



Agenda 10/25/2023

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on October 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 disbursement
- b. Consider approving the regular meeting minutes of September 27, 2023
- c. Consider approving a lease agreement by and between the City of San Angelo Development Corporation and Reef Builders International, Corporation and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

5. Regular Agenda

- a. Consider approving the September 2023 Financials (Presentation made by Tina Dierschke, Director of Finance)
- b. Presentation by All-Tex Irrigation & Supply, LLC, update on efforts to raise money for a splash pad for the community (Michael Dane, Interim Director of Economic Development)
- c. Public Hearing regarding 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 \$29,700 as an Economic Development Incentive to Lip Chip, LLC. (Presentation made by Robert Schneeman, Economic Development Project Manager)
- d. Presentation of the Downtown San Angelo, Inc., biannual report (Presentation made by Monica Ramos, DTSA Assistant Director)
- e. Consideration and possible action regarding the marketing and recruitment plan for 2024 by the San Angelo Chamber of Commerce Marketing and Recruitment Team (Presentation by San Angelo Chamber of Commerce)

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 551.072 - Deliberations about real property regarding the sale of approximately 6 acres in Phase 1 of the Industrial Park
- b. Section 551.087 - Business prospect negotiations regarding Economic Development Agreement with SMC Global

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 19th day of October, 2023 at 5:00 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: October 25, 2023

Item type: Consent Item

Caption:

Consider approving the necessary Corporation disbursement

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Disbursement 10-25-2023	Disbursement 10-25-2023.pdf
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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 October 25, 2023

Economic Development

SA Chamber of Commerce	\$ 65,625.00	Marketing & recruitment Qtrly (Inv. 1004)	
Kimley Horn and Assoc., Inc.	12,907.64	Fire supression (Inv. 064586909-0523)	Ck. 6003
CDW Government, Inc.	10,416.14	iPad and keyboards (Inv. LT79549)	Ck. 5996
Kimley Horn and Assoc., Inc.	8,596.36	Fire supression (Inv. 64586909-0823)	
Schindler Elevator Corp.	7,728.00	Replace circuit board (Inv. 7100538533)	Ck. 6004
Media Advantage	5,599.62	Marketing (Inv. June & Aug)	Ck. 6008
Ener-tel	1,728.00	Annual Intrusion System (Inv. 311592) & Annual Burglar alarm Inv. 312594)	
Jowers Commercial Cleaning	1,200.00	Mo. Cleaning at BRC (Inv. 6111 & 6112))	Ck. 6002
ASU	1,000.00	Governor's Small Business Summit sponsorship (Inv. 9014)	Ck. 5970
Total for Board Consideration	\$ 114,800.76		
Jowers Commercial Cleaning	\$ 800.00	Cleaning at BRC (Inv. 6111)	
Jowers Commercial Cleaning	800.00	Cleaning serv at BRC (Inv. 6080)	Ck. 6001
Russ Wallace	625.00	IT serv for Business Factory (Inv. 1047)	
ASU	500.00	Meet the Lenders (Inv. 8830)	Ck. 5995
Vicki Terril Coaching	480.00	Refund deposit from office lease (Inv. 230911)	Ck. 5994
Jowers Commercial Cleaning	400.00	Cleaning at BRC (Inv. 6112)	
Rad's Window Cleaning	350.00	Interior/exterior window cleaning(Inv. 1174)	Ck. 6009
Concho Valley Transit	250.00	Bus for tour - Affordable Housing area	
MC Electric	153.66	Replace bulbs (Inv. 1946)	
House of Chemicals	142.40	Paper towels (Inv, 1019495)	Ck. 6000
Atmos Energy	142.01	Gas utilities at BRC	
Angelo Water Serv.	119.92	Water delivery & cooler rental	
Bug Express	85.00	Qtrly pest control at BRC (Inv. 74198)	Ck. 6006
Ener-tel Services	100.00	Mo. Burglar & fire alarm monitoring (Inv. 310213)	Ck. 5984
Alta Language Services, Inc.	66.00	Listen & Speak test (Inv. 671519)	Ck. 5986
Angelo Water Serv.	51.18	Water delivery & water cooler rental (Serv 09/01-09/30/2023)	Ck. 5971
CVEC	44.57	Electric at airport signage (Inv. 26511/2309)	Ck. 6007
Republic Services	31.45	Trash service at BRC (Serv for Oct. 2023)	
	\$ 5,141.19		
Total Eco Dev Disbursements	\$ 119,941.95		
<u>Ballot</u>			
First Title Co.	\$ 65,000.00	Mortgage buydown - 425 W. Ave R	Ck. 2064
Total for Board Consideration	\$ 65,000.00		
Total Routine Disbursements	\$ -		

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

Total Ballot Disbursements	\$ 65,000.00
Grand Total Disbursements this Period	\$ 184,941.95

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

Meeting Date: October 25, 2023

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes of September 27, 2023

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|---------------------------------------|
| 1. | COSADC Meeting Minutes 10-25-2023 | COSADC Meeting Minutes 10-25-2023.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, September 27, 2023

Present:

Max Puello, President
Dr. Clifton Jones, First Vice President
Rick Mantooth, Second Vice President
Dr. Farrah Gomez, Director
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 8:31 a.m., on Wednesday, September 27, 2023, at the East Mezzanine of 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

No public comments were made.

4. Consent Agenda

- a. Consider approving the necessary Corporation disbursement
- b. Consider approving the regular meeting minutes of August 30, 2023.
- c. Consider approving the August 2023 Financials (Tina Dierschke)
- d. Consider approving a sponsorship for the 2023 Governor's Small Business Summit, for an amount not to exceed \$1,000, and authorizing the Board President or their designee to execute all necessary documents.

Motion: First Vice President Jones made a motion, seconded by Second Vice President Mantooth to approve the consent agenda as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

5. Regular Agenda

- a. Business Resource Center Economic Impact Report (Presentation by Dezaray Johnson, ASU SBDC Director)

Ms. Dezaray Johnson provided an updated regarding the Business Resource Center and economic impact.

- b. Keep San Angelo Beautiful (KSAB) fiscal year activities report (Presentation by Charlotte Anderson, Executive Director)

Mrs. Charlotte Anderson reported KSAB fiscal year activities.

- c. Discussion and possible action regarding strategic priorities and appoint a sub-committee to review COSADC policies (Presentation by Michael Dane, Interim Director of Economic Development)

Staff provided Strategic priorities for the board. They are as followed:

- Transportation
- Business Recruitment/ BREP
- Quality of Life

This would keep staff focus with the right objectives.

Mr. Dane said staff would review policies and work with a subcommittee.

First Vice President Jones agreed to be on the sub-committee and encouraged the board members to be a part of the committee.

Director Gomez and Mahaffey agreed to be a part of the sub-committee.

Motion: Second Vice President Mantooth made a motion, seconded by Director Gomez to approve the strategic priorities as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

- d. Public Hearing regarding the expenditure of up to \$2,000,000 of sales and use tax funds as an Economic Development Incentive to Angelo State University to partially fund construction of a flight training facility at Mathis Field in accordance with Texas Local Government Code, Section 505.159 (Presentation made by Robert Schneeman, Economic Development Project Manager)

Mr. Robert Schneeman provided a brief update regarding the Angelo State University flight training facility.

No Public Comment

- e. 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 \$29,700 as an Economic Development Incentive to Lip Chip, LLC, subject to City Council approval and authorizing the board president to negotiate and execute all necessary documents (Presentation made by Robert Schneeman, Economic Development Project Manager)

Motion: First Vice President Jones made a motion, seconded by Director Mahaffey to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

No Public Comment

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 Meeting be Open under the following sections:

At 9:15 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 Meeting be Open under the following sections.

- a. Section 551.071 - Consultation with attorney regarding Economic Development Agreement with Skyline Aviation
- b. Section 551.072 - Deliberations about real property regarding RFP RE-01-23 Sarah R. Robertson Survey 178

No action taken on these items.

At 9:49 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 during Closed Session.

- b. Announcements and consideration of Future Agenda items

Mr. Dane suggested regarding a field trip and where. First Vice President Jones suggested, we tour the Affordable Housing areas.

President Puello asked if Downtown San Angelo and Concho Valley Workforce present an overall report.

8. Adjournment

Motion: Second Vice President Mantooth made a motion, seconded by Director Mahaffey to adjourn the meeting. The motion carried unanimously six (6) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 9:54 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: October 25, 2023

Item type: Consent Item

Caption:

Consider approving a lease agreement by and between the City of San Angelo Development Corporation and Reef Builders International, Corporation and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

Summary/History:

Reef Builder International Corporation is owned and operated by Gary Levine. He would like to be a part of the Incubator program. He will be conducting a marketing division for his company. His company consists of reef builders, celebration reef project and Circle of Life Memorial Reef. I have provided a link for you to see his website.

<https://circleoflifememorialreef.com/contact/>

Financial Impact:

Deposit \$559.30
Monthly rental \$279.65

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: October 25, 2023

Item type: Regular Item

Caption:

Consider approving the September 2023 Financials (Presentation made by Tina Dierschke, Director of Finance)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-------------------|--------------------|
| 1. COSADC FS 2309 | COSADC FS 2309.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 September 30, 2023

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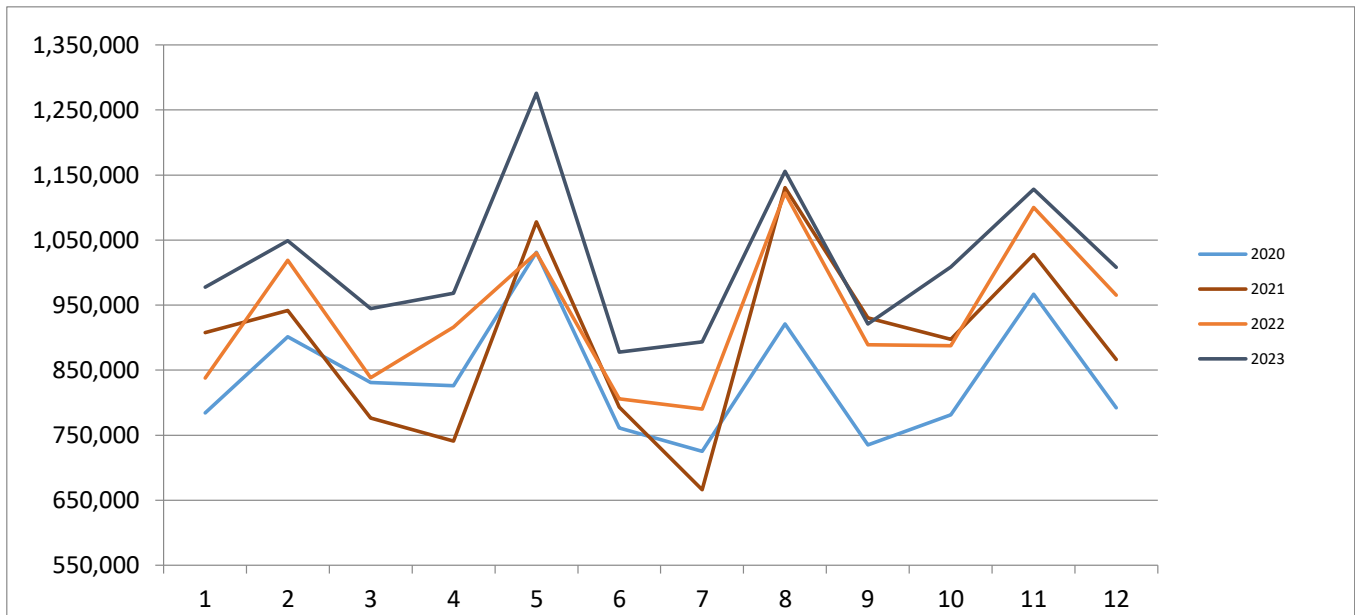
**City of San Angelo Development Corporation
Executive Summary
September 2023**

Available Fund Balances

Unassigned Fund Balance-Economic Development	4,232,671
Unassigned Fund Balance-Ballot	8,962,056

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	1,128,012	2.53%
Sep	792,202	866,535	965,151	1,008,166	4.46%



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of September 30, 2023

ASSETS

Current Assets

Checking/Savings

Cash 545,789

Money Market 5,328,729

Total Checking/Savings 5,874,518

Accounts Receivable

Leases 1,008

Total Accounts Receivable 1,008

Other Current Assets

Investments 5,997,521

Total Other Current Assets 5,997,521

Total Current Assets 11,873,047

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

17,446,276

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 4,388

Accounts Payable 113,281

Total Current Liabilities 117,670

Total Liabilities

117,670

Fund Equity

Committed for Eco. Dev. Projects 7,010,694

Restricted for Fixed Assets 5,573,228

Reserved for Encumbrance 79,206

Assigned for Operating Expenditures 432,807

Unassigned Fund Balance 4,232,671

Total Fund Equity

17,328,606

TOTAL LIABILITIES & FUND EQUITY

17,446,276

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

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,934,328	282,286	3,418,154	3,418,154	483,826	116%
Interest on Investments		54,570	31,961	255,222	255,222	200,652	468%
Lease Income		1,713	(333)	10,994	10,994	9,281	100%
Miscellaneous Income		-	250	755	755	755	100%
Total Revenues		2,990,611	314,164	3,685,125	3,685,125	694,514	123%
Expenditures							
Administrative		119,052	6,112	83,774	86,214	(32,838)	72%
Partnership Affiliations		84,697	-	76,297	76,297	(8,400)	90%
COSADC Staff		465,643	58,179	225,468	225,468	(240,175)	48%
City Services		220,408	55,102	220,408	220,408	-	100%
Industrial Park Ops & Maint		35,350	13,389	16,065	22,960	(12,390)	65%
Marketing-Chamber of Commerce		262,500	-	262,500	262,500	-	100%
Advertising		27,700	-	6,251	27,700	-	100%
Building Maintenance/Utilities		91,850	5,079	70,732	88,098	(3,752)	96%
Capital		44,500	18,144	38,114	38,494	(6,006)	87%
Business Factory		191,032	1,874	54,452	61,786	(129,246)	32%
Total Operating Expenditures		1,542,732	157,879	1,054,061	1,109,925	(432,807)	72%
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	2,500	-	100%
West Texas Steel	DC0162	-	-	-	-	-	0%
SMC Global	DC0163	151,423	5,021	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	133,089	(599,067)	18%
Airport Exit Monument	DC0179	100,000	91,593	91,593	91,593	(8,407)	92%
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	-	-	-	-	-	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	12,908	72,597	83,500	-	100%
Technology Tower, LLC	DC0209	250,000	-	-	-	(250,000)	0%
ASU Airport Facility	DC0210	2,000,000	-	-	-	(2,000,000)	0%
Future Projects		1,240,949	-	-	-	(1,240,949)	0%
Total Project Expenditures		8,645,695	245,111	394,056	417,399	(8,228,296)	5%
Total Expenditures		10,188,427	402,990	1,448,117	1,527,324	(8,661,103)	14%
Revenue Over/(Under) Expenditures		(7,197,816)	(88,826)	2,237,008	2,157,801		

City of San Angelo Development Corporation
Economic Development Projects
As of September 30, 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	-	-	-	-
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	91,593	91,593	8,407
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	-	-	-	-
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	72,597	72,597	10,903
Technology Tower, LLC	DC0209	250,000	250,000	-	-	250,000
ASU Airport Facility	DC0210	2,000,000	2,000,000	-	-	2,000,000
		10,402,807	14,620,674	394,056	7,609,980	7,010,694

Total Committed, Not Expended

7,010,694

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of September 30, 2023

ASSETS

Current Assets

Checking/Savings

Cash

517

Money Market

6,526,676

Total Checking/Savings

6,527,193

Other Current Assets

Investments

3,000,688

Total Other Current Assets

3,000,688

Total Current Assets

9,527,881

TOTAL ASSETS

9,527,881

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Accounts Payable

17,637

Total Current Liabilities

17,637

Total Liabilities

17,637

Fund Equity

Committed for Ballot Projects

548,188

Assigned for Debt Service

-

Unassigned Fund Balance

8,962,056

Total Fund Equity

9,510,244

TOTAL LIABILITIES & FUND EQUITY

9,510,244

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	7,545,415	725,879	8,789,538	8,789,538	1,244,123	116%
Interest on Investments	30,430	34,335	285,554	285,554	255,124	938%
Total Revenues	7,575,845	760,214	9,075,092	9,075,092	1,499,247	120%
Expenditures						
City Services	40,412	10,103	40,412	40,412	-	100%
Affordable Housing Admin	30,135	7,534	30,135	30,135	-	100%
Loan/Debt Service	5,465,600	-	5,465,600	5,465,600	-	100%
Total Operating Expenditures	5,536,147	17,637	5,536,147	5,536,147	-	100%
Projects						
West Texas Water Partnership	200,000	-	16,562	16,562	(183,438)	8%
Affordable Housing	676,319	-	311,569	311,569	(364,750)	46%
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	827,091	827,091	(1,584,061)	34%
Total Expenditures	7,947,299	516,597	6,363,238	6,363,238	(1,584,061)	80%
Revenue Over/(Under) Expenditures	(371,454)	243,617	2,711,854	2,711,854		

City of San Angelo Development Corporation
Ballot Projects
As of September 30, 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	311,569	4,013,905	364,750
* 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	311,569	5,582,902	364,750
Total Affordable Housing				364,750
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				548,188

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
September 2023

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	8335	AJ	9/30/2023	586	COSADC Sales Tax	282,286.44
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	8381	AJ	9/30/2023	623	Bank Interest ED	3,868.75
	8381	AJ	9/30/2023	623	MM Interest ED	23,592.65
	8381	AJ	9/30/2023	623	Inv Interest ED	4,500.00
700-0000-363.11-00 RENT / RENT						
	7823	AJ	9/15/2023	MR		920.05
	7627	AJ	9/8/2023	MR		(1,253.02)
700-0000-380.10-00 MISC / MISC						
	8043	CR	9/21/2023	429859	ECO DEV-MISC BP COMP	50.00
	7600	CR	9/7/2023	413090	ECO DEV COMP ENTRY FEE	200.00
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	8330	AJ	9/30/2023	584	Add Project Code	2,500.00
PROJECT#:	DC0154					
	8330	AJ	9/30/2023	584	Add Project Code	(2,500.00)
	8330	AJ	9/30/2023	584	Add Project Code	133,089.00
PROJECT#:	DC0170					
	8330	AJ	9/30/2023	584	Add Project Code	(133,089.00)
	8330	AJ	9/30/2023	584	Add Project Code	5,021.05
PROJECT#:	DC0163					
	8330	AJ	9/30/2023	584	Add Project Code	(5,021.05)
	8330	AJ	9/30/2023	584	Move to Industrial	(230.32)
	7477	AP	8/25/2023	5976	CITY OF SAN ANGELO	91,592.68
	8319	130640 AP	5/31/2023	6003	KIMLEY-HORN AND AS	12,907.64
PROJECT#:	DC0207					
700-0700-411.03-32 PROFESSIONAL & TECHNICAL / SOFTWARE MAIN						
	7754	AP	9/13/2023	2060	CITY OF SAN ANGELO	(2,000.00)
	7755	AP	9/13/2023	5982	CITY OF SAN ANGELO	2,000.00
	7721	AP	9/1/2023	2060	CITY OF SAN ANGELO	2,000.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	7534	AJ	9/5/2023	UT	UB CHARGE UPDATE	150.60
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
	7861	129403 AP	9/8/2023	5988	ATMOS ENERGY	119.40
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
	8205	AP	9/17/2023	707244	GEXA ENERGY, LP	1,337.01
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	8315	129501 AP	9/26/2023	6002	JOWERS COMMERCIAL	400.00
	8315	129501 AP	9/25/2023	6002	JOWERS COMMERCIAL	800.00
	8088	129288 AP	9/21/2023	6000	HOUSE OF CHEMICALS	142.40
	7754	129286 AP	9/13/2023	2061	CONCHO VALLEY ELEC	(46.64)
	7755	129286 AP	9/13/2023	5983	CONCHO VALLEY ELEC	46.64
	7754	129474 AP	9/13/2023	2062	ENER-TEL SERVICES	(100.00)
	7755	129474 AP	9/13/2023	5984	ENER-TEL SERVICES	100.00
	7754	129725 AP	9/13/2023	2063	REPUBLIC SERVICES,	(30.49)
	7755	129725 AP	9/13/2023	5985	REPUBLIC SERVICES,	30.49
	8088	130966 AP	9/13/2023	5998	DUNCAN MECHANICAL	352.32
	7861	129501 AP	9/12/2023	5989	JOWERS COMMERCIAL	800.00
	7723	129474 AP	9/1/2023	2062	ENER-TEL SERVICES	100.00
	7724	129286 AP	8/31/2023	2061	CONCHO VALLEY ELEC	46.64
	7724	129725 AP	8/31/2023	2063	REPUBLIC SERVICES,	30.49
	8089	129501 AP	8/14/2023	6001	JOWERS COMMERCIAL	800.00
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	8091	129830 AP	6/30/2023	5997	CTWP	486.94
700-0700-411.05-21 PURCHASED SERVICES / INSURANCE-LIABILITY						
	7843	AP	9/14/2023	5992	SAM TAMBUNGA INSUR	45.00

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

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
	8345	AJ	9/28/2023	589	VoIP - Sept 23	318.00
	8348	AJ	9/28/2023	592	Suddenlink Sept 23	585.79
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
	8089	129287 AP	8/20/2023	5999	GO SAN ANGELO	404.75
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	7754	AP	9/13/2023	2059	CENTURION PLANNING	(1,000.00)
	7755	AP	9/13/2023	5981	CENTURION PLANNING	1,000.00
	7861	129727 AP	9/8/2023	5987	ANGELO AWARDS	20.03
	7721	AP	9/7/2023	2059	CENTURION PLANNING	1,000.00
	7483	130394 AP	9/1/2023	5980	WALLACE, RUSSELL E	625.00
	8088	129830 AP	9/1/2023	5997	CTWP	8.23
	8253	AP	8/4/2023	0	CITIBANK, N.A	158.60
	8091	129830 AP	6/30/2023	5997	CTWP	31.82
	8091	129830 AP	6/30/2023	5997	CTWP	30.00
700-0700-411.05-80 PURCHASED SERVICES / TRAVEL & LODGING						
	8253	AP	8/28/2023	0	CITIBANK, N.A	148.35
	7721	AP	8/25/2023	706528	MAHAFFEY, STEVEN	283.98
700-0700-411.05-90 PURCHASED SERVICES / CONVENTIONS & SCHOO						
	7843	AP	9/11/2023	5986	ALTA LANGUAGE SERV	66.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	8315	129285 AP	9/8/2023	6005	STAPLES ADVANTAGE	78.80
	8089	129285 AP	8/30/2023	6005	STAPLES ADVANTAGE	20.38
	8089	129285 AP	8/30/2023	6005	STAPLES ADVANTAGE	121.94
700-0700-411.06-30 SUPPLIES / FOOD						
	8119	AP	9/18/2023	5995	ANGELO STATE UNIVE	500.00
	7861	131489 AP	9/11/2023	5993	SAN ANGELO CHAMBER	1,000.00
	8253	AP	8/31/2023	0	CITIBANK, N.A	51.75
700-0700-800.07-43 PROPERTY / FURNITURE & FIXTURES						
	8315	131367 AP	9/26/2023	6004	SCHINDLER ELEVATOR	7,728.00
700-0700-800.07-44 PROPERTY / TECHNOLOGY CAPITAL						
	8088	131462 AP	9/8/2023	5996	CDW GOVERNMENT, IN	10,416.14
700-0705-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
	8330	AJ	9/30/2023	584	Move to Industrial	230.32
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	7614	AJ	9/7/2023	UT	UB CHARGE UPDATE	30.69
700-0705-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	7862	126950 AP	8/19/2023	5991	PULLIG CONTRACTING	12,600.00
	7863	129477 AP	7/16/2023	5990	JR SILVA TREE SERV	528.00
Fund 711 Ballot						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	8335	AJ	9/30/2023	586	COSADC Sales Tax	725,879.43
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	8381	AJ	9/30/2023	623	MM Interest Ballot	28,835.47
	8381	AJ	9/30/2023	623	Inv Interest Ballo	5,500.00
711-0700-411.04-01 PURCHASED SERVICES / WATER RIGHTS						
	7568	AP	9/7/2023	2057	CITY OF SAN ANGELO	-498,960.00
	7569	AP	9/7/2023	2058	CITY OF SAN ANGELO	498,960.00
	7551	AP	9/6/2023	2056	CITY OF SAN ANGELO	-498,960.00
	7552	AP	9/6/2023	2057	CITY OF SAN ANGELO	498,960.00
	7477	AP	8/25/2023	2056	CITY OF SAN ANGELO	498,960.00

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through September 30, 2023

100% 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	102,062	2,353,264	(47,500)	744,292	3,097,556
Construction	4159	50,502,705	1,633,376	50,354,184	(148,521)	11,529,658	61,883,842
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	1,735,438	53,256,588	(196,021)	16,037,391	69,293,979
Revenue Over/(Under) Expenditures		9,687,521	(1,735,438)	(39,841,588)			
Ending Fund Balance		206,639		(49,322,470)			

*Preliminary

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

Caption:

Presentation by All-Tex Irrigation & Supply, LLC, update on efforts to raise money for a splash pad for the community (Michael Dane, Interim Director of Economic Development)

Summary/History:

Presentation by All-Tex Irrigation & Supply, LLC, update on efforts to raise money for a splash pad for the community (Michael Dane, Interim Director of Economic Development)

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: October 25, 2023

Item type: Regular Item

Caption:

Public Hearing regarding 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 \$29,700 as an Economic Development Incentive to Lip Chip, LLC. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Lip Chip is an existing company in San Angelo who intend to build a new production facility for the manufacture of computer microchips to be implanted in horses. These chips will remotely monitor various health conditions of the animal.

Lip Chip intends to build the new facility at 2031 Shahan Road which is outside City limits, but within the City's Extra Territorial Jurisdiction (ETJ). Its location in the ETJ somewhat limits the incentives available from COSADC. Due to the fact that no property taxes will be paid to the City, the economic impact to the City is somewhat reduced. However, building supplies will most likely be purchased in the City, personnel will still shop in the City and much of the available workforce will come from within the City.

Lip Chip plan to invest \$20,000,000 in the new facility and \$8,600,000 in new equipment. They currently have 7 employees and are planning for an additional 18. Average wages are \$37,000 per year and they anticipate a future payroll of \$1,250,000 per year.

The State of Texas requires "Community Support" for any project in which they will participate.

Staff is proposing a job creation incentive of \$29,700 or \$1,650 per FTE. The Return on Investment is calculated to be 7.6 years. COSDC approved the project at their meeting on September 27, 2023 and City Council ratified it on October 17, 2023.

Financial Impact:

\$29,700 for a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman
Michael Dane
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: October 25, 2023
Item type: Regular Item

Caption:

Presentation of the Downtown San Angelo, Inc., biannual report (Presentation made by Monica Ramos, DTSA Assistant Director)

Summary/History:

Biannual report of activities by DSA Inc.

Financial Impact:

No fiscal impact. Report only.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez
Michael Dane
Brandon Dyson

Created/Initiated
Approved
Final Approval

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

Meeting Date: October 25, 2023

Item type: Regular Item

Caption:

Consideration and possible action regarding the marketing and recruitment plan for 2024 by the San Angelo Chamber of Commerce Marketing and Recruitment Team (Presentation by San Angelo Chamber of Commerce)

Summary/History:

Based on Amendment 1 to the 2023 COSADC-Chamber of Commerce Professional Services Performance Agreement dated 8 June 2023, the Chamber is required to "Present, no later than the October meeting of each year, such program for approval at a regular meeting of the COSADCBoard. Chamber will include in such presentation, detailed evaluation of prior program years, including completed outcomes and status of any pending objectives.

Financial Impact:

No fiscal impact. Plan presentation only.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date: October 25, 2023
Item type: Executive Session Item

Caption:

Section 551.072 - Deliberations about real property regarding the sale of approximately 6 acres in Phase 1 of the Industrial Park

Summary/History:

Financial Impact:

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: October 25, 2023

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding Economic Development Agreement with SMC Global

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Michael Dane
Tina Dierschke
Brandon Dyson

Created/Initiated
Approved
Approved
Final Approval

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

Meeting Date: October 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



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

Meeting Date: October 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