CITY OF SAN ANGELO TEXAS
Development Corporation

Agenda
11/17/2021

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on November 17, 2021 at 8:30 AM at the East Mezzanine of City Hall, 72 W. College Ave., 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.

a. Presentation and Recognition of 2021 Business Plan Competition Winners

4. **Consent Agenda**
   a. Consider approving the October 2021 Financial Statements
   b. Consider approving the October 27, 2021 meeting minutes
   c. Consider approving the necessary corporation disbursements
5. **Regular Agenda**
   a. Public Hearing regarding the expenditure of Sales and Use Tax Funds in an amount not to exceed $3,000,000 to fund improvements to airport facilities at San Angelo Regional Airport ("Mathis Field") including rehabilitation of the existing aircraft hangar located at 8534 Hangar Road ("GTE Hangar"), construction of adjoining office and conference space, ramp/apron improvements, vehicle parking, and rental car parking, pursuant to a Public-Private Partnership Agreement with Skyline Aviation, Inc. for a Project authorized under Chapters 501 and 505 of the Texas Local Government Code (Presentation by Guy Andrews, Director of Economic Development)
   b. Consider approving the proposed COSADC meeting calendar for 2022 (Presentation made by Nora Nevarez, Economic Development Assistant)
   c. Consider appointing a First Vice President and Second Vice President for the City of San Angelo Development Corporation (Presentation by Guy Andrews, Director of Economic Development)
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 12th day of November, 2021 at 11:00 A.M.

_____

Guy Andrews, Economic Development Director

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.

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: November 17, 2021

Item type: Regular Item

Caption:

Presentation and Recognition of 2021 Business Plan Competition Winners

Summary/History:

Presentation and announcement of Business Plan Competition

Summary of Competition:
Kickoff of Competition was announced on May 3, 2021
Phase I - Business Overview - Received 39 entries
Phase II - Draft Business Plan - 9 semifinalist
Phase III - Final Business Plan - 5 semifinalist
The 5 semifinalist will present their final business plan to the judges on November 13th
Presentation and Recognition of winner/s - November 17th
Approval of Agreement with winners - Dec 15th
Ratification by City Council - Jan. 2022

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez Created/Initiated

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: November 17, 2021

Item type: Consent Item

Caption:

Consider approving the October 2021 Financial Statements

Summary/History:

See attachment for October 2021 Financial Statements

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	COSADC FS 2110	COSADC FS 2110.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 October 31, 2021

Contents

Executive Summary

Economic Development

- Balance Sheet
- Revenue & Expenditure Report
- Project Commitments

Ballot

- Balance Sheet
- Revenue & Expenditure Report
- Project Commitments

Transaction Detail by Account

2011 Bond Issue

Hickory Water Supply

This UNAUDITED information is designed for internal use and analysis only.

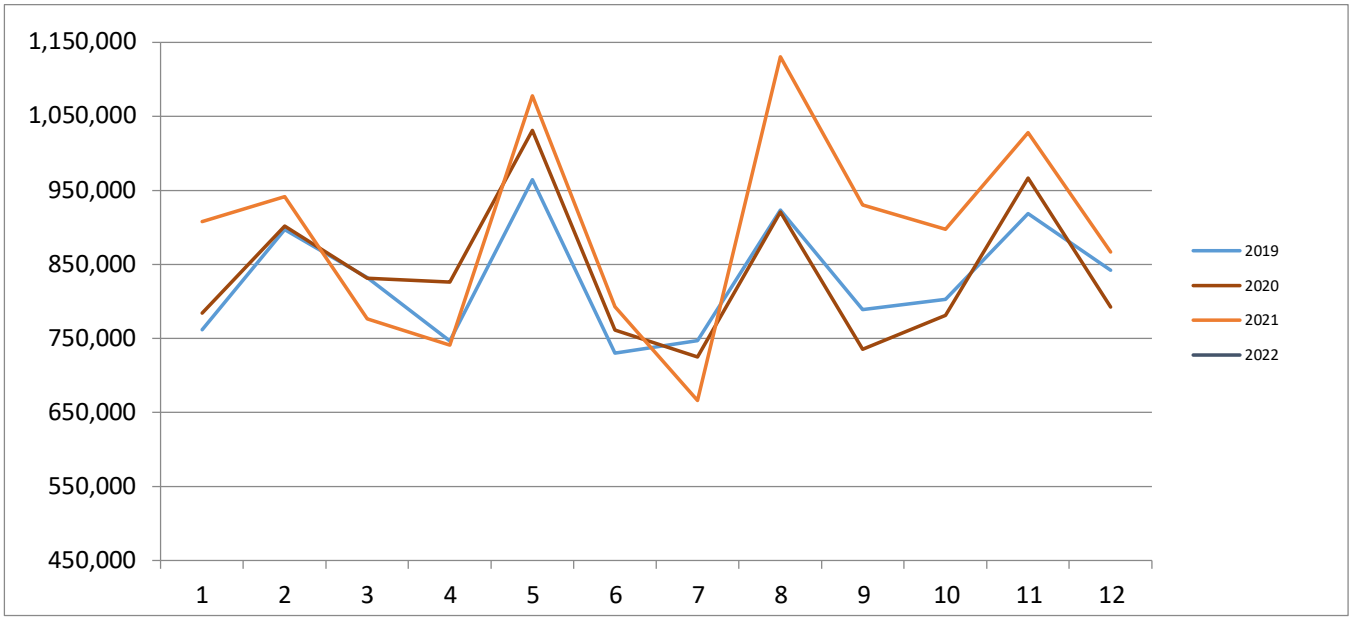
City of San Angelo Development Corporation
Executive Summary
October 2021

Available Fund Balances

Unassigned Fund Balance-Economic Development	7,125,763
Unassigned Fund Balance-Ballot	4,025,626

Sales Tax Analysis

Month	2019	2020	2021	2022	% Over/(Under)
Oct	761,865	784,232	907,912	837,902	-7.71%
Nov	896,890	901,416	941,714		
Dec	832,486	831,209	776,336		
Jan	746,604	826,116	740,927		
Feb	964,281	1,030,912	1,077,963		
Mar	730,020	761,229	792,882		
Apr	747,020	725,032	665,954		
May	923,026	920,877	1,130,561		
Jun	789,102	734,988	930,276		
Jul	802,784	781,279	897,588		
Aug	918,423	966,590	1,027,915		
Sep	842,023	792,202	866,535		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of October 31, 2021

ASSETS	
Current Assets	
Checking/Savings	
Cash	915,944
Money Market	1,196,003
Total Checking/Savings	2,111,947
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	10,189,322
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	11,915,725
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	390
Total Current Liabilities	390
Total Liabilities	390
Fund Equity	
Committed for Eco. Dev. Projects	3,063,169
Restricted for Fixed Assets	1,726,403
Unassigned Fund Balance	7,125,763
Total Fund Equity	11,915,335
TOTAL LIABILITIES & FUND EQUITY	11,915,725

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

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,852,009	234,613	234,613	234,613	(2,617,396)	8%
Interest on Investments		9,464	2,407	2,407	2,407	(7,057)	25%
Lease Income		10	-	-	-	(10)	0%
Miscellaneous Income		-	450	450	450	450	100%
Total Revenues		2,861,483	237,470	237,470	237,470	(2,624,013)	8%
Expenditures							
Administrative		191,986	8,671	8,671	11,630	(180,356)	6%
City Services		705,946	-	-	-	(705,946)	0%
Industrial Park Ops & Maint		18,462	1,068	1,068	1,068	(17,394)	6%
Marketing-Chamber of Commerce		262,500	65,625	65,625	262,500	-	100%
Advertising		14,500	-	-	456	(14,044)	3%
Utilities		73,350	11,148	11,148	55,476	(17,874)	76%
Capital		37,500	-	-	215	(37,285)	1%
Business Factory		131,556	745	745	11,125	(120,431)	8%
Total Operating Expenditures		1,435,800	87,257	87,257	342,470	(1,093,330)	24%
Projects							
Principle LED	DC0134	1,004	-	-	-	(1,004)	0%
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	10,006	-	-	10,006	-	100%
Grant Works	DC0140	2,500	-	-	2,500	-	100%
Netco	DC0142	5,500	-	-	-	(5,500)	0%
Elite Solutions	DC0145	15,260	-	-	-	(15,260)	0%
Industrial Park-Phase II	DC0147	3,416	-	-	2,848	(568)	83%
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
Principle LED BREP	DC0154	2,500	-	-	-	(2,500)	0%
Chadbourne Street	DC0157	750,000	-	-	-	(750,000)	0%
West Texas Steel	DC0162	59,000	-	-	-	(59,000)	0%
SMC Global	DC0163	160,000	-	-	-	(160,000)	0%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Double Barrel	DC0167	20,000	-	-	-	(20,000)	0%
Ethicon	DC0170	47,724	-	-	-	(47,724)	0%
Centurion BREP	DC0171	6,000	-	-	-	(6,000)	0%
Wendland Manufacturing	DC0176	400,000	-	-	-	(400,000)	0%
Rail Transloading Facility	DC0177	242,694	-	-	-	(242,694)	0%
US 87 Monuments	DC0178	40,726	-	-	-	(40,726)	0%
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	50,000	-	-	-	(50,000)	0%
Ind Park Monument	DC0187	2,400	-	-	2,400	-	100%
Ind Park Clearing	DC0188	25,000	-	-	-	(25,000)	0%
SkyWest Advertising	DC0189	100,000	-	-	-	(100,000)	0%
Hangar Code Study	DC0191	6,725	-	-	-	(6,725)	0%
Future Projects		1,516,185	-	-	-	(1,516,185)	0%
Total Project Expenditures		4,579,352	-	-	17,754	(4,561,598)	0%
Total Expenditures		6,015,152	87,257	87,257	360,224	(5,654,928)	1%
Revenue Over/(Under) Expenditures		(3,153,669)	150,213	150,213	(122,754)		

City of San Angelo Development Corporation
Economic Development Projects
As of October 31, 2021

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Principle LED	DC0134	550,001	516,123	-	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	-	312,993	10,007
Grant Works	DC0140	54,000	54,000	-	51,500	2,500
Netco	DC0142	60,000	60,000	-	54,500	5,500
Elite Solutions	DC0145	40,260	15,260	-	-	15,260
Industrial Park-Phase II	DC0147	2,000,000	4,226,136	-	4,222,719	3,417
US Customs Retention II	DC0152	46,435	1,149,225	-	997,462	151,763
Principle LED BREP	DC0154	300,147	300,147	-	297,647	2,500
Chadbourne Street	DC0157	1,500,000	3,750,000	-	3,000,000	750,000
West Texas Steel	DC0162	59,000	59,000	-	-	59,000
SMC Global	DC0163	200,000	200,000	-	40,000	160,000
J's Deer & Wild Game	DC0164	60,000	60,000	-	45,000	15,000
Double Barrel	DC0167	70,000	70,000	-	50,000	20,000
Ethicon	DC0170	47,724	47,724	-	-	47,724
Centurion BREP	DC0171	36,000	36,000	-	30,000	6,000
Wendland Manufacturing	DC0176	400,000	400,000	-	-	400,000
Rail Transloading Facility	DC0177	250,000	250,000	-	7,306	242,694
US 87 Monuments	DC0178	150,000	150,000	-	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	50,000
Ind Park Monument	DC0187	5,800	5,800	-	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
Hangar Code Study	DC0191	25,000	25,000	-	18,275	6,725
		8,098,866	13,102,965	-	10,039,796	3,063,169

Total Committed, Not Expended	3,063,169

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of October 31, 2021

ASSETS	
Current Assets	
Checking/Savings	
Cash	1,004
Money Market	2,674,395
Total Checking/Savings	2,675,399
Other Current Assets	
Investments	2,998,888
Total Other Current Assets	2,998,888
Total Current Assets	5,674,286
TOTAL ASSETS	5,674,286
LIABILITIES & FUND EQUITY	
Fund Equity	
Committed for Ballot Projects	737,761
Assigned for Debt Service	910,899
Unassigned Fund Balance	4,025,626
Total Fund Equity	5,674,286
TOTAL LIABILITIES & FUND EQUITY	5,674,286

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	7,333,738	603,290	603,290	603,290	(6,730,448)	8%
Interest on Investments	24,336	3,191	3,191	3,191	(21,145)	13%
Total Revenues	7,358,074	606,481	606,481	606,481	(6,751,593)	8%
Expenditures						
City Services	78,914	-	-	-	(78,914)	0%
Loan/Debt Service	5,465,394	-	-	-	(5,465,394)	0%
Total Operating Expenditures	5,544,308	-	-	-	(5,544,308)	0%
Projects						
West TX Water Partnership	200,000	-	-	-	(200,000)	0%
Affordable Housing	537,760	-	-	-	(537,760)	0%
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	809,941	-	-	-	(809,941)	0%
Total Project Expenditures	2,046,661	-	-	-	(2,046,661)	0%
Total Expenditures	7,590,969	-	-	-	(7,590,969)	0%
Revenue Over/(Under) Expenditures	(232,895)	606,481	606,481	606,481		

City of San Angelo Development Corporation
Ballot Projects
As of October 31, 2021

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	857,010	-	657,010	200,000
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,398,015	-	2,198,015	200,000
Total Water Supply Projects				200,000
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	3,920,207	-	3,382,446	537,761
* 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	5,489,203	-	4,951,443	537,761
Total Affordable Housing				537,761
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				737,761
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
October 2021

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
755		AJ	10/31/2021	5	DC Sales Tax - Oct	234,612.59
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
855		AJ	10/31/2021	25	MM Interest ED	2,407.25
700-0000-380.10-00 MISC / MISC						
259		CR	10/13/2021	16568	ECO DEV MISC BP ENTRY FEE	350
161		CR	10/8/2021	11688	ECO DEV	100
700-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
485		AJ	9/30/2021	1	Accrue Expense to	-66,959.25
16		AP	9/21/2021	5497	CITY OF SAN ANGELO	66,959.25
700-0700-411.03-12 PROFESSIONAL & TECHNICAL / ADMINISTRATIV						
485		AJ	9/30/2021	1	Accrue Expense to	-98,491.00
16		AP	9/21/2021	5497	CITY OF SAN ANGELO	98,491.00
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
515	121961	AP	10/14/2021	5521	PARKHILL SMITH & C	1,211.40
PRO	JECT#:	C01	39			
485		AJ	9/30/2021	1	Accrue Expense to	-118,091.13
PRO	JECT#:	C01	47			
485		AJ	9/30/2021	1	Accrue Expense to	-795.3
PRO	JECT#:	C01	39			
762		AJ	9/30/2021	7	Accrue expense to	-1,211.40
PRO	JECT#:	C01	39			
220	121961	AP	9/27/2021	5506	PARKHILL SMITH & C	795.3
PRO	JECT#:	C01	39			
57	122296	AP	6/30/2021	5502	REECE ALBERT INC	118,091.13
PRO	JECT#:	C01	47			
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
220	126065	AP	9/20/2021	5508	SAN ANGELO CHAMBER	65,625.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
84		AJ	10/5/2021	UT	UB CHARGE UPDATE	135.6
33		AJ	10/4/2021	UT	UB CHARGE UPDATE	15
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
314	126545	AP	10/7/2021	5510	ATMOS ENERGY	80.06
541		AJ	9/30/2021	2	Accrue Expense to	-63.72
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
515	126599	AP	10/18/2021	5519	HOUSE OF CHEMICALS	95.36
515	126677	AP	10/16/2021	5520	JOWERS COMMERCIAL	1,150.00
344	125420	AP	10/14/2021	5512	PADILLA PAINTING	8,354.00
515	126202	AP	10/11/2021	5518	ENER-TEL SERVICES	369.28
314	126231	AP	10/8/2021	5513	RADS WINDOW CLEANI	350
211	126233	AP	10/1/2021	5504	ENER-TEL SERVICES	528
211	126233	AP	10/1/2021	5504	ENER-TEL SERVICES	100
485		AJ	9/30/2021	1	Accrue Expense to	-32.24
485		AJ	9/30/2021	1	Accrue Expense to	-79
485		AJ	9/30/2021	1	Accrue Expense to	-200
220	126269	AP	9/30/2021	5507	REPUBLIC SERVICES,	34.51
220	125932	AP	9/29/2021	5505	JOWERS COMMERCIAL	200
54	123189	AP	9/23/2021	5496	ANGELO WATER SERVI	32.24
63	123200	AP	7/12/2021	5501	MDK SERVICES LLC	79
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
485		AJ	9/30/2021	1	Accrue Expense to	-346.16
485		AJ	9/30/2021	1	Accrue Expense to	-8.12
180		AP	9/29/2021	688190	CTWP	121.76
61	123191	AP	9/21/2021	5498	CTWP	346.16

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

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.05-21 PURCHASED SERVICES / INSURANCE-LIABILITY						
408		AP	10/20/2021	5514	SAM TAMBUNGA INSUR	-8,299.88
409		AP	10/20/2021	5516	SAM TAMBUNGA INSUR	8,299.88
345		AP	10/14/2021	5514	SAM TAMBUNGA INSUR	8,299.88
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
345		AP	10/11/2021	5515	SAN ANGELO TO GO	16,095.01
344	126564	AP	10/7/2021	5511	KIRBO'S OFFICE SYS	149
211	126230	AP	10/1/2021	5509	WALLACE, RUSSELL E	596
485		AJ	9/30/2021	1	Accrue Expense to	-26,231.19
541		AJ	9/30/2021	2	Accrue Expense to	-16,095.01
16		AP	9/29/2021	5499	J BAR MEATS LLC	26,231.19
700-0700-411.05-90 PURCHASED SERVICES / CONVENTIONS & SCHOO						
485		AJ	9/30/2021	1	Accrue Expense to	-625
16		AP	9/24/2021	5503	SAN ANGELO CHAMBER	625
700-0700-411.05-91 PURCHASED SERVICES / PROF.DUES & SUBSCRI						
558		AJ	9/30/2021	4	Accrue Expense to	-104.93
59		AP	8/27/2021	9850	CITIBANK, N.A	104.93
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
104		CR	10/6/2021	9071	ECONOMIC DEV NORA NEVAREZ	-0.91
558		AJ	9/30/2021	4	Accrue Expense to	-99.98
529	123195	AP	9/29/2021	5522	STAPLES ADVANTAGE	120.75
220	123195	AP	9/23/2021	5522	STAPLES ADVANTAGE	18.47
61	123195	AP	9/17/2021	5522	STAPLES ADVANTAGE	86.36
59		AP	8/23/2021	9850	CITIBANK, N.A	99.98
700-0700-411.06-30 SUPPLIES / FOOD						
515	126679	AP	10/21/2021	5517	ANGELO WATER SERVI	32.24
558		AJ	9/30/2021	4	Accrue Expense to	-212.58
558		AJ	9/30/2021	4	Accrue Expense to	-170.18
59		AP	8/23/2021	9850	CITIBANK, N.A	106
59		AP	8/23/2021	9850	CITIBANK, N.A	64.18
59		AP	8/10/2021	9850	CITIBANK, N.A	76.6
59		AP	8/10/2021	9850	CITIBANK, N.A	99.98
59		AP	8/10/2021	9850	CITIBANK, N.A	36
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
206		AJ	10/11/2021	UT	UB CHARGE UPDATE	113.01
700-0705-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
485		AJ	9/30/2021	1	Accrue Expense to	-1,173.00
485		AJ	9/30/2021	1	Accrue Expense to	-153
61	123930	AP	9/18/2021	5500	JR SILVA TREE SERV	153
61	123930	AP	9/6/2021	5500	JR SILVA TREE SERV	1,173.00
700-0705-411.05-21 PURCHASED SERVICES / INSURANCE-LIABILITY						
408		AP	10/20/2021	5514	SAM TAMBUNGA INSUR	-921.24
409		AP	10/20/2021	5516	SAM TAMBUNGA INSUR	955.24
345		AP	10/14/2021	5514	SAM TAMBUNGA INSUR	921.24
Fund 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
755		AJ	10/31/2021	5	DC Sales Tax - Oct	603,289.50
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
855		AJ	10/31/2021	25	MM Interest Ballot	3,191.00
711-0700-411.03-13 PROFESSIONAL & TECHNICAL / ADM SVCS-AFFO						
485		AJ	9/30/2021	1	Accrue Expense to	-7,533.75
16		AP	9/21/2021	5497	CITY OF SAN ANGELO	7,533.75

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through October 31, 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		**55,328**		**55,328**			
REVENUES:							
Interest		-	-	-	-	596,221	596,221
C.O. Proceeds		-	-	-	-	119,998,750	119,998,750
Total Revenues		-	-	-	-	120,594,971	120,594,971
EXPENDITURES:							
Easements/Property Damage	4150	-	-	-	-	106,865	106,865
Engineering	4157	45,628	-	45,626	(2)	18,744,693	18,790,319
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		45,628	-	45,626	(2)	119,621,260	119,666,886
Revenue Over/(Under) Expenditures		**(45,628)**	**-**	**(45,626)**			
Ending Fund Balance		**9,700**		**9,702**			

	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 October 31, 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*		**10,069**		**10,069**			
REVENUES:							
Interest Income		-	-	-	-	10,069	10,069
C.O. Proceeds		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
Total Revenues		52,311,560	-	-	(52,311,560)	3,773,510	3,773,510
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		**10,069**		**10,069**			

*Preliminary

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: November 17, 2021

Item type: Consent Item

Caption:

Consider approving the October 27, 2021 meeting minutes

Summary/History:

COSADC minutes from October 27, 2021 meeting.

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Meeting Minutes 10-27-2021 COSADC Meeting Minutes 10-27-2021.docx

Presentation:

Approvals/Reviews:

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

City of San Angelo, Texas
Development Corporation
Meeting Wednesday, October 27,
2021

Present:
Max Puello, President
Erika Lara, First Vice President
John Bariou, Second Vice President
Edward Carrasco, Director
Garland Freeze, 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 8:34 a.m., on Wednesday, October 27, 2021 in the City of San Angelo City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. Prayer

An invocation was provided by Second Vice President Bariou.

3. Public Comment

No Public Comment made.

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.

Motion: Second Vice President Bariou made a motion, seconded by Director Freeze to approve the consent agenda as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

No public comment.

5. Regular Agenda

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

Presentation made by Shannon McMillan. No action required.

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

Presentation made by Charlotte Anderson. No action required.

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

Motion: Second Vice President Bariou made a motion, seconded by Director Carrasco to approve the September 2021 Financial Statements. The motion carried unanimously five (5) ayes to zero (0) nays.

No public comment.

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)

Motion: Director Freeze made a motion, seconded by Second Vice President Bariou to

approve the resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

No public comment.

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.

Motion: Second Vice President Bariou made a motion, seconded by First Vice President Lara to approve the resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

No public comment.

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

No Executive Session. No Announcements or Future Agenda items.

7. Adjournment

Motion: First Vice President Lara 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 9:14 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.)

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: November 17, 2021

Item type: Consent Item

Caption:

Consider approving the necessary corporation disbursements

Summary/History:

Disbursement provided.

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 11-17-2021 Disbursement 11-17-2021.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 November 17, 2021

Economic Development				
SkyWest Airline, Inc.	$	260,902.56	Professional Services (Inv. 522298)	*Ck. 5523*
Tom Green County		49,584.13	DEAA Grant for GFAB Training Mission Proj	
San Angelo To Go		16,095.01	Reimburse - Business Plan Comp (Inv. 5)	*Ck. 5515*
Sam Tambunga		9,255.12	Gen. Liability insurance for BRC and Indust. Park (Inv. 211014)	*Ck. 5516*
J Bar Meats		2,768.81	2019 BP Comp reimbursements	
Bill Jowers, Jowers Comm. Cleaning		1,150.00	Janitorial Serv at BRC (Inv 5491)	*Ck. 5520*
Bill Jowers, Jowers Comm. Cleaning		1,200.00	Janitorial Serv at BRC (Inv. 5499)	
Parkhill Smith & Cooper, Inc.		1,211.40	Prof Serv Phase 2 Indust Park (Inv. 19406170028)	*Ck. 5521*
Total for Board Consideration	**$**	**342,167.03**		
Parkhill Smith & Cooper	$	693.00	Prof Serv (Inc. 01806021.00-5)	
Russ Wallace		596.00	Mo. IT serv for Business Factory (Inv. 1025)	*Ck. 5509*
Ener-tel		436.00	Fire alarm monitoring & Mo Burglar Alarm (Inv. 260040 & 260152)	
Ener-tel		369.28	Service & labor (Inv., 258061)	*Ck. 5518*
House of Chemicals		151.54	Janitorial supplies (Inv. 575779)	
Staples		267.89	Office supplies (Inv. 3490751702 & 3488365168)	
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. Rental for copier - Business Factory (Inv. 389106)	
Atmos Energy		90.64	Gas utilities (10/08/2021 to 11/03/2021)	
Republic Services		34.51	Trash Serv at BRC (0691-001076799)	
Angelo Water Service Co.		32.24	Water delivery and rental of water cooler (Inv.7005/2110)	*Ck. 5517*
Staples		22.17	Office supplies (Inv. 3490887608)	
	$	**3,388.43**		
Total Economic Development Disbursements	**$**	**345,555.46**		
Ballot				
Total for Board Consideration	**$**	**-**		
Total Routine Disbursements	**$**	**-**		
Total Ballot Disbursements	**$**	**-**		
Grand Total Disbursements this Period	**$**	**345,555.46**		

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: November 17, 2021

Item type: Regular Item

Caption:

Public Hearing regarding the expenditure of Sales and Use Tax Funds in an amount not to exceed $3,000,000 to fund improvements to airport facilities at San Angelo Regional Airport ("Mathis Field") including rehabilitation of the existing aircraft hangar located at 8534 Hangar Road ("GTE Hangar"), construction of adjoining office and conference space, ramp/apron improvements, vehicle parking, and rental car parking, pursuant to a Public-Private Partnership Agreement with Skyline Aviation, Inc. for a Project authorized under Chapters 501 and 505 of the Texas Local Government Code (Presentation by Guy Andrews, Director of Economic Development)

Summary/History:

The City of San Angelo Development Corporation Board of Directors approved a Project under Chapters 501 and 505 of the Texas Local Government Code, authorizing up to $3,000,000 for airport improvements through a Public-Private Partnership with Skyline Aviation, Inc. on October 27, 2021. The San Angelo City Council ratified this authorization during their regular meeting on November 2, 2021.

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

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved

Guy Andrews	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: November 17, 2021

Item type: Regular Item

Caption:

Consider approving the proposed COSADC meeting calendar for 2022 (Presentation made by Nora Nevarez, Economic Development Assistant)

Summary/History:

COSADC meetings are held the fourth (4) Wednesday of each month. The only exception will be during November and December, due to the holidays.

The workshop is scheduled to be held on February 24th.

Financial Impact:

Other Information/Recommendation:

Attachments:

1. 2022 Board Meeting Schedule — 2022 Board Meeting Schedule.docx

Presentation:

Approvals/Reviews:

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

CITY OF SAN ANGELO TEXAS
Development Corporation

Meeting Schedule 2022

City Hall **East Mezzanine Room** **8:30 A.M.**
January 26, 2022
February 23, 2022 & Workshop
March 23, 2022
April 27, 2022
May 25, 2022
June 22, 2022
July 27, 2022
August 24, 2022
September 28, 2022
October 26, 2022
November 16, 2022*
December 14, 2022*

*Moved to accommodate holiday.

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: November 17, 2021

Item type: Regular Item

Caption:

Consider appointing a First Vice President and Second Vice President for the City of San Angelo Development Corporation (Presentation by Guy Andrews, Director of Economic Development)

Summary/History:

The officers are appointed by the Board of Directors and shall serve a term of one (1) year. The Vice Presidents shall continue to serve until their successors are appointed.

First Vice President:
The First Vice President shall exercise the powers of the President during that officer's absence or inability to act. The first and second Vice Presidents shall also perform other duties as from time to time may be assigned by the President or the Board.

Second Vice President:
The Second Vice President shall exercise the powers of the President during the absence of the President and the First Vice President. The First and Second Vice Presidents shall also perform other duties as from time to time may be assigned by the President or the Board.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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