



Agenda 12/15/2021

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on December 15, 2021 at 8:30 AM at the McNease Convention Center – South Meeting Room, 500 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 November 17, 2021 Meeting Minutes
- b. Consider approving the necessary Corporation disbursements
- c. Consider approving the November 2021 Financial Statements
- d. Consider early termination of the Business Plan Competition Third Place Grant Award Agreement by and between the City of San Angelo Development Corporation and Netco Energy Products, Inc. d/b/a Netco Fire and Safety due to it having met all contract obligations, and authorizing the Board President or their designee to execute all related documents.
- e. Consider approving an agreement by and between the City of San Angelo Development Corporation and Quality Striping in the amount of \$4,100 for striping and sealcoating of the Business Resource Center parking lot and authorizing the Board President or their designee to execute all necessary documents
- f. Consider approving an agreement by and between the City of San Angelo Development Corporation and Angelo Paving in the amount of \$5,915 to repave the Business Resource Center parking lot and authorizing the Board President or their designee to execute all necessary documents

- g. Consider increasing the previously approved contract amount with Mammoth Roofing Services, LLC to include an additional \$19,688 to replace stucco located at the front of the Business Resource Center through TIPS Contract 210205 for a total contract amount of \$208,376 and authorizing the Board President or their designee to execute all necessary documents.
- h. Consider a resolution authorizing the Board President to negotiate and execute a Business Resource Center office lease agreement with Shad Wisener d/b/a South Plains Lamesa RailRoad, LTD for a one year term with the option to extend an additional year.
- i. Consider amending the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Wisener Holdings, LLC d/b/a South Plains Lamesa Railroad Ltd. and authorizing the Board President or their designee to negotiate and execute all necessary documents.

5. Regular Agenda

- a. Update regarding the 2020 COSADC Contract Audit (Presentation by Michael Muncey, Internal Auditor)
- b. Consider authorizing the expenditure of Sales and Use Tax Funds pursuant to Sec. 505.103 of the Texas Local Government Code to allocate prize awards to the following winners of the 2021 Business Plan Competition:

- 1. First Prize (\$40,000) - Cowboy Up Chocolates
- 2. Second Prize (\$20,000) - Lone Star Cheeseburger
- 3. Third Prize (\$10,000) - Medical Arts Pharmacy; and

Consider approving Prize Award Agreements with the listed winners and authorizing the Board President or their designee to execute all necessary documents. (Presentation by Nora Nevarez, Economic Development Assistant)

- c. Consider authorizing the Board President to execute the Covenants, Conditions & Restrictions (CCRs) for Phase 2 of the San Angelo Business & Industrial Park in substantially the same form as the attached with the approval of the Office of the City Attorney (Presentation made by Robert Schneeman, Economic Development Project Manager)

6. Closed Session

Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections:

- a. Section 551.087 to deliberate regarding commercial or financial information that the Board is receiving from business prospects with whom economic development negotiations are being conducted, and discuss financial or other incentives relating to the following projects:

Project 2022-N001: Business prospect negotiations concerning food equipment fabrication company.

7. 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

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 9th day of December, 2021 at 5:00 P.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.