



Agenda 7/9/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on July 9, 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 June 11, 2025. (Nora Nevarez)
- b. Consider approving the May 2025 Financial Statements and Disbursement Listing. (Tina Dierschke)

5. Regular Agenda

- a. Discussion regarding the water distribution and treatment system overview and required improvements. (Presentation by Shane Kelton, Executive Director of Public Works)
- b. Consider accepting the 2024 City of San Angelo Development Corporation Audit (Presentation by Michael Muncey, Internal Auditor)
- c. Discussion and possible action regarding the San Angelo Chamber of Commerce Professional Service Agreement, and authorizing the Board President to negotiate and execute all necessary documents, with ratification by City Council. (Presentation by Steve Ahlenius, President & CEO, San Angelo Chamber of Commerce)
- d. Consider approving the fiscal year 2026 Development Corporation budget and authorizing staff to present said budget to the San Angelo City Council for formal adoption (Presentation by Tina Dierschke, Corporate Treasurer)
- e. Discussion and recommendations to the City Manager's office for Economic Development staffing. (Presentation by Michael Dane, Interim of Economic Development)
- f. Discuss any further updates regarding the Business Retention Expansion (BREP) Policy. (Presentation by Robert Schneeman, Economic Development Project Manager)
- g. Consider approving the sale of 8.786 acres of land at the Industrial Park, being Lot 1A, Block 5, San Angelo Gateway Addition City of San Angelo, Tom Green County, as shown on plat

recorded in Slide H, Cabinet 91, Plat Records of Tom Green County Texas, to ATI Group and authorizing the Board President to negotiate and execute all related documents (Presentation by Robert Schneeman, Economic Development Project Manager)

6. Follow Up and Administrative Issues

- a. Consideration and possible action of items discussed in Close Session, if needed
- b. Announcement and consideration of Future Agenda items

7. 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 3rd day of July 2025 at 1:00 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: July 9, 2025

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes for June 11, 2025. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | COSADC Meeting Minutes 6-11-2025 | COSADC Meeting Minutes 6-11-2025.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, June 11, 2025

Present:

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

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, First Vice President Mahaffey called the regular session of the City of San Angelo Development Corporation to order at 8:30 A.M., on Wednesday, June 11, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. Prayer

An invocation was provided by Bishop Michael Sis.

3. Public Comment

Nora Nevarez, Economic Development Coordinator informed the board that the Business Plan Competition has officially kicked off. Should any board member be asked about the competition, please direct those interested to contact hers or ASU Small Business Development Center.

4. Consent Agenda

- a. Consider approving the regular and workshop meeting minutes for May 28, 2025.
(Nora Nevarez)
- b. Consider authorizing the Board President to sign a non-binding letter in support of the City of San Angelo's 2025 Safe Streets and Roads for All (SS4A) Implementation Grant Application to the U.S. Department of Transportation Project (Robert Schneeman)

Motion: Director Lewis made a motion, seconded by Second Vice President Rodriguez, to approve the consent agenda as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

No public comment.

5. Regular Agenda

- a. Discussion regarding the West Texas Water Partnership. (Presentation by Shane Kelton, Executive Director of Public Works)

Shane Kelton, Executive Director of Public Works provided an update regarding the West Texas Water Partnership.

- b. Consider a resolution authorizing the COSADC Board President to evaluate and provide written non-binding support for grant-related infrastructure projects, or requests for other non-binding support, at the discretion of the Board President, that provide opportunities or catalysts for economic development in the City of San Angelo. (Presentation by Michael Dane, Interim Director of Economic Development)

Motion: Director Lasater made a motion, seconded by Second Vice President Rodriguez, to authorize the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

No public comment.

- c. Discuss the San Angelo Chamber of Commerce agreement and review budget (Presentation by Steve Ahlenius, President and CEO of the San Angelo Chamber of Commerce)

Steve Ahlenius, President and CEO of the San Angelo Chamber of Commerce presented their budget. They are requesting a forty-nine percent increase.

Director Lewis requested this item be presented at the next meeting.

- d. Presentation and possible action regarding the proposed FY 2026 COSADC budget (Presentation by Tina Dierschke, Finance Director)

Tina Dierschke presented the Fiscal Year 2026 COSADC budget.

Second Vice President Rodriguez requested a breakdown explaining the increase for funding at the next meeting.

Motion: Director Stribling made a motion, seconded by Second Vice President Rodriguez, to table the proposed FY 2026 COSADC budget until the next meeting. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

No public comment.

- e. Consider approving a resolution authorizing the termination of an economic development performance agreement by and between the City of San Angelo Development Corporation and Ethicon, Inc. dated 1 July, 2019; authorizing the Board President to execute all related documents; and recommending ratification by City Council (Presentation by Robert Schneeman, Economic Development Project Manager)

Motion: Director Lasater made a motion, seconded by Director Lewis, to authorize the termination of an economic development performance agreement between COSADC and Ethicon, Inc., as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment. \

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 10:10 A.M., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings Be Open under the following sections.

- a. Section 551.087 - Business prospect negotiations regarding:
 - Rosenberger Site Solutions
 - Project Hyperspace
 - Project Gateway

No action taken on this item.

At 10:33 A.M., the Board reconvened

7. Follow Up and Administrative Issues

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

No action.

- b. Announcement and consideration of Future Agenda items

The BREP Policy will be discussed at the next meeting.

Director Lewis requested further discussion regarding the San Angelo Chamber of Commerce agreement.

Overview of water supply and treatment from Shane Kelton.

8. Adjournment

Motion: Director Lasater 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 10:39 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: July 9, 2025

Item type: Consent Item

Caption:

Consider approving the May 2025 Financial Statements and Disbursement Listing. (Tina Dierschke)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------|--------------------|
| 1. | COSADC FS 2505 | COSADC FS 2505.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 May 31, 2025

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City of San Angelo Development Corporation

Executive Summary

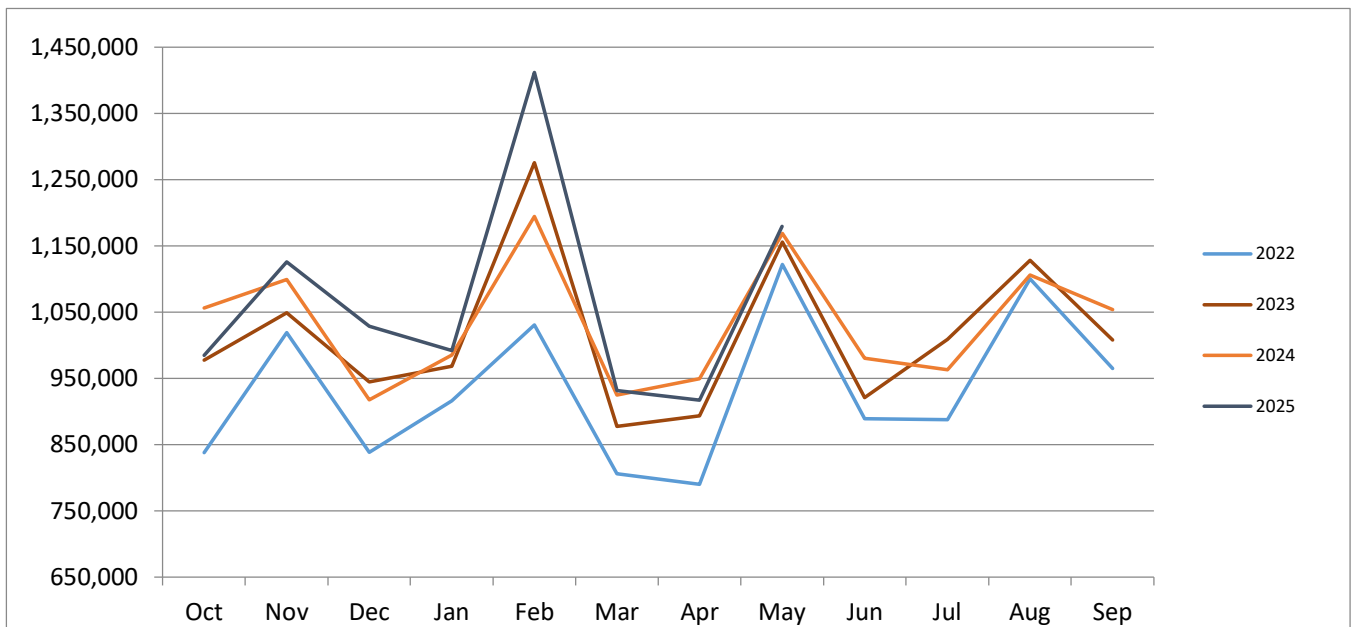
May 2025

Available Fund Balances

Unassigned Fund Balance-Economic Development	8,490,286
Unassigned Fund Balance-Ballot	12,225,479

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	1,179,286	0.90%
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 May 31, 2025

ASSETS

Current Assets

Checking/Savings

Cash 1,303,561

Money Market 7,493,272

Total Checking/Savings 8,796,833

Accounts Receivable

Leases 1,972

Total Accounts Receivable 1,972

Other Current Assets

Investments 3,011,670

Total Other Current Assets 3,011,670

Total Current Assets 11,810,475

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

16,955,322

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 3,099,799

Restricted for Fixed Assets 5,144,847

Reserved for Encumbrance 215,233

Unassigned Fund Balance 8,490,286

Total Fund Equity 16,950,165

TOTAL LIABILITIES & FUND EQUITY

16,955,322

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

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,348,558	330,200	2,399,838	2,399,838	(948,720)	72%
Interest on Investments		406,500	34,606	252,900	252,900	(153,600)	62%
Lease Income		20,010	-	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	364,806	3,099,366	3,099,366	(676,152)	82%
Expenditures							
Administrative		121,148	12,300	69,640	73,833	(47,315)	61%
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	32	7,872	15,704	(8,578)	65%
Marketing-Chamber of Commerce		262,500	-	196,875	262,500	-	100%
Advertising		83,799	-	27,057	73,799	(10,000)	88%
Building Maintenance/Utilities		105,576	14,192	51,447	96,765	(8,811)	92%
Capital		1,824,927	390,125	392,625	392,625	(1,432,302)	22%
Business Factory		228,005	11,260	89,022	103,295	(124,710)	45%
Total Operating Expenditures		3,292,788	427,909	1,105,506	1,289,489	(2,003,299)	39%
Projects							
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
SMC Global	DC0163	138,918	20,517	20,517	20,517	(118,401)	15%
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	150,000	150,000	-	100%
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		1,086,366	-	-	-	(1,086,366)	0%
Total Project Expenditures		5,521,436	170,517	1,335,271	1,366,521	(4,154,915)	24%
Total Expenditures		8,814,224	598,426	2,440,777	2,656,010	(6,158,214)	28%
Revenue Over/(Under) Expenditures		(5,038,706)	(233,620)	658,589	443,356		

City of San Angelo Development Corporation
Economic Development Projects
As of May 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	20,517	81,599	118,401
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	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	1,335,271	6,351,497	3,099,799
Total Committed, Not Expended						<u>3,099,799</u>

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

ASSETS

Current Assets

Checking/Savings

Cash

40,505

Money Market

7,011,170

Total Checking/Savings

7,051,675

Other Current Assets

Investments

5,995,159

Total Other Current Assets

5,995,159

Total Current Assets

13,046,834

TOTAL ASSETS

13,046,834

LIABILITIES & FUND EQUITY

Liabilities

Total Liabilities

-

Fund Equity

Committed for Ballot Projects

821,355

Assigned for Debt Service

-

Unassigned Fund Balance

12,225,479

Total Fund Equity

13,046,834

TOTAL LIABILITIES & FUND EQUITY

13,046,834

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	8,610,576	849,086	6,171,012	6,171,012	(2,439,564)	72%
Interest on Investments	411,000	27,210	378,648	378,648	(32,352)	92%
Total Revenues	9,021,576	876,296	6,549,660	6,549,660	(2,471,916)	73%
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	422,615	-	286,860	286,860	(135,755)	68%
Unprogrammed	183,687	-	-	-	(183,687)	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	-	6,056,057	6,056,057	(3,250,206)	65%
Revenue Over/(Under) Expenditures	(284,687)	876,296	493,603	493,603		

City of San Angelo Development Corporation
Cash Receipts and Disbursement Listing
May 2025

Group #	PO #	Type	Date	Number	Description	Amount
FUND 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
5693	08/25	5/31/2025	352	COSADC Sales Tax		(330,200.18)
700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
5698	08/25	5/31/2025	356	Bank Interest ED		(6,285.43)
5698	08/25	5/31/2025	356	MM Interest ED		(28,320.82)
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL SERVICES						
5388	08/25	5/16/2025	0006369	SAN ANGELO AREA FOUNDATION		150,000.00
5096	08/25	5/2/2025	0006360	SMC GLOBAL		20,517.38
700-0700-411.03-32 PROFESSIONAL & TECHNICAL / SOFTWARE MAINTENANCE						
5096	08/25	5/6/2025	0006358	IMPACT DATASOURCE		7,388.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						
4946	08/25	5/5/2025	UT	UB CHARGE UPDATE		139.80
4884	08/25	5/2/2025	UT	UB CHARGE UPDATE		15.60
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
5498	08/25	5/29/2025	0006363	ATMOS ENERGY		(169.31)
5237	134759	08/25	5/7/2025	0006363	ATMOS ENERGY	169.31
5486	08/25	4/29/2025	0012511	CITIBANK, N.A		179.60
5486	08/25	4/29/2025	0012511	CITIBANK, N.A		5.12
5486	08/25	4/8/2025	0012511	CITIBANK, N.A		9.08
5486	08/25	4/8/2025	0012511	CITIBANK, N.A		318.56
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
5520	134752	08/25	5/29/2025	0006372	CONCHO VALLEY ELECTRIC COOPER	46.87
5305	08/25	5/17/2025	0722329	GEXA ENERGY, LP		1,062.20
4918	134752	08/25	4/30/2025	0006350	CONCHO VALLEY ELECTRIC COOPER	44.77
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAINT.						
5520	135421	08/25	5/29/2025	0006373	JOWERS COMMERCIAL CLEANING	800.00
5520	134753	08/25	5/23/2025	0006370	ADVANCE ELEVATOR	250.00
5358	135421	08/25	5/13/2025	0006367	JOWERS COMMERCIAL CLEANING	800.00
5224	136806	08/25	5/12/2025	0006362	ADVANCED SERVICE GROUP INC	4,763.00
5041	134790	08/25	5/5/2025	0006357	HOUSE OF CHEMICALS INC	116.66
5224	136503	08/25	5/2/2025	0006364	TRUE TEX PLUMBING, LLC	368.62
5041	136503	08/25	5/1/2025	0006361	TRUE TEX PLUMBING, LLC	2,320.00
4918	135421	08/25	4/30/2025	0006352	JOWERS COMMERCIAL CLEANING	800.00
5042	134815	08/25	4/30/2025	0006359	REPUBLIC SERVICES, INC	31.24
5090	136915	08/25	4/28/2025	0006355	ADVANCED SERVICE GROUP INC	190.00
4918	134753	08/25	4/23/2025	0006349	ADVANCE ELEVATOR	250.00
5225	135348	08/25	4/21/2025	0006362	ADVANCED SERVICE GROUP INC	237.50
5225	135348	08/25	4/21/2025	0006362	ADVANCED SERVICE GROUP INC	1,282.50
4921	134795	08/25	1/16/2025	0006353	MC ELECTRIC	161.10
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
4918	134760	08/25	4/30/2025	0006351	CTWP	420.00
4918	134760	08/25	4/30/2025	0006351	CTWP	15.18
700-0700-411.05-30 PURCHASED SERVICES / INFORMATION TECHNOLOGY						
5694	08/25	5/31/2025	353	Mthly Budgeted Transfers		1,582.91
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
5089	134755	08/25	5/1/2025	0006356	GANNETT TEXAS/NEW MEXICO LOCA	378.41
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
5388	08/25	5/13/2025	0006368	RANKIN TRANSMISSION		10,502.50
4852	134758	08/25	5/1/2025	0006354	WALLACE, RUSSELL E.	625.00
4918	134760	08/25	4/30/2025	0006351	CTWP	22.86
4918	134760	08/25	4/30/2025	0006351	CTWP	30.00
4916	08/25	3/25/2025	0012453	CITIBANK, N.A		79.50
700-0700-411.05-80 PURCHASED SERVICES / TRAVEL & LODGING						
4916	08/25	3/31/2025	0012453	CITIBANK, N.A		(369.88)
4916	08/25	3/24/2025	0012453	CITIBANK, N.A		2,219.28
700-0700-411.05-91 PURCHASED SERVICES / PROF.DUES & SUBSCRIPTIONS						
4916	08/25	3/25/2025	0012453	CITIBANK, N.A		149.90
4916	08/25	3/5/2025	0012453	CITIBANK, N.A		180.95

**City of San Angelo Development Corporation
Cash Receipts and Disbursement Listing
May 2025**

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES						
	5486	08/25	4/23/2025	0012511	CITIBANK, N.A	22.25
	4916	08/25	3/26/2025	0012453	CITIBANK, N.A	164.92
	4916	08/25	3/26/2025	0012453	CITIBANK, N.A	22.25
700-0700-411.06-30 SUPPLIES / FOOD						
	5520	134757 08/25	5/22/2025	0006371	ANGELO WATER SERVICE CO	89.41
	5486	08/25	4/25/2025	0012511	CITIBANK, N.A	19.27
	4916	08/25	3/27/2025	0012453	CITIBANK, N.A	18.75
700-0700-800.07-10 PROPERTY / LAND						
	5353	08/25	5/22/2025	0006365	FIRST TITLE CO	(389,926.12)
	5327	08/25	5/21/2025	0006366	FIRST TITLE CO	390,124.96
	5306	08/25	5/14/2025	0006365	FIRST TITLE CO	389,926.12
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES						
	5036	08/25	5/7/2025	UT	UB CHARGE UPDATE	31.92
FUND 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
	5693	08/25	5/31/2025	352	COSADC Sales Tax	(849,086.19)
711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS						
	5698	08/25	5/31/2025	356	MM Interest Ballot	(27,210.20)
711-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL SERVICES						
	5756	08/25	5/31/2025	374	Reclass CR to Correct Acc	(34,754.74)

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	21,933	207,535	(47,501)	2,890,020	3,097,555
Construction	4159	4,190,932	-	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	21,933	6,077,432	(88,536)	64,894,033	70,971,465
Revenue Over/(Under) Expenditures		(6,165,968)	(21,933)	(6,077,432)			
Ending Fund Balance		1,652,617		1,741,153			

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date: July 9, 2025
Item type: Regular Item

Caption:

Discussion regarding the water distribution and treatment system overview and required improvements.
(Presentation by Shane Kelton, Executive Director of Public Works)

Summary/History:

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: July 9, 2025

Item type: Regular Item

Caption:

Consider accepting the 2024 City of San Angelo Development Corporation Audit (Presentation by Michael Muncey, Internal Auditor)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-----------------------------------|------------------------------------|
| 1. Memo - COSADC Compliance Audit | Memo - COSADC Compliance Audit.pdf |
|-----------------------------------|------------------------------------|

Presentation:

Approvals/Reviews:

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



MEMORANDUM

To: Rick Weise, Assistant City Manager, Michael Dane, Interim Economic Development Director
From: Michael Muncey, Internal Auditor
Date: June 18, 2025
Subject: FY23 & FY24 COSADC Compliance Audit

A compliance audit was conducted on COSADC's contract activity for the reporting periods of fiscal year 2023 and 2024. The purpose of the audit was to evaluate whether program guidelines, contractual obligations, and proper disbursement of funds were properly followed.

A total of 17 contracts were reviewed:

- 12 Business Plan Competition winners
- 5 Business Retention and Expansion Program (BREP) projects

The total funds disbursed during the audit period amounted to over \$1.4 million in FY23 and over \$4.8 million in FY24.

Audit Results

Business Plan Competition Contracts

- All 12 recipients of the Business Plan Competition awards submitted the required reports. A review of their expenditures indicated that no recipients exceeded the value of their awarded funds. The use of funds was consistent with the program's objectives and guidelines.

BREP Contracts

- The five BREP projects were reviewed, and no exceptions were noted. Each project was found to be in compliance with the contract.

The contracts reviewed were compliant and required no corrective action. Continued monitoring and periodic reviews are recommended to ensure compliance.

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

Meeting Date: July 9, 2025

Item type: Regular Item

Caption:

Discussion and possible action regarding the San Angelo Chamber of Commerce Professional Service Agreement, and authorizing the Board President to negotiate and execute all necessary documents, with ratification by City Council. (Presentation by Steve Ahlenius, President & CEO, San Angelo Chamber of Commerce)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | Proposed Economic Development Budget with current Expenses 2025 | Proposed Economic Development Budget with current Expenses 2025.docx |
|----|---|--|

Presentation:

Approvals/Reviews:

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

Proposed Economic Development Budget 2025-2026

*The San Angelo Chamber of Commerce has a **\$90,000** annual economic development contract with Tom Green County, a partnership that has proven both effective and mutually beneficial. This collaboration has strengthened the alignment between the County, the City of San Angelo, and the Chamber, creating a more unified and strategic approach to regional economic development efforts that benefit all entities.*

Staffing (Payroll, Retirement, Taxes, and Health Insurance) \$421,220 **Tom Green County Funds 55% (\$49,500) Toward Staffing**

This is the key, the underlying factor driving our community's success. This is the key that reflects the Chamber's strategic investment in the talent that is driving San Angelo's economic momentum. Chief among these professionals are Michael Looney and Mike Berry, whose exceptional performance and complementary skill sets have positioned San Angelo as a regional leader in business recruitment and expansion.

Their combined expertise, vision, and execution have become the "X" factor behind several key wins and emerging opportunities. This one-two punch—uncommon in communities our size—has delivered measurable results and laid the groundwork for transformational projects that will benefit San Angelo for decades. Supporting, retaining, and fairly compensating this caliber of talent is not just prudent—it is essential for sustaining the success we are building. This number accounts for 17% of the President and CEO's time and effort dedicated to economic development.

Current: \$346,564

Texas Economic Development Corporation \$30,000

The Texas Economic Development Corporation (TxEDC) is the premier economic development membership in the state, and joining this influential organization directly connects San Angelo to the highest levels of economic opportunity and strategic visibility. TxEDC provides unmatched access to the Governor's Office of Economic Development, facilitates high-value relationships with national and international site selectors, and offers exclusive participation in global trade missions, SelectUSA programs, and targeted industry recruitment campaigns.

This investment positions San Angelo as a first-tier, "open-for-business" community that is actively competing for capital investment, job creation, and strategic growth across key

sectors such as advanced manufacturing, aerospace, logistics, data centers, renewable energy, defense-related industries, and more.

Membership provides the following specific advantages:

- **Statewide Recognition and Credibility:** Aligns San Angelo with the state's top-performing economic development organizations, enhancing our community's brand and legitimacy with corporate decision-makers.
- **Trade Mission Participation:** Opportunity to join Governor-led international trade missions, allowing San Angelo to promote itself directly to global investors and companies looking to establish U.S. operations.
- **Targeted Sector Campaigns:** Inclusion in industry-specific marketing efforts, such as the state's efforts to recruit semiconductor, electric vehicle, or renewable energy companies.
- **Strategic Visibility:** Participation in domestic and international events where Texas is promoted as a business destination, ensuring San Angelo has a seat at the table and a voice in shaping the narrative.

Current: \$0.00

Business Retention and Expansion/SARMA

\$20,700

Business Retention and Expansion (BRE) is one of the most essential pillars of a successful economic development strategy. While high-profile headlines often highlight new business recruitment, the reality is that more than 85% of all job growth comes from businesses already rooted in the community. These employers have invested in San Angelo, built their teams here, and contributed significantly to our tax base and quality of life. Supporting their continued growth isn't just sound policy, it's smart economics.

The San Angelo Regional Manufacturers Association (SARMA) is a vital force in this effort. As a key partner with the Chamber, SARMA brings together the region's manufacturers to promote collaboration, drive innovation, strengthen workforce pipelines, and advocate for policies that enhance industrial competitiveness. By aligning resources and sharing best practices, SARMA ensures San Angelo remains a strong, attractive hub for manufacturing, job creation, and long-term investment.

This \$20,700 investment will support targeted outreach, relationship-building, and direct assistance to local manufacturers as they grow and adapt. While the work is often quiet and behind the scenes, its impact is powerful, fueling job stability, capital reinvestment, and the economic resilience of our entire region.

Key benefits of a strong BRE program include:

- **Business Intelligence Gathering**
- **Early Warning System**
- **Job Retention & Talent Alignment**

- Business Appreciation
- Supply Chain Development
- Policy Feedback Loop
- Support for Major Industries and Employers
- Increased Competitiveness

Current: \$8,500

Economic Forecasting and Intel Databases \$66,000 **Tom Green County Funds 30% (\$27,000) Toward the Database**

Economic intelligence and data analytics are the “secret sauce” that Mike Berry delivers through strategic insight and precision analysis. At its core, this investment is the bedrock of modern economic development, providing the tools for what’s often called Economic Gardening. High-quality economic databases and subscription services are costly but essential. They unlock access to workforce trends, industry clusters, supply-chain gaps, wage benchmarks, demographic shifts, commercial property analytics, and detailed sector forecasts. This information helps the Chamber and the City’s Development Corporation (COSADC) anticipate change, identify high-impact opportunities, and back up recruitment or retention efforts with hard numbers.

This is not overhead, it is a strategic infrastructure. It empowers the Chamber to act with speed, precision, and foresight, giving our community a competitive edge in attracting, growing, and retaining businesses.

Current: \$44,100

Travel, Trade Shows, Lodging, Meals \$50,000

Strategic travel is a cornerstone of effective economic development. To successfully recruit new businesses and attract high-impact investment, the Chamber must have a visible and active presence at key trade shows, business recruitment events, and industry-specific gatherings. This includes participation in Texas Economic Development Corporation (TxEDC) functions, targeted “meet and greet” sessions with national site selectors, and curated trade missions that align with San Angelo’s growth sectors.

For too long, San Angelo has operated with limited travel resources, placing the community at a disadvantage when competing for transformational economic development opportunities. The inability to show up—where decisions are made and relationships are forged—has constrained our reach and influence. This investment directly enables San Angelo to be “at the table” in rooms where regional and national deals take shape, and where emerging trends, investment signals, and strategic partnerships are discussed.

Current: 0.00

Management and Administrative Support \$41,610
Tom Green County Funds 15% (\$13,500) Toward Administrative Costs

This overhead line item is an investment that ensures the successful operation of San Angelo's economic development efforts. It covers essential elements such as office rent, facility maintenance, utilities, and administrative support services. These are the backbone of day-to-day functioning and allow the economic development team to focus on recruitment, retention, workforce, and entrepreneurial activities without disruption.

Current: \$41,610

Site Selectors Fam Tours/ Corporate Headquarters Visits \$27,000

A cornerstone of effective economic development is proactively engaging with key decision-makers, namely site selectors and corporate executives. These individuals shape the trajectory of major industrial projects, headquarters relocations, and expansion decisions that can redefine a region's economic future. For San Angelo, the ability to host and meaningfully interact with these professionals is not a luxury—it is a necessity.

Site selectors represent corporations evaluating where to invest millions—or even billions—of dollars in infrastructure, workforce, and long-term operations. Hosting them in San Angelo allows us to tell our story firsthand, showcase our assets, and highlight the strategic advantages of our community, including workforce readiness, available sites, infrastructure capacity, education pipelines, quality of life, and competitive cost structures. These visits open the door to real-time dialogue and relationship-building, giving San Angelo a chance to rise to the top of the shortlist.

Corporate visits with companies already operating in San Angelo or exploring expansion are critical touchpoints. These meetings help deepen trust, identify challenges or opportunities for growth, and reaffirm the Chamber's and City's commitment to being a responsive, business-friendly partner. They also provide invaluable insights into supply chain trends, talent needs, innovation strategies, and policy barriers that may impact broader development strategies.

These visits are not just about the immediate project—they are about planting seeds for future opportunities, building long-term professional trust, and positioning San Angelo as a credible and compelling location in the minds of the people who influence capital investment decisions.

Current: \$7,500

Marketing Material, Design, and Printing \$13,680

The design and production of high-quality marketing materials are foundational to San Angelo's economic development and community branding efforts. These materials—whether brochures, presentation folders, one-pagers, industry-specific pitch decks, trade show banners, or digital assets—are often the first tangible or visual impression that a site selector, investor, or corporate partner has of San Angelo. That first impression must be compelling.

Marketing pieces serve as a visual handshake, telling San Angelo's story in a way that is attractive, credible, and consistent. Professionally designed materials project a sense of pride, confidence, and readiness—key traits companies and partners look for when evaluating communities. They highlight our assets: quality of life, workforce, infrastructure, business climate, military presence, education pipeline, and more.

Current: \$14,300

Professional Membership and Certification \$7,635

Investing in the continuous training and development of our economic development staff is a strategic necessity. This budget item supports staff participation in critical professional memberships (such as the International Economic Development Council, Texas Economic Development Council, and Economic Gardening Certification).

This investment ensures that our staff continues to grow in expertise, expand their professional networks, and bring back innovative strategies that benefit the San Angelo community. It also reinforces San Angelo's image as a serious, first-tier player in economic development led by a team that is credentialed, competent, and committed to excellence.

Current: \$2,315

Current Budget: \$464,889

**Total Economic Development Proposed Budget
\$677,845**

**Development Corporation Funding Request is:
\$587,845**

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

Meeting Date: July 9, 2025

Item type: Regular Item

Caption:

Consider approving the fiscal year 2026 Development Corporation budget and authorizing staff to present said budget to the San Angelo City Council for formal adoption (Presentation by Tina Dierschke, Corporate Treasurer)

Summary/History:

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: July 9, 2025
Item type: Regular Item

Caption:

Discussion and recommendations to the City Manager's office for Economic Development staffing.
(Presentation by Michael Dane, Interim of Economic Development)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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



Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date: July 9, 2025
Item type: Regular Item

Caption:

Discuss any further updates regarding the Business Retention Expansion (BREP) Policy. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

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: July 9, 2025

Item type: Regular Item

Caption:

Consider approving the sale of 8.786 acres of land at the Industrial Park, being Lot 1A, Block 5, San Angelo Gateway Addition City of San Angelo, Tom Green County, as shown on plat recorded in Slide H, Cabinet 91, Plat Records of Tom Green County Texas, to ATI Group and authorizing the Board President to negotiate and execute all related documents (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

The subject property was originally sold to Big Country Equipment, repurchased by COSADC, and is now proposed to be included in the previously approved sale of property to ATI Group. The sales price is \$65,000 per acre.

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------------|---------------------------------------|
| 1. | 202312960 Recorded Plat Annotated | 202312960 Recorded Plat Annotated.pdf |
| 2. | Lot Exhibit with topo & Utilities | Lot Exhibit with topo & Utilities.jpg |

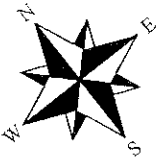
Presentation:

Approvals/Reviews:

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

This plat is filed in Cabinet H Slide 91
Plat Records of Tom Green County, Texas.

Curve Table					
Curve #	Radius	Length	CHORD DIRECTION	CHORD LENGTH	Delta
C1	64.812	97.747	N10° 07' 24"W	88.74	086.4109
C2	149.981	244.999	S79° 38' 39"W	218.65	093.5946



REPLAT OF LOT 1, BLOCK 5, SAN ANGELO GATEWAY ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

OWNER: Big Country Equipment
Being Lot 1, Block 5, Section 2, San Angelo Gateway Addition, Tom Green County, Texas, according to the plat or map recorded in Instrument No. 202117382, Plat Records of Tom Green County, Texas.

NORTH LOOP 306 / NORTH U.S. HIGHWAY 67
VARIABLE R.O.W.

SUBJECT PROPERTY

ORIGINAL ATI GROUP PROPOSED PURCHASE

LOT 1A
(8.786 ACRES)

LOT 1B
(27.083 ACRES)

MONUMENT DRIVE
80' R.O.W.

GATEWAY DRIVE
80' R.O.W.

LEGEND

- ⊙ FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD CAPPED "MOI"
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - EASEMENT/BUILDING SET-BACK LINE
- - - R.O.W. RIGHT-OF-WAY

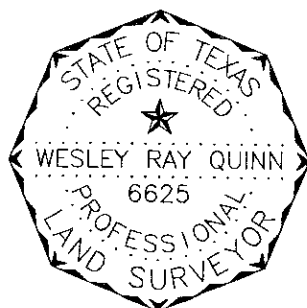
SCALE: 1"=200'



Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).

Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 29th day of May, 2023.



Wesley Ray Quinn

DEPARTMENT OF PLANNING

Approved for recording this 29 day
of August, 2023

By: *[Signature]*
Director of Planning

DEPARTMENT OF WATER UTILITIES

Approved for recording this 28 day
of Sept, 2023

By: *[Signature]*
Director of Public Works

DEPARTMENT OF PUBLIC WORKS

Approved for recording this 28 day
of Sept, 2023

By: *[Signature]*
Director of Public Works

COUNTY CLERK

Approved for recording this 5th day
of October, 2023 at 1:18
County Clerk of Tom Green County, Texas

By: *Mindy Bratcher*
Deputy

DEDICATION / ACKNOWLEDGEMENT

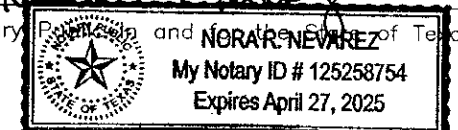
We, San Angelo Development Corporation, do hereby adopt this plat as the subdivision of my property and dedicate for the use to the public the streets, alleys and easements as shown.

San Angelo Development Corporation

STATE OF TEXAS
COUNTY OF TOM GREEN

This instrument was acknowledged before me on the 3rd day of Oct, 2023

By: *[Signature]*
Notary Public and State of Texas



Field: JF
Office: JF
Job # 23050069

Registered Prof. Land Surveyor
Texas Registration No. 6625
MCMILLAN AND QUINN, INC.

FIRM NO. 10194241 P.O. BOX 3506 SAN ANGELO, TEXAS PHONE: (325) 939-0043 EMAIL: info@mqitx.com

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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



----- EXISTING LOT LINES & RIGHT OF WAY
 ===== PROPOSED PLATT LIMITS
 ===== PROPOSED STREET ROW
 ===== PROPOSED PLATTED LOT LINES
 ----- PROPOSED EASEMENTS
 ----- PROPOSED CENTER LINE ROAD

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

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 eastward 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 necessary and suitable legal instrument allowing public access onto and turnaround or maneuvering area, for recording with Teton County Clerk. Such instrument should include a reversionary clause automatically releasing that instrument concurrently with any further continuation of the monument dead-end street, in accordance with the Land Development and Subdivision Ordinance." (Subdivision Ordinance Ch. 24.02.C)

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

Meeting Date: July 9, 2025

Item type: Regular Item

Caption:

Consideration and possible action of items discussed in Close 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: July 9, 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