City of San Angelo, Texas
Special Development Corporation Meeting
Via Audio/Video broadcasting
Wednesday, August 12, 2020

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 special session of the City of San Angelo Development Corporation to order at 8:36 a.m., on Wednesday, August 12, 2020, via Zoom livestreamed to the City's YouTube channel at youtube.com/CityofSanAngelo

2. **Prayer**

An invocation was provided by First Vice President Dendle.

3. **Public Comment**

No public comments were received by noon, August 11, 2020.

Director Freeze having technical issues.

4. **Consent Agenda**
   a. Consider approving the July 22, 2020 meeting minutes.
   b. Consider approving the necessary corporation disbursement.

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

5. **Special Agenda**
   a. Consider adoption of a resolution authorizing the Board President to negotiate and execute a real estate sales contract with Wisener Holdings, LLC, d/b/a South Plains Lamesa Railroad, LTD. (S.P.L.R.R.) for 180.452 acres in N/E San Angelo, out of J.C. Matthews/W.C.R.R. Co. Survey 178,

Abstract 8071, and W.C.R.R. Co Survey 177, Abstract 4031, for $600,000, in combination with a real estate development performance agreement for the development, marketing and operation of an industrial rail trans loading facility necessary for economic development; and, authorizing the Director of Economic Development to negotiate proposed terms for the performance agreement. Promissory note and deed of trust with Wisener Holdings, LLC, all in a form approved by the City Attorney, subject to adoption by the San Angelo Development Corporation Board and approval of City Council. (Presentation made by Guy Andrews, Director of Economic Development)

Item moved to Executive for further discussion.

Director Lara signed off Zoom meeting at 9:19 a.m.

Director Lara signed back on to meeting via audio at 9:58 a.m.

Director Lara signed off audio at 10:03 a.m.

Director Lara signed back on via audio 10:05 a.m.

Motion: Director Puello made the motion to discuss 5a in Executive session, seconded by First Vice President Dendle. The motion carried unanimously five (5) ayes to zero (0) nays.

Director Freeze attending meeting at 10:18 a.m.

Director Puello ended via Zoom and logged back via audio 10:19 a.m.

b. Consider approving the allocation of up to $10,000 from the sales proceeds of 5.544 acres of land at the Industrial Park to Dkota Investments, Inc. for the installation of a monitoring manhole to protect a monitoring well which impedes proposed construction on the property (Presentation made by Robert Schneeman, Economic Development Project Manager)

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

Director Lara ended her session at 10:36 a.m.

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 10:43 a.m., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtle 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 2019-V338
Project 2020-D003
Project 2020-S202

No action was taken

b. Special Agenda item 5a discussed.

At 11:49 a.m., the Board reconvened

7. Follow Up and Administrative Issues

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

Special Agenda item 5a

Motion: President Kolls moved to adopt the resolution as written with the exception that the board President be authorized to negotiate a sales price not to exceed $600,000 a term not to exceed 6 years and an interest rate not to exceed 3.25% and all other provision of the resolution not modified are moved to be adopted an approved, seconded by First Vice President Dendle. The motion carried unanimously five (5) ayes to zero (0) nays.

b. Announcements and consideration of Future Agenda Items

No announcements or future agenda items were discussed

8. Adjournment

Motion: Director Freeze made a motion, seconded by Director Puello to adjourn the meeting. The motion carried unanimously five (5) ayes to zero (0) nays**.**

There being no further business, the meeting adjourned at 11:51 a.m.

THE CITY OF SAN ANGELO

DocuSigned by:

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Corporation President

ATTEST:

DocuSigned by:

Nora Nevarez

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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.)