



Agenda 8/30/2023

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on August 30, 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 disbursement
- b. Consider approving both the regular meeting and workshop minutes of July 26, 2023.
- c. Consider approving the July 2023 Financials (Tina Dierschke)

5. Regular Agenda

- a. Chamber of Commerce Economic Development Midyear Update & 2022 look back presentation (Presentation made by Michael Looney, Vice President of Marketing & Recruitment)
- b. Public Hearing regarding an expenditure in an amount not to exceed \$200k for land, buildings, equipment, facilities, and improvements required or suitable for the promotion of development and expansion of affordable housing, a project authorized pursuant to Section 505.153 of the Texas Local Government Code; and authorizing the Board President, or his designee, to negotiate and execute any required documents, subject to City Council approval. (Presentation by Robert Schneeman, Economic Development Project Manager)
- c. Discussion & Board input regarding COSADC Strategic Priorities (Presentation made by Michael Dane, Interim Director of Economic Development)
- d. Consider approving 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 \$2,000,000 to partially fund construction of a flight training facility By Angelo State University, subject to City Council approval and authorizing the board president to negotiate and execute all necessary documents (Presentation made by Michael Dane, Interim Director of Economic Development)

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

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:
 - 1. Project Bess
 - 2. Technology Tower
 - 3. Project Braided Mane
 - 4. Project Reserve
 - 5. Project Scatter
 - 6. Project Aquatex

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 25th day of August 2023 at 12:00 p.m.

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 will provide for reasonable accommodations for persons attending the Development Corporation 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, or the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday after each meeting.

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

Meeting Date: August 30, 2023

Item type: Consent Item

Caption:

Consider approving the necessary Corporation disbursement

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-------------------------|-----------------------------|
| 1. | Disbursement 08-30-2023 | Disbursement 08-30-2023.pdf |
|----|-------------------------|-----------------------------|

Presentation:

Approvals/Reviews:

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

City of San Angelo Development Corporation
Check Disbursements
For Board Approval August 30, 2023

Economic Development

COSA	\$ 113,031.88	Admin Serv (Inv. 60393)	Ck. 5951
		ED Fire Suppression PS (Inv. 654586909-0623)	Ck. 5957
Kimley Horn and Assoc., Inc.	30,468.32	BP 2021 (Inv. 1)	Ck. 5958
Pecos Street Pharmacy	2,727.45	Sponsorship (Inv. 2343)	
Ports to Plains	2,500.00		

Total for Board Consideration \$ 148,727.65

Standard Times	\$ 953.41	Legal notice (Inv. 5707711)	Ck. 5952
JR Silva	816.00	Cleaning serv at BRC (Inv. 6034)	Ck. 5936
Jowers Commercial Cleaning	800.00	Janitorial serv at BRC (Inv. 5953)	Ck. 5953
		IT serv for Business Factory (Inv. 1045)	
Russ Wallace	625.00	Cleaning chemicals (Inv. 1017586)	
House of Chemicals	168.74	Mo. Copier rental for two copiers and overage copier chrg (Inv. 1485407 & 1485556)	
CTWP	526.07	Exterior/Interior window cleaning at BRC (Inv. 1149)	Ck. 5945
Rad's Window Cleaning	350.00	Repair leak in breakroom area at BRC (Inv. 23270064)	Ck. 5959
3D's Plumbing & Contracting	120.00	Paper towels (Inv. 1016931)	Ck. 5935
House of Chemicals	115.71		
Republic Services	35.49	Trash service at BRC (Inv. 1221235)	
		Office supplies (Inv. 3542099037 & 542099038)	Ck. 5954
Staples Advantage	56.24	Water delivery & water cooler rental (Serv 08/01-08/31)	Ck. 5950
Angelo Water Serv.	51.47		
Republic Services	30.49	Trash service at BRC (Inv. 1214468)	Ck. 5946
Staples Advantage	28.38	Office supplies (Inv. 3541533025)	Ck. 5948
Atmos Energy	12.10	Gas utilities at BRC	Ck. 5955
	\$ 4,689.10		

Total Eco Dev Disbursements \$ 153,416.75

Ballot

COSA	\$ 17,636.75	ED Admin Serv (Inv. 60393)	Ck. 2044
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Total for Board Consideration \$ 17,636.75

Total Routine Disbursements \$ -

Total Ballot Disbursements \$ 17,636.75

Grand Total Disbursements this Period \$ 171,053.50

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

Meeting Date: August 30, 2023

Item type: Consent Item

Caption:

Consider approving both the regular meeting and workshop minutes of July 26, 2023.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Meeting Minutes 07-26-2023 COSADC Meeting Minutes 07-26-2023.pdf
2. COSADC Workshop Meeting Minutes 07-26-2023 COSADC Workshop Meeting Minutes 07-26-2023.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
Wednesday, July 26, 2023

Present:

Max Puello, President

Rick Mantooth, Second Vice President

Steven Mahaffey, Director

Joe Spano, 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, July 26, 2023 in the City of San Angelo City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

Second Vice President Mantooth provided an invocation.

3. Public Comment

Jumal Schumpert spoke. He had concerns regarding the Affordable Housing program funds. He asked the board to review on how the funds can be used.

4. Consent Agenda

- a. Consider approving the necessary Corporation disbursement
- b. Consider approving the regular meeting minutes of June 28, 2023; Workshop minutes - June 28, 2023; and Special meeting - July 13, 2023
- c. Consider approving the June 2023 Financials (Tina Dierschke, Board Treasurer)

Motion: Second Vice President Mantooth made a motion, seconded by Director Spano to approve the consent agenda as presented. The motion carried unanimously four (4) ayes to zero (0) nays.

5. Regular Agenda

No items to discuss

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 8:40 a.m., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections

- a. Section 551.071 – Consultation with attorney regarding affordable housing delinquency and possible foreclosure of property at 619 W. 15th
- b. Section 551.072 - Deliberations about real property regarding City RFP for purchase of property adjacent to rail park
- c. Section 551.087 - Business prospect negotiations regarding:
 - 1. Project New Wave
 - 2. Project Equipment
 - Share 3. Project Monett
 - 4. Project Stockpile
 - 5. Project Poly
 - 6. Project Tex-IT
 - 7. Project Aqua

No action taken on this item.

At 9:32 a.m., the Board reconvened

7. Follow Up and Administrative Issues

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

No action taken.

- b. Announcements and consideration of Future Agenda items

Michael Dane provided an updated regarding the search for the Economic Development Director position.

Nora Nevarez requested that the next COSADC meeting be reschedule to August 30, 2023. The board unanimous agreed with the request.

8. Adjournment

**Motion: Director Spano made a motion, seconded by Director Mahaffey to adjourn the meeting.
The motion carried unanimously four (4) ayes to zero (0) nays.**

There being no further business, the meeting adjourned by consensus at 9:34 a.m.

THE CITY OF SAN ANGELO

Corporation President

ATTEST:

Corporation Secretary

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplement Minute Record. Details on Board meetings may be obtained from the City Clerk's Office. (Portions of the video recording may be distorted due to equipment malfunction or other uncontrollable factors.)

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City of San Angelo, Texas
Development Corporation
Workshop Meeting
Wednesday, July 26, 2023

Present:

Max Puello, President
Rick Mantooth, Second Vice President
Steven Mahaffey, Director
Joe Spano, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Puello called the workshop meeting of the City of San Angelo Development Corporation to order at 9:55 a.m., on Wednesday, July 26, 2023 in the Dave Erickson Training Room of the Business Resource Center, 69 N. Chadbourne, San Angelo, TX 76903.

2. Workshop Itinerary

- a. Presentation of Corporation Financials and discussion of the Corporation's current financial position (Tina Dierschke, Corporate Treasurer)

Tina Dierschke, presented a current financials.

- b. Discuss project needs, projections, and currently identified priorities (Bob Schneeman, Economic Development Project Manager)

Bob Schneeman reviewed and discussed project needs, projections, and priorities.

- c. Marketing update and update projects on the horizon by San Angelo Chamber of Commerce (Michael Looney and Mike Berry)

Michael Looney presented a marketing update and update on projects on the horizon.

- d. Discuss policies, contracts, training, and other administrative-related items (Michael Dane, Interim Director of Economic Development)

Michael Dane discussed doing tours at SMC Global and affordable housing

neighborhoods. This will be scheduled for the month of August and September.

Discussion in regards to reviewing the disbursement policy, lease policy, investment policy and Affordable Housing.

The board would like to align strategic priorities with City Council.

3. Follow Up and Administrative Issues

a. Announcement and consideration of Future Agenda items

No announcements or future agenda items were requested

4. Adjournment

There being no further business, the meeting adjourned by consensus at 11:50 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.)

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

Meeting Date: August 30, 2023

Item type: Consent Item

Caption:

Consider approving the July 2023 Financials (Tina Dierschke)

Summary/History:

Financials are included in the packet for review.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-------------------|--------------------|
| 1. COSADC FS 2307 | COSADC FS 2307.pdf |
|-------------------|--------------------|

Presentation:

Approvals/Reviews:

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

City of San Angelo Development Corporation

Financial Information and Schedules As of July 31, 2023

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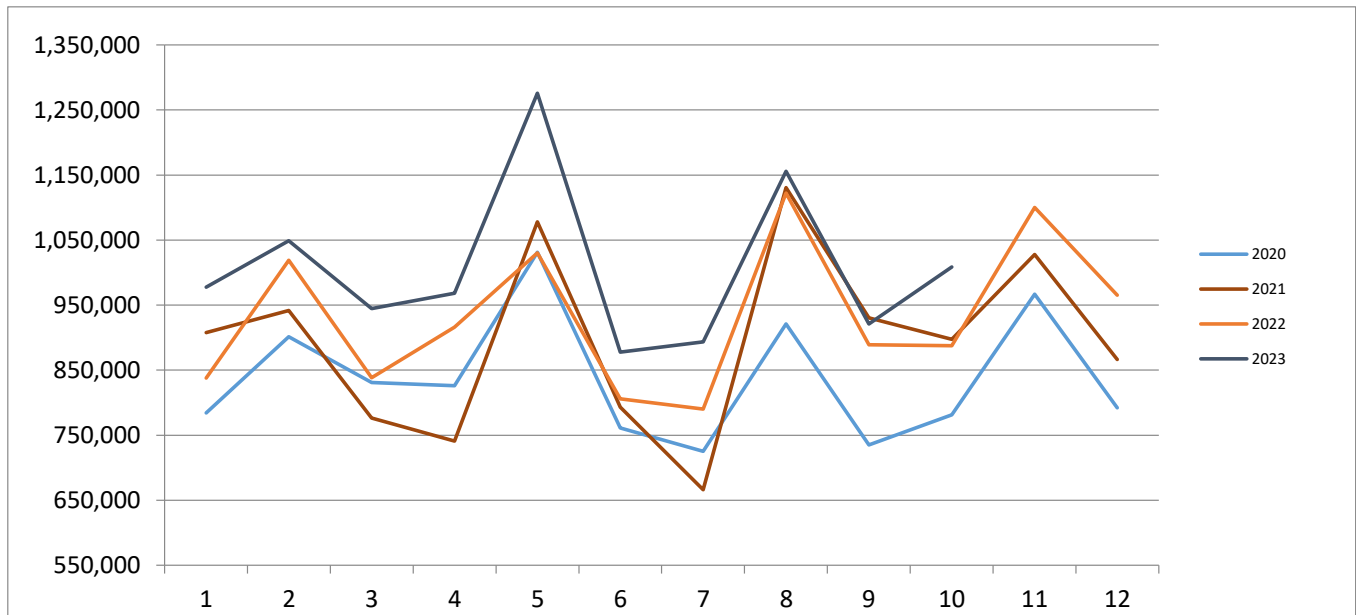
**City of San Angelo Development Corporation
Executive Summary
July 2023**

Available Fund Balances

Unassigned Fund Balance-Economic Development	5,855,957
Unassigned Fund Balance-Ballot	7,375,653

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	968,413	5.70%
Feb	1,030,912	1,077,963	1,030,426	1,275,717	23.80%
Mar	761,229	792,882	806,025	877,403	8.86%
Apr	725,032	665,954	790,185	893,339	13.05%
May	920,877	1,130,561	1,122,067	1,155,640	2.99%
Jun	734,988	930,276	889,239	920,877	3.56%
Jul	781,279	897,588	887,685	1,008,794	13.64%
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 July 31, 2023

ASSETS

Current Assets

Checking/Savings

Cash 560,603

Money Market 5,025,854

Total Checking/Savings 5,586,457

Accounts Receivable

Leases 3,799

Total Accounts Receivable 3,799

Other Current Assets

Investments 5,997,521

Total Other Current Assets 5,997,521

Total Current Assets 11,587,777

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 (1,185,995)

Total Fixed Assets 5,573,228

TOTAL ASSETS

17,161,005

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 4,868

Accounts Payable -

Total Current Liabilities 4,868

Total Liabilities 4,868

Fund Equity

Committed for Eco. Dev. Projects 4,985,915

Restricted for Fixed Assets 5,573,228

Reserved for Encumbrance 129,339

Assigned for Operating Expenditures 611,697

Unassigned Fund Balance 5,855,957

Total Fund Equity 17,156,137

TOTAL LIABILITIES & FUND EQUITY 17,161,005

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
July 2023

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,934,328	282,462	2,820,024	2,820,024	(114,304)	96%
Interest on Investments		54,570	30,572	194,144	194,144	139,574	356%
Lease Income		1,713	2,173	8,377	8,377	6,664	100%
Miscellaneous Income		-	-	505	505	505	100%
Total Revenues		2,990,611	315,207	3,023,050	3,023,050	32,439	101%
Expenditures							
Administrative		118,952	8,082	72,871	78,148	(40,804)	66%
Partnership Affiliations		84,797	-	76,297	76,297	(8,500)	90%
COSADC Staff		465,643	-	167,289	167,289	(298,354)	36%
City Services		220,408	-	165,306	165,306	(55,102)	75%
Industrial Park Ops & Maint		35,350	291	2,179	2,902	(32,448)	8%
Marketing-Chamber of Commerce		262,500	-	262,500	262,500	-	100%
Advertising		27,700	-	3,601	27,700	-	100%
Building Maintenance/Utilities		91,850	3,291	58,627	83,177	(8,673)	91%
Capital		40,000	1,365	7,975	8,355	(31,645)	21%
Business Factory		191,032	3,352	46,023	54,861	(136,171)	29%
Total Operating Expenditures		1,538,232	16,381	862,668	926,535	(611,697)	60%
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	-	-	-	(27,024)	0%
Industrial Park-Phase II	DC0147	2,848	-	52	2,900	52	102%
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
Principle LED BREP	DC0154	2,500	-	2,500	2,500	-	100%
West Texas Steel	DC0162	59,000	-	-	-	(59,000)	0%
SMC Global	DC0163	151,423	-	5,021	5,021	(146,402)	3%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Double Barrel	DC0167	20,000	-	-	-	(20,000)	0%
Ethicon	DC0170	732,156	-	133,089	133,089	(599,067)	18%
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)	0%
Skyline P3	DC0192	3,000,000	-	-	-	(3,000,000)	0%
BREP - 4540 Construction	DC0201	32,500	-	-	-	(32,500)	0%
Ind. Park Brush Clearing	DC0202	89,204	-	89,204	98,796	9,592	111%
Rosenberger Site Sol.	DC0206	75,000	-	-	-	(75,000)	0%
Airport Fire Suppression	DC0207	83,500	30,468	30,468	83,500	-	100%
Future Projects		1,403,949	-	-	-	(1,403,949)	0%
Total Project Expenditures		6,650,195	30,468	260,334	325,806	(6,324,389)	4%
Total Expenditures		8,188,427	46,849	1,123,002	1,252,341	(6,936,086)	14%
Revenue Over/(Under) Expenditures		(5,197,816)	268,358	1,900,048	1,770,709		

City of San Angelo Development Corporation
Economic Development Projects
As of July 31, 2023

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	52	4,222,771	2,797
US Customs Retention II	DC0152	46,435	1,149,225	-	997,462	151,763
Principle LED BREP	DC0154	300,147	300,147	2,500	300,147	-
West Texas Steel	DC0162	59,000	59,000	-	-	59,000
SMC Global	DC0163	200,000	200,000	5,021	53,598	146,402
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	133,089	458,136	599,067
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	178,408	89,204	178,408	-
Rosenberger Site Sol.	DC0206	75,000	75,000	-	-	75,000
Airport Fire Suppression	DC0207	83,500	83,500	30,468	30,468	53,032
		8,152,807	12,462,174	260,334	7,476,259	4,985,915
Total Committed, Not Expended						4,985,915

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of July 31, 2023

ASSETS

Current Assets

Checking/Savings

Cash

17,788

Money Market

5,467,786

Total Checking/Savings

5,485,574

Other Current Assets

Investments

3,000,688

Total Other Current Assets

3,000,688

Total Current Assets

8,486,261

TOTAL ASSETS

8,486,261

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Accounts Payable

498,960

Total Current Liabilities

498,960

Total Liabilities

498,960

Fund Equity

Committed for Ballot Projects

611,648

Assigned for Debt Service

-

Unassigned Fund Balance

7,375,653

Total Fund Equity

7,987,301

TOTAL LIABILITIES & FUND EQUITY

7,987,301

City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
July 2023

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	7,545,415	726,332	7,251,490	7,251,490	(293,925)	96%
Interest on Investments	30,430	26,389	219,613	219,613	189,183	722%
Total Revenues	7,575,845	752,721	7,471,103	7,471,103	(104,742)	99%
Expenditures						
City Services	40,412	-	30,309	30,309	(10,103)	75%
Affordable Housing Admin	30,135	-	22,602	22,602	(7,533)	75%
Loan/Debt Service	5,465,600	-	5,465,600	5,465,600	-	100%
Total Operating Expenditures	5,536,147	-	5,518,511	5,518,511	(17,636)	100%
Projects						
West TX Water Partnership	200,000	-	16,562	16,562	(183,438)	8%
Affordable Housing	676,319	-	248,109	248,109	(428,210)	37%
Water Rights	498,960	498,960	498,960	498,960	-	100%
Future Projects	1,035,873	-	-	-	(1,035,873)	0%
Total Project Expenditures	2,411,152	498,960	763,631	763,631	(1,647,521)	32%
Total Expenditures	7,947,299	498,960	6,282,142	6,282,142	(1,665,157)	79%
Revenue Over/(Under) Expenditures	(371,454)	253,761	1,188,961	1,188,961		

City of San Angelo Development Corporation
Ballot Projects
As of July 31, 2023

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	916,969	16,562	733,531	183,438
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,457,974	16,562	2,274,536	183,438
Total Water Supply Projects				183,438
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	4,378,655	248,109	3,950,445	428,210
* 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	5,947,651	248,109	5,519,442	428,210
Total Affordable Housing				428,210
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				611,648

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
July 2023

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	6846	AJ	7/31/2023	504	ECO DEV SALES TAX	282,462.34
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	6841	AJ	7/31/2023	499	BANK INTEREST ED	6,212.97
	6841	AJ	45138	499	MM INTEREST ED	19,378.80
	6841	AJ	7/31/2023	499	INVESTMENT INTERES	4,980.00
700-0000-363.11-00 RENT / RENT						
	6410	AJ	7/15/2023	MR		2,173.07
700-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
	6502	AP	45128	5951	CITY OF SAN ANGELO	55,102.00
700-0700-411.03-12 PROFESSIONAL & TECHNICAL / ADMINISTRATIV						
	6502	AP	7/21/2023	5951	CITY OF SAN ANGELO	57,929.88
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	6,634	AP	45135	5898	ETHICON, INC.	(133,089.00)
	6635	AP	7/28/2023	2046	ETHICON, INC.	133,089.00
	6659	130640 AP	6/30/2023	2047	KIMLEY-HORN AND AS	30,468.32
700-0700-411.03-32 PROFESSIONAL & TECHNICAL / SOFTWARE MAIN						
	6263	AP	7/12/2023	5934	CITY OF SAN ANGELO	(5,000.00)
	6264	AP	45119	5944	CITY OF SAN ANGELO	5,000.00
	5967	AP	6/27/2023	5934	CITY OF SAN ANGELO	5,000.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	6011	AJ	7/5/2023	UT	UB CHARGE UPDATE	150.60
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
	6658	129403 AP	7/10/2023	2045	ATMOS ENERGY	12.10
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	6496	129501 AP	7/17/2023	5953	JOWERS COMMERCIAL	800.00
	6314	129539 AP	45114	5945	RADS WINDOW CLEANI	350.00
	6164	128880 AP	7/5/2023	5939	BUG EXPRESS, INC	85.00
	6164	129501 AP	7/3/2023	5942	JOWERS COMMERCIAL	800.00
	6,164	129474 AP	45108	5941	ENER-TEL SERVICES	100.00
	6347	128879 AP	6/30/2023	5946	REPUBLIC SERVICES,	30.49
	6188	129286 AP	45106	5940	CONCHO VALLEY ELEC	46.59
	6060	129288 AP	6/28/2023	5935	HOUSE OF CHEMICALS	115.71
	6060	129501 AP	6/20/2023	5936	JOWERS COMMERCIAL	800.00
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
	6855	AJ	7/28/2023	510	VoIP - July 23	318.00
	6857	AJ	7/28/2023	512	Suddenlink July 23	585.57
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
	6858	AJ	6/22/2023	513	Verizon Chrgs June	55.29
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
	6497	129287 AP	6/8/2023	5952	GO SAN ANGELO	953.41
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	6636	AP	7/21/2023	2048	PECOS STREET PHARM	2,727.45
	5986	130394 AP	7/1/2023	5938	WALLACE, RUSSELL E	625.00
700-0700-411.05-90 PURCHASED SERVICES / CONVENTIONS & SCHOO						
	6314	131157 AP	7/7/2023	5947	SAN ANGELO CHAMBER	180.00

City of San Angelo Development Corporation
Transaction Detail by Account
July 2023

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	6496	129285 AP	7/5/2023	5954	STAPLES ADVANTAGE	37.22
	6,496	129285 AP	45112	5954	STAPLES ADVANTAGE	19.02
	6315	129285 AP	6/30/2023	5948	STAPLES ADVANTAGE	28.38
	6188	129285 AP	45100	5943	STAPLES ADVANTAGE	71.98
	6060	129285 AP	6/17/2023	5937	STAPLES ADVANTAGE	35.38
	6060	129285 AP	45094	5937	STAPLES ADVANTAGE	131.68
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
	6028	AP	5/18/2023	11116	POSTMASTER	20.00
700-0700-411.06-30 SUPPLIES / FOOD						
	6496	129293 AP	7/20/2023	5950	ANGELO WATER SERVI	51.47
	6664	AP	6/29/2023	11214	CITIBANK, N.A	106.00
	6664	AP	6/28/2023	11214	CITIBANK, N.A	15.99
	6664	AP	45105	11214	CITIBANK, N.A	212.18
	6059	AP	5/25/2023	11159	CITIBANK, N.A	114.93
	6059	AP	5/25/2023	11159	CITIBANK, N.A	51.75
	6059	AP	5/12/2023	11159	CITIBANK, N.A	93.19
700-0700-800.07-43 PROPERTY / FURNITURE & FIXTURES						
	6658	131203 AP	45127	2049	3D'S PLUMBING&CONT	120.00
	6314	131054 AP	7/10/2023	5949	3D'S PLUMBING&CONT	1,245.00
700-0705-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
	6059	AP	6/2/2023	11159	CITIBANK, N.A	230.32
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	6152	AJ	7/7/2023 UT		UB CHARGE UPDATE	61.38
	6502	AP	7/21/2023	2044	CITY OF SAN ANGELO	7,533.75
700-0700-411.06-30 SUPPLIES / FOOD						
	5183	129293 AP	5/30/2023	2040	ANGELO WATER SERVI	(49.22)
	5184	129293 AP	5/30/2023	5910	ANGELO WATER SERVI	49.22
	5179	129293 AP	5/23/2023	2040	ANGELO WATER SERVI	49.22
	4769	AP	4/28/2023	5896	SAN ANGELO CHAMBER	1,500.00
	4545	129293 AP	4/20/2023	5888	ANGELO WATER SERVI	51.47
	4542	AP	3/23/2023	11080	CITIBANK, N.A	45.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	4665	AJ	5/5/2023 UT		UB CHARGE UPDATE	61.38
Fund 711 Ballot						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	5419	AJ	5/31/2023	407	COSADC SALES TAX &	832,060.74
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	5453	AJ	6/30/2023	416	COSADC Bank Intere	16,368.24
	4712	AJ	4/30/2023	381	COSADC Bank Intere	18,541.92
	4712	AJ	4/30/2023	381	COSADC Bank Intere	1,199.10
711-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
	5060	AP	5/12/2023	2039	CITY OF SAN ANGELO	10,103.00
	5060	AP	5/12/2023	2039	CITY OF SAN ANGELO	7,533.75

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through July 31, 2023

58% 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*		(9,480,882)		(9,480,882)			
REVENUES:							
Interest Income		-	-	-	-	206,638	206,638
C.O. Proceeds		63,140,130	-	13,415,000	(49,725,130)	6,349,871	19,764,871
Total Revenues		63,140,130	-	13,415,000	(49,725,130)	6,556,509	19,971,509
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	2,400,764	87,581	2,353,263	(47,501)	744,292	3,097,555
Construction	4159	50,502,705	4,447,011	37,508,891	(12,993,814)	11,529,658	49,038,549
Issue Costs	9900	399,140	-	399,140	-	1,469,664	1,868,804
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		53,452,609	4,534,592	40,411,294	(13,041,315)	16,037,391	56,448,685
Revenue Over/(Under) Expenditures		9,687,521	(4,534,592)	(26,996,294)			
Ending Fund Balance		206,639		(36,477,176)			

*Preliminary

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

Meeting Date: August 30, 2023

Item type: Regular Item

Caption:

Chamber of Commerce Economic Development Midyear Update & 2022 look back presentation
(Presentation made by Michael Looney, Vice President of Marketing & Recruitment)

Summary/History:

The Chamber of Commerce Economic Development staff will provide an update of their activities through mid 2023 and a "look back" at their accomplishments for 2022.

Financial Impact:

Update briefing only, no fiscal impact.

Other Information/Recommendation:

Update presentation only, no council action required.

Attachments:

Presentation:

Approvals/Reviews:

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



Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	August 30, 2023
Item type:	Regular Item

Caption:

Public Hearing regarding an expenditure in an amount not to exceed \$200k for land, buildings, equipment, facilities, and improvements required or suitable for the promotion of development and expansion of affordable housing, a project authorized pursuant to Section 505.153 of the Texas Local Government Code; and authorizing the Board President, or his designee, to negotiate and execute any required documents, subject to City Council approval. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Over the past 15 years, the City has undertaken a comprehensive approach to eliminating slum and blight by targeting specific deteriorating neighborhoods and focusing resources to help revitalize those neighborhoods. Because of those efforts, the City has seen marked improvements and growth in those areas to include private sector investment and the development of affordable housing. COSADC has been a critical asset and partner in the revitalization effort, providing additional funds for the City's very successful Neighborhood Blitz, one of several programs supporting the City's Neighborhood Revitalization Plan. The Blitz has included new siding and paint on a concentration of homes in target neighborhoods leading to immediate curb appeal. While the Blitz, mainly funded by federal CDBG grant funds, has been very successful, grant funding for the program is no longer available. Staff is requesting \$200K to be used for the continuation of the Blitz with an added roof repair component. Also, instead of a one-day event in concentrated neighborhoods, the program will extend thru the year and will select individual homes across all the target neighborhoods and use volunteers to paint housing units. The City will leverage COSADC funds with federal CDBG grant funds to target up to 25 homes for siding and roof repairs. COSADC approved this item at their meeting on June 28, 2023.

Financial Impact:

\$200K from COSADC Affordable Housing Funds will be allocated and budgeted for the Blitz program.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Michael Dane
Tina Dierschke
Brandon Dyson

Created/Initiated
Approved
Approved
Final Approval

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

Meeting Date: August 30, 2023

Item type: Regular Item

Caption:

Discussion & Board input regarding COSADC Strategic Priorities (Presentation made by Michael Dane, Interim Director of Economic Development)

Summary/History:

Staff is seeking Board guidance regarding the prioritization of expenditures and staff work priorities for the coming fiscal year. Possible priorities include, infrastructure Projects, recruitment Incentives, Business Retention & Expansion (BREP) program, policy updates, Corporate Bylaws, Board contracts and agreements and other matters which may be requested by the Board.

Financial Impact:

No fiscal impact. Board discussion only.

Other Information/Recommendation:

Attachments:

Presentation:

Michael Dane

Approvals/Reviews:

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

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	August 30, 2023
Item type:	Regular Item

Caption:

Consider approving 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 \$2,000,000 to partially fund construction of a flight training facility By Angelo State University, subject to City Council approval and authorizing the board president to negotiate and execute all necessary documents (Presentation made by Michael Dane, Interim Director of Economic Development)

Summary/History:

ASU is currently operating a flight school at Mathis Field. They are in negotiations with the Airport to lease approximately 3 acres of airport land to construct a flight training facility. The estimated cost of the facility is \$6,000,000. ASU has engaged a design firm and are intending to proceed with a Contractor at Risk project.

Current enrollment is between 110 and 120 students with an anticipated increase of 70 students in the fall of 2023.

The Program, a Bachelor of Commercial Aviation, includes Classroom & Simulator Training from Flight Certificate through Certified Flight Instructor and Instrument Instructor. Upon completion, students will be able to build time toward Airline Transport Pilot Certification.

Aircraft for the program are provided by Skyline Aviation and ASU and/or Skyline anticipates hiring 15 instructors.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Michael Dane

Created/Initiated
Approved
Approved
Approved
Final Approval

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date: August 30, 2023
Item type: Regular Item

Caption:

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

Summary/History:

Michael Dane will provide a brief update regarding the Director position search.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: August 30, 2023

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding:

1. Project Bess
2. Technology Tower
3. Project Braided Mane
4. Project Reserve
5. Project Scatter
6. Project Aquatex

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: August 30, 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



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

Meeting Date: August 30, 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