CITY OF SAN ANGELO TEXAS
Development Corporation

Special Meeting
Agenda
7/23/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on July 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. **Regular Agenda**
   a. Consider a resolution approving a project in an amount not to exceed $1,000,000 to provide Affordable Housing assistance for needed repairs to damage resulting from the July 4th, 2025 flooding; for properties located within the Designated Flood Area; the project to be administered by Galilee Community Development Corporation, (Galilee) providing repairs to housing eligible under 42 U.S.C. Section 12745 as approved in Section 505 Texas Local Government Code for a Type B Development Corporation, and authorizing the Board President to negotiate and execute all related documents; and recommending ratification by CIty Council. (Presentation by Michael Dane, Interim Director of Economic Development)
   b. Consider a resolution approving a project in an amount not to exceed $1,000,000 for damage repairs needed as a result of the July 4th, 2025 flooding to businesses located in the Designated Flood Area; businesses must be eligible under Section 501 and Section 505 Texas Local Government Code for a Type B Development Corporation, for the retention or creation of Primary Jobs; authorizing the Board President to negotiate and execute all related documents; and recommending ratification by CiIty Council. (Presentation by Michael Dane, Interim Director of Economic Development)
   c. Consider authorizing the temporary use of available space in the Business Resource Center (BRC) located at 69 North Chadbourne Street, San Angelo, Texas 76903 by the U.S. Small Business Administration (SBA) and other Emergency Response Organizations providing emergency response to the July 4th, 2025 Flood Emergency at no cost to the using organizations and authorizing the Board President or Interim Director of Economic Development to negotiate and execute all related documents(Presentation by Michael Dane, Interim DIrector of Economic Development)

d. Consider approving the first addendum to the Housing Study contract by and between the City of San Angelo Development Corporation and Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) for professional services to prepare an update to the 2019 San Angelo Rental Housing Study award on September 25, 2024, in the amount not to exceed $7,250, the amendment to include impact analysis of the recent July 4th flood disaster on affordable housing and in-person presentation of the final report, authorizing the Board President to negotiate and execute all related documents; and recommending ratification by City Council. (Presentation by Michael Dane, Interim Director of Economic Development)

5. Follow Up and Administrative Issues

a. Announcement and consideration of Future Agenda items

6. 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 July 2025 at 5:00 P.M.

X_____
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.

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	July 23, 2025
Item type:	Regular Item

Caption:

Consider a resolution approving a project in an amount not to exceed $1,000,000 to provide Affordable Housing assistance for needed repairs to damage resulting from the July 4th, 2025 flooding; for properties located within the Designated Flood Area; the project to be administered by Galilee Community Development Corporation, (Galilee) providing repairs to housing eligible under 42 U.S.C. Section 12745 as approved in Section 505 Texas Local Government Code for a Type B Development Corporation, and authorizing the Board President to negotiate and execute all related documents; and recommending ratification by CIty Council. (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

San Angelo residents have suffered widespread damage to residential properties as a result of the July 4th, 2025, flood incident. Many of these residences are located in lower-income areas of the City. Galilee is responding and coordinating the removal of damaged materials from homes via many volunteer organizations. Once removal is complete, rebuilding will begin. Many of the affected properties are eligible under the Affordable Housing Program, currently administered by the City of San Angelo Neighborhood and Family Services Department and operated by Galilee Community Development Corporation. Galilee is very familiar with the eligibility requirements for the Affordable Housing Program and is also heavily involved in the storm recovery effort. This makes them the logical choice to administer any relief program approved by the COSADC Board. The total financial impact on eligible properties is yet to be determined. Other organizations are or may provide funding at some level, also yet to be determined. Staff is recommending approval of this project to expedite the funding process. According to Sec. 505.160. ELECTION REQUIRED FOR PROJECT; PETITION. (a) A Type B corporation may undertake a project under this chapter unless, not later than the 60th day after the date notice of the specific project or general type of project is first published, the governing body of the authorizing municipality receives a petition from more than 10 percent of the registered voters of the municipality requesting that an election be held before the specific project or general type of project is undertaken.
Staff recommends approval of this project to establish the shortest possible timeline to make funds available should the Board desire to do so.

Staff recommends that COSADC funds be made available to address needs not covered by other available funding sources and that other funding sources be utilized first to address any identified need.

Financial Impact:

$1,000,000 from Fund Balance and / or Future Projects to a new project. Budget Amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	July 23, 2025
Item type:	Regular Item

Caption:

Consider a resolution approving a project in an amount not to exceed $1,000,000 for damage repairs needed as a result of the July 4th, 2025 flooding to businesses located in the Designated Flood Area; businesses must be eligible under Section 501 and Section 505 Texas Local Government Code for a Type B Development Corporation, for the retention or creation of Primary Jobs; authorizing the Board President to negotiate and execute all related documents; and recommending ratification by CiIty Council. (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

San Angelo businesses have suffered damage as a result of the July 4th, 2025, flood incident. Several businesses have already been identified as having received significant damage, and others may yet be identified. Other organizations, such as the SBA, may provide funding at some level in the form of grants or loans. However, it is anticipated that additional assistance may be required. It is anticipated by staff that, if approved, COSADC funding would be in a form similar to the BREP program requirements established by COSADC and that each business would be evaluated individually based on eligibility under Sections 501 and 505 of the Texas Local Government Code. It is also anticipated that each business will require a separate Economic Development Agreement, as is the norm for the BREP program.

Staff is recommending approval of this project to expedite the funding process. According to Sec. 505.160. ELECTION REQUIRED FOR PROJECT; PETITION. (a) A Type B corporation may undertake a project under this chapter unless, not later than the 60th day after the date notice of the specific project or general type of project is first published, the governing body of the authorizing municipality receives a petition from more than 10 percent of the registered voters of the municipality requesting that an election be held before the specific project or general type of project is undertaken.

Staff recommends approval of this project to establish the shortest possible timeline to make funds available should the Board desire to do so.

Financial Impact:

$1,000,000 from Fund Balance and / or Future Projects to a new project. Budget Amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	July 23, 2025
Item type:	Regular Item

Caption:

Consider authorizing the temporary use of available space in the Business Resource Center (BRC) located at 69 North Chadbourne Street, San Angelo, Texas 76903 by the U.S. Small Business Administration (SBA) and other Emergency Response Organizations providing emergency response to the July 4th, 2025 Flood Emergency at no cost to the using organizations and authorizing the Board President or Interim Director of Economic Development to negotiate and execute all related documents(Presentation by Michael Dane, Interim DIrector of Economic Development)

Summary/History:

The SBA has requested office accommodations for their Emergency Response Team in support of their efforts to respond to the July 4th flood. It is anticipated that the SBA will require space for two weeks to a month, but possibly longer, depending on community demand. Other emergency response organizations, yet to be identified, may also require space. There is space available in the common areas of the building, as well as several vacant offices that may be used. Staff is recommending approval of this item to facilitate a timely response to this community-wide emergency.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor:	Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date:	July 23, 2025
Item type:	Regular Item

Caption:

Consider approving the first addendum to the Housing Study contract by and between the City of San Angelo Development Corporation and Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) for professional services to prepare an update to the 2019 San Angelo Rental Housing Study award on September 25, 2024, in the amount not to exceed $7,250, the amendment to include impact analysis of the recent July 4th flood disaster on affordable housing and in-person presentation of the final report, authorizing the Board President to negotiate and execute all related documents; and recommending ratification by City Council. (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

The addendum is required to provide funding for additional travel required to make an in-person presentation to the COSADC Board regarding the current study and to provide funds for an addendum to the study to evaluate the impact of the July 4th Flood incident on the existing and future housing situation.

Financial Impact:

$7,250 in additional funding to Project Number DC-0126 from FUture Projects.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: July 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