



Agenda 2/28/2024

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on February 28, 2024 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 (Nora Nevarez)
- b. Consider approving the regular meeting minutes of January 24, 2024 (Nora Nevarez)
- c. Consider Approving the January 2024 Financials (Tina Dierschke)
- d. Consider approving the updated City of San Angelo Development Corporation Disbursement Policy (Tina Dierschke)
- e. Consider approving a lease agreement by and between the City of San Angelo Development Corporation and Branded Companies, LLC and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

5. Regular Agenda

- a. Discussion and Board direction regarding funding splash pad for the community (Michael Dane, Interim Director of Economic Development)
- b. Update regarding Skyline Hangar Renovation Project (Presentation made by Robert Schnreeman, Economic Development Project Manager)
- c. San Angelo Chamber of Commerce presentation regarding marketing efforts including recruitment and BREP-specific procedures. (Presentation by Michael Looney, Vice President of the San Angelo Chamber of Commerce, 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 BREP Project OTR - 2
- b. Section 551.072 - Deliberations about real property regarding sale of 7.23 Acres and 17+/- Acres at the Industrial Park
- c. Section 551.087 - Business prospect negotiations regarding Project Punch

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 23rd day of February 2024, 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: February 28, 2024

Item type: Consent Item

Caption:

Consider approving the necessary Corporation disbursement (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Disbursement 2-28-2024	Disbursement 2-28-2024.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 February 28, 2024

Economic Development

COSA	\$ 114,927.00	Admin serv	
Ports to Plains	56,046.80	COSA - Annual Membership	Ck. 6053
Media Advantage	5,774.07	Social Media (Inv. 2379,2314,2344,2368, & 2351)	Ck. 6079
Bubba D's Barbeque, LLC	3,466.45	Reimburse 2023 Business Plan Comp. (Inv. 2)	Ck. 6082
Stribling Probandt Appraisal	3,200.00	Appraisal - tracts of land located Industrial Park (Inv. C24-0020)	Ck. 6075
Centurion Planning & Design, LLC	3,000.00	Survey and Plat Revision (Inv. 967)	Ck. 6076
DLT Solutions, LLC	1,775.53	AutoCAD annual subscription (Inv. S1641172)	
Total for Board Consideration	\$ 188,189.85		
Jowers Commercial Cleaning	\$ 800.00	Cleaning serv at BRC (Inv. 6204)	
Jowers Commercial Cleaning	800.00	Cleaning serv at BRC (Inv. 6193)	Ck. 6074
Russ Wallace	625.00	IT serv for Business Factory (Inv. 1051)	Ck. 6080
Duncan Mechanical	519.42	Install insulation around air duct (Inv. 66710)	Ck. 6068
CTWP	454.06	Copier lease and overage charge (Inv. 1539103)	Ck. 6078
Atmos Energy	421.34	Gas Utilities (Inv. 022024)	Ck. 6081
Go San Angelo	415.41	Legal notice (ad 5834433)	Ck. 6072
Ener-tel Services, Inc.	336.00	Fire alarm monitor - annual (Inv. 314597)	Ck. 6069
Atmos Energy	299.34	Gas utilities (Inv. 011924)	Ck. 6072
Go San Angelo	298.15	Legal notice (Ad 5876757)	
MC Electric	267.70	Replace bulbs (Inv. 2084)	
Ports to Plains	250.00	COSADC Annual membership (Inv. 2628)	
House of Chemicals	106.80	Paper towels, supply for cleaning (Inv. 1023495)	Ck. 6083
Angelo Water Serv	45.22	Water delivery & cooler rental (Inv. 0201292024)	Ck. 6071
CVEC	44.97	Electric utilities for Airport signage (Inv. 2401)	Ck. 6077
Staples	35.10	Office supplies (Inv. 3555815391 & 3516032508)	Ck. 6070
Repubic Service	31.45	Trash serv (Inv. 0691-001256070)	Ck. 6084
	\$ 5,749.96		
Total Eco Dev Disbursements	\$ 193,939.81		
<u>Ballot</u>			
COSA	\$ 17,636.75	Admin serv	
Total for Board Consideration	\$ 17,636.75		
Total Routine Disbursements	\$ -		
Total Ballot Disbursements	\$ 17,636.75		
Grand Total Disbursements this Period	\$ 211,576.56		

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

Meeting Date: February 28, 2024

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes of January 24, 2024 (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---------------------------|-------------------------------|
| 1. | COSADC Minutes 01-24-2024 | COSADC Minutes 01-24-2024.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, January 24, 2024

Present:

Max Puello, President
Rick Mantooth, Second Vice President
Dr. Farrah Gomez, Director
Steven Mahaffey, Director
Carlos Rodriguez, 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 8:32 a.m., on Wednesday, January 24, 2024 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, 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 (Nora Nevarez)
- b. Consider approving the regular meeting minutes of December 13, 2023 (Nora Nevarez)
- c. Consider approving the November 2023 Financials (Tina Dierschke)

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

5. Regular Agenda

- a. Consider approving the December 2023 Financials (Presentation made by Tina Dierschke, Director of Finance)

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

- b. Presentation regarding Economic Development Recognition. (Presentation by Michael Looney, Vice President of the San Angelo Chamber of Commerce, Economic Development)

Mr. Looney provided an update regarding the awards they received.

Director Rodriguez arrived at 8:50 A.M.

- c. City of San Angelo Economic Development staff updates regarding various projects, administrative matters & staff activities. (Presentation by Robert Schneeman, Economic Development Project Manager, and Nora Nevarez, Economic Development Assistant)

Robert Schneeman and Nora Nevarez provided the board updates regarding projects and administrative matters.

6. Closed Session

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

At 9:21 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 551.072 - Deliberations about real property regarding the sale of up to 17+/- acres in Phase 1 of the Industrial Park
- b. Section 551.087 - Business prospect negotiations regarding Project Scatter

Director Gomez left at 9:42 A.M.

No action taken on this item.

At 9:55 A.M., the Board reconvened

7. Follow Up and Administrative Issues

- a. Consideration and possible action of items discussed in Closed Session, if needed
- b. Announcements and consideration of Future Agenda items

No announcements or future agenda items were requested

8. Adjournment

Motion: Director Mahaffey made a motion, seconded by Director Rodriguez to adjourn the meeting. The motion carried unanimously five (5) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 9:56 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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Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: February 28, 2024

Item type: Consent Item

Caption:

Consider Approving the January 2024 Financials (Tina Dierschke)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	COSADC FS 2401	COSADC FS 2401.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

Financial Information and Schedules As of January 31, 2024

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City of San Angelo Development Corporation

Executive Summary

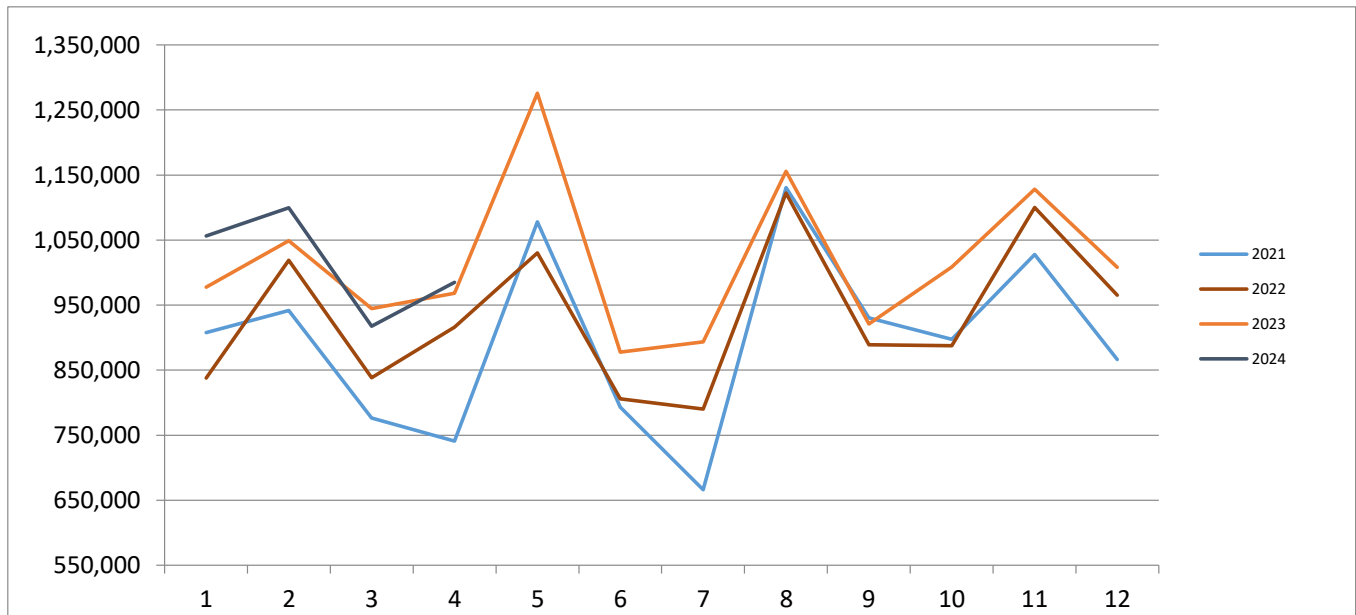
January 2024

Available Fund Balances

Unassigned Fund Balance-Economic Development	5,572,956
Unassigned Fund Balance-Ballot	5,746,927

Sales Tax Analysis

Month	2021	2022	2023	2024	% Over/(Under)
Oct	907,912	837,902	977,628	1,056,249	8.04%
Nov	941,714	1,018,994	1,049,058	1,099,298	4.79%
Dec	776,336	838,245	944,644	917,530	-2.87%
Jan	740,927	916,151	968,413	985,000	1.71%
Feb	1,077,963	1,030,426	1,275,717		
Mar	792,882	806,025	877,403		
Apr	665,954	790,185	893,339		
May	1,130,561	1,122,067	1,155,640		
Jun	930,276	889,239	920,877		
Jul	897,588	887,685	1,008,794		
Aug	1,027,915	1,100,228	1,128,012		
Sep	866,535	965,151	1,008,166		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of January 31, 2024

ASSETS

Current Assets

Checking/Savings

Cash 968,364

Money Market 5,074,950

Total Checking/Savings 6,043,314

Accounts Receivable

Leases 1,554

Total Accounts Receivable 1,554

Other Current Assets

Investments 5,997,521

Total Other Current Assets 5,997,521

Total Current Assets 12,042,389

Fixed Assets

Vehicles 28,540

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

Accumulated Depreciation (1,185,995)

Total Fixed Assets 5,573,228

TOTAL ASSETS

17,615,617

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 4,388

Accounts Payable 114,927

Total Current Liabilities 119,315

Total Liabilities 119,315

Fund Equity

Committed for Eco. Dev. Projects 6,149,475

Restricted for Fixed Assets 5,573,228

Reserved for Encumbrance 200,642

Unassigned Fund Balance 5,572,956

17,496,302

Total Fund Equity

17,615,617

TOTAL LIABILITIES & FUND EQUITY

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
January 2024

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,235,804	275,800	1,136,261	1,136,261	(2,099,543)	35%
Interest on Investments		173,891	29,945	117,283	117,283	(56,608)	67%
Lease Income		12,154	621	4,275	4,275	(7,879)	35%
Miscellaneous Income		450	-	50	50	(400)	11%
Gain on Sale Assets		-	-	392,414	392,414	392,414	100%
Total Revenues		3,422,299	306,366	1,650,283	1,650,283	(1,772,016)	48%
Expenditures							
Administrative		118,903	11,366	29,662	41,540	(77,363)	35%
Partnership Affiliations		86,297	-	56,047	56,047	(30,250)	65%
COSADC Staff		370,019	-	59,825	59,825	(310,194)	16%
City Services		199,714	-	55,102	55,102	(144,612)	28%
Industrial Park Ops & Maint		25,032	6,507	6,798	16,498	(8,534)	66%
Marketing-Chamber of Commerce		262,500	-	131,250	262,500	-	100%
Advertising		52,449	3,051	4,751	19,750	(32,699)	38%
Building Maintenance/Utilities		106,876	5,118	17,972	39,063	(67,813)	37%
Capital		40,000	-	3,421	5,197	(34,803)	13%
Business Factory		367,018	1,557	7,840	14,197	(352,821)	4%
Total Operating Expenditures		1,628,808	27,599	372,668	569,719	(1,059,089)	35%
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	2,796	-	-	-	(2,796)	0%
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
SMC Global	DC0163	146,401	-	-	-	(146,401)	0%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Double Barrel	DC0167	20,000	-	-	-	(20,000)	0%
Ethicon	DC0170	599,067	-	-	-	(599,067)	0%
Airport Exit Monument	DC0179	100,000	-	-	-	(100,000)	0%
TGC/GAFB II	DC0181	234,409	-	234,409	234,409	-	100%
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	336,409	763,765	763,765	(2,236,235)	25%
Ind. Park Brush Clearing	DC0202	-	-	-	9,592	9,592	100%
Rosenberger Site Sol.	DC0206	75,000	-	-	-	(75,000)	0%
Airport Fire Suppression	DC0207	10,903	-	10,903	10,903	-	100%
Technology Tower, LLC	DC0209	250,000	-	100,000	100,000	(150,000)	40%
ASU Airport Facility	DC0210	2,000,000	-	-	-	(2,000,000)	0%
Future Projects		1,905,688	-	-	-	(1,905,688)	0%
Total Project Expenditures		9,164,240	336,409	1,109,077	1,118,669	(8,045,571)	12%
Total Expenditures		10,793,048	364,008	1,481,745	1,688,388	(9,104,660)	14%
Revenue Over/(Under) Expenditures		(7,370,749)	(57,642)	168,538	(38,105)		

City of San Angelo Development Corporation
Economic Development Projects
As of January 31, 2024

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	-	295,976	27,024
Industrial Park-Phase II	DC0147	2,000,000	4,225,568	-	4,222,772	2,796
US Customs Retention II	DC0152	46,435	1,149,225	-	997,463	151,762
SMC Global	DC0163	200,000	200,000	-	53,599	146,401
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	-	458,136	599,067
Airport Exit Monument	DC0179	100,000	100,000	-	-	100,000
TGC/GAFB II	DC0181	145,000	301,270	234,409	301,270	-
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	-	18,814	6,186
Skyline P3	DC0192	3,000,000	3,000,000	763,765	763,765	2,236,235
Ind. Park Brush Clearing	DC0202	188,000	178,408	-	178,408	-
Rosenberger Site Sol.	DC0206	75,000	75,000	-	-	75,000
Airport Fire Suppression	DC0207	83,500	83,500	10,903	83,500	-
Technology Tower, LLC	DC0209	250,000	250,000	100,000	100,000	150,000
ASU Airport Facility	DC0211	2,000,000	2,000,000	-	-	2,000,000
		10,011,160	14,476,797	1,109,077	8,327,322	6,149,475

Total Committed, Not Expended

6,149,475

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of January 31, 2024

ASSETS

Current Assets

Checking/Savings

Cash

5,373

Money Market

9,536,645

Total Checking/Savings

9,542,018

Other Current Assets

Investments

2,995,159

Total Other Current Assets

2,995,159

Total Current Assets

12,537,177

TOTAL ASSETS

12,537,177

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

1,303,575

Assigned for Debt Service

5,469,038

Unassigned Fund Balance

5,746,927

Total Fund Equity

12,519,540

TOTAL LIABILITIES & FUND EQUITY

12,519,540

City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
January 2024

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	8,320,639	709,200	2,921,815	2,921,815	(5,398,824)	35%
Interest on Investments	217,283	49,210	169,948	169,948	(47,335)	78%
Total Revenues	8,537,922	758,410	3,091,763	3,091,763	(5,446,159)	36%
Expenditures						
City Services	34,105	-	10,103	10,103	(24,002)	30%
Affordable Housing Admin	30,135	-	7,534	7,534	(22,601)	25%
Loan/Debt Service	5,469,038	-	-	-	(5,469,038)	0%
Total Operating Expenditures	5,533,278	-	17,637	17,637	(5,515,641)	0%
Projects						
West Texas Water Partnership	200,000	-	-	-	(200,000)	0%
Affordable Housing	669,615	-	65,000	65,000	(604,615)	10%
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	2,000,819	-	-	-	(2,000,819)	0%
Total Project Expenditures	3,369,394	-	65,000	65,000	(3,304,394)	2%
Total Expenditures	8,902,672	-	82,637	82,637	(8,820,035)	1%
Revenue Over/(Under) Expenditures	(364,750)	758,410	3,009,126	3,009,126		

City of San Angelo Development Corporation
Ballot Projects
As of January 31, 2024

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	933,531	-	733,531	200,000
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,474,536	-	2,274,536	200,000
Total Water Supply Projects				200,000
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	4,683,520	65,000	4,078,905	604,615
* 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	6,252,516	65,000	5,647,902	604,615
Total Affordable Housing				604,615
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				804,615

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
January 2024

Group #	PO #	Type	Date	Number	Description	Amount
FUND 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	2780	AJ	1/31/2024	153	EcoDevSalesTaxJan2	275,800.02
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	2735	AJ	1/31/2024	149	BankIntED	3,446.66
	2735	AJ	1/31/2024	149	MMIntED	22,866.39
	2735	AJ	1/31/2024	149	InvestIntED	3,631.25
	2348	AJ	12/31/2023	124	BankIntED	3,338.11
	2348	AJ	12/31/2023	124	MMIntED	23,086.06
	2348	AJ	12/31/2023	124	InvestIntED	7,689.06
700-0000-363.11-00 RENT / RENT						
	2291	AJ	1/15/2024	MR		620.90
700-0000-380.80-00 MISC / SALE OF PROPERTY						
	2697	AJ	1/31/2024	145	Reclass CR to Corr	(18.61)
	2240	CR	1/12/2024	124688	ECO DEV AFFORDABLE HOUSIN	18.61
700-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	(55,102.00)
700-0700-411.03-12 PROFESSIONAL & TECHNICAL / ADMINISTRATIV						
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	(58,179.25)
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	2431	AP	1/10/2024	11577	SKYLINE AVIATION I	336,409.07
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	2024	AJ	1/3/2024	UT	UB CHARGE UPDATE	148.20
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
	2501	132570 AP	1/4/2024	6072	ATMOS ENERGY	299.34
	1964	132570 AP	12/5/2023	6055	ATMOS ENERGY	159.77
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
	2774	132330 AP	1/31/2024	6077	CONCHO VALLEY ELEC	44.97
	2581	AP	1/17/2024	710434	GEXA ENERGY, LP	931.72
	2114	132,330.00 AP	12/19/2023	6058	CONCHO VALLEY ELEC	44.97
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	2501	132279 AP	1/21/2024	6074	JOWERS COMMERCIAL	800.00
	2280	132279 AP	1/10/2024	6063	JOWERS COMMERCIAL	600.00
	2275	AP	1/10/2024	6066	STATEWIDE ELEVATOR	340.65
	2415	132377 AP	1/8/2024	6068	DUNCAN MECHANICAL	519.42
	2086	131780 AP	1/3/2024	6057	BUG EXPRESS, INC	85.00
	2086	132279 AP	1/3/2024	6060	JOWERS COMMERCIAL	800.00
	2280	132877 AP	1/2/2024	6065	SCHINDLER ELEVATOR	370.77
	2281	132049 AP	12/31/2023	6064	REPUBLIC SERVICES,	31.45
	2417	132050 AP	11/1/2023	6069	ENER-TEL SERVICES	336.00
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	(44.57)
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	(350.00)
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	2774	132333 AP	1/30/2024	6078	CTWP	34.06
	2774	132333 AP	1/30/2024	6078	CTWP	420.00
	2086	132333 AP	1/2/2024	6059	CTWP	34.27
	2086	132333 AP	1/2/2024	6059	CTWP	420.00
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
	2871	AJ	1/31/2024	168	SUDDENLINK JAN 202	589.70
	2874	AJ	1/31/2024	170	VOIP JAN 2024	330.96
	2271	AJ	12/27/2023	123	VoIP - Dec 23	330.96
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
	2352	AJ	9/22/2023		Verizon Chrgs Sept	55.32
	2353	AJ	7/22/2023	129	Verizon Chrgs July	55.29

City of San Angelo Development Corporation
Transaction Detail by Account
January 2024

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.05-40 PURCHASED SERVICES / ADVERTISING						
	2775	133032 AP	12/31/2023	6079	MEDIA ADVANTAGE	1,150.00
	2776	133032 AP	11/30/2023	6079	MEDIA ADVANTAGE	850.00
	2776	133,032.00 AP	11/30/2023	6079	MEDIA ADVANTAGE	1,750.52
	2777	133032 AP	10/18/2023	6079	MEDIA ADVANTAGE	1,000.00
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	-850
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	-850
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
	2551	132248 AP	9/28/2023	6073	GO SAN ANGELO	415.41
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	2275	AP	1/10/2024	6062	BUBBA D'S BARBECUE	3,828.00
	2,086	132333 AP	1/2/2024	6059	CTWP	44.10
	2086	132333 AP	1/2/2024	6059	CTWP	30.00
	2086	132025 AP	1/1/2024	6061	WALLACE, RUSSELL E	625.00
	2628	AP	12/12/2023		CITIBANK, N.A	33.84
	1962	AP	11/15/2023	11507	CITIBANK, N.A	298.64
	1962	AP	11/15/2023	11507	CITIBANK, N.A	126.00
	1962	AP	11/13/2023	11507	CITIBANK, N.A	271.07
	1962	AP	11/7/2023	11507	CITIBANK, N.A	200.00
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	(2,149.62)
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	(1,750.00)
700-0700-411.05-91 PURCHASED SERVICES / PROF.DUES & SUBSCRI						
	2280	132832 AP	9/28/2023	6067	TEXAS ECONOMIC DEV	550.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	2416	132319 AP	12/30/2023	6070	STAPLES ADVANTAGE	79.41
	2628	AP	12/18/2023		CITIBANK, N.A	33.65
	2462	132319 AP	8/25/2022	6070	STAPLES ADVANTAGE	(44.31)
700-0700-411.06-30 SUPPLIES / FOOD						
	2541	131781 AP	1/23/2024	6071	ANGELO WATER SERVI	45.22
	1964	131781 AP	12/21/2023	6054	ANGELO WATER SERVI	72.44
	2628	AP	12/14/2023		CITIBANK, N.A	51.75
700-0700-411.06-30 SUPPLIES / FOOD						
	1964	132765 AP	12/12/2023	6056	SAN ANGELO CHAMBER	7,800.00
	2628	AP	12/12/2023		CITIBANK, N.A	33.84
	1962	AP	11/16/2023	11507	CITIBANK, N.A	57.50
700-0705-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
	2774	133028 AP	1/23/2024	6076	CENTURION PLANNING	3,000.00
	2541	132966 AP	1/17/2024	6075	STRIBLING-PROBANDT	3,200.00
	2628	AP	12/15/2023		CITIBANK, N.A	275.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	2079	AJ	1/5/2024	UT	UB CHARGE UPDATE	31.92
FUND 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	2780	AJ	1/31/2024	153	BallotSalesTaxJan2	709,200.06
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	2735	AJ	1/31/2024	149	MMIntBallot	42,466.14
	2735	AJ	1/31/2024	149	InvestIntBallot	6,743.75
	2348	AJ	12/31/2023	124	MMIntBallot	39,308.70
	2348	AJ	12/31/2023	124	InvestIntBallot	13,092.19
711-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	(10,103.00)
711-0700-411.03-13 PROFESSIONAL & TECHNICAL / ADM SVCS-AFFO						
	2549	AJ	9/30/2023	709	Accrue Exp to FY23	(7,533.75)

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures

Fiscal Year through January 31, 2024

33% 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*		18,710,980		18,710,980			
REVENUES:							
C.O. Proceeds		-	-	-	-	69,490,001	69,490,001
Interest Income		-	-	-	-	206,638	206,638
Total Revenues		-	-	-	-	69,696,639	69,696,639
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	1,418,318	54,060	1,235,443	(182,875)	1,726,738	2,962,181
Construction	4159	20,418,631	1,601,285	16,922,876	(3,495,755)	41,613,733	58,536,609
Issue Costs	9900	-	-	-	-	1,868,804	1,868,804
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		21,986,949	1,655,345	18,308,319	(3,678,630)	47,503,052	65,811,371
Revenue Over/(Under) Expenditures		(21,986,949)	(1,655,345)	(18,308,319)			
Ending Fund Balance		(3,275,969)		402,661			

*Preliminary

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

Meeting Date: February 28, 2024

Item type: Consent Item

Caption:

Consider approving the updated City of San Angelo Development Corporation Disbursement Policy (Tina Dierschke)

Summary/History:

Consider approving the updated City of San Angelo Development Corporation Disbursement Policy to align with the recently updated COSADC bylaws and Purchasing Policy requirements. See attachment.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | City of San Angelo Development Corporation
Disbursements Policy Update 12-06-2023 | City of San Angelo Development Corporation
Disbursements Policy Update 12-06-2023.docx |
|----|--|---|

Presentation:

Approvals/Reviews:

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

City of San Angelo Development Corporation

Disbursements Policy

COSADC checks can be prepared and approved in accordance with the following:

Checks below ~~\$1,000~~ ~~\$25,000~~

- Can be prepared by the Business Liaison and signed by the ~~Business Liaison or~~ Treasurer ~~or their designee~~.
- Only one signature is required.

Checks equal to or greater than ~~\$1,000~~ ~~25,000~~

- Can be prepared by the Business Liaison and signed by the ~~Business Liaison or~~ Treasurer, ~~Executive Director, or their designee~~.
- Two signatures are required ~~(Board members can sign)~~.

Board approval/ratification A listing of year-to-date disbursements (or a similar listing) will be presented for the Board's review and approval. Such approval shall be recorded in the Minutes.

Supporting Documentation Sufficient supporting documentation shall be gathered to provide evidence of the purpose of the expenditure. Such items might be invoices, analyses to determine contract compliance, etc.

This documentation shall be maintained by the Business Liaison for a period consistent with record retention laws and City of San Angelo Policy.

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

Meeting Date: February 28, 2024

Item type: Consent Item

Caption:

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

Summary/History:

Branded Companies, LLC, dba Ascend Contractor Solution was our first-place winner in the Business Plan Competition 2023. As part of the in-kind prizes, they received three free months' rental in the Business Factory Incubator Program.

Starting as a small landscaping company, the business has now expanded into two divisions; construction and exterior services, which include landscaping, irrigation, and lighting. Ascend is the go-to provider for clients like Wal-Mart, Stripes, Lowes, and other large retail commercial clients, keeping commercial properties expertly maintained in 13 counties throughout West Texas.

Sweeping parking lots is a new service soon to be offered by Ascend, which is why Ascend is purchasing a new sweeper and will be hiring another full-time crew, adding 3 people to its already robust team of over 20 employees.

Ascend will also be participating in the incubator program. They look forward to moving into the office suite as soon as possible.

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: February 28, 2024
Item type: Regular Item

Caption:

Discussion and Board direction regarding funding splash pad for the community (Michael Dane, Interim Director of Economic Development)

Summary/History:

Director Spano requested this item to discuss funding.

The City Council discussed this on February 2, 2024. Discussion regarding funding was not discussed.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Michael Dane

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: February 28, 2024
Item type: Regular Item

Caption:

Update regarding Skyline Hangar Renovation Project (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Financial Impact:

No fiscal impact. Update presentation only.

Other Information/Recommendation:

No Board action required

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Michael Dane
Brandon Dyson

Created/Initiated
Approved
Final Approval

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

Meeting Date: February 28, 2024

Item type: Regular Item

Caption:

San Angelo Chamber of Commerce presentation regarding marketing efforts including recruitment and BREP-specific procedures. (Presentation by Michael Looney, Vice President of the San Angelo Chamber of Commerce, Economic Development)

Summary/History:

Michael Looney, Vice President of the San Angelo Chamber of Commerce Economic Development will present an overview of the Dashboard. This

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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



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

Meeting Date: February 28, 2024

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding BREP Project OTR - 2

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Brandon Dyson
Michael Dane

Created/Initiated
Approved
Final Approval

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

Meeting Date: February 28, 2024

Item type: Executive Session Item

Caption:

Section 551.072 - Deliberations about real property regarding sale of 7.23 Acres and 17+/- Acres at the Industrial Park

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Brandon Dyson
Michael Dane

Created/Initiated
Approved
Final Approval

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

Meeting Date: February 28, 2024

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding Project Punch

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Michael Dane
Brandon Dyson

Created/Initiated
Approved
Final Approval

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

Meeting Date: February 28, 2024

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: February 28, 2024

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