City of San Angelo, Texas
Development Corporation
Meeting Wednesday, June 22, 2022

Present:
Max Puello, President
John Bariou, First Vice President
Dr. Clifton Jones, Second Vice President
Dr. Ruben Ceballos, Director
Chris Evatt, Director
Joe Spano, Director
Dr. Farrah Gomez, 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, June 22, 2022, in the City of San Angelo City Hall, 72 W. College Avenue, San Angelo, TX 76903.

2. **Prayer**

An invocation was provided by Second Vice President Jones.

3. **Public Comment**

Dave Erickson, Director of Angelo State University, Small Business Development Center introduced Mia Czarnecki. She will be assisting them as a Graduate Assistant.

4. **Consent Agenda**

   a. Consider approving the necessary Corporation disbursements

   b. Consider approving May 25, 2022, Meeting Minutes

   c. Consider approving May 2022 Financial Statements

   d. Consider extending the lease with the Angelo State University Small Business Development Center for a term commencing Sept1, 2022 through August 30, 2023, and authorizing the Board President to execute all necessary documents. (Nora Nevarez)

e. Consider approving an electrical service and maintenance agreement by and between the City of San Angelo Development Corporation and MC Electric and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

f. Consider approving a heating, ventilation, and air conditioning (HVAC) service and maintenance agreement by and between the City of San Angelo Development Corporation and Bowles Heating & Cooling and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

g. Consider approving an agreement by and between the City of San Angelo Development Corporation and Padilla Painting in the amount of $2,000 for Drywall repair and touch up at the Business Resource Center and authorizing the Board President or their designee to execute all necessary documents (Nolan Sosa)

Motion: First Vice President Bariou made a motion, seconded by Second Vice President Jones to approve the consent agenda, with the except item 4d. The motion carried unanimously (7) seven ayes to zero (0) nays.

Director Jones and Ceballos recused, for item 4d.

Motion: First Vice President Bariou made a motion, seconded by Director Spano to approve the consent agenda item 4d as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

5. Regular Agenda

a. Consider approving the 2022-2023 Development Corporation Budget and authorizing Staff to present said budget to the San Angelo City Council for formal adoption (Presentation by Tina Dierschke, Finance Director)

Motion: Director Spano made a motion, seconded by Director Ceballos to approve the 2022-2023 Development Corporation Budget with the option for updates/changes. The motion carried unanimously seven (7) ayes to zero (0) nays.

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 8:45 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 Meetings be Open under the following sections.

a. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property, regarding Sarah R Robertson survey 178.

No updates.

b. Section 551.071 - Consultation with Attorney regarding South Plains Lamesa Railroad, LTD. agreements

At 9:58 A.M, the Board reconvened

7. **Follow Up and Administrative Issues**

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

Closed Session – 6b

Motion: Director Ceballos made the motion authorizing the Board President to complete the following with respect to the agreement with Wisener Holdings, LLC: 1.) negotiate and execute an amendment to the economic development Performance agreement to include a guarantee of rail access and rate to any future rail port expansion, 2.) execute a Release of Lien with respect to the Deed of Trust dated effective October 15, 2020; and 3.) affirm survival of the Real Estate Lien Deferred Payment Note & execute any necessary amendments thereto, seconded by Director Spano. The motion carried unanimously seven (7) ayes to zero (0) nays.

b. Announcements and consideration of Future Agenda Items

None

8. Adjournment

Motion: First Vice President Bariou made a motion, seconded by Director Spano to adjourn the meeting. The motion carried unanimously seven (7) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 10:00 A.M.

THE CITY OF SAN ANGELO

DocuSigned by:
Max Puello
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Corporation President

ATTEST:

DocuSigned by:
Nora Nevarez
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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.)