



Agenda

5/26/2021

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on May 26, 2021 at 8:30 AM at the East Mezzanine of City Hall, 72 W. College Ave., 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 April 28, 2021 meeting minutes
- b. Consider approving the necessary corporation disbursements
- c. Consider approving the April 2021 Financial Statements
- d. Consider authorizing an amendment extending the term of the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Engine Pro Machine, LLC and authorizing the Board President to negotiate and execute all related documents.

5. Regular Agenda

- a. Consider adoption of a resolution authorizing the use of sales and use tax funds in an amount not to exceed \$25,000, for professional services to prepare an architectural code study concerning the airport GTE hangar, a project authorized under Chapter 505 of the Local Government Code for Type B Development Corporations; and, authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo for such purposes. (Presented by Guy Andrews, Director of Economic Development)
- b. Public hearing regarding the use of Sales and Use Tax funds in an amount not to exceed \$80,000 for the 2021 Business Plan Competition, a project for economic development promotional purposes authorized under Chapter 505 of the Local Government Code for Type B Development Corporations. (Presentation made by Nora Nevarez, Economic Development Assistant)

- c. Consider allocating up to \$35,000 for emergency repairs to the Business Resource Center resulting from plumbing and sewage issues and authorizing the Board President or their designee to negotiate and execute all related documents (Guy Andrews)

6. Follow Up and Administrative Issues

- a. Announcements and consideration of Future Agenda Items

7. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 21st day of May, 2021 at 5:00 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: May 26, 2021

Item type: Consent Item

Caption:

Consider approving the April 28, 2021 meeting minutes

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|----------------------------|------------------------------|
| 1. COSADC Minutes 04-28-21 | COSADC Minutes 04-28-21.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 Wednesday, April 28,
2021

Present:

Todd Kolls, President
Max Puello, First Vice President
Erika Lara, Second Vice President
Bill Dendle, Director
Garland Freeze, Director
John Bariou, 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, April 28, 2021 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903

2. Prayer

An invocation was provided by Director Dendle.

3. Public Comment

President Kolls welcomed John Bariou back to the board.

Nora Nevarez introduced and welcomed Brandon Dyson, Assistant City Attorney.

4. Consent Agenda

- a. Consider approving the March 24, 2021 meeting minutes
- b. Consider approving the necessary corporation disbursements
- c. Consider a resolution allocating \$111,199.00 from the remaining balance of the Bradford Storm Recovery project for other eligible affordable housing projects under Texas Local Government Code Chapter 505.

No public Comment.

Motion: Director Dendle made a motion, seconded by First Vice President Puello to approve the consent agenda as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

Second Vice President Lara arrived at 8:38 a.m.

5. Regular Agenda

- a. Consider approving the March 2021 Financial Statements (Presentation made by Tina Dierschke, Director of Finance)

No public comment.

Motion: Director Freeze made a motion, seconded by Director Bariou to approve the March 2021 Financial Statements. The motion carried unanimously six (6) ayes to zero (0) nays.

- b. Consider adoption of a resolution authorizing the use of sales and use tax proceeds for a Project authorized under the Texas Local Government Code, Chapter 505, for economic development promotional purposes, sponsoring the 2021 San Angelo Business Plan Competition; authorizing the Board President to negotiate and execute an advertising service agreement with McLaughlin Advertising, not to exceed \$5,000 for advertising services, therefore; and recommending ratification by City Council. (Presentation by Nora Nevarez, Economic Development Assistant)

No public comment.

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

- c. Consider approval of a request by the San Angelo Convention and Visitors Bureau for partial funding of the Air Races to be held at the San Angelo Regional Airport on October 30 and 31, 2021 via a VIP Sponsorship of \$10,000. (Presentation by Guy Andrews, Director of Economic Development.)

No public comment.

Motion: Director Bariou made a motion, seconded by Director Freeze to approve the request for VIP Sponsorship of \$10,000 as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

- d. Discussion and possible action regarding Change Order Number 6 to the Reece Albert Contract for Infrastructure Improvements to Phase 2.1 & 2.2 of the San Angelo Business & Industrial Park in the amount of \$77,591.19, for placing of topsoil and drill seeding of the main drainage channel and Detention Pond A1 (Presentation made by Robert Schneeman, Economic Development Project Manager)

No public comment.

Motion: Director Bariou made a motion, seconded by First Vice President Puello to

approve the Change order number 6 to Reece Albert Contract for infrastructure improvements to Phase 2.1 and 2.2 at the Industrial Park in the amount of \$77,592, for placing topsoil and drill seeding of the main drainage channel and detention pond A1 as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

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:

At 8:53 a.m., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections.

- a. Section 551.087 to deliberate regarding commercial or financial information that the Board is receiving from business prospects with whom economic development negotiations are being conducted, and discuss financial or other incentives relating to the following projects:

Project 2021-L029: Business prospect negotiations concerning airport hangar.

At 9:21 a.m., the Board reconvened

7. Follow Up and Administrative Issues

- a. Consideration and possible action of items discussed in Closed Session, if needed

No public comment.

Motion: Director Bariou made a motion, seconded by First Vice President Puello to approve an amount not to exceed \$25,000, to enter into an agreement with Centurion Planning & Design to conduct an architectural code study concerning the airport GTE hangar to consider its refurbishment, demolition, or other possible uses to accommodate potential business prospects. The motion carried unanimously six (6) ayes to zero (0) nays.

- b. Announcements and consideration of Future Agenda Items

No announcements or future agenda items were discussed.

8. Adjournment

Motion: Second Vice President Lara made a motion, seconded by First Vice President Puello 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 9:23 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: May 26, 2021

Item type: Consent Item

Caption:

Consider approving the necessary corporation disbursements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Disbursement 05-26-2021 | Disbursement 05-26-2021.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 May 26, 2021

Economic Development

PK Kelley Insurance Co	\$	9,767.00	Directors & Officers renewal (Inv. 23097)	
Impact Datasquare		6,701.00	Renew annual subscriptions (Inv. 19745)	Ck. 5382
Rock Your World Dec Concrete		1,506.32	BP reimbursement (Inv. 1043)	Ck. 5376

Total for Board Consideration **\$ 17,974.32**

SA Chamber of Commerce		975.00	Registration for W TX Leg. Summit for staff (Inv 2415)	
Dirt Doctor		725.00	General cleaning (Inv. 4729)	
Russ Wallace		596.00	Mo. IT serv for Business Factory (Inv. 1019)	Ck. 5379
TEDC		525.00	Membership for N. Sosa (Inv. 13220)	Ck. 5378
Staples		(367.96)	Credit invoice (Inv. 3475601985)	
Rad's Window Cleaning		350.00	Window cleaning - interior/exterior (Inv. 63150)	Ck. 5375
Staples		271.37	Office supplies (Inv. 3474177536 & 3472530799)	
Staples		130.04	Office supplies (Inv. 3475673041, 3475523845, 3474901911 & 3475097833)	
Sunshine Plumbing		208.78	Repair valve (Inv. 1078)	Ck. 5377
3D's Plumbing		153.84	Repair valve (Inv. 21253159)	Ck. 5385
Ener-tel		100.00	Mo. Burglar alarm (Inv. 245186)	Ck. 5381
Angelo Water Service Co.		99.10	Mo. Water delivery and cooler rental (7005/2104)	Ck. 5369
Atmos Energy		83.37	Mo gas utilities (Inv. 07/24/2021)	Ck. 5354
Staples		75.97	Office Supplies (Inv., 3474901911 & 3475097833)	Ck. 5384
Angelo Awards		64.81	Order plaque and engraving (Inv. 8455)	Ck. 5380
House of Chemicals		36.76	Sqeegee (Inv. 572091)	Ck. 5371
Republic Services		28.67	Mo trash service (691001034700)	Ck. 5383
	\$	4,055.75		

Total Economic Development Disbursements **\$ 22,030.07**

Ballot

COSA	\$	5,072,812.50	Debt Services (Inv. 56085)	
Total for Board Consideration	\$	5,072,812.50		

Total Routine Disbursements **\$ -**

Total Ballot Disbursements **\$ 5,072,812.50**

Grand Total Disbursements this Period **\$ 5,094,842.57**

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

Meeting Date: May 26, 2021

Item type: Consent Item

Caption:

Consider approving the April 2021 Financial Statements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------|----------------------|
| 1. | COSADC Stmt 2104 | COSADC Stmt 2104.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 April 30, 2021

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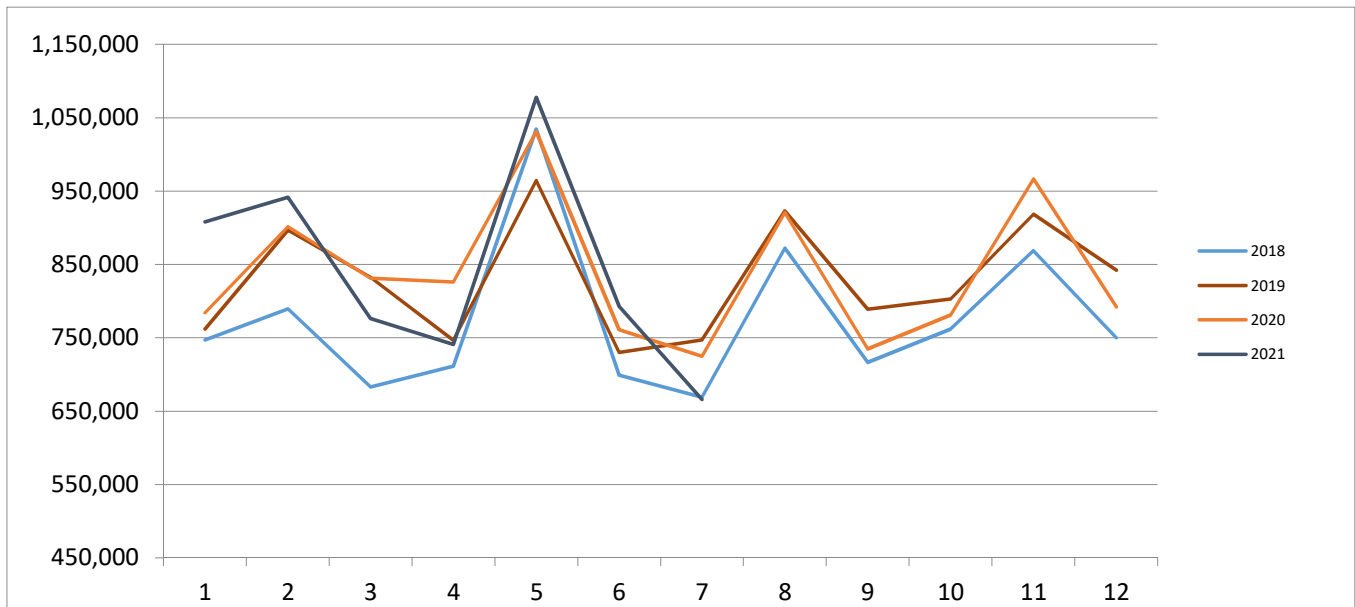
**City of San Angelo Development Corporation
Executive Summary
April 2021**

Available Fund Balances

Unassigned Fund Balance-Economic Development	5,523,795
Unassigned Fund Balance-Ballot	1,094,301

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	792,882	4.16%
Apr	669,034	747,020	725,032	665,954	-8.15%
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 April 30, 2021

ASSETS

Current Assets

Checking/Savings

Cash 327,165

Money Market 8,223,932

Total Checking/Savings 8,551,097

Accounts Receivable

Leases 1,248

Total Accounts Receivable 1,248

Other Current Assets

Investments 3,498,208

Total Other Current Assets 3,498,208

Total Current Assets 12,050,554

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

13,880,866

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 6,525,027

Restricted for Fixed Assets 1,830,312

Unassigned Fund Balance 5,523,795

Total Fund Equity 13,879,134

TOTAL LIABILITIES & FUND EQUITY 13,880,866

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

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,567,559	186,467	1,653,032	1,653,032	(914,527)	64%
Interest on Investments		76,200	616	16,715	16,715	(59,485)	22%
Lease Income		69,420	1,875	36,417	36,417	(33,003)	52%
Grant Income		1,250,000	-	992,912	992,912	(257,088)	79%
Miscellaneous Income		-	-	250	250	250	100%
Total Revenues		3,963,179	188,958	2,699,326	2,699,326	(1,263,853)	68%
Expenditures							
Administrative		177,554	3,731	119,079	124,477	(53,077)	70%
City Services		661,837	-	-	-	(661,837)	0%
Industrial Park Ops & Maint		18,494	99	2,211	4,031	(14,463)	22%
Marketing-Chamber of Commerce		274,964	65,625	193,750	259,375	(15,589)	94%
Advertising		27,000	-	24,807	25,263	(1,737)	94%
Utilities		79,020	3,738	28,333	58,504	(20,516)	74%
Capital		23,500	-	-	2,454	(21,046)	10%
Business Factory		131,556	6,977	52,538	61,590	(69,966)	47%
Total Operating Expenditures		1,393,925	80,170	420,718	535,694	(858,231)	38%
Projects							
Air Service Marketing	DC0119	171	-	171	171	-	100%
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	30,628	-	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	320,553	-	320,554	320,553	-	100%
Industrial Park-Phase II	DC0147	1,084,379	39,658	651,296	1,047,201	(37,178)	97%
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%
Chadbourn 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	-	50,000	50,000	(20,000)	71%
Industrial Park Turn Lane	DC0169	5,080	5,080	5,080	5,080	-	100%
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%
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%
Ind Park Monument	DC0187	5,800	-	-	-	(5,800)	0%
Ind Park Clearing	DC0188	25,000	-	-	-	(25,000)	0%
SkyWest Advertising	DC0189	200,000	75,000	75,000	100,000	(100,000)	50%
Future Projects		798,495	-	-	-	(798,495)	0%
Total Project Expenditures		8,622,345	119,738	1,298,824	1,763,847	(6,858,498)	15%
Total Expenditures		10,016,270	199,908	1,719,542	2,299,541	(7,716,729)	17%
Revenue Over/(Under) Expenditures		(6,053,091)	(10,950)	979,784	399,785		

City of San Angelo Development Corporation
Economic Development Projects
As of April 30, 2021

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Air Service Marketing	DC0119	60,000	59,216	171	59,216	-
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	1,437,375	-
Industrial Park-Phase II	DC0147	2,000,000	4,148,544	651,296	3,715,461	433,083
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	50,000	50,000	20,000
Industrial Park Turn Lane	DC0169	24,765	24,765	5,080	24,765	-
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
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
Ind Park Monument	DC0187	5,800	5,800	-	-	5,800
Ind Park Clearing	DC0188	25,000	25,000	-	-	25,000
SkyWest Advertising	DC0189	200,000	200,000	75,000	75,000	125,000
		11,401,506	16,217,257	1,298,824	9,692,230	6,525,027

Total Committed, Not Expended

6,525,027

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of April 30, 2021

ASSETS

Current Assets

Checking/Savings

Cash

3,310

Money Market

7,111,440

Total Checking/Savings

7,114,750

Total Current Assets

7,114,750

TOTAL ASSETS

7,114,750

LIABILITIES & FUND EQUITY

Fund Equity

Committed for Ballot Projects

554,355

Assigned for Debt Service

5,466,094

Unassigned Fund Balance

1,094,301

Total Fund Equity

7,114,750

TOTAL LIABILITIES & FUND EQUITY

7,114,750

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	6,602,295	479,487	4,250,655	4,250,655	(2,351,640)	64%
Interest on Investments	6,000	668	4,523	4,523	(1,477)	75%
Total Revenues	6,608,295	480,155	4,255,178	4,255,178	(2,353,117)	64%
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	14,860	33,866	33,866	(166,134)	17%
Affordable Housing	340,216	(168,135)	(48,005)	(48,005)	(388,221)	(14%)
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	108,241	-	-	-	(108,241)	0%
Total Project Expenditures	1,147,417	(153,275)	(14,139)	(14,139)	(1,161,556)	(1%)
Total Expenditures	6,643,646	(153,275)	(14,139)	(14,139)	(6,657,785)	(0%)
Revenue Over/(Under) Expenditures	(35,351)	633,430	4,269,317	4,269,317		

City of San Angelo Development Corporation
Ballot Projects
As of April 30, 2021

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	777,061	33,866	610,927	166,134
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,318,066	33,866	2,151,932	166,134
Total Water Supply Projects				166,134
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	3,615,342	(48,005)	3,227,121	388,221
* 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	(48,005)	4,796,118	388,221
Total Affordable Housing				388,221
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				554,355

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
April 2021

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	4372	AJ	4/30/2021	315	COSADC Sales Tax	186,467.11
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	4403	AJ	4/30/2021	326	COSADC Bank Int -	616.43
700-0000-363.11-00 RENT / RENT						
	3928	AJ	4/15/2021	MR		1,875.30
700-0000-380.80-00 MISC / SALE OF PROPERTY						
	4416	AJ	4/30/2021	330	April Monthly Corr	(44,390.09)
	4416	AJ	4/30/2021	330	April Monthly Corr	(35,824.63)
	4416	AJ	4/30/2021	330	April Monthly Corr	(41,196.65)
	4416	AJ	4/30/2021	330	April Monthly Corr	(46,724.07)
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	4010	123464 AP	4/7/2021	5367	SAN ANGELO CHAMBER	75,000.00
PROJECT#: DC0189						
	4010	123891 AP	4/5/2021	5368	SKG ENGINEERING	715.00
PROJECT#: DC0147						
	4104	125031 AP	4/1/2021	5370	CENTURION PLANNING	5,080.00
PROJECT#: DC0169						
	3806	122296 AP	3/31/2021	5356	REECE ALBERT INC	9,549.49
PROJECT#: DC0147						
	3806	122296 AP	3/31/2021	5356	REECE ALBERT INC	27,493.72
PROJECT#: DC0147						
	3857	123891 AP	3/12/2021	5360	SKG ENGINEERING	1,900.00
PROJECT#: DC0147						
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
	4010	123464 AP	4/7/2021	5367	SAN ANGELO CHAMBER	65,625.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	3689	AJ	4/5/2021	UT	UB CHARGE UPDATE	150.60
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
	4010	123190 AP	4/7/2021	5362	ATMOS ENERGY	123.05
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
	3636	AP	3/17/2021	683316	GEXA ENERGY, LP	592.52
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	4104	123189 AP	4/23/2021	5369	ANGELO WATER SERVI	99.10
	4104	123192 AP	4/21/2021	5371	HOUSE OF CHEMICALS	36.76
	4104	123200 AP	4/19/2021	5372	MDK SERVICES LLC	79.00
	4010	124314 AP	4/15/2021	5363	CLARE'S HEATING &	743.75
	4010	123981 AP	4/13/2021	5364	DIRT DOC, LLC	725.00
	3805	123984 AP	4/1/2021	5353	ENER-TEL SERVICES	100.00
	3806	123193 AP	3/31/2021	5357	REPUBLIC SERVICES,	28.67
	3857	123930 AP	3/27/2021	5355	JR SILVA TREE SERV	663.00
	3670	123930 AP	3/20/2021	5350	JR SILVA TREE SERV	396.00
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
	4417	AJ	3/31/2021	331	Mthly Vehicle Main	18.95
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	3878	AP	4/6/2021	683512	CTWP	121.76
700-0700-411.05-21 PURCHASED SERVICES / INSURANCE-LIABILITY						
	4010	124972 AP	4/2/2021	5366	SAM TAMBUNGA INSUR	1,950.00
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
	4431	AJ	4/30/2021	340	Suddenlink April 2	687.02
	4365	AJ	4/8/2021	308	VoIP - April 21	263.76
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
	4427	AJ	4/26/2021	339	Verizon Chrgs Marc	55.37
700-0700-411.05-50 PURCHASED SERVICES / PRINTING & COPYING						
	3806	124802 AP	3/22/2021	5354	FASTSIGNS OF SAN A	77.00

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

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	3946	AP	4/15/2021	5338	CANON FINANCIAL SE	(149.00)
	3859	AP	4/8/2021	5358	ROCK YOUR WORLD DE	1,225.13
	3859	AP	4/7/2021	5359	SAN ANGELO TO GO	30.00
	4010	125005 AP	4/7/2021	5365	KIRBO'S OFFICE SYS	149.00
	3629	123265 AP	4/1/2021	5352	WALLACE, RUSSELL E	596.00
	3635	AP	4/1/2021	5351	ROCK YOUR WORLD DE	5,126.00
700-0700-411.05-91 PURCHASED SERVICES / PROF.DUES & SUBSCRI						
	3668	AP	2/25/2021	9575	CITIBANK, N.A	155.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	4104	123195 AP	4/7/2021	5373	STAPLES ADVANTAGE	164.36
	3806	123195 AP	3/23/2021	5361	STAPLES ADVANTAGE	107.01
	4105	123195 AP	3/20/2021	5373	STAPLES ADVANTAGE	107.01
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
	3997	AP	4/6/2021	9608	POSTMASTER	24.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	3799	AJ	4/9/2021	UT	UB CHARGE UPDATE	37.37
	3789	AJ	4/8/2021	UT	UB CHARGE UPDATE	30.69
	3770	AJ	4/7/2021	UT	UB CHARGE UPDATE	30.69
Fund 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	4372	AJ	4/30/2021	315	COSADC Sales Tax	479,486.86
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	4403	AJ	4/30/2021	326	COSADC Bank Int -	667.80
711-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	4416	AJ	4/30/2021	330	April Monthly Corr	(44,390.09)
PROJECT#:	DC0200					
	4416	AJ	4/30/2021	330	April Monthly Corr	(35,824.63)
PROJECT#:	DC0200					
	4416	AJ	4/30/2021	330	April Monthly Corr	(41,196.65)
PROJECT#:	DC0200					
	4416	AJ	4/30/2021	330	April Monthly Corr	(46,724.07)
PROJECT#:	DC0200					
	4447	AJ	4/30/2021	341	Reimburse COSA for	3,880.66
PROJECT#:	DC0123					
	4357	AJ	4/1/2021	303	Reimburse COSA for	10,979.25
PROJECT#:	DC0123					

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through April 30, 2021

2011A Tax/Revenue C.O. - Fund 514

For Airport, Ft. Concho, and Parks Improvements

Debt Payments Through 2024

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		801,904		801,904			
REVENUES:							
C.O. Proceeds		-	-	-	-	13,780,000	13,780,000
Municipal Pool Donation		-	-	-	-	21,225	21,225
SASSRA Stock Barn		-	-	-	-	157,722	157,722
Transfer from Dev. Corp.		-	-	-	-	4,220,000	4,220,000
Interest Income		-	(21)	140	140	170,525	170,665
Total Revenues		-	(21)	140	140	18,349,472	18,349,612
EXPENDITURES:							
Airport Terminal Rehab	3925	-	-	-	-	500,000	500,000
Concho River	4119	255,857	-	22	(255,835)	8,344,145	8,344,167
Parks	6000	-	1,567	25,926	25,926	497,518	523,444
Unidad Park Refurbishment	PK0001	198,859	-	198,859	-	-	198,859
Middle Concho Boat Ramp	LK0003	22,908	-	22,908	-	-	22,908
Red Arroyo Trail	6040	-	-	-	-	325,000	325,000
Recreation	6100	-	-	-	-	2,597,817	2,597,817
Pool Improvements	RC0001	267,151	-	253,789	(13,362)	-	253,789
Fort Concho Improvements	6301	-	-	-	-	100,001	100,001
Auditorium	6602	-	-	-	-	3,750,001	3,750,001
Fairgrounds	6636	-	-	-	-	1,157,722	1,157,722
Transfer to Intergovernmental	1994	-	-	-	-	15,000	15,000
Issue Costs	9900	-	-	-	-	260,363	260,363
Total Expenditures		744,775	1,567	501,504	(243,271)	17,547,567	18,049,071
Revenue Over/(Under) Expenditures		(744,775)	(1,588)	(501,364)			
Ending Fund Balance		57,129		300,540			

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through April 30, 2021

Hickory Water Supply - Fund 516

Debt Payments Through 2031

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		1,075,154		1,075,154			
REVENUES:							
Interest		-	(7)	48	48	618,032	618,080
C.O. Proceeds		-	-	-	-	119,998,750	119,998,750
Total Revenues		-	(7)	48	48	120,616,782	120,616,830
EXPENDITURES:							
Easements/Property Damage	4150	-	-	-	-	106,865	106,865
Engineering	4157	1,043,641	26,244	964,009	(79,632)	18,665,061	19,629,070
Well Field Pipelines	4152	-	-	-	-	3,026,918	3,026,918
30 " Transmission Main	4153	-	-	-	-	38,681,022	38,681,022
Well Field Pumps	4154	-	-	-	-	12,831,038	12,831,038
Well Field Pump Station	4155	-	-	-	-	1,617,139	1,617,139
Well Field Expansion	4158	-	-	-	-	7,668,888	7,668,888
Treatment Plant	4156	-	-	-	-	27,132,194	27,132,194
Well Field Expansion #2	4159	-	-	-	-	9,640,252	9,640,252
Issue Costs	9900	-	-	-	-	172,251	172,251
Total Expenditures		1,043,641	26,244	964,009	(79,632)	119,541,628	120,505,637
Revenue Over/(Under) Expenditures		(1,043,641)	(26,251)	(963,961)			
Ending Fund Balance		31,513		111,193			

	Revenues
Previous Years Activity	120,616,782
Current Year Budget	-
Less Interest Earned	(618,032)
TOTAL	119,998,750

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through April 30, 2021

Hickory Water Supply II - Fund 527

Debt Payments Through 2045

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance*		-			-		
REVENUES:							
C.O. Proceeds		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
Total Revenues		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
EXPENDITURES:							
Post Construction	4150	255,500	-	-	(255,500)	-	-
Design & Inspection	4157	3,160,800	-	-	(3,160,800)	-	-
Construction	4159	40,620,412	-	-	(40,620,412)	-	-
Issue Costs	9900	-	-	-	-	1,469,664	1,469,664
Contingencies	9900	8,274,848	-	-	(8,274,848)	-	-
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
Revenue Over/(Under) Expenditures		-	-	-			
Ending Fund Balance		-			-		

*Preliminary

Requestor: Nolan Sosa, Economic Development, COSADC, 325-657-4219

Meeting Date: May 26, 2021

Item type: Consent Item

Caption:

Consider authorizing an amendment extending the term of the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Engine Pro Machine, LLC and authorizing the Board President to negotiate and execute all related documents.

Summary/History:

The City of San Angelo Development Corporation entered into an Economic Development Performance Agreement with Engine Pro Machine, LLC. on March 6, 2018. Under the Agreement, Engine Pro Machine agreed to make a capital investment of **\$50,000.00** for a new dynamometer and retain seven (7) employees through March 6, 2021. The maximum incentive amount authorized under the Agreement is **\$5,975.00**, payable after Engine Pro Machine verifies that they satisfied their \$50,000.00 capital investment (by purchasing the new dynamometer). In 2018, Engine Pro Machine met their capital investment requirement, and COSADC paid them \$5,975.00.

Engine Pro Machine retained a minimum of seven (7) employees in 2018 and 2019. However, in 2020, Engine Pro Machine **did not** retain the minimum required seven (7) employees. The Agreement stipulates that Engine Pro Machine shall repay 33% of the incentive (\$1,991.67) for failure to continuously maintain seven employees for the third annual wage reporting period.

Engine Pro Machine indicated that they are currently working with Concho Valley Workforce Development to hire additional personnel to reach the minimum number of employees. They relayed that COVID-19 exerted financial and operational burdens on their company that resulted in personnel changes. Given the extenuating circumstances, Staff recommends extending the third wage reporting period through March 6, 2022. This extension would provide one year for Engine Pro Machine to hire additional personnel and satisfy their job retention obligations under the Agreement. Should Engine Pro Machine fail to meet the minimum requirement by the end of the extension period, COSADC may then initiate the repayment process for the **\$1,991.67**.

Financial Impact:

COSADC paid Engine Pro Machine a \$5,975.00 incentive in 2018. At this time, there is no fiscal impact unless Engine Pro Machine fails to meet their obligations under the proposed extension term. If Engine Pro Machine fails to retain the seven (7) employees by March 6, 2022, COSADC could seek repayment of \$1,991.67.

Other Information/Recommendation:

Staff recommends Board approval of Amendment 1 to the Economic Development Performance Agreement with Engine Pro Machine, LLC. and authorization for the Board President or their designee to negotiate and execute all related documents.

Attachments:

Presentation:

Approvals/Reviews:

Nolan Sosa
Brandon Dyson
Tina Dierschke
Guy Andrews

Created/Initiated
Approved
Approved
Final Approval

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

Meeting Date: May 26, 2021

Item type: Regular Item

Caption:

Consider adoption of a resolution authorizing the use of sales and use tax funds in an amount not to exceed \$25,000, for professional services to prepare an architectural code study concerning the airport GTE hangar, a project authorized under Chapter 505 of the Local Government Code for Type B Development Corporations; and, authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo for such purposes. (Presented by Guy Andrews, Director of Economic Development)

Summary/History:

Consider adoption of a resolution authorizing the use of sales and use tax funds in an amount not to exceed \$25,000, for professional services to prepare an architectural code study concerning the airport GTE hangar, a project authorized under Chapter 505 of the Local Government Code for Type B Development Corporations; and, authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo for such purposes. (Presented by Guy Andrews, Director of Economic Development)

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez
Brandon Dyson
Tina Dierschke
Guy Andrews

Created/Initiated
Approved
Approved
Final Approval

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

Meeting Date: May 26, 2021

Item type: Regular Item

Caption:

Public hearing regarding the use of Sales and Use Tax funds in an amount not to exceed \$80,000 for the 2021 Business Plan Competition, a project for economic development promotional purposes authorized under Chapter 505 of the Local Government Code for Type B Development Corporations. (Presentation made by Nora Nevarez, Economic Development Assistant)

Summary/History:

Public hearing regarding the use of Sales and Use Tax funds in an amount not to exceed \$80,000 for the 2021 Business Plan Competition, a project for economic development promotional purposes authorized under Chapter 505 of the Local Government Code for Type B Development Corporations. (Presentation made by Nora Nevarez, Economic Development Assistant)

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Nora Nevarez

Approvals/Reviews:

Nora Nevarez
Brandon Dyson
Tina Dierschke
Guy Andrews

Created/Initiated
Approved
Approved
Final Approval

Requestor: Nolan Sosa, Economic Development, COSADC, 325-657-4219

Meeting Date: May 26, 2021

Item type: Consent Item

Caption:

Consider allocating up to \$35,000 for emergency repairs to the Business Resource Center resulting from plumbing and sewage issues and authorizing the Board President or their designee to negotiate and execute all related documents (Guy Andrews)

Summary/History:

In April and May of 2021, two separate incidents occurred at the Business Resource Center involving plumbing and sewer issues.

In April, flooding resulting from a faulty bathroom fixture damaged office spaces and common areas.

In May, flooding and contamination from sewer blockage outside the building damaged areas, including office spaces and common areas.

Staff is working with Liberty Mutual on two insurance claims related to these incidents. However, mitigation work to prevent further damage may result in charges that will require prompt payment. These charges are subject to insurance approval, and there is no guarantee of repayment at this point. In April and May of 2021, two separate incidents occurred at the Business Resource Center involving plumbing and sewer issues.

In April, flooding resulting from a faulty bathroom fixture damaged office spaces and common areas.

In May, flooding and contamination from sewer blockage outside of the building damaged areas including office spaces and common areas.

Staff is working with Liberty Mutual on two insurance claims related to these incidents. However, mitigation work to prevent further damage may result in charges that will require prompt payment. These charges are subject to insurance approval and there is no guarantee of repayment at this point.

Financial Impact:

The \$35,000 allocation will draw from future projects. Any reimbursement from insurance proceeds will offset this initial allocation.

Other Information/Recommendation:

Staff recommends allocation of up to \$35,000 for emergency repairs to the Business Resource Center and authorization for the Board President or their designee to negotiate and execute all related documents.

Attachments:

Presentation:

Guy Andrews

Approvals/Reviews:

Nolan Sosa

Brandon Dyson

Tina Dierschke

Guy Andrews

Created/Initiated

Approved

Approved

Final Approval