



Agenda 5/28/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on May 28, 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 April 23, 2025. (Nora Nevarez)
- b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)
- c. Consider approving the April 2025 Financials. (Tina Dierschke)
- d. Consider authorizing the Board President to sign a non-binding letter in support of the City of San Angelo's 2025 Transportation Alternatives (TA) Program application to the Texas Department of Transportation for funding of the Chadbourne Corridor Community Accessibility Project (Robert Schneeman)

5. Regular Agenda

- a. Consider appointing a President, First Vice President, and Second Vice President who shall each serve a term of one (1) year or until their successors are appointed. (Presentation by Michael Dane, Interim Director of Economic Development)
- b. Consider approving an amount not to exceed \$200K to allow Galilee CDC to renovate a multifamily project as part of the Affordable Housing Assistance Program (AHAP) using prior year and Fiscal Year 2025 funds. (Morgan Chegwiddden, Interim Director of Neighborhood and Family Services)
- c. Discussion and possible adoption of a resolution regarding setting a monthly meeting date and time for regular meetings. (Presentation by Michael Dane, Interim Director of Economic Development)
- d. 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 551.087 - Business prospect negotiations regarding:
 - Project HYPERSPACE
 - Project GATEWAY

7. Follow Up and Administrative Issues

- a. Consideration and possible action of 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 22nd day of May 2025 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: May 28, 2025

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes for April 23, 2025. (Nora Nevarez)

Summary/History:

COSADC Meeting Minutes for April 23, 2025 are attached.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|--------------------------------------|---------------------------------------|
| 1. COSADC Meeting Minutes 04-23-2025 | COSADC Meeting Minutes 04-23-2025.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, April 23, 2025

Present:

Rick Mantooth, President
Steven Mahaffey, First Vice President
Jimmy Barton, Director
Lorenzo Lasater, 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, April 23, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. Prayer

An invocation was provided by Pastor Jim Benson, First Baptist Church.

3. Public Comment

No public comments were made.

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)

Director Stribling requested to pull the Corporation Disbursement (item 4b). Ms. Tina Dierschke will review the item during her financial review.

Motion: Director Stribling made a motion, seconded by Director Lasater, to approve the March 26, 2025 minutes as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment

5. Regular Agenda

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

Director Stribling asked his questions regarding the Ballot payments listed on the disbursement. He would like further understanding regarding the term for payments.

On the April 23, 2025 disbursement, a check was issued for \$5,744,609.92. The check was payable to COSA for invoice 63968 debt services in the amount of \$5,465,600.00 and Water rights in the amount of \$279,009.92.

Motion: Director Stribling made a motion, seconded by First Vice President Mahaffey to approve the disbursement, minus the \$279,009.92. The motion was rejected, three (3) ayes and three (3) nays.

Interim City Attorney Brandon Sanders stated “entertain another motion to approve the disbursement or any other modifications you see fit.”

Motion: Director Rodriguez made a motion, seconded by Director Lasater to approve the full disbursement as presented. The motion carried four (4) ayes and two (2) nays, with no public comment.

Interim Director Dane stated any documents the board would like to review can be provided for future reference. Any questions can also be answered at any time.

Motion: Director Rodriguez made a motion, seconded by Director Stribling to approve the March 2025 financials as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

- 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).

Mr. Robert Schneeman, Project Manager provided an overview of this project.
No public comment.

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

Mr. Dane provided an update regarding the program and marketing strategies.

- 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)

First Vice President Mahaffey requested this item be moved to Executive Session for further discussion.

Mr. Brandon Dyson, Interim City Attorney, asked the board to please move to the next agenda item, due to others being in attendance. The board agreed.

- 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)

Mr. Dyson informed the board that currently we have two home owner's delinquent on their mortgage, but the bank will inform him, should the homeowners not pay. This will be brought back to the board at next month's meeting.

Motion: First Vice President Mahaffey, second by Director Rodriguez to table this item as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

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 9:34 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.

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

- a. Section 551.087 - Business prospect negotiations regarding:
Project Falcon
Project SNF
Project Excelsior
Allen's Transport
Talk O' Texas Brands

At 10:26 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: Director Lasater, second by Director Barton to approve the sale of approximately 27 acres of land more or less, at the Industrial Park to ATI Group in the amount of \$65,000 per acre and authorize the Board President to negotiate and execute all related documents. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

- b. Announcement and consideration of Future Agenda items

Reminder that the COSADC workshop meeting will be held after the regular meeting on May 28th at the Business Resource Center.

8. Adjournment

Motion: First Vice President Mahaffey made a motion, seconded by Director Stribling to adjourn the meeting. The motion carried unanimously six (6) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 10:38 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: May 28, 2025

Item type: Consent Item

Caption:

Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	Disbursement 05-28-2025	Disbursement 05-28-2025.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 May 28, 2025

Economic Development

City of San Angelo	\$ 107,820.21	Indirect cost ED (64298)	Ck. 6344
SMC Global	20,517.38	ED - Prop. Tax rebate (Inv. 21686)	Ck. 6360
Impact DataSource, LLC	7,388.00	Annual subscription - Impact Dash Board (Inv. 21686)	Ck. 6358
Advanced Service Group	6,283.00	Repair and add freon to A/C COSADC side (Inv. 300643)	
First Title Co	2,500.00	Replace compressor (Inv. 300665)	
		Earnest money (Inv. 250417)	Ck. 6340
		Renew vehicle insurance (Inv. 2091719)	Ck. 6348
Sam Tambunga	2,329.00	Replace cut off valve and mop sink (Inv. 2941)	Ck. 6361
True Tex Plumbing, LLC	2,320.00		

Total for Board Consideration \$ 149,157.59

Jowers Commercial Cleaning	\$ 800.00	Cleaning Serv at BRC (Inv. 6564)	Ck. 6352
Jowers Commercial Cleaning	800.00	Cleaning Serv at BRC (Inv. 6541)	Ck. 6328
Jowers Commercial Cleaning	800.00	Cleaning Serv at BRC (Inv. 6581)	
		IT serv for Business Factory (Inv. 1066)	Ck. 6354
Russ Wallace	600.00	Copier lease for COSADC & Business Factory (Inv. 1671455 & 1671456)	Ck. 6351
CTWP	488.04	Legal Notice (Order 11173085)	Ck. 6356
Gannett	378.41	Replace old vacuum breaker (Inv. Interior/Exterior window cleaning at BRC (Inv. 1319)	
True Tex Plumbing	368.62	Mo maintenance for elevator at BRC (Inv. 748118)	Ck. 6349
Rad's Window Cleaning	350.00	HVAC repair (Inv. 300619)	Ck. 6341
		HVACE Labor (Inv. 300646)	
Advance Elevator	250.00	Replace light bulbs (Inv. 2374)	Ck. 6353
Advance Service Group	237.50	Gas Utilities at BRC 05/22/2025	
Advance Service Group	190.00	Trash bag liners (Inv. 1037297)	Ck. 6357
MC Electric	161.10	Water deliver and water disp rental (Inv. 7005/2504)	Ck. 6342
Atmos Energy	149.31	Qtrly pest control (Inv. 109825)	
House of Chemicals	116.66	Electric for Sign at airport (Inv. 26511/2504)	Ck. 6350
Angelo Water Service Co	111.40	Trash serv for BRC (Inv.1347487)	Ck. 6359
Bug Express	85.00	Disinfectant cleaner (Inv. 1036827)	Ck. 6345
Concho Valley Electric Coop	44.77		
Republic Serv	31.24		
House of Chemicals	39.86		
	\$ 6,001.91		

Total Eco Dev Disbursements \$ 155,159.50
Ballot

COSA	\$ 5,744,609.92	Debt Serv - interest & W TX Water Partnership (Inv. 63968 & 63967)	Ck. 2099
COSA	8,526.25	Indirect cost - Ballot (Inv. 64298)	Ck. 2100

Total for Board Consideration \$ 5,753,136.17

Total Routine Disbursements

Total Ballot Disbursements \$ 5,753,136.17

Grand Total Disbursements this Period \$ 5,908,295.67

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

Meeting Date: May 28, 2025

Item type: Consent Item

Caption:

Consider approving the April 2025 Financials. (Tina Dierschke)

Summary/History:

Please see attachment.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-------------------------------|--------------------------------|
| 1. COSADC FS 2504 Final Draft | COSADC FS 2504 Final Draft.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 April 30, 2025

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City of San Angelo Development Corporation

Executive Summary

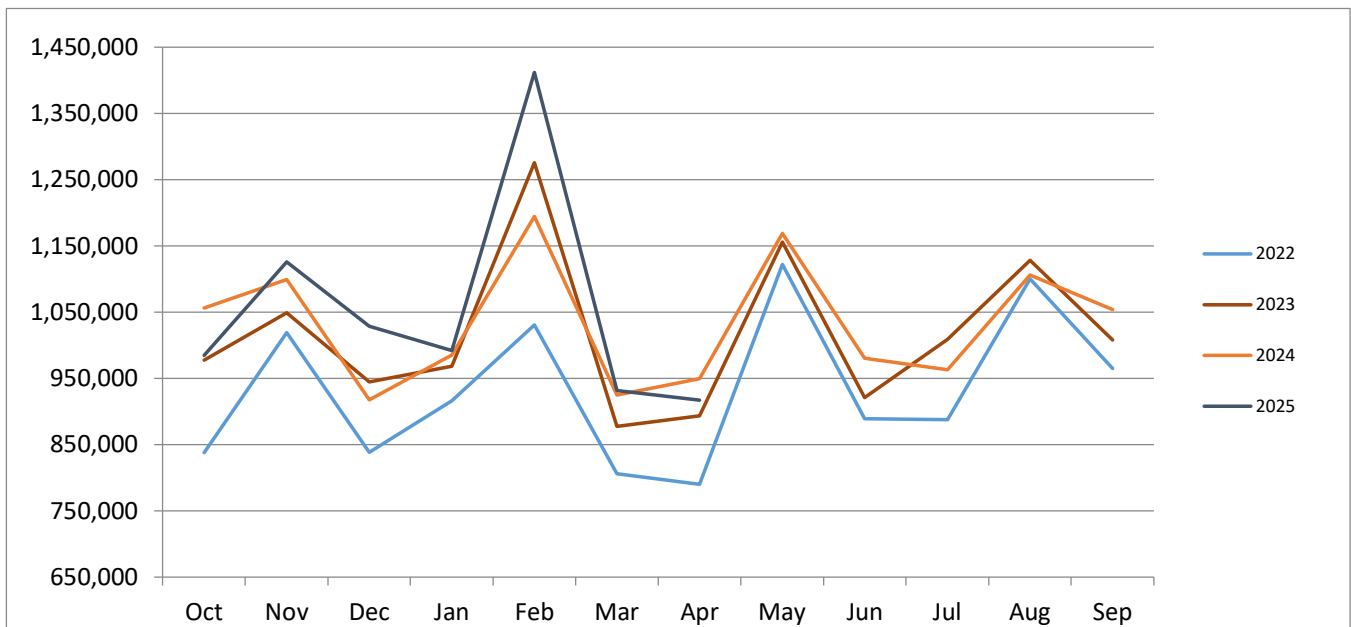
April 2025

Available Fund Balances

Unassigned Fund Balance-Economic Development	8,537,172
Unassigned Fund Balance-Ballot	11,406,817

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	916,937	-3.42%
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 April 30, 2025

ASSETS

Current Assets

Checking/Savings

Cash 1,300,651

Money Market 4,726,310

Total Checking/Savings 6,026,961

Accounts Receivable

Leases 2,662

Total Accounts Receivable 2,662

Other Current Assets

Investments 6,011,670

Total Other Current Assets 6,011,670

Total Current Assets 12,041,293

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 (1,397,617)

Total Fixed Assets 5,144,847

TOTAL ASSETS

17,186,140

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 5,156

Accounts Payable -

Total Current Liabilities 5,156

Total Liabilities

5,156

Fund Equity

Committed for Eco. Dev. Projects 3,270,316

Restricted for Fixed Assets 5,144,847

Reserved for Encumbrance 228,649

Unassigned Fund Balance 8,537,172

Total Fund Equity 17,180,984

TOTAL LIABILITIES & FUND EQUITY

17,186,140

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

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,348,558	256,742	2,069,638	2,069,638	(1,278,920)	62%
Interest on Investments		406,500	20,894	218,294	218,294	(188,206)	54%
Lease Income		20,010	1,320	9,265	9,265	(10,745)	46%
Miscellaneous Income		450	-	-	-	(450)	0%
Property Sales		-	-	437,363	437,363	437,363	100%
Total Revenues		3,775,518	278,956	2,734,560	2,734,560	(1,040,958)	72%
Expenditures							
Administrative		121,648	6,214	57,339	62,435	(59,213)	51%
Partnership Affiliations		86,250	-	56,047	56,047	(30,203)	65%
COSADC Staff		379,374	-	126,457	126,457	(252,917)	33%
City Services		176,927	-	88,464	88,464	(88,463)	50%
Industrial Park Ops & Maint		24,282	1,196	7,840	15,672	(8,610)	65%
Marketing-Chamber of Commerce		262,500	65,625	196,875	262,500	-	100%
Advertising		83,799	-	27,057	73,799	(10,000)	88%
Building Maintenance/Utilities		105,076	6,237	37,256	94,408	(10,668)	90%
Capital		1,435,000	2,500	2,500	2,500	(1,432,500)	0%
Business Factory		228,005	1,315	77,762	92,713	(135,292)	41%
Total Operating Expenditures		2,902,861	83,087	677,597	874,995	(2,027,866)	30%
Projects							
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
SMC Global	DC0163	138,918	-	-	-	(138,918)	0%
Ethicon	DC0170	-	-	-	-	-	0%
Ind Park Clearing	DC0188	6,186	-	-	-	(6,186)	0%
Rosenberger Site Sol.	DC0206	75,000	-	-	-	(75,000)	0%
Lip Chip	DC0212	29,700	-	-	-	(29,700)	0%
Splash Pad	DC0213	150,000	-	-	-	(150,000)	0%
Housing Study	DC0216	59,500	-	28,250	59,500	-	100%
Parkhill Smith Cooper	DC0218	275,000	-	-	-	(275,000)	0%
BREP Projects							
SMC Global - BREP	DC0182	12,500	-	-	-	(12,500)	0%
Skyline P3	DC0192	136,504	-	136,504	136,504	-	100%
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%
Allen's Transport	DC0214	150,000	-	-	-	(150,000)	0%
Talk of Texas	DC0215	100,000	-	-	-	(100,000)	0%
Skyline BREP	DC0217	1,000,000	-	-	-	(1,000,000)	0%
Future Projects		1,476,293	-	-	-	(1,476,293)	0%
Total Project Expenditures		5,911,363	-	1,164,754	1,196,004	(4,715,359)	20%
Total Expenditures		8,814,224	83,087	1,842,351	2,070,999	(6,743,225)	21%
Revenue Over/(Under) Expenditures		(5,038,706)	195,869	892,209	663,561		

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

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Projects						
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	625,371	-	625,371	-
Ind Park Clearing	DC0188	25,000	25,000	-	18,814	6,186
Rosenberger Site Sol.	DC0206	75,000	75,000	-	-	75,000
Lip Chip	DC0212	29,700	29,700	-	-	29,700
Splash Pad	DC0213	150,000	150,000	-	-	150,000
Housing Study	DC0216	59,500	59,500	28,250	28,250	31,250
Parkhill Smith Cooper	DC0218	275,000	275,000	-	-	275,000
BREP Projects						
SMC Global - BREP	DC0182	362,500	362,500	-	350,000	12,500
Skyline P3	DC0192	3,000,000	3,000,000	136,504	3,000,000	-
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
Allen's Transport	DC0214	150,000	150,000	-	-	150,000
Talk of Texas	DC0215	100,000	100,000	-	-	100,000
Skyline BREP	DC0217	1,000,000	1,000,000	-	-	1,000,000
		7,770,859	9,451,296	1,164,754	6,180,980	3,270,316
Total Committed, Not Expended						<u>3,270,316</u>

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of April 30, 2025

ASSETS

Current Assets

Checking/Savings

Cash

40,481

Money Market

9,134,873

Total Checking/Savings

9,175,355

Other Current Assets

Investments

2,995,159

Total Other Current Assets

2,995,159

Total Current Assets

12,170,513

TOTAL ASSETS

12,170,513

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Accounts Payable

-

Total Current Liabilities

-

Total Liabilities

-

Fund Equity

Committed for Ballot Projects

763,697

Assigned for Debt Service

-

Unassigned Fund Balance

11,406,817

Total Fund Equity

12,170,513

TOTAL LIABILITIES & FUND EQUITY

12,170,513

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	8,610,576	660,194	5,321,926	5,321,926	(3,288,650)	62%
Interest on Investments	411,000	35,302	351,438	351,438	(59,562)	86%
Total Revenues	9,021,576	695,496	5,673,364	5,673,364	(3,348,212)	63%
Expenditures						
City Services	34,105	-	17,053	17,053	(17,052)	50%
Ballot Projects Debt Service	2,565,600	-	2,565,600	2,565,600	-	100%
Affordable 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)	50%
Debt Service	2,900,000	-	2,900,000	2,900,000	-	100%
Future Projects	2,428,851	-	-	-	(2,428,851)	0%
Total Expenditures	9,306,263	-	6,090,812	6,090,812	(3,215,451)	65%
Revenue Over/(Under) Expenditures	(284,687)	695,496	(417,448)	(417,448)		

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

Group #	PO #	Type	Date	Number	Description	Amount
FUND 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
	4979	07/25	4/30/2025	300	COSADC Sales Tax	(256,742.28)
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	4964	07/25	4/30/2025	294	Bank Interest ED	(2,707.89)
	4964	07/25	4/30/2025	294	MM Interest ED	(18,185.72)
700-0000-363.11-00 RENT / RENT						
	4442	07/25	4/15/2025	MR		(1,145.80)
	4481	07/25	4/15/2025	MR		(174.00)
700-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COSTS						
	4720	07/25	4/17/2025	0006344	CITY OF SAN ANGELO COMBINED F	44,231.75
700-0700-411.03-12 PROFESSIONAL & TECHNICAL / ADMINISTRATIVE SERVICES						
	4720	07/25	4/17/2025	0006344	CITY OF SAN ANGELO COMBINED F	63,588.46
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERVICES						
	4309	134902 07/25	3/24/2025	0006333	SAN ANGELO CHAMBER OF COMM	65,625.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						
	4137	07/25	4/3/2025	UT	UB CHARGE UPDATE	147.00
	4117	07/25	4/2/2025	UT	UB CHARGE UPDATE	15.60
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
	4394	134759 07/25	4/3/2025	0006334	ATMOS ENERGY	179.60
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
	4716	07/25	4/17/2025	0721488	GEXA ENERGY, LP	878.32
	4264	134752 07/25	3/31/2025	0006325	CONCHO VALLEY ELECTRIC COOPERATIVE	47.09
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAINT.						
	4702	134790 07/25	4/21/2025	0006345	HOUSE OF CHEMICALS INC	39.86
	4702	135348 07/25	4/14/2025	0006341	ADVANCED SERVICE GROUP INC	237.50
	4702	135421 07/25	4/14/2025	0006346	JOWERS COMMERCIAL CLEANING	800.00
	4702	134761 07/25	4/10/2025	0006343	BUG EXPRESS, INC	85.00
	4235	134790 07/25	4/1/2025	0006327	HOUSE OF CHEMICALS INC	158.90
	4235	135421 07/25	4/1/2025	0006328	JOWERS COMMERCIAL CLEANING	800.00
	4309	134790 07/25	3/25/2025	0006332	HOUSE OF CHEMICALS INC	211.32
	4309	134753 07/25	3/23/2025	0006330	ADVANCE ELEVATOR	250.00
	4703	134814 07/25	3/11/2025	0006347	RADS WINDOW CLEANING	350.00
	4378	134878 07/25	3/5/2025	0006335	ENER-TEL SERVICES INC	600.00
	4378	134878 07/25	3/5/2025	0006335	ENER-TEL SERVICES INC	1,050.00
	4396	134815 07/25	2/28/2025	0006337	REPUBLIC SERVICES, INC	36.24
	4396	134814 07/25	2/4/2025	0006336	RADS WINDOW CLEANING	350.00
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
	5018	07/25	1/31/2025	320	Mthly Vehicle Maint Exp	168.00
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
	4264	134760 07/25	3/31/2025	0006326	CTWP	420.00
	4264	134760 07/25	3/31/2025	0006326	CTWP	10.51
700-0700-411.05-21 PURCHASED SERVICES / INSURANCE-LIABILITY						
	4980	07/25	4/30/2025	301	Reclass Expense to Correc	13,678.00
	4720	07/25	4/17/2025	0006348	SAM TAMBUNGA INSURANCE LLC	1,164.50
700-0700-411.05-30 PURCHASED SERVICES / INFORMATION TECHNOLOGY						
	4973	07/25	4/30/2025	298	Mthly Budgeted Transfers	1,582.92
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
	4198	134758 07/25	4/1/2025	0006329	WALLACE, RUSSELL E.	625.00
	4264	134760 07/25	3/31/2025	0006326	CTWP	34.62
	4264	134760 07/25	3/31/2025	0006326	CTWP	30.00
	4395	134758 07/25	3/1/2025	0006339	WALLACE, RUSSELL E.	625.00
700-0700-411.05-80 PURCHASED SERVICES / TRAVEL & LODGING						
	4574	07/25	4/9/2025	0721311	GUNTER, BRENDA	1,740.96
700-0700-411.05-91 PURCHASED SERVICES / PROF.DUES & SUBSCRIPTIONS						

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

Group #	PO #	Type	Date	Number	Description	Amount
	4413	07/25	3/31/2025	0006338	TEXAS ECONOMIC DEVELOPMENT (	600.00
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	4055	07/25	2/25/2025	0012423	CITIBANK, N.A	164.92
	4055	07/25	2/5/2025	0012423	CITIBANK, N.A	126.46
700-0700-411.06-14 SUPPLIES / POSTAGE & SHIPPING						
	4726	07/25	4/15/2025	0012476	POSTMASTER	22.00
700-0700-411.06-30 SUPPLIES / FOOD						
	4702	134757 07/25	4/23/2025	0006342	ANGELO WATER SERVICE CO	111.40
	4309	134757 07/25	3/20/2025	0006331	ANGELO WATER SERVICE CO	82.42
	4055	07/25	2/27/2025	0012423	CITIBANK, N.A	18.75
700-0700-800.07-10 PROPERTY / LAND						
	4489	07/25	4/17/2025	0006340	FIRST TITLE CO	2,500.00
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						
	4226	07/25	4/7/2025	UT	UB CHARGE UPDATE	31.92
700-0705-411.05-21 PURCHASED SERVICES / INSURANCE-LIABILITY						
	4980	07/25	4/30/2025	301	Reclass Expense to Correc	(13,678.00)
	4720	07/25	4/17/2025	0006348	SAM TAMBUNGA INSURANCE LLC	1,164.50
FUND 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	4979	07/25	4/30/2025	300	COSADC Sales Tax	(660,194.45)
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	4964	07/25	4/30/2025	294	MM Interest Ballot	(35,301.69)
711-0700-411.03-11 PROFESSIONAL & TECHNICAL / INDIRECT COSTS						
	4719	07/25	4/17/2025	0002100	CITY OF SAN ANGELO COMBINED F	8,526.25
711-0700-411.04-01 PURCHASED SERVICES / WATER RIGHTS						
	4243	07/25	3/31/2025	0002099	CITY OF SAN ANGELO COMBINED F	279,009.92
711-0700-901.08-14 TRANSFER / TRANS TO DEBT SERVICE						
	4243	07/25	3/31/2025	0002099	CITY OF SAN ANGELO COMBINED F	5,465,600.00

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures Fiscal Year through April 30, 2025

58% 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	62,250	367,796	112,760	2,890,020	3,257,816
Construction	4159	4,190,932	143,584	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	205,834	6,237,693	71,725	64,894,033	71,131,726
Revenue Over/(Under) Expenditures		(6,165,968)	(205,834)	(6,237,693)			
Ending Fund Balance		1,652,617		1,580,892			

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

Meeting Date: May 28, 2025

Item type: Consent Item

Caption:

Consider authorizing the Board President to sign a non-binding letter in support of the City of San Angelo's 2025 Transportation Alternatives (TA) Program application to the Texas Department of Transportation for funding of the Chadbourne Corridor Community Accessibility Project (Robert Schneeman)

Summary/History:

City Public Works is requesting a letter of support from COSADC for TXDOT funding of pedestrian improvements along various streets in North San Angelo.

Financial Impact:

No impact Support Letter only.

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------|----------------------------|
| 1. | 3CAP Overview and Map | 3CAP Overview and Map.pdf |
| 2. | COSADC Support Letter | COSADC Support Letter.docx |

Presentation:

Approvals/Reviews:

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

Chadbourne Corridor Community Accessibility Project



- 3.3 Miles of Sidewalk
- Along N. Chadbourne Street from 29th Street to CRC Roofers Coliseum
- Include sidewalk along E. 39th Street connecting Chadbourne to Goliad Elementary School
- Adds Curbing and Pedestrian Lighting
- Included drainage infrastructure improvements
- Includes connectivity to 4 bus stops with shelters



May 28, 2025

City of San Angelo
72 W. College Avenue
San Angelo, TX 76903

Re: The Chadbourne Corridor Community Accessibility Project &
Texas Department of Transportation (TxDOT) Transportation Alternatives (TA) Application

Dear San Angelo Leadership,

San Angelo Development Corporation fully supports the City of San Angelo's 2025 Transportation Alternatives (TA) Program application. The TxDOT TA program promotes infrastructure projects that provide alternative modes of transportation – such as walking and biking – while enhancing regional mobility and pedestrian connectivity.

The City of San Angelo aims to improve the quality of life through expanding pedestrian access and promoting alternative transportation across its communities. It is building on an earlier initiative, the Community Accessibility and Connectivity Project, which will construct an expansive sidewalk loop tying together many different regions of the city.

The Chadbourne Corridor Community Accessibility Project will extend this loop, connecting 3.3 miles with 6-foot sidewalks along N. Chadbourne Street, W. 43rd Street, E. 39th Street, and Coliseum Drive. These sidewalks will connect residents to key destinations such as Goliad Elementary School, Lakeview Stadium, CRC Roofers Coliseum, and the Library. New pedestrian lighting will improve safety and usability. Drainage issues will be resolved through the construction of 1.1 miles of curb and gutter and strategic drainage solutions, and four fixed-route bus stops will be upgraded with enhanced accessibility and new bus shelters.

Beyond improving safety and mobility, this project also supports economic development by creating a more attractive, accessible environment for businesses, events and visitors. Improved walkability and transit access enhance the quality of life for residents, stimulate local commerce, and encourage more investment.

This transformational project – with its impact to safety, mobility, accessibility, and the removal of barriers - is fully deserving of 2025 Transportation Alternatives funding. We offer our complete and unwavering support for its application.

Sincerely,

Name
President

Requestor:	Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date:	May 28, 2025
Item type:	Regular Item

Caption:

Consider appointing a President, First Vice President, and Second Vice President who shall each serve a term of one (1) year or until their successors are appointed. (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

According to the Bylaws of the City of San Angelo Development Corporation, an Annual Meeting will be held in May of each year. The Board of Directors, at each annual meeting of the Board shall appoint the officers of the Corporation, which shall consist of a President, First Vice President and Second Vice President.

Financial Impact:

No fiscal impact. Appointment of officers only.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Requestor:	Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date:	May 28, 2025
Item type:	Consent Item

Caption:

Consider approving an amount not to exceed \$200K to allow Galilee CDC to renovate a multifamily project as part of the Affordable Housing Assistance Program (AHAP) using prior year and Fiscal Year 2025 funds. (Morgan Chegwiddden, Interim Director of Neighborhood and Family Services)

Summary/History:

Staff recommends approving \$200K from AHAP funds to allow Galilee CDC to renovate a multifamily apartment project to help people live independently and successfully. Galilee will utilize \$99,000 from its FY25 programmed housing allocation. They are requesting \$101,000 from the prior year's unprogrammed affordable housing funds.

The apartment complex will consist of 8 total units: 3 efficiency apartments and 5 regular one-bedroom units with a living room, kitchen, and bathroom. All units will be for young adults aged 18-30. Specifically, working with those who are coming out of high school and are housing insecure, aging out of the foster care system, attending school, and working part-time or full-time employment, but making less than 80% of HUD's income. Proposed rents will be under \$500 per month, plus utilities. Galilee will seek grants and donations to help keep rents affordable.

This Board approved the project on December 11, 2024, but the approval of funding did not make clear whether programmed or unprogrammed funding would be the source. This agenda item serves to define the source of this financial commitment.

- \$99,000 FY25 Affordable Housing Funds.
- \$101,000 Prior Year Affordable Housing Funds.

\$200,000 Total Commitment from the Development Corporation.

Financial Impact:

Obligate funding, which is restricted for affordable housing, as follows:

- \$99,000 FY25 Affordable Housing Funds.
- \$101,000 Prior Year Affordable Housing Funds.

\$200,000 Total Commitment from the Development Corporation.

Other Information/Recommendation:

Staff recommends approval.

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: May 28, 2025

Item type: Regular Item

Caption:

Discussion and possible adoption of a resolution regarding setting a monthly meeting date and time for regular meetings. (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

The Board currently meets regularly the 4th Wednesday of each month. According to the Bylaws; SECTION 3. MEETINGS, item D. Regular Meetings. The Board of Directors may provide for regular meetings by resolution stating the day of each month, time and place within the corporate limits of the City of San Angelo for regular meetings. Regular Meetings shall continue to be held on such days and at such time and place, subject to change by Resolution of the Board

Financial Impact:

No fiscal impact. Board action only.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: May 28, 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 a notice of default from Pinnacle Bank regarding one property within the affordable housing program.

436 Koberlin St. - 52 days past due with a total amount due of \$1,440 (this property has been delinquent before but got caught up and COSADC did not have to get involved). Per diem is \$6.7598

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: May 28, 2025

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding:

- Project HYPERSPACE
- Project GATEWAY

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez

Michael Dane

Brandon Dyson

Created/Initiated

Approved

Final Approval

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

Meeting Date: May 28, 2025

Item type: Executive Session Item

Caption:

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

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez

Created/Initiated

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

Meeting Date: May 28, 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