



Agenda

11/13/2024

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on November 13, 2024 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 regular meeting minutes from October 23, 2024. (Nora Nevarez)
- b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

5. Special Agenda

- a. Announcement of the 2024 San Angelo Business Plan Competition winners. (Presentation by Nora Nevarez and Dezaray Johnson)

6. Reception

A reception will immediately follow the Announcement of winners for the Special Agenda. The Regular Agenda will begin in approximately 20 minutes.

7. Regular Agenda

- a. Consider approving a resolution authorizing the board president to negotiate and execute a professional services agreement with Parkhill Smith & Cooper, Inc. (Parkhill) in a sum not to exceed \$275,000 to perform professional engineering and design services for the preparation of engineering plans and technical specifications for infrastructure improvements in Phase II of the San Angelo Business & Industrial Park, a project authorized under Chapters 501 and 505 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business and Industrial Park, subject to approval of the City Council (Presentation by Robert Schneeman, Economic Development Project Manager)
- b. 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)

8. 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

9. 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.

10. 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 8th day of November 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: November 13, 2024

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes from October 23, 2024. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|---------------------------------------|
| 1. | COSADC Meeting Minutes 10-23-2024 | COSADC Meeting Minutes 10-23-2024.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, October 23, 2024

Present:

Dr. Clifton Jones, President
Dr. Farrah Gomez, Second Vice President
Steven Mahaffey, Director
Max Puello, President
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 Jones called the regular session of the City of San Angelo Development Corporation to order at 8:30 A.M., on Wednesday, October 23, 2024 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, TX 76903

2. Prayer

President Jones provided an invocation.

3. Public Comment

Ms. Elisabeth Dantzler, ASU SBDC Advisor introduced the new grad assistant students. The students are Anh Nguyen, Anjelina Humphreys and Inglai Hangaripaii.

4. Consent Agenda

- a. Consider approving the regular meeting minutes from September 25, 2024. (Nora Nevarez)
- b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)
- c. Consider approving the negotiation and execution of a one-year Lease Agreement with options to extend for four additional one-year terms with the ASU Small Business Development Center and authorizing the Board President or designee to negotiate and execute all necessary documents (Michael Dane)

Motion: Director Mahaffey made a motion, seconded by Director Spano to approve the consent agenda as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

Public Comment: None

5. Regular Agenda

- a. Consider approving the September 2024 Financials. (Presentation made by Tina Dierschke, Director of Finance)

Motion: Director Rodriguez made a motion, seconded by Director Mahaffey to approve the financials as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

Public Comment: Jamal Schumpert did not speak.

- b. Consider approval of: a) amendments to the Affordable Housing Assistance Program (AHAP) guidelines, b) authorizing the Board President to negotiate and execute a sub-recipient agreement with Galilee CDC to manage the AHAP. (Presentation made by Robert Salas, Director of Neighborhood and Family Services)

Motion: Director Mahaffey made a motion, seconded by Director Puello to approve the amended Housing Assistance Program Guidelines as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

Public Comment: Jamal Schumpert, Single Member District Three stated his support and concerns to the guidelines.

- c. Public Hearing regarding 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 (Presentation by Robert Schneeman, Economic Development Project Manager)

Mr. Dane provided a summary regarding the importance in updating the housing study.

Public Comment: Jamal Schumpert, Single Member District Three, stated his support and concerns updating the study.

- d. Consideration and possible action regarding the marketing and recruitment plan for 2025 by the San Angelo Chamber of Commerce Marketing and Recruitment Team. (Presentation by San Angelo Chamber of Commerce)

Michael Looney, Vice President of the San Angelo Chamber of Commerce presented the marketing and recruitment plan for Fiscal 2025.

Motion: Director Puello made a motion, seconded by Director Rodriguez to approve the marketing and recruitment plan for 2025 as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

Public Comment: None

- e. Presentation regarding marketing efforts for fiscal 2025. (Presentation by Andi Markee, Media Advantage, LLC)

Ms. Andi Markee, Media Advantage, LLC, presented an overview of all marketing efforts for fiscal 2025. She encouraged the board to like and share posts from Facebook and Instagram.

Mr. Dane asked the board to watch for the new campaign and asked they provide feedback.

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 9:12 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 551.071 - Consultation with attorney regarding possible action authorizing the Board President to negotiate and execute lease amendments with the City of San Angelo and Skyline Aviation allowing encumbrance of Skyline's leasehold estate interest in the lease of City Airport property commonly known as 8534 Hangar Rd., San Angelo, Texas.
- b. Section 551.087 - Business prospect negotiations regarding Skyline Aviation Aircraft Mechanics School

No action taken on this item.

At 10:51 A.M., the board reconvened

Director Gomez left at 10:47 A.M.

7. Follow Up and Administrative Issues

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

No action taken in Closed Session.

b. Announcement and consideration of Future Agenda items

Ms. Nora Nevarez reminded the board, the next meeting will be held November 13th at City Hall.

8. Adjournment

Motion: Director Puello made a motion, seconded by Director Mahaffey 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 10:53 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: November 13, 2024

Item type: Consent Item

Caption:

Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 11-13-2024	Disbursement 11-13-2024.xlsx
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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 13, 2024

Economic Development

COSA	\$ 126,895.32	Admin Serv Indirect cost (Inv. 63158)	
Plateau Brewing Co	3,587.50	Reimbursement BPC 2022 (Inv. 2201)	Ck. 6236
Jowers Commercial Cleaning	1,600.00	Janitorial Cleaning at BRC (Inv 6404 & 6391)	
Total for Board Consideration	\$ 132,082.82		
Bearded	\$ 704.79	Reimbursement BPC 2022 (Inv 3)	
CTWP	543.45	Copier leases (Inv. 1618174 & 1618175)	
Advance Elevator Inc	250.00	Mo maint on elevator (Inv. 747373)	
Advanced Service Group	215.00	Qtrly maint on HVAC (Inv. 300239)	
Staples	180.61	Office supplies (Inv. 6013749563)	Ck. 6239
MC Electric	120.00	Replace bulbs (Inv. 2315)	Ck. 6238
Angelo Water Serv Co	61.45	Water delivery and water cooler rental (Inv. 24-11))	Ck. 6237
Staples	55.37	Office supplies (Inv. 6013749563)	
CVEC	46.73	Electric serv for signage at airport	
Republic Serv	31.24	Trash Serv at BRC (Inv.)	
	\$ 2,208.64		
Total Eco Dev Disbursements	\$ 134,291.46		
<u>Ballot</u>			
Total for Board Consideration	\$ -		
Total Routine Disbursements			
Total Ballot Disbursements	\$ -		
Grand Total Disbursements this Period	\$ 134,291.46		

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

Meeting Date: November 13, 2024

Item type: Regular Item

Caption:

Announcement of the 2024 San Angelo Business Plan Competition winners. (Presentation by Nora Nevarez and Dezaray Johnson)

Summary/History:

The San Angelo Business Plan 2024 Competition kickoff was announced on June 3rd. Phase I of the competition required a business overview and an entry form by August 1st. We received forty-four entries. Six were selected to proceed to Phase II— Draft a Business Plan. The six semi-finalists presented their final business plan to the judges on November 8th.

The judging panel has the discretion to award: (1) first, second, and third place winners; (2) any combination of winners; or (3) no winners.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: November 13, 2024

Item type: Regular Item

Caption:

Consider approving a resolution authorizing the board president to negotiate and execute a professional services agreement with Parkhill Smith & Cooper, Inc. (Parkhill) in a sum not to exceed \$275,000 to perform professional engineering and design services for the preparation of engineering plans and technical specifications for infrastructure improvements in Phase II of the San Angelo Business & Industrial Park, a project authorized under Chapters 501 and 505 of the Development Corporation Act for infrastructure improvements necessary for development of a portion of the San Angelo Business and Industrial Park, subject to approval of the City Council (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Staff has requested a proposal from Parkhill for the engineering design of Phase 2.3, the final area of Phase 2 of the Industrial Park. The proposal includes:

- Preliminary Design
- Surveying
- Platting
- Infrastructure Design
- Bidding & Construction Phase Services

Staff feels that it is advisable to prepare plans for this phase in order to be able to pursue Economic Development Administration or other grant funding which may be available. Many of these grants require that engineering plans be complete or in progress prior to grant application. This also provides an opportunity to address any recommended revisions to the overall layout in light of the sales history in the Park thus far.

Financial Impact:

\$275,000 from Future Projects to a new project. Budget Amendment required.

Other Information/Recommendation:

Attachments:

1.	Phase 2.3 Exhibit	Phase 2.3 Exhibit.pdf
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Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman
Jeffrey Tomlinson
Tina Dierschke
Brandon Dyson
Michael Dane

Created/Initiated
Approved
Approved
Approved
Final Approval

FINAL PLAT OF
BLOCKS 3, 4 & 5
SAN ANGELO GATEWAY
ADDITION SECTION 2
CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

Being a 153.007 Ac. Tract
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

Owner / Developer: THE CITY OF SAN ANGELO
DEVELOPMENT CORPORATION
10.057 ACRES IN A 142.950 ACRES IN A
40.000 ACRE TRACT IN 406.674 ACRE TRACT IN
DOC. 201702244 VOL. 798, PG. 801
O.P.R.T.G.C. O.P.R.T.G.C.

Original Scale: 1"=300'

NOTE: THE BEARINGS SHOWN HEREON REFER
TO THE TEXAS COORDINATE SYSTEM CENTRAL
ZONE NAD 1983 (THETA ANGLE = -00°01'24").

LEGEND

- PLAT LIMITS
- LOT LINES
- NEW EASEMENTS
- EXISTING LOT LINES
& RIGHT OF WAY
- EXISTING EASEMENTS

OWNER &
DEVELOPER:

THE CITY OF SAN ANGELO DEVELOPMENT CORP.
500 Rio Concho Dr.
San Angelo, Texas 76903

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

COUNTY CLERK

FILED FOR RECORD THIS 30th DAY OF September 2021
COUNTY CLERK OF TOM GREEN COUNTY, TX.

BY: *Marian Seimas*
Deputy Clerk

THIS PLAT IS FILED IN CABINET H, SLIDE 34
PLAT RECORDS OF TOM GREEN COUNTY, TEXAS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.26'	85.00'	86°37'03"	N 10°17'59" W	89.17'
C2	244.99'	150.00'	93°34'47"	N 79°36'06" E	218.65'
C3	150.80'	100.00'	86°24'14"	N 10°23'25" W	136.91'
C4	356.52'	200.00'	102°08'04"	N 75°20'21" E	311.15'
C5	348.62'	739.90'	28°59'46"	S 40°05'53" E	345.40'
C6	582.27'	660.00'	50°32'52"	N 28°19'11" W	563.57'
C7	636.30'	460.00'	79°15'17"	S 06°48'56" E	586.77'
C8	746.96'	540.00'	79°15'17"	S 06°48'56" E	688.82'
C9	50.62'	260.00'	11°09'15"	N 52°01'12" W	50.54'
C10	66.19'	340.00'	11°09'15"	N 52°01'12" W	66.09'
C11	93.82'	60.00'	89°35'29"	S 77°36'26" W	84.55'
C12	94.68'	60.00'	90°24'31"	N 12°23'34" W	85.15'
C13	326.66'	200.00'	93°34'47"	S 79°36'06" W	291.54'

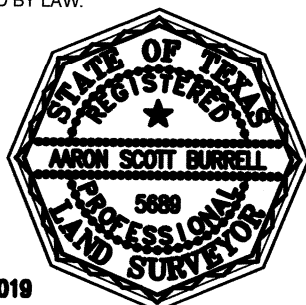
LINE	BEARING	DISTANCE
L1	N 32°48'41" E	30.60'
L2	N 67°35'50" W	58.85'
L3	N 57°35'50" W	60.28'
L4	N 32°43'47" E	141.44'
L5	N 32°48'41" E	200.01'

NOTE:
All required infrastructure and improvements are subject to Memorandum of Understanding (MOU) between City of San Angelo Development Corporation (COSADC) and the City of San Angelo, filed for record with the Tom Green County Clerk as Instrument No. 201911272. Prior to the sale of any land to a future developer, said developer shall enter into a Development Agreement with COSADC ensuring any remaining infrastructure and improvements are installed and completed to the satisfaction.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, AARON S. BURRELL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON WILL BE, OR WERE PROPERLY PLACED, UNDER MY SUPERVISION, IN ACCORDANCE WITH THE RULES FOR LAND SUBDIVISION BY THE CITY COUNCIL OF THE CITY OF SAN ANGELO; AND I FURTHER CERTIFY THAT THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE CITY LIMITS, OR WITHIN THE EXTRATERRITORIAL JURISDICTIONAL AREA OF THE CITY OF SAN ANGELO, TEXAS, AS ESTABLISHED BY LAW.

Aaron S. Burrell, R.P.L.S. #5689
Aaron Burrell Land Surveyors, LLC
TBPLS Firm No. 10194217
415 W. Wall Street, Suite 204
Midland, Texas 79701
(432) 848-4439



23 September 2019

ACKNOWLEDGEMENT / DEDICATION

WE, THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION, DO HEREBY ADOPT THIS PLAT AS THE SUBDIVISION OF OUR PROPERTY AND DEDICATE FOR THE USE OF THE PUBLIC THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

TODD KOLLS - PRESIDENT

STATE OF TEXAS, TOM GREEN COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/9/19 BY EDWARD GARRASCO, IN THE CAPACITY SHOWN.

NOTARY PUBLIC, STATE OF TEXAS

NORA R NEVAREZ
My Notary ID # 125258754
Expires April 27, 2021

DEPARTMENT OF PUBLIC WORKS

APPROVED FOR RECORDING THIS 31 DAY OF October 2019.

DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF WATER UTILITIES

APPROVED FOR RECORDING THIS 31 DAY OF October 2019.

DIRECTOR OF WATER UTILITIES

CITY PLANNING COMMISSION

APPROVED FOR RECORDING THIS 18 DAY OF March 2019.

CHAIRMAN

SECRETARY

COUNTY CLERK

FILED FOR RECORD THIS 30th DAY OF September 2021
COUNTY CLERK OF TOM GREEN COUNTY, TX.

BY: *Marian Seimas*
Deputy Clerk

THIS PLAT IS FILED IN CABINET H, SLIDE 34
PLAT RECORDS OF TOM GREEN COUNTY, TEXAS

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	November 13, 2024
Item type:	Regular Item

Caption:

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.

They also have long range plan to build two new hangars at the airport in support of this program and the ASU FLight School.

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:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Michael Dane
Brandon Dyson
Tina Dierschke

Created/Initiated
Approved
Approved
Final Approval

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

Meeting Date: November 13, 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
Michael Dane
Tina Dierschke
Brandon Dyson

Created/Initiated
Approved
Approved
Final Approval

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

Meeting Date: November 13, 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: November 13, 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