



Agenda 3/24/2021

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on March 24, 2021 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 and February 2021 Financial Statements
- b. Consider approving the January 27, 2021 meeting minutes
- c. Consider approving the necessary corporation disbursements

5. Regular Agenda

- a. Public Hearing regarding a professional services agreement with Centurion Planning and Design, LLC in a sum not to exceed \$5,800 to perform professional engineering and design services for the structural design of two monument signs at the intersection of Hwy 67 Frontage Road and Monument Drive at the entrance to Phase 2 of the San Angelo Business & Industrial Park, 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 & Industrial Park. (Presentation made by Robert Schneeman, Economic Development Project Manager)

- b. Public Hearing regarding e a professional services agreement with Parkhill Smith & Cooper, Inc. (Parkhill) in a sum not to exceed \$ 25,000 to perform professional engineering and design services for the preparation of A Storm Water Pollution Prevention Plan and technical specifications for lot clearing to be performed at Phase 2 of the San Angelo Business & Industrial Park, 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. (Presentation made by Robert Schneeman, Economic Development Project Manager)
- c. Presentation and update on projects and expenditures for the Affordable Housing Assistance Program. (Presentation made by Director, Neighborhood & Family Services, Bob Salas)

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 2021-L029: Business prospect negotiations concerning airport hangar.

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 posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 19th day of March, 2021 at 2:00 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: March 24, 2021

Item type: Consent Item

Caption:

Consider approving the January and February 2021 Financial Statements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------------|----------------------------|
| 1. | 2101 COSADC Statements | 2101 COSADC Statements.pdf |
| 2. | 2102 COSADC Statements | 2102 COSADC Statements.pdf |

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules As of January 31, 2021

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Hickory Water Supply

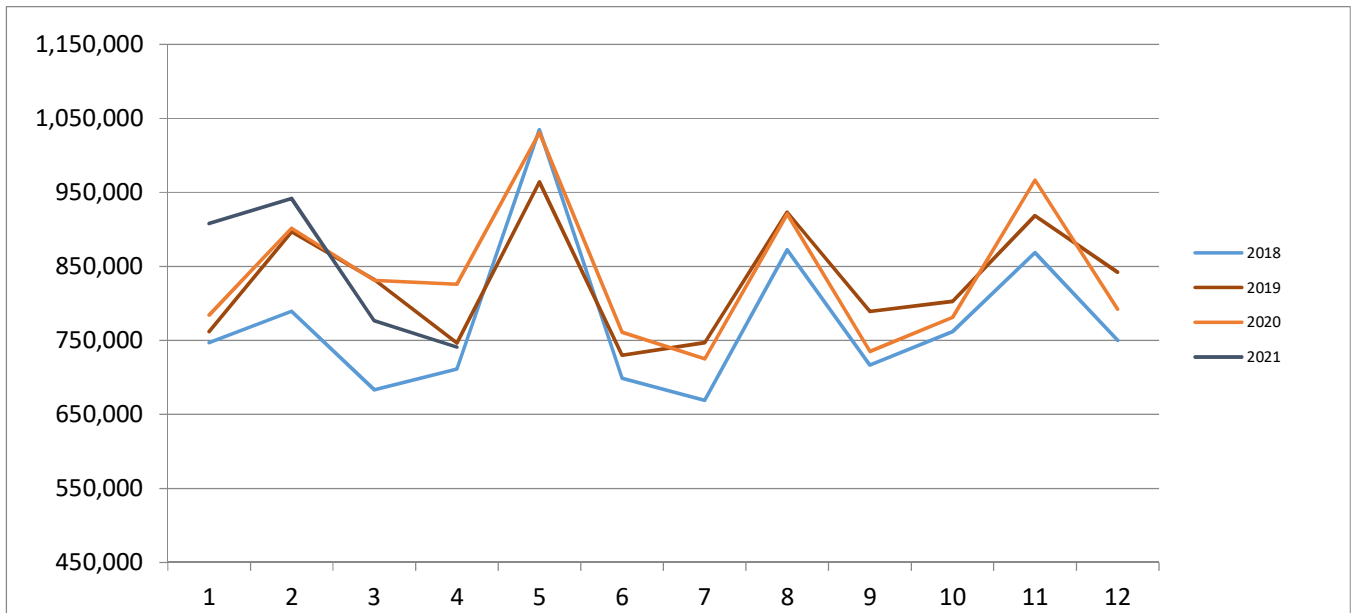
**City of San Angelo Development Corporation
Executive Summary
January 2021**

Available Fund Balances

Unassigned Fund Balance-Economic Development	5,982,831
Unassigned Fund Balance-Ballot	2,953,774

Sales Tax Analysis

Month	2018	2019	2020	2021	% Over/(Under)
Oct	747,063	761,865	784,232	907,912	15.77%
Nov	789,302	896,890	901,416	941,714	4.47%
Dec	683,012	832,486	831,209	776,336	-6.60%
Jan	711,415	746,604	826,116	740,927	-10.31%
Feb	1,034,662	964,281	1,030,912		
Mar	699,086	730,020	761,229		
Apr	669,034	747,020	725,032		
May	872,259	923,026	920,877		
Jun	716,509	789,102	734,988		
Jul	761,927	802,784	781,279		
Aug	868,604	918,423	966,590		
Sep	750,212	842,023	792,202		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of January 31, 2021

ASSETS

Current Assets

Checking/Savings

Cash 43,830

Money Market 5,593,897

Total Checking/Savings 5,637,727

Accounts Receivable

Leases 1,964

Total Accounts Receivable 1,964

Other Current Assets

Investments 6,000,125

Total Other Current Assets 6,000,125

Total Current Assets 11,639,815

Fixed Assets

Land -Industrial Park 69,395

Industrial Park-Phase I 567,414

Industrial Park-Phase II 38,624

Industrial Park-Phase III 20,377

Building-Business Resource Ctr 2,004,967

Accum Depr-Building (870,465)

Total Fixed Assets 1,830,312

TOTAL ASSETS

13,470,127

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Accounts Payable 1,732

Total Current Liabilities 1,732

Total Liabilities 1,732

Fund Equity

Committed for Eco. Dev. Projects 5,655,252

Restricted for Fixed Assets 1,830,312

Unassigned Fund Balance 5,982,831

Total Fund Equity 13,468,395

TOTAL LIABILITIES & FUND EQUITY

13,470,127

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
January 2021

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,567,559	207,460	942,729	942,729	(1,624,830)	37%
Interest on Investments		76,200	12,195	14,663	14,663	(61,537)	19%
Lease Income		69,420	825	6,557	6,557	(62,863)	9%
Miscellaneous Income		-	-	250	250	250	100%
Total Revenues		2,713,179	297,501	1,085,610	1,085,610	(1,627,569)	40%
Expenditures							
Administrative		176,954	7,138	99,117	107,851	(69,103)	61%
City Services		661,837	-	-	-	(661,837)	0%
Industrial Park Ops & Maint		18,494	99	1,908	3,728	(14,766)	20%
Marketing-Chamber of Commerce		274,964	65,625	128,125	259,375	(15,589)	94%
Advertising		27,000	1,987	12,887	24,343	(2,657)	90%
Utilities		69,020	5,964	16,485	54,662	(14,358)	79%
Capital		30,500	-	-	-	(30,500)	0%
Business Factory		131,556	5,233	21,739	33,928	(97,628)	26%
Total Operating Expenditures		1,390,325	86,046	280,261	483,887	(906,438)	35%
Projects							
Air Service Marketing	DC0119	955	-	171	171	(784)	18%
Principle LED	DC0134	7,852	-	-	-	(7,852)	0%
Phase II Sewer Line	DC0136	96,000	-	-	-	(96,000)	0%
TXDOT Aside Program Grant	DC0137	60,500	-	-	-	(60,500)	0%
CalTech	DC0138	181,950	-	-	-	(181,950)	0%
Parkhill	DC0139	30,628	-	1,509	30,629	1	100%
Grant Works	DC0140	50,000	-	35,000	50,000	-	100%
Netco	DC0142	5,500	-	-	-	(5,500)	0%
Elite Solutions	DC0145	15,260	-	-	-	(15,260)	0%
Goodfellow AFB	DC0146	320,555	-	320,554	320,554	(1)	100%
Industrial Park-Phase II	DC0147	1,047,097	-	496,132	1,046,382	(715)	100%
US Customs Retention II	DC0152	1,100,000	-	-	-	(1,100,000)	0%
Principle LED BREP	DC0154	23,045	-	-	-	(23,045)	0%
Carter Fentress	DC0155	4,000	-	-	-	(4,000)	0%
Chadbourne Street	DC0157	1,500,000	-	-	-	(1,500,000)	0%
West Texas Steel	DC0162	59,000	-	-	-	(59,000)	0%
SMC Global	DC0163	200,000	-	-	-	(200,000)	0%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Schwertner Property	DC0165	3,739	-	3,739	3,739	-	100%
Double Barrel	DC0167	70,000	-	-	-	(70,000)	0%
Industrial Park Turn Lane	DC0169	5,080	-	-	-	(5,080)	0%
Centurion BREP	DC0171	36,000	-	-	-	(36,000)	0%
Airport Clearing	DC0175	70,000	-	-	-	(70,000)	0%
Wendland Manufacturing	DC0176	400,000	-	-	-	(400,000)	0%
Rail Transloading Facility	DC0177	246,294	-	3,600	3,600	(242,694)	1%
US 87 Monuments	DC0178	150,000	-	-	-	(150,000)	0%
Airport Exit Monument	DC0179	100,000	-	-	-	(100,000)	0%
Monitoring Well Protection	DC0180	10,000	-	-	-	(10,000)	0%
TGC/GAFB II	DC0181	145,000	-	-	-	(145,000)	0%
SMC Global - BREP	DC0182	362,500	-	-	-	(362,500)	0%
Dorado Construction	DC0183	150,000	-	100,000	100,000	(50,000)	67%
Future Projects		871,371	-	-	-	(871,371)	0%
Total Project Expenditures		7,337,326	-	960,705	1,555,075	(5,782,251)	13%
Total Expenditures		8,727,651	86,046	1,240,966	2,038,962	(6,688,689)	14%
Revenue Over/(Under) Expenditures		(6,014,472)	211,455	(155,356)	(953,352)		

City of San Angelo Development Corporation
Economic Development Projects
As of January 31, 2021

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Air Service Marketing	DC0119	60,000	60,000	171	59,216	784
Principle LED	DC0134	550,001	516,123	-	508,271	7,852
Phase II Sewer Line	DC0136	100,000	100,000	-	4,000	96,000
TXDOT Aside Program Grant	DC0137	100,000	100,000	-	39,500	60,500
CalTech	DC0138	603,999	223,050	-	41,100	181,950
Parkhill	DC0139	308,000	323,000	1,509	293,881	29,119
Grant Works	DC0140	54,000	54,000	35,000	39,000	15,000
Netco	DC0142	60,000	60,000	-	54,500	5,500
Elite Solutions	DC0145	40,260	15,260	-	-	15,260
Goodfellow AFB	DC0146	1,500,000	1,437,375	320,554	1,437,373	2
Industrial Park-Phase II	DC0147	2,000,000	4,111,263	496,132	3,560,297	550,966
US Customs Retention II	DC0152	46,435	1,149,225	-	49,225	1,100,000
Principle LED BREP	DC0154	300,147	300,147	-	277,102	23,045
Carter Fentress	DC0155	20,000	20,000	-	16,000	4,000
Chadbourne Street	DC0157	1,500,000	3,750,000	-	2,250,000	1,500,000
West Texas Steel	DC0162	59,000	59,000	-	-	59,000
SMC Global	DC0163	200,000	200,000	-	-	200,000
J's Deer & Wild Game	DC0164	60,000	60,000	-	45,000	15,000
Schwertner Property	DC0165	600,000	552,653	3,739	552,653	-
Double Barrel	DC0167	70,000	70,000	-	-	70,000
Industrial Park Turn Lane	DC0169	24,765	24,765	-	19,685	5,080
Centurion BREP	DC0171	36,000	36,000	-	-	36,000
Airport Clearing	DC0175	70,000	70,000	-	-	70,000
Wendland Manufacturing	DC0176	400,000	400,000	-	-	400,000
Rail Transloading Facility	DC0177	250,000	250,000	3,600	7,306	242,694
US 87 Monuments	DC0178	150,000	150,000	-	-	150,000
Airport Exit Monument	DC0179	250,000	250,000	-	-	250,000
Monitoring Well Protection	DC0180	10,000	10,000	-	-	10,000
TGC/GAFB II	DC0181	145,000	145,000	-	-	145,000
SMC Global - BREP	DC0182	362,500	362,500	-	-	362,500
Dorado Construction	DC0183	150,000	150,000	100,000	100,000	50,000
		10,080,107	15,009,361	960,705	9,354,109	5,655,252

Total Committed, Not Expended

5,655,252

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of January 31, 2021

ASSETS

Current Assets

Checking/Savings

Cash

30,378

Money Market

4,781,516

Total Checking/Savings

4,811,894

Total Current Assets

4,811,894

TOTAL ASSETS

4,811,894

LIABILITIES & FUND EQUITY

Fund Equity

Committed for Ballot Projects

491,596

Assigned for Debt Service

1,366,524

Unassigned Fund Balance

2,953,774

Total Fund Equity

4,811,894

TOTAL LIABILITIES & FUND EQUITY

4,811,894

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
January 2021

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	6,602,295	533,467	2,424,159	2,424,159	(4,178,136)	37%
Interest on Investments	6,000	602	2,634	2,634	(3,366)	44%
Total Revenues	6,608,295	534,069	2,426,793	2,426,793	(4,181,502)	37%
Expenditures						
City Services	30,135	-	-	-	(30,135)	0%
Loan/Debt Service	5,466,094	-	-	-	(5,466,094)	0%
Total Operating Expenditures	5,496,229	-	-	-	(5,496,229)	0%
Projects						
West TX Water Partnership	200,000	5,144	11,120	11,120	(188,880)	6%
Affordable Housing	340,216	37,500	37,500	37,500	(302,716)	11%
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	108,241	-	-	-	(108,241)	0%
Total Project Expenditures	1,147,417	42,644	48,620	48,620	(1,098,797)	4%
Total Expenditures	6,643,646	42,644	48,620	48,620	(6,595,026)	1%
Revenue Over/(Under) Expenditures	(35,351)	491,425	2,378,173	2,378,173		

City of San Angelo Development Corporation
Ballot Projects
As of January 31, 2021

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	777,061	11,120	588,181	188,880
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,318,066	11,120	2,129,186	188,880
Total Water Supply Projects				188,880
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	3,615,342	37,500	3,312,626	302,716
* Administrative Contract	120,405	-	120,405	-
* Blackshear Neighborhood Boundary	28,300	-	28,300	-
* Blackshear Properties	404,125	-	404,125	-
* Neighborhood Blitz	550,000	-	550,000	-
* Neighbors Helping Neighbors	53,000	-	53,000	-
* Rebuilding Together - Housing One Stop	23,759	-	23,759	-
* Rebuilding Together - Housing Repair	74,920	-	74,920	-
* Rehabs	114,487	-	114,487	-
* Roofing Grant	200,000	-	200,000	-
Total Expenditures	5,184,338	37,500	4,881,623	302,716
Total Affordable Housing				302,716
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				491,596

Voter Approved Projects:

* Fort Concho Improvements	900,000	-	900,000	-
* Sports & Athletics Facilities	708,744	-	708,744	-
* 29th Street Sports Complex	1,750,000	-	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 2021

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	2001	AJ	12/31/20	89	ED Sales Tax - Dec	217,374.09
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	2068	AJ	12/31/20	121	COSADC Bank Int	792.72
700-0000-363.11-00 RENT / RENT						
	1540	AJ	12/15/20	MR		1,875.30
700-0000-380.80-00 MISC / SALE OF PROPERTY						
	1598	CR	12/18/20	95701	ECO DEV	44,390.09
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	1995	122296 AP	12/30/20	5285	REECE ALBERT INC	309,005.30
	PROJECT#:	DC0147				
	1995	122800 AP	12/28/20	5289	SCHNIERS BROTHERS	3,600.00
	PROJECT#:	DC0177				
	1995	121961 AP	12/16/20	5284	PARKHILL SMITH & C	1,509.00
	PROJECT#:	DC0139				
	1635	124270 AP	12/09/20	5268	GRANTWORKS, INC	15,000.00
	PROJECT#:	DC0140				
	1635	124270 AP	12/09/20	5268	GRANTWORKS, INC	20,000.00
	PROJECT#:	DC0140				
	1241	AP	12/02/20	680252	CITIBANK, N.A	(80.04)
	PROJECT#:	DC0119				
	1242	AP	12/02/20	9354	CITIBANK, N.A	80.04
	PROJECT#:	DC0119				
	1241	AP	12/02/20	680252	CITIBANK, N.A	(61.36)
	PROJECT#:	DC0119				
	1242	AP	12/02/20	9354	CITIBANK, N.A	61.36
	PROJECT#:	DC0119				
	1241	AP	12/02/20	680252	CITIBANK, N.A	(30.00)
	PROJECT#:	DC0119				
	1242	AP	12/02/20	9354	CITIBANK, N.A	30.00
	PROJECT#:	DC0119				
	1333	122296 AP	09/30/20	5263	REECE ALBERT INC	33,932.46
	PROJECT#:	DC0147				
700-0700-411.03-23 PROFESSIONAL & TECHNICAL / LOBBYING						
	1580	AP	12/16/20	5271	TEXAS-AUSTRALIA RO	6,857.94
	1580	AP	12/14/20	5270	PORTS-TO-PLAINS TR	66,296.80
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	1275	AJ	12/03/20	UT	UB CHARGE UPDATE	128.68
	1257	AJ	12/02/20	UT	UB CHARGE UPDATE	15.00
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
	1635	123190 AP	12/07/20	5265	ATMOS ENERGY	163.40
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
	1495	AP	11/22/20	680577	GEXA ENERGY, LP	692.05
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	1995	123193 AP	12/31/20	5286	REPUBLIC SERVICES,	28.67
	1995	124167 AP	12/30/20	5280	ENER-TEL SERVICES	240.00
	1995	123192 AP	12/28/20	5281	HOUSE OF CHEMICALS	37.21
	1995	123930 AP	12/26/20	5282	JR SILVA TREE SERV	510.00
	1906	123189 AP	12/23/20	5277	ANGELO WATER SERVI	91.00
	1906	124286 AP	12/18/20	5279	3D'S PLUMBING&CONT	160.00
	1635	123981 AP	12/13/20	5266	DIRT DOC, LLC	725.00
	1635	123192 AP	12/09/20	5269	HOUSE OF CHEMICALS	111.53

City of San Angelo Development Corporation
Transaction Detail by Account
January 2021

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	1706 123191	AP	12/21/20	5273	CTWP	291.59
	1628	AP	12/16/20	680771	CTWP	121.76
	1627	AP	11/06/20	680771	CTWP	121.76
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
	2091	AJ	12/31/20	130	Suddenlink Dec 20	600.81
	2103	AJ	12/30/20	137	VoIP - Dec 20	263.76
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
	2069	AJ	12/31/20	122	AT&T Dec 20	57.17
	2093	AJ	11/25/20	132	Verizon Chrgs Nov	55.32
700-0700-411.05-40 PURCHASED SERVICES / ADVERTISING						
	1706 123847	AP	12/21/20	5272	BY THE STREAM MEDI	2,500.00
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
	1871	AP	11/09/20	9425	CITIBANK, N.A	239.52
	1636 123249	AP	11/07/20	5267	GO SAN ANGELO	612.62
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	1691	AP	12/21/20	5275	NETCO ENERGY PRODU	10,000.00
	1691	AP	12/21/20	5276	SAN ANGELO TO GO	2,500.00
	1706 124105	AP	12/10/20	5274	KIRBO'S OFFICE SYS	149.00
	1706 124105	AP	12/08/20	5274	KIRBO'S OFFICE SYS	91.92
	1303 123265	AP	12/01/20	5278	WALLACE, RUSSELL E	596.00
	1871	AP	11/16/20	9425	CITIBANK, N.A	163.90
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	1241	AP	12/02/20	680252	CITIBANK, N.A	(186.00)
	1242	AP	12/02/20	9354	CITIBANK, N.A	186.00
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
	1863	AP	12/28/20	9421	POSTMASTER	17.00
700-0700-411.06-26 SUPPLIES / GASOLINE						
	2099	AJ	11/30/20	135	Mthly Fuel Expense	31.13
700-0700-411.06-30 SUPPLIES / FOOD						
	1241	AP	12/02/20	680252	CITIBANK, N.A	(20.48)
	1242	AP	12/02/20	9354	CITIBANK, N.A	20.48
	1241	AP	12/02/20	680252	CITIBANK, N.A	(20.46)
	1242	AP	12/02/20	9354	CITIBANK, N.A	20.46
	1871	AP	11/04/20	9425	CITIBANK, N.A	144.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	1376	AJ	12/08/20	UT	UB CHARGE UPDATE	30.69
	1317	AJ	12/07/20	UT	UB CHARGE UPDATE	74.74
700-0705-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	1995 123930	AP	12/26/20	5282	JR SILVA TREE SERV	330.00
Fund 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	2001	AJ	12/31/2020	89	Ballot Sales Tax-	558,961.96
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	2068	AJ	12/31/2020	121	COSADC Bank Int	731.74
711-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	2023	AJ	12/31/2020	100	Reimbursement for	5,975.84
PROJECT#: DC0123						

City of San Angelo Development Corporation

Financial Information and Schedules As of February 28, 2021

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2011 Bond Issue

Hickory Water Supply

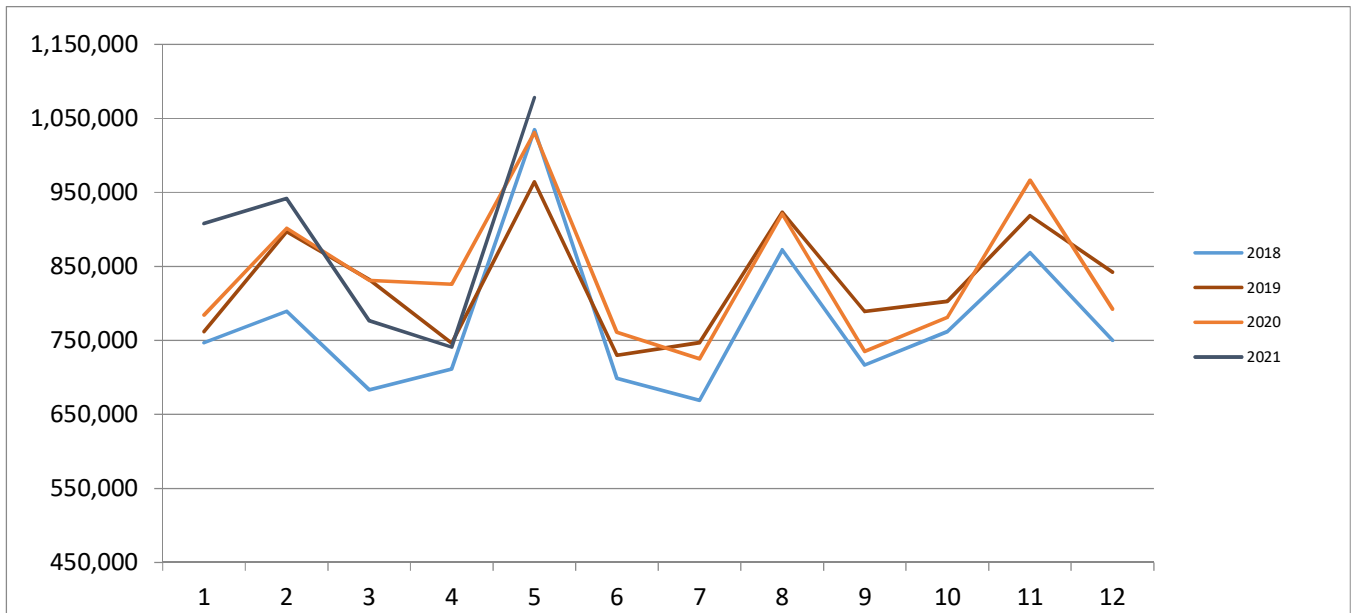
**City of San Angelo Development Corporation
Executive Summary
February 2021**

Available Fund Balances

Unassigned Fund Balance-Economic Development	4,808,787
Unassigned Fund Balance-Ballot	3,092,720

Sales Tax Analysis

Month	2018	2019	2020	2021	% Over/(Under)
Oct	747,063	761,865	784,232	907,912	15.77%
Nov	789,302	896,890	901,416	941,714	4.47%
Dec	683,012	832,486	831,209	776,336	-6.60%
Jan	711,415	746,604	826,116	740,927	-10.31%
Feb	1,034,662	964,281	1,030,912	1,077,963	4.56%
Mar	699,086	730,020	761,229		
Apr	669,034	747,020	725,032		
May	872,259	923,026	920,877		
Jun	716,509	789,102	734,988		
Jul	761,927	802,784	781,279		
Aug	868,604	918,423	966,590		
Sep	750,212	842,023	792,202		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of February 28, 2021

ASSETS

Current Assets

Checking/Savings

Cash 39,887

Money Market 10,482,612

Total Checking/Savings 10,522,498

Accounts Receivable

Leases 1,248

Total Accounts Receivable 1,248

Other Current Assets

Investments 1,000,000

Total Other Current Assets 1,000,000

Total Current Assets 11,523,746

Fixed Assets

Land -Industrial Park 69,395

Industrial Park-Phase I 567,414

Industrial Park-Phase II 38,624

Industrial Park-Phase III 20,377

Building-Business Resource Ctr 2,004,967

Accum Depr-Building (870,465)

Total Fixed Assets 1,830,312

TOTAL ASSETS

13,354,058

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Accounts Payable 1,732

Total Current Liabilities 1,732

Total Liabilities 1,732

Fund Equity

Committed for Eco. Dev. Projects 6,713,227

Restricted for Fixed Assets 1,830,312

Unassigned Fund Balance 4,808,787

Total Fund Equity 13,352,326

TOTAL LIABILITIES & FUND EQUITY

13,354,058

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
February 2021

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,567,559	301,830	1,244,558	1,244,558	(1,323,001)	48%
Interest on Investments		76,200	750	15,413	15,413	(60,787)	20%
Lease Income		69,420	26,110	32,667	32,667	(36,753)	47%
Grant Income		-	219,297	219,297	219,297	219,297.00	100%
Miscellaneous Income		-	-	250	250	250	100%
Gain on Sale Assets		-	-	121,411.00	121,411.00	121,411.00	100%
Total Revenues		2,713,179	547,987	1,633,596	1,633,596	(1,079,583)	60%
Expenditures							
Administrative		176,954	(1,824)	97,293	103,636	(73,318)	59%
City Services		661,837	-	-	-	(661,837)	0%
Industrial Park Ops & Maint		18,494	99	2,007	3,827	(14,667)	21%
Marketing-Chamber of Commerce		274,964	-	128,125	259,375	(15,589)	94%
Advertising		27,000	11,000	23,887	24,343	(2,657)	90%
Utilities		69,020	5,181	21,666	56,434	(12,586)	82%
Capital		30,500	-	-	-	(30,500)	0%
Business Factory		131,556	16,277	38,016	49,370	(82,186)	38%
Total Operating Expenditures		1,390,325	30,733	310,994	496,985	(893,340)	36%
Projects							
Air Service Marketing	DC0119	955	-	171	171	(784)	18%
Principle LED	DC0134	7,852	-	-	-	(7,852)	0%
Phase II Sewer Line	DC0136	96,000	-	-	-	(96,000)	0%
TXDOT Aside Program Grant	DC0137	60,500	-	-	-	(60,500)	0%
CalTech	DC0138	181,950	-	-	-	(181,950)	0%
Parkhill	DC0139	30,628	-	1,509	30,629	1	100%
Grant Works	DC0140	50,000	-	35,000	50,000	-	100%
Netco	DC0142	5,500	-	-	-	(5,500)	0%
Elite Solutions	DC0145	15,260	-	-	-	(15,260)	0%
Goodfellow AFB	DC0146	320,555	-	320,554	320,554	(1)	100%
Industrial Park-Phase II	DC0147	1,046,382	39,749	535,881	1,046,382	-	100%
US Customs Retention II	DC0152	1,100,000	-	-	-	(1,100,000)	0%
Principle LED BREP	DC0154	23,045	-	-	-	(23,045)	0%
Carter Fentress	DC0155	4,000	-	-	-	(4,000)	0%
Chadbourne Street	DC0157	1,500,000	-	-	-	(1,500,000)	0%
West Texas Steel	DC0162	59,000	-	-	-	(59,000)	0%
SMC Global	DC0163	200,000	-	-	-	(200,000)	0%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Schwertner Property	DC0165	3,739	-	3,739	3,739	-	100%
Double Barrel	DC0167	70,000	-	-	-	(70,000)	0%
Industrial Park Turn Lane	DC0169	5,080	-	-	-	(5,080)	0%
Ethicon	DC0170	47,724	-	-	-	(47,724)	0%
Centurion BREP	DC0171	36,000	-	-	-	(36,000)	0%
Airport Clearing	DC0175	70,000	-	-	-	(70,000)	0%
Wendland Manufacturing	DC0176	400,000	-	-	-	(400,000)	0%
Rail Transloading Facility	DC0177	246,294	-	3,600	3,600	(242,694)	1%
US 87 Monuments	DC0178	150,000	-	-	-	(150,000)	0%
Airport Exit Monument	DC0179	100,000	-	-	-	(100,000)	0%
Monitoring Well Protection	DC0180	10,000	-	-	-	(10,000)	0%
TGC/GAFB II	DC0181	145,000	-	-	-	(145,000)	0%
SMC Global - BREP	DC0182	362,500	-	-	-	(362,500)	0%
Dorado Construction	DC0183	150,000	-	100,000	100,000	(50,000)	67%
SME-Prime	DC0184	50,000	-	50,000	50,000	-	100%
Dakota Monitoring Well	DC0185	2,875	-	2,875	2,875	-	100%
Skywest	DC0186	1,000,000	-	-	-	(1,000,000)	0%
SkyWest Advertising	DC0189	200,000	-	-	-	(200,000)	0%
Future Projects		860,106	-	-	-	(860,106)	0%
Total Project Expenditures		8,625,945	39,749	1,053,329	1,607,950	(7,017,995)	12%
Total Expenditures		10,016,270	70,482	1,364,323	2,104,935	(7,911,335)	14%
Revenue Over/(Under) Expenditures		(7,303,091)	477,505	269,273	(471,339)		

City of San Angelo Development Corporation
Economic Development Projects
As of February 28, 2021

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Air Service Marketing	DC0119	60,000	60,000	171	59,216	784
Principle LED	DC0134	550,001	516,123	-	508,271	7,852
Phase II Sewer Line	DC0136	100,000	100,000	-	4,000	96,000
TXDOT Aside Program Grant	DC0137	100,000	100,000	-	39,500	60,500
CalTech	DC0138	603,999	223,050	-	41,100	181,950
Parkhill	DC0139	308,000	323,000	1,509	293,881	29,119
Grant Works	DC0140	54,000	54,000	35,000	39,000	15,000
Netco	DC0142	60,000	60,000	-	54,500	5,500
Elite Solutions	DC0145	40,260	15,260	-	-	15,260
Goodfellow AFB	DC0146	1,500,000	1,437,375	320,554	1,437,373	2
Industrial Park-Phase II	DC0147	2,000,000	4,111,263	535,881	3,600,046	511,217
US Customs Retention II	DC0152	46,435	1,149,225	-	49,225	1,100,000
Principle LED BREP	DC0154	300,147	300,147	-	277,102	23,045
Carter Fentress	DC0155	20,000	20,000	-	16,000	4,000
Chadbourne Street	DC0157	1,500,000	3,750,000	-	2,250,000	1,500,000
West Texas Steel	DC0162	59,000	59,000	-	-	59,000
SMC Global	DC0163	200,000	200,000	-	-	200,000
J's Deer & Wild Game	DC0164	60,000	60,000	-	45,000	15,000
Schwertner Property	DC0165	600,000	552,653	3,739	552,653	-
Double Barrel	DC0167	70,000	70,000	-	-	70,000
Industrial Park Turn Lane	DC0169	24,765	24,765	-	19,685	5,080
Ethicon	DC0170	47,724	47,724	-	-	47,724
Centurion BREP	DC0171	36,000	36,000	-	-	36,000
Airport Clearing	DC0175	70,000	70,000	-	-	70,000
Wendland Manufacturing	DC0176	400,000	400,000	-	-	400,000
Rail Transloading Facility	DC0177	250,000	250,000	3,600	7,306	242,694
US 87 Monuments	DC0178	150,000	150,000	-	-	150,000
Airport Exit Monument	DC0179	250,000	100,000	-	-	100,000
Monitoring Well Protection	DC0180	10,000	10,000	-	-	10,000
TGC/GAFB II	DC0181	145,000	145,000	-	-	145,000
SMC Global - BREP	DC0182	362,500	362,500	-	-	362,500
Dorado Construction	DC0183	150,000	150,000	100,000	100,000	50,000
SME-Prime	DC0184	50,000	50,000	50,000	50,000	-
Dakota Monitoring Well	DC0185	2,875	2,875	2,875	2,875	-
Skywest	DC0186	1,000,000	1,000,000	-	-	1,000,000
SkyWest Advertising	DC0189	200,000	200,000	-	-	200,000
		11,380,706	16,159,960	1,053,329	9,446,733	6,713,227

Total Committed, Not Expended

6,713,227

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of February 28, 2021

ASSETS

Current Assets

Checking/Savings

Cash

30,378

Money Market

5,826,658

Total Checking/Savings

5,857,036

Total Current Assets

5,857,036

TOTAL ASSETS

5,857,036

LIABILITIES & FUND EQUITY

Fund Equity

Committed for Ballot Projects

486,777

Assigned for Debt Service

2,277,539

Unassigned Fund Balance

3,092,720

Total Fund Equity

5,857,036

TOTAL LIABILITIES & FUND EQUITY

5,857,036

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
February 2021

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	6,602,295	776,133	3,200,293	3,200,293	(3,402,002)	48%
Interest on Investments	6,000	613	3,247	3,247	(2,753)	54%
Total Revenues	6,608,295	776,746	3,203,540	3,203,540	(3,404,755)	48%
Expenditures						
City Services	30,135	-	-	-	(30,135)	0%
Loan/Debt Service	5,466,094	-	-	-	(5,466,094)	0%
Total Operating Expenditures	5,496,229	-	-	-	(5,496,229)	0%
Projects						
West TX Water Partnership	200,000	4,819	15,939	15,939	(184,061)	8%
Affordable Housing	340,216	-	37,500	37,500	(302,716)	11%
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	108,241	-	-	-	(108,241)	0%
Total Project Expenditures	1,147,417	4,819	53,439	53,439	(1,093,978)	5%
Total Expenditures	6,643,646	4,819	53,439	53,439	(6,590,207)	1%
Revenue Over/(Under) Expenditures	(35,351)	771,927	3,150,101	3,150,101		

City of San Angelo Development Corporation
Ballot Projects
As of February 28, 2021

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	777,061	15,939	593,000	184,061
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,318,066	15,939	2,134,005	184,061
Total Water Supply Projects				184,061
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	3,615,342	37,500	3,312,626	302,716
* Administrative Contract	120,405	-	120,405	-
* Blackshear Neighborhood Boundary	28,300	-	28,300	-
* Blackshear Properties	404,125	-	404,125	-
* Neighborhood Blitz	550,000	-	550,000	-
* Neighbors Helping Neighbors	53,000	-	53,000	-
* Rebuilding Together - Housing One Stop	23,759	-	23,759	-
* Rebuilding Together - Housing Repair	74,920	-	74,920	-
* Rehabs	114,487	-	114,487	-
* Roofing Grant	200,000	-	200,000	-
Total Expenditures	5,184,338	37,500	4,881,623	302,716
Total Affordable Housing				302,716
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				486,777

Voter Approved Projects:

* Fort Concho Improvements	900,000	-	900,000	-
* Sports & Athletics Facilities	708,744	-	708,744	-
* 29th Street Sports Complex	1,750,000	-	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
February 2021

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	3109	AJ	2/28/2021	217	Eco Dev Sales Tax-	301,829.65
700-0000-331.00-00 REVENUE / GRANT						
	2906	CR	2/25/2021	170935	ACCT EDA	219,297.17
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	3110	AJ	2/28/2021	219	COSADC Bank Int -	749.50
700-0000-363.11-00 RENT / RENT						
	2789	AJ	2/15/2021	MR		1,875.30
700-0000-391.60-00 TRANSFER / TRANSFER FROM AIRPORT						
	3118	AJ	1/26/2021	226	Vertex Aerospace	12,117.39
	3118	AJ	1/26/2021	226	Vertex Aerospace	12,117.39
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	2752	122296 AP	1/31/2021	5315	REECE ALBERT INC	39,749.04
	PROJECT#: DC0147					
700-0700-411.03-23 PROFESSIONAL & TECHNICAL / LOBBYING						
	3104	AJ	2/28/2021	216	Feb Monthly Correc	(6,857.94)
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	2531	AJ	2/3/2021	UT	UB CHARGE UPDATE	128.68
	2516	AJ	2/2/2021	UT	UB CHARGE UPDATE	15.00
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
	2751	123190 AP	2/3/2021	5313	ATMOS ENERGY	276.53
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
	2839	AP	2/17/2021	682268	GEXA ENERGY, LP	522.49
	2675	AP	1/30/2021	681883	GEXA ENERGY, LP	605.76
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	3010	123189 AP	2/23/2021	5318	ANGELO WATER SERVI	69.75
	3010	123981 AP	2/13/2021	5320	DIRT DOC, LLC	725.00
	3010	123192 AP	2/12/2021	5323	HOUSE OF CHEMICALS	32.72
	3010	123192 AP	2/10/2021	5323	HOUSE OF CHEMICALS	236.87
	3010	123984 AP	2/1/2021	5321	ENER-TEL SERVICES	100.00
	2642	123193 AP	1/31/2021	5308	REPUBLIC SERVICES,	28.67
	2920	AP	1/14/2021	9477	CITIBANK, N.A	500.00
	2643	124167 AP	12/31/2020	5307	ENER-TEL SERVICES	1,939.00
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
	3157	AJ	1/31/2021	238	Mthly Vehicle Main	18.95
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	2835	AP	2/22/2021	682264	CTWP	121.76
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
	3141	AJ	2/26/2021	233	Suddenlink Feb 21	674.47
	3145	AJ	2/26/2021	236	VoIP - Feb 21	263.76
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
	3144	AJ	2/26/2021	235	AT&T Feb 21	57.17
	3147	AJ	2/26/2021	237	Verizon Chrgs Jan	55.35
700-0700-411.05-40 PURCHASED SERVICES / ADVERTISING						
	2642	124412 AP	1/29/2021	5309	SAN ANGELO CHAMBER	11,000.00
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
	3011	123249 AP	1/20/2021	5322	GO SAN ANGELO	974.73
	2920	AP	1/14/2021	9477	CITIBANK, N.A	314.14
700-0700-411.05-50 PURCHASED SERVICES / PRINTING & COPYING						
	2751	124471 AP	2/4/2021	5314	MCLAUGHLIN ADVERTI	1,006.93
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	3104	AJ	2/28/2021	216	Feb Monthly Correc	6,857.94
	2755	AP	2/9/2021	5316	ROCK YOUR WORLD DE	2,349.22

City of San Angelo Development Corporation
Transaction Detail by Account
February 2021

Group #	PO #	Type	Date	Number	Description	Amount
	3010 124318	AP	2/9/2021	5319	CANON FINANCIAL SE	149.00
	2671	AP	2/1/2021	5310	TEXAS-AUSTRALIA RO	6,234.94
	2642 123265	AP	1/1/2021	5311	WALLACE, RUSSELL E	596.00
	2754 123989	AP	11/17/2020	5312	ALL ABOUT SIGNS	90.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	3010 123195	AP	2/5/2021	5324	STAPLES ADVANTAGE	410.32
700-0700-411.06-26 SUPPLIES / GASOLINE						
	3157	AJ	1/31/2021	238	VM Correction	(18.95)
	3101	AJ	1/31/2020	214	Mthly Vehicle Main	18.95
	3101	AJ	1/31/2020	214	Mthly Fuel Expense	31.45
700-0700-411.06-30 SUPPLIES / FOOD						
	2875 124617	AP	2/19/2021	5317	SAN ANGELO CHAMBER	600.00
	2920	AP	2/2/2021	9477	CITIBANK, N.A	160.00
	2920	AP	2/2/2021	9477	CITIBANK, N.A	182.72
	2920	AP	2/1/2021	9477	CITIBANK, N.A	51.05
	2920	AP	2/1/2021	9477	CITIBANK, N.A	35.49
	2920	AP	1/8/2021	9477	CITIBANK, N.A	75.77
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	2811	AJ	2/19/2021	UT	UB CHARGE UPDATE	30.69
	2589	AJ	2/5/2021	UT	UB CHARGE UPDATE	68.06
Fund 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	3109	AJ	2/28/2021	217	Ballot Sales Tax-	776,133.39
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	3110	AJ	2/28/2021	219	COSADC Bank Int -	613.23
711-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	3123	AJ	2/28/2021	231	Reimburse for WTWP	4,818.84
PROJECT#: DC0123						

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

Meeting Date: March 24, 2021

Item type: Consent Item

Caption:

Consider approving the January 27, 2021 meeting minutes

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--------------------------------|----------------------------------|
| 1. COSADC Minutes Jan 27, 2021 | COSADC Minutes Jan 27, 2021.docx |
|--------------------------------|----------------------------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo, Texas
Development Corporation Meeting
Via Audio/Video Broadcasting
Wednesday, January 27, 2021

Present:

Todd Kolls, President
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, President Kolls called the regular session of the City of San Angelo Development Corporation to order at 8:36 a.m., on Wednesday, January 27, 2021, via Zoom livestreamed to the City's YouTube channel at [youtube.com/CityofSanAngelo](https://www.youtube.com/CityofSanAngelo)

An invocation was provided by President Kolls.

2. Public Comment

No public comments were received for this meeting.

a. 2020 Business Plan Competition winners

San Angelo To Go Retail and Texas-Australia Rock Company spoke about their companies. They discussed how winning the business plan competition has assisted their business. Plus, their experience in the competition.

3. Consent Agenda

- a. Consider approving the November 2020 Financial Statements
- b. Consider approving the December 16, 2020 meeting minutes
- c. Consider approving the necessary corporation disbursements

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

4. Regular Agenda

Due to technical difficulties Item b will be presented first.

Due to technical difficulties, the board took a recess at 8:59 a.m. They reconvened at 9:09 a.m.

- a. Presentation of the 2020 City of San Angelo Development Corporation Annual Report (Presentation made by Guy Andrews, Director of Economic Development and Michael Looney, Vice President of Economic Development for the Chamber of Commerce.)

No action was taken

- b. Consider approving the December 2020 Financial Statements (Presentation made by Tina Dierschke, Director of Finance)

Motion: Director Carrasco made a motion, seconded by First Vice President Dendle to approve the December 2020 Financial Statements. The motion carried unanimously six (6) ayes to zero (0) nays

- c. Public Hearing regarding the use of sales and use tax funds in an amount not to exceed \$1,200,000 to provide an economic development incentive to SKYWEST AIRLINES, INC. approving an air services and revenue guarantee agreement with SKYWEST AIRLINES, INC. and approving an amendment to the professional services performance agreement with the SAN ANGELO CHAMBER OF COMMERCE directing advertising support to SKYWEST AIRLINES INC. per the agreement (Presentation made by Economic Development Director Guy Andrews)

No Public Comment

- d. Consider appointing a President, First Vice President and Second Vice President for the City of San Angelo Development Corporation. (Presentation by Guy Andrews, Director of Economic Development)

Guy Andrews, Director of Economic Development suggested President Kolls be retained as President for an additional year, Max Puello be appointed First Vice President and Erica Lara appointed as Second Vice President.

Second Vice President Dr. David Cummings has resigned from the board effective February 2021.

Motion: Director Carrasco made a motion, seconded by First Vice President Dendle, to approve Max Puello as First Vice President, Erika Lara as Second Vice President, and retain President Todd Kolls for an additional year. They will begin their newly

appointed positions at the February 24, 2021 meeting. The motion carried unanimously six (6) ayes to zero (0) nays.

- e. Consider a resolution authorizing the Board President to negotiate and execute a professional services agreement with Centurion Planning and Design, LLC in a sum not to exceed \$5,800 to perform professional engineering and design services for the structural design of two monument signs at the intersection of Hwy 67 Frontage Road and Monument Drive at the entrance to Phase 2 of the San Angelo Business & Industrial Park, 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 & Industrial Park, subject to approval of the City Council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Motion: Director Puello made a motion, seconded by Director Lara to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

- f. Consider a resolution authorizing the Board President to negotiate and execute a professional services agreement with Parkhill Smith & Cooper, Inc. (Parkhill) in a sum not to exceed \$ 25,000 to perform professional engineering and design services for the preparation of A Storm Water Pollution Prevention Plan and technical specifications for lot clearing to be performed at Phase 2 of the San Angelo Business & Industrial Park, 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: First Vice President Dendle made a motion, seconded by Director Puello to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

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

President Kolls stated he would like to begin having the meetings in person. None of the board members disagreed. He will contact whomever to receive approval.

6. **Adjournment**

Motion: Director Carrasco made a motion, seconded by Director Lara to adjourn the meeting. The motion carried unanimously six (6) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 10:11 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: March 24, 2021

Item type: Consent Item

Caption:

Consider approving the necessary corporation disbursements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Disbursement 03-24-2021 | Disbursement 03-24-2021.pdf |
|----|-------------------------|-----------------------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation
Check Disbursements
For Board Approval March 24, 2021

Economic Development

Reece Albert	\$	74,682.68	<u>Gateway Add2.1 (Inv. 11687 & 11688)</u>	
SA Chamber of Commerce		65,625.00	<u>2nd Qtr Marketing & recruitment (Inv 1/210113)</u>	Ck. 5305
SA Chamber of Commerce		62,500.00	<u>1st Qtr Marketing & recruitment (Inv. 323202)</u>	Ck. 5226
SME Education Foundation		50,000.00	<u>Annual Porting (Inv. 71633937)</u>	Ck. 5299
Double Barrel, Inc.		50,000.00	<u>Capital Investment Agree.</u>	Ck. 5325
Reece Albert		39,749.04	<u>Business & Ind Park Phase 2.1 (Inv. 11668)</u>	Ck. 5315
SA Chamber of Commerce		11,000.00	<u>ED Banquet Sponsorship (Inv. 70844)</u>	Ck. 5309
Texas-Australia Rock Co.		6,234.94	<u>2020 Business Plan reimbursement (Inv. 003)</u>	Ck. 5310
TX Midwest Comm Networks		5,000.00	<u>Annual Membership (Inv. 2016688)</u>	Ck. 5300
White Drilling Co		2,875.00	<u>Mobilization/Demob (Inv. 20-147)</u>	Ck. 5301
Rock Your World Dec Concrete		2,349.22	<u>2018 Businss Plan reimbursement (Inv. 1039)</u>	Ck. 5316
Ener-tel		1,939.00	<u>Five Yr Sprinkler Inspec (Inv. 235280)</u>	Ck. 5307
SKG Engineering, LLC		1,074.00	<u>Construction Material testing (Inv. 1166Jan21)</u>	
McLaughlin Advertising		1,006.93	<u>COSADC Annual Report (Inv 3561)</u>	Ck. 5314
Transportation Advocates of Texas		1,000.00	<u>Renew membership (Inv 03052021)</u>	
Total for Board Consideration	\$	375,035.81		
SA Standard Times	\$	974.73	<u>Legal notices (Ad 4561874 & 4577709)</u>	Ck. 5322
Dirt Doctor		725.00	<u>MO general cleaning at BRC (Inv. 4588)</u>	Ck. 5295
Dirt Doctor		725.00	<u>MO general cleaning at BRC (Inv. 4630)</u>	Ck. 5320
SA Chamber of Commerce		600.00	<u>Addtl table for Annual Banquest (Inv. 1475)</u>	Ck. 5317
Russ Wallace		596.00	<u>Mo. IT serv for Business Factory (Inv 1016)</u>	Ck. 5311
Russ Wallace		596.00	<u>Mo. IT serv for Business Factory (Inv 1017)</u>	
TEDC		525.00	<u>Guy Andrews membership renewal (Inv. 13150)</u>	Ck. 5330
Rock Your World Decorative Concrete		438.53	<u>Business Plan Winner reimbursement (Inv. 1040)</u>	
Staples		410.32	<u>Office supplies (Inv. 3469037768)</u>	Ck. 5324
Rad's Window Cleaning		350.00	<u>Clean interior & exterior windows (Inv. 685194)</u>	Ck. 5304
Rad's Window Cleaning		350.00	<u>Clean interior & exterior windows (Inv. 63105)</u>	Ck. 5328
Atmos Energy		310.35	<u>Gas utilities at BRC (Inv. 3/18/2021)</u>	
Kirbo's Office System		301.52	<u>Qtrly copy overage (Inv. 366422)</u>	Ck. 5327
Atmos Energy		276.53	<u>Gas utilities at BRC (Inv. 2/18/21)</u>	Ck. 5313
Staples		269.00	<u>Office supplies (Inv. 570954 & 570984)</u>	Ck. 5323
House of Chemicals		236.87	<u>3 cases of toilet tissue & 2 bags of ice melt (Inv. 570954)</u>	
Canon Financial		149.00	<u>Copier lease for Business Factory (Inv. 361632)</u>	Ck. 5294
Canon Financial		149.00	<u>Copier lease for Business Factory (Inv. 364588)</u>	Ck. 5319
Staples		118.15	<u>Office supplies (Inv. 3464689002 & 3464765433)</u>	Ck. 5306
Ener-tel		100.00	<u>Mo burglar serv agreement (Inv. 239837)</u>	Ck. 5326
Ener-tel		100.00	<u>Mo burglar serv agreement (Inv. 237710)</u>	Ck. 5321
All About Signs		90.00	<u>3 Coroplast checks for Business Plan Comp (Inv. 34865)</u>	Ck. 5312
MDK Service, LLC		79.00	<u>Qtrly pest control at BRC (Inv. 33587)</u>	Ck. 5297
Angelo Water Service Co		69.75	<u>Water deliver and cooler rental (Serv 03/01 to 03/31))</u>	Ck. 5318
House of Chemicals		55.51	<u>Cleaning chemicals (Inv. 570619)</u>	Ck. 5303
Angelo Water Service Co		41.80	<u>Water deliver and cooler rental (Inv. 7005/2101)</u>	Ck. 5302
Republic Services		33.67	<u>Trash services for BRC (0691-001020837)</u>	Ck. 5329
House of Chemicals		32.72	<u>Ice melt (Inv. 570984)</u>	
Republic Services		28.67	<u>Trash services for BRC (Inv. 0691-001014150))</u>	Ck. 5308
	\$	8,732.12		
Total Economic Development Disbursements	\$	383,767.93		
<u>Ballot</u>				
First Title Co	\$	39,680.00	<u>Mortgage buy down - 810 W. 18th</u>	
Total for Board Consideration	\$	39,680.00		
Total Routine Disbursements	\$	-		
Total Ballot Disbursements	\$	39,680.00		
Grand Total Disbursements this Period	\$	423,447.93		

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

Meeting Date: March 24, 2021

Item type: Regular Item

Caption:

Public Hearing regarding a professional services agreement with Centurion Planning and Design, LLC in a sum not to exceed \$5,800 to perform professional engineering and design services for the structural design of two monument signs at the intersection of Hwy 67 Frontage Road and Monument Drive at the entrance to Phase 2 of the San Angelo Business & Industrial Park, 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 & Industrial Park. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

At their regular meeting November 18, 2020 the COSADC Board gave staff direction to proceed with a project to construct new entrance monument signs similar to those existing in Phase 1 of the Industrial Park, at the Monument Drive entrance to Phase 2 of the Industrial Park. Since structural drawings of those existing monuments no longer exist, the new monument signs will require engineered structural drawings. Staff requested from and received the attached proposal from Centurion Planning and design. The COASDC Board approved this item at their meeting on January 27, 2021 meeting.

Financial Impact:

Budget Amendment for Proj. No. DC 0187 Complete \$5,800.00

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|---|
| 1. | COSA Business and Industrial Park Monument Signs | COSA Business and Industrial Park Monument Signs.pdf |
| 2. | Business Park Monument Sign Transmittal Letter 1-7-21 | Business Park Monument Sign Transmittal Letter 1-7-21.pdf |
| 3. | Business Park Monument Sign Scope of Services 1-7-21 | Business Park Monument Sign Scope of Services 1-7-21.pdf |

Presentation:

Robert Schneeman

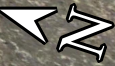
Approvals/Reviews:

Robert Schneeman
Brandon Dyson

Created/Initiated
Approved

Nolan Sosa
Tina Dierschke
Guy Andrews

Approved
Approved
Final Approval



January 7, 2021

Mr. Robert A. Schneeman
Economic Development Project Manager
69 N. Chadbourne Street
San Angelo, Texas 76903

Dear Mr. Schneeman,

The purpose of this letter is to present you with a Scope of Services to provide professional engineering services for the COSA Business and Industrial Park Monument Signs Project.

It is our understanding that the scope of work involves the design of two new monument signs for the COSA Business and Industrial Park entryways. The work includes showing a location for each sign, designing structural foundations for each sign, and planning a landscaping layout around each sign.

The professional services for this project include two (2) elements: 90% Design Submittal and 100% Design Submittal. The estimated fee for these elements is \$5,800.00. Our team is prepared to begin work immediately upon approval of the fee and contract by the COSA Development Corporation.

We appreciate the opportunity to work with COSADC on this project. If you have any questions, please do not hesitate to contact me at (325) 757-1001.

Thank you,

A handwritten signature in blue ink, appearing to read "David Alexander".

David Alexander, P.E.
Principal Engineer



SCOPE OF WORK AND FEE
COSA Business and Industrial Park Monument Signs
San Angelo, Texas
January 7, 2021

The following Scope of Work (SOW) describes the consultant work effort required to provide basic professional engineering services for the City of San Angelo (COSA) Business and Industrial Park Monument Sign project for the City of San Angelo Development Corporation (Owner) by Centurion Planning & Design, LLC. (Consultant).

It is the Consultant's understanding that the scope of work involves the design of two new monument signs for the COSA Business and Industrial Park entryways. The work includes showing a location for each sign, designing structural foundations for each sign, and planning a landscaping layout around each sign.

It is the Consultant's understanding the design of the signs themselves will mimic the existing signs at the Business Park. As such, Consultant will work with the existing sign supplier for the sign face design. Design of the actual sign face type is not part of this scope of work.

ELEMENT 1 – Preliminary 90% Design Submittal

Task 1.1 – Existing Data Collection

Consultant will compile existing info available from the Owner. This includes geotechnical information and existing project site plans, cad files and any relevant existing information. After receiving existing information, Consultant will coordinate with any subconsultants to get them the required information for structural foundation design.

Task 1.2 – Prepare 90% Design Documents

Preparation of 90% design drawings. The drawings will show scope, extent, and character of the work to be performed and will be submitted to the Owner for review. Consultant anticipates the plan set to consist of approximately five (5) plan sheets and an associated specification book.

Plans will include site location/layout, structural foundation design, landscaping layout, and all associated details.

Task 1.3 – Opinion of Probable Project Cost

Based upon the information derived from the 90% design plans, an opinion of probable project cost (OPPC) will be generated for construction of proposed improvements. The OPPC will be submitted to the Owner for review along with the plans and specifications.

Task 1.4 – Additional Information (as needed)

Advise the Owner if any additional information is required. Surveying will not be conducted as basic services in this proposal.

Consultant services under the 90% design submittal phase will be complete after the 90% design review plans are submitted to the Owner.

ELEMENT 2 – Final 100% Design Submittal

Task 2.1 – Preparation of Final 100% Design Submittal

Address Owner comments from the 90% design submittal. Prepare 100% final design submittal documents including plans and specifications. The documents will provide for the construction of the improvements including the scope, extent, and character of the work to be performed by a Contractor. The documents will be submitted to the Owner for final review prior to sealing.

Task 2.2 – Opinion of Probable Project Cost

Based upon the information derived from the 100% design plans, a finalized OPPC will be generated for construction of proposed improvements. The OPPC will be submitted to the Owner for review along with the plans and specifications.

Task 2.3 – Final Documents

Submit 2 copies of final plans and specifications ready for pricing or bidding to the COSADC.

Consultant's services under the 100% Design Submittal Phase will be considered complete when final copies are submitted to the Owner.

PROJECT DESIGN FEE

The table below lists the design fees associated with each of the four elements listed above, as well as the total design fee for the project.

Element	Description	Fee
1	90% Design Submittal	\$3,400
2	100% Design Submittal	\$2,400
	TOTAL	\$5,800

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

Meeting Date: March 24, 2021

Item type: Regular Item

Caption:

Public Hearing regarding e a professional services agreement with Parkhill Smith & Cooper, Inc. (Parkhill) in a sum not to exceed \$ 25,000 to perform professional engineering and design services for the preparation of A Storm Water Pollution Prevention Plan and technical specifications for lot clearing to be performed at Phase 2 of the San Angelo Business & Industrial Park, 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. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

At their regular meeting November 18, 2020 the COSADC Board gave staff direction to proceed with a project to Phase 2 of the Industrial Park. Since structural drawings of those existing monuments no longer exist, the new monument signs clear brush from the proposed lot areas in Phase 2. The project will require preparation of a Storm Water Pollution Prevention Plan (SWPPP) and technical specifications for the work to be performed. Staff requested from and received the attached proposal from Parkhill Engineers in the amount of \$18,000 plus reimbursables. Staff recommended approval of this item not to exceed \$25,000. The COSADC Board approved this item at their January 27, 2021 meeting.

Financial Impact:

Budget Amendment Complete for Proj. No. DC 0188 \$25,000

Other Information/Recommendation:

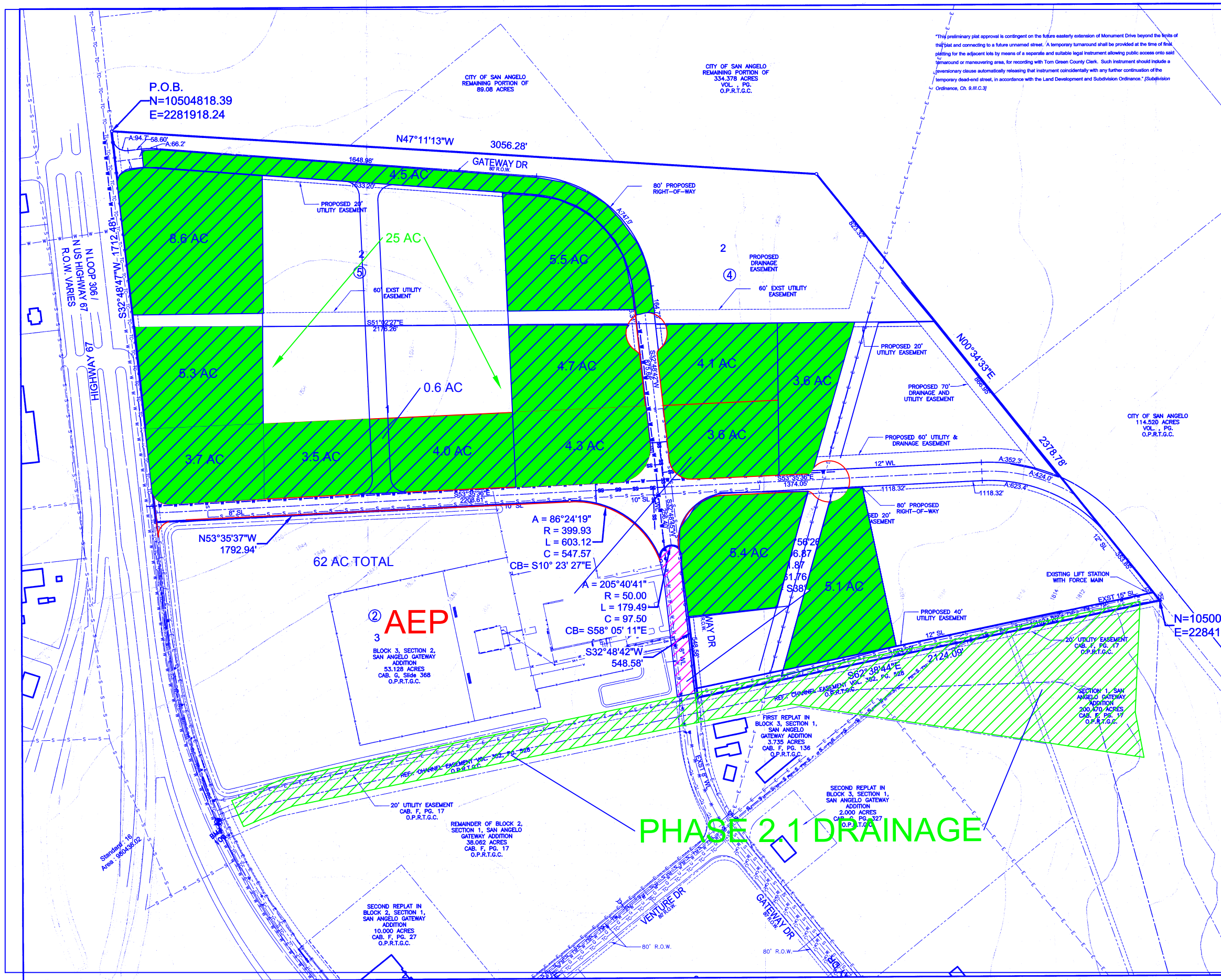
Attachments:

- | | | |
|----|----------------------|--------------------------|
| 1. | Phase 2 Lot Exhibit- | Phase 2 Lot Exhibit-.pdf |
| 2. | PSC proposal - final | PSC proposal - final.pdf |

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Brandon Dyson	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval



Revised Preliminary Plat

SAN ANGELO GATEWAY

ADDITION SECTION 2

CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

Owner / Developer: The City of San Angelo Development Corporation

Being a 153.114 Remainder of 408.674 Ac.

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

200'

100'

0'

200'

Original Scale: 1"=200'

LEGEND

EXISTING LOT LINES & RIGHT OF WAY

PROPOSED PLAT LIMITS

PROPOSED STREET ROW

PROPOSED PLATTED LOT LINES

PROPOSED EASEMENTS

PROPOSED CENTERLINE ROAD

LOT COUNT / ACREAGE		
	LOT COUNT	ACREAGE
COMMERCIAL	4	117.920
OPEN SPACE	1	20.103
STREETS	-	15.109
TOTAL	5	153.132

CERTIFICATE OF APPROVAL

APPROVED FOR PRELIMINARY PURPOSES ON THE 11TH DAY OF December, 2018. CITY

PLANNING COMMISSION, SAN ANGELO, TEXAS.

CHAIRMAN

SECRETARY

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

Revised Preliminary Plat

SAN ANGELO

GATEWAY ADDITION

SECTION 2

Bob Schneeman
COSA DC – City of San Angelo
72 W College Ave, B101
San Angelo, TX 76903

Re: Work Authorization Letter – Clearing and SW3P

Dear Mr. Schneeman:

Parkhill, Smith & Cooper, Inc. (Parkhill) is pleased to provide this authorization letter for professional civil engineering services for your project in San Angelo, TX; **see Exhibit A**. With this letter, we understand that you are authorizing Parkhill to proceed with the following tasks, which outline the scope and fees for both labor and reimbursable expenses:

Task 1.0 Civil Engineering

Parkhill will provide planning, design and specifications for site clearing and a storm water pollution prevention plan. Parkhill will produce civil engineering plan sheets to include an overall site plan, erosion control sheet(s), details, and an SWPP plan, meeting TCEQ and city of San Angelo requirements. Parkhill will also aid the owner in acquiring a permit from TCEQ [Notice of Intent, Notice of Termination]. The fee will include normal coordination with the design team and the owner. Parkhill will provide technical specifications for the civil tasks to be included in the bid set. Bidding and Construction Administration are specifically excluded from this task.

Task 1.0 Hourly with a Max = \$18,000.00

Task 2.0 Additional Services and Reimbursables

Parkhill will provide additional services at an hourly rate, using the most current hourly rate fee sheet or by execution of an amendment to this proposal for an agreed sum. Additional services could include, but are not limited to the excluded items listed below.

Reimbursable expenses will be invoiced separately at 1.15 times the direct cost. These would include but are not limited to travel, reproduction costs, postage/shipping fees, municipality fees, tceq fees, county and state fees, and similar items.

Task 2.0 Fee = Hourly or Future Agreement

Exclusions

The above scope of services and fees specifically exclude the following work.

- SWP3 permitting tasks – registering the project with TCEQ (NOI and NOT)
- Design of on-site and off-site improvements
- Production of a regional drainage study or off-site drainage improvements
- FEMA floodplain related tasks, such as CLOMRs, LOMRs, CLOMAs, or LOMAs
- Geotechnical Investigations
- Environmental Site Assessments or Environmental Impact Studies
- Construction Materials Testing
- Construction surveying staking services
- Revisions to deliverables resulting from changes to city or state regulations
- Landscape design or consultation

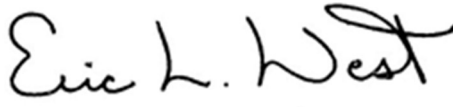
- Architectural, Mechanical, Plumbing, or Structural Design Services
- Any other task not specifically outlined above.

Payment

Hourly rate tasks will be invoiced as work is performed, no more frequent than monthly. Lump sum tasks will be invoiced as work is preformed, using a percentage of completeness. The above scope of services and fee includes personnel salary costs, overhead, fringe benefits, direct expenses, and profit. Thank you for the opportunity to provide our services on this great project. We trust this proposal is responsive to your request, and we look forward to your approval. Should you have any questions, please do not hesitate to call me.

Sincerely,

PARKHILL, SMITH & COOPER, INC.

By 
Eric L. West, P.E.
Firm Principal

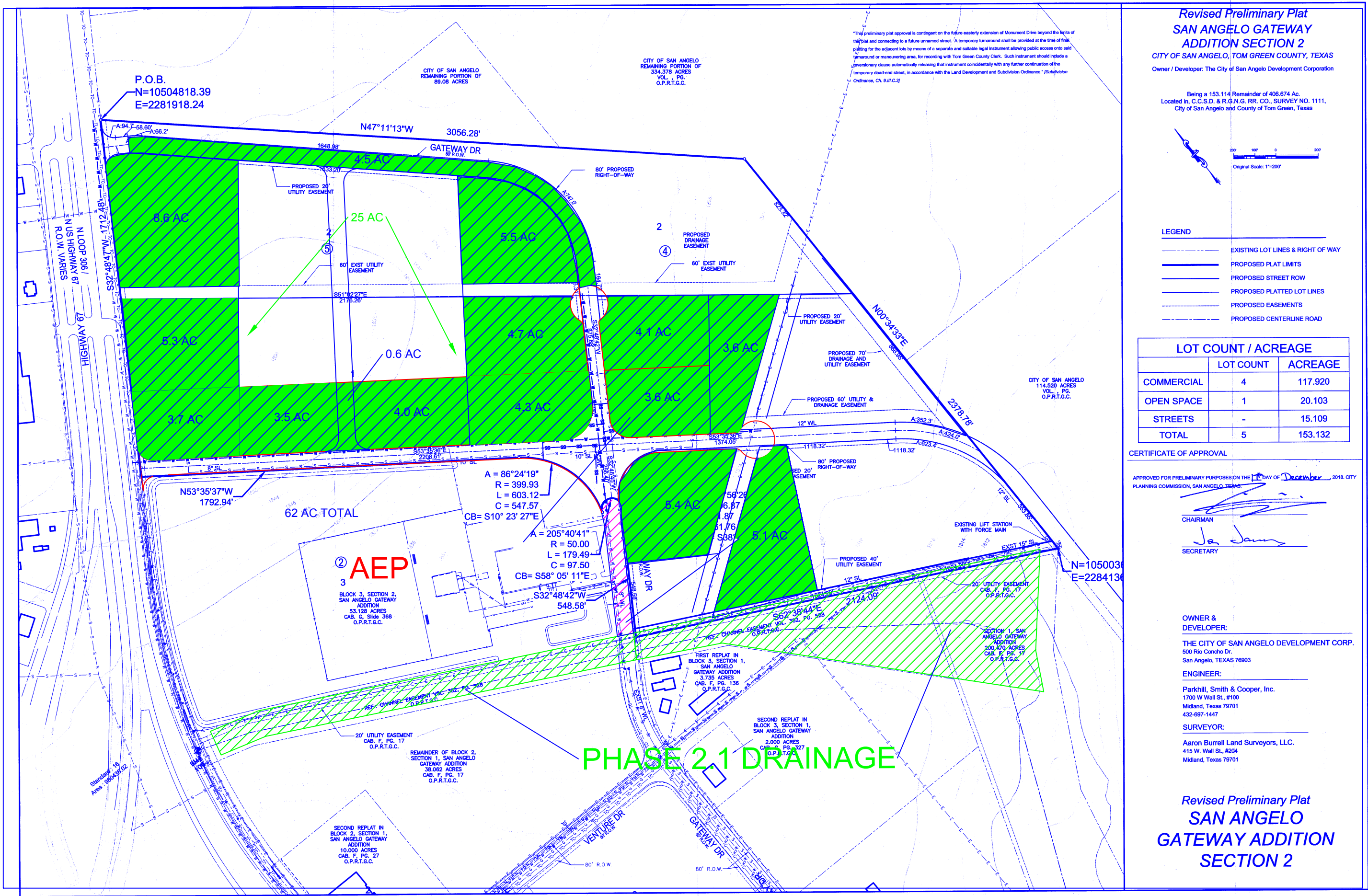
Enclosures: Exhibit A, Rate Sheet,
Standard Conditions

City of San Angelo Development Corporation

Accepted By: _____
Print Name →

Date: _____

EXHIBIT A



Parkhill

Hourly Rate Schedule

January 1, 2021 through December 31, 2021

Client: City of San Angelo Development Corporation

Project: Clearing and SW3P

Agreement Date: 19-Jan-21

Location: San Angelo, TX

CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE
SUPPORT STAFF I	\$64.00	PROFESSIONAL LEVEL III		PROFESSIONAL LEVEL VI	
SUPPORT STAFF II	\$76.00	Architect	\$160.00	Architect	\$265.00
SUPPORT STAFF III	\$104.00	Civil Engineer	\$189.00	Civil Engineer	\$286.00
SUPPORT STAFF IV	\$111.00	Electrical Engineer	\$183.00	Electrical Engineer	\$297.00
SUPPORT STAFF V	\$123.00	Interior Designer	\$144.00	Interior Designer	\$229.00
SUPPORT STAFF VI	\$133.00	Landscape Architect	\$155.00	Landscape Architect	\$247.00
PROFESSIONAL LEVEL I		Mechanical Engineer	\$183.00	Mechanical Engineer	\$297.00
Architect	\$131.00	Structural Engineer	\$181.00	Structural Engineer	\$273.00
Civil Engineer	\$136.00	Surveyor III	\$128.00	Professional Surveyor VI	\$208.00
Electrical Engineer	\$139.00	Other Professional	\$141.00	Other Professional	\$225.00
Interior Designer	\$124.00	PROFESSIONAL LEVEL IV		PROFESSIONAL LEVEL VII	
Landscape Architect	\$124.00	Architect	\$197.00	Architect	\$341.00
Mechanical Engineer	\$136.00	Civil Engineer	\$220.00	Civil Engineer	\$341.00
Structural Engineer	\$130.00	Electrical Engineer	\$215.00	Electrical Engineer	\$341.00
Surveyor I	\$99.00	Interior Designer	\$156.00	Interior Designer	\$257.00
Other Professional	\$122.00	Landscape Architect	\$168.00	Landscape Architect	\$341.00
PROFESSIONAL LEVEL II		Mechanical Engineer	\$215.00	Mechanical Engineer	\$341.00
Architect	\$141.00	Structural Engineer	\$210.00	Structural Engineer	\$341.00
Civil Engineer	\$152.00	Surveyor IV	\$147.00	Professional Surveyor VII	\$231.00
Electrical Engineer	\$156.00	Other Professional	\$167.00	Other Professional	\$341.00
Interior Designer	\$131.00	PROFESSIONAL LEVEL V			
Landscape Architect	\$131.00	Architect	\$238.00		
Mechanical Engineer	\$156.00	Civil Engineer	\$265.00		
Structural Engineer	\$147.00	Electrical Engineer	\$263.00		
Surveyor II	\$110.00	Interior Designer	\$189.00		
Other Professional	\$129.00	Landscape Architect	\$207.00		
		Mechanical Engineer	\$263.00		
		Structural Engineer	\$253.00		
		Professional Surveyor V	\$174.00		
		Other Professional	\$185.00		

Expenses: Reimbursement for expenses as listed, but not limited to, incurred in connection with services, will be at cost plus 15 percent for items such as:

1. Maps, photographs, postage, phone, reproductions, printing, equipment rental, and special supplies related to the services.
2. Consultants, soils engineers, surveyors, contractors, and other outside services.
3. Rented vehicles, local public transportation and taxis, road toll fees, travel, and subsistence.
4. Special or job-specific fees, insurance, permits, and licenses applicable to work services.
5. Mileage at IRS-approved rate.

Rate for professional staff for legal proceedings or as expert witnesses will be a rate one-and-a-half times these Hourly Rates. Excise and gross receipt taxes, if any, will be added as an expense.

Foregoing Schedule of Charges is incorporated into the Agreement for Services provided, effective January 1, 2021 through December 31, 2021. After December 31, 2021, invoices will reflect the Schedule of Charges currently in effect.



CLIENT: City of San Angelo Development Corporation

DATE: January 19, 2021

STANDARD CONDITIONS: CLIENT and CONSULTANT (Parkhill, Smith & Cooper, Inc.) agree that the following Provisions shall be part of their Agreement.

ARTICLE 1. SERVICES

1.1 INVOICING

Invoices shall be submitted by the CONSULTANT monthly and are due upon presentation and shall be considered past due if not paid within thirty (30) days of the due date. Past due invoices shall bear interest at one-and-one-half (1.5) percent (or the maximum rate allowable by law, whichever is less) of the PAST DUE amount per month, which shall be calculated from the invoice due date.

If the CLIENT fails to make payment to the CONSULTANT in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by the CONSULTANT and may, in addition to any other remedies provided by law, file an affidavit in support of a lien on the Property pursuant to Chapter 53 of the Texas Property Code.

1.2 SERVICES DURING CONSTRUCTION

The CONSULTANT shall not supervise, direct or have control over the Contractor's work nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the Contractor nor for the Contractor's safety precautions or programs in connection with the Work. These rights and responsibilities are solely those of the Contractor. The CLIENT agrees that the general contractor shall be solely responsible for jobsite and worker safety and warrants that this intent shall be carried out in the CLIENT's contract with the General Contractor.

The CONSULTANT shall not be responsible for any acts or omissions of the Contractor, any subcontractor, any entity performing any portions of the Work or any agents or employees of any of them. The CONSULTANT does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

1.3 ESTIMATES OR OPINIONS OF PROBABLE CONSTRUCTION COST

In providing estimates or opinions of probable construction cost, the CLIENT understands that the CONSULTANT has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the CONSULTANT's estimates or opinions of probable construction costs are made based on the CONSULTANT's professional judgment and experience. The CONSULTANT makes no warranty, express or implied, that the bids or the negotiated construction cost will not vary from the CONSULTANT's estimates or opinions of probable construction cost.

1.4 HAZARDOUS MATERIALS

As used in this Agreement, the term hazardous materials shall mean any substances, including without limitation asbestos, toxic or hazardous waste, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statutes) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the project site.

Both parties acknowledge that the CONSULTANT's scope of services does not include any services related to the presence of any hazardous or toxic materials. In the event the CONSULTANT or any other person or entity involved in the project encounters any hazardous or toxic materials, or should it become known to the CONSULTANT that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of the CONSULTANT's services, the CONSULTANT may, at its sole option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the CLIENT retains appropriate qualified consultants and/or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations.

1.5 ACCESSIBILITY

The CLIENT acknowledges that the requirements of the Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS) for projects in the State of Texas, and other federal, state and local accessibility laws, rules, codes, ordinances, and regulations will be subject to various and possibly contradictory interpretations. The CLIENT further acknowledges that the ADA is a Civil Rights law and not a building code and does not have prescriptive language. The CONSULTANT, therefore, will use its reasonable professional efforts and judgment to interpret applicable accessibility requirements in effect as of the date of the execution of this Agreement, and as they apply to the Project. The CONSULTANT, however, cannot and does not warrant or guarantee that the CLIENT's Project will comply with all interpretations of the accessibility requirements and/or the requirements of other federal, state and local laws, rules, codes, ordinances and regulations as they apply to the Project.

All projects in the State of Texas must be submitted to the Texas Department of Licensing and Regulations (TDLR) – Elimination of Architectural Barriers (EAB) Division for plan review for compliance with TAS requirements. The CONSULTANT will include in the design of the Project all changes that are the result of the TDLR plan review. After construction of the project TDLR requires an inspection of the project for compliance confirmation. However, the CONSULTANT cannot and does not warrant or guarantee that different rules and or interpretation may be applied to the CLIENT's Project at the time of the final TDLR inspection. Compliance with changes required by the TDLR final inspection that were not mentioned in the TDLR plan review may be required.

1.6 SERVICES BY CLIENT

CLIENT will provide access to work site, obtain applicable permits, provide all legal services in connection with the project, and provide environmental impact reports and energy assessments unless specifically included in the Scope of Work. CLIENT shall pay the costs of checking and inspection fees, zoning application fees, soils engineering fees, testing fees, surveying fees, and all other fees, permits, bond premiums, and all other charges not specifically covered by the terms of this Agreement.

1.7 OWNERSHIP OF DOCUMENTS

All reports, drawings, specifications, computer files, field data, notes, data on any form of electronic media, and other documents prepared by the CONSULTANT as Instruments of Service shall remain the property of the CONSULTANT. The CONSULTANT shall retain a common law, statutory and other reserved rights, including copyrights.

The CONSULTANT grants to the CLIENT a nonexclusive license to reproduce the CONSULTANT's Instruments of Service solely for constructing, using and maintaining the Project. The CLIENT shall not use the Instruments of Service for other projects without prior written agreement of the CONSULTANT.

The CLIENT shall not make any modification to the Instruments of Service without the prior written authorization of the CONSULTANT. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CONSULTANT against any damages, liabilities or costs, including reasonable attorney's fees and defense costs, arising from or allegedly arising from or in any way connected with the unauthorized reuse or modification of the Instruments of Service by the CLIENT or any person or entity that acquires or obtains the Instruments of Service from or through the CLIENT without the written authorization of the CONSULTANT.

1.8 DELIVERY OF ELECTRONIC FILES

In accepting and utilizing any form of electronic media generated and furnished by the CONSULTANT, the CLIENT agrees that all such electronic files are Instruments of Service of the CONSULTANT. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy Contract Documents. In the event of a conflict between the original signed Contract Documents prepared by the CONSULTANT and electronic files, the original signed and sealed hard-copy Contract Documents shall govern.

Electronic files created by the CONSULTANT through the application of software licensed for the sole and exclusive use by the CONSULTANT will be furnished to the CLIENT in read-only format. The CLIENT is responsible to obtain and maintain software licenses as appropriate for the use of electronic files provided by the CONSULTANT.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the CONSULTANT, and the CONSULTANT makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the CONSULTANT be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

ARTICLE 2. GENERAL PROVISIONS

2.1 APPLICABLE LAW

This agreement shall be interpreted and enforced according to the laws of the State of Texas, unless agreed otherwise.

2.2 PRECEDENCE OF CONDITIONS

Should any conflict exist between the terms herein and the terms of any purchase order or confirmation issued by CLIENT, the terms of these Standard Conditions shall prevail.

2.3 ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants, normally contemplated by the CONSULTANT as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

2.4 AMENDMENTS

This agreement may be amended only by a written instrument, signed by both CLIENT and CONSULTANT, which expressly refers to this agreement.

2.5 DELAYS

The CLIENT agrees that the CONSULTANT is not responsible for damages arising directly or indirectly from any delays for causes beyond the CONSULTANT'S control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in timely manner; failure of performance by the CLIENT or the CLIENT's contractors or consultants; or discovery of any hazardous substances or differing site conditions.

In addition, if the delays resulting from any such causes increase the cost or time required by the CONSULTANT to perform its services in an orderly and efficient manner, the CONSULTANT shall be entitled to a reasonable adjustment in schedule and compensation.

2.6 INSURANCE

The CONSULTANT agrees to provide Professional Liability Insurance and General Liability Insurance during the scope of the services provided for this project and for a period of 3 years after the completion of services.

2.7 MERGER: WAIVER: SURVIVAL

Except as set forth in AMENDMENT above, this agreement constitutes the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations and/or agreements, written or oral. One or more waiver of any term, condition or

other provision of this agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provisions. If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect.

2.8 TERMINATION

In the event of termination of this Agreement by either party, the CLIENT shall within 15 calendar days of termination pay the CONSULTANT for all services rendered and all reimbursable costs incurred by the CONSULTANT up to the date of termination, in accordance with the payment provisions of this Agreement.

The CLIENT may terminate this Agreement for the CLIENT's convenience and without cause upon giving the CONSULTANT not less than seven calendar days' written notice.

Either party may terminate this Agreement for cause upon giving the other party not less than seven calendar days' written notice for any of the following reasons:

- Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
- Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
- Suspension of the Project of the CONSULTANT's services by the CLIENT for more than 90 calendar days, consecutive or in aggregate;
- Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

2.9 CONSEQUENTIAL DAMAGES

Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the CLIENT nor the CONSULTANT, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the project or this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the CLIENT and the CONSULTANT shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

2.10 THIRD-PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the CONSULTANT. The CONSULTANT'S services under this Agreement are being performed solely for the CLIENT'S benefit, and no other party or entity shall have any claim against the CONSULTANT because of this Agreement or the performance or nonperformance of services hereunder. The CLIENT and CONSULTANT agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

2.11 MAINTENANCE/WEAR AND TEAR

Both the CLIENT and CONSULTANT acknowledge that the CLIENT, and only the CLIENT, is responsible for maintenance, wear and tear on the project upon substantial completion. The CLIENT is responsible for providing routine inspections and maintenance of the project to maintain a safe and weather tight facility. Should the CLIENT fail to provide routine inspections and maintenance, and damage occur to the project, the CONSULTANT is not responsible for any such resultant damage.

ARTICLE 3. ALLOCATION OF RISK

3.1 STANDARD OF CARE

In providing services under this Agreement, the CONSULTANT shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. The CONSULTANT makes no warranty, express or implied, as to its professional services rendered under this Agreement.

3.2 DISPUTE RESOLUTION

CONSULTANT and CLIENT agree to negotiate all disputes between them in good faith for a minimum of 30 days from the date of notice. Should such negotiations fail, the CONSULTANT and CLIENT agree that any dispute between their arising out of, or relating to, this Agreement shall be submitted to nonbinding mediation prior to exercising any other rights under law, unless the parties mutually agree otherwise.

3.3 BETTERMENT

If, due to an error or an omission by the CONSULTANT, any required item or component of the project is omitted from the Construction Documents, the CONSULTANT shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the project or otherwise add value or betterment to the project.

3.4 ALLOCATION OF RISK

In recognition of the relative risks and benefits of the Project to both the CLIENT and the CONSULTANT, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the CONSULTANT and CONSULTANT's officers, directors, partners, employees, shareholders, and subconsultants for any and all claims, losses, costs,

damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of the CONSULTANT and CONSULTANT's officers, directors, partners, employees, shareholders, and subconsultants shall not exceed \$50,000, or the CONSULTANT's total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

*** END ***

PARKHILL, SMITH & COOPER, INC. (CONSULTANT)

By Eric L. West
Eric L. West, P.E.
Firm Principal

Date: 01/19/2021

City of San Angelo Development Corporation

Accepted By: _____
Print Name →

Title: _____

Date: _____

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

Meeting Date: March 24, 2021

Item type: Regular Item

Caption:

Presentation and update on projects and expenditures for the Affordable Housing Assistance Program. (Presentation made by Director, Neighborhood & Family Services, Bob Salas)

Summary/History:

The affordable housing component of the ½ cents sales tax was approved in 2005 and Neighborhood & Family Services was contracted to carry out the Affordable Housing Assistance Program in 2008. The program is allocated \$335k per year to carry out the primary program which is gap financing for first time homebuyers with a cap of \$40k for new home construction. We do secure our investment with a forgivable deferred lien note and deed. The program only assists low/moderate income citizens of San Angelo based on HUD income guidelines. To date, the AHAP program has expended \$3.5M to construct 87 new homes, averaging \$40K per unit with over \$7.5M home price sales.

Because we built a fund balance for 5 years, we were able to take on short term projects to help forward the city's neighborhood revitalization program. These projects included:

- Neighborhood Blitzes which replaced siding and painted 126 homes
- Housing rehabilitation of 60 homes interior and exterior
- Roof replacement on 60 homes
- Purchase of 6 new homes, subsequently sold and the funds returned to the program
- Support of low income housing tax credits

Most recently, the board approved \$638K for Bradford area storm recovery due to the May 2019 tornado. Staff oversaw the construction of two (2) new housing units and twenty one (21) major remodels. Currently, the balance sits at \$112K.

Financial Impact:

No financial impact.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez
Brandon Dyson
Tina Dierschke
Guy Andrews

Created/Initiated
Approved
Approved
Final Approval

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

Meeting Date: March 24, 2021

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 2021-L029: Business prospect negotiations concerning airport hangar.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Brandon Dyson	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Guy Andrews	Final Approval

