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City of San Angelo, Texas
Development Corporation Meeting
Wednesday, December 15, 2021

Present:
Max Puello, President
John Bariou, First Vice President
Garland Freeze, Second Vice President
Edward Carrasco, Director
~~Bill Dendle, 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 8:30 a.m., on Wednesday, December 15, 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 Evatt.

3. Public Comment

No public comments was made.

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

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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.

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

5. Regular Agenda

a. Update regarding the 2020 COSADC Contract Audit (Presentation by Michael Muncey, Internal Auditor)

No action was taken on this item.

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)

No public comment.

Motion: First Vice President Bariou made a motion, seconded by Director Evatt to approve the expenditure of the 2021 Business Plan Competition as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

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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)

No public comment.

Motion: Director Carrasco made a motion, seconded by Second Vice President Freeze to approve the execute the Covenants, Conditions & Restrictions (CCRs) for Phase 2 of the San Angelo Business & Industrial Park resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

6. Closed Session

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

At 8:44 a.m., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections.

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

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

At 8:51 a.m., the Board reconvened

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

No announcements or future agenda items were discussed

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8. Adjournment

Motion: First 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 8:56 a.m.

THE CITY OF SAN ANGELO

DocuSigned by:
Max Puello
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Corporation President

ATTEST:

DocuSigned by:
Nora Nuñez
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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.)