



Agenda 10/27/2021

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on October 27, 2021 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Prayer

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.

4. Consent Agenda

- a. Consider approving the September 22, 2021 meeting minutes
- b. Consider approving the necessary corporation disbursements.
- c. Consider approving a Non-Professional Services (Pest Control) Agreement by and between the City of San Angelo Development Corporation and Bug Express and authorizing the Board President or their designee to execute all necessary documents
- d. Consider approving a Non-Professional Services (Electrical Repair and Maintenance) Agreement by and between the City of San Angelo Development Corporation and MC Electric and authorizing the Board President or their designee to execute all necessary documents
- e. Consider approving an insurance agreement by and between the City of San Angelo Development Corporation and Sam Tambunga Insurance providing for insurance coverage at the Business Resource Center and authorizing the Board President or their designee to execute all necessary documents
- f. Consider approving a Non-Professional Services (Landscaping Services) Agreement by and between the City of San Angelo Development Corporation and Pullig Contracting Company and authorizing the Board President or their designee to execute all necessary documents

- g. Consider approving an agreement with Mammoth Services, LLC for roof rehabilitation at the Business Resource Center through TIPS Contract 210205 in the amount of \$188,688 and authorizing the Board President or their designee to execute all necessary documents.

5. Regular Agenda

- a. Presentation regarding Region 9 Upper Colorado Regional Flood Plan Public Input Initiative (Presentation by Shannon McMillan, Centurion Planning & Design)
- b. Update on current Keep San Angelo Beautiful initiatives (Presentation made by Charlotte Anderson, Executive Director of Keep San Angelo Beautiful)
- c. Consider approving the September 2021 Financial Statements. (Presentation made by Tina Dierschke, Director of Finance)
- d. Consider a resolution approving the demolition of a home located at 10 W Avenue Q and authorizing the Board President or designee to negotiate and execute all necessary documents related to the sale or conveyance of such property to the City of San Angelo, in a form approved by the City Attorney's Office and subject to acceptance and approval by the City Council. (Presentation by Bob Salas, Director of Neighborhood and Family Services)
- e. Consider a resolution authorizing a project under Chapters 501 and 505 of the Texas Local Government Code to utilize Sales and Use Tax funds in an amount not to exceed \$3,000,000 to fund improvements to airport facilities, to include the GTE Hangar, pursuant to a public-private partnership agreement with Skyline Aviation, Inc., subject to City Council approval; authorizing the Board President to negotiate and execute all necessary documents; and further authorizing the following in conjunction with the project:
 - 1. Appointing the Director of Economic Development or their designee to act as the Development Corporation's authorized representative under the public-private partnership agreement with Skyline Aviation, Inc.; and
 - 2. Authorize the Board President to negotiate and execute a lease agreement between the Development Corporation and the City of San Angelo for lease of the property located at 8534 Hangar Road, San Angelo, Texas 76904; and
 - 3. Pursuant to Section 505.1561 of the Texas Local Government Code, authorize the Board President to negotiate and execute a lease agreement between the Development Corporation and Skyline Aviation, Inc. for sublease of the property located at 8534 Hangar Road, San Angelo, Texas 76904.

6. 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

7. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 22nd day of October, 2021 at 5:00 P.M.

Nora Nevarez on behalf of Guy Andrews

Guy Andrews, Director of Economic Development

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The Board reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code. In compliance with the Americans with Disabilities Act, the City of San Angelo Development Corporation will provide for reasonable accommodations for persons attending board meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Economic Development Office at 325-653-7197. COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday on the Wednesday after each meeting.

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Consent Item

Caption:

Consider approving the September 22, 2021 meeting minutes

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|---------------------------------------|
| 1. | COSADC Meeting Minutes 09-22-2021 | COSADC Meeting Minutes 09-22-2021.pdf |
|----|-----------------------------------|---------------------------------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Guy Andrews	Final Approval

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, September 22, 2021

Present:

Max Puello, President
John Bariou, Second Vice President
Edward Carrasco, Director
Bill Dendle, Director
Garland Freeze, Director
Chris Evatt, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Puello called the regular session of the City of San Angelo Development Corporation to order at 8:33 a.m., on Wednesday, September 22, 2021 in the City of San Angelo City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. Prayer

An invocation was provided by Director Dendle.

3. Public Comment

Jeremy Valgardson, Director of Airport, introduced himself to the board. He thanked the board for their support. He provided a brief update about United Airlines and US Customs. He thanked the board again for their continued support.

4. Consent Agenda

- a. Consider approving the August 25, 2021 meeting minutes.
- b. Consider approving the necessary corporation disbursements.
- c. Consider approving the August 2021 Financial Statements.
- d. Consider approving a three-year non-professional services agreement by and between the City of San Angelo Development Corporation (COSADC) and Jowers Commercial Cleaning in an amount not to exceed \$50,000 and authorizing the Director of Economic Development or their designee to execute all necessary documents (Guy Andrews)

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

5. 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 8:37 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 GTE Airport hangar.

At 9:17 a.m., the Board reconvened

6. Tour

- a. The tour will consist of the following locations:
 - San Angelo Regional Airport, 8618 Terminal Circle
 - Business & Industrial Park, located near US Hwy. 277 and 67
 - San Angelo Rail Port, between 50th Street and Hwy 2105

Mr. Guy Andrews, Director of Economic Development stated the route for the tour would be the following:

- San Angelo Rail Port,
- Business & Industrial Park
- San Angelo Regional Airport

At 9:18 a.m. Director Dendle excused himself from the tour.

At 9:18 A.M. staff and COSADC board departed City Hall via charter bus. Other attendees in bus, Tina Dierschke and Michael Looney.

Kimberly Holle attended the airport tour as Jeremy Valgardson guest.

Staff returned from the tour at 11:06 A.M.

7. Follow Up and Administrative Issues

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

No action was taken to report from Executive Session

- b. Announcements and consideration of Future Agenda Items

1. Discussion of October - December 2021 meeting dates

Discussion regarding meetings for November and December 2021 will be held the third week of the month, due to holidays.

2. Board Workshop

Discussion having the October 2021 meeting on October 20th along with a workshop. This is tentative.

8. Adjournment

Motion: Second Vice President Bariou made a motion, seconded by Director Carrasco to adjourn the meeting. The motion carried unanimously five (5) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 11:07 A.M.

THE CITY OF SAN ANGELO

Corporation President

ATTEST:

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.)

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Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Consent Item

Caption:

Consider approving the necessary corporation disbursements.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Disbursement 10-27-2021 | Disbursement 10-27-2021.pdf |
|----|-------------------------|-----------------------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation
Check Disbursements
For Board Approval October 27, 2021

Economic Development

City of San Angelo	\$	892,241.25	Reimburse for Debt Serv Interest (\$393,281.25) & Water Rights (\$498,960)	ck. 2010
COSA		172,984.00	Admin Serv Agree 3rd & 4th Qtr (56735, 56734, 56733)	Ck. 5497
Reece Albert		118,091.13	Gateway Add 2.2 Indust. Park (Inv. 11775)	Ck. 5502
San Angelo Chamber of Commerce		65,625.00	Qtrly Recruitment & marketing (Inv. 1021)	Ck. 5508
J Bar Meats, LLC		26,231.19	2019 BP Comp Reimbursement (Inv. 2-2019)	Ck. 5499
Padilla Painting		8,354.00	Painting and install new floor (Inv. 2218)	
Parkhill Smith & Cooper, Inc.		6,376.00	Prof Serv. From Aug. 1-31, 2021 (Inv. 01940617.00-27 & 01806021.00-3)	Cl. 5493
Jowers Commercial Cleaning		1,150.00	Janitoril Serv 10/6, 10/09, 10/14 Deep Clean Serv.	
JR Silva Tree Service & Landscaping		1,326.00	Landscaping at BRC (Inv. 3876 & 3943)	Ck. 5500

Total for Board Consideration **\$ 1,292,378.57**

Parkhill Smith & Cooper	\$	795.30	Clearing & SW3P (Inv. 01806021.00-4)	Ck. 5506
Ener-tel		628.00	Mo. Burglar alarm & annual Intrusion System (Inv. 257769 & 257101)	
SA Chamber of Commerce		625.00	Leadership San Angelo Tuition (Inv. 4062)	Ck. 5503
Russ Wallace		596.00	Mo. IT serv for Business Factory (Inv. 1024)	Ck. 5509
JR Silva Tree Service & Landscaping		528.00	Landscaping at Industrial Park (Inv. 3877 & 3944)	Ck. 5494
Rad's Window Cleaning		350.00	Exterior and interior window cleaning (Inv. 382656)	
CTWP		346.16	Copier overage charge (Inv. 1296749)	Ck. 5498
Jowers Commercial Cleaning		200.00	Clean BRC offices (Inv. 5479)	Ck. 5505
Kirbo's Office System		149.00	Mo. Renta for copier - Business Factory (Inv. 389106)	
House of Chemicals		95.36	Paper towels & toileteries (Inv. 575473)	
Staples		86.36	Office supplies (Inv. 3487466464)	Ck. 5479
Atmos Energy		80.06	Gas Utilities at BRC (Serv date 09042021-100721)	
MDK Services, LLC		79.00	Qtrly pest control (Inv. 10191)	Ck. 5501
Office Furniture Discounters		60.00	Replace 3 locks to desk (Inv. 16911)	Ck. 5492
House of Chemicals		59.97	Trash can liners (Inv. 574866)	Ck. 5490
Republic Services, Inc.		34.51	Trash pick up at BRC (Inv. 691001069676)	Ck. 5507
Angelo Water Service Co.		32.24	Water deliery and rental of water cooler (Inv. 7005/2109)	Ck. 5496
Staples Advantage		18.47	Office supplies (Inv. 3487884663)	

\$ 4,763.43

Total Economic Development Disbursements **\$ 1,297,142.00**

Ballot

Total for Board Consideration **\$ -**

Total Routine Disbursements **\$ -**

Total Ballot Disbursements **\$ -**

Grand Total Disbursements this Period **\$ 1,297,142.00**

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Consent Item

Caption:

Consider approving a Non-Professional Services (Pest Control) Agreement by and between the City of San Angelo Development Corporation and Bug Express and authorizing the Board President or their designee to execute all necessary documents

Summary/History:

COSADC Staff solicited bids for Pest Control services at the Business Resource Center. We received bids from Bug Express, MDK Services, and Hi Tech Pest Defense. After reviewing all proposals, Staff recommends awarding a services agreement to Bug Express.

The cost of services is \$85 per quarterly treatment (\$340 annually). The Agreement would automatically renew each year unless terminated in writing by either party.

Financial Impact:

Pest Control services are a budgeted item in the Economic Development (Fund 700) Building and Grounds Maintenance Account (700-0700-411.04-31).

Other Information/Recommendation:

Staff recommends approving a Non-Professional Services Agreement by and between the City of San Angelo Development Corporation and Bug Express and authorizing the Board President or their designee to execute all necessary documents.

Attachments:

- | | | |
|----|-------------|-----------------|
| 1. | Bug Express | Bug Express.pdf |
|----|-------------|-----------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval



2210 Austin St. • San Angelo, TX 76903
Office (325) 653-0069 • Fax (325) 944-0009
TPCL 12054A

Licensed and Regulated by the
Texas Department of Agriculture

P.O. Box 12847, Austin Texas 78711-2847
866-918-4481
Fax: 888-232-2567

PEST CONTROL SERVICE AGREEMENT

SERVICE ADDRESS			BILLING (if different)		
NAME <i>CITY OF SAN ANGELO - BUSINESS RESOURCE CENTER</i>			NAME		
ADDRESS <i>64 N. CHAUBOUNNE</i>			ADDRESS - EMAIL <i>nora.nevarey@cosaty.us</i>		
CITY <i>San Angelo</i>	ST <i>TX</i>	ZIP <i>76903</i>	CITY	ST	ZIP
PHONE# <i>653-7197</i>	WORK# <i>Monn</i>		PHONE#	WORK#	

Standard Service	Complete Coverage	Service Period	Service Charges
☒ Brown Banded Roach ☒ German Roach ☒ Smokey Brown Roach ☒ Oriental Roach ☒ Mice ☒ Rats ☒ Silverfish ☒ House Ants ☒ Black Widow Spiders ☒ Brown Recluse Spider ☒ Indoor Fire Ant Control ☒ Wasps ☒ Pillbugs ☒ Indoor Crickets ☒ Earwigs ☒ Millipedes ☐ Other ☐ _____	☐ Carpet Beetles ☐ Clothes Moth ☐ Outdoor Fire Ants ☐ Indoor Ticks ☐ Outdoor Ticks ☐ Indoor Fleas ☐ Outdoor Fleas ☐ Carpenter Ants ☐ Scorpions ☐ Exterior Only ☐ _____	☐ Jan ☒ Apr ☒ July ☒ Oct ☐ Monthly ☐ Feb ☐ May ☐ Aug ☐ Nov ☐ Bi-Monthly ☐ Mar ☐ June ☐ Sept ☒ Dec ☐ Quarterly	\$ <u>85.00</u> Initial service <i>EXEMPT plus tax</i> \$ <u>85.00</u> Each service <i>EXEMPT plus tax</i> Preferred time of service
Special Instructions: <i>BASIC INT/EXT SERVICE OF ALL OFFICES, CONFERENCE ROOMS, BREAKROOMS, AND STORAGE ROOMS</i> <i>ONE TIME EQUIPMENT CHANGE IF rodents are needed.</i>			

Bug Express Pest Control will service the premises at least once each MONTH/QUARTER in order to control pests checked above. If additional service is needed by the customer between the regular service visits, service will be performed at no additional cost to the customer.

This agreement does not provide for the control of bees, bed bugs, or wood destroying insects, i.e. Termites, Wood Boring Beetles, Carpenter Ants.

Representative Signature

9/30/2021
 Date

Customer Signature

 Date

SATISFACTION GUARANTEED

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Bug Express Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2210 Austin St.

6 City, state, and ZIP code
San Angelo TX 76903

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-			
--	--	--	---	--	--	---	--	--	--

or

Employer identification number

4	2	-	1	5	8	4	8	0	3
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► **Budget Carr** Date ► **5/28/21**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PK Kelley Insurance Agency 2009 W Beauregard Ave San Angelo TX 76901		CONTACT NAME: Pam Young PHONE (A/C, No, Ext): (325) 224-8000 FAX (A/C, No): (325) 223-8855 E-MAIL ADDRESS: pam@quotepk.com																						
INSURED Bug Express Inc. 2210 Austin San Angelo TX 76903		<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Markel Insurance Co</td><td></td></tr><tr><td>INSURER B:</td><td>West American Insurance Co</td><td>44393</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Markel Insurance Co		INSURER B:	West American Insurance Co	44393	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER B:	West American Insurance Co	44393																						
INSURER C:																								
INSURER D:																								
INSURER E:																								
INSURER F:																								

COVERAGES**CERTIFICATE NUMBER:** CL215401352**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			PCP8453-01	06/04/2021	06/04/2022	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
B	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			BAW58198043	12/09/2020	12/09/2021	GENERAL AGGREGATE \$ 2,000,000
			PRODUCTS - COMP/OP AGG \$ 2,000,000				
			Blanket Adtl Insured \$				
			COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000				
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						BODILY INJURY (Per person) \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							Uninsured motorist \$ 1,000,000
							COMBINED SINGLE LIMIT EACH OCCURRENCE \$
							AGGREGATE \$
							PER STATUTE OTHER \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of San Angelo-Business Resource Center 69 N. Chadbourne San Angelo TX 76903	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Consent Item

Caption:

Consider approving a Non-Professional Services (Electrical Repair and Maintenance) Agreement by and between the City of San Angelo Development Corporation and MC Electric and authorizing the Board President or their designee to execute all necessary documents

Summary/History:

COSADC Staff solicited bids for Electrical Repair and Maintenance services at the Business Resource Center. We received bids from MC Electric, Legacy Electric, and RM Electrical. After reviewing all proposals, Staff recommends awarding a services agreement to MC Electric.

The initial term of the Agreement is one year with four one-year extension options. Total expenditures under this agreement will not exceed \$50,000.00.

Financial Impact:

Electrical repair and maintenance expenses are budgeted as a line item in the Economic Development (Fund 700) Building and Grounds Maintenance Account (700-0700-411.04-31).

Other Information/Recommendation:

Staff recommends approving an Electrical Repair and Maintenance Services Agreement by and between the City of San Angelo Development Corporation and MC Electric and authorizing the Board President or their designee to execute all necessary documents.

Attachments:

1.	MC Elec Quote	MC Elec Quote.pdf
----	---------------	-------------------

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

MC Electric
Company Name

1

	Hourly Rates		
	Regular	Overtime	Holiday
A. Masters Rate	\$ <u>60.00</u>	\$ <u>90.00</u>	\$ <u>120.00</u>
B. Journeyman	\$ <u>50.00</u>	\$ <u>75.00</u>	\$ <u>100.00</u>
C. Apprentice	\$ <u>45.00</u>	\$ <u>67.50</u>	\$ <u>90.00</u>
D. Laborer/Helper	\$ <u>N/A</u>	\$ _____	\$ _____
E. Backhoe	\$ <u>N/A</u>	\$ _____	\$ _____
F. Ditching Machine	\$ <u>N/A</u>	\$ _____	\$ _____
G. Man-lift	\$ <u>25.00/hr</u>	\$ _____	\$ _____
H. Excavator	\$ <u>N/A</u>	\$ _____	\$ _____

Time of day Regular Hourly Rate Begins: 8 AM TO 5 PM

Time of day Overtime Hourly Rate Begins: 5 PM TO 8 AM

We agree to serve as a secondary vendor, if not selected as the Primary Vendor:

☒ Yes ☐ No

2

Materials, Profit and Overhead (MPO)

Materials, supplies, equipment and equipment rentals shall be invoiced at bidders cost plus 25 (%) percent

(Equipment and/or equipment rentals shall be invoiced as a separate line item)

3

After Hours Contact No.:

325-227-1128

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Consent Item

Caption:

Consider approving an insurance agreement by and between the City of San Angelo Development Corporation and Sam Tambunga Insurance providing for insurance coverage at the Business Resource Center and authorizing the Board President or their designee to execute all necessary documents

Summary/History:

COSADC Staff solicited proposals for General Insurance Coverage. We received proposals from PK Kelly, Sam Tambunga, and Mr. Insurance. After reviewing all proposals, Staff recommends selecting Sam Tambunga Insurance as our provider. This Policy will insure the Business Resource Center located at 69 N. Chadbourne Street.

Financial Impact:

Insurance coverage for the Business Resource Center is budgeted in account 700-0700-411.05-21 (Insurance - Liability).

Other Information/Recommendation:

Staff recommends approval of an insurance agreement by and between the City of San Angelo Development Corporation and Sam Tambunga Insurance and authorizing the Board President or their designee to execute all necessary documents.

Attachments:

- | | | |
|----|---------------|-------------------|
| 1. | COSADC Quote. | COSADC Quote..pdf |
|----|---------------|-------------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval



Proposal of Insurance
10/13/2021

Prepared For:

City of San Angelo Development Corp
69 N CHADBOURNE ST
SAN ANGELO, TX 76903
(325) 653-7197

Agency Name:

Sam Tambunga Insurance, LLC
2408 W Ave N
San Angelo, TX 76904
325-944-3400

Submission Number: 4370757

Coverage and Premium Summary Information

Product	Premium
CNA Connect®	\$7,895.88
Property	\$7,879.00
Liability	\$9.00
State Taxes, Assessments and Surcharges	\$7.88
Commercial Umbrella	\$404.00
Total Coverage Premium	\$8,299.88
Includes Terrorism Risk Insurance Act Premium	\$121.00

A down payment is needed to bind the policy based on the pay plan selected. Please select a pay plan and complete the attached EFT form.

Acknowledged and Accepted by

(Signature of the Insured) On _____ (Date)

Coverage bound for 30 days, Effective

(Date) By _____ (Authorized Representative)

This is for informational purposes only. It does not represent an offer of coverage. The dollar amounts are estimates and are not actual premiums. This potential insured is subject to additional requirements that may affect the insurability of the account or the estimated premiums. Only a policy can provide the actual coverages, conditions, exclusions, premiums, and deductibles.



Coverage:	CNA Connect®	Account Name:	City of San Angelo Development Corp
Underwritten by:	NATIONAL FIRE INSURANCE (20478)	Policy Period:	11/05/2021 - 11/05/2022

Policy Information

SIC: 86110 - ASSOCIATIONS-CIVIC, NOT FOR PROFIT

Primary Risk State: TX

#PT Employees: 0

#FT Employees: 1

PROPERTY

Policy Deductible		\$2,500	
Co-Insurance		Waived	
<u>Policy Coverage</u>	<u>Limit</u>	<u>Deductible/Retention*</u>	<u>Premium</u>
Business Income & Extra Expense	12 Months Actual Loss Sustained		\$21.00
	\$250,000		Included
Business Income & Extra Expense - Newly Acquired Property	\$10,000	24 hours	Included
Business Income & Extra Expense Dependent Property	\$25,000	\$250	Included
Employee Dishonesty	\$25,000	Policy Level	Included
Expediting Expenses			\$140.00
Fixed Policy Expenses	\$25,000	Policy Level	Included
Forgery & Alteration	\$25,000	\$250	Included
Identity Theft/Recovery Services			\$117.00
Terrorism Risk Insurance Act Premium			

The Following Coverages Apply To Each Location

<u>Coverage</u>	<u>Limit</u>	<u>Deductible/Retention*</u>	<u>Premium</u>
Appurtenant Buildings And Structures	\$50,000	Policy Level	Included
Arson & Theft Reward	\$5,000	None	Included
Civil Authority	4 weeks	24 hours	Included
Claim Data Expense	\$5,000	Policy Level	Included
Fire Department Service Charge	\$25,000	None	Included
Fire Protective Equipment Discharge	\$10,000	Policy Level	Included
Newly Acquired or Constructed Building	\$1,000,000	Policy Level	Included
Newly Acquired or Constructed Business Personal Property	\$250,000	Policy Level	Included
Non Owned Detached Trailers	\$5,000	Policy Level	Included
Outdoor Property	\$10,000	Policy Level	Included
Personal Effects	\$25,000	Policy Level	Included
Personal Property of Others	Included in BPP Limit	Policy Level	Included
Pollutant Clean Up & Removal	\$25,000 Annual Total	Policy Level	Included
Preservation of Property	BPP Limit up to 90 days	Policy Level	Included
Signs	Included	Policy Level	Included
Spoilage - Consequential Loss	Included in BPP Limit	Policy Level	Included
Temporary Relocation of Property	\$50,000 up to 90 days	Policy Level	Included

* Specific deductibles may apply to certain causes of loss. See policy for additional details.



Coverage:	CNA Connect®	Account Name:	City of San Angelo Development Corp
Underwritten by:	NATIONAL FIRE INSURANCE (20478)	Policy Period:	11/05/2021 - 11/05/2022

Tenant Glass	days Included in BPP Limit	Policy Level	Included
Theft Damage to Rented Property	Included in BPP Limit	Policy Level	Included



Coverage:	CNA Connect®	Account Name:	City of San Angelo Development Corp
Underwritten by:	NATIONAL FIRE INSURANCE (20478)	Policy Period:	11/05/2021 - 11/05/2022

Location: 001

Address: 69 N CHADBOURNE ST
SAN ANGELO, TX 76903

Construction: Masonry Non-Combustible
Protection Class: 1 Year Built: 1977
Sprinklered: Yes Sq Footage: 14486

Class Description: ASSOCIATIONS - CIVIC, NOT FOR PROFIT

<u>Coverage</u>	<u>Limit</u>	<u>Deductible/ Retention*</u>	<u>Premium</u>
Building	\$2,202,000	Policy Level	\$7,141.00
Inflation Guard	3%	Policy Level	\$111.00
Business Personal Property (BPP)	\$172,000	Policy Level	\$279.00
Seasonal Increase	25%	Policy Level	Included
Business Personal Property- Off Premises	\$172,000	Policy Level	Included
<u>Other Location Coverages</u>	<u>Limit</u>	<u>Deductible/ Retention*</u>	<u>Premium</u>
Accounts Receivable	\$25,000	None	Included
Building Glass		Policy Level	Included
Debris Removal	25% + \$25,000	Policy Level	Included
Electronic Data Processing	\$50,000	Policy Level	Included
Electronic Data Processing - In Transit	\$25,000	Policy Level	Included
Equipment Breakdown	\$2,374,000	Policy Level	\$57.00
Pollutants	\$25,000	Policy Level	Included
Expediting Expenses	\$25,000	Policy Level	Included
Fine Arts	\$25,000	Policy Level	Included
Money Orders & Counterfeit Paper	Included in BPP Limit	Policy Level	Included
Money and Securities	Included in BPP Limit	Policy Level	Included
Ord/Law - Demo. Incr. Cost Constr.	\$25,000	Policy Level	Included
Outdoor Trees, Shrubs, Plants, Lawns	\$3,000	Policy Level	Included
Sewer & Drain Backup	\$25,000	Policy Level	\$13.00
Targeted Hacker Attack	\$25,000	Policy Level	Included
Valuable Papers and Records	\$25,000	Policy Level	Included
Wind and Hail Deductible		2%	Included
Location #001 Property Premium:			\$7,601.00

Total Property Premium: **\$7,879.00**

* Specific deductibles may apply to certain causes of loss. See policy for additional details.



Coverage:	CNA Connect®	Account Name:	City of San Angelo Development Corp
Underwritten by:	NATIONAL FIRE INSURANCE (20478)	Policy Period:	11/05/2021 - 11/05/2022

LIABILITY

<u>Policy Coverage</u>	<u>Limit</u>	<u>Deductible/ Retention*</u>	<u>Premium</u>
Additional Insureds:			Included
Blanket Additional Insured - Liability Extension			Included
Damage To Premises Rented To You	\$1,000,000		Included
Employment Practices Fiduciary Liability	\$10,000		Included
Retroactive Date : 11/05/2019			\$9.00
General Liability			Included
Each Occurrence	\$1,000,000		Included
Personal And Advertising Injury	\$1,000,000		Included
Products Completed Operations Aggregate	\$2,000,000		Included
General Aggregate	\$2,000,000		Included
Medical Expense	\$10,000		Included

Location Information

Location: 001
Location Address: 69 N CHADBOURNE ST
SAN ANGELO, TX 76903

<u>Class</u>	<u>Description</u>	<u>Exposure</u>
<u>Code</u>		
65121BB	ASSOCIATIONS - CIVIC, NOT FOR PROFIT	7 Members

Total Liability Premium:

\$9.00

* Specific deductibles may apply to certain causes of loss. See policy for additional details.

*** - Retention



Coverage:	CNA Connect® - Forms/Endorsements	Account Name:	City of San Angelo Development Corp
Underwritten by:	NATIONAL FIRE INSURANCE (20478)	Policy Period:	11/05/2021 - 11/05/2022

FORMS/ENDORSEMENTS

<u>Form Number and Name</u>	<u>Edition Date</u>
CNA62823XX Notice To Policyholders Jurisdictional Inspections	07/01/2017
CNA62854TX For Our Texas Commercial Lines Policyholders	07/01/2015
CNA76858TX Texas Notice	07/01/2013
CNA79203XX Exclusion - Access or Disclosure of Confidential	06/01/2014
CNA80103XX Primary and Non Contributory - Other Ins Condition	09/01/2014
CNA81751XX Cap on Losses from Certified Acts of Terrorism	03/01/2015
CNA81758XX PHN - Offer of Terrorism Disclosure of Premium	01/01/2021
CNA85098XX Additional Exclusion - Associations	06/01/2016
CNA85710XX Unmanned Aircraft Exclusion Endorsement	06/01/2016
CNA95404XX CNA Coverage Form	03/01/2019
CNA96151TX POLICY HOLDER NOTICE - FLOOD INSURANCE - TEXAS	09/01/2019
CNA98553XX Communicable Disease Exclusion Endorsement	05/01/2020
SB146801J Businessowners Special Property Coverage Form	10/01/2019
SB146802F Business Income and Extra Expense	10/01/2019
SB146803A Seasonal Increase	01/01/2006
SB146804A Arson and Theft Reward	01/01/2006
SB146805B Claim Data Expense	06/01/2016
SB146806B Debris Removal	01/01/2008
SB146807F Employee Dishonesty	10/01/2019
SB146808A Expediting Expenses	01/01/2006
SB146809C Fine Arts	07/01/2009
SB146810A Fire Department Service Charge	01/01/2006
SB146811A Fire Protective Equipment Discharge	01/01/2006
SB146812D Forgery and Alteration	10/01/2019
SB146813B Newly Acquired or Constructed Property	01/01/2008
SB146814B Ordinance or Law	03/01/2006
SB146815A Outdoor Trees, Shrubs, Plants and Lawns	01/01/2006
SB146816A Pollutant Clean Up and Removal	01/01/2006
SB146817A Preservation of Property	01/01/2006
SB146818A Temporary Relocation of Property	01/01/2006
SB146819A Water Damage, Other Liquids, Solder, Molten Damage	01/01/2006
SB146820C Accounts Receivable	06/01/2011
SB146821A Appurtenant Buildings and Structures	01/01/2006
SB146822A Building Glass	01/01/2006
SB146823C Business Income Extra Expense - Dependent Property	10/01/2019
SB146824B Business Income Extra Expense-Newly Acquired Locs	01/01/2008
SB146825C Business Personal Property Off Premises	06/01/2011
SB146826C Civil Authority	10/01/2019
SB146827F Electronic Data Processing	06/01/2011
SB146828E Equipment Breakdown	04/01/2014
SB146830B Money Orders and Counterfeit Paper Currency	01/01/2008
SB146831B Nonowned Detached Trailers	06/01/2011
SB146832B Ordinance or Law-Increased Period of Restoration	01/01/2008
SB146833A Outdoor Property	01/01/2006
SB146834A Personal Effects	01/01/2006
SB146835A Signs	01/01/2006
SB146836A Spoilage Consequential Loss	01/01/2006
SB146837A Theft Damage to Rented Property	01/01/2006
SB146838C Valuable Papers and Records	06/01/2011
SB146839F Sewer or Drain Back Up	06/01/2011



Coverage:	CNA Connect® - Forms/Endorsements	Account Name:	City of San Angelo Development Corp
Underwritten by:	NATIONAL FIRE INSURANCE (20478)	Policy Period:	11/05/2021 - 11/05/2022

SB146871B	Windstorm or Hail Deductible	01/01/2008
SB146932G	Blanket Additional Insured - Liability Extension	10/01/2019
SB146936A	Inflation Guard	01/01/2006
SB147023A	Fungi / Mold / Mildew / Yeast / Microbe Exclusion	01/01/2006
SB147039F	Texas Changes	11/01/2018
SB147056B	Policy Holder Notice - Texas	08/01/2015
SB147075A	Economic and Trade Sanctions Condition	01/01/2006
SB147079A	War Liability Exclusion	01/01/2006
SB147080B	Exclusion - Silica	10/01/2019
SB147082E	Businessowners Common Policy Conditions	04/01/2014
SB147083C	Fungi/Mold/Mildew/Yeast/Microbe Exclusion	10/01/2019
SB147084B	Fungi, Wet Rot, Dry Rot and Microbe Exclusion	07/01/2009
SB147086B	Loss Payable Provisions	04/01/2010
SB147088A	Exclusion - Asbestos	01/01/2006
SB147089A	Employment - Related Practices Exclusion	01/01/2006
SB300000D	Businessowners Liability Coverage Form	04/01/2014
SB300081D	Exclusion of Coverage for Special Events	06/01/2011
SB300129C	Targeted Hacker Attack	10/01/2019
SB300139C	Protective Safeguards	04/01/2014
SB300441A	Fiduciary Liability CoverageForm	01/01/2007
SB300449A	Single Limit of Insurance Endorsement	01/01/2007
SB300450A	Employment Practices Liability Coverage Form	01/01/2007
SB300456A	Concurrent Causation, Earth Movmnt, Water Excl Chg	07/01/2007
SB300596A42	Identity Theft/Recovery Services Endorsement	01/01/2008
SB300849A	Recd and Distribution of Material or information	07/01/2009
SB301001B	Policy Holder Notice - Texas	07/01/2016



Account Name:City of San Angelo Development Corp

NOTICE OF TERRORISM COVERAGE AND DISCLOSURE OF PREMIUM

The Terrorism Risk Insurance Act, as extended and reauthorized ("Act"), established a program within the United States Department of the Treasury, under which the federal government shares, with the insurance industry, the risk of loss from certain future acts of terrorism and in the case of workers compensation coverage, acts of war. This Act applies when the Secretary of the Treasury certifies that an event meets the definition of an act of terrorism, which is an act committed by an individual or individuals to coerce the government or population of the United States, that results in aggregate losses of \$5 million or more.

In accordance with this Act, we are required to continue to offer you coverage for losses resulting from an act of terrorism that is certified under the federal program. The policy's other provisions will still apply to such an act. The premium for this coverage will be disclosed for each coverage part as shown on the quote proposal provided by your agent.

This premium is included in, and is not in addition to, the premium shown in the Account Premium.

DISCLOSURE OF FEDERAL PARTICIPATION IN PAYMENT OF TERRORISM LOSSES

The United States Department of the Treasury, will pay a share of terrorism losses insured under the federal program. The federal share equals 80% of that portion of the amount of such insured losses that exceeds the applicable insurer retention. However, if aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a Program Year (January 1 through December 31), the Treasury shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion.

Further, this coverage is subject to a limit on our liability, pursuant to the federal law where, if aggregate insured losses attributable to terrorist acts certified under the Act exceed \$100 billion in a Program Year (January 1 through December 31) and we have met our insurer deductible under the Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation with procedures established by the Secretary of the Treasury.



Coverage:	Commercial Umbrella	Account Name:	City of San Angelo Development Corp
Underwritten by:	CONTINENTAL CASUALTY COMPANY (20443)	Policy Period:	11/05/2021 - 11/05/2022

COMMERCIAL UMBRELLA

<u>Policy Coverage</u>	<u>Limit</u>
Limit of Liability	\$1,000,000
Retained Limit	\$10,000
<u>Schedule of Underlying Coverage</u>	
General Liability Limit	\$1,000,000
Total Umbrella Premium including Certified Acts of Terrorism Premium:	\$404.00
Total Umbrella Premium:	\$404.00

** For an accurate Umbrella premium indication, all underlying policies should first be finalized. A change in the underlying Connect and/or Auto policy may impact the Umbrella premium.



Account Name:City of San Angelo Development Corp

NOTICE OF TERRORISM COVERAGE AND DISCLOSURE OF PREMIUM

The Terrorism Risk Insurance Act, as extended and reauthorized ("Act"), established a program within the United States Department of the Treasury, under which the federal government shares, with the insurance industry, the risk of loss from certain future acts of terrorism and in the case of workers compensation coverage, acts of war. This Act applies when the Secretary of the Treasury certifies that an event meets the definition of an act of terrorism, which is an act committed by an individual or individuals to coerce the government or population of the United States, that results in aggregate losses of \$5 million or more.

In accordance with this Act, we are required to continue to offer you coverage for losses resulting from an act of terrorism that is certified under the federal program. The policy's other provisions will still apply to such an act. The premium for this coverage will be disclosed for each coverage part as shown on the quote proposal provided by your agent.

This premium is included in, and is not in addition to, the premium shown in the Account Premium.

DISCLOSURE OF FEDERAL PARTICIPATION IN PAYMENT OF TERRORISM LOSSES

The United States Department of the Treasury, will pay a share of terrorism losses insured under the federal program. The federal share equals 80% of that portion of the amount of such insured losses that exceeds the applicable insurer retention. However, if aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a Program Year (January 1 through December 31), the Treasury shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion.

Further, this coverage is subject to a limit on our liability, pursuant to the federal law where, if aggregate insured losses attributable to terrorist acts certified under the Act exceed \$100 billion in a Program Year (January 1 through December 31) and we have met our insurer deductible under the Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation with procedures established by the Secretary of the Treasury.



Account Name: City of San Angelo Development Corp

Direct Bill Options

CNA's Direct Bill Plans puts you in control of making premium payments that best fits your budget.

YOU DECIDE HOW YOUR PAYMENTS ARE MADE...

- Repetitive EFT: Sign up for Repetitive Electronic Funds Transfer (EFT) and have payments automatically withdrawn from your bank account. This option saves you money by reducing the amount of the installment fee.
- Pay by Check: Send a check with your remittance stub in the envelope enclosed with your bill.
- Pay by Phone: Call toll-free 877-276-7507

The chart below illustrates how you may be billed based upon the bill plan you select. The due date(s) and minimum amount(s) due shown below were calculated based on the anticipated effective date of your policy provided as part of the quote process. These dates and amounts may change based on when your new policy is processed.

Total Annual Projected Premium: \$8,300.00			
		Connect(BOP) Umbrella	\$7,896.00 \$404.00
Bill Plan	Payment Schedule and Minimum Amount(s) Due	Installment Fees	
Annual	11/05/21 - \$8,300.00		☐
33% Down, 3 Equal	Down Payment: \$2,744.00 (11/05/21) Installments: \$1,852.00 Installment Dates: 02/05/22; 05/05/22; 08/05/22	\$7.00 per Installment	☐
25% Down, 7 Equal	Down Payment: \$2,081.00 (11/05/21) Installments: \$888.00 Installment Dates: 12/05/21; 01/05/22; 02/05/22; 03/05/22; 04/05/22; 05/05/22; 06/05/22	\$7.00 per Installment	☐
25% Down, 9 Equal	Down Payment: \$2,081.00 (11/05/21) Installments: \$691.00 Installment Dates: 12/05/21; 01/05/22; 02/05/22; 03/05/22; 04/05/22; 05/05/22; 06/05/22; 07/05/22; 08/05/22	\$7.00 per Installment	☐
Semi-Annual	Down Payment: \$4,983.00 (11/05/21) Installments: \$3,317.00 Installment Dates: 05/05/22	\$7.00 per Installment	☐

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Consent Item

Caption:

Consider approving a Non-Professional Services (Landscaping Services) Agreement by and between the City of San Angelo Development Corporation and Pullig Contracting Company and authorizing the Board President or their designee to execute all necessary documents

Summary/History:

COSADC Staff solicited bids for Landscaping services at the Industrial Park. We contacted four vendors and received three proposals. After reviewing all proposals, Staff recommends awarding a services agreement to Pullig Contracting Company.

The Agreement with Pullig is on a per-acre basis and would not exceed \$7,500 annually. Staff recommends awarding an agreement for one year with two options to extend for a period of one year each. The Agreement would provide for price escalations to accommodate changes in costs (e.g., fuel) and mowing areas (due to property sales or brush clearing). The estimated amount of this Agreement over the three year period would not exceed \$22,500.00. Any subsequent increase up to \$50,000 would require board approval.

Financial Impact:

Landscaping at the Industrial Park is budgeted in account 700-0705-411.04-31.

Other Information/Recommendation:

Staff recommends awarding a services agreement with Pullig Contracting Company and authorizing the Board President to execute all necessary documents.

Attachments:

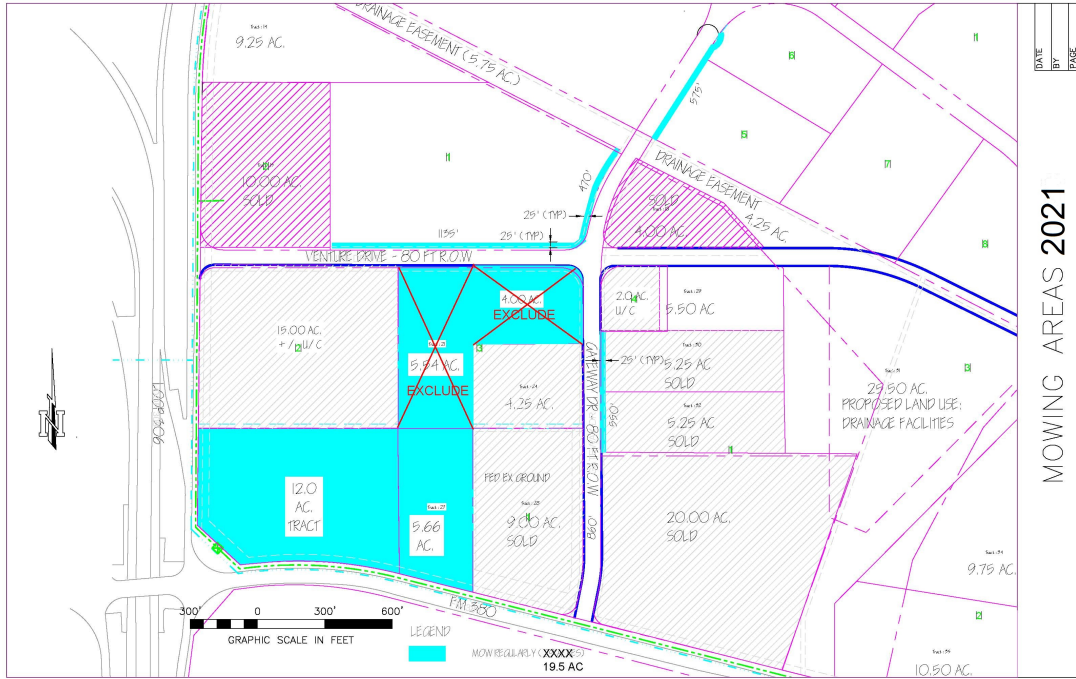
- | | | |
|----|------------------------|----------------------------|
| 1. | Mowing EXHIBIT 2021 | Mowing EXHIBIT 2021.jpg |
| 2. | Phase 2 Mowing Exhibit | Phase 2 Mowing Exhibit.pdf |

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

EXHIBIT "A"



Mowing Map Phase 2

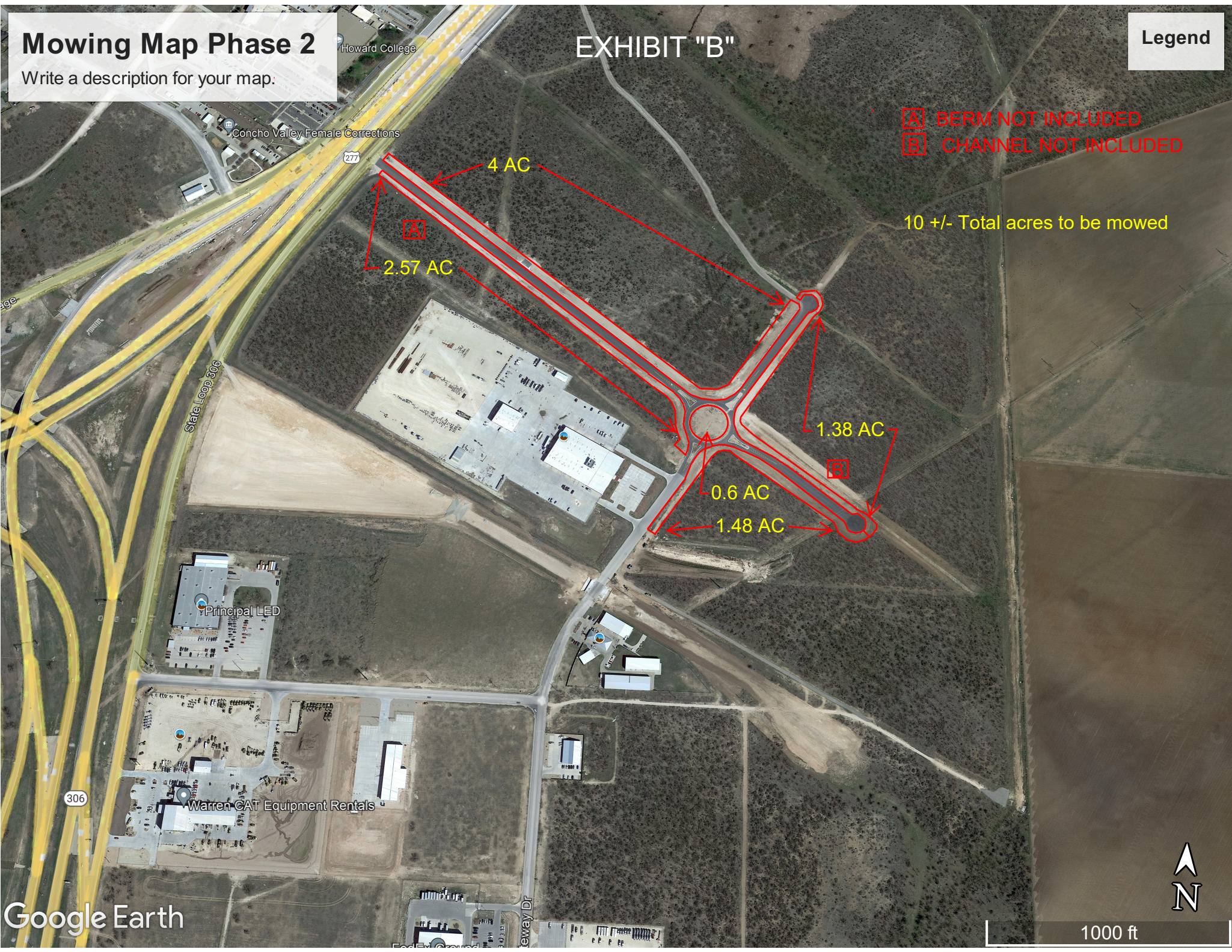
Write a description for your map:

EXHIBIT "B"

Legend

- A BERM NOT INCLUDED
- B CHANNEL NOT INCLUDED

10 +/- Total acres to be mowed



Requestor: Nolan Sosa, Economic Development, COSADC, 325-657-4219

Meeting Date: October 27, 2021

Item type: Consent Item

Caption:

Consider approving an agreement with Mammoth Services, LLC for roof rehabilitation at the Business Resource Center through TIPS Contract 210205 in the amount of \$188,688 and authorizing the Board President or their designee to execute all necessary documents.

Summary/History:

Carlisle Syntec Systems (San Antonio, Texas) installed the membrane roof at the Business Resource Center in 2011. Over time, various weather events (e.g., rain and hail) deteriorated the roof, allowing water intrusion into various areas of the building, including the training room. Additionally, the stucco on the façade is failing, allowing water intrusion into the front lobby area and conference spaces.

Staff requested an inspection from Carlisle in 2020. They recommended contracting with an authorized local provider to prevent voiding the existing warranty. Their authorized local provider is Mammoth Services, LLC. In 2021, Mammoth Roofing performed preliminary repairs to address the issues identified in Carlisle's initial inspection. However, subsequent deterioration warrants additional repair.

Therefore, Staff recommends contracting with Mammoth Roofing through The Interlocal Purchasing System (TIPS) contract 210205 to perform the necessary repairs and mitigate further loss or property damage.

Financial Impact:

Funding for this project will draw from Contingencies (700-0700-800.07-50).

Other Information/Recommendation:

Staff recommends approving an agreement by and between the City of San Angelo Development Corporation and Mammoth Services, LLC for roof and stucco repairs at the Business Resource Center and authorizing the Board President or their designee to execute all necessary documents.

Attachments:

- | | | |
|----|--------------------------------|------------------------------------|
| 1. | clean | clean.JPG |
| 2. | Faded | Faded.jpg |
| 3. | labeled | labeled.JPG |
| 4. | Proposal- COSA -Insurance Copy | Proposal- COSA -Insurance Copy.pdf |
| 5. | with approx measurements | with approx measurements.JPG |

Presentation:

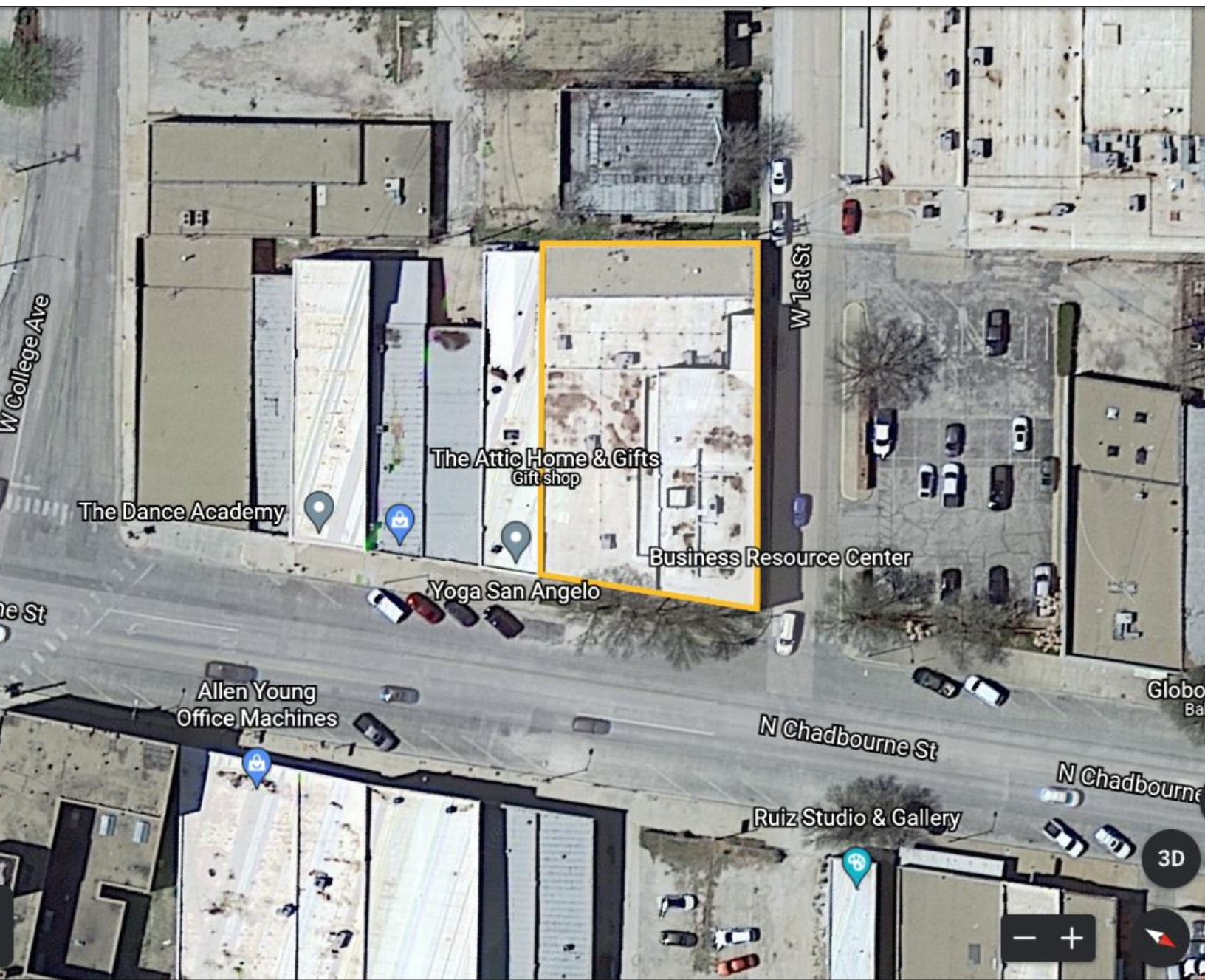
Approvals/Reviews:

Nolan Sosa
Brandon Dyson
Tina Dierschke
Guy Andrews

Created/Initiated
Approved
Approved
Final Approval







PROPOSAL

Job #: 21_1021

10/20/2021

Prepared by:

Mammoth Roofing Services

(325) 218-4448

4005 Christoval Road San Angelo TX 76904

Prepared for:

Small Business Development Center

69 N. Chadbourne St.

San Angelo, TX 76903

Scope of Work:

13,000 sq. ft.

1. Remove all roofing down to the roof deck and haul away all debris
2. Remove 13,000 sq ft of 4" ISO insulation
3. Install one layer of 4" poly ISO insulation mechanically attached
4. Install a 60 mill TPO membrane roof system over the entire roof area.
5. Remove and replace 580 ft of 24 gauge steel coping 1" stretch out. Colored Kynar metal finish.
6. Flash eight AC curbs.
7. Install 180 ft of walk pad along existing roof walk areas.
8. Remove and replace and flash 10 pipe jack flashings
9. Remove and replace 10 pitch pocket flashings.
10. Remove and replace 60 ft of 24 gauge metal edge flashing.
11. Remove and replace 260 ft of wall 4" 24 gauge steel counter flashing
12. Remove and replace 40ft of 6" steel painted gutter.
13. Lift 8 AC units and roof under.
14. 20-yr NDL warranty
15. Provide 8 30-yard dumpsters for debris.

Cost Estimate

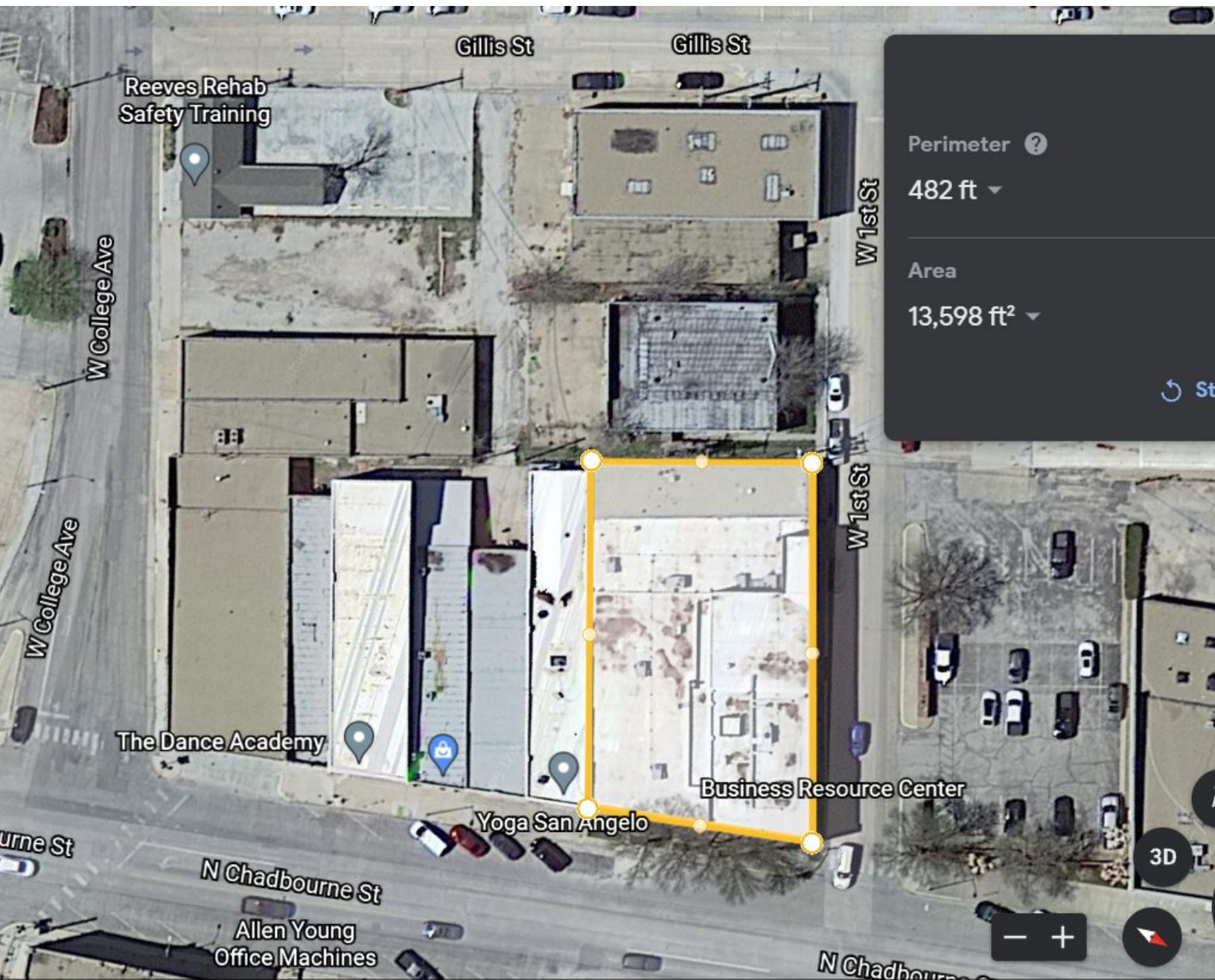
Payment Terms: As agreed upon **Plus Tax**

\$188,688.00

Owner/Authorized Representative

By signing above, you are agreeing to receive the services above and are an authorized representative to make business decision for the property addressed above.

Mammoth Authorized Representative



Perimeter ?

482 ft ▾

Area

13,598 ft² ▾

↻ St

3D

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Regular Item

Caption:

Presentation regarding Region 9 Upper Colorado Regional Flood Plan Public Input Initiative (Presentation by Shannon McMillan, Centurion Planning & Design)

Summary/History:

Presentation regarding Region 9 Upper Colorado Regional Flood Plan, presented by Shannon McMillan, Centurion Planning & Design.

Financial Impact:

N/A

Other Information/Recommendation:

N/A

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez
Brandon Dyson
Guy Andrews

Created/Initiated
Approved
Final Approval

Report to Board



Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Regular Item

Caption:

Update on current Keep San Angelo Beautiful initiatives (Presentation made by Charlotte Anderson, Executive Director of Keep San Angelo Beautiful)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez
Brandon Dyson
Guy Andrews

Created/Initiated
Approved
Final Approval

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Consent Item

Caption:

Consider approving the September 2021 Financial Statements. (Presentation made by Tina Dierschke, Director of Finance)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---------------------------------------|--|
| 1. COSADC Financials - September 2021 | COSADC Financials - September 2021.pdf |
|---------------------------------------|--|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules As of September 30, 2021

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Hickory Water Supply

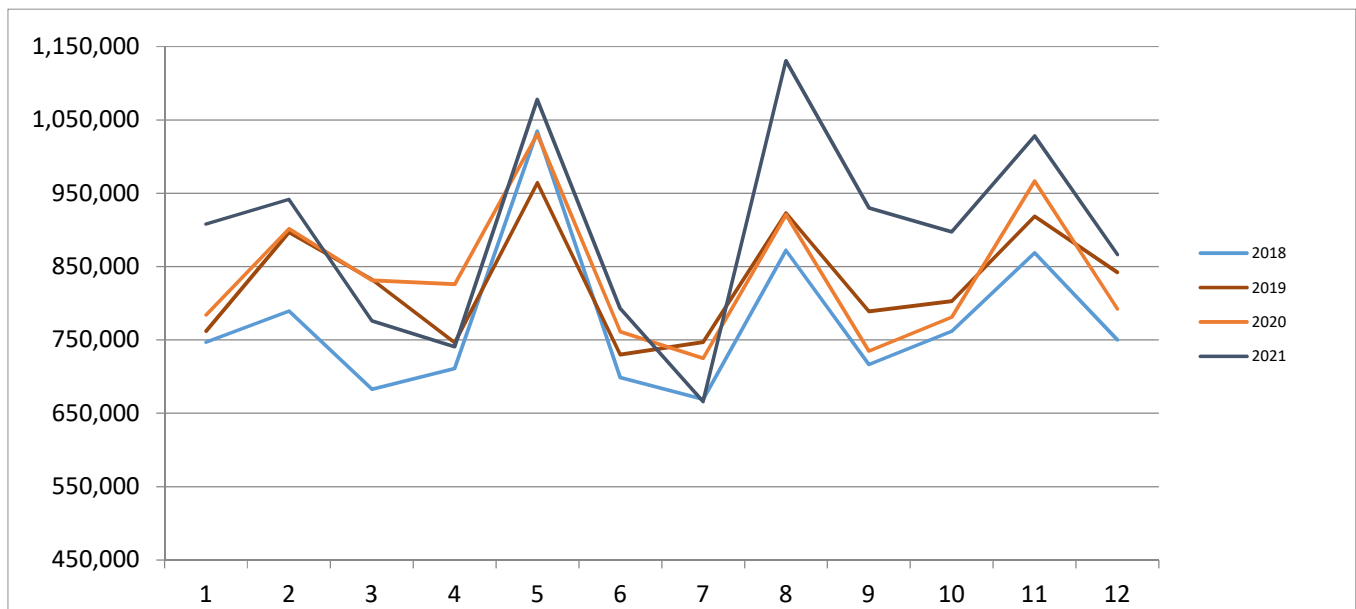
**City of San Angelo Development Corporation
Executive Summary
September 2021**

Available Fund Balances

Unassigned Fund Balance-Economic Development	6,745,934
Unassigned Fund Balance-Ballot	4,726,765

Sales Tax Analysis

Month	2018	2019	2020	2021	% Over/(Under)
Oct	747,063	761,865	784,232	907,912	15.77%
Nov	789,302	896,890	901,416	941,714	4.47%
Dec	683,012	832,486	831,209	776,336	-6.60%
Jan	711,415	746,604	826,116	740,927	-10.31%
Feb	1,034,662	964,281	1,030,912	1,077,963	4.56%
Mar	699,086	730,020	761,229	792,882	4.16%
Apr	669,034	747,020	725,032	665,954	-8.15%
May	872,259	923,026	920,877	1,130,561	22.77%
Jun	716,509	789,102	734,988	930,276	26.57%
Jul	761,927	802,784	781,279	897,588	14.89%
Aug	868,604	918,423	966,590	1,027,915	6.34%
Sep	750,212	842,023	792,202	866,535	9.38%



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of September 30, 2021

ASSETS

Current Assets

Checking/Savings

Cash 917,117

Money Market 1,196,003

Total Checking/Savings 2,113,119

Accounts Receivable

Leases 82,530

Total Accounts Receivable 82,530

Other Current Assets

Investments 7,994,845

Total Other Current Assets 7,994,845

Total Current Assets 10,190,494

Fixed Assets

Land -Industrial Park 69,395

Industrial Park-Phase I 567,414

Industrial Park-Phase II 38,624

Industrial Park-Phase III 20,377

Building-Business Resource Ctr 2,004,967

Accum Depr-Building (974,373)

Total Fixed Assets 1,726,403

TOTAL ASSETS

11,916,898

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Accounts Payable 390

Total Current Liabilities 390

Total Liabilities 390

Fund Equity

Committed for Eco. Dev. Projects 3,444,170

Restricted for Fixed Assets 1,726,403

Unassigned Fund Balance 6,745,934

Total Fund Equity 11,916,508

TOTAL LIABILITIES & FUND EQUITY

11,916,898

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
September 2021

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,567,559	242,630	3,011,838	3,011,838	444,279	117%
Interest on Investments		76,200	163	19,613	19,613	(56,587)	26%
Lease Income		69,420	-	37,458	37,458	(31,962)	54%
Grant Income		1,250,000	109,014	1,101,926	1,101,926	(148,074)	88%
Miscellaneous Income		-	-	34,791	34,791	34,791	100%
Total Revenues		3,963,179	351,807	4,205,626	4,205,626	242,447	106%
Expenditures							
Administrative		182,703	771	154,147	157,911	(24,792)	86%
City Services		661,801	661,801	661,801	661,801	-	100%
Industrial Park Ops & Maint		18,494	620	4,051	5,021	(13,473)	27%
Marketing-Chamber of Commerce		275,000	10	259,385	259,385	(15,615)	94%
Advertising		27,000	-	24,807	25,263	(1,737)	94%
Utilities		138,020	2,517	90,987	123,823	(14,197)	90%
Capital		24,324	-	5,824	5,824	(18,500)	24%
Business Factory		131,556	996	87,930	92,432	(39,124)	70%
Total Operating Expenditures		1,458,898	666,715	1,288,932	1,331,459	(127,439)	91%
Projects							
Air Service Marketing	DC0119	171	-	171	171	-	100%
Principle LED	DC0134	7,852	-	6,848	6,848	(1,004)	87%
Phase II Sewer Line	DC0136	96,000	-	-	-	(96,000)	0%
TXDOT Aside Program Grant	DC0137	60,500	-	-	-	(60,500)	0%
CalTech	DC0138	181,950	-	-	-	(181,950)	0%
Parkhill	DC0139	30,628	6,376	18,615	30,628	-	100%
Grant Works	DC0140	50,000	-	47,500	50,000	-	100%
Netco	DC0142	5,500	-	-	-	(5,500)	0%
Elite Solutions	DC0145	15,260	-	-	-	(15,260)	0%
Goodfellow AFB	DC0146	320,553	-	320,553	320,553	-	100%
Industrial Park-Phase II	DC0147	1,161,971	63,044	1,040,463	1,161,402	(569)	100%
US Customs Retention II	DC0152	1,100,000	948,237	948,237	948,237	(151,763)	86%
Principle LED BREP	DC0154	23,045	-	20,545	20,545	(2,500)	89%
Chadbourne Street	DC0157	1,500,000	-	750,000	750,000	(750,000)	50%
West Texas Steel	DC0162	59,000	-	-	-	(59,000)	0%
SMC Global	DC0163	200,000	-	40,000	40,000	(160,000)	20%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Schwertner Property	DC0165	3,739	-	3,739	3,739	-	100%
Double Barrel	DC0167	70,000	-	50,000	50,000	(20,000)	71%
Industrial Park Turn Lane	DC0169	5,080	-	5,080	5,080	-	100%
Ethicon	DC0170	47,724	-	-	-	(47,724)	0%
Centurion BREP	DC0171	36,000	-	30,000	30,000	(6,000)	83%
Airport Clearing	DC0175	35,480	-	35,480	35,480	-	100%
Wendland Manufacturing	DC0176	400,000	-	-	-	(400,000)	0%
Rail Transloading Facility	DC0177	246,294	-	3,600	3,600	(242,694)	1%
US 87 Monuments	DC0178	150,000	-	109,274	109,274	(40,726)	73%
Airport Exit Monument	DC0179	100,000	-	-	-	(100,000)	0%
TGC/GAFB II	DC0181	145,000	-	-	-	(145,000)	0%
SMC Global - BREP	DC0182	362,500	-	-	-	(362,500)	0%
Dorado Construction	DC0183	150,000	-	100,000	100,000	(50,000)	67%
SME-Prime	DC0184	50,000	-	50,000	50,000	-	100%
Dakota Monitoring Well	DC0185	2,875	-	2,875	2,875	-	100%
Skywest	DC0186	1,000,000	-	739,097	739,097	(260,903)	74%
Ind Park Monument	DC0187	5,800	-	3,400	5,800	-	100%
Ind Park Clearing	DC0188	25,000	-	-	-	(25,000)	0%
SkyWest Advertising	DC0189	200,000	-	100,000	100,000	(100,000)	50%
Air Races	DC0190	10,000	-	10,000	10,000	-	100%
Hangar Code Study	DC0191	25,000	18,275	18,275	18,275	(6,725)	73%
Future Projects		659,450	-	-	-	(659,450)	0%
Total Project Expenditures		8,557,372	1,035,932	4,453,752	4,591,604	(3,965,768)	52%
Total Expenditures		10,016,270	1,702,647	5,742,684	5,923,063	(4,093,207)	57%
Revenue Over/(Under) Expenditures		(6,053,091)	(1,350,840)	(1,537,058)	(1,717,437)		

City of San Angelo Development Corporation
Economic Development Projects
As of September 30, 2021

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Air Service Marketing	DC0119	60,000	59,216	171	59,216	-
Principle LED	DC0134	550,001	516,123	6,848	515,119	1,004
Phase II Sewer Line	DC0136	100,000	100,000	-	4,000	96,000
TXDOT Aside Program Grant	DC0137	100,000	100,000	-	39,500	60,500
CalTech	DC0138	603,999	223,050	-	41,100	181,950
Parkhill	DC0139	308,000	323,000	18,615	310,987	12,013
Grant Works	DC0140	54,000	54,000	47,500	51,500	2,500
Netco	DC0142	60,000	60,000	-	54,500	5,500
Elite Solutions	DC0145	40,260	15,260	-	-	15,260
Goodfellow AFB	DC0146	1,500,000	1,437,374	320,553	1,437,374	-
Industrial Park-Phase II	DC0147	2,000,000	4,226,136	1,040,463	4,104,628	121,508
US Customs Retention II	DC0152	46,435	1,149,225	948,237	997,462	151,763
Principle LED BREP	DC0154	300,147	300,147	20,545	297,647	2,500
Chadbourn Street	DC0157	1,500,000	3,750,000	750,000	3,000,000	750,000
West Texas Steel	DC0162	59,000	59,000	-	-	59,000
SMC Global	DC0163	200,000	200,000	40,000	40,000	160,000
J's Deer & Wild Game	DC0164	60,000	60,000	-	45,000	15,000
Schwertner Property	DC0165	600,000	552,653	3,739	552,653	-
Double Barrel	DC0167	70,000	70,000	50,000	50,000	20,000
Industrial Park Turn Lane	DC0169	24,765	24,765	5,080	24,765	-
Ethicon	DC0170	47,724	47,724	-	-	47,724
Centurion BREP	DC0171	36,000	36,000	30,000	30,000	6,000
Airport Clearing	DC0175	70,000	35,480	35,480	35,480	-
Wendland Manufacturing	DC0176	400,000	400,000	-	-	400,000
Rail Transloading Facility	DC0177	250,000	250,000	3,600	7,306	242,694
US 87 Monuments	DC0178	150,000	150,000	109,274	109,274	40,726
Airport Exit Monument	DC0179	250,000	100,000	-	-	100,000
TGC/GAFB II	DC0181	145,000	145,000	-	-	145,000
SMC Global - BREP	DC0182	362,500	362,500	-	-	362,500
Dorado Construction	DC0183	150,000	150,000	100,000	100,000	50,000
SME-Prime	DC0184	50,000	50,000	50,000	50,000	-
Dakota Monitoring Well	DC0185	2,875	2,875	2,875	2,875	-
Skywest	DC0186	1,000,000	1,000,000	739,097	739,097	260,903
Ind Park Monument	DC0187	5,800	5,800	3,400	3,400	2,400
Ind Park Clearing	DC0188	25,000	25,000	-	-	25,000
SkyWest Advertising	DC0189	200,000	200,000	100,000	100,000	100,000
Air Races	DC0190	10,000	10,000	10,000	10,000	-
Hangar Code Study	DC0191	25,000	25,000	18,275	18,275	6,725
		11,416,506	16,275,328	4,453,752	12,831,158	3,444,170

Total Committed, Not Expended

3,444,170

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of September 30, 2021

ASSETS

Current Assets

Checking/Savings

Cash

8,537

Money Market

2,072,287

Total Checking/Savings

2,080,825

Other Current Assets

Investments

2,998,888

Total Other Current Assets

2,998,888

Total Current Assets

5,079,712

TOTAL ASSETS

5,079,712

LIABILITIES & FUND EQUITY

Fund Equity

Committed for Ballot Projects

352,947

Assigned for Debt Service

-

Unassigned Fund Balance

4,726,765

Total Fund Equity

5,079,712

TOTAL LIABILITIES & FUND EQUITY

5,079,712

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
September 2021

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	6,602,295	623,905	7,744,725	7,744,725	1,142,430	117%
Interest on Investments	6,000	146	8,447	8,447	2,447	141%
Total Revenues	6,608,295	624,051	7,753,172	7,753,172	1,144,877	117%
Expenditures						
City Services	30,135	30,135	30,135	30,135	-	100%
Loan/Debt Service	5,466,094	393,281	5,466,094	5,466,094	-	100%
Total Operating Expenditures	5,496,229	423,416	5,496,229	5,496,229	-	100%
Projects						
West TX Water Partnership	200,000	17,130	79,949	79,949	(120,051)	40%
Affordable Housing	340,216	-	107,320	107,320	(232,896)	32%
Water Rights	498,960	498,960	498,960	498,960	-	100%
Future Projects	108,241	-	-	-	(108,241)	0%
Total Project Expenditures	1,147,417	516,090	686,229	686,229	(461,188)	60%
Total Expenditures	6,643,646	939,506	6,182,458	6,182,458	(461,188)	93%
Revenue Over/(Under) Expenditures	(35,351)	(315,455)	1,570,714	1,570,714		

City of San Angelo Development Corporation
Ballot Projects
As of September 30, 2021

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	777,061	79,949	657,010	120,051
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,318,066	79,949	2,198,015	120,051
Total Water Supply Projects				120,051
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	3,615,342	107,320	3,382,446	232,896
* Administrative Contract	120,405	-	120,405	-
* Blackshear Neighborhood Boundary	28,300	-	28,300	-
* Blackshear Properties	404,125	-	404,125	-
* Neighborhood Blitz	550,000	-	550,000	-
* Neighbors Helping Neighbors	53,000	-	53,000	-
* Rebuilding Together - Housing One Stop	23,759	-	23,759	-
* Rebuilding Together - Housing Repair	74,920	-	74,920	-
* Rehabs	114,487	-	114,487	-
* Roofing Grant	200,000	-	200,000	-
Total Expenditures	5,184,338	107,320	4,951,443	232,896
Total Affordable Housing				232,896
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				352,947

Voter Approved Projects:

* Fort Concho Improvements	900,000	-	900,000	-
* Sports & Athletics Facilities	708,744	-	708,744	-
* 29th Street Sports Complex	1,750,000	-	1,750,000	-
Total Expenditures	3,358,744	-	3,358,744	-
Total Voter Approved Projects Committed, Not Expended				-
* Completed				

City of San Angelo Development Corporation
Transaction Detail by Account
September 2021

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	7564	AJ	9/30/2021	610	COSADC SLES TX,BNK	242,629.74
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	7597	AJ	9/30/2021	628	COSADC BANK INTERE	124.6
	7608	AJ	9/30/2021	644	SEPT BANK REC CORR	38.13
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	7223	AP	9/10/2021	5488	CITY OF SAN ANGELO	948,237.11
PROJECT#: DC0152						
	7223	AP	9/10/2021	5488	CITY OF SAN ANGELO	18,275.00
PROJECT#: DC0191						
	7239	121961 AP	9/8/2021	5493	PARKHILL SMITH & C	882.5
PROJECT#: DC0139						
	7240	121961 AP	8/23/2021	5493	PARKHILL SMITH & C	5,493.50
PROJECT#: DC0139						
	7003	122296 AP	7/30/2021	5481	REECE ALBERT INC	63,044.40
PROJECT#: DC0147						
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
	7585	AJ	9/30/2021	616	September Monthly	10.28
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	6973	AJ	9/3/2021	UT	UB CHARGE UPDATE	121.76
	6906	AJ	9/2/2021	UT	UB CHARGE UPDATE	15
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
	7239	123190 AP	9/8/2021	5487	ATMOS ENERGY	76.28
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
	7394	AP	9/17/2021	687806	GEXA ENERGY, LP	994.62
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	7239	123192 AP	9/14/2021	5490	HOUSE OF CHEMICALS	59.97
	7239	123981 AP	9/13/2021	5489	DIRT DOC, LLC	362.5
	7131	123984 AP	9/1/2021	5484	ENER-TEL SERVICES	100
	7007	123193 AP	8/31/2021	5482	REPUBLIC SERVICES,	28.67
	7007	124421 AP	8/31/2021	5480	RADS WINDOW CLEANI	350
	7005	124307 AP	8/30/2021	5479	MC ELECTRIC	250
	7007	125710 AP	8/27/2021	5478	ENER-TEL SERVICES	157.5
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
	7589	AJ	9/30/2021	619	Mthly Vehicle Main	117.5
	7587	AJ	8/31/2021	618	Mthly Vehicle Main	86
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	7223	AP	9/9/2021	5486	CONCHO VALLEY TRAN	200
	7096	AP	8/30/2021	687423	CTWP	121.76
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	7247	AP	9/16/2021	5492	OFFICE FURNITURE D	60
	7239	125005 AP	9/7/2021	5491	KIRBO'S OFFICE SYS	149
	6930	123265 AP	9/1/2021	5483	WALLACE, RUSSELL E	596
	7131	124105 AP	9/1/2021	5485	KIRBO'S OFFICE SYS	190.95
700-0700-411.06-26 SUPPLIES / GASOLINE						
	7589	AJ	9/30/2021	619	Mthly Fuel Expense	139.5
	7587	AJ	8/31/2021	618	Mthly Fuel Expense	105.23
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	7259	AJ	9/20/2021	UT	UB CHARGE UPDATE	30.69
	7060	AJ	9/8/2021	UT	UB CHARGE UPDATE	61.38
700-0705-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	7367	123930 AP	9/18/2021	5494	JR SILVA TREE SERV	66
	7367	123930 AP	9/6/2021	5494	JR SILVA TREE SERV	462

**City of San Angelo Development Corporation
Transaction Detail by Account
September 2021**

Group #	PO #	Type	Date	Number	Description	Amount
Fund 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
7564	AJ	9/30/2021	610	COSADC SLES TX,BNK		623,905.06
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
7597	AJ	9/30/2021	628	COSADC BANK INTERE		146.28
711-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
7552	AJ	9/9/2021	587	REIMBURS COSA AUG'		17,130.09
PROJECT#: DC0123						
711-0700-411.04-01 PURCHASED SERVICES / WATER RIGHTS						
7376	AP	9/21/2021	2010	CITY OF SAN ANGELO		498,960.00
711-0700-901.08-14 TRANSFER / TRANS TO DEBT SERVICE						
7376	AP	9/20/2021	2010	CITY OF SAN ANGELO		393,281.25

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through September 30, 2021

2011A Tax/Revenue C.O. - Fund 514

For Airport, Ft. Concho, and Parks Improvements

Debt Payments Through 2024

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		804,757		804,757			
REVENUES:							
C.O. Proceeds		-	-	-	-	13,780,000	13,780,000
Municipal Pool Donation		-	-	-	-	21,225	21,225
SASSRA Stock Barn		-	-	-	-	157,722	157,722
Transfer from Dev. Corp.		-	-	-	-	4,220,000	4,220,000
Interest Income		-	21	237	237	173,378	173,615
Total Revenues		-	21	237	237	18,352,325	18,352,562
EXPENDITURES:							
Airport Terminal Rehab	3925	-	-	-	-	500,000	500,000
Concho River	4119	255,857	249,900	249,923	(5,934)	8,344,145	8,594,068
Parks	6000	-	-	25,964	25,964	497,518	523,482
Unidad Park Refurbishment	PK0001	198,859	-	198,859	-	-	198,859
Middle Concho Boat Ramp	LK0003	22,908	-	22,908	-	-	22,908
Red Arroyo Trail	6040	-	-	-	-	325,000	325,000
Recreation	6100	-	-	-	-	2,597,817	2,597,817
Pool Improvements	RC0001	263,849	-	253,789	(10,060)	-	253,789
Fort Concho Improvements	6301	-	-	-	-	100,001	100,001
Auditorium	6602	-	-	-	-	3,750,001	3,750,001
Fairgrounds	6636	-	-	-	-	1,157,722	1,157,722
Transfer to Intergovernmental	1994	-	-	-	-	15,000	15,000
Issue Costs	9900	-	-	-	-	260,363	260,363
Total Expenditures		741,473	249,900	751,444	9,971	17,547,567	18,299,011
Revenue Over/(Under) Expenditures		(741,473)	(249,879)	(751,207)			
Ending Fund Balance		63,284		53,550			

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures Fiscal Year through September 30, 2021

Hickory Water Supply - Fund 516 Debt Payments Through 2031

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		973,630		973,630			
REVENUES:							
Interest		-	7	81	81	596,140	596,221
C.O. Proceeds		-	-	-	-	119,998,750	119,998,750
Total Revenues		-	7	81	81	120,594,890	120,594,971
EXPENDITURES:							
Easements/Property Damage	4150	-	-	-	-	106,865	106,865
Engineering	4157	964,010	125,085	964,010	-	18,744,693	19,708,703
Well Field Pipelines	4152	-	-	-	-	3,026,918	3,026,918
30 " Transmission Main	4153	-	-	-	-	38,681,022	38,681,022
Well Field Pumps	4154	-	-	-	-	12,831,038	12,831,038
Well Field Pump Station	4155	-	-	-	-	1,617,139	1,617,139
Well Field Expansion	4158	-	-	-	-	7,668,888	7,668,888
Treatment Plant	4156	-	-	-	-	27,132,194	27,132,194
Well Field Expansion #2	4159	-	-	-	-	9,640,252	9,640,252
Issue Costs	9900	-	-	-	-	172,251	172,251
Total Expenditures		964,010	125,085	964,010	-	119,621,260	120,585,270
Revenue Over/(Under) Expenditures		(964,010)	(125,078)	(963,929)			
Ending Fund Balance		9,620		9,701			

	Revenues
Previous Years Activity	120,594,890
Current Year Budget	-
Less Interest Earned	(596,140)
TOTAL	119,998,750

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures Fiscal Year through September 30, 2021

Hickory Water Supply II - Fund 527 Debt Payments Through 2045

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance*		-			-		
REVENUES:							
C.O. Proceeds		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
Total Revenues		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
EXPENDITURES:							
Post Construction	4150	255,500	-	-	(255,500)	-	-
Design & Inspection	4157	3,160,800	-	-	(3,160,800)	-	-
Construction	4159	40,620,412	-	-	(40,620,412)	-	-
Issue Costs	9900	-	-	-	-	1,469,664	1,469,664
Contingencies	9900	8,274,848	-	-	(8,274,848)	-	-
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
Revenue Over/(Under) Expenditures		-	-	-			
Ending Fund Balance		-			-		

*Preliminary

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: October 27, 2021

Item type: Regular Item

Caption:

Consider a resolution approving the demolition of a home located at 10 W Avenue Q and authorizing the Board President or designee to negotiate and execute all necessary documents related to the sale or conveyance of such property to the City of San Angelo, in a form approved by the City Attorney's Office and subject to acceptance and approval by the City Council. (Presentation by Bob Salas, Director of Neighborhood and Family Services)

Summary/History:

On February 22, 2017, the Board approved the buy back of an Affordable Housing Assistance Program (AHAP) housing unit located at 10 W. Ave Q due to heavy flooding issues. The property was purchased without prior knowledge of flooding issues. It is not located in a flood plain nor did the owner divulge flooding problems at the property. After buying back the unit in 2017, staff held on to the property with the expectation that the Ave P flood mitigation project would remedy the flooding issues and the unit could be resold at market value. However, the unit continues to flood consistently and Operations does not believe the Ave P project will eliminate the flooding problem. Since the unit cannot be resold, staff is requesting permission to demolish the structure and deed the property to Operations who will maintain the property and keep the property from being sold to the public in the future.

Financial Impact:

Demolition costs are \$14,650.00 which will come from AHAP funds.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|--|
| 1. | Deed - 10 W Ave Q | Deed - 10 W Ave Q.pdf |
| 2. | COSADC agenda - Purchase of 10 W Ave Q | COSADC agenda - Purchase of 10 W Ave Q.pdf |

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Bob Salas	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval



NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED

Date: May 1, 2017

Grantor: THEO J. CANTU and VERONICA F. CANTU, f/k/a VERONICA M. FLORES, husband and wife

Grantor's Mailing Address: 1309 Gregory Dr., San Angelo, Tom Green County, Texas 76905

Grantee: CITY OF SAN ANGELO DEVELOPMENT CORPORATION, a Texas nonprofit economic development corporation organized pursuant to the Texas Development Corporation Act

Grantee's Mailing Address: 69 N. Chadbourne Street, San Angelo, Tom Green County, Texas 76903

Consideration:

TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements presently located on said property):

Lot Sixteen (16) Block One Hundred Thirty-One (131), FORT CONCHO ADDITION to the City of San Angelo, Tom Green County, Texas, according to the plat recorded in Volume 45, Page 390, Deed Records of Tom Green County, Texas

Reservations from and Exceptions to Conveyance:

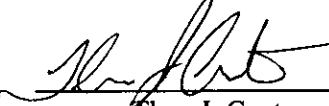
This conveyance is subject to easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances of the surface fee estate that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's

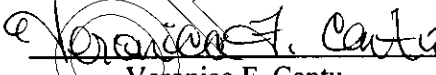
successor, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When context requires, singular nouns and pronouns include the plural.

GRANTOR:



Theo J. Cantu



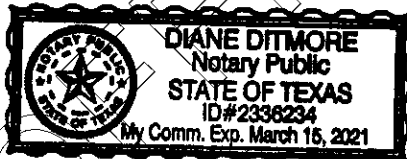
Veronica F. Cantu

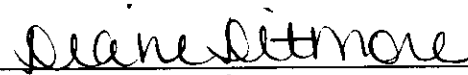
STATE OF TEXAS
COUNTY OF TOM GREEN

§
§

Before me, the undersigned authority, on this day personally appeared THEO J. CANTU and VERONICA F. CANTU, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 1st day of May, 2017.



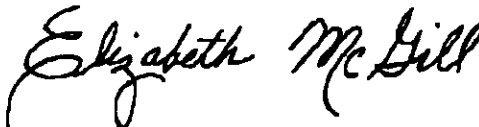


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
City of San Angelo Development Corporation
69 N. Chadbourne
San Angelo, TX 76903

**CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**





Elizabeth McGill County Clerk

Tom Green County, Texas
05/02/2017 04:07 PM
Fee: \$30.00
201705741 DE



Agenda

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on Wednesday, February 22, 2017 at 8:30 a.m. at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

- 1. Call to Order**
- 2. Prayer**
- 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 five 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.

4. Consent Agenda

- a. Consider approving the January 25, 2017 minutes
- b. Consider approving necessary Corporation disbursements
- c. Consider approving the January 2017 Financial Statements
- d. Consider authorizing the Board President to execute a Correction Deed for 40 acres in Phase 2 of the Industrial Park, originally conveyed in 2009, the deed for which inadvertently excluded reservation of a reversionary interest should the property not be developed within one year of the original date of conveyance
- e. Consider approving letters in support of the Angelo State University Small Business Development Center and authorizing President to sign on behalf of COSADC

5. Regular Agenda

- a. Update regarding the Ports to Plains Board Austin Meeting and Texas Transportation Forum held February 5-7 in Austin, Texas (Charlotte Farmer, City Council Single Member District 6 & John Bariou, COSADC Director)
- b. Update on the I-14 Annual Meeting of the Gulf Coast Strategic Highway System Coalition in Austin on February 7 (Presentation Tommy Hiebert, President of COSADC & Roland Peña, Economic Development Director)
- c. Presentation and approval of providing ZP Kirby Commons LLC a short term loan in support of the Kirby Commons Apartments Low Income Housing Tax Credit project in the amount of \$10,000. (Presentation by Neighborhood & Family Services Director, Bob Salas)
- d. Discussion and possible action related to the repurchase of an affordable housing unit on 10 W. Ave Q for appraised value of \$110K due to flooding issues in the area (Presentation by Neighborhood & Family Services Director, Bob Salas)
- e. Consideration and approval of a Resolution authorizing the Board President to execute a Memorandum of Understanding with the City of San Angelo providing funding not to exceed \$100,000 for a project necessary to construct an extension of sewer main into Phase II of the San



Angelo Business and Industrial Park (Presentation by Roland Peña, Economic Development Director)

- f. Discussion and possible action regarding COSADC's support for City's application for a Texas Department of Transportation Alternatives Set-Aside Program grant for street improvement and streetscaping on Chadbourne Street from Houston Harte to Washington allocating up to and not to exceed \$100,000 for such purpose (Presentation by Roland Peña - Economic Development Director, Russell Pehl - City Engineer, Jon James – Director Planning & Development, and Shane Kelton - Director of Operations)
- g. Consider possible dates for a COSADC Board Workshop (Presentation by Roland Peña, Economic Development Director)
- h. Consider approving the COSADC 2017 Program of Work (Presentation by Roland Peña, Economic Development Director)
- i. Discussion, possible action, and Board input on FY 2017-2018 Draft Budget and FY2016-2017 current budget (Presentation by Economic Development Director Roland Peña)

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 section:

- Section 551.087 to discuss an offer of financial or other incentives to companies with whom the City of San Angelo Development Corporation is conducting economic development negotiations and which the City of San Angelo Development Corporation seeks to have, locate, stay or expand in San Angelo
- Section 551.072 to deliberate the purchase, exchange, lease, or value of real property at Lot 9A, Red Arroyo Hills and the San Angelo Business and Industrial Park

7. Consideration and possible action regarding matters in Executive Session if needed

8. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 17th day of February 2017, at 5:00 PM.

/s/
Roland Peña, Director of Economic Development

All agenda items are subject to action. All contracts are presented in substantially the attached form. The Board reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code. In compliance with the Americans with Disabilities Act, the City of San Angelo Development Corporation will provide for reasonable accommodations for persons attending board meetings.



To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Economic Development Office at 325-653-7197. COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday on the Wednesday after each meeting.

Requestor: Nolan Sosa, Economic Development, COSADC, 325-657-4219

Meeting Date: October 27, 2021

Item type: Regular Item

Caption:

Consider a resolution authorizing a project under Chapters 501 and 505 of the Texas Local Government Code to utilize Sales and Use Tax funds in an amount not to exceed \$3,000,000 to fund improvements to airport facilities, to include the GTE Hangar, pursuant to a public-private partnership agreement with Skyline Aviation, Inc., subject to City Council approval; authorizing the Board President to negotiate and execute all necessary documents; and further authorizing the following in conjunction with the project:

1. Appointing the Director of Economic Development or their designee to act as the Development Corporation's authorized representative under the public-private partnership agreement with Skyline Aviation, Inc.; and
2. Authorize the Board President to negotiate and execute a lease agreement between the Development Corporation and the City of San Angelo for lease of the property located at 8534 Hangar Road, San Angelo, Texas 76904; and
3. Pursuant to Section 505.1561 of the Texas Local Government Code, authorize the Board President to negotiate and execute a lease agreement between the Development Corporation and Skyline Aviation, Inc. for sublease of the property located at 8534 Hangar Road, San Angelo, Texas 76904.

Summary/History:

Skyline Aviation, Inc. is a fixed-base operator at the San Angelo Regional Airport. Skyline requested Economic Development Assistance to rehabilitate infrastructure at San Angelo Regional Airport. Staff negotiated with Skyline and determined that a Public-Private Partnership (P3) is a feasible approach for this project.

The Project will include:

- Renovation of the GTE Hangar (8534 Hangar Road)
- Construction of a new general use parking lot
- Construction of a new rental car parking lot
- Rehabilitation of the commercial apron next to the Hangar
- Construction of office and conference space next to the Hangar

Under the Development Agreement, Skyline will assume responsibility for the Project costs and serve as Construction Manager At-Risk. COSADC will reimburse eligible project expenses up to \$3,000,000. Skyline Aviation agreed to provide a minimum funding match of \$1,500,000 for this project.

Under the Development Agreement, the Board of Directors would delegate an Authorized Representative from COSADC to approve documents related to the project on behalf of the Corporation.

Further, under Chapter 505 of the Texas Government Code, the Development Corporation will enter into an Agreement with the City of San Angelo to acquire a leasehold interest in the GTE Hangar and will subsequently sublease the property to Skyline Aviation, Inc. as required under the Act.

Financial Impact:

The total project cost will not exceed \$3,000,000 of sales and use tax funds.

Other Information/Recommendation:

Staff recommends authorizing the use of sales tax funds in an amount not to exceed \$3,000,000 for the aforementioned project, authorizing the Board President to negotiate and execute all necessary documents and further authorizing the following in conjunction with the Project: Appointing the Director of Economic Development or their designee to act as the Development Corporation's authorized representative under the public-private partnership agreement with Skyline Aviation, Inc.; and Authorizing execution of a lease agreement between the Development Corporation and the City of San Angelo for lease of the property located at 8534 Hangar Road, San Angelo, Texas 76904; and Pursuant to Section 505.1561 of the Texas Local Government Code, authorizing execution of a lease agreement between the Development Corporation and Skyline Aviation, Inc. for sublease of the property located at 8534 Hangar Road, San Angelo, Texas 76904, for a five (5) year initial term with three (3) options to renew for additional five (5) year terms.

Attachments:

- | | | |
|----|-------------------------|------------------------------|
| 1. | Skyline Aviation PPT v2 | Skyline Aviation PPT v2.pptx |
|----|-------------------------|------------------------------|

Presentation:**Approvals/Reviews:**

Nolan Sosa	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval



Development Corporation

October 27, 2021

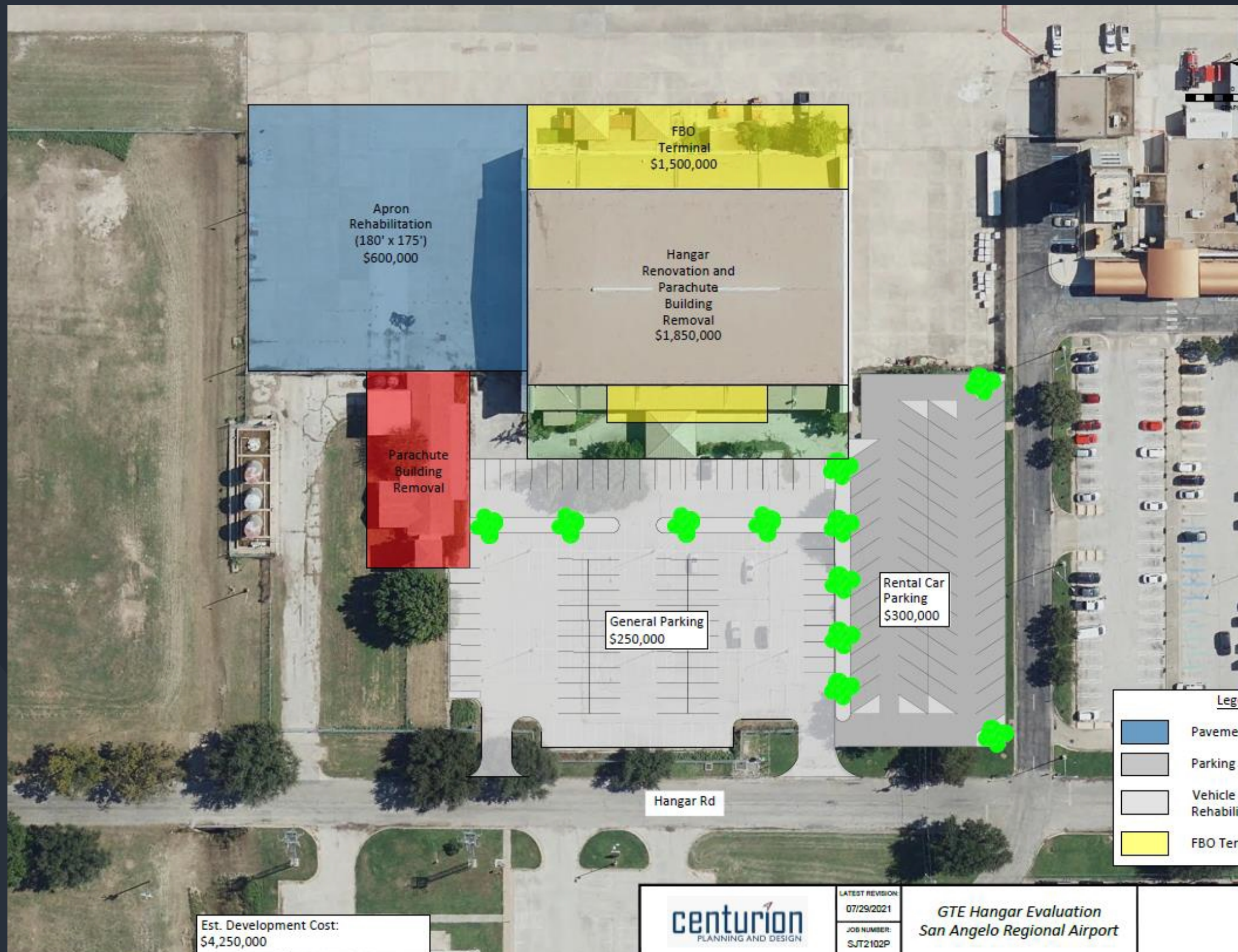
Public-Private Partnership – Skyline Aviation, Inc.

Guy Andrews, Director of Economic Development



Project Overview

- Public-Private Partnership between COSADC and Skyline Aviation, Inc.
- Total financial commitment not to exceed \$3,000,000
- Authorized under the Texas Local Government Code (§505.1561)



Project Deliverables

- Rehabilitate (reskin) the GTE Hangar
- Rehabilitate the Commercial Apron
- Construct new rental car parking
- Construct new general use parking
- Construct adjoining office and conference space

Project Participation

1. Skyline Aviation, Inc. would serve as the Construction Manager At-Risk (CMAR):

- Skyline would ensure completion of all Project Deliverables with a guaranteed maximum financial commitment by COSADC of \$3,000,000.
- The CMAR is financially liable for any cost overruns or contingencies that arise throughout the Project.

2. COSADC serves as the Owner on the Project, maintaining oversight and approval authority.

- COSADC's Board of Directors would appoint an Authorized Representative to execute Project Documents
- The Authorized Representative would liaise with Skyline's Construction Manager to review and approve Project Documents (e.g., Agreements, Change Orders, Payment Applications) in an efficient manner.

3. City serves in an advisory capacity, providing technical expertise and requisite access to the Project site.

- City's Airport Director will advise COSADC's Authorized Representative and Skyline's Construction Manager and participate in the review and approval process for Project Documents.

Statutory Requirements

TEXAS LOCAL GOVERNMENT CODE SEC. 505.1561.

PROJECTS RELATED TO AIRPORT FACILITIES IN CERTAIN MUNICIPALITIES.

For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for the development or expansion of *airport* or railport facilities, *including hangars*, maintenance and repair facilities, cargo facilities, and related infrastructure *located on or adjacent to an airport* or railport facility, if the project is undertaken by a Type B corporation authorized to be created by a municipality:

(1) that enters into a development agreement with an entity *in which the entity acquires a leasehold or other possessory interest from the corporation and is authorized to sublease* the entity's interest for other projects authorized by Sections 505.151 through 505.156; and

(2) the governing body of which has authorized the development agreement by adopting a resolution at a meeting called as authorized by law.

Leasehold Interest and Revenue Sharing

1. Per Statute, the Development Corporation must acquire leasehold interest for the GTE Hangar from the City of San Angelo.
2. The Development Corporation would then sublease the hangar to Skyline Aviation, Inc. and agree to share revenue with the City of San Angelo until \$1,000,000 is recovered.
3. After recovery of \$1,000,000, the City of San Angelo would retain ownership of the hangar and 100% of the lease revenue.
4. Per Statute, Skyline Aviation, Inc. would also be authorized to sublease their interest for other eligible projects.

Staff Recommendation

Staff's recommendation is for the Board of Directors to **AUTHORIZE** the project under Chapters 501 and 505 of the Texas Local Government Code to utilize Sales and Use Tax Funds in an amount **not to exceed \$3,000,000** to fund improvements to airport facilities, to include the GTE Hangar, pursuant to a Public-Private Partnership (Development) Agreement with Skyline Aviation, Inc, subject to City Council approval; and authorizing the Board President to negotiate and execute all necessary documents, and further authorizing the following in conjunction with the project:

1. Appointing the Director of Economic Development or their designee to act as the Development Corporation's Authorized Representative under the Public-Private Partnership Agreement with Skyline Aviation, Inc.
2. Authorizing execution of a lease agreement between the Development Corporation and the City of San Angelo for lease of the property located at 8534 Hangar Road, San Angelo, Texas 76904 (GTE Hangar)
3. Pursuant to Section 505.1561 of the Texas Local Government Code, authorizing execution of a lease agreement between the Development Corporation and Skyline Aviation, Inc. for sublease of the property located at 8534 Hangar Road, San Angelo, Texas 76904, for a five (5) year initial term with three (3) options to renew for additional five (5) year terms.