DocuSign Envelope ID: 01DCEC0F-77BE-4D2A-976A-EF25A98C3E59

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, February 27, 2019

Todd Kolls, President
Bill Dendle, First Vice President
Dr. David Cummings, Second Vice President
John Bariou, Director
Edward Carrasco, Director
Max Puello, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Todd Kolls called the regular session of the City of San Angelo Development Corporation meeting to order at 8:32 a.m., on Wednesday, February 27, 2019 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903

2. Prayer

An invocation was provided by Director Bariou

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.

David Erickson, Director of ASU Small Business Development Center introduced Ana Barbara Uribe and Simba Chavunduka, ASU Grad students.

Guy Andrews, Director of Economic Development introduced Zachary de Lusignan, AmeriCorps VISTA volunteer.

4. Proclamation/Recognition

President Kolls presented Director Bariou with a plaque on behalf of the COSADC board and staff for time served as a Director.

DocuSign Envelope ID: 01DCEC0F-77BE-4D2A-976A-EF25A98C3E59

5. Consent Agenda

a. Consider approving the January 23, 2019 meeting minutes

b. Consider Approving the necessary Corporation Disbursement

c. Consider approving the January 2019 Financial Statements

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

6. Regular Agenda

a. Update on Chadbourne Street Project and TA Set Aside Grant (Presentation by Rick Weise, Assistant City Manager)

No action taken on this item

b. Update on Project Expenditures and Accomplishments for the Affordable Housing Assistance Program (AHAP). (Presentation by Bob Salas, Director of Neighborhood & Family Services)

No action taken on this item

c. Public Hearing regarding the use of sales and use tax funds in an amount not to exceed $300,147 to provide an Economic Development Incentive to Principal LED, LLC for a project related to Business Enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 504 Subchapter C. (Presentation by Shannon Scott, Business, Retention, & Expansion Coordinator)

No action taken on this item

d. Public Hearing regarding the use of sales and use tax funds in an amount not to exceed $20,000 to provide an Economic Development Incentive to Carter-Fentress Engineering, LLC for a project related to Business Enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 504 Subchapter C. (Presentation by Shannon Scott, Business, Retention & Expansion Coordinator)

No action taken on this item

DocuSign Envelope ID: 01DCEC0F-77BE-4D2A-976A-EF25A98C3E59

e. Consider a resolution authorizing the use of sales and use tax funds in the sum of $65,000.00, for purposes of awarding a contract to Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) for expert services to prepare a comprehensive housing analysis that will assess overall housing needs in the competitive market area, to include workforce and affordable housing, for a project authorized for a Type B corporation under Local Government Code Chapter 505 Subchapter D. (Presentation by Guy Andrews, Director of Economic Development.

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

f. Update and discussion regarding Airport Gateway improvements (Presentation by Guy Andrews, Director of Economic Development)

No action taken on this item

g. Consider a resolution authorizing the sale of approximately 6.4 acres of land out of the San Angelo Business and Industrial Park to Jeff Prince Operating, LP at a price of $25,000.00 per acre; authorizing the Board President to negotiate and execute a real estate sales contract in a form approved by the City Attorney; and recommending ratification by City Council. (Presentation by Economic Development Project Manager Robert Schneeman)

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

h. Consider a resolution authorizing the Board President to negotiate and execute a professional services agreement with Centurion Planning and Design in a sum not to exceed $7,500, relating to an approved project for additional professional engineering and surveying services required by TXDOT on permit applications for driveway access to a portion of the Remainder of Block 1 San Angelo Gateway Addition Section 1 of the San Angelo Business & Industrial Park, subject to approval of the City Council (Presentation by Economic Development Project Manager Robert Schneeman)

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

DocuSign Envelope ID: 01DCEC0F-77BE-4D2A-976A-EF25A98C3E59

i. Consider appointing a COSADC board member or staff as the COSADC representative to the Ports-to-Plains Alliance Board (Presentation made by Guy Andrews, Director of Economic Development)

Motion: President Kolls made the motion, seconded by Second Vice President Dr. Cummings to appoint Guy Andrews as COSADC representative. The motion carried unanimously six (6) ayes to zero (0) nays.

j. Consider appointing a COSADC board representative to the Transportation Advocates of Texas (I-14) board of Directors (Presentation made by Guy Andrews, Director of Economic Development)

Motion: President Kolls made the motion, seconded by Director Puello to appoint Guy Andrews as COSADC representative. The motion carried unanimously six (6) ayes to zero (0) nays.

First Vice President Dendle directed staff to form a sub-committee for I-14 and I-27 boards. Item to be presented at next COSADC meeting.

k. Presentation on the last 5-years of Economic Development (Presentation by Guy Andrews, Director of Economic Development)

No action taken on this item

7. 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 2019 J-32
Project 2019-T-35
Project 2019-S28
Project 2019-E49

DocuSign Envelope ID: 01DCEC0F-77BE-4D2A-976A-EF25A98C3E59

Project RENO
Project ICET
Project PAK
SMC Global expansion
3 Project CHEM
Project 09-16

No action was taken

Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person

No action was taken

8. **Follow Up and Administrative Issues**

a. Announcements and consideration of Future Agenda Items

At 10:12 a.m., the Board reconvened

No action taken to report from Executive Session

9. **Adjournment**

Motion: At 10:12 a.m., Director Bariou 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

THE CITY OF SAN ANGELO

DocuSigned by:
D5BB05B2E1E14B1...
Corporation President

ATTEST:

DocuSigned by:
B488B9107DA14CD...
Corporation Secretary

DocuSign Envelope ID: 01DCEC0F-77BE-4D2A-976A-EF25A98C3E59

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.)