CITY OF SAN ANGELO TEXAS
Development Corporation

Agenda
1/25/2023

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on January 25, 2023 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.

4. **Consent Agenda**
   a. Consider approving the necessary Corporation disbursements
   b. Consider approving the December 19, 2022 Meeting Minutes
   c. Consider approving the November 2022 Financials. (Tina Dierschke)
   d. Consider approving a professional services agreement between COSADC and Duncan Mechanical Service, Inc., not to exceed $50,000 per year with an option to extend for one year, and authorizing the Board President or their designee to execute all necessary documents. (Nora Nevarez)
5. **Regular Agenda**
   a. Consider approving the December 2022 Financials (Presentation made by Tina Dierschke, Director of Finance)
   b. Consider approving the sale of approximately nine (9) acres of land in the Industrial Park Phase 2 to Big Country Equipment at a price of $45,000 per acre, the total area to be determined by a survey on the ground and the total price to be calculated based on that area; authorizing the Board President to negotiate and execute a real estate sales contract and all required documentation with approval by City Council . (Presentation by Robert Schneeman, Economic Development Project Manager)
   c. Consider authorizing Staff to seek grant writer assistance for preparation of a grant application to fund water and sewer service to the railport, to include engineering design and construction costs. (Presentation by Robert Schneeman, Economic Development Project Manager)
   d. Consider a resolution authorizing the Board President to negotiate and execute a professional services agreement with Kimley-Horn and Associates, Inc., in an amount not to

exceed $83,500 plus expenses to perform professional engineering and design services evaluation of non-potable fire suppression pump station at the San Angelo Regional Airport (Mathis Field), a project authorized under Chapter 505 of the Development Corporation Act for infrastructure improvements necessary for development at Mathis Field, subject to approval of the City Council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

e. Update regarding the Economic Development Director position and search process (Presentation by Michael Dane, Interim Director of Economic Development)

f. San Angelo Chamber of Commerce project updates regarding the following:
   A. Transpermian H2Hub achieving second round DOE designation
   B. Rosenberger Site Solutions, LLC project including a facility update, personnel hiring status and plans for full operation
   (Presentation made by Michael Looney, Vice President of Marketing & Recruitment)

g. Discussion and possible action regarding City Council denial of the ratification of the proposed revisions to the COSADC Bylaws at their January 17, 2023 meeting. (Presentation made by Michael Dane, Interim Director of Economic Development)

h. Discuss economic development initiatives to be addressed with City Council and possible avenues for such discussion between COSADC and City Council. (Per the request, of First Vice President Bariou)

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 - Business prospect negotiations regarding Project Sienna

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 20th day of January 2023 at 3:00 p.m.

Nora Nevarez on behalf of Michael Dane

Michael Dane
Economic Development Interim 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: January 25, 2023

Item type: Consent Item

Caption:

Consider approving the necessary Corporation disbursements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 01-25-2023 Disbursement 01-25-2023.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval

City of San Angelo Development Corporation
Check Disbursements
For Board Approval January 25, 2023

Economic Development

San Angelo Chamber of Commerce	$	65,625.00	Marketing & Recruitment - Jan. - March 2023 (Inv. 123)	*Ck. 5811*
Ports to Plains		56,296.80	Annual Membership (Inv. 2175 & 2214)	*Ck. 5828*
Tom Green County		25,325.86	ED DEAA Grant (Inv. 11162022)	*Ck. 5816*
San Angelo Chamber of Commerce		5,400.00	Monthly Luncheon Sponsorship (Inv. 70846)	*Ck. 5826*
San Angelo To Go		4,458.56	BPC reimbursement (Inv.6)	*Ck. 5812*
Jowers Commercial Cleaning		1,600.00	BRC janitorial cleaning (Inv. 5858 & 5876)	*Ck. 5822*
San Angelo Chamber of Commerce		1,500.00	2023 Annual Banquet Sponsorship (Inv. 10159)	
Total for Board Consideration	**$**	**160,206.22**		
Duncan Mechanical	$	616.25	Emergency Heating & AAON (Inv. 63352_	*Ck. 5820*
JR Silva Tree Service & Landscaping		396.00	Clean landscaping at Industrial Park signage (Inv. 4327)	*Ck. 5823*
Atmos Energy		371.86	Gas utilities at BRC (Serv date 12/7/2022 to 01/5/2023)	
Bowles Heating & Cooling		301.00	Qtrly filter change (Inv. 4892)	*Ck. 5818*
MC Electric		210.60	Replace light bulbs (Inv. 1739)	*Ck. 5802*
Ener-tel		100.00	Mo. Security monitoring (Inv. 292250)	*Ck. 5821*
Bug Express		85.00	Pest Control serv at BRC (Inv. 57536)	*Ck. 5819*
Angelo Water		45.22	Water delivery and cooler rental (Serv date 01/01 - 01/31)	*Ck. 5817*
CVEC		44.95	Elec serv at Airport signage (Inv. 26511)	
Republic Services		30.49	Trash serv at BRC (Inv. 691001173019)	*Ck. 5825*
	$	**2,201.37**		
Total Economic Development Disbursements	**$**	**162,407.59**		

Ballot

Surety Title Co.	$	70,325.09	Mortgage Buydown - 905 E. 39th St.	
Total for Board Consideration	**$**	**70,325.09**		
Total Routine Disbursements	**$**	**-**		
Total Ballot Disbursements	**$**	**70,325.09**		
Grand Total Disbursements this Period	**$**	**232,732.68**		

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 25, 2023

Item type: Consent Item

Caption:

Consider approving the December 19, 2022 Meeting Minutes

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Meeting Minutes 12-19-2022 COSADC Meeting Minutes 12-19-2022.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval

City of San Angelo, Texas
Development Corporation Meeting
Monday, December 19, 2022

Present:
Max Puello, President
John Bariou, First Vice President
Dr. Clifton Jones, Second Vice President
Joe Spano, Director
Rick Mantooth, 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 8:31 a.m., on Monday, December 19, 2022, in the City of San Angelo City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

An invocation was provided by Director Mantooth.

3. Public Comment

No public comments were made.

4. Consent Agenda

a. Consider approving the necessary Corporation disbursement
b. Consider approving the November 16, 2022 Meeting Minutes
c. Consider approving the October 2022 Financials
d. Consider a resolution authorizing the Investment Policy for the City of San Angelo Development Corporation Fund for 2023. (Tina Dierschke, Director of Finance)

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

5. Regular Agenda

a. Discussion and possible action regarding amendments to the City of San Angelo Development Corporation Bylaws (Presentation by Michael Dane, Interim Director of Economic Development and By-Law Committee)

Mr. Brandon Dyson, Assistant City Attorney reviewed all the changes made to the amended By-Laws.
Changes regarding the hiring of the Economic Director position will not be affected by the current search.

No public comment.

Motion: Director Mantooth made a motion, seconded by First Vice President Bariou to approve the amended City of San Angelo Development Corporation By-laws (Article 5, Section 1, Alternative 2 as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

b. Update regarding the Economic Development Director position and search process (Presentation by Michael Dane, Interim Director of Economic Development)

Mr. Michael Dane, Interim Director of Economic Development provided an update regarding the position.

Director Jones asked if the prior two candidates interested in the position will be interviewed.

Mr. Dane informed the board, the consultant will decide whether the prior candidates will be interviewed.

c. Update regarding the Marketing & Recruitment Professional Services Agreement between COSADC and the San Angelo Chamber of Commerce (Presentation by Michael Dane, Interim Director of Economic Development)

Mr. Dane provided an update regarding the first meeting he had with the Chamber of Commerce in modifying the scope of services for the new service agreement. They will be meeting again and completing the scope of services.

Walt Koenig, President of Chamber of Commerce. They are supportive and optimistic.

6. Closed Session

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

At 9:00 a.m., the Board convened Executive Session under the provision of the 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 551.08 - Business prospect negotiations regarding an Occupational Training Facility at Mathis Field

No action taken on this item.
No discussion

At 9:24 a.m., the Board reconvened

7. **Follow-Up and Administrative Issues**

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

None

8. **Adjournment**

Motion: First Vice President Bariou made a motion, seconded by Second Vice President Jones 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 9:25 a.m.

THE CITY OF SAN ANGELO

_____
Corporation President

ATTEST:

_____
Corporation Secretary

In accordance with Chapter 2, Article 2.300, of the Official Coe 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: January 25, 2023

Item type: Consent Item

Caption:

Consider approving the November 2022 Financials. (Tina Dierschke)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC FS 2211 COSADC FS 2211.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Ryan Gaddy	Approved
Michael Dane	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules
As of November 30, 2022

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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.

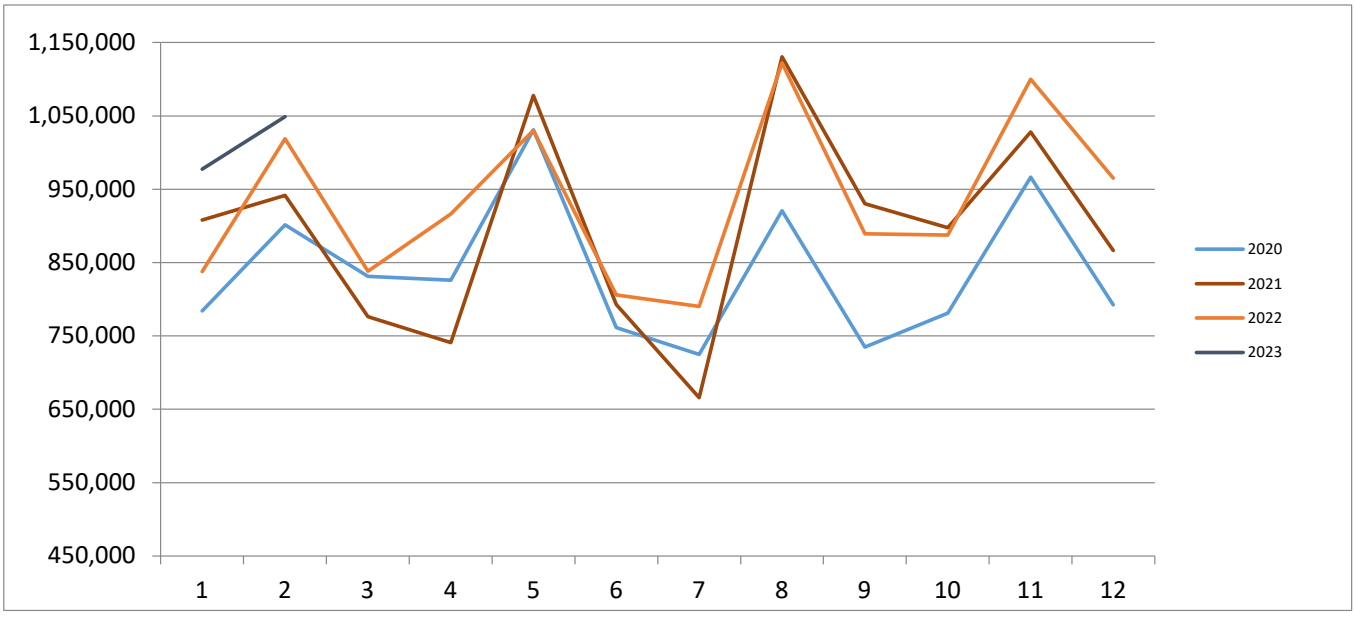
City of San Angelo Development Corporation
Executive Summary
November 2022

Available Fund Balances

Unassigned Fund Balance-Economic Development	4,314,613
Unassigned Fund Balance-Ballot	2,082,197

Sales Tax Analysis

Month	2020	2021	2022	2023	% Over/(Under)
Oct	784,232	907,912	837,902	977,628	16.68%
Nov	901,416	941,714	1,018,994	1,049,058	2.95%
Dec	831,209	776,336	838,245		
Jan	826,116	740,927	916,151		
Feb	1,030,912	1,077,963	1,030,426		
Mar	761,229	792,882	806,025		
Apr	725,032	665,954	790,185		
May	920,877	1,130,561	1,122,067		
Jun	734,988	930,276	889,239		
Jul	781,279	897,588	887,685		
Aug	966,590	1,027,915	1,100,228		
Sep	792,202	866,535	965,151		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of November 30, 2022

ASSETS	
Current Assets	
Checking/Savings	
Cash	536,339
Money Market	3,740,750
Total Checking/Savings	4,277,089
Accounts Receivable	
Leases	391
Grants	-
Total Accounts Receivable	391
Other Current Assets	
Investments	6,745,419
Total Other Current Assets	6,745,419
Total Current Assets	11,022,899
Fixed Assets	
Land -Industrial Park	62,948
Industrial Park-Phase I	409,078
Industrial Park-Phase II	4,261,855
Industrial Park-Phase III	20,377
Building-Business Resource Ctr	2,004,967
Accum Depr-Building	(1,080,184)
Total Fixed Assets	5,679,039
TOTAL ASSETS	16,701,939
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Security Deposits	2,733
Total Current Liabilities	2,733
Total Liabilities	2,733
Fund Equity	
Committed for Eco. Dev. Projects	5,097,341
Restricted for Fixed Assets	5,679,039
Reserved for Encumbrance	171,084
Assigned for Operating Expenditures	1,437,129
Unassigned Fund Balance	4,314,613
Total Fund Equity	16,699,206
TOTAL LIABILITIES & FUND EQUITY	16,701,939

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
November 2022

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,934,328	293,736	567,472	567,472	(2,366,856)	19%
Interest on Investments		54,570	10,385	20,382	20,382	(34,188)	37%
Lease Income		1,713	-	546	546	(1,167)	100%
Miscellaneous Income		-	-	450	450	450	100%
Total Revenues		2,990,611	304,121	588,850	588,850	(2,401,761)	20%
Expenditures							
Administrative		217,849	2,121	12,911	17,608	(200,241)	8%
COSADC Staff		465,643	-	-	-	(465,643)	0%
City Services		220,408	-	-	-	(220,408)	0%
Industrial Park Ops & Maint		19,350	466	1,138	2,920	(16,430)	15%
Marketing-Chamber of Commerce		262,500	-	65,625	65,625	(196,875)	25%
Advertising		25,000	-	-	-	(25,000)	0%
Building Maintenance/Utilities		90,850	1,719	7,338	54,082	(36,768)	60%
Capital		40,000	6,610	6,610	6,610	(33,390)	17%
Business Factory		191,532	1,636	2,381	3,199	(188,333)	2%
Total Operating Expenditures		1,533,132	12,552	96,003	150,044	(1,383,088)	10%
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%
Parkhill	DC0139	27,024	-	-	9,212	(17,812)	34%
Industrial Park-Phase II	DC0147	2,848	-	-	2,848	-	100%
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
Principle LED BREP	DC0154	2,500	-	-	-	(2,500)	0%
West Texas Steel	DC0162	59,000	-	-	-	(59,000)	0%
SMC Global	DC0163	151,423	-	-	-	(151,423)	0%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Double Barrel	DC0167	20,000	-	-	-	(20,000)	0%
Ethicon	DC0170	732,156	-	-	-	(732,156)	0%
Airport Exit Monument	DC0179	100,000	-	-	-	(100,000)	0%
TGC/GAFB II	DC0181	78,139	-	-	-	(78,139)	0%
SMC Global - BREP	DC0182	362,500	-	-	-	(362,500)	0%
Dorado Construction	DC0183	50,000	-	-	-	(50,000)	0%
SME-Prime	DC0184	50,000	-	-	-	(50,000)	0%
Ind Park Clearing	DC0188	6,186	-	-	6,186	-	100%
Skyline P3	DC0192	3,000,000	-	-	-	(3,000,000)	0%
BREP - 4540 Construction	DC0201	32,500	-	-	-	(32,500)	0%
Ind. Park Brush Clearing	DC0202	98,796	-	-	98,796	-	100%
Future Projects		1,557,957	-	-	-	(1,557,957)	0%
Total Project Expenditures		6,655,295	-	-	117,042	(6,538,253)	0%
Total Expenditures		8,188,427	12,552	96,003	267,086	(7,921,341)	1%
Revenue Over/(Under) Expenditures		(5,197,816)	291,569	492,847	321,764		

City of San Angelo Development Corporation
Economic Development Projects
As of November 31, 2022

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
Parkhill	DC0139	308,000	323,000	-	295,975	27,025
Industrial Park-Phase II	DC0147	2,000,000	4,225,568	-	4,222,719	2,849
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
West Texas Steel	DC0162	59,000	59,000	-	-	59,000
SMC Global	DC0163	200,000	200,000	-	48,577	151,423
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	1,057,203	-	325,047	732,156
Airport Exit Monument	DC0179	100,000	100,000	-	-	100,000
TGC/GAFB II	DC0181	145,000	145,000	-	66,861	78,139
SMC Global - BREP	DC0182	362,500	362,500	-	-	362,500
Dorado Construction	DC0183	150,000	150,000	-	100,000	50,000
SME-Prime	DC0184	150,000	150,000	-	100,000	50,000
Ind Park Clearing	DC0188	25,000	25,000	-	18,813	6,187
Skyline P3	DC0192	3,000,000	3,000,000	-	-	3,000,000
BREP - 4540 Construction	DC0201	32,500	32,500	-	-	32,500
Ind. Park Brush Clearing	DC0202	188,000	188,000	-	89,204	98,796
		7,773,807	12,092,766	-	7,215,925	5,097,341

Total Committed, Not Expended	5,097,341

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of November 30, 2022

ASSETS	
Current Assets	
Checking/Savings	
Cash	1,339
Money Market	5,298,797
Total Checking/Savings	5,300,136
Other Current Assets	
Investments	3,000,688
Total Other Current Assets	3,000,688
Total Current Assets	8,300,824
TOTAL ASSETS	8,300,824
LIABILITIES & FUND EQUITY	
Fund Equity	
Committed for Ballot Projects	753,027
Assigned for Debt Service	5,465,600
Unassigned Fund Balance	2,082,197
Total Fund Equity	8,300,824
TOTAL LIABILITIES & FUND EQUITY	8,300,824

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
November 2022

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	7,545,415	755,322	1,459,214	1,459,214	(6,086,201)	19%
Interest on Investments	30,430	12,340	22,352	22,352	(8,078)	73%
Total Revenues	7,575,845	767,662	1,481,566	1,481,566	(6,094,279)	20%
Expenditures						
City Services	40,412	-	-	-	(40,412)	0%
Affordable Housing Admin	30,135	-	-	-	(30,135)	0%
Loan/Debt Service	5,465,600	-	-	-	(5,465,600)	0%
Total Operating Expenditures	5,536,147	-	-	-	(5,536,147)	0%
Projects						
West TX Water Partnership	200,000	7,198	7,198	7,198	(192,802)	4%
Affordable Housing	327,328	-	-	-	(327,328)	0%
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	1,035,873	-	-	-	(1,035,873)	0%
Total Project Expenditures	2,062,161	7,198	7,198	7,198	(2,054,963)	0%
Total Expenditures	7,598,308	7,198	7,198	7,198	(7,591,110)	0%
Revenue Over/(Under) Expenditures	(22,463)	760,464	1,474,368	1,474,368		

City of San Angelo Development Corporation
Ballot Projects
As of November 30, 2022

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	916,969	7,198	724,167	192,802
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,457,974	7,198	2,265,172	192,802
Total Water Supply Projects				192,802
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	4,225,072	-	3,664,847	560,225
* 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	5,794,068	-	5,233,844	560,225
Total Affordable Housing				560,225
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				753,027
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
November 2022

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
1383		AJ	11/30/2022	59	COSADC Sales Tax	293,736.30
700-0000-331.00-00 REVENUE / GRANT						
694		CR	11/4/2022	43478	ACCT COSA DC REIMBURSEMEN	63,729.15
1343		AJ	9/30/2022	56	Revenue Accrual	(63,729.15)
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
1395		AJ	11/30/2022	70	Bank Interest	1,810.35
1395		AJ	11/30/2022	70	MM Interest	8,574.92
700-0700-411.03-32 PROFESSIONAL & TECHNICAL / SOFTWARE MAIN						
1160		AP	11/3/2022	10763	CITIBANK, N.A	144.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
690		AJ	11/3/2022 UT		UB CHARGE UPDATE	135.60
672		AJ	11/2/2022 UT		UB CHARGE UPDATE	15.00
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
1019	129403	AP	11/4/2022	5790	ATMOS ENERGY	93.58
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
877	129216	AP	11/7/2022	5787	MC ELECTRIC	96.20
877	129501	AP	11/6/2022	5786	JOWERS COMMERCIAL	800.00
706	129474	AP	11/1/2022	5782	ENER-TEL SERVICES	336.00
706	129474	AP	11/1/2022	5782	ENER-TEL SERVICES	100.00
878	129286	AP	10/31/2022	5784	CONCHO VALLEY ELEC	47.22
886	129216	AP	9/12/2022	5787	MC ELECTRIC	95.00
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
1314		AJ	11/30/2022	50	Mthly Vehicle Main	29.95
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
958		AP	10/31/2022	698923	CTWP	121.76
1047		AP	10/31/2022	699112	CTWP	121.76
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
1396		AJ	11/28/2022	71	VoIP - Nov 22	318.00
1399		AJ	11/28/2022	74	Suddenlink Nov 22	582.92
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
1400		AJ	10/22/2022	75	Verizon Chrgs Oct	55.33
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
1020	129287	AP	10/13/2022	5791	GO SAN ANGELO	410.08
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
1019	129727	AP	11/15/2022	5789	ANGELO AWARDS	779.71
1019	129289	AP	11/14/2022	5792	KIRBO'S OFFICE SYS	149.00
1019	129580	AP	11/14/2022	5788	ALL ABOUT SIGNS	111.00
706	129346	AP	11/1/2022	5783	WALLACE, RUSSELL E	596.00
700-0700-411.05-90 PURCHASED SERVICES / CONVENTIONS & SCHOO						
1019	129217	AP	11/17/2022	5793	TEXAS ECONOMIC DEV	200.00
700-0700-411.05-91 PURCHASED SERVICES / PROF.DUES & SUBSCRI						
1160		AP	10/6/2022	10763	CITIBANK, N.A	108.00
700-0700-411.06-30 SUPPLIES / FOOD						
1160		AP	10/27/2022	10763	CITIBANK, N.A	31.64
1160		AP	10/27/2022	10763	CITIBANK, N.A	(2.25)
700-0700-800.07-43 PROPERTY / FURNITURE & FIXTURES						
877	128366	AP	11/3/2022	5785	ENER-TEL SERVICES	6,610.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
819		AJ	11/8/2022 UT		UB CHARGE UPDATE	435.46
772		AJ	11/7/2022 UT		UB CHARGE UPDATE	30.69
Fund 711 Ballot						
711-0000-313.00-00 TAX / SALES AND USE TAX						
1,383.00		AJ	44,895.00	59.00	COSADC Sales Tax	755,321.93
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
1,395.00		AJ	44,895.00	70.00	MM Interest	12,339.53
711-1994-901.08-13 TRANSFER / TRANSFER TO WATER CAPITAL						
1,402.00		AJ	44,874.00	77.00	West TX Water Part	7,197.99

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through November 30, 2022

17% of Year Lapsed

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*		**(9,372,561)**		**(9,372,561)**			
REVENUES:							
Interest Income		-	-	-	-	206,638	206,638
C.O. Proceeds		49,725,130	-	7,741,574	(41,983,556)	6,349,871	14,091,445
Total Revenues		49,725,130	-	7,741,574	(41,983,556)	6,556,509	14,298,083
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	2,400,764	116,628	2,353,263	(47,501)	744,292	3,097,555
Construction	4159	37,595,166	-	37,245,166	(350,000)	11,421,337	48,666,503
Issue Costs	9900	-	-	-	-	1,469,664	1,469,664
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		40,145,930	116,628	39,748,429	(397,501)	15,929,070	55,677,499
Revenue Over/(Under) Expenditures		**9,579,200**	**(116,628)**	**(32,006,855)**			
Ending Fund Balance		**206,639**		**(41,379,416)**			

*Preliminary

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date:	January 25, 2023
Item type:	Consent Item

Caption:

Consider approving a professional services agreement between COSADC and Duncan Mechanical Service, Inc., not to exceed $50,000 per year with an option to extend for one year, and authorizing the Board President or their designee to execute all necessary documents. (Nora Nevarez)

Summary/History:

Consider approving a professional services agreement with Duncan Mechanical Services. We are requesting to have an additional HVAC provider so that repairs can be done in a timely manner, due to tenants. Currently, we are having heating issues on the second floor. The service agreement will be for this fiscal year, and there is an option to extend it for one additional year.

Financial Impact:

700-0700-411-04-31

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Jeffrey Tomlinson	Approved
Ryan Gaddy	Approved
Michael Dane	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 25, 2023

Item type: Regular Item

Caption:

Consider approving the December 2022 Financials (Presentation made by Tina Dierschke, Director of Finance)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC FS 2212 COSADC FS 2212.pdf

Presentation:

Tina Dierschke

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Ryan Gaddy	Approved
Michael Dane	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules
As of December 31, 2022

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.

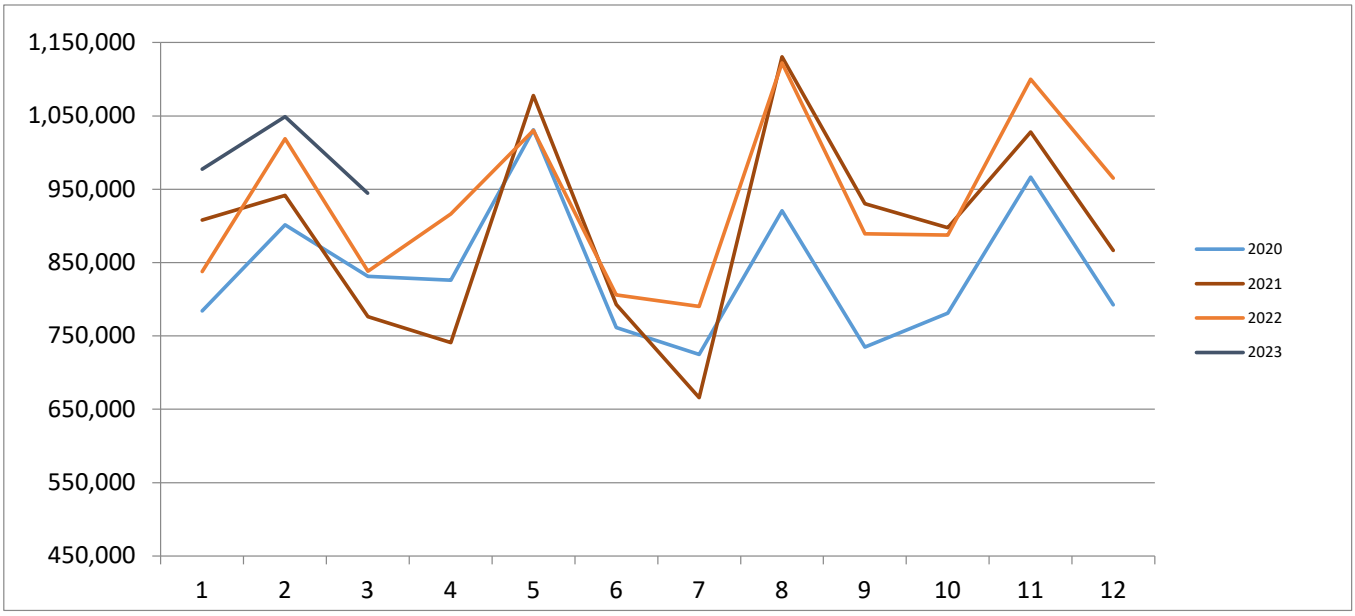
City of San Angelo Development Corporation
Executive Summary
December 2022

Available Fund Balances

Unassigned Fund Balance-Economic Development	4,311,684
Unassigned Fund Balance-Ballot	2,761,686

Sales Tax Analysis

Month	2020	2021	2022	2023	% Over/(Under)
Oct	784,232	907,912	837,902	977,628	16.68%
Nov	901,416	941,714	1,018,994	1,049,058	2.95%
Dec	831,209	776,336	838,245	944,644	12.69%
Jan	826,116	740,927	916,151		
Feb	1,030,912	1,077,963	1,030,426		
Mar	761,229	792,882	806,025		
Apr	725,032	665,954	790,185		
May	920,877	1,130,561	1,122,067		
Jun	734,988	930,276	889,239		
Jul	781,279	897,588	887,685		
Aug	966,590	1,027,915	1,100,228		
Sep	792,202	866,535	965,151		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of December 31, 2022

ASSETS	
Current Assets	
Checking/Savings	
Cash	413,266
Money Market	3,660,201
Total Checking/Savings	4,073,467
Accounts Receivable	
Leases	88
Grants	-
Total Accounts Receivable	88
Other Current Assets	
Investments	6,745,419
Total Other Current Assets	6,745,419
Total Current Assets	10,818,974
Fixed Assets	
Land -Industrial Park	62,948
Industrial Park-Phase I	409,078
Industrial Park-Phase II	4,261,855
Industrial Park-Phase III	20,377
Building-Business Resource Ctr	2,004,967
Accum Depr-Building	(1,080,184)
Total Fixed Assets	5,679,039
TOTAL ASSETS	16,498,014
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Security Deposits	2,733
Total Current Liabilities	2,733
Total Liabilities	2,733
Fund Equity	
Committed for Eco. Dev. Projects	4,987,311
Restricted for Fixed Assets	5,679,039
Reserved for Encumbrance	218,295
Assigned for Operating Expenditures	1,298,951
Unassigned Fund Balance	4,311,684
Total Fund Equity	16,495,281
TOTAL LIABILITIES & FUND EQUITY	16,498,014

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
December 2022

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,934,328	264,500	831,972	831,972	(2,102,356)	28%
Interest on Investments		54,570	12,705	33,086	33,086	(21,484)	61%
Lease Income		1,713	-	546	546	(1,167)	100%
Miscellaneous Income		-	-	450	450	450	100%
Total Revenues		2,990,611	277,205	866,054	866,054	(2,124,557)	29%
Expenditures							
Administrative		217,849	58,415	71,327	80,178	(137,671)	37%
COSADC Staff		465,643	-	-	-	(465,643)	0%
City Services		220,408	-	-	-	(220,408)	0%
Industrial Park Ops & Maint		19,350	326	1,463	4,185	(15,165)	22%
Marketing-Chamber of Commerce		262,500	65,625	131,250	262,500	-	100%
Advertising		25,000	-	-	-	(25,000)	0%
Building Maintenance/Utilities		90,850	8,728	16,066	58,648	(32,202)	65%
Capital		40,000	-	6,610	6,610	(33,390)	17%
Business Factory		191,532	5,085	7,465	8,017	(183,515)	4%
Total Operating Expenditures		1,533,132	138,179	234,181	420,138	(1,112,994)	27%
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%
Parkhill	DC0139	27,024	-	-	9,212	(17,812)	34%
Industrial Park-Phase II	DC0147	2,848	-	-	2,848	-	100%
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
Principle LED BREP	DC0154	2,500	-	-	-	(2,500)	0%
West Texas Steel	DC0162	59,000	-	-	-	(59,000)	0%
SMC Global	DC0163	151,423	-	-	-	(151,423)	0%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Double Barrel	DC0167	20,000	-	-	-	(20,000)	0%
Ethicon	DC0170	732,156	-	-	-	(732,156)	0%
Airport Exit Monument	DC0179	100,000	-	-	-	(100,000)	0%
TGC/GAFB II	DC0181	78,139	25,326	25,326	25,326	(52,813)	32%
SMC Global - BREP	DC0182	362,500	-	-	-	(362,500)	0%
Dorado Construction	DC0183	50,000	-	-	-	(50,000)	0%
SME-Prime	DC0184	50,000	-	-	-	(50,000)	0%
Ind Park Clearing	DC0188	6,186	-	-	6,186	-	100%
Skyline P3	DC0192	3,000,000	-	-	-	(3,000,000)	0%
BREP - 4540 Construction	DC0201	32,500	-	-	-	(32,500)	0%
Ind. Park Brush Clearing	DC0202	98,796	84,704	84,704	98,796	-	100%
Future Projects		1,557,957	-	-	-	(1,557,957)	0%
Total Project Expenditures		6,655,295	110,030	110,030	142,368	(6,512,927)	2%
Total Expenditures		8,188,427	248,209	344,211	562,506	(7,625,921)	4%
Revenue Over/(Under) Expenditures		(5,197,816)	28,996	521,843	303,548		

City of San Angelo Development Corporation
Economic Development Projects
As of December 31, 2022

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
Parkhill	DC0139	308,000	323,000	-	295,975	27,025
Industrial Park-Phase II	DC0147	2,000,000	4,225,568	-	4,222,719	2,849
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
West Texas Steel	DC0162	59,000	59,000	-	-	59,000
SMC Global	DC0163	200,000	200,000	-	48,577	151,423
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	1,057,203	-	325,047	732,156
Airport Exit Monument	DC0179	100,000	100,000	-	-	100,000
TGC/GAFB II	DC0181	145,000	145,000	25,326	92,187	52,813
SMC Global - BREP	DC0182	362,500	362,500	-	-	362,500
Dorado Construction	DC0183	150,000	150,000	-	100,000	50,000
SME-Prime	DC0184	150,000	150,000	-	100,000	50,000
Ind Park Clearing	DC0188	25,000	25,000	-	18,813	6,187
Skyline P3	DC0192	3,000,000	3,000,000	-	-	3,000,000
BREP - 4540 Construction	DC0201	32,500	32,500	-	-	32,500
Ind. Park Brush Clearing	DC0202	188,000	188,000	84,704	173,908	14,092
		7,773,807	12,092,766	25,326	7,325,955	4,987,311

Total Committed, Not Expended	4,987,311

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of December 31, 2022

ASSETS	
Current Assets	
Checking/Savings	
Cash	1,339
Money Market	5,978,286
Total Checking/Savings	5,979,625
Other Current Assets	
Investments	3,000,688
Total Other Current Assets	3,000,688
Total Current Assets	8,980,313
TOTAL ASSETS	8,980,313
LIABILITIES & FUND EQUITY	
Fund Equity	
Committed for Ballot Projects	753,027
Assigned for Debt Service	5,465,600
Unassigned Fund Balance	2,761,686
Total Fund Equity	8,980,313
TOTAL LIABILITIES & FUND EQUITY	8,980,313

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
December 2022

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	7,545,415	680,143	2,139,358	2,139,358	(5,406,057)	28%
Interest on Investments	30,430	19,074	41,426	41,426	10,996	136%
Total Revenues	7,575,845	699,217	2,180,784	2,180,784	(5,395,061)	29%
Expenditures						
City Services	40,412	12,195	12,195	12,195	(28,217)	30%
Affordable Housing Admin	30,135	7,534	7,534	7,534	(22,601)	25%
Loan/Debt Service	5,465,600	-	-	-	(5,465,600)	0%
Total Operating Expenditures	5,536,147	19,729	19,729	19,729	(5,516,418)	0%
Projects						
West TX Water Partnership	200,000	-	7,198	7,198	(192,802)	4%
Affordable Housing	327,328	-	-	-	(327,328)	0%
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	1,035,873	-	-	-	(1,035,873)	0%
Total Project Expenditures	2,062,161	-	7,198	7,198	(2,054,963)	0%
Total Expenditures	7,598,308	19,729	26,927	26,927	(7,571,381)	0%
Revenue Over/(Under) Expenditures	(22,463)	679,488	2,153,857	2,153,857		

City of San Angelo Development Corporation
Ballot Projects
As of December 31, 2022

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	916,969	7,198	724,167	192,802
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,457,974	7,198	2,265,172	192,802
Total Water Supply Projects				192,802
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	4,225,072	-	3,664,847	560,225
* 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	5,794,068	-	5,233,844	560,225
Total Affordable Housing				560,225
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				753,027
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
December 2022

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
1981		AJ	12/31/2022	111	COSADC Sales Tax	264,500.21
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
2014		AJ	12/31/2022	144	Bank Interest	1,975.54
2014		AJ	12/31/2022	144	MM Interest	10,729.22
700-0700-411.03-12 PROFESSIONAL & TECHNICAL / ADMINISTRATIV						
1640		AP	12/6/2022	5808	CITY OF SAN ANGELO	165,069.12
1640		AP	12/6/2022	5808	CITY OF SAN ANGELO	67,854.00
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
1679		AP	12/22/2022	5814	TML INTERGOVERNMEN	-25,325.86
1680		AP	12/22/2022	2022	TOM GREEN COUNTY A	25,325.86
PROJECT#: DC0181						
1682		AP	12/22/2022	2022	TOM GREEN COUNTY A	-25,325.86
PROJECT#: DC0181						
1683		AP	12/22/2022	5816	TOM GREEN COUNTY A	25,325.86
PROJECT#: DC0181						
1668		AP	12/6/2022	5814	TML INTERGOVERNMEN	25,325.86
1455	127749	AP	11/30/2022	5803	MWC INTERESTS, INC	84,704.00
PROJECT#: DC0202						
700-0700-411.03-23 PROFESSIONAL & TECHNICAL / LOBBYING						
1640		AP	11/29/2022	5810	PORTS-TO-PLAINS TR	56,046.80
1640		AP	11/29/2022	5810	PORTS-TO-PLAINS TR	250
PROJECT#: DC0181						
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
1636	129926	AP	12/5/2022	5811	SAN ANGELO CHAMBER	65,625.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
1295		AJ	12/5/2022 UT		UB CHARGE UPDATE	135.6
1265		AJ	12/2/2022 UT		UB CHARGE UPDATE	15
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
1636	129403	AP	12/6/2022	5807	ATMOS ENERGY	323.57
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
1703		AP	12/17/2022	699815	GEXA ENERGY, LP	516.09
1237		AP	11/17/2022	699300	GEXA ENERGY, LP	640.18
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
1454	129216	AP	12/6/2022	5802	MC ELECTRIC	210.6
1454	129501	AP	12/5/2022	5801	JOWERS COMMERCIAL	800
1454	129474	AP	12/1/2022	5800	ENER-TEL SERVICES	100
1455	128879	AP	11/30/2022	5804	REPUBLIC SERVICES,	30.49
1455	129286	AP	11/30/2022	5798	CONCHO VALLEY ELEC	47.38
1328	129539	AP	11/22/2022	5796	RADS WINDOW CLEANI	350
1328	129501	AP	11/21/2022	5795	JOWERS COMMERCIAL	800
1637	129756	AP	11/16/2022	5809	DUNCAN MECHANICAL	4,758.95
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
2012		AJ	12/31/2022	142	Mthly Vehicle Main	32.95
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
1454	129830	AP	12/7/2022	5799	CTWP	420
1239		AP	12/2/2022	699112	CTWP	-121.76
1270		AP	11/30/2022	699291	CTWP	121.76
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
1996		AJ	12/28/2022	126	Suddenlink Dec 22	582.88

City of San Angelo Development Corporation
Transaction Detail by Account
December 2022

Group #	PO #	Type	Date	Number	Description	Amount
1997		AJ	12/28/2022	127	VoIP - Dec 22	318
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
1808		AJ	12/8/2022	107	AT&T Dec '22	9.13
2026		AJ	11/22/2022	148	Verizon Chrgs Nov	55.29
1807		AJ	11/8/2022	106	AT&T Nov '22	9.13
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
1454	129830	AP	12/7/2022	5799	CTWP	30
1640		AP	12/6/2022	5812	SAN ANGELO TO GO	4,458.56
1303	129346	AP	12/1/2022	5797	WALLACE, RUSSELL E	596
700-0700-411.05-90 PURCHASED SERVICES / CONVENTIONS & SCHOO						
1456	129217	AP	10/10/2022	5805	TEXAS ECONOMIC DEV	200
1456	129217	AP	10/10/2022	5805	TEXAS ECONOMIC DEV	200
1638	129916	AP	10/10/2022	5813	TEXAS ECONOMIC DEV	200
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
1587		CR	12/16/2022	94740	ECO DEV OFFICE SUPPIES	-1.01
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
1484		AP	12/2/2022	10795	POSTMASTER	25
700-0700-411.06-30 SUPPLIES / FOOD						
1328	129293	AP	11/22/2022	5794	ANGELO WATER SERVI	66.44
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
1571		AJ	12/15/2022	UT	UB CHARGE UPDATE	197.69
1417		AJ	12/8/2022	UT	UB CHARGE UPDATE	30.69
1381		AJ	12/7/2022	UT	UB CHARGE UPDATE	37.37
700-0705-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
1636	129841	AP	12/2/2022	5815	3D'S PLUMBING&CONT	60
Fund 711 Ballot						
711-0000-313.00-00 TAX / SALES AND USE TAX						
1981		AJ	12/31/2022	111	COSADC Sales Tax	680,143.38
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
2014		AJ	12/31/2022	144	MM Interest	19,074.17
711-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
1672		AP	12/22/2022	5806	CITY OF SAN ANGELO	-12,194.75
1673		AP	12/22/2022	2021	CITY OF SAN ANGELO	12,194.75
1640		AP	12/6/2022	5806	CITY OF SAN ANGELO	12,194.75
711-0700-411.03-13 PROFESSIONAL & TECHNICAL / ADM SVCS-AFFO						
1672		AP	12/22/2022	5806	CITY OF SAN ANGELO	-7,533.75
1673		AP	12/22/2022	2021	CITY OF SAN ANGELO	7,533.75
1640		AP	12/6/2022	5806	CITY OF SAN ANGELO	7,533.75

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through December 31, 2022

25% of Year Lapsed

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*		**(9,372,561)**		**(9,372,561)**			
REVENUES:							
Interest Income		-	-	-	-	206,638	206,638
C.O. Proceeds		49,725,130	-	7,741,574	(41,983,556)	6,349,871	14,091,445
Total Revenues		49,725,130	-	7,741,574	(41,983,556)	6,556,509	14,298,083
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	2,400,764	96,764	2,353,264	(47,500)	744,292	3,097,556
Construction	4159	37,595,165	4,219,001	37,508,890	(86,275)	11,421,337	48,930,227
Issue Costs	9900	-	-	-	-	1,469,664	1,469,664
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		40,145,929	4,315,765	40,012,154	(133,775)	15,929,070	55,941,224
Revenue Over/(Under) Expenditures		**9,579,201**	**(4,315,765)**	**(32,270,580)**			
Ending Fund Balance		**206,640**		**(41,643,141)**			

*Preliminary

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 25, 2023

Item type: Regular Item

Caption:

Consider approving the sale of approximately nine (9) acres of land in the Industrial Park Phase 2 to Big Country Equipment at a price of $45,000 per acre, the total area to be determined by a survey on the ground and the total price to be calculated based on that area; authorizing the Board President to negotiate and execute a real estate sales contract and all required documentation with approval by City Council . (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Financial Impact:

$405,000 +/- Revenue dependent upon actual surveyed acreage at $45,000 per acre

Other Information/Recommendation:

Attachments:

1. Lot Exhibit — Lot Exhibit.pdf

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval

"This preliminary plat approval is contingent on the future easterly extension of Monument Drive beyond the limits of this plat and connecting to a future unnamed street. A temporary turnaround shall be provided at the time of final platting for the adjacent lots by means of a separate and suitable legal instrument allowing public access onto said turnaround or maneuvering area, for recording with Tom Green County Clerk. Such Instrument should include a reversionary clause automatically releasing that instrument coincidentally with any further continuation of the temporary dead-end street, in accordance with the Land Development and Subdivision Ordinance." *[Subdivision Ordinance, Ch. 9.III.C.3]*

Preliminary Plat
SAN ANGELO GATEWAY ADDITION SECTION 2

CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

Owner / Developer: The City of San Angelo Development Corporation and AEP Texas, Inc.

Being a 206.242 Remainder of 406.674 Ac.
Located in, C.C.S.D. & R.G.N.G. RR. CO., SURVEY NO. 1111,
City of San Angelo and County of Tom Green, Texas

200' 100' 0 200'

Original Scale: 1"=200'

LEGEND

- EXISTING LOT LINES & RIGHT OF WAY
- PROPOSED PLAT LIMITS
- PROPOSED STREET ROW
- PROPOSED PLATTED LOT LINES
- PROPOSED EASEMENTS
- PROPOSED CENTERLINE ROAD

LOT COUNT / ACREAGE

	LOT COUNT	ACREAGE
COMMERCIAL	21	167.099
OPEN SPACE	1	18.955
STREETS	-	20.188
TOTAL	22	206.242

CERTIFICATE OF APPROVAL

APPROVED FOR PRELIMINARY PURPOSES ON THE ___ DAY OF _____, 2017, CITY PLANNING COMMISSION, SAN ANGELO, TEXAS.

_____
CHAIRMAN

_____
SECRETARY

OWNER & DEVELOPER:

THE CITY OF SAN ANGELO DEVELOPMENT CORP.
500 Rio Concho Dr.
San Angelo, TEXAS 76903
AND
AEP TEXAS, INC.
1 Riverside Plaza
Colombus, OH 43215-2355

ENGINEER:

Parkhill, Smith & Cooper, Inc.
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

SURVEYOR:

Aaron Burrell Land Surveyors, LLC.
415 W. Wall St., #204
Midland, Texas 79701

Preliminary Plat
SAN ANGELO GATEWAY ADDITION SECTION 2

K:\2017\MAIN_FTW_DRAWING_DWG\PSC_CIVIL\04_PLAT\MAPS_PREPS\MAIN PREPS_10-18-2017.dwg, 2/2/24, 11:03:07 PM, Aaron Burrell, AutoCAD Plot Driver, ANSI_A_(8.50 x 11.00 Inches).ctb

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Robert Schneeman, Economic Development Coordinator, Economic Development, 325.653.7197

Meeting Date: January 25, 2023

Item type: Regular Item

Caption:

Consider authorizing Staff to seek grant writer assistance for preparation of a grant application to fund water and sewer service to the railport, to include engineering design and construction costs. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Staff would like to seek assistance in preparing a grant application to the Economic Development Administration or other entity for the funding of engineering design and construction costs to extend water and sewer service to the Railport and adjacent property.

Financial Impact:

No fiscal impact at this time. Authorization to seek assistance only.

Other Information/Recommendation:

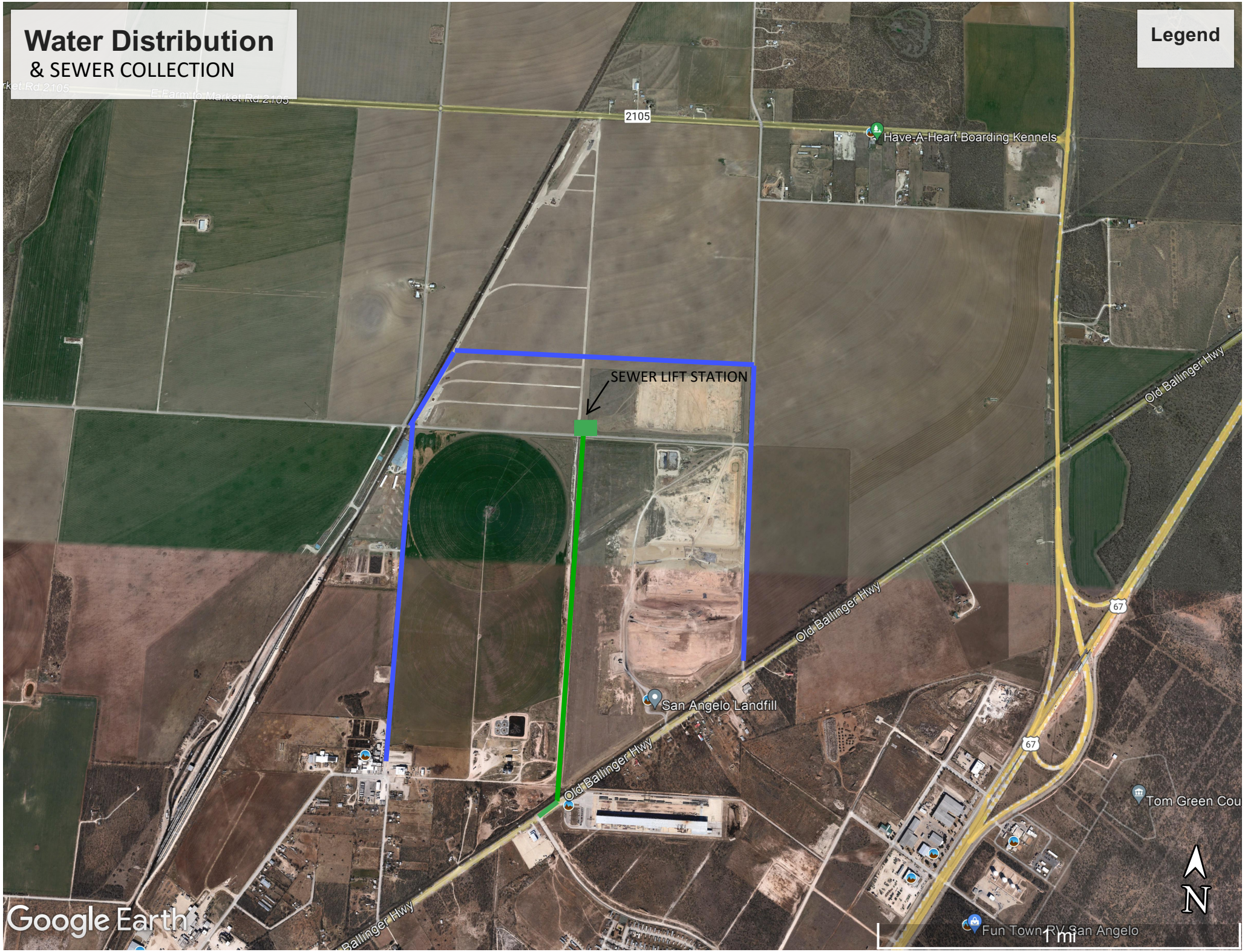
Attachments:

1. Thru Park Option — Thru Park Option.pdf

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval


Water Distribution
& SEWER COLLECTION
Legend
2105
Have-A-Heart Boarding Kennels
SEWER LIFT STATION
Old Ballinger Hwy
San Angelo Landfill
67
Tom Green Cou
Fun Town RV San Angelo
N
1 mi
Google Earth

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 25, 2023

Item type: Regular Item

Caption:

Consider a resolution authorizing the Board President to negotiate and execute a professional services agreement with Kimley-Horn and Associates, Inc., in an amount not to exceed $83,500 plus expenses to perform professional engineering and design services evaluation of non-potable fire suppression pump station at the San Angelo Regional Airport (Mathis Field), a project authorized under Chapter 505 of the Development Corporation Act for infrastructure improvements necessary for development at Mathis Field, subject to approval of the City Council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

COSADC has approved a Private Public Partnership with Skyline Aviation for renovation of an existing aircraft hangar at Mathis Field. The Airport has also entered into new lease agreements on two other hangars. All three of these hangars will require fire suppression sprinkler systems. The CIty's Water Utilities Department has determined that the existing potable water system at the airport will not provide the required flows to support these systems. There is an existing non potable water system at the airport which utilizes a one million gallon underground storage tank and a large fire pump. This system feeds fire hydrants along Hangar Road and one existing hangar. It is anticipated the system will require some degree of upgrading to meet fire demand requirements including an additional pump, backup power and some repairs to the existing building.

Water Utilities has obtained a proposal from Kimley Horn & Associates to perform an evaluation of the system including the underground tank and the building as well as requirements for an additional pump and backup power, required to bring the system up to standards. The cost of the study is $83,500.00 plus expenses. Expenses are estimated not to exceed $6,500.00.

Staff is of the opinion that this project will significantly increase the ability of the Airport to draw new tenants and potentially new businesses to the Airport.

Financial Impact:

$90,000 from Future Projects to a new project. Budget Amendment required.

Other Information/Recommendation:

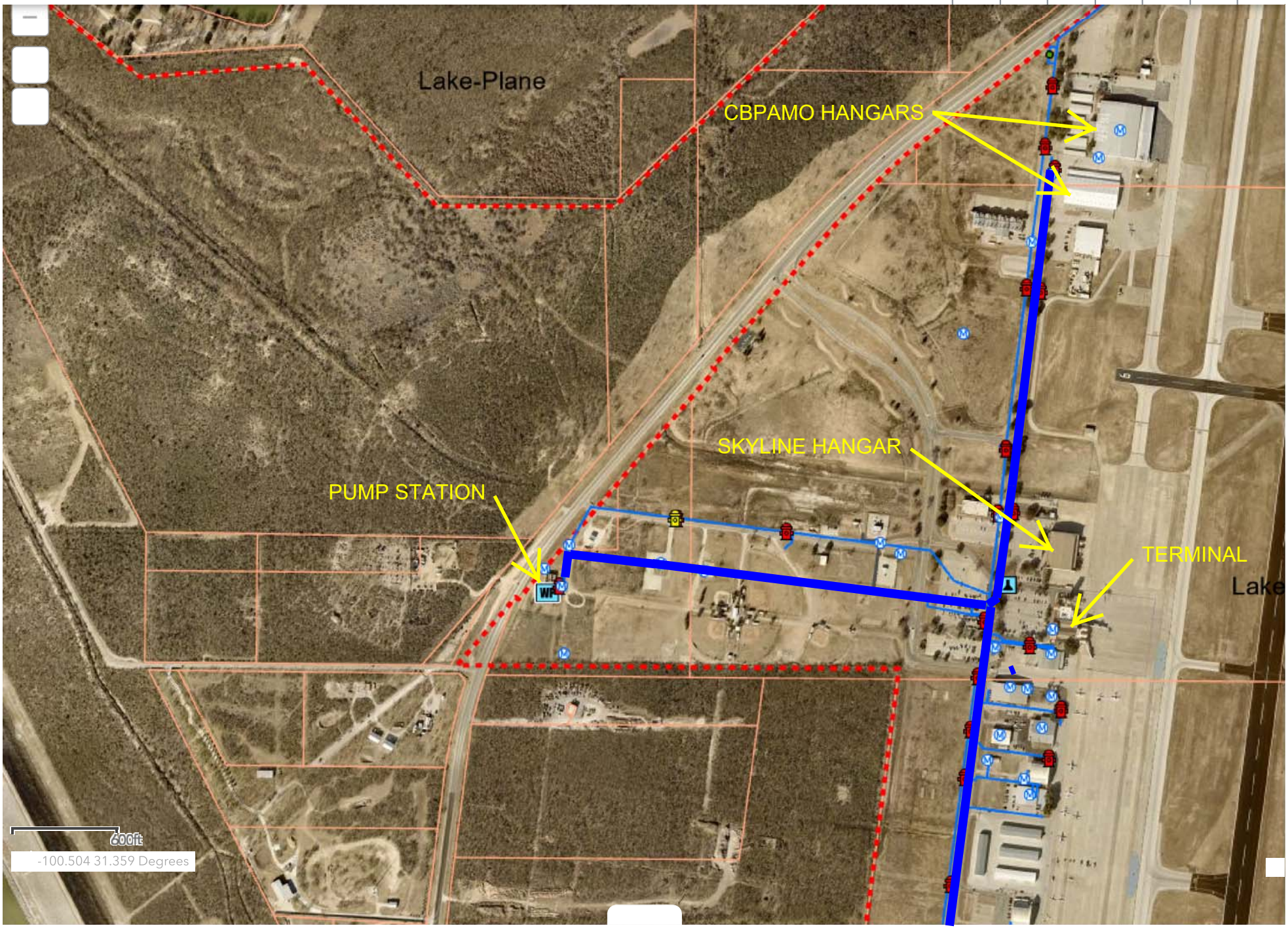
Attachments:

1.	Water Layout	Water Layout.pdf
2.	FIre Pump Photo (2)	FIre Pump Photo (2).jpg
3.	Piping Photo	Piping Photo.jpg

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Jeffrey Tomlinson	Approved
Ryan Gaddy	Approved
Michael Dane	Final Approval


Lake-Plane
CBPAMO HANGARS
SKYLINE HANGAR
PUMP STATION
TERMINAL
Lake
600ft
-100.504 31.359 Degrees

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	January 25, 2023
Item type:	Regular Item

Caption:

San Angelo Chamber of Commerce project updates regarding the following:

A. Transpermian H2Hub achieving second round DOE designation
B. Rosenberger Site Solutions, LLC project including a facility update, personnel hiring status and plans for full operation

(Presentation made by Michael Looney, Vice President of Marketing & Recruitment)

Summary/History:

At their September 22, 2022 meeting COSADC approved a resolution in support of Trans Permian H2Hub, LLC, for application to the Department of Energy as one of a limited number of clean hydrogen regional hub designations. The H2Hub application was also supported by City Council Resolution at their meeting on November 1, 2022. The H2Hub application has been advanced to Phase 2 of the DOE process.

On October 11, 2022 COSADC approved a resolution for a project not to exceed $75,000 in incentives to Rossenberger SIte Solutions, LLC to relocate a portion of their manufacturing operation to San Angelo and that relocation is in progress.

Financial Impact:

Update presentation only, no fiscal impact

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Brandon Dyson	Approved
Michael Dane	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor:	Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date:	January 25, 2023
Item type:	Regular Item

Caption:

Discussion and possible action regarding City Council denial of the ratification of the proposed revisions to the COSADC Bylaws at their January 17, 2023 meeting. (Presentation made by Michael Dane, Interim Director of Economic Development)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date:	January 25, 2023
Item type:	Regular Item

Caption:

Discuss economic development initiatives to be addressed with City Council and possible avenues for such discussion between COSADC and City Council. (Per the request, of First Vice President Bariou)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: January 25, 2023

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding Project Sienna

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Michael Dane	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 25, 2023

Item type: Regular Item

Caption:

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

Summary/History:

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: January 25, 2023

Item type: Regular Item

Caption:

Announcements and consideration of Future Agenda Items

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez Created/Initiated