



Revised Agenda 4/23/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on April 23, 2025 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 for March 26, 2025. (Nora Nevarez)
- b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

5. Regular Agenda

- a. Consider approving the March 2025 Financials. (Presentation by Tina Dierschke, Director of Finance)
- b. Public Hearing regarding a project to expand the existing South Plains Lamesa Railroad Ltd (SPLRR) rail park through the purchase of approximately 251.874 +/-acres out of the Sarah R. Robertson, Survey 178, Abstract 8474, from the City of San Angelo at a sale price of \$1,400,000 plus closing costs, and subsequently conveying the same property to Wisener Holdings, LLC dba SPLRR for cash at closing in the amount of \$1,000,000, with the remainder of \$400,000 subject to repayment pursuant to the terms of an economic development performance agreement; authorizing the Board President to negotiate and execute all necessary documents (Presentation by Robert Schneeman, Economic Development Project Manager).
- c. Update regarding the Business Retention Expansion Program (BREP) committee meeting. (Presentation by Michael Dane, Interim Director of Economic Deveopment)

- d. Consider approving the sale of approximately 27 acres of land more or less, at the Industrial Park to ATI Group, the exact acreage to be determined by a survey on the ground; at the appraised value shown in the December 31, 2023 Appraisal Report by Robert W. Stribling, MAI; authorizing the Board President to negotiate and execute all related documents and recommending ratification by City Council. (Presentation by Robert Schneeman, Economic Development Project Manager)
- e. Consideration and possible action on notices of default and foreclosure proceedings regarding Affordable Housing Program properties and authorizing the Board President to negotiate and execute all necessary documents to preserve COSADC's liens on such properties, including the expenditure of Affordable Housing Program funds. (Presentation by Brandon Dyson, Interim City Attorney)

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 551.072 - Deliberations about real property regarding the sale of 27 acres +/- of land at the Industrial Park to ATI Group
- b. Section 551.087 - Business prospect negotiations regarding :
 - Project Falcon
 - Project SNF
 - Project Excelsior
 - Allen's Transport
 - Talk O' Texas Brands

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 17th day of April 2025 at 4:30 P.M.

Nora Nevarez on behalf Michael Dane

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: April 23, 2025

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes for March 26, 2025. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|---------------------------------------|
| 1. | COSADC Meeting Minutes 03-26-2025 | COSADC Meeting Minutes 03-26-2025.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, March 26, 2025

Present:

Rick Mantooth, President
Steven Mahaffey, First Vice President
Jimmy Barton, Director
Lorenzo Lasater, Director
Matt Lewis, Director
Carlos Rodriguez, Director
Travis Stribling, Director

1. **Call to Order**

With a quorum of the City of San Angelo Development Corporation Board Members present, President Mantooth called the regular session of the City of San Angelo Development Corporation to order at 8:30 A.M., on Wednesday, March 26, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. **Prayer**

Invocations was provided by Reverend Kyle Toomire, Sierra Vista United Methodist Church.

3. **Public Comment**

Ms. Dezaray Johnson, Director with the ASU Small Business Development Center (SBDC) spoke about the partnership with COSADC in regards to the Business Factory Incubator Program and the Business Plan Competition. She also shared exciting news! ASU SBDC has been selected to receive the 2025 SBDC Excellence and Innovation Award from the US Small Business Administration. Staff will be honored on May 5th in Washington D.C. Ms. Johnson introduced the staff. She thanked the board for their support and partnership.

4. **Corporate Overview**

- a. Discussion on the following items:
 - a. Discussion regarding board processes, standard procedures, and ballot language. (Presentation by Brandon Dyson. Interim City Attorney)

Mr. Brandon Dyson, Interim City Attorney reviewed the board process, standard procedures, and ballot language.

b. Presentation of corporation financials and discussion of the corporation's current financial position. (Presentation by Tina Dierschke, Corporate Treasurer)

Ms. Tina Dierschke provided an overview regarding financials and discussed the current financial position.

5. **Consent Agenda**

- a. Consider approving the regular meeting minutes for February 26, 2025. (Nora Nevarez)
- b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)
- c. Consider approving the February 2025 Financials. (Tina Dierschke)

Motion: Director Lasater made a motion, seconded by Director Rodriguez, to approve the consent agenda as presented. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

6. **Regular Agenda**

- a. Consider appointing a First Vice President and/or Second Vice President to serve unexpired terms for the City of San Angelo Development Corporation. (Presentation by Michael Dane, Interim Director of Economic Development)

Motion: Director Lewis nominated Second Vice President Mahaffey to First Vice President, seconded by Director Lasater to approve the appointment. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

- b. Presentation regarding the 2024 Annual Report. (Presentation by Andi Markee, Media Advantage)

Ms. Andi Markee, CEO and Media Director at Media Advantage presented the 2024 Annual Report.

COSADC enjoyed the video. The video will be used on the new website.

- c. Consider approving the revised Business Retention & Expansion Program (BREP) Program Plan. Incentives Policy. and Guidelines. (Presentation made by Michael Dane, Interim Director of Economic Development)

Mr. Michael Dane, Interim Director of Economic Development stated the only changes made to the policy was removing the name of a previous employee.

Director Lewis asked in regards to page 3 of 4, the language has not changed. He asked if the language needed to be revised after so many years.

Director Lewis ask if this item be reviewed and discussed further at the Strategic meeting on May 28th.

Motion: Director Lewis made the motion, seconded by First Vice President to approve as presented. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

- d. Consider a resolution for a project to expand the existing South Plains Lamesa Railroad Ltd (SPLRR) rail park through the purchase of approximately 251.874 +/- acres out of the Sarah R. Robertson. Survey 178, Abstract 8474. from the City of San Angelo at a sale price of \$1,400,000 plus closing costs, and subsequently conveying the same property to Wisener Holdings, LLC dba SPLRR for cash at closing in the amount of \$1,000,000, with the remainder of \$400,000 subject to repayment pursuant to the terms of an economic development performance agreement; authorizing the Board President to negotiate and execute all necessary documents; and finding that such expenditures for land, infrastructure improvements, rail port facilities and related site improvements are necessary to promote or develop new or expanded business Enterprises under Chapters 501 & 505 of the Texas Development Corporation Act, and recommending ratification by City Council. (Presentation by Michael Dane, Interim Director of Economic Development).

Mr. Dane requested the board move to Close Session and bring this item back afterwards.

Mr. Robert Schneeman, Project Manager provide an overview.

Motion: First Vice President Mahaffey made the motion, seconded by Director Rodriguez to approve as presented. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

7. 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: 25 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: 1. Purchase of 8.786 acres of land at the Industrial Park
2. Sale of 27+/- Acres of land at the Industrial Park
3. Approximately 316 acres out of Sarah R. Robertson Survey No. 178.
- b. Section 551.087 - Business prospect negotiations
regarding: 1. Project Falcon
2. Project Falcon 2
3. Project
Jefferson

At 10:42 A.M., the Board reconvened.

8. Follow Up and Administrative Issues

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

Motion: Director Stribling made the motion, and seconded by Director Lewis authorizing the board President to accept the offer to purchase 8.786 acres of land at the Industrial Park from Big Country Equipment Holding LLC., at the original purchase price pursuant option to repurchase in the deed restrictions, plus standard closing costs; and to execute all necessary documents. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

- b. Announcement and consideration of Future Agenda items.

Director Lewis requested if the COSADC meetings could be scheduled on a different day and time. This will be discussed at the May Workshop.

Ms. Nevarez reminded the board, if they had any other topics they would like to discuss at the Workshop to please let her know. She will be adding the BREP Policy for further discussion.

9. **Adjournment**

**Motion: Director Stribling made a motion, seconded by Director Lewis to adjourn the meeting.
The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.**

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.)

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

Meeting Date: April 23, 2025

Item type: Consent Item

Caption:

Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Disbursement 04-23-2025	Disbursement 04-23-2025.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 April 23, 2025

Economic Development

San Angelo Chamber of Commerce	\$ 65,625.00	Marketing & Recruitement (Inv. 21813)	
PK Kelley Insurance Agency, LLC	13,678.00	Renew board of directors insurance (Inv. 45917)	Ck. 6324
Media Advantage	1,970.00	Marketing (Inv. 25144 & 25134)	
Ener-tel	1,650.00	Annual Sprinkler & Backflow inspec (Inv. 351299 & 351300)	
JR. Silva Tree Service & Landscaping	1,526.00	Landscaping at BRC and Industrial Park (Inv. 50968 & 5099)	Ck. 6322
Total for Board Consideration	\$ 84,449.00		
Jowers Commercial Cleaning	\$ 800.00	Cleaning Serv at BRC (Inv. 6530)	Ck. 6321
Jowers Commercial Cleaning	\$ 800.00	Cleaning Serv at BRC (Inv. 6553)	
TEDC	600.00	Renew N. Nevarez membership dues (Inv. 300000031)	
Russ Wallace	625.00	March - IT Serv for BRC (Inv. 1064)	
Russ Wallace	625.00	April - IT Serv for BRC (Inv. 1065)	Ck. 6312
Gannett	459.41	Legal Notice (Order 11173085)	
		Copier lease for COSADC & Business Factory (Inv. 1662147 & 16623331)	
CTWP	495.13	Clean interior & exterior windows at BRC (Inv. 1313)	
Rad's Window Cleaning	350.00	Clean interior & exterior windows at BRC (Inv. 1319)	
Rad's Window Cleaning	350.00	Electric repair @ BRC (Inv. 2419)	Ck. 6323
MC Electric	333.40	Maintenance on elevator at BRC (Inv. 747992)	
Advance Elevator	250.00		
House of Chemicals	211.32	Paper towels and TP (Inv. 1036065)	
Atmos Energy	179.60	Gas utilities at BRC April	
House of Chemicals	158.90	Trash bags and hand soap (Inv. 1036291)	
Bug Express	85.00	Pest Control at BRC (Inv. 109825)	
Angelo Water Serv.	82.42	Water delivery and rental (Serv 04/01 -04/30)	
CVEC	47.09	Electric for Sign (Inv. 26511)	
Republic Serv	31.24	Trash serv for BRC (Inv.1347487)	
	\$ 6,483.51		
Total Eco Dev Disbursements	\$ 90,932.51		
<u>Ballot</u>			
COSA	\$ 5,744,609.92	Debt Serv & Water Rights (Inv. 63968 & 63967)	
Total for Board Consideration	\$ 5,744,609.92		
Total Routine Disbursements			
Total Ballot Disbursements	\$ 5,744,609.92		
Grand Total Disbursements this Period	\$ 5,835,542.43		

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

Meeting Date: April 23, 2025

Item type: Regular Item

Caption:

Consider approving the March 2025 Financials. (Presentation by Tina Dierschke, Director of Finance)

Summary/History:

See attachment.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-------------------|--------------------|
| 1. COSADC FS 2503 | COSADC FS 2503.pdf |
|-------------------|--------------------|

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 March 31, 2025

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City of San Angelo Development Corporation

Executive Summary

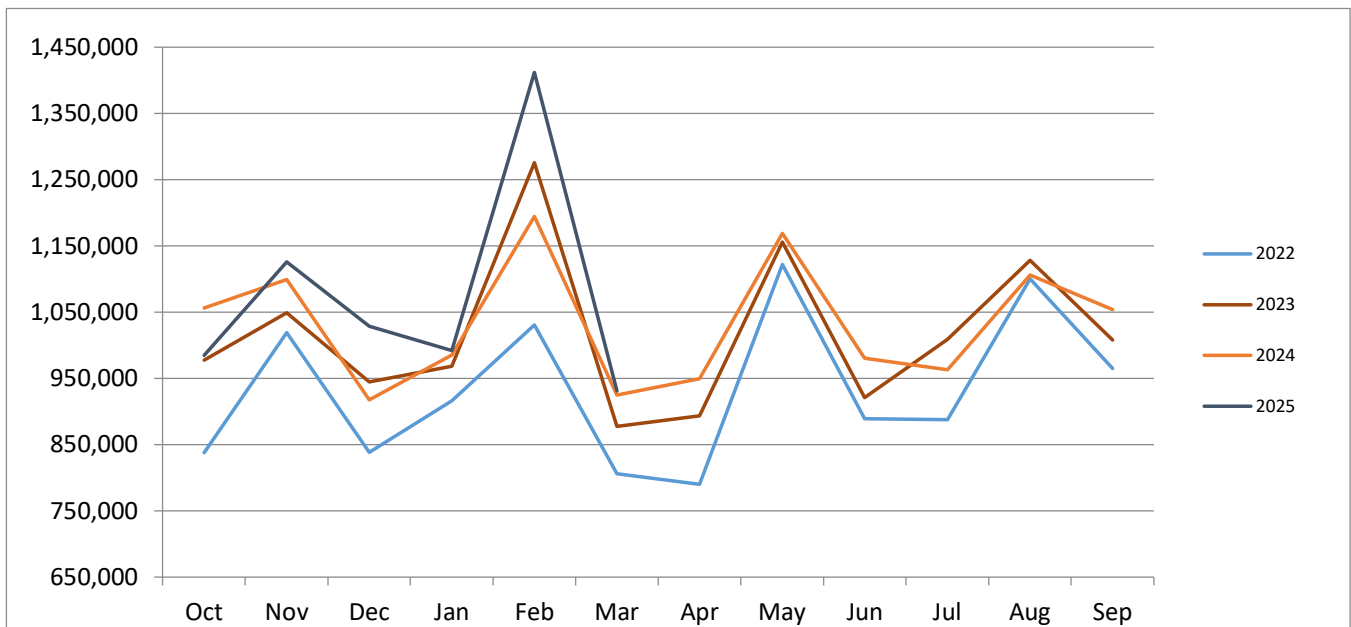
March 2025

Available Fund Balances

Unassigned Fund Balance-Economic Development	7,845,363
Unassigned Fund Balance-Ballot	10,711,273

Sales Tax Analysis

Month	2022	2023	2024	2025	% Over/(Under)
Oct	837,902	977,628	1,056,249	984,531	-6.79%
Nov	1,018,994	1,049,058	1,099,298	1,125,807	2.41%
Dec	838,245	944,644	917,530	1,028,803	12.13%
Jan	916,151	968,413	985,000	992,126	0.72%
Feb	1,030,426	1,275,717	1,194,486	1,411,985	18.21%
Mar	806,025	877,403	924,721	931,375	0.72%
Apr	790,185	893,339	949,450		
May	1,122,067	1,155,640	1,168,794		
Jun	889,239	920,877	980,358		
Jul	887,685	1,008,794	963,312		
Aug	1,100,228	1,128,012	1,106,232		
Sep	965,151	1,008,166	1,053,612		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of March 31, 2025

ASSETS

Current Assets

Checking/Savings

Cash 1,412,689

Money Market 4,525,617

Total Checking/Savings 5,938,306

Accounts Receivable

Leases 3,317

Total Accounts Receivable 3,317

Other Current Assets

Investments 6,011,670

Total Other Current Assets 6,011,670

Total Current Assets 11,953,293

Fixed Assets

Vehicles 28,540

Land -Industrial Park 60,312

Industrial Park-Phase I 409,078

Industrial Park-Phase II 4,019,191

Industrial Park-Phase III 20,377

Building-Business Resource Ctr 2,004,967

Accumulated Depreciation (1,397,618)

Total Fixed Assets 5,144,847

TOTAL ASSETS

17,098,140

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 5,156

Accounts Payable 107,820

Total Current Liabilities 112,976

Total Liabilities 112,976

Fund Equity

Committed for Eco. Dev. Projects 3,702,148

Restricted for Fixed Assets 5,144,847

Reserved for Encumbrance 292,806

Unassigned Fund Balance 7,845,363

Total Fund Equity 16,985,163

TOTAL LIABILITIES & FUND EQUITY

17,098,140

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
March 2025

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,348,558	260,785	1,812,895	1,812,895	(1,535,663)	54%
Interest on Investments		406,500	63,649	197,401	197,401	(209,099)	49%
Lease Income		20,010	1,889	7,946	7,946	(12,064)	40%
Miscellaneous Income		450	-	-	-	(450)	0%
Property Sales		-	-	437,363	437,363	437,363	100%
Total Revenues		3,775,518	326,323	2,455,605	2,455,605	(1,319,913)	65%
Expenditures							
Administrative		121,298	16,185	51,126	56,847	(64,451)	47%
Partnership Affiliations		86,250	-	56,047	56,047	(30,203)	65%
COSADC Staff		379,374	63,588	126,456	126,456	(252,918)	33%
City Services		176,927	44,232	88,464	88,464	(88,463)	50%
Industrial Park Ops & Maint		24,282	494	6,644	14,476	(9,806)	60%
Marketing-Chamber of Commerce		262,500	-	131,250	262,500	-	100%
Advertising		83,799	-	27,057	73,799	(10,000)	88%
Building Maintenance/Utilities		100,076	4,505	31,019	84,764	(15,312)	85%
Capital		40,000	-	-	-	(40,000)	0%
Business Factory		228,355	15,894	76,447	92,712	(135,643)	41%
Total Operating Expenditures		1,502,861	144,898	594,510	856,065	(646,796)	57%
Projects							
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
SMC Global	DC0163	138,918	-	-	-	(138,918)	0%
Ethicon	DC0170	431,832	-	-	-	(431,832)	0%
SMC Global - BREP	DC0182	12,500	-	-	-	(12,500)	0%
Ind Park Clearing	DC0188	6,186	-	-	-	(6,186)	0%
Skyline P3	DC0192	136,504	-	136,504	136,504	-	100%
Rosenberger Site Sol.	DC0206	75,000	-	-	-	(75,000)	0%
Technology Tower, LLC	DC0209	150,000	-	-	-	(150,000)	0%
ASU Airport Facility	DC0211	2,000,000	-	1,000,000	1,000,000	(1,000,000)	50%
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%
Housing Study	DC0216	59,500	-	28,250	59,500	-	100%
Skyline BREP	DC0217	1,000,000	-	-	-	(1,000,000)	0%
Parkhill Smith Cooper	DC0218	275,000	-	-	-	(275,000)	0%
Future Projects		1,044,461	-	-	-	(1,044,461)	0%
Total Project Expenditures		5,911,363	-	1,164,754	1,196,004	(4,715,359)	20%
Total Expenditures		7,414,224	144,898	1,759,264	2,052,069	(5,362,155)	24%
Revenue Over/(Under) Expenditures		(3,638,706)	181,425	696,341	403,536		

City of San Angelo Development Corporation
Economic Development Projects
As of March 2025

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	-	61,082	138,918
Ethicon	DC0170	47,724	1,057,203	-	625,371	431,832
SMC Global - BREP	DC0182	362,500	362,500	-	350,000	12,500
Ind Park Clearing	DC0188	25,000	25,000	-	18,814	6,186
Skyline P3	DC0192	3,000,000	3,000,000	136,504	3,000,000	-
Rosenberger Site Sol.	DC0206	75,000	75,000	-	-	75,000
Technology Tower, LLC	DC0209	250,000	250,000	-	100,000	150,000
ASU Airport Facility	DC0211	2,000,000	2,000,000	1,000,000	1,000,000	1,000,000
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
Housing Study	DC0216	59,500	59,500	28,250	28,250	31,250
Skyline BREP	DC0217	1,000,000	1,000,000	-	-	1,000,000
Parkhill Smith Cooper	DC0218	275,000	275,000	-	-	275,000
		7,770,859	9,883,128	1,164,754	6,180,980	3,702,148
Total Committed, Not Expended						<u>3,702,148</u>

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of March 31, 2025

ASSETS

Current Assets

Checking/Savings

Cash

1,555

Money Market

14,231,392

Total Checking/Savings

14,232,947

Other Current Assets

Investments

2,995,159

Total Other Current Assets

2,995,159

Total Current Assets

17,228,105

TOTAL ASSETS

17,228,105

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Accounts Payable

5,753,136

Total Current Liabilities

5,753,136

Total Liabilities

5,753,136

Fund Equity

Committed for Ballot Projects

763,697

Assigned for Debt Service

-

Unassigned Fund Balance

10,711,273

Total Fund Equity

11,474,969

TOTAL LIABILITIES & FUND EQUITY

17,228,105

City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
March 2025

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	8,610,576	670,590	4,661,731	4,661,731	(3,948,845)	54%
Interest on Investments	411,000	12,976	316,136	316,136	(94,864)	77%
Total Revenues	9,021,576	683,566	4,977,867	4,977,867	(4,043,709)	55%
Expenditures						
City Services	34,105	8,526	17,052	17,052	(17,053)	50%
Ballot Projects Debt Service	2,565,600	2,565,600	2,565,600	2,565,600	-	100%
Afordable Housing						
City Admin	13,385	-	7,534	7,534	(5,851)	56%
Programmed	321,615	-	321,615	321,615	-	100%
Unprogrammed	284,687	-	-	-	(284,687)	0%
Long Term Water Supply						
West Texas Water Partnership	200,000	-	-	-	(200,000)	0%
Water Rights	558,020	279,010	279,010	279,010	(279,010)	50%
Debt Service	2,900,000	2,900,000	2,900,000	2,900,000	-	100%
Future Projects	2,428,851	-	-	-	(2,428,851)	0%
Total Expenditures	9,306,263	5,753,136	6,090,811	6,090,811	(3,215,452)	65%
Revenue Over/(Under) Expenditures	(284,687)	(5,069,570)	(1,112,944)	(1,112,944)		

City of San Angelo Development Corporation
Transaction Detail by Account
March 2025

Group #	PO #	Type	Date	Number	Description	Amount
FUND 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
4177		6/25/2025	3/31/2025	263	COSADC Sales Tax	(260,784.88)
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
4170		6/25/2025	3/31/2025	257	Bank Interest ED	(2,737.74)
4170		6/25/2025	3/31/2025	257	MM Interest ED	(15,332.87)
4170		6/25/2025	3/31/2025	257	Investment Interest ED	(6,700.00)
4182		6/25/2025	3/31/2025	264	COSA DC Int. Allocation C	(38,878.16)
700-0000-363.11-00 RENT / RENT						
3719		6/25/2025	3/15/2025	MR		(1,889.45)
700-0700-411.03-32 PROFESSIONAL & TECHNICAL / SOFTWARE MAINTENANCE						
4143		6/25/2025	2/7/2025	241	Reimburse domain and web	188.47
4145		6/25/2025	2/7/2025	243	reimburse web forwarding	41.97
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						
3512		6/25/2025	3/5/2025	UT	UB CHARGE UPDATE	139.80
3483		6/25/2025	3/4/2025	UT	UB CHARGE UPDATE	15.60
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
3842		6/25/2025	3/17/2025	0720639	GEXA ENERGY, LP	1,018.92
3707	134752	6/25/2025	2/28/2025	0006319	CONCHO VALLEY ELECTRIC COOPERATIVE	47.33
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAINT.						
3846	134795	6/25/2025	3/18/2025	0006323	MC ELECTRIC	333.40
3846	135192	6/25/2025	3/17/2025	0006322	JR SILVA TREE SERVICE & LANDS	1,064.00
3846	135421	6/25/2025	3/17/2025	0006321	JOWERS COMMERCIAL CLEANING	800.00
3570	135421	6/25/2025	3/3/2025	0006316	JOWERS COMMERCIAL CLEANING	800.00
3571	134815	6/25/2025	2/28/2025	0006317	REPUBLIC SERVICES, INC	36.24
3707	134753	6/25/2025	2/23/2025	0006318	ADVANCE ELEVATOR	250.00
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
4162		6/25/2025	2/28/2025		Mthly Vehicle Maint Exp	14.50
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
3707	134760	6/25/2025	2/28/2025	0006320	CTWP	420.00
3707	134760	6/25/2025	2/28/2025	0006320	CTWP	14.14
700-0700-411.05-30 PURCHASED SERVICES / INFORMATION TECHNOLOGY						
4168		6/25/2025	3/31/2025	255	Mthly Budgeted Transfers	1,582.92
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
3684	134760	6/25/2025	2/28/2025	0006320	CTWP	23.64
3684	134760	6/25/2025	2/28/2025	0006320	CTWP	30.00
3414		6/25/2025	2/25/2025	0006315	THE CANINE RESORT & DAYCARE	3,310.50
3414		6/25/2025	2/24/2025	0006314	RANKIN TRANSMISSION	12,529.55
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
3450		6/25/2025	1/30/2025	0012335	CITIBANK, N.A	22.25
3450		6/25/2025	1/22/2025	0012335	CITIBANK, N.A	125.53
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
3419		6/25/2025	2/25/2025	0012373	POSTMASTER	17.00
700-0700-411.06-30 SUPPLIES / FOOD						
3453	134757	6/25/2025	2/20/2025	0006313	ANGELO WATER SERVICE CO	61.45
3450		6/25/2025	1/23/2025	0012335	CITIBANK, N.A	25.38
3450		6/25/2025	1/23/2025	0012335	CITIBANK, N.A	18.75
3450		6/25/2025	1/23/2025	0012335	CITIBANK, N.A	(20.30)
3450		6/25/2025	1/23/2025	0012335	CITIBANK, N.A	(5.08)
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						
3566		6/25/2025	3/7/2025	UT	UB CHARGE UPDATE	31.92
700-0705-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAINT.						
3846	135192	6/25/2025	3/17/2025	0006322	JR SILVA TREE SERVICE & LANDS	462.00
700-0705-411.05-21 PURCHASED SERVICES / INSURANCE-LIABILITY						
3876		6/25/2025	3/19/2025	0006324	PK KELLEY INSURANCE AGENCY, L	13,678.00

City of San Angelo Development Corporation
Transaction Detail by Account
March 2025

Group #	PO #	Type	Date	Number	Description	Amount
FUND 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	4177	6/25/2025	3/31/2025	263	COSADC Sales Tax	(670,589.70)
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	4170	6/25/2025	3/31/2025	257	MM Interest Ballot	(48,554.11)
	4170	6/25/2025	3/31/2025	257	Investment Interest Ball	(3,300.00)
	4182	6/25/2025	3/31/2025	264	COSA DC Int. Allocation C	38,878.16
	3435	05/25	2/28/2025	219	COSADC Sales Tax	(1,016,629.34)
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	3427	05/25	2/28/2025	214	MM Interest Ballot	(44,332.64)
	3427	05/25	2/28/2025	214	Investment Interest Ball	(7,068.00)
711-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COSTS						
	3111	05/25	2/6/2025	0002098	CITY OF SAN ANGELO COMBINED F	8,526.25
711-0700-411.03-13 PROFESSIONAL & TECHNICAL / ADM SVCS-AFFORD HOUSING						
	3111	05/25	2/6/2025	0002098	CITY OF SAN ANGELO COMBINED F	7,533.75

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures Fiscal Year through March 31, 2025

50% 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*		7,818,585		7,818,585			
REVENUES:							
C.O. Proceeds		-	-	-	-	69,490,001	69,490,001
Interest Income		-	-	-	-	3,222,617	3,222,617
Total Revenues		-	-	-	-	72,712,618	72,712,618
EXPENDITURES:							
Post Construction	4150	150,000	-	150,000	-	-	150,000
Design & Inspection	4157	255,036	-	243,296	(11,740)	2,890,020	3,133,316
Construction	4159	4,190,932	67,352	4,170,410	(20,522)	57,841,432	62,011,842
Issue Costs	9900	1,570,000	-	1,549,487	(20,513)	1,868,804	3,418,291
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		6,165,968	67,352	6,113,193	(52,775)	64,894,033	71,007,226
Revenue Over/(Under) Expenditures		(6,165,968)	(67,352)	(6,113,193)			
Ending Fund Balance		1,652,617		1,705,392			

*Preliminary

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

Meeting Date: April 23, 2025

Item type: Regular Item

Caption:

Public Hearing regarding a project to expand the existing South Plains Lamesa Railroad Ltd (SPLRR) rail park through the purchase of approximately 251.874 +/- acres out of the Sarah R. Robertson, Survey 178, Abstract 8474, from the City of San Angelo at a sale price of \$1,400,000 plus closing costs, and subsequently conveying the same property to Wisener Holdings, LLC dba SPLRR for cash at closing in the amount of \$1,000,000, with the remainder of \$400,000 subject to repayment pursuant to the terms of an economic development performance agreement; authorizing the Board President to negotiate and execute all necessary documents (Presentation by Robert Schneeman, Economic Development Project Manager).

Summary/History:

The City wishes to sell the subject property to Wisener Holdings, LLC dba South Plains Lamesa Railroad Ltd (SPLRR) through an economic development agreement. The subject property is located immediately east of and adjacent to the existing SPLRR rail yard (see location map attached). This will enable SPLRR to expand and diversify its current operation and allow for the potential development of a rail-served industrial park. The process will require COSADC to purchase the land from the City and then sell it to SPLRR. The purchase price from the City will be \$1,400,000 plus closing costs. The sale price to SPLRR will be \$1,400,000 plus closing costs. The terms of the sale to SPLRR will be \$1,000,000 cash at closing and COSADC will carry a loan of \$400,000 payable over 5 years at \$80,000 per year. Loan payments will be offset at a rate of 50% for capital investment in infrastructure improvements to the property. An Economic Development Performance Agreement will be required between COSADC and SPLRR. The exact acreage will be determined by a survey on the ground. This item was approved by the COSADC Board at their meeting on March 26, 2025, and ratified by City Council at their meeting on April 1, 2025.

Financial Impact:

Up to \$1,500,000 for purchase of land and closing costs. \$1,000,000 will be paid back at closing. \$400,000 will be carried as a loan. New Project. Budget amendment required.

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------|--------------------|
| 1. | Concept Layout | Concept Layout.pdf |
| 2. | Location Map | Location Map.pdf |

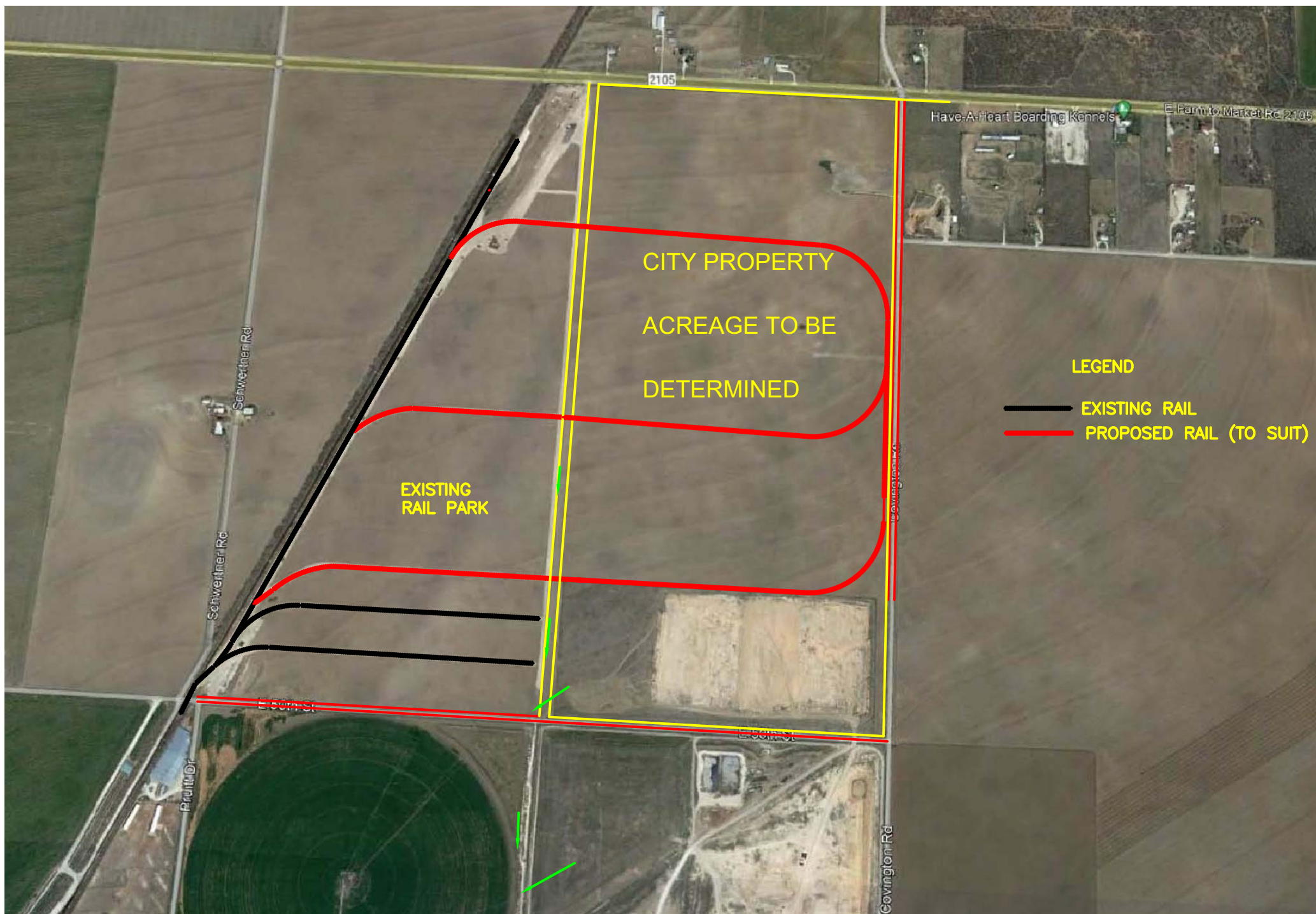
Presentation:

Approvals/Reviews:

Robert Schneeman
Tina Dierschke
Brandon Dyson
Michael Dane

Created/Initiated
Approved
Approved
Final Approval

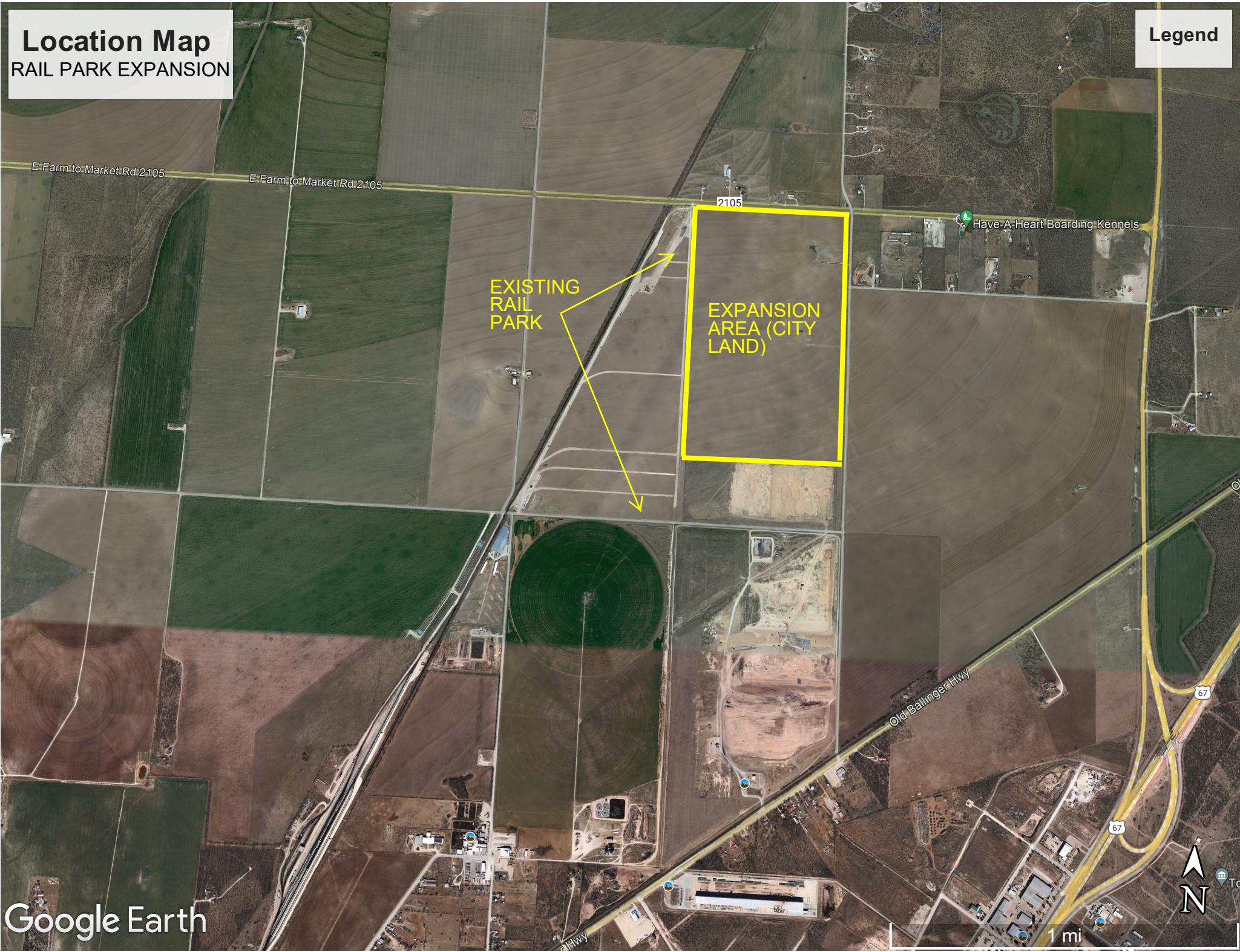
CONCEPTUAL LAYOUT



Location Map

RAIL PARK EXPANSION

Legend



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

Meeting Date: April 23, 2025

Item type: Regular Item

Caption:

Update regarding the Business Retention Expansion Program (BREP) committee meeting. (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

BREP Committee made up of members from City Council, COSADC Board, Chamber, SBDC staff, Media Advantage and COSADC staff met on Thursday April 3, 2025 to discuss the overall BREP program, areas of responsibility, program goals and possible marketing approach.

Financial Impact:

No fiscal impact. Update briefing only.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: April 23, 2025

Item type: Regular Item

Caption:

Consider approving the sale of approximately 27 acres of land more or less, at the Industrial Park to ATI Group, the exact acreage to be determined by a survey on the ground; at the appraised value shown in the December 31, 2023 Appraisal Report by Robert W. Stribling, MAI; authorizing the Board President to negotiate and execute all related documents and recommending ratification by City Council. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

ATI Group has expressed an interest in purchasing approximately 27 acres of land at the Industrial Park with the intent of constructing build to suit facilities for its potential clients. The appraised value, according to the latest appraisal, is \$48,000 to \$65,000 for 7–12-acre tracts, based on location, brush clearing and available infrastructure. The subject property is located close to the highway, cleared of all brush and the infrastructure is in place. Board to determine actual sales price per acre.

Financial Impact:

Revenue will depend upon Board determined price per acre and actual acreage based on a survey on the ground.

Other Information/Recommendation:

Attachments:

- | | |
|----------------------------------|-----------------------------------|
| 1. Phase 2 Lot Exhibit | Phase 2 Lot Exhibit.pdf |
| 2. 2025.04.16 SAN ANGELO EXHIBIT | 2025.04.16 SAN ANGELO EXHIBIT.pdf |

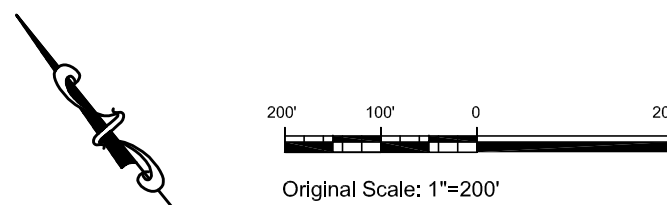
Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Brandon Dyson	Approved
Michael Dane	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

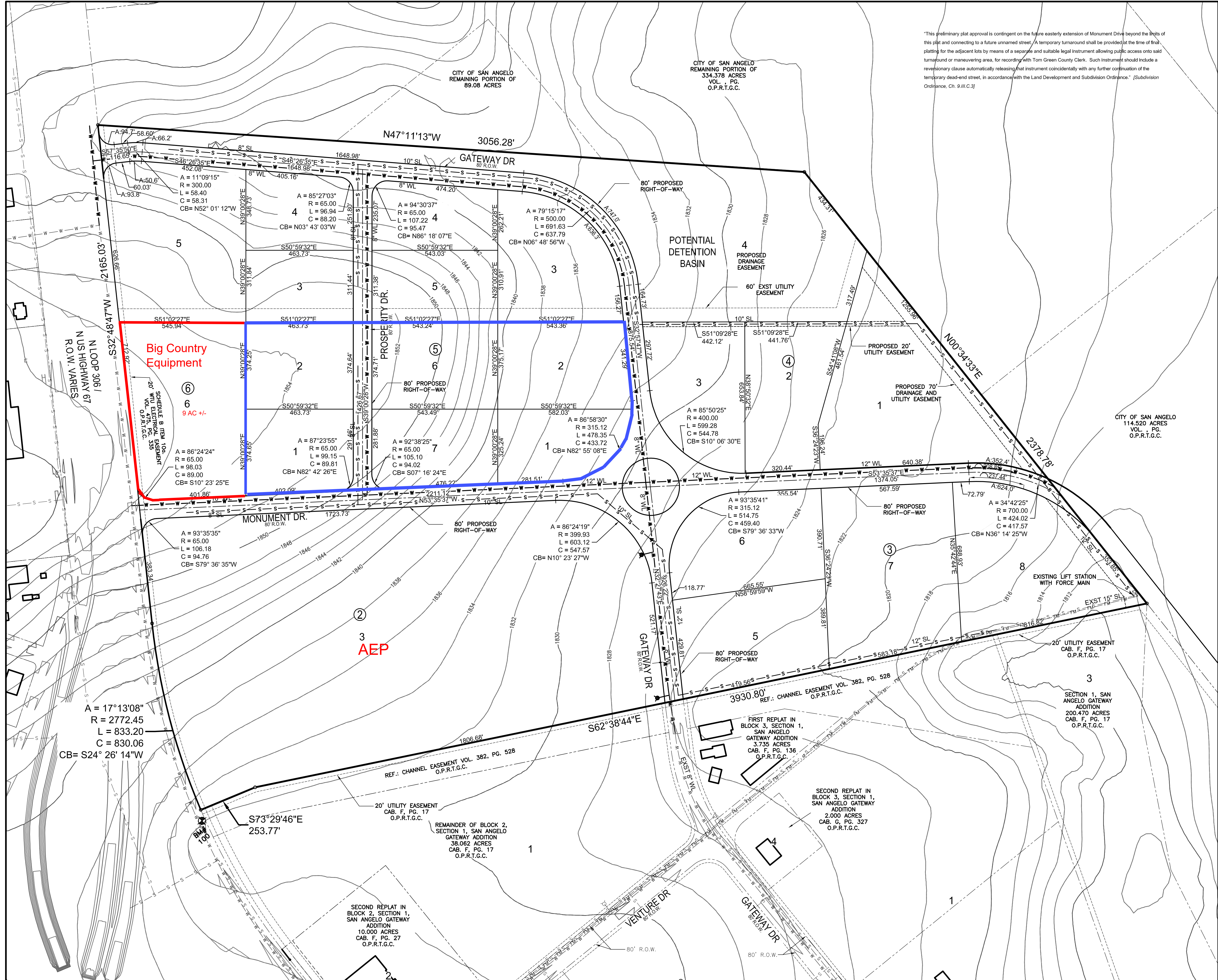
Preliminary Plat
SAN ANGELO
GATEWAY ADDITION
SECTION 2

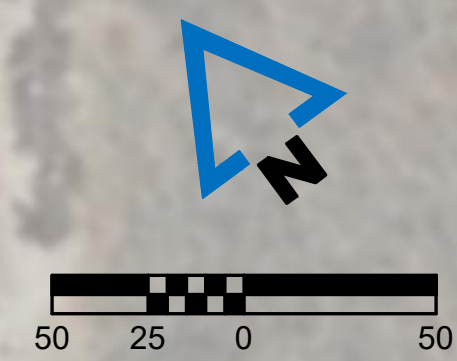
*This preliminary plat approval is contingent on the future easterly extension of Monument Drive beyond the limits of this plat and connecting to a future unnamed street. A temporary turnaround shall be provided at the time of final platting for the adjacent lots by means of a separate and suitable legal 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. 1, PG.
O.P.R.T.G.C.

CITY OF SAN ANGELO
114.520 ACRES
VOL. 1, PG.
O.P.R.T.G.C.





GATEWAY DRIVE

MONUMENT DRIVE

BLDG
48,000 SF

BLDG
48,000 SF

BLDG
48,000 SF

BLDG
48,000 SF

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

Meeting Date: April 23, 2025

Item type: Regular Item

Caption:

Consideration and possible action on notices of default and foreclosure proceedings regarding Affordable Housing Program properties and authorizing the Board President to negotiate and execute all necessary documents to preserve COSADC's liens on such properties, including the expenditure of Affordable Housing Program funds. (Presentation by Brandon Dyson, Interim City Attorney)

Summary/History:

COSADC received notices of default from Pinnacle Bank regarding two properties that are within the affordable housing program.

436 Koberlin St. - 52 days past due with a total amount due of \$1,972.00 (this property has been delinquent before but got caught up and COSADC did not have to get involved)
2100 Lillie St. - 43 days past due with a total amount due of \$907.22 (COSADC has paid on this property before but was repaid in full)

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

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: April 23, 2025
Item type: Executive Session Item

Caption:

Section 551.072 - Deliberations about real property regarding the sale of 27 acres +/- of land at the Industrial Park to ATI Group

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, COSADC, 325.653.7197

Meeting Date: April 23, 2025

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding :

Project Falcon
Project SNF
Project Excelsior
Allen's Transport
Talk O' Texas Brands

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Brandon Dyson
Michael Dane

Created/Initiated
Approved
Final Approval



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

Meeting Date: April 23, 2025

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: April 23, 2025

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