

COSA Development Corporation
June 26, 2019

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City of San Angelo, Texas
Development Corporation Meeting
Wednesday, June 26, 2019

Todd Kolls, President
Bill Dendle, First Vice President
Dr. David Cummings, Second Vice President
Edward Carrasco
Max Puello
Garland Freeze
Erika Lara

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 meeting to order at 8:35 a.m., on Wednesday, June 26, 2019 in 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.

Matt Lewis, CEO San Angelo Area Foundation, asked the board to consider using ½ Cent Sales Tax to assist the Bradford area affected by the tornado.

Nora Nevarez, Economic Development Assistant discussed the Business Plan Competition. First deadline to enter the competition will be August 5, 2019 by 5:00 p.m. Competitors will need to submit a two page business over view on-line.

4. Consent Agenda

- a. Consider approving the May 22, 2019 meeting minutes
- b. Consider approving the necessary corporation disbursements
- c. Consider approving the May 2019 financial statements

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

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5. **Regular Agenda**

- a. Presentation of the Principal LED/BREP video. (Presentation made by Shannon Scott, Business, Retention & Expansion Coordinator)

No action taken on this item.

- b. Public Hearing regarding the use of sales and use tax funds in an amount not to exceed \$60,000 to provide an Economic Development Incentive to Jack P. Graves and Kimberly D. Graves, d/b/a/ J's Deer & Wild Game Processing, 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.

- c. 2018 Annual Report (Presentation made by Guy Andrews, Director of Economic Development)

No action taken on this item.

- d. Consideration and approval to modify the Affordable Housing Assistance Program (AHAP) to include a financial incentive to promote infill development in neighborhoods targeted for revitalization. (Presentation made by Bob Salas, Director of Neighborhood & Family Services)

This item was not presented.

- e. Consider a resolution authorizing the use of Sales and Use Tax funds in an amount not to exceed \$1,100,000, to provide an economic development incentive to U.S. Customs and Border Protection Air and Marine Operations, (CBPAMO) with participation by the City of San Angelo (City) for a project authorized under Chapters 501 and 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 providing for the economic development project terms. (Presentation by Robert Schneeman, Economic Development Project Manager)

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

- f. Consider a resolution authorizing the sale of approximately 12 acres of land out of the San Angelo Business and Industrial Park to Allen's Transport USA, Inc. 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 Robert Schneeman, Economic Development Project Manager)

Motion: First Vice President Dendle made a motion, seconded by Director Puello to approve the resolution 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 9:12 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 2019-S28

Project 2019-DB68

Project 2018-S224

Project CHEM 1

SMC Global

Rail Port Marketing Program Development

No action was taken

- b. 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 being 180+/- acres out of Matthews Abstract 8071, Survey 0178, and being a portion of Property identified as Tax ID #61-08071-0711-000-00, located adjacent to the south right of way of FM 2105 approximately 1.5 miles west of Hwy 277

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No action was taken

- c. Section 551.071(2) consult with attorney when the governmental body seeks the advice of its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding:

Protection 1, Contract

No action was taken

At 10:09 a.m., the Board reconvened

No action taken to report from Executive Session

7. Follow Up and Administrative Issues

- a. Announcements and consideration of Future Agenda Items

No announcements or future agenda items were discussed

8. Adjournment

At 10:09 a.m. Director Puello made a motion, seconded by Second Vice President Dr. Cummings 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.)