

COSA Development Corporation  
September 23, 2020

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City of San Angelo, Texas  
Development Corporation Meeting  
Wednesday, September 23, 2020

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Present:

Todd Kolls, President  
Bill Dendle, First Vice President  
Dr. David, Cummings, Second 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. via Zoom livestreamed to the City's YouTube channel at [youtube.com/CityofSanAngelo](https://www.youtube.com/CityofSanAngelo).

**2. Prayer**

An invocation was provided by President Kolls.

**3. Public Comment**

No Public Comment was received.

**4. Consent Agenda**

- a. Consider approving the August 12, 2020 meeting minutes
- b. Consider approving the necessary corporation disbursements
- c. Consider approving the August and September 2020 Financial Statements
- d. Consider adoption of a motion authorizing the Board President to enter into an extension of services agreement with MDK Services, LLC, pursuant to option to extend in the Services Agreement, for extension of pest control services at the Business Resource Center through October 23, 2021.

Tina Dierschke, Director of Finance stated financials are for July and August 2020, not August and September.

**Motion:** Director Freeze made a motion with correction, seconded by Director Lara to approve the consent agenda as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

**5. Regular Agenda**

- a. Discussion and possible action concerning a funding request to support the development of an SME Prime manufacturing education program within the San Angelo Independent School

District. (Presentation by Guy Andrews, Director of Economic Development and Mark Jones of SME Prime)

First Vice President Dendle arrived via Zoom at 9:23 a.m.

No Action Taken on this item.

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

**Motion:** Director Lara made a motion, seconded by Second Vice President Dr. Cummings to approve the real estate sales contract and economic and development performance agreement as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

- c. Consider a Resolution of the City of San Angelo Development Corporation Board of Directors authorizing the use of sales and use tax funds in an amount not to exceed \$362,500, to provide an Economic Development Incentive to SPECIAL MATERIALS COMPANY for a Business Retention and Expansion Program (BREP) project related to business enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 505 Subchapter D. (Presentation made by Shannon Scott, Business, Retention & Expansion Coordinator).

**Motion:** Director Carrasco made a motion, seconded by Director Freeze to approve the resolution as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

- d. Consider a Resolution of the City of San Angelo Development Corporation Board of Directors authorizing the use of sales and use tax funds in an amount not to exceed \$150,000, to provide an Economic Development Incentive to BP SURFACE SOLUTIONS, LLC d/b/a DORADO CONSTRUCTION GROUP, for a Business Retention and Expansion Program (BREP) project related to business enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 505 Subchapter D. (Presentation made by Shannon Scott, Business, Retention & Expansion Coordinator).

Director Carrasco recused himself from voting on this item.

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

approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

- e. Public Hearing regarding the use of Sales and Use Tax funds in an amount not to exceed \$150,000 dollars to partially fund City of San Angelo, open space improvement, landscaping and related facilities necessary to enhance the Highway 87 right of way, a project authorized under Section 501.103 Infrastructure Improvements (Street Landscaping) and Section 505.152 of the Texas Local Government Code for open space improvements necessary to develop new or expanded business enterprises (Presentation made by Guy Andrews, Director of Economic Development).

No registered speakers for this Public Hearing.

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

**Motion:** First Vice President Dendle made a motion, seconded by Director Puello to approve the Memo of Understanding as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

- g. Public Hearing regarding the use of Sales and Use Tax funds in an amount not to exceed \$400,000 for the San Angelo part of a matching 2020 Defense Economic Adjustment Assistance Grant (DEAAG) for Goodfellow AFB that totals \$10,462,730. (Presentation made by Guy Andrews, Director of Economic Development).

**No registered speakers for this Public Hearing.**

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

**Motion:** First Vice President Dendle made a motion, seconded by Director Carrasco to approve the Memo of Understanding as presented. The motion carried unanimously seven (7) ayes to zero (0) nays

- i. Discussion and possible action regarding Change Order Number 4 to the Reece Albert, Inc. contract for RFB: DC-01-20/Infrastructure Improvements Phases 2.1 and 2.2 of the San Angelo Business & Industrial Park (Presentation made by Robert Schneeman, Economic Development Project Manager)

**Motion:** Director Carrasco made a motion, seconded by Director Puello to approve the Change Order Number 4 with Option B as presented. The motion carried unanimously seven (7) 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 10:07 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:
- b. San Angelo Chamber of Commerce Performance Agreement

No action was taken

At 10:58 a.m., the Board reconvened

## **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

No announcements or future agenda items were discussed.

## **8. Adjournment**

**Motion:** Director Freeze made a motion, seconded by Second Vice President Dr. Cummings 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 10:59 a.m.

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THE CITY OF SAN ANGELO

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Corporation President

ATTEST:

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Corporation Secretary

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