CITY OF SAN ANGELO TEXAS
Development Corporation

Agenda
11/15/2023

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on November 15, 2023 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

1. **Call to Order**
2. **Prayer**
3. **Public Comment**

Issues or items that are not on the agenda may be raised by the public at this time. Citizens should speak from the podium, begin by stating their name and limit remarks to less than three minutes. Board members may request that a discussed item be placed on a future agenda. The Board takes public comment on all Regular Agenda items during the discussion of those items.

4. **Consent Agenda**
   a. Consider approving the necessary Corporation disbursement (Nora Nevarez)
   b. Consider approving the regular meeting minutes of October 25, 2023 (Nora Nevarez)
   c. Consider approving a three (3) year extension to the Economic Development Agreement between COSADC and SMC Global for rebate of the City portion of Real and Business Personal Property Taxes for their location at 2801 W. Loop 306, San Angelo, Texas 76904. and authorizing the Board President to execute all related documentation
5. **Regular Agenda**
   a. Discuss and possible action regarding the meeting date for December 2023. (Presentation by Michael Dane, Interim Director of Economic Development)
   b. Announcement of the 2023 San Angelo Business Plan Competition winner(s) (Presentation by Nora Nevarez and Dezaray Johnson)
6. **Follow Up and Administrative Issues**
   a. a. Consideration and possible action of items discussed in Closed Session, if needed
   b. b. Announcements and consideration of Future Agenda items
7. **Adjournment**

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 9th day of November 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 will broadcast on Channel 17-Government Access at 8:00 A.M. on every 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: November 15, 2023

Item type: Consent Item

Caption:

Consider approving the necessary Corporation disbursement (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 11-15-2023 Disbursement 11-15-2023.pdf

Presentation:

Approvals/Reviews:

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

City of San Angelo Development Corporation
Check Disbursements
For Board Approval November 15, 2023

Economic Development

Tom Green County	$	234,408.84	ED DEAA Grant (Inv. 231011)	*Ck. 6022*
Technology Tower, LLC		100,000.00	ED Capital Investment (Inv. 231019)	*Ck. 6021*
Dell Technologies		3,421.10	Laptop for B. Schneeman (Inv. 10708262624)	
Duncan Mechanical Serv		1,755.38	Replace condenser motor (Inv. I66087)	
Total for Board Consideration	**$**	**339,585.32**		
JR Silva Tree Serv & Landscaping	$	840.00	Clean at BRC and Indust Park (Inv. 4640 & 4639)	*Ck. 6019*
Jowers Commercial Cleaning		800.00	Cleaning serv at BRC (Inv. 6125)	*Ck. 6025*
Jowers Commercial Cleaning		800.00	Cleaning serv at BRC (Inv. 6134)	
CTWP		743.16	Copier lease and overage charge (Inv. 1504381 & 1504382)	*Ck. 6024*
MC Electric		704.75	replace bulbs, switch install, emergency ballasts (Inv. 2015)	
Russ Wallace		625.00	IT serv for Business Factory (Inv. 1048)	
CTWP		495.98	copier lease and overage charge (Inv. 1512850)	
TEDC		200.00	Registration webinar Sales Tax C. Rodriguez (Inv. 25951)	
CTWP		64.34	Copier lease for Business Factory (Inv. 1512702)	
Angelo Water Serv.		61.46	Water delivery & rental cooler (Serv 11/01- 11/23)	
CVEC		44.69	Electric at airport signage (Inv. 26511/10312023)	
Republic Services		36.45	Trash service at BRC (Serv for Nov. 2023)	
	$	**5,415.83**		
Total Eco Dev Disbursements	**$**	**345,001.15**		

Ballot

Total for Board Consideration	**$**	**-**
Total Routine Disbursements	**$**	**-**
Total Ballot Disbursements	**$**	**-**
Grand Total Disbursements this Period	**$**	**345,001.15**

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: November 15, 2023

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes of October 25, 2023 (Nora Nevarez)

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
Michael Dane	Approved
Tina Dierschke	Approved
Brandon Dyson	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, Subtle 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.)

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	November 15, 2023
Item type:	Consent Item

Caption:

Consider approving a three (3) year extension to the Economic Development Agreement between COSADC and SMC Global for rebate of the CIty portion of Real and Business Personal Property Taxes for their location at 2801 W. Loop 306, San Angelo, Texas 76904. and authorizing the Board President to execute all related documentation

Summary/History:

August 12, 2019 COSADC entered into an Economic Development Agreement with SMC Global to incentivize growth at their Loop 306 facility. The agreement was for $3.3M in capital investment at the site by SMC Global and a tax rebate of City advalorum taxes for a period of 5 years, not to exceed $200,000 total. SMC Global met the required capital investment. To date, SMC Global has received $53,600 in rebates due to lower than anticipated appraised values. It is estimated that at current rates SMC Global will receive less than $70,000 in rebates through the end of the current contract term. As a result, SMC Global has requested a three (3) year extension to the agreement to recover more of the available grant money. It is anticipated that based on payments to date, SMC Global would receive approximately $91,000 total, through the end of the proposed extension, still significantly less than the total allowable $200,000 as specified in the original agreement. Staff recommends approval of this extension.

Financial Impact:

$200,000 budgeted for Project DC 0163. Current budget more than covers the additional rebate and no increase in the project budget is anticipated.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor:	Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date:	November 15, 2023
Item type:	Regular Item

Caption:

Discuss and possible action regarding the meeting date for December 2023. (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

Currently, the next meeting with the Development Corporation is scheduled for December 20, 2023, due to the holiday. Would the board would like to discuss and reschedule the meeting to an earlier date?

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date:	November 15, 2023
Item type:	Regular Item

Caption:

Announcement of the 2023 San Angelo Business Plan Competition winner(s) (Presentation by Nora Nevarez and Dezaray Johnson)

Summary/History:

The San Angelo Business Plan Competition 2023 is a two-phase business plan competition with cash grant prizes and in-kind prizes donated by local businesses.
In this year's competition, we had six contestants present to the judges.

A big THANK YOU to the ASU Small Business Development Center and ASU Norris-Vincent College of Business for their continued support of the competition.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: November 15, 2023

Item type: Regular Item

Caption:

a. 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: November 15, 2023

Item type: Regular Item

Caption:

b. Announcements and consideration of Future Agenda items

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez Created/Initiated