City of San Angelo, Texas
Development Corporation Meeting
Wednesday, April 24, 2019

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 toOrder**

With a quorum of the City of San Angelo Development Corporation Board Members present, President Toll Kolls called the regular session of the City of San Angelo Development Corporation meeting to order at 8:32 a.m. on Wednesday, April 24, 2019in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903

2. **Prayer**

An invocation was provided by First Vice President Dendle.

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.

President Kolls introduced and welcomed newly appointed Ms. Erika Lara to the board.

4. **Consent Agenda**

   a. Consider approving the March 27, 2019 meeting minutes

   b. Consider Approving the necessary Corporation Disbursements

   c. Consider a resolution authorizing the Board President to negotiate and execute a Business Resource Center Office Lease Agreement with James T. Hill, d/b/a JT Hill & Co.

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

5. **Regular Agenda**

a. Consider approving the March 2019 financial statements (Presentation by Tina Dierschke, Director of Finance)

Motion: Director Freeze made a motion, seconded by Director Carrasco to approve the March 2019 Financial Statements. The motion carried unanimously seven (7) ayes to zero (0) nays.

b. Public Hearing regarding the use of sales and use tax funds in an amount not to exceed $200,000 to provide an Economic Development Incentive to SMC-Global 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 & Michael Looney, Vice President of Economic Development)

No action taken on this item.

c. Public Hearing regarding the use of sales and use tax funds in an amount not to exceed $50,000 to provide an Economic Development Incentive to Ener-Tel Services 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. Consider a resolution authorizing the Board President or his designee to negotiate and execute a Memorandum of Understanding with the City of San Angelo relating to infrastructure improvements necessary for platting a 153.007 +/- acre portion of the subdivision of Phase II of the San Angelo Business & Industrial Park encompassing a future allocation of up to four million dollars. (Presentation by Robert Schneeman, Economic Development Project Manager)

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

e. Presentation of the Chamber of Commerce 2nd Quarter Report, January - March 2019 (Presentation made by Michael Looney, Vice President of Economic Development)

No action taken on this item.

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 9:13 a.m., the Board convened in Executive Session under the provision of Government Code, Title 5. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

a. 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

   A vacant tract of land being180+/-acres out of JC Matthews Abstract 8071, Survey 0178, and being a portion of Property identified as Tax ID #61-08071-0711-000-00

b. 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-S28
   Project 2019-DB68
   Project 2019-J32
   Project Chem 1
   Project Chem 2

   No action was taken.

7. **Follow Up and Administrative Issues**

a. Announcements and consideration of Future Agenda Items

At 9:48 a.m. the Board reconvened

Motion: First Vice President Dendle made a motion, seconded by Director Carrasco to approve the purchase of a vacant tract of land being 180 +/- acres out of J C Matthews Abstract 8071, Survey 0178, and being a parcel of Property identified as Tax ID #61-08071-0711-000-00, also being a parcel of property located adjacent to the south right-of-way of FM 2105 approximately 1.5 miles west of the intersection of FM 2105 and Hwy 277, and authorizing the board president to negotiate and execute a contract for the purchase of the real estate as presented at $3,000 per acre plus related costs, and to execute all related documents. Further, the contract includes provisions restricting the use of the property as a landfill and reserving unto Grantors and Grantors' successors and assigns one half (1/2) of Grantors' interest in all, oil, gas and other minerals in, on or under the Property described hereinabove; provided that such reservation does not include a right in Grantors or their

representatives, successors or assigns of ingress and egress upon the surface of the Property for the purposes of exploration, extraction, development, production, storage or transportation of such oil, gas or other minerals; such right of ingress and egress upon the surface of the Property being released by Grantors and their representatives, successors or assigns, it being expressly provided that any production of such minerals shall be from the surface of adjacent property or through the pooling of such mineral interests for development with other parcels. The motion carried unanimously seven (7) ayes to zero (0) nays.

8. Adjournment

Motion: At 9:53 a.m., Second Vice President Dr. Cummings made a motion, seconded by Director Puello to adjourn the meeting. The motion carried unanimously seven (7) ayes, to zero (0) nays.

THE CITY OF SAN ANGELO

DocuSigned by:

D5BB05B2E1E14B1...
Corporation President

ATTEST:

DocuSigned by:

B488B9107DA14CD...
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.)