



## **Agenda 8/13/2025**

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on August 13, 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 July 9, 2025, and the special meeting scheduled on July 23, 2025. (Nora Nevarez)

**5. Regular Agenda**

- a. Consider approving the June 2025 Financial Statements and Disbursement Listing. (Presentation by Tina Dierschke, Director of Finance)
- b. Public Hearing regarding 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 Robert Schneeman, Economic Development Project Manager)
- c. Update presentation, discussion & possible action regarding Affordable Housing assistance for needed repairs to damage resulting from the July 4th, 2025 flooding of properties located within the Designated Flood Area (Presentation by Stephanie Hamby, Executive Director of Galilee CDC)
- d. Public Hearing regarding 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 City Council. (Presentation by Robert Schneeman, Economic Development Project Manager)

- e. Update, discussion and possible action regarding the project for damage repairs needed as a result of the July 4th, 2025 flooding to businesses located in the Designated Flood Area (Presentation by Michael Looney, Vice President of Marketing & Recruitment)
- f. 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)
- g. Update, discussion and possible action regarding improvements at the San Angelo Business & Industrial Park including Engineering Design of Phase 2.3; mowing and required maintenance; and other potential improvement or design issues (Presentation by Robert Schneeman, Economic Development Project Manager)

## **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:

## **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 7th day of August 2025, at 5:00 P.M.

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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](http://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: August 13, 2025

Item type: Consent Item

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**Caption:**

Consider approving the regular meeting minutes for July 9, 2025, and the special meeting scheduled on July 23, 2025. (Nora Nevarez)

**Summary/History:**

**Financial Impact:**

**Other Information/Recommendation:**

**Attachments:**

- |                                      |                                       |
|--------------------------------------|---------------------------------------|
| 1. COSADC Meeting Minutes 07-23-2025 | COSADC Meeting Minutes 07-23-2025.pdf |
| 2. COSADC Minutes 07-09-2025         | COSADC Minutes 07-09-2025.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 Special Meeting  
Wednesday, July 23, 2025

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Steven Mahaffey, First Vice President  
Carlos Rodriguez, Second Vice President  
Jimmy Barton, Director  
Lorenzo Lasater, 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 to the special meeting session of the City of San Angelo Development Corporation to order at 8:30 a.m., on Wednesday, July 23, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

**2. Prayer**

Invocation was provided by Marci Menchaca, House of Faith.

**3. Public Comment**

No public comments were made.

**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)

Michael Dane, Interim director of Economic Development explained the purpose for this meeting, is to start the clock for the 60-day waiting period. Money will not be released until a plan has been created by Galilee.

Stephanie Hamby, Galilee, was present and explain what she has seen. She will create a plan, so that the funding that COSADC provides will be used as a last resort.

**Motion:** Director Lasater made a motion, seconded by Director Stribling to approve the resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays, with no public comment.

- 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 City Council. (Presentation by Michael Dane, Interim Director of Economic Development)

*Public Comment: Dave Erickson, ASU SBDC Business Advisor spoke on behalf of Dezaray Johnson. ASU SBDC team will be assisting businesses as well.*

**Motion:** Director Stribling made a motion, seconded by Director Stribling to approve the resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays. 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)

*Public Comment: Dave Erickson, ASU SBDC Business Advisor explained the US Small Business Administration (SBA) how they will assist our local businesses with disaster loans.*

**Motion:** Director Lasater made a motion, seconded by Second Vice President Rodriguez to approve temporary use of available space at the Business Resource Center. The motion carried unanimously five (5) ayes to zero (0) nays.

- c. 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)

**Motion:** Director Stribling made a motion, seconded by Second Vice President Rodriguez to approve the first addendum as presented. The motion carried unanimously five (5) ayes to zero (0) nays, with no public comment.

**5. Follow Up and Administrative Issues**

- a. Announcement and consideration of Future Agenda items

**6. Adjournment**

**Motion:** Vice President Rodriguez made a motion, seconded by Director Barton to adjourn the meeting. The motion carried unanimously five (5) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 9:16 A.M.

THE CITY OF SAN ANGELO

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Corporation President

ATTEST:

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Corporation Secretary

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplement Minute Record. Details on Board meetings may be obtained from the City Clerk's Office. (Portions of the video recording may be distorted due to equipment malfunction or other uncontrollable factors.)

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City of San Angelo, Texas  
Development Corporation Meeting  
Wednesday, July 9, 2025

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Rick Mantooh, President  
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, President Mantooh called the regular session of the City of San Angelo Development Corporation to order at 8:30 A.M., on Wednesday, July 9, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

**2. Prayer**

Invocation was provided by Pastor Marcella Jenkins.

**3. Public Comment**

*Citizen Jamal Schumpert (SMD 3) expressed his concern, he is not happy with additional funds being allocated to Galilee. He mentioned the railroad and relationships with the Governor.*

*He requested funds be directed to those effected by flood.*

**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)

*Citizen Jamal Schumpert (SMD 3) expressed concerns regarding financials.*

**Motion:** First Vice President Mahaffey made a motion, seconded by Second Vice President Rodriguez, to approve the consent agenda as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

**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)

Shane Kelton will present later in the meeting per Michael Dane, Interim Director of Economic Development.

President Mantooth introduce Shane Kelton, Executive Director of Public Works. He provided an update regarding water distribution and the treatment system. (Regular Agenda 5, Item a)

*Citizen, Jamal Schumpert expressed his concerns to a better quality of life. Paying employees better, purchase sewer pump trucks and pipe replacement to the East and North side of town.*

This item was taken out of order.

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

Michael Muncey reviewed the Business Plan Competition and BREP agreements. He found all contracts were in compliance and no discrepancy were found. All contracts are in good standings.

*Citizen Jamal Schumpert (SMD 3) wondered if the reclassification on page 9 or 10 of the financials was the reason for the audit.*

Nora Nevarez, Economic Development Coordinator, stated the audit reflects only on active agreements. The auditor verifies that business plan winners and BREP incentives have fulfilled reporting requirements.

Director Stribling requested an explanation about the reclassification adjustment made at the next scheduled meeting.

**Motion:** Director Lasater made a motion, seconded by Second Vice President Rodriguez, to approve the 2024 City of San Angelo Development Corporation Audit as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

- 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)

Michael Dane, Interim Director of Economic Development stated that City Council has questions, which they will provide to Daniel Valenzuela, City Manager.

Mr. Dane asked the board to table this item, till all questions from the boards have been answered.

Tina Dierschke, Treasure, stated the board can approve the budget with the direction that if the amount changes it can be made to reflect the correct amount.

The board is willing to have a joint meeting with City Council.

Director Stribling expressed his concerns regarding the budget.  
Steve Ahlenius, President & CEO, San Angelo Chamber of Commerce reviewed their proposed budget.

Board is tabling this item, till after items d and e, are discussed.

*Citizen, Jamal Schumpert (SMD 3) reviewed the background. He questioned the board and staff, "who present is a certified for Economic Development." Steve Ahlenius raised his hand.*

President Mantooth requested a recess at 10:00 A.M.

The board reconvened at 10:07 A.M.

**Motion:** Director Stribling made a motion, seconded by Second Vice President Rodriguez, to table this item for a future discussion. The motion carried unanimously seven (7) ayes to zero (0) nays.

*No public Comment.*

This item was taken out of order.

- 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)

Tina Dierschke reviewed the budget and answered the boards questions.

**Motion:** Director Lewis made a motion, seconded by Director Lasater, to approve the fiscal year 2026 budget with the adjustment of Sales Tax increase/decrease, staffing raises, and the San Angelo Chamber of Commerce agreement increase to the amount of \$587,845 all subject to future discussion. The motion carried six (6) ayes to one (1) nay.

*No public Comment.*

The board is requesting to meet with City Council.

This item was taken out of order.

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

Mr. Dane stated he spoke to Mr. Valenzuela, City Manager regarding the hiring process for the Director of Economic Development. He will be using a panel for this process and include COSADC board. In the past, the board President sat in on the discussion.

At last month meeting the board had asked about the current staffing job description and compensations. The COSA Human Resource director was authorized by City Council to perform a classification study.

President Mantooth stated any other board member have an interest in being on the panel please let staff know.

*No public Comment.*

Item D discussed next.

This item was taken out of order.

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

Robert Schneeman reviewed the BREP Policy.

*No public Comment.*

- 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)

**Motion:** Director Lewis made a motion, seconded by Director Stribling, to approve the sale of 8.786 acres as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

**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

Director Lewis requested staff provide a break down and reclassification for funds to be used towards Affordable Housing needs due to the flooding at the next meeting.

Mr. Dane requested an addendum to the Housing Study. Due to the flooding, the study would be affected.

**7. Adjournment**

**Motion:** First Vice President Mahaffey made a motion, seconded by Director Lasater to adjourn the meeting. The motion carried unanimously seven (7) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 11:00 A.M.

THE CITY OF SAN ANGELO

\_\_\_\_\_  
Corporation President

ATTEST:

\_\_\_\_\_  
Corporation Secretary

In accordance with Chapter 2, Article 2.300, of the Official Code of the City of San Angelo, the minutes of this meeting consist of the preceding Minute Record and the Supplement Minute Record. Details on Board meetings may be obtained from the City Clerk's Office. (Portions of the video recording may be distorted due to equipment malfunction or other uncontrollable factors.)

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

Meeting Date: August 13, 2025

Item type: Regular Item

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**Caption:**

Consider approving the June 2025 Financial Statements and Disbursement Listing. (Presentation by Tina Dierschke, Director of Finance)

**Summary/History:**

**Financial Impact:**

**Other Information/Recommendation:**

**Attachments:**

- |    |                |                    |
|----|----------------|--------------------|
| 1. | COSADC FS 2506 | COSADC FS 2506.pdf |
|----|----------------|--------------------|

**Presentation:**

**Approvals/Reviews:**

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

# **City of San Angelo Development Corporation**

## **Financial Information and Schedules As of June 30, 2025**

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Hickory Water Supply

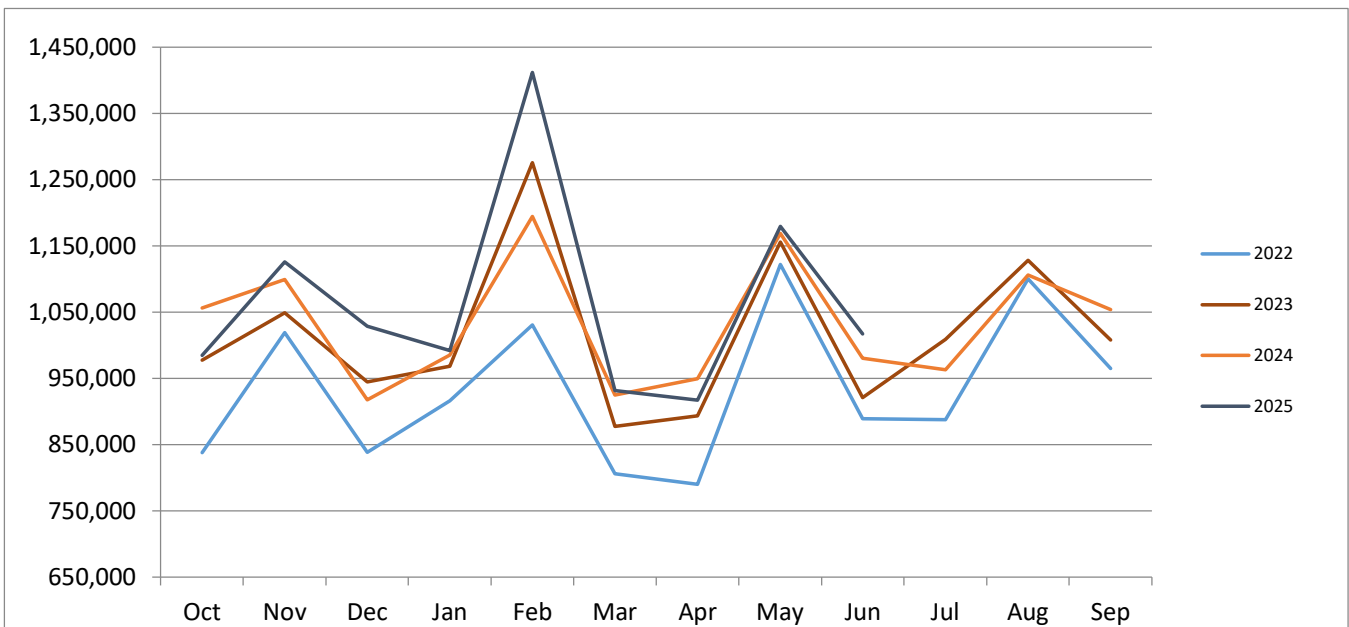
**City of San Angelo Development Corporation  
Executive Summary  
June 2025**

Available Fund Balances

Unassigned Fund Balance-Economic Development	8,743,096
Unassigned Fund Balance-Ballot	13,099,629

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	1,017,353	3.77%
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 June 30, 2025**

**ASSETS**

Current Assets

Checking/Savings

Cash 1,306,083

Money Market 7,774,934

Total Checking/Savings 9,081,017

Accounts Receivable

Leases 1,661

Total Accounts Receivable 1,661

Other Current Assets

Investments 3,011,670

Total Other Current Assets 3,011,670

Total Current Assets 12,094,348

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**

17,239,195

**LIABILITIES & FUND EQUITY**

Liabilities

Current Liabilities

Security Deposits 5,156

Accounts Payable 108,907

Total Current Liabilities 114,063

Total Liabilities

114,063

Fund Equity

Committed for Eco. Dev. Projects 3,069,122

Restricted for Fixed Assets 5,144,847

Reserved for Encumbrance 168,066

Unassigned Fund Balance 8,743,096

Total Fund Equity 17,125,131

**TOTAL LIABILITIES & FUND EQUITY**

17,239,195

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

	Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget	
<b>Revenues</b>							
Sales & Use Tax	3,348,558	284,859	2,684,697	2,684,697	(663,861)	80%	
Interest on Investments	406,500	35,904	288,805	288,805	(117,695)	71%	
Lease Income	20,010	3,542	12,808	12,808	(7,202)	64%	
Miscellaneous Income	450	-	-	-	(450)	0%	
Property Sales	-	-	437,363	437,363	437,363	100%	
<b>Total Revenues</b>	<b>3,775,518</b>	<b>324,305</b>	<b>3,423,673</b>	<b>3,423,673</b>	<b>(351,845)</b>	<b>91%</b>	
<b>Expenditures</b>							
Administrative	121,148	7,638	77,277	80,908	(40,240)	67%	
Partnership Affiliations	86,250	20,000	76,047	76,047	(10,203)	88%	
COSADC Staff	379,374	64,675	191,132	191,132	(188,242)	50%	
City Services	176,927	44,232	132,696	132,696	(44,231)	75%	
Industrial Park Ops & Maint	24,282	32	7,904	17,639	(6,643)	73%	
Marketing-Chamber of Commerce	262,500	-	196,875	262,500	-	100%	
Advertising	83,799	13,220	40,277	73,799	(10,000)	88%	
Building Maintenance/Utilities	105,576	4,465	55,912	98,711	(6,865)	93%	
Capital	1,824,927	-	392,625	392,625	(1,432,302)	22%	
Business Factory	228,005	7,670	96,692	108,872	(119,133)	48%	
<b>Total Operating Expenditures</b>	<b>3,292,788</b>	<b>161,932</b>	<b>1,267,437</b>	<b>1,434,929</b>	<b>(1,857,859)</b>	<b>44%</b>	
<b>Projects</b>							
US Customs Retention II	DC0152	151,762	-	-	(151,762)	0%	
SMC Global	DC0163	138,918	-	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	-	100%	
Housing Study	DC0216	59,500	30,677	58,927	-	100%	
Parkhill Smith Cooper	DC0218	275,000	-	-	(275,000)	0%	
<b>BREP Projects</b>							
SMC Global - BREP	DC0182	12,500	-	-	(12,500)	0%	
Skyline P3	DC0192	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)	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%	
<b>Total Project Expenditures</b>		<b>5,521,436</b>	<b>30,677</b>	<b>1,365,948</b>	<b>1,366,521</b>	<b>(4,154,915)</b>	<b>25%</b>
<b>Total Expenditures</b>		<b>8,814,224</b>	<b>192,609</b>	<b>2,633,385</b>	<b>2,801,450</b>	<b>(6,012,774)</b>	<b>30%</b>
<b>Revenue Over/(Under) Expenditures</b>		<b>(5,038,706)</b>	<b>131,696</b>	<b>790,288</b>	<b>622,223</b>		

**City of San Angelo Development Corporation**  
**Economic Development Projects**  
**As of June 2025**

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
<b>Projects</b>						
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	58,927	58,927	573
Parkhill Smith Cooper	DC0218	275,000	275,000	-	-	275,000
<b>BREP Projects</b>						
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
		<u>7,770,859</u>	<u>9,451,296</u>	<u>1,365,948</u>	<u>6,382,174</u>	<u>3,069,122</u>
Total Committed, Not Expended						<u>3,069,122</u>

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

<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Cash	40,529
Money Market	<u>7,784,296</u>
Total Checking/Savings	<u>7,824,825</u>
Other Current Assets	
Investments	<u>5,995,159</u>
Total Other Current Assets	<u>5,995,159</u>
Total Current Assets	<u>13,819,984</u>
<b>TOTAL ASSETS</b>	<u><u>13,819,984</u></u>
 <b>LIABILITIES &amp; FUND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	<u>11,031</u>
Total Current Liabilities	<u>11,031</u>
Total Liabilities	<u>11,031</u>
Fund Equity	
Committed for Ballot Projects	709,324
Assigned for Debt Service	-
Unassigned Fund Balance	<u>13,099,629</u>
Total Fund Equity	<u>13,808,953</u>
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<u><u>13,819,984</u></u>

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
<b>Revenues</b>						
Sales & Use Tax	8,610,576	732,495	6,903,506	6,903,506	(1,707,070)	80%
Interest on Investments	411,000	40,632	419,280	419,280	8,280	102%
<b>Total Revenues</b>	<b>9,021,576</b>	<b>773,127</b>	<b>7,322,786</b>	<b>7,322,786</b>	<b>(1,698,790)</b>	<b>81%</b>
<b>Expenditures</b>						
City Services	34,105	8,526	25,579	25,579	(8,526)	75%
Ballot Projects Debt Service	2,565,600	-	2,565,600	2,565,600	-	100%
<b>Affordable Housing</b>						
City Admin	13,385	2,505	10,039	10,039	(3,346)	75%
Programmed	422,615	101,000	387,860	387,860	(34,755)	92%
Unprogrammed	183,687	-	-	-	(183,687)	0%
<b>Long Term Water Supply</b>						
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%
<b>Total Expenditures</b>	<b>9,306,263</b>	<b>112,031</b>	<b>6,168,088</b>	<b>6,168,088</b>	<b>(3,138,175)</b>	<b>66%</b>
<b>Revenue Over/(Under) Expenditures</b>	<b>(284,687)</b>	<b>661,096</b>	<b>1,154,698</b>	<b>1,154,698</b>		

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

Group #	PO #	Type	Date	Number	Description	Amount	
<b>FUND 700 DEVELOPMENT CORPORATION</b>							
<b>700-0000-313.00-00 TAX / SALES AND USE TAX</b>							
	6319	09/25	6/30/2025	410	COSADC Sales Tax	(284,858.97)	
<b>700-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS</b>							
	6313	09/25	6/30/2025	406	Bank Interest ED	(2,709.85)	
	6313	09/25	6/30/2025	406	MM Interest ED	(25,975.55)	
	6313	09/25	6/30/2025	406	Investment Interest ED	(7,218.75)	
<b>700-0000-363.11-00 RENT / RENT</b>							
	5946	09/25	6/15/2025	MR		(3,542.25)	
<b>700-0700-411.03-20 PROFESSIONAL &amp; TECHNICAL / PROFESSIONAL SERVICES</b>							
	6205	136049	09/25	5/30/2025	0006386	CDS COMMUNITY DEVELOPMENT STR	30,676.85
<b>700-0700-411.03-23 PROFESSIONAL &amp; TECHNICAL / LOBBYING</b>							
	6214		09/25	6/23/2025	0006391	TEXAS MIDWEST COMMUNITY NETWO	5,000.00
	5752		09/25	5/29/2025	0006375	GULF COAST STRATEGIC HIGHWAY	15,000.00
<b>700-0700-411.03-32 PROFESSIONAL &amp; TECHNICAL / SOFTWARE MAINTENANCE</b>							
	6275		09/25	5/20/2025	393	Domain Renewal sanangeloe	35.98
<b>700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES</b>							
	5675		09/25	6/4/2025	UT	UB CHARGE UPDATE	132.60
	5635		09/25	6/3/2025	UT	UB CHARGE UPDATE	15.60
<b>700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS</b>							
	5913	134759	09/25	6/5/2025	0006378	ATMOS ENERGY	159.46
	5795		09/25	5/30/2025	0012542	ATMOS ENERGY	169.31
<b>700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY</b>							
	6150		09/25	6/17/2025	0723039	GEAX ENERGY, LP	1,469.09
<b>700-0700-411.04-31 PURCHASED SERVICES / BLDG. &amp; GROUNDS MAINT.</b>							
	6204	135421	09/25	6/25/2025	0006387	JOWERS COMMERCIAL CLEANING	800.00
	6204	134795	09/25	6/24/2025	0006388	MC ELECTRIC	292.70
	6204	134753	09/25	6/23/2025	0006384	ADVANCE ELEVATOR	250.00
	5937	135421	09/25	6/9/2025	0006379	JOWERS COMMERCIAL CLEANING	800.00
	5730	134814	09/25	6/5/2025	0006376	RADS WINDOW CLEANING	350.00
	5938	134815	09/25	5/31/2025	0006382	REPUBLIC SERVICES, INC	26.24
<b>700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT</b>							
	5731	134760	09/25	5/30/2025	0006374	CTWP	420.00
	5731	134760	09/25	5/30/2025	0006374	CTWP	18.32
<b>700-0700-411.05-30 PURCHASED SERVICES / INFORMATION TECHNOLOGY</b>							
	6316		09/25	6/30/2025	407	Mthly Budgeted Transfers	1,582.92
<b>700-0700-411.05-40 PURCHASED SERVICES / ADVERTISING</b>							
	6205	135711	09/25	5/31/2025	0006389	MEDIA ADVANTAGE	6,049.96
	5939	135711	09/25	4/30/2025	0006380	MEDIA ADVANTAGE	4,350.00
	5940	135711	09/25	3/31/2025	0006380	MEDIA ADVANTAGE	850.00
	5940	135711	09/25	3/1/2025	0006380	MEDIA ADVANTAGE	910.00
	5941	135711	09/25	1/31/2025	0006380	MEDIA ADVANTAGE	1,060.00
<b>700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"</b>							
	5972		09/25	6/9/2025	0006381	RANKIN TRANSMISSION	5,577.84
	5730	134758	09/25	6/1/2025	0006377	WALLACE, RUSSELL E.	625.00
	6205	135711	09/25	5/31/2025	0006389	MEDIA ADVANTAGE	1,410.04
	5731	134760	09/25	5/30/2025	0006374	CTWP	27.38
	5731	134760	09/25	5/30/2025	0006374	CTWP	30.00
<b>700-0700-411.06-10 SUPPLIES / OFFICE SUPPLIES</b>							
	6204	134877	09/25	6/13/2025	0006390	STAPLES ADVANTAGE	78.72
<b>700-0700-411.06-14 SUPPLIES / POSTAGE &amp; SHIPPING</b>							
	5967		09/25	5/30/2025	0012564	POSTMASTER	10.00
<b>700-0700-411.06-30 SUPPLIES / FOOD</b>							
	6204	134757	09/25	6/23/2025	0006385	ANGELO WATER SERVICE CO	45.22
	6083		09/25	6/9/2025	0006383	SAN ANGELO CHAMBER OF COMMERC	5,000.00
	6201		09/25	5/29/2025	0012574	CITIBANK, N.A	43.20
	6201		09/25	5/28/2025	0012574	CITIBANK, N.A	197.28
	6201		09/25	5/16/2025	0012574	CITIBANK, N.A	206.24
<b>700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITIES</b>							
	5779		09/25	6/6/2025	UT	UB CHARGE UPDATE	31.92

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

<b>Group #</b>	<b>PO #</b>	<b>Type</b>	<b>Date</b>	<b>Number</b>	<b>Description</b>	<b>Amount</b>
<b>FUND 711 COSADC - BALLOT</b>						
<b>711-0000-313.00-00 TAX / SALES AND USE TAX</b>						
	6319	09/25	6/30/2025	410	COSADC Sales Tax	(732,494.50)
<b>711-0000-361.10-00 INTEREST / INTEREST ON INVESTMENTS</b>						
	6313	09/25	6/30/2025	406	MM Interest Ballot	(25,975.54)
	6313	09/25	6/30/2025	406	Investment Interest Ball	(14,656.25)
<b>711-0700-411.03-20 PROFESSIONAL &amp; TECHNICAL / PROFESSIONAL SERVICES</b>						
	6213	09/25	5/29/2025	0002101	GALILEE COMMUNITY DEVELOPMENT	101,000.00
<b>711-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"</b>						
	6308	09/25	6/30/2025	405	Add Project Code	(190,128.02)
	6308	09/25	6/30/2025	405	Add Project Code	190,128.02

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

Meeting Date: August 13, 2025

Item type: Regular Item

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**Caption:**

Public Hearing regarding 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 Robert Schneeman, Economic Development Project Manager)

**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.

COSADC Board approved this project at their meeting on July 23, 2025

**Financial Impact:**

No fiscal impact. Public Notice only

**Other Information/Recommendation:**

No board action required

**Attachments:**

**Presentation:**

Robert Schneeman

**Approvals/Reviews:**

Robert Schneeman

Tina Dierschke

Brandon Dyson

Michael Dane

Created/Initiated

Approved

Approved

Final Approval

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

Meeting Date: August 13, 2025

Item type: Regular Item

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**Caption:**

Update presentation, discussion & possible action regarding Affordable Housing assistance for needed repairs to damage resulting from the July 4th, 2025 flooding of properties located within the Designated Flood Area (Presentation by Stephanie Hamby, Executive Director of Galilee CDC)

**Summary/History:**

At their meeting on July 23, 2025 the COSADC Board approved 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. Since that time staff have been meeting regularly with members of Neighborhood & Family Services and Galilee CDC to determine the extent of the needs; possible funding options; and other matters to develop a program to best meet the needs of the community.

**Financial Impact:**

No fiscal impact. Update and discussion only.

**Other Information/Recommendation:**

**Attachments:**

**Presentation:**

**Approvals/Reviews:**

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



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

Meeting Date: August 13, 2025

Item type: Regular Item

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**Caption:**

Public Hearing regarding 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 City Council. (Presentation by Robert Schneeman, Economic Development Project Manager)

**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. COSADC Board approved this project at their meeting on July 23, 2025.

**Financial Impact:**

No fiscal impact. Public Hearing only.

**Other Information/Recommendation:**

No board action required

**Attachments:**

**Presentation:**

Robert Schneeman

**Approvals/Reviews:**

Robert Schneeman

Tina Dierschke

Brandon Dyson

Michael Dane

Created/Initiated

Approved

Approved

Final Approval

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

Meeting Date: August 13, 2025

Item type: Regular Item

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**Caption:**

Update, discussion and possible action regarding the project for damage repairs needed as a result of the July 4th, 2025 flooding to businesses located in the Designated Flood Area (Presentation by Michael Looney, Vice President of Marketing & Recruitment)

**Summary/History:**

At their meeting on July 23, 2025 the COSADC Board approved a project not to exceed \$1M for potential assistance to eligible businesses affected by the July 4th flood event. Since that time, Michael Looney, Vice President of Marketing & Recruitment at the Chamber has been contacting affected businesses to determine the potential need for assistance. In addition, staff have been meeting with Chamber and SBDC staff to discuss possible program options and a recommended path forward.

**Financial Impact:**

No fiscal impact. Update discussion only.

**Other Information/Recommendation:**

**Attachments:**

**Presentation:**

Michael Dane

**Approvals/Reviews:**

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



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

Meeting Date: August 13, 2025

Item type: Regular Item

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**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:**

**Presentation:**

**Approvals/Reviews:**

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

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

Meeting Date: August 13, 2025

Item type: Regular Item

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**Caption:**

Update, discussion and possible action regarding improvements at the San Angelo Business & Industrial Park including Engineering Design of Phase 2.3; mowing and required maintenance; and other potential improvement or design issues (Presentation by Robert Schneeman, Economic Development Project Manager)

**Summary/History:**

COSADC hired Parkhill to prepare engineering plans for Phase 2.3 Infrastructure Improvements. They have begun work on the project. In addition, the previous mowing contract for the Park has expired. Staff has received quotes from three different companies to perform mowing and other maintenance at the Park. Since clearing brush from much of Phase 2 back in 2022, some small mesquites have begun to appear. Rather than just mowing over them, staff is recommending they be grubbed out to prevent regrowth. Portions of the area previously cleared resemble a plowed field, with furrows left by the previous contractor. Staff is recommending these areas be smoothed out to present a better curb appeal for potential purchasers. The existing 3 monument signs in Phase 1 are also becoming quite weathered and faded. Staff is looking at potentially replacing those signs, also providing similar signs at the two new entrances to Phase 2. Staff is currently investigating options and design recommendations for these signs. Staff is also requesting Board guidance on these issues and any other recommendations the Board may have.

**Financial Impact:**

No fiscal impact at this time. Discussion only.

**Other Information/Recommendation:**

**Attachments:**

**Presentation:**

**Approvals/Reviews:**

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



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

Meeting Date: August 13, 2025

Item type: Regular Item

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**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: August 13, 2025

Item type: Regular Item

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**Caption:**

Announcement and consideration of Future Agenda items.

**Summary/History:**

**Financial Impact:**

**Other Information/Recommendation:**

**Attachments:**

**Presentation:**

**Approvals/Reviews:**

Nora Nevarez

Created/Initiated