



Agenda 9/25/2024

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on September 25, 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 regular meeting minutes from August 28, 2024. (Nora Nevarez)
- b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)
- c. Consider approving the August 2024 Financial Statements (Tina Dierschke, Corporate Treasurer)

5. Regular Agenda

- a. Consider a resolution authorizing the use of sales and use tax funds in an amount not to exceed \$59,500 for purposes of awarding a contract to Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) for professional services to prepare an update to the 2019 San Angelo Rental Housing Study that assessed overall housing needs in the competitive market area, including workforce and affordable housing, a project authorized for a Type B corporation under Local Government Code Chapters 501 & 505, Subchapter D, authorizing the Board President to negotiate and execute all necessary documents, and recommending ratification by City Council. (Presentation by Michael Dane, Interim Director of Economic Development.
- b. Consider approving the proposed COSADC meeting calendar for 2025. (Presentation made by Nora Nevarez, Economic Development Coordinator)
- c. Consider approving the sale of approximately 9.02 acres more or less of land at the Industrial Park at a price of \$65,000 per acre, to ATI Group, the exact acreage to be determined by a survey on the ground, authorizing the Board President to negotiate and execute all related documents and recommending approval by City Council (Presentation made by Robert Schneeman, Economic Development Project Manager)

d. Discussion and possible Action regarding

1. Presentation regarding Skyline Aviation / Howard College Airframe & Power Plant aviation mechanics school.

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2. Consider a resolution authorizing the Board President to negotiate and execute an Economic Development Incentive Agreement with Skyline Aviation, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act necessary to promote economic development and expand business enterprises which create or retain primary jobs and recommending approval by City council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

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 Skyline Aviation Aircraft Mechanics School

7. Follow Up and Administrative Issues

- a. Consideration and possible action of the items discussed in Closed Session, if needed
b. Announcement 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 September 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: September 25, 2024

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes from August 28, 2024. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|---------------------------------------|
| 1. | COSADC Meeting Minutes 08-28-2024 | COSADC Meeting Minutes 08-28-2024.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, August 28, 2024

Dr. Clifton Jones, President
Rick Mantooth, First Vice President
Steven Mahaffey, Director
Carlos Rodriguez, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Jones called the regular session of the City of San Angelo Development Corporation to order at 8:31 A.M., on Wednesday, August 28, 2024 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

First Vice President Mantooth provided an invocation.

3. Public Comment

No public comments were made.

4. Consent Agenda

- a. Consider approving the regular meeting minutes from July 24, 2024. (Nora Nevarez)
- b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)
- c. Consider approving the July 2024 Financial. (Tina Dierschke)
- d. Consider authorizing the Board President to sign a letter of support for the City of San Angelo 2024 Safe Streets and Roads for All (SS4A) Supplemental Planning Grant Application to be submitted by the City of San Angelo Operations Department (Robert Schneeman)

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

No public comment.

5. Regular Agenda

- a. Consider approving an Administrative Services Agreement by and between the City of San Angelo Development Corporation and the City of San Angelo for the provision of staff services and authorizing the Board President or their designee to negotiate and execute all related documents. (Presentation by Michael Dane, Interim Director of Economic Development)

Motion: First Vice President Mantooth made a motion, seconded by Director Rodriguez to approve the Administrative Service Agreement as presented. The motion carried unanimously four (4) ayes to zero (0) nays.

No public comments.

- c. Public Hearing regarding an Economic Development Incentive Agreement with Allen's Transport (USA) Inc. in an amount not to exceed \$150,000, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act necessary to promote economic development and expand business enterprises which create or retain primary jobs and recommending approval by City council (Presentation made by Robert Schneeman, Economic Development Project Manager)

No Public Comment.

- b. Update regarding the 2024 San Angelo Business Plan Competition. (Presentation by Nora Nevarez, Economic Development Coordinator)

Nora Nevarez presented an update in regards to the 2024 San Angelo Business Plan Competition. They receive forty-four (44) entries. Currently, six (6) have been selected to proceed to Phase II of the competition. Announcement of the winners will be made at the November meeting.

- c. Consider rescheduling the approved future COSADC meetings for November and December 2024. (Presentation made by Nora Nevarez, Economic Development Coordinator)

On December 13, 2023, the COSADC board approved the 2024 meeting schedule. The meeting for November was scheduled for November 20th and December 11th.

Motion: Director Rodriguez made a motion, seconded by Director Mahaffey to approve the current meeting from November 20th to November 13th and December 11th meeting remain as proposed. The motion carried unanimously four (4) ayes to zero (0) nays.

No public comments.

- d. Update presentation by the San Angelo Chamber of Commerce Economic Development staff regarding current and future projects (Presentation made Michael Looney, Vice President of Marketing & Recruitment)

Michael Looney, Vice President of Marketing & Recruitment provided an update.

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 9:02 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 551.087 - Business prospect negotiations regarding Aircraft Mechanical School
- b. Section 551.072 - Deliberations about real property regarding the sale of 8.2 acres +/- of land at the Industrial Park
- c. Section 551.087 - Business prospect negotiations regarding Project Excelsior

At 9:49 A.M., the Board reconvened

7. Follow Up and Administrative Issues

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

Motion: First Vice President Mantooth made a motion, seconded by Director Mahaffey to approve the sale of 8.2 acres +/- to NAI Wheelhouse at a sale price of \$65,0000 per acre and authorizing the Board President or their designee to negotiate and execute all related documents. The motion carried unanimously four (4) ayes to zero (0) nays.

No public comments.

- b. Announcement 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 four (4) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 9:52 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: September 25, 2024

Item type: Consent Item

Caption:

Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Disbursement 9-25-2024	Disbursement 9-25-2024.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 September 25, 2024

Economic Development

COSA	\$ 498,959.34	COSA - Ft. Stockton Water Right Reimbs (Inv. 62823)	
Skyline	243,298.08	Hangar Renovation/Addition	
Media Advantage	22,422.99	Marketing (Inv. 24070, 24048, 24049, 24069, & 24043)	Ck. 6198
Taurus Technologies, Inc.	7,107.75	Equip for Training Room (Inv. 22665)	Ck. 6200
Media Advantage	1,210.00	Marketing (Inv. 24044)	Ck. 6205
San Angelo Chamber of Commerce	1,000.00	20 Under 40 Sponsorship (Inv. 18814)	Ck. 6199
Total for Board Consideration	\$ 773,998.16		
Jowers Commercial Cleaning	\$ 800.00	Cleaning at BRC (Inv. 6346)	Ck. 6191
Jowers Commercial Cleaning	800.00	Cleaning at BRC (Inv. 6346)	
Jowers Commercial Cleaning	800.00	Cleaning at BRC (Inv. 6355)	Ck. 6203
Russ Wallace	625.00	IT servs. For Business Factory (Inv. 1058)	Ck. 6206
CTWP	508.55	Copier lease (Inv. 1600335 & 1600446)	Ck. 6202
Advance Service Group	427.50	Check air ducts on top level (Inv. 300155)	
Advance Elevator	250.00	Mo. Maintenance Serv (In. 747112)	Ck. 6195
Atmos Energy	171.44	Gas Utilities (2408)	Ck. 6197
Atmos Energy	158.54	Gas Utilities (2409)	Ck. 6185
MC Electric	121.40	Change bulbs (Inv. 2263)	Ck. 6204
House of Chemicals	95.00	Trash bags (Inv. 1030253)	
Angleo Water Serv	75.43	Water delivery and water cooler rental (Inv. 2408)	Ck. 6196
Concho Valley Electric Coop	44.41	Electric serv for signage at airport	Ck. 6201
Republic Serv	31.45	Trash Serv. For BRC (Inv. 691001309666)	
	\$ 4,908.72		
Total Eco Dev Disbursements	\$ 778,906.88		
<u>Ballot</u>			
Total for Board Consideration	\$ -		
Total Routine Disbursements			
Total Ballot Disbursements	\$ -		
Grand Total Disbursements this Period	\$ 778,906.88		

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

Meeting Date: September 25, 2024

Item type: Consent Item

Caption:

Consider approving the August 2024 Financial Statements (Tina Dierschke, Corporate Treasurer)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC FS 2408 Final	COSADC FS 2408 Final.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 August 31, 2024

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City of San Angelo Development Corporation

Executive Summary

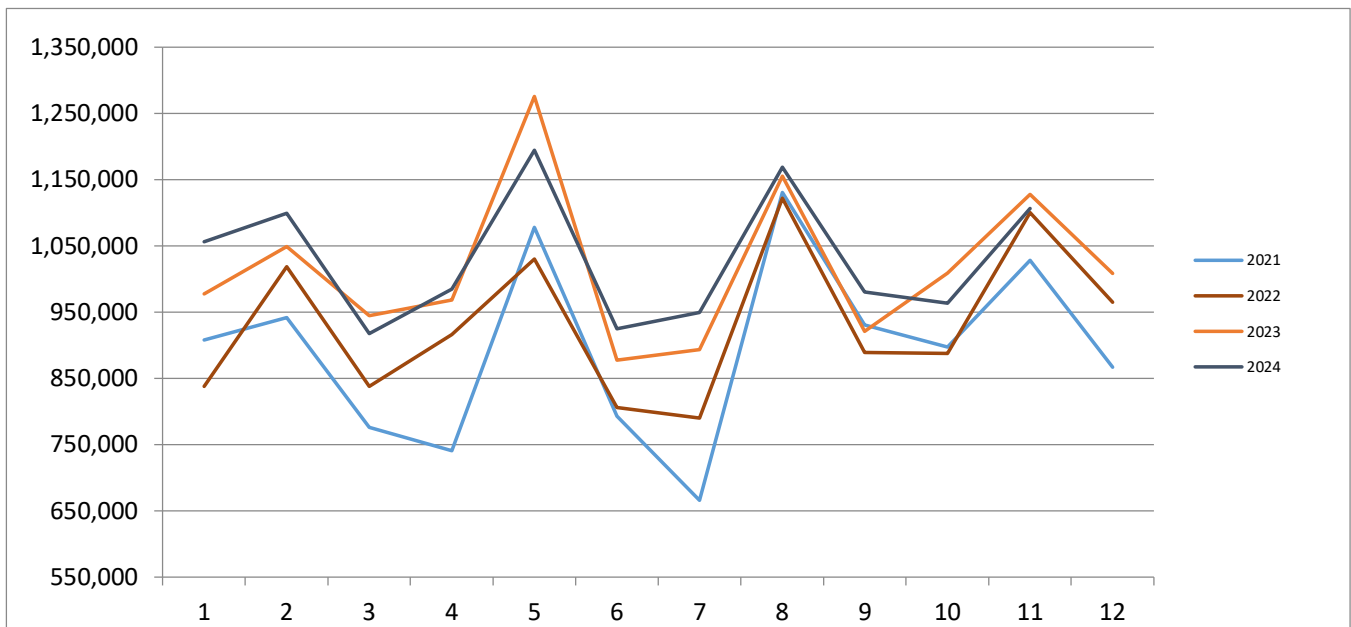
August 2024

Available Fund Balances

Unassigned Fund Balance-Economic Development	7,394,729
Unassigned Fund Balance-Ballot	11,293,995

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	1,194,486	-6.37%
Mar	792,882	806,025	877,403	924,721	5.39%
Apr	665,954	790,185	893,339	949,450	6.28%
May	1,130,561	1,122,067	1,155,640	1,168,794	1.14%
Jun	930,276	889,239	920,877	980,358	6.46%
Jul	897,588	887,685	1,008,794	963,312	-4.51%
Aug	1,027,915	1,100,228	1,128,012	1,106,232	-1.93%
Sep	866,535	965,151	1,008,166		



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

ASSETS

Current Assets

Checking/Savings

Cash 1,005,253

Money Market 4,088,435

Total Checking/Savings 5,093,688

Accounts Receivable

Leases 2,010

Total Accounts Receivable 2,010

Other Current Assets

Investments 6,014,795

Total Other Current Assets 6,014,795

Total Current Assets 11,110,493

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 (1,291,807)

Total Fixed Assets 5,495,957

TOTAL ASSETS

16,606,450

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 5,188

Accounts Payable -

Total Current Liabilities 5,188

Total Liabilities

5,188

Fund Equity

Committed for Eco. Dev. Projects 3,624,484

Restricted for Fixed Assets 5,495,957

Reserved for Encumbrance 86,092

Unassigned Fund Balance 7,394,729

Total Fund Equity 16,601,262

TOTAL LIABILITIES & FUND EQUITY

16,606,450

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

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,235,804	309,745	3,176,720	3,176,720	(59,084)	98%
Interest on Investments		173,891	28,797	329,041	329,041	155,150	189%
Lease Income		12,154	1,830	14,438	14,438	2,284	119%
Miscellaneous Income		450	-	50	50	(400)	11%
Gain on Sale Assets		-	-	392,395	392,395	392,395	100%
Total Revenues		3,422,299	340,372	3,912,644	3,912,644	490,345	114%
Expenditures							
Administrative		115,203	2,931	71,869	80,833	(34,370)	70%
Partnership Affiliations		86,297	2,500	78,797	78,797	(7,500)	91%
COSADC Staff		370,019	-	181,486	181,486	(188,533)	49%
City Services		199,714	-	149,786	149,786	(49,928)	75%
Industrial Park Ops & Maint		31,032	1,203	9,077	16,569	(14,463)	53%
Marketing-Chamber of Commerce		262,500	-	262,500	262,500	-	100%
Advertising		52,449	1,210	14,704	52,449	-	100%
Building Maintenance/Utilities		108,576	5,227	49,362	70,853	(37,723)	65%
Capital		40,000	14,216	26,520	33,628	(6,372)	84%
Business Factory		281,759	3,534	19,691	22,983	(258,776)	8%
Total Operating Expenditures		1,547,549	30,821	863,792	949,884	(597,665)	61%
Projects							
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
SMC Global	DC0163	146,401	-	7,483	7,483	(138,918)	5%
Ethicon	DC0170	599,067	-	167,234	167,234	(431,833)	28%
TGC/GAFB II	DC0181	234,409	-	234,409	234,409	-	100%
SMC Global - BREP	DC0182	362,500	-	350,000	350,000	(12,500)	97%
SME-Prime	DC0184	50,000	-	50,000	50,000	-	100%
Ind Park Clearing	DC0188	6,186	-	-	-	(6,186)	0%
Skyline P3	DC0192	3,000,000	243,298	2,771,415	2,771,415	(228,585)	92%
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	DC0211	2,000,000	-	-	-	(2,000,000)	0%
Lip Chip	DC0212	29,700	-	-	-	(29,700)	0%
Splash Pad	DC0213	150,000	-	-	-	(150,000)	0%
Allen's Transport	DC0214	150,000	-	-	-	(150,000)	0%
Talk of Texas	DC0215	100,000	-	-	-	(100,000)	0%
Future Projects		1,829,571	-	-	-	(1,829,571)	0%
		9,145,499	243,298	3,691,444	3,691,444	(5,454,055)	40%
Total Project Expenditures							
Total Expenditures		10,693,048	274,119	4,555,236	4,641,328	(6,051,720)	43%
Revenue Over/(Under) Expenditures		(7,270,749)	66,253	(642,592)	(728,684)		

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

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
US Customs Retention II	DC0152	46,435	1,149,225	-	997,463	151,762
SMC Global	DC0163	200,000	200,000	7,483	61,082	138,918
Ethicon	DC0170	47,724	1,057,203	167,234	625,370	431,833
TGC/GAFB II	DC0181	145,000	301,270	234,409	301,270	-
SMC Global - BREP	DC0182	362,500	362,500	350,000	350,000	12,500
SME-Prime	DC0184	150,000	100,000	50,000	100,000	-
Ind Park Clearing	DC0188	25,000	25,000	-	18,814	6,186
Skyline P3	DC0192	3,000,000	3,000,000	2,771,415	2,771,415	228,585
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
Lip Chip	DC0212	29,700	29,700	-	-	29,700
Splash Pad	DC0213	150,000	150,000	-	-	150,000
Allen's Transport	DC0214	150,000	150,000	-	-	150,000
Talk of Texas	DC0215	100,000	100,000	-	-	100,000
		6,814,859	9,033,398	3,691,444	5,408,914	3,624,484
Total Committed, Not Expended						<u>3,624,484</u>

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

ASSETS

Current Assets

Checking/Savings

Cash

5,508

Money Market

9,531,874

Total Checking/Savings

9,537,382

Other Current Assets

Investments

2,995,159

Total Other Current Assets

2,995,159

Total Current Assets

12,532,540

TOTAL ASSETS

12,532,540

LIABILITIES & FUND EQUITY

Total Liabilities

-

Fund Equity

Committed for Ballot Projects

1,238,546

Assigned for Debt Service

-

Unassigned Fund Balance

11,293,995

Total Fund Equity

12,532,540

TOTAL LIABILITIES & FUND EQUITY

12,532,540

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	8,320,639	796,487	8,168,710	8,168,710	(151,929)	98%
Interest on Investments	217,283	56,377	500,500	500,500	283,217	230%
Total Revenues	8,537,922	852,864	8,669,210	8,669,210	131,288	102%
Expenditures						
City Services	34,105	-	25,579	25,579	(8,526)	75%
Affordable Housing Admin	30,135	-	22,601	22,601	(7,534)	75%
Loan/Debt Service	5,469,038	-	5,469,038	5,469,038	-	100%
Total Operating Expenditures	5,533,278	-	5,517,218	5,517,218	(16,060)	100%
Projects						
West Texas Water Partnership	200,000	-	-	-	(200,000)	0%
Affordable Housing	669,615	-	130,000	130,000	(539,615)	19%
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	2,000,819	-	-	-	(2,000,819)	0%
Total Project Expenditures	3,369,394	-	130,000	130,000	(3,239,394)	4%
Total Expenditures	8,902,672	-	5,647,218	5,647,218	(3,255,454)	63%
Revenue Over/(Under) Expenditures	(364,750)	852,864	3,021,992	3,021,992		

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

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	3,244,885	-	2,545,954	698,931
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	4,785,890	-	4,086,960	698,931
Total Water Supply Projects				698,931
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	4,803,925	130,000	4,264,310	539,615
* 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	130,000	5,712,902	539,615
Total Affordable Housing				539,615
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				1,238,546

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
August 2024

Group #	PO #	Type	Date	Number	Description	Amount
FUND 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	7957	AJ	8/31/2024	526	COSADC Sales Tax	309,744.90
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	7901	AJ	8/31/2024	513	Bank Interest ED	4,635.27
	7901	AJ	8/31/2024	513	MM Interest ED	21,371.62
	7901	AJ	8/31/2024	513	Investment Interes	2,790.00
700-0000-363.11-00 RENT / RENT						
	7584	AJ	8/15/2024	MR		1,829.80
700-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
	7236	AP	7/24/2024	0006177	CITY OF SAN ANGELO	49,928.50
700-0700-411.03-12 PROFESSIONAL & TECHNICAL / ADMINISTRATIV						
	7236	AP	7/24/2024	0006177	CITY OF SAN ANGELO	60,932.00
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
	7725	AP	8/14/2024	0012009	SKYLINE AVIATION I	243,298.08
700-0700-411.03-23 PROFESSIONAL & TECHNICAL / LOBBYING						
	7236	AP	7/24/2024	0006180	PORTS-TO-PLAINS	2,500.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
	7211	AJ	8/5/2024	UT	UB CHARGE UPDATE	139.80
	7186	AJ	8/2/2024	UT	UB CHARGE UPDATE	15.60
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
	7718	AP	8/17/2024	0715423	GEXA ENERGY, LP	1,697.93
	7275	132330 AP	7/31/2024	0006178	CONCHO VALLEY ELEC	46.61
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
	7688	132279 AP	8/19/2024	0006191	JOWERS COMMERCIAL	800.00
	7688	134215 AP	8/19/2024	0006194	WEST TEXAS FIRE EX	328.00
	7408	132701 AP	8/7/2024	0006185	HOUSE OF CHEMICALS	116.66
	7408	132279 AP	8/6/2024	0006186	JOWERS COMMERCIAL	800.00
	7508	134198 AP	8/2/2024	0006189	ADVANCED SERVICE G	747.50
	7409	132,049.00 AP	7/31/2024	0006188	REPUBLIC SERVICES,	31.45
	7413	134155 AP	10/15/2023	0006187	JR SILVA TREE SERV	503.00
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
	8095	AJ	8/31/2024	561	Mthly Vehicle Main	41.00
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	7275	132333 AP	7/30/2024	0006179	CTWP	21.93
	7275	132333 AP	7/30/2024	0006179	CTWP	420.00
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
	7935	AJ	8/28/2024	519	Optimum August 24	634.75
	7940	AJ	8/28/2024	521	VoIP - August 24	330.96
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
	8096	AJ	7/22/2024	562	Verizon Chrgs July	52.33
700-0700-411.05-40 PURCHASED SERVICES / ADVERTISING						
	8122	133032 AP	6/30/2024	0000000	MEDIA ADVANTAGE	1,210.00
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
	7409	134214 AP	7/1/2024	0006184	GANNETT TEXAS/NEW	425.74
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	7609	AP	8/8/2024	0006190	PECOS STREET PHARM	1,539.55
	7688	132319 AP	8/8/2024	0006192	STAPLES ADVANTAGE	23.79
	7419	AP	8/1/2024	0006183	BUBBA D'S BARBECUE	1,911.99
	7275	132333 AP	7/30/2024	0006179	CTWP	28.30
	7275	132333 AP	7/30/2024	0006179	CTWP	30.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	7688	132319 AP	8/8/2024	0006192	STAPLES ADVANTAGE	29.09
	7275	132319 AP	7/17/2024	0006182	STAPLES ADVANTAGE	231.15
	7263	AP	6/19/2024	0011905	CITIBANK, N.A	236.88

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

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.06-26 SUPPLIES / GASOLINE						
8095		AJ	8/31/2024	561	Mthly Fuel Expense	55.23
700-0700-411.06-30 SUPPLIES / FOOD						
7263		AP	6/27/2024	0011905	CITIBANK, N.A	194.78
7263		AP	6/27/2024	0011905	CITIBANK, N.A	37.26
7263		AP	6/14/2024	0011905	CITIBANK, N.A	219.75
700-0700-800.07-43 PROPERTY / FURNITURE & FIXTURES						
7688	133734	AP	8/16/2024	0006193	TAURUS TECHNOLOGIE	14,215.50
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
7338		AJ	8/7/2024	UT	UB CHARGE UPDATE	31.92
700-0705-411.05-21 PURCHASED SERVICES / INSURANCE-LIABILITY						
7236		AP	7/30/2024	0006181	SAM TAMBUNGA INSUR	1,170.57
FUND 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
7957		AJ	8/31/2024	526	COSADC Sales Tax	796,486.89
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
7901		AJ	8/31/2024	513	MM Interest Ballot	49,867.10
7,901		AJ	45535	513	Investment Interes	6,510.00
711-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COST						
7236		AP	7/24/2024	0002083	CITY OF SAN ANGELO	8,526.25
711-0700-411.03-13 PROFESSIONAL & TECHNICAL / ADM SVCS-AFFO						
7236		AP	7/24/2024	0002083	CITY OF SAN ANGELO	7,533.75

THE CITY OF SAN ANGELO, TEXAS

**Schedule of Revenues and Expenditures
Fiscal Year through August 31, 2024**

83% 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		20,216,461		20,216,461			
REVENUES:							
C.O. Proceeds		-	-	-	-	69,490,001	69,490,001
Interest Income		-	-	1,264,866	1,264,866	1,712,119	2,976,985
Total Revenues		-	-	1,264,866	1,264,866	71,202,120	72,466,986
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	1,282,944	47,674	1,235,443	(47,501)	1,862,112	3,097,555
Construction	4159	17,071,398	778,687	16,970,376	(101,022)	44,960,966	61,931,342
Issue Costs	9900	-	-	-	-	1,868,804	1,868,804
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		18,504,342	826,361	18,355,819	(148,523)	50,985,659	69,341,478
Revenue Over/(Under) Expenditures		(18,504,342)	(826,361)	(17,090,953)			
Ending Fund Balance		1,712,119		3,125,508			

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

Meeting Date: September 25, 2024

Item type: Regular Item

Caption:

Consider a resolution authorizing the use of sales and use tax funds in an amount not to exceed \$59,500 for purposes of awarding a contract to Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) for professional services to prepare an update to the 2019 San Angelo Rental Housing Study that assessed overall housing needs in the competitive market area, including workforce and affordable housing, a project authorized for a Type B corporation under Local Government Code Chapters 501 & 505, Subchapter D, authorizing the Board President to negotiate and execute all necessary documents, and recommending ratification by City Council. (Presentation by Michael Dane, Interim Director of Economic Development.

Summary/History:

COSADC funded a Housing Study published in 2019 which looked at economic trends, demographics, market trends and demand for additional housing in San Angelo. That study,(Pre-COVID) is now 5 years old and the price of housing has increased significantly nationwide.

Staff have obtained a proposal from Community Development Strategies (CDS), the firm who prepared the 2019 study, for an update of that study. The total cost of the update is \$56,500 plus a not to exceed amount of \$3,000 for travel expenses.

The previous study has been useful in providing information to business prospects as well as home builders. Staff is recommending obtaining an update to this study.

Financial Impact:

\$56,500 plus up to \$3,000 travel expenses for a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

1. Draft Resolution Housing Study Update	Draft Resolution Housing Study Update.pdf
--	---

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved

Michael Dane

Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED \$59,500 FOR PURPOSES OF AWARDING A CONTRACT TO INTER/DIRECT U.S.A., LTD, D/B/A COMMUNITY DEVELOPMENT STRATEGIES (CDS) FOR PROFESSIONAL SERVICES TO PREPARE AN UPDATE TO THE 2019 SAN ANGELO RENTAL HOUSING STUDY THAT ASSESSED OVERALL HOUSING NEEDS IN THE COMPETITIVE MARKET AREA, INCLUDING WORKFORCE AND AFFORDABLE HOUSING, A PROJECT AUTHORIZED FOR A TYPE B CORPORATION UNDER LOCAL GOVERNMENT CODE CHAPTERS 501 & 505, SUBCHAPTER D, AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS, AND RECOMMENDING RATIFICATION BY CITY COUNCIL.

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the “Act”), and,

WHEREAS, On February 27, 2019 the COSADC Board approved a contract with Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) for professional services to prepare the San Angelo Rental Housing Study 2019(Housing Study) that assessed overall housing needs in the competitive market area, including workforce and affordable housing; and,

WHEREAS, The COSADC Board has identified a need to update the aforementioned Housing Study to reflect the current housing environment; and,

WHEREAS, The Board of Directors of COSADC has deemed an update to the Housing Study to be an Eligible Project as defined in Sections 501 and 505 of the Texas Local Government Code; and,

WHEREAS, the Board of Directors of COSADC has determined that the Project and provision of Project funding are in compliance with the requirements and purposes of the Act, COSADC the Articles of Incorporation, approved by City Council; and, that the Project serves the public purposes set forth in the Act; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Development Corporation Act (the Act), Sections 505.159 and 505.160 of the Local Government Code

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The City of San Angelo Development Corporation offers this Resolution finding that the foregoing recitals are true and correct and incorporating them by reference as if set forth in their entirety herein; authorizing the use of sales and use tax funds not to exceed \$59,500 for a contract with Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) to provide an update to the Housing Study and authorizing the Board President to negotiate and execute all necessary documents; and recommending that City Council ratify approval of the Project;

ADOPTED on this the 25th day of September, 2024.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Clifton Jones, President

ATTEST:

Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

Brandon Dyson, Deputy City Attorney

APPROVED AS TO CONTENT

Michael Dane, Interim Director of
Economic Development

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

Meeting Date: September 25, 2024

Item type: Regular Item

Caption:

Consider approving the proposed COSADC meeting calendar for 2025. (Presentation made by Nora Nevarez, Economic Development Coordinator)

Summary/History:

See attachment.

Financial Impact:

None

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------|---------------------------------|
| 1. | 2025 Board Meeting Schedule | 2025 Board Meeting Schedule.pdf |
|----|-----------------------------|---------------------------------|

Presentation:

Approvals/Reviews:

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



Meeting Schedule 2025

City Hall East Mezzanine Room 8:30 A.M.
January 22, 2025
February 26, 2025
March 26, 2025
April 23, 2025
May 28, 2025
June 25, 2025
July 23, 2025
August 27, 2025
September 24, 2025
October 22, 2025
November 12, 2025*
December 10, 2025*

*Moved to accommodate holiday.

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

Meeting Date: September 25, 2024

Item type: Regular Item

Caption:

Consider approving the sale of approximately 9.02 acres more or less of land at the Industrial Park at a price of \$65,000 per acre, to ATI Group, the exact acreage to be determined by a survey on the ground, authorizing the Board President to negotiate and execute all related documents and recommending approval by City Council (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

ATI Group, a real estate developer is interested in purchasing approximately 9.02 acres of land in Phase 2 of the Industrial Park at a price of \$65,000 per acre, the exact acreage and sale price to be determined based on a survey conducted on the ground. ATI intends to construct at least two building on the property for proposed clients on a build to suit basis.

Financial Impact:

Revenue of approximately \$586,300 dependent upon actual acreage dependent upon survey on the ground.

Other Information/Recommendation:

Attachments:

- | | |
|--------------------------------------|---------------------------------------|
| 1. Lot Exhibit with topo & Utilities | Lot Exhibit with topo & Utilities.pdf |
|--------------------------------------|---------------------------------------|

Presentation:

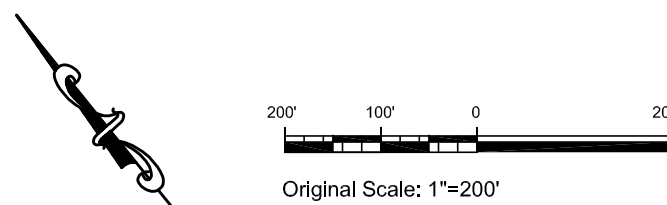
Robert Schneeman

Approvals/Reviews:

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

Preliminary Plat
SAN ANGELO GATEWAY
ADDITION SECTION 2
CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS
Owner / Developer: The City of San Angelo Development
Corporation and AEP Texas, Inc.

Being a 206.242 Remainder of 406.674 Ac.
Located in, C.C.S.D. & R.G.N.G. RR. CO., SURVEY NO. 1111,
City of San Angelo and County of Tom Green, Texas



LEGEND

- EXISTING LOT LINES & RIGHT OF WAY
- PROPOSED PLAT LIMITS
- PROPOSED STREET ROW
- PROPOSED PLATTED LOT LINES
- PROPOSED EASEMENTS
- PROPOSED CENTERLINE ROAD

LOT COUNT / ACREAGE

	LOT COUNT	ACREAGE
COMMERCIAL	21	167.099
OPEN SPACE	1	18.955
STREETS	-	20.188
TOTAL	22	206.242

CERTIFICATE OF APPROVAL

APPROVED FOR PRELIMINARY PURPOSES ON THE ____ DAY OF _____, 2017, CITY
PLANNING COMMISSION, SAN ANGELO, TEXAS.

CHAIRMAN

SECRETARY

OWNER &
DEVELOPER:

THE CITY OF SAN ANGELO DEVELOPMENT CORP.
500 Rio Concho Dr.
San Angelo, TEXAS 76903
AND
AEP TEXAS, INC.
1 Riverside Plaza
Columbus, OH 43215-2355

ENGINEER:

Parkhill, Smith & Cooper, Inc.
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

SURVEYOR:

Aaron Burrell Land Surveyors, LLC.
415 W. Wall St., #204
Midland, Texas 79701

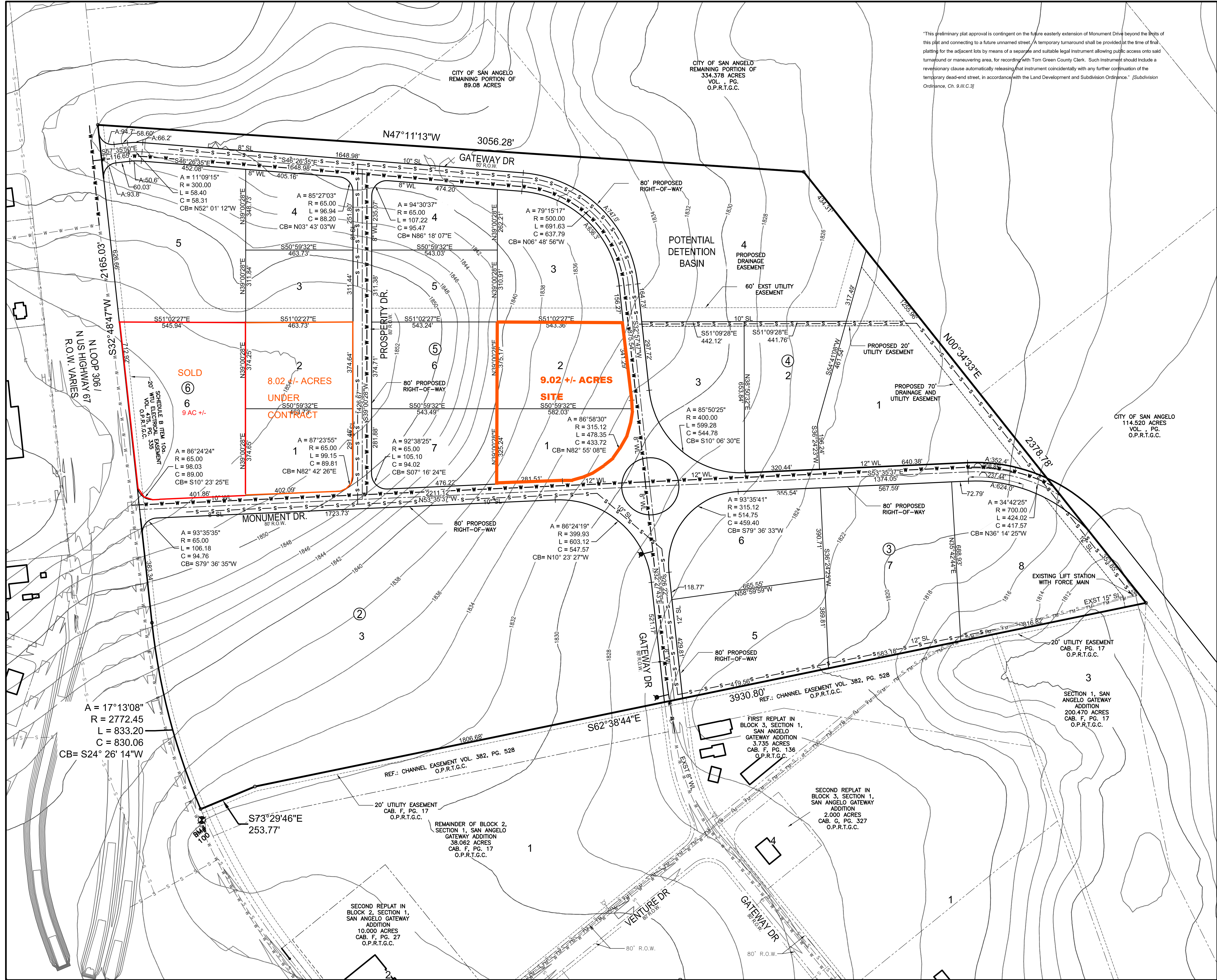
Preliminary Plat
SAN ANGELO
GATEWAY ADDITION
SECTION 2

*This preliminary plat approval is contingent on the future easterly extension of Monument Drive beyond the limits of this plat and connecting to a future unnamed street. A temporary turnaround shall be provided at the time of final platting for the adjacent lots by means of a separate and suitable legal instrument allowing public access onto said turnaround or maneuvering area, for recording with Tom Green County Clerk. Such instrument should include a reversionary clause automatically releasing that instrument coincidentally with any further continuation of the temporary dead-end street, in accordance with the Land Development and Subdivision Ordinance. [Subdivision Ordinance, Ch. 9 III.C.3]

CITY OF SAN ANGELO
REMAINING PORTION OF
89.08 ACRES

CITY OF SAN ANGELO
REMAINING PORTION OF
334.378 ACRES
VOL. ____ PG. ____
O.P.R.T.G.C.

CITY OF SAN ANGELO
114.520 ACRES
VOL. ____ PG. ____
O.P.R.T.G.C.



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

Meeting Date: September 25, 2024

Item type: Regular Item

Caption:

Discussion and possible Action regarding

1. Presentation regarding Skyline Aviation / Howard College Airframe & Power Plant aviation mechanics school.

2. Consider a resolution authorizing the Board President to negotiate and execute an Economic Development Incentive Agreement with Skyline Aviation, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act necessary to promote economic development and expand business enterprises which create or retain primary jobs and recommending approval by City council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Skyline Aviation is proposing to create an aviation mechanics school providing certification for an Airframe & Powerplant (A&P) license. The school would be a joint project between Skyline and Howard College, with Skyline providing a one year certification program and Howard providing a 2 year Associates Degree program. Both programs would utilize the same facility, equipment & instructors with Howard providing daytime courses and Skyline night classes.

Skyline has identified a facility located at 3669 Porter Henderson Drive. They intend to invest approximately \$1.5 Million in equipment and hiring 30 instructors and a program manager.

Skyline has received letters of Support from Angelo Precision Aircraft, Rebel Red's Aviation, Amentum and Vertex Aerospace, all of whom are currently located at Mathis Field. They have also been in discussion with at least one outside aviation company who has voiced interest in possibly locating here.

Skyline Aviation anticipates hiring at least 10 but up to 18 additional aircraft mechanics over the next three (3) years at a wage of approximately \$65,000 per year plus benefits.

There are currently 15 job openings listed with Work in Texas for the San Angelo area in aircraft maintenance. The Bureau of Labor Statistics anticipates an annual growth rate of 5% in this field over the next ten years.

Financial Impact:

Fiscal impact dependent upon Board approval of a project in an amount to be determined.

Other Information/Recommendation:

Attachments:

1. Aerial Aerial.pdf

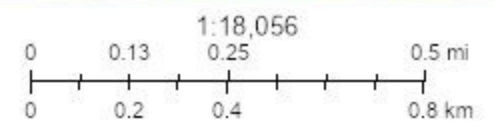
Presentation:**Approvals/Reviews:**

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

ArcGIS Web Map



8/27/2024, 9:43:14 AM





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

Meeting Date: September 25, 2024

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding Skyline Aviation Aircraft Mechanics School

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Tina Dierschke
Brandon Dyson
Michael Dane

Created/Initiated
Approved
Approved
Final Approval



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

Meeting Date: September 25, 2024

Item type: Regular Item

Caption:

Consideration and possible action of the 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: September 25, 2024

Item type: Regular Item

Caption:

Announcement and consideration of Future Agenda items.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez

Created/Initiated