa Railroad, and negotiation of a real estate development performance agreement for the developing, marketing, and operation of an industrial transloading facility with an amendment authorizing the board president to negotiate the real estate contract in conjunction with the Executive Director of the Development Corporation, the City Manager or designee, the City Attorney, and the COSADC Attorney. (Presentation by Guy Andrews, Director of Economic Development.)

c. 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 $362,500, to provide an Economic Development Incentive to SPECIAL MATERIALS COMPANY 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).

d. 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 $150,000, to provide an Economic Development Incentive to BP SURFACE SOLUTIONS, LLC d/b/a DORADO CONSTRUCTION GROUP, 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).

e. Public Hearing regarding the use of Sales and Use Tax funds in an amount not to exceed $150,000 dollars to partially fund City of San Angelo, open space improvement, landscaping and

related facilities necessary to enhance the Highway 87 right of way, a project authorized under Section 501.103 Infrastructure Improvements (Street Landscaping) and Section 505.152 of the Texas Local Government Code for open space improvements necessary to develop new or expanded business enterprises (Presentation made by Guy Andrews, Director of Economic Development).

f. Consider approval of a Memorandum of Understanding by and between the City of San Angelo Development Corporation and the City of San Angelo relating to partial funding for open space improvement, landscaping, and related facilities to enhance highway 87 right of way in the amount of $150,000. (Presentation by Guy Andrews, Director of Economic Development)

g. Public Hearing regarding the use of Sales and Use Tax funds in an amount not to exceed $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. (Presentation made by Guy Andrews, Director of Economic Development).

h. Consider approval of a Memorandum of Understanding by and between Tom Green County and the City of San Angelo Development Corporation for Spring 2020 DEAA grant matching funds for Goodfellow Air Force Base to improve resiliency and energy security. (Presentation by Guy Andrews, Director of Economic Development.)

i. Discussion and possible action regarding Change Order Number 4 to the Reece Albert, Inc. contract for RFB: DC-01-20/Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business & Industrial Park (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:

b. San Angelo Chamber of Commerce Performance Agreement

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 18th day of September 2020 at 2:00 p.m.

Nora Nevarez on behalf of Guy Andrews
Guy Andrews, Director of Economic Development

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.