



Agenda 10/8/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on October 8, 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 September 10, 2025. (Nora Nevarez)
- b. Consider approving the July 2025 Financials. (Tina Dierschke)
- c. Consider approving the August 2025 Financials. (Tina Dierschke)
- d. Consider approving a Business Factory Incubator lease agreement by and between the City of San Angelo Development Corporation and RDZ Smart Homes, LLC (dba Electrician Expert Services) and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)
- e. Consider approving an amended Business Factory Incubator lease agreement by and between the City of San Angelo Development Corporation and Branded Company to include an additional office space and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

5. Regular Agenda

- a. Presentation and update regarding the Housing Study conducted by Community Development Strategies (Presentation made by Michael Pratt, Managing Director, Community Development)
- b. Discussion regarding support for Goodfellow Air Force Base. (Presentation by Rick Mantooth, Board President)
- 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. 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 Dezaray Johnson, Director of ASU SBDC and Michael Looney, Vice President of Marketing & Recruitment)
- e. Discussion regarding Public Development Planning (Presentation by Michael Dane, Interim Director of Economic Development)
- f. Consider a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$75,000, for partial funding of the Santa Fe / Downtown River Parks Master Plan / Design Services per RFQ PK-04-25, a project authorized under Section 505.152 of the Texas Development Corporation Act and a recommending approval by City Council (Presentation by Carl White, Director of Parks & Recreation)
- g. Consider approving a grant to Clark's Auto Parts & Wrecking Service in an amount not to exceed \$50,000 for repairs, equipment replacement and restocking inventory necessary due to the July 4th Flood Event under the project approved by the COSADC Board at their July 23, 2025, meeting a Project 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 and authorizing the Board President to negotiate and execute all related documents. (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:

- a. Section 551.087 - Business prospect negotiations regarding:
 - 1. Project Falcon
 - 2. Project Phoenix
 - 3. Project Hyperspace
 - 4. Project Gateway
 - 5. Looking Glass
 - 6. Project Surge
 - 7. Project Korn

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 2nd day of October 2025 at 4:00 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: October 8, 2025

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes for September 10, 2025. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | COSADC Meeting Minutes 9-10-2025 | COSADC Meeting Minutes 9-10-2025.pdf |
|----|----------------------------------|--------------------------------------|

Presentation:

Approvals/Reviews:

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

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, September 10, 2025

Present:

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, September 10, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

Invocation was provided by Pastor Aaron Milan, Bethel United Methodist Church.

3. Public Comment

Nora Nevarez, Economic Development Coordinator announced that the next Business Brown Bag will be held September 18th at noon. The event will be held at the Business Resource Center. The topic will be “Customer Service the Chick-fil-A Way.”

Brandon Dyson, City Attorney, introduced Holly Crooks, Deputy City Attorney.

4. Consent Agenda

- a. Consider approving the regular meeting minutes for August 13, 2025. (Nora Nevarez)

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

5. Regular Agenda

- a. Presentation regarding the Indirect Cost Allocation Plan process. (Presentation by Ryan Gaddy, Assistant Finance Director)

Ryan Gaddy, Assistant Finance Director presented the Indirect Cost Allocation Plan. The board requested another column be added for more clarity.

Item f will be discussed next.

- b. 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)

Ms. Stephanie Hamby provided an update regarding how funding will be allocated to those needing assistance.

- c. 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 Dezaray Johnson, Director of ASU SBDC and Michael Looney, Vice President of Marketing & Recruitment)

Ms. Elisabeth Dantzler spoke on behalf of Ms. Dezaray Johnson. She reviewed all the efforts that ASU SBDC has conducted to assist those effected by the flood.

Mr. Looney provided an update regarding the companies he has spoken.

Director Lewis mentioned the LIFT Fund. This is also another source that those effected by the flooding can apply.

- d. Update regarding the Business Plan Competition. (Presentation made by Dezaray Johnson & Nora Nevarez, Business Plan Coordinators)

Nora Nevarez and Elisabeth Dantzler provided an update.

They received thirty-seven entries for the competition. Six have been selected to proceed to Phase II. Announcement of the winners will be made November 12th.

Second Vice President Rodriguez left the meeting at 9:47 A.M.

- e. 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)

Mr. Schneeman provided an update regarding the Business & Industrial Park. He discussed the mowing and required maintenance; and provided examples of improvements and designs for improving the signage.

- f. Update presentation regarding the completion of the Kirby Park Splash Pad. (Presentation by Michael Dane, Interim Director of Economic Development)

Michael Dane, Interim Director of Economic Development introduced Director Matt Lewis.

Director Lewis spoke about this amazing project. He praised Jeff and Alicia Olshanski, All-Tex Irrigations & Supply for spear heading this project. Director Lewis stated this project was completed within a year. Alicia successfully did all the fund raising. COSADC allocated \$150,000. Director Lewis informed the board that the project had come in under budget, returning \$19,625.64.

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 10:03 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:
 1. Allen's Transport
 2. Long Industries
 3. Pitts Fabrication
 4. Permian Radiator
 5. TriCor Steel

No action taken on these items.

At 10:26 A.M., the Board reconvened

7. Follow Up and Administrative Issues

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

None

- b. Announcement and consideration of Future Agenda items.

Director Lasater suggested the board take a Field Trip to see the projects that have been discussed.

Staff will make those arrangements.

8. Adjournment

Motion: Director Lewis made a motion, seconded by Director Lasater 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 10:32 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: October 8, 2025

Item type: Consent Item

Caption:

Consider approving the July 2025 Financials. (Tina Dierschke)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------|--------------------|
| 1. | COSADC FS 2507 | COSADC FS 2507.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 July 31, 2025

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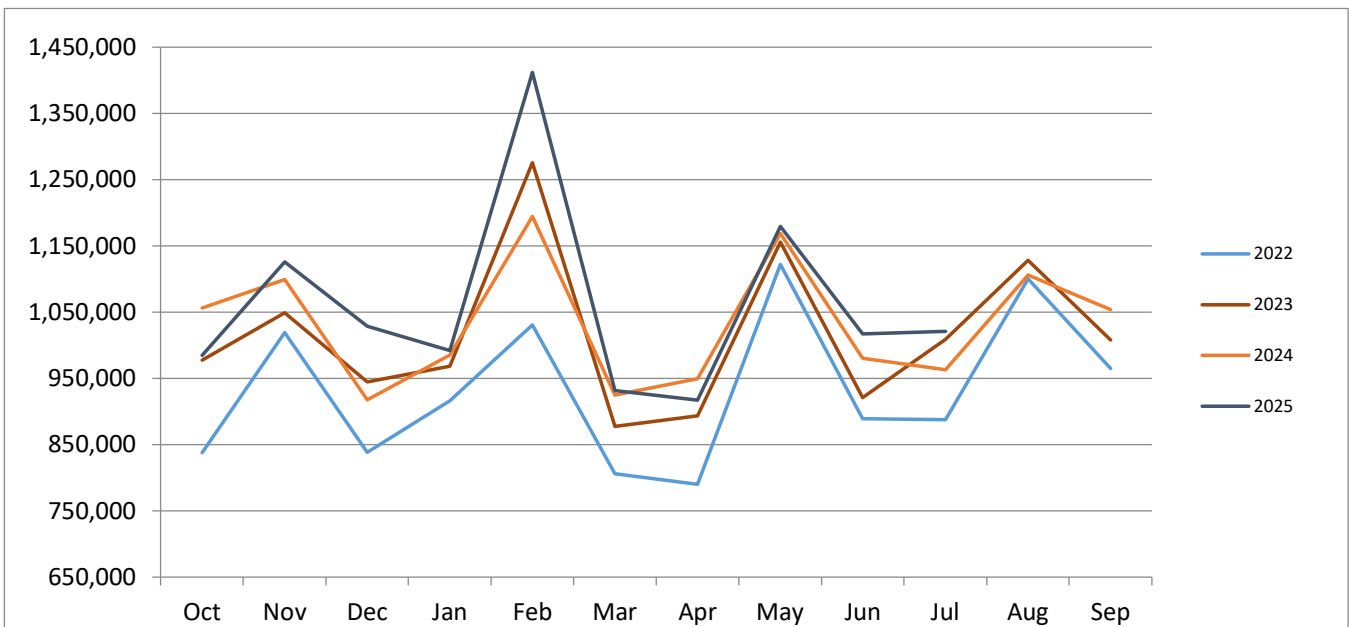
**City of San Angelo Development Corporation
Executive Summary
July 2025**

Available Fund Balances

| | |
|--|------------|
| Unassigned Fund Balance-Economic Development | 7,298,247 |
| Unassigned Fund Balance-Ballot | 13,851,823 |

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 | 1,021,295 | 6.02% |
| 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 July 31, 2025

ASSETS

Current Assets

Checking/Savings

Cash 1,304,426

Money Market 8,080,846

Total Checking/Savings 9,385,272

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 12,398,603

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

17,543,450

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 4,885,435

Restricted for Fixed Assets 5,144,847

Reserved for Encumbrance 100,857

Unassigned Fund Balance 7,298,247

Total Fund Equity 17,429,386

TOTAL LIABILITIES & FUND EQUITY

17,543,450

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

| | Budget | Month Actual | YTD Actual | YTD Actual W/ Enc | Over/(Under) Budget | % of Budget | |
|--|------------------|--------------------|------------------|-------------------|---------------------|--------------------|------------|
| Revenues | | | | | | | |
| Sales & Use Tax | 3,348,558 | 285,963 | 2,970,659 | 2,970,659 | (377,899) | 89% | |
| Interest on Investments | 406,500 | 67,127 | 355,932 | 355,932 | (50,568) | 88% | |
| Lease Income | 20,010 | - | 12,808 | 12,808 | (7,202) | 64% | |
| Miscellaneous Income | 450 | - | - | - | (450) | 0% | |
| Property Sales | - | - | 437,363 | 437,363 | 437,363 | 100% | |
| Total Revenues | 3,775,518 | 353,090 | 3,776,762 | 3,776,762 | 1,244 | 100% | |
| Expenditures | | | | | | | |
| Administrative | 121,148 | 2,387 | 79,663 | 83,280 | (37,868) | 69% | |
| Partnership Affiliations | 86,250 | - | 76,047 | 76,047 | (10,203) | 88% | |
| COSADC Staff | 379,374 | - | 191,132 | 191,132 | (188,242) | 50% | |
| City Services | 176,927 | - | 132,696 | 132,696 | (44,231) | 75% | |
| Industrial Park Ops & Maint | 25,402 | 32 | 7,936 | 17,671 | (7,731) | 70% | |
| Marketing-Chamber of Commerce | 262,500 | 65,625 | 262,500 | 262,500 | - | 100% | |
| Advertising | 83,799 | - | 40,277 | 73,799 | (10,000) | 88% | |
| Building Maintenance/Utilities | 105,576 | 1,100 | 57,013 | 98,867 | (6,709) | 94% | |
| Capital | 1,824,927 | - | 392,625 | 392,625 | (1,432,302) | 22% | |
| Business Factory | 228,005 | 625 | 97,317 | 108,872 | (119,133) | 48% | |
| Total Operating Expenditures | 3,293,908 | 69,769 | 1,337,206 | 1,437,489 | (1,856,419) | 44% | |
| Projects | | | | | | | |
| 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 | - | 58,927 | (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 | - | 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% | |
| Flood Relief | | 1,816,313 | - | - | (1,816,313) | 0% | |
| Future Projects | | 1,085,246 | - | - | (1,085,246) | 0% | |
| Total Project Expenditures | | 7,336,629 | - | 1,365,948 | 1,366,521 | 19% | |
| Total Expenditures | | 10,630,537 | 69,769 | 2,703,154 | 2,804,010 | (7,826,527) | 25% |
| Revenue Over/(Under) Expenditures | | (6,855,019) | 283,321 | 1,073,608 | 972,752 | | |

**City of San Angelo Development Corporation
Economic Development Projects
As of July 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 | 58,927 | 58,927 | 573 |
| 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 |
| Flood Relief | | 1,816,313 | 1,816,313 | - | - | 1,816,313 |
| | | <u>9,587,172</u> | <u>11,267,609</u> | <u>1,365,948</u> | <u>6,382,174</u> | <u>4,885,435</u> |
| Total Committed, Not Expended | | | | | | <u><u>4,885,435</u></u> |

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

| | |
|--|---------------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Cash | 54,280 |
| Money Market | <u>8,522,740</u> |
| Total Checking/Savings | <u>8,577,019</u> |
| Other Current Assets | |
| Investments | <u>5,995,159</u> |
| Total Other Current Assets | <u>5,995,159</u> |
| Total Current Assets | <u>14,572,178</u> |
| TOTAL ASSETS | <u><u>14,572,178</u></u> |
| LIABILITIES & FUND EQUITY | |
| 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>13,851,823</u> |
| Total Fund Equity | <u>14,561,147</u> |
| TOTAL LIABILITIES & FUND EQUITY | <u><u>14,572,178</u></u> |

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

| | Budget | Month Actual | YTD Actual | YTD Actual w/ Enc | Over/(Under) Budget | % of Budget |
|--|------------------|----------------|------------------|----------------------|------------------------|-------------|
| Revenues | | | | | | |
| Sales & Use Tax | 8,610,576 | 735,332 | 7,638,839 | 7,638,839 | (971,737) | 89% |
| Interest on Investments | 411,000 | 104,111 | 523,392 | 523,392 | 112,392 | 127% |
| Total Revenues | 9,021,576 | 839,443 | 8,162,231 | 8,162,231 | (859,345) | 90% |
| Expenditures | | | | | | |
| City Services | 34,105 | - | 25,579 | 25,579 | (8,526) | 75% |
| Ballot Projects Debt Service | 2,565,600 | - | 2,565,600 | 2,565,600 | - | 100% |
| Affordable Housing | | | | | | |
| City Admin | 13,385 | - | 10,039 | 10,039 | (3,346) | 75% |
| Programmed | 606,302 | - | 387,860 | 387,860 | (218,442) | 64% |
| Unprogrammed | - | - | - | - | - | 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 | - | 6,168,088 | 6,168,088 | (3,138,175) | 66% |
| Revenue Over/(Under) Expenditures | (284,687) | 839,443 | 1,994,143 | 1,994,143 | | |

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

| Group # | PO # | Type | Date | Number | Description | Amount |
|---|----------|-------|-----------|-------------|----------------------------------|--------------|
| FUND 700 DEVELOPMENT CORPORATION | | | | | | |
| 7000000-31200 COSADC - Sales & Use Tax | | | | | | |
| | JE000042 | 10/25 | 8/11/2025 | JV00105 | Eco Dev Sales Tax - July 2025 | (285,962.58) |
| 7000000-36100 COSADC - Interest on Investments | | | | | | |
| | JE000020 | 10/25 | 8/6/2025 | JV00085 | Bank Interest ED | (2,574.72) |
| | JE000020 | 10/25 | 8/6/2025 | JV00085 | Investment Interest ED | (36,093.75) |
| | JE000020 | 10/25 | 8/6/2025 | JV00085 | MM Interest ED | (28,458.60) |
| 7000700-41360 COSADC - Econ Dev - Contract Services | | | | | | |
| | OH001430 | 10/25 | 7/25/2025 | 23037 | SAN ANGELO CHAM MARKETING & RE | 65,625.00 |
| 7000700-41410 COSADC - Econ Dev - Water/Sewer Utilities | | | | | | |
| | CX000011 | 10/25 | 8/6/2025 | 00002 | CIS BATCH 2025-10 | 139.80 |
| | CX000021 | 10/25 | 8/6/2025 | 06345 | CIS BATCH 2025-10 | 15.60 |
| 7000700-41412 COSADC - Econ Dev - Electricity | | | | | | |
| | OH000521 | 10/25 | 7/21/2025 | 26511 | CONCHO VALLEY E ELECTRIC FOR A | 44.63 |
| 7000700-41422 COSADC - Econ Dev - Building & Grounds Maintenance | | | | | | |
| | OH000335 | 10/25 | 7/21/2025 | 6631 | JOWERS COMMERCIAL COMMERCIAL CLE | 800.00 |
| | OH000676 | 10/25 | 7/21/2025 | 06910013725 | REPUBLIC SERVIC TRASH SERVICE | 31.24 |
| | OH000831 | 10/25 | 7/21/2025 | 1039130 | HOUSE OF CHEMIC TOILET PAPER, | 68.86 |
| 7000700-41424 COSADC - Econ Dev - Vehicle Maintenance | | | | | | |
| | JE000040 | 10/25 | 8/11/2025 | JV00103 | VM for July | 753.90 |
| 7000700-41462 COSADC - Econ Dev - Communications | | | | | | |
| | JE000056 | 10/25 | 8/11/2025 | JV00119 | Mthly Budgeted Transfers | 1,582.92 |
| 7000700-41480 COSADC - Econ Dev - Special Projects "A" | | | | | | |
| | OH000364 | 10/25 | 7/21/2025 | 1068 | WALLACE, RUSSEL IT SERVICES FO | 625.00 |
| 7000700-41519 COSADC - Econ Dev - Gasoline | | | | | | |
| | JE000040 | 10/25 | 8/11/2025 | JV00103 | VM for July | 50.41 |
| 7000705-41410 COSADC - Industrial Park - Water/Sewer Utilities | | | | | | |
| | CX000033 | 10/25 | 8/6/2025 | 00009 | CIS BATCH 2025-10 | 31.92 |
| FUND 711 COSADC - BALLOT | | | | | | |
| 7110000-31200 COSADC - Ballot - Sales & Use Tax | | | | | | |
| | JE000042 | 10/25 | 8/11/2025 | JV00105 | Ballot Sales Tax - July 2025 | (735,332.34) |
| 7110000-36100 COSADC - Ballot - Interest on Investments | | | | | | |
| | JE000020 | 10/25 | 8/6/2025 | JV00085 | Investment Interest Ballot | (73,281.25) |
| | JE000020 | 10/25 | 8/6/2025 | JV00085 | MM Interest Ballot | (30,830.14) |

THE CITY OF SAN ANGELO, TEXAS

**Schedule of Revenues and Expenditures
Fiscal Year through July 31, 2025**

83% 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 | - | 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 | - | 6,077,432 | (88,536) | 64,894,033 | 70,971,465 |
| Revenue Over/(Under) Expenditures | | (6,165,968) | - | (6,077,432) | | | |
| Ending Fund Balance | | 1,652,617 | | 1,741,153 | | | |

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

Meeting Date: October 8, 2025

Item type: Consent Item

Caption:

Consider approving the August 2025 Financials. (Tina Dierschke)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------|----------------------|
| 1. | COSADC FS 2508 r | COSADC FS 2508 r.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 August 31, 2025

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Hickory Water Supply

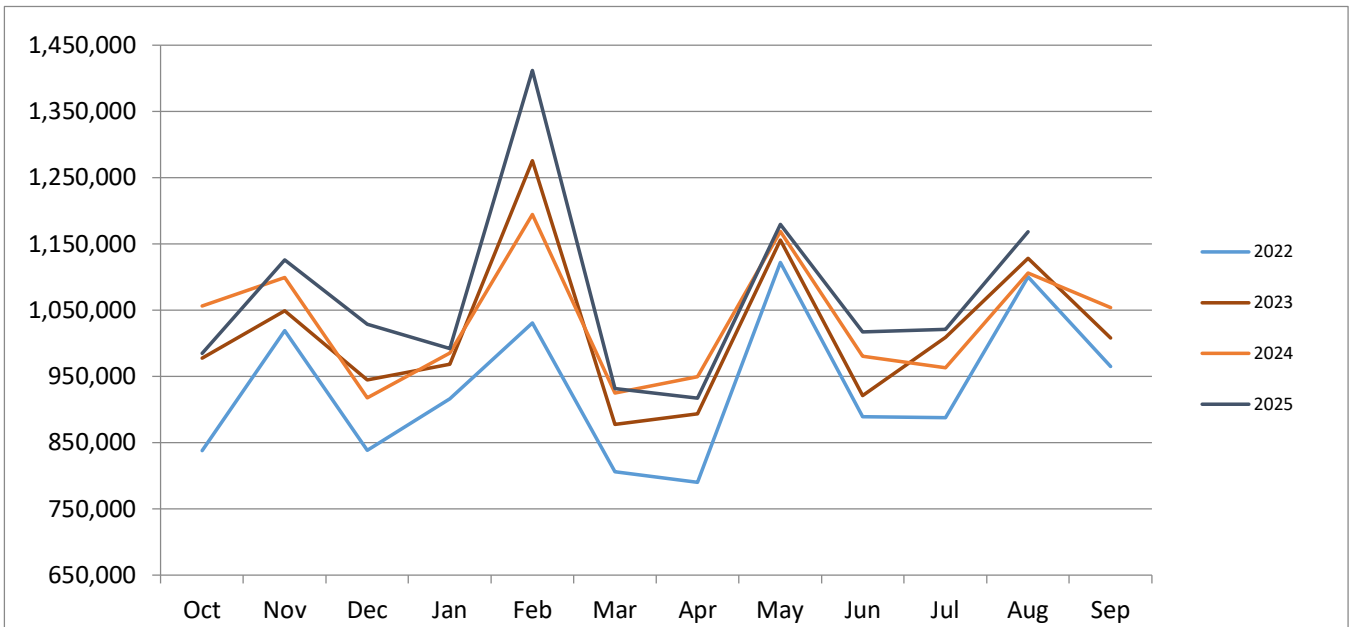
**City of San Angelo Development Corporation
Executive Summary
August 2025**

Available Fund Balances

| | |
|--|------------|
| Unassigned Fund Balance-Economic Development | 7,588,985 |
| Unassigned Fund Balance-Ballot | 14,749,674 |

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 | 1,021,295 | 6.02% |
| Aug | 1,100,228 | 1,128,012 | 1,106,232 | 1,168,457 | 5.62% |
| Sep | 965,151 | 1,008,166 | 1,053,612 | | |



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

ASSETS

Current Assets

Checking/Savings

Cash 1,304,853

Money Market 7,375,215

Total Checking/Savings 8,680,068

Accounts Receivable

Leases 2,665

Total Accounts Receivable 2,665

Other Current Assets

Investments 3,011,670

Total Other Current Assets 3,011,670

Total Current Assets 11,694,403

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

16,839,250

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 5,156

Accounts Payable 110,600

Total Current Liabilities 115,756

Total Liabilities 115,756

Fund Equity

Committed for Eco. Dev. Projects 3,892,685

Restricted for Fixed Assets 5,144,847

Reserved for Encumbrance 96,976

Unassigned Fund Balance 7,588,985

Total Fund Equity 16,723,494

TOTAL LIABILITIES & FUND EQUITY

16,839,250

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

| | Budget | Month Actual | YTD Actual | YTD Actual W/ Enc | Over/(Under) Budget | % of Budget | |
|--|------------------|--------------------|------------------|-------------------|---------------------|--------------------|------------|
| Revenues | | | | | | | |
| Sales & Use Tax | 3,348,558 | 327,168 | 3,297,828 | 3,297,828 | (50,730) | 98% | |
| Interest on Investments | 406,500 | 41,321 | 397,253 | 397,253 | (9,247) | 98% | |
| Lease Income | 20,010 | 2,828 | 15,636 | 15,636 | (4,374) | 78% | |
| Miscellaneous Income | 450 | - | - | - | (450) | 0% | |
| Property Sales | - | - | 437,363 | 437,363 | 437,363 | 100% | |
| Total Revenues | 3,775,518 | 371,317 | 4,148,080 | 4,148,080 | 372,562 | 110% | |
| Expenditures | | | | | | | |
| Operations Maintenance | 122,148 | 2,533 | 82,197 | 84,938 | (37,210) | 70% | |
| Partnership Affiliations | 86,250 | - | 76,047 | 76,047 | (10,203) | 88% | |
| COSADC Staff | 379,374 | - | 191,132 | 191,132 | (188,242) | 50% | |
| City Services | 176,927 | - | 132,696 | 132,696 | (44,231) | 75% | |
| Industrial Park Ops & Maint | 25,402 | 32 | 7,968 | 17,703 | (7,699) | 70% | |
| Marketing-Chamber of Commerce | 262,500 | - | 262,500 | 262,500 | - | 100% | |
| Advertising | 83,799 | - | 40,277 | 73,799 | (10,000) | 88% | |
| Building Maintenance/Utilities | 108,576 | 6,404 | 63,418 | 102,796 | (5,780) | 95% | |
| Capital | 1,824,927 | - | 392,625 | 392,781 | (1,432,146) | 22% | |
| Business Factory | 228,005 | 1,233 | 98,550 | 109,420 | (118,585) | 48% | |
| Total Operating Expenditures | 3,297,908 | 10,202 | 1,347,410 | 1,443,812 | (1,854,096) | 44% | |
| Projects | | | | | | | |
| 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 | 66,750 | - | 58,927 | (7,250) | 89% | |
| 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 | - | 100% | |
| Technology Tower, LLC | DC0209 | 150,000 | - | - | (150,000) | 0% | |
| ASU Airport Facility | DC0211 | 2,000,000 | 1,000,000 | 2,000,000 | - | 100% | |
| 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% | |
| Residential Flood Relief | | 816,313 | - | - | (816,313) | 0% | |
| Business Flood Relief | | 1,000,000 | - | - | (1,000,000) | 0% | |
| Future Projects | | 1,073,996 | - | - | (1,073,996) | 0% | |
| Total Project Expenditures | | 7,332,629 | 1,000,000 | 2,365,948 | 2,366,521 | (4,966,108) | 32% |
| Total Expenditures | | 10,630,537 | 1,010,202 | 3,713,358 | 3,810,333 | (6,820,204) | 35% |
| Revenue Over/(Under) Expenditures | | (6,855,019) | (638,885) | 434,722 | 337,747 | | |

**City of San Angelo Development Corporation
Economic Development Projects
As of August 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 | 66,750 | 58,927 | 58,927 | 7,823 |
| 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 | 2,000,000 | 2,000,000 | - |
| 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 |
| Residential Flood Relief | | 816,313 | 816,313 | - | - | 816,313 |
| Business Flood Relief | | 1,000,000 | 1,000,000 | - | - | 1,000,000 |
| | | <u>9,587,172</u> | <u>11,274,859</u> | <u>2,365,948</u> | <u>7,382,174</u> | <u>3,892,685</u> |

Total Committed, Not Expended

3,892,685

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

| | |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Cash | 54,232 |
| Money Market | 9,420,639 |
| Total Checking/Savings | 9,474,870 |
| Other Current Assets | |
| Investments | 5,995,159 |
| Total Other Current Assets | 5,995,159 |
| Total Current Assets | 15,470,029 |
| TOTAL ASSETS | 15,470,029 |
| LIABILITIES & FUND EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 290,041 |
| Total Current Liabilities | 290,041 |
| Total Liabilities | 290,041 |
| Fund Equity | |
| Committed for Ballot Projects | 430,314 |
| Assigned for Debt Service | - |
| Unassigned Fund Balance | 14,749,674 |
| Total Fund Equity | 15,179,988 |
| TOTAL LIABILITIES & FUND EQUITY | 15,470,029 |

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

| | Budget | Month Actual | YTD Actual | YTD Actual w/ Enc | Over/(Under) Budget | % of Budget |
|--|------------------|----------------|------------------|----------------------|------------------------|-------------|
| Revenues | | | | | | |
| Sales & Use Tax | 8,610,576 | 841,289 | 8,480,128 | 8,480,128 | (130,448) | 98% |
| Interest on Investments | 411,000 | 56,610 | 580,001 | 580,001 | 169,001 | 141% |
| Total Revenues | 9,021,576 | 897,899 | 9,060,129 | 9,060,129 | 38,553 | 100% |
| Expenditures | | | | | | |
| City Services | 34,105 | - | 25,579 | 25,579 | (8,526) | 75% |
| Ballot Projects Debt Service | 2,565,600 | - | 2,565,600 | 2,565,600 | - | 100% |
| Affordable Housing | | | | | | |
| City Admin | 13,385 | - | 10,039 | 10,039 | (3,346) | 75% |
| Programmed | 606,302 | - | 387,860 | 387,860 | (218,442) | 64% |
| Long Term Water Supply | | | | | | |
| West Texas Water Partnership | 200,000 | - | - | - | (200,000) | 0% |
| Water Rights | 558,020 | 279,010 | 558,020 | 558,020 | - | 100% |
| 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 | 279,010 | 6,447,098 | 6,447,098 | (2,859,165) | 69% |
| Revenue Over/(Under) Expenditures | (284,687) | 618,889 | 2,613,031 | 2,613,031 | | |

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

| Group # | PO # | Type | Date | Number | Description | Amount |
|---|-------------|--------------|-------|----------------------------|----------------------------------|--------------|
| FUND 700 DEVELOPMENT CORPORATION | | | | | | |
| 7000000-31200 COSADC Sales & Use Tax | | | | | | |
| | JE000086 | | 11/25 | 8/31/2025 JV00159 | Eco Dev Sales Tax - August 202 | (327,168.08) |
| 7000000-36100 COSADC Interest on Investments | | | | | | |
| | JE000088 | | 11/25 | 8/31/2025 JV00161 | Bank Interest ED | (2,720.16) |
| | JE000088 | | 11/25 | 8/31/2025 JV00161 | Investment Interest ED | (9,875.25) |
| | JE000088 | | 11/25 | 8/31/2025 JV00161 | MM Interest ED | (28,725.61) |
| 7000000-36300 COSADC Rent | | | | | | |
| | AR000161 | | 11/25 | 8/6/2025 AR000391 | DC - MONTHLY SERVICE FEE | (175.00) |
| | AR000161 | | 11/25 | 8/6/2025 AR000391 | DC - OFFICE SPACE | (181.45) |
| | AR000165 | | 11/25 | 8/15/2025 AR001150 | DC - MONTHLY SERVICE FEE | (175.00) |
| | AR000165 | | 11/25 | 8/15/2025 AR001150 | DC - OFFICE SPACE | (187.15) |
| | AR000169 | | 11/25 | 8/15/2025 AR001155 | DC - OFFICE SPACE | (10.00) |
| | AR000172 | | 11/25 | 8/15/2025 AR001157 | DC - MONTHLY SERVICE FEE | (175.00) |
| | AR000172 | | 11/25 | 8/15/2025 AR001157 | DC - OFFICE SPACE | (181.45) |
| | AR000181 | | 11/25 | 8/15/2025 AR001167 | DC - OFFICE SPACE | (623.60) |
| | AR000195 | | 11/25 | 8/15/2025 AR001477 | DC - MONTHLY SERVICE FEE | (700.00) |
| | AR000195 | | 11/25 | 8/15/2025 AR001477 | DC - OFFICE SPACE | (419.80) |
| 7000700-41410 COSADC - Econ Dev Water/Sewer Utilities | | | | | | |
| | CX000011 | | 11/25 | 8/29/2025 00002 | CIS BATCH 2025-10 | 139.80 |
| | CX000269 | | 11/25 | 8/5/2025 00110 | CIS BATCH 2025-11 | 15.60 |
| | CX000273 | | 11/25 | 8/6/2025 00115 | CIS BATCH 2025-11 | 139.80 |
| 7000700-41411 COSADC - Econ Dev Natural Gas | | | | | | |
| | OH002575 | P0134759 | 11/25 | 8/26/2025 3036648466.2507 | ATMOS ENERGY GAS UTILITIES AT | 158.42 |
| 7000700-41412 COSADC - Econ Dev Electricity | | | | | | |
| | GEXA2507 | | 11/25 | 8/11/2025 34508980 | GEXA ENERGY, LP GEXA JULY 2025 | 1,579.77 |
| | GEXA825 | | 11/25 | 8/26/2025 34535940 | GEXA ENERGY, LP GEXA AUG 2025 | 1,553.22 |
| | OH002577 | P0134752 | 11/25 | 8/14/2025 26511 | CONCHO VALLEY E ELECTRIC FOR A | 46.75 |
| 7000700-41422 COSADC - Econ Dev Building & Grounds Maintenance | | | | | | |
| | OH002543 | P0134753 | 11/25 | 8/14/2025 748485 | ADVANCE ELEVATO MAINTENANCE ON | 250.00 |
| | OH002573 | P0135421 | 11/25 | 8/26/2025 6643 | JOWERS COMMERCIAL COMMERCIAL CLE | 800.00 |
| | OH002574 | P0134761 | 11/25 | 8/26/2025 116459 | BUG EXPRESS, IN PEST CONTROL A | 85.00 |
| | OH002578 | P0134815 | 11/25 | 8/14/2025 1378808 | REPUBLIC SERVIC TRASH SERVICE | 36.24 |
| | OH002704 | P0135421 | 11/25 | 8/14/2025 6660 | JOWERS COMMERCIAL COMMERCIAL CLE | 800.00 |
| | OH003646 | P0135421 | 11/25 | 8/26/2025 6668 | JOWERS COMMERCIAL COMMERCIAL CLE | 800.00 |
| | RVREPUB2508 | P0134815 | 11/25 | 8/19/2025 1378808 | REPUBLIC SERVIC TRASH SERVICE | 36.24 |
| | TR000010 | P0134815 | 11/25 | 8/19/2025 1378808 | REPUBLIC SERVIC TRASH SERVICE | (36.24) |
| 7000700-41440 COSADC - Econ Dev Rent of Equipment | | | | | | |
| | OH002576 | P0134760 | 11/25 | 8/26/2025 1688211 | CTWP COPIER LEASE - COSADC | 420.00 |
| | OH002576 | P0134760 | 11/25 | 8/26/2025 1688211 | CTWP OVERAGE COPIES - COSADC | 21.11 |
| | OH002611 | P0134760 | 11/25 | 8/26/2025 169608 | CTWP COPIER LEASE - COSADC | 420.00 |
| | OH002611 | P0134760 | 11/25 | 8/26/2025 169608 | CTWP OVERAGE COPIES - COSADC | 14.47 |
| 7000700-41462 COSADC - Econ Dev Communications | | | | | | |
| | JE000096 | | 11/25 | 8/31/2025 JV00169 | Mthly Budgeted Transfers | 1,582.91 |
| 7000700-41480 COSADC - Econ Dev Special Projects "A" | | | | | | |
| | OH002566 | P0134758 | 11/25 | 8/26/2025 1069 | WALLACE, RUSSEL IT SERVICES FO | 625.00 |
| | OH002614 | P0134760 | 11/25 | 8/26/2025 1696083 | CTWP COPIER LEASE - BUSINESS F | 30.00 |
| | OH002614 | P0134760 | 11/25 | 8/26/2025 1696083 | CTWP COPIER OVERAGE - BUSINESS | 30.70 |
| | TR000008 | PC0000000643 | 11/25 | 8/12/2025 PC.0700.250703.1 | Dry eraser board Business fact | 193.79 |
| | TR000008 | PC0000000644 | 11/25 | 8/12/2025 PC.0700.250703.1 | Dry eraser board stand BF | 269.99 |
| | TR000008 | PC0000000645 | 11/25 | 8/12/2025 PC.0700.250703.1 | dry eraser marker holders | 33.98 |
| | TR000008 | PC0000000646 | 11/25 | 8/12/2025 PC.0700.250703.1 | rack for copier paper | 30.32 |
| | TR000008 | PC0000000648 | 11/25 | 8/12/2025 PC.0700.250703.1 | copies of BF suite 210.2 | 19.50 |
| 7000700-41510 COSADC - Econ Dev Office Supplies | | | | | | |
| | TR000008 | PC0000000639 | 11/25 | 8/12/2025 PC.0700.250703.1 | filing Corp files | 2.00 |
| | TR000008 | PC0000000640 | 11/25 | 8/12/2025 PC.0700.250703.1 | filing of Corp files | 1.00 |
| | TR000008 | PC0000000641 | 11/25 | 8/12/2025 PC.0700.250703.1 | filing Corp files | 1.00 |
| | TR000008 | PC0000000642 | 11/25 | 8/12/2025 PC.0700.250703.1 | Filing fee for Dev Corp | 1.00 |
| | TR000008 | PC0000000649 | 11/25 | 8/12/2025 PC.0700.250703.1 | Find Registered Agent | 1.00 |
| 7000700-41514 COSADC - Econ Dev Postage & Shipping | | | | | | |
| | POST725 | | 11/25 | 8/11/2025 2507 | POSTMASTER POSTAGE | 20.00 |
| 7000700-41560 COSADC - Econ Dev Food | | | | | | |
| | TR000008 | PC0000000647 | 11/25 | 8/12/2025 PC.0700.250703.1 | Coffee for COSADC meeting 6/9 | 48.30 |

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

| Group # | PO # | Type | Date | Number | Description | Amount |
|---------------------------------|--|-------------|-------------|---------------|--------------------------------|---------------|
| 7000700-57037 | COSADC - Econ Dev DC0211 | | | | | |
| | OH001907 | 11/25 | 8/6/2025 | 10016 | ANGELO STATE UN DC0211 | 1,000,000.00 |
| 7000705-41410 | COSADC - Industrial Park Water/Sewer Utilities | | | | | |
| | CX000288 | 11/25 | 8/8/2025 | 00135 | CIS BATCH 2025-11 | 31.92 |
| FUND 700 COSADC - BALLOT | | | | | | |
| 7110000-31200 | COSADC - Ballot Sales & Use Tax | | | | | |
| | JE000086 | 11/25 | 8/31/2025 | JV00159 | Ballot Sales Tax - August 2025 | (841,289.34) |
| 7110000-36100 | COSADC - Ballot Interest on Investments | | | | | |
| | JE000088 | 11/25 | 8/31/2025 | JV00161 | Investment Interest Ballot | (20,049.75) |
| | JE000088 | 11/25 | 8/31/2025 | JV00161 | MM Interest Ballot | (36,559.87) |

THE CITY OF SAN ANGELO, TEXAS

**Schedule of Revenues and Expenditures
Fiscal Year through August 31, 2025**

92% 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 | - | 207,535 | (47,501) | 2,890,020 | 3,097,555 |
| Construction | 4159 | 4,190,932 | 1,327,649 | 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 | 1,327,649 | 6,077,432 | (88,536) | 64,894,033 | 70,971,465 |
| Revenue Over/(Under) Expenditures | | (6,165,968) | (1,327,649) | (6,077,432) | | | |
| Ending Fund Balance | | 1,652,617 | | 1,741,153 | | | |

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

Meeting Date: October 8, 2025

Item type: Consent Item

Caption:

Consider approving a Business Factory Incubator lease agreement by and between the City of San Angelo Development Corporation and RDZ Smart Homes, LLC (dba Electrician Expert Services) and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

Summary/History:

RDZ Smart Homes LLC, dba Electrician Expert Services (NAICS 238210), has proudly served the San Angelo, Texas community for four years under the leadership and ownership of Adrian Rodriguez. As a fully licensed and insured electrical contracting business, he is committed to delivering comprehensive solutions for both residential and commercial clients.

RDZ Smart Homes LLC core services encompass residential and commercial electrical installations, whole-home generator integration, advanced Wi-Fi distribution, smart home automation, and state-of-the-art security systems. He prioritizes reliability, quality construction, and customer loyalty, offering a diverse range of services to ensure his clients do not need to seek multiple contractors for their various needs.

Key strengths include:

- Comprehensive service suite—generator integration, smart home solutions, security, and solar field maintenance
- Transparent pricing and flexible payment solutions
- Bilingual team and proactive client communications
- Robust management, with expert oversight from a seasoned foreman and professional accounting support
- Innovative adoption of drone-based thermal inspections and advanced technology
- Strong community reputation and customer loyalty

Mr. Rodriguez is requesting to participate in the Business Factory Incubator program. He has completed his application process and provided a business plan. Upon approval, he will move into the incubator.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez
Michael Dane
Tina Dierschke
Brandon Dyson
Holly Crooks

Created/Initiated
Approved
Approved
Approved
Final Approval

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

Meeting Date: October 8, 2025

Item type: Consent Item

Caption:

Consider approving an amended Business Factory Incubator lease agreement by and between the City of San Angelo Development Corporation and Branded Company to include an additional office space and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

Summary/History:

On September 12th, Branded Company (also known as Ascend Contracting) requested to lease another office space. Currently, they occupy two additional suites.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

| | |
|----------------|-------------------|
| Nora Nevarez | Created/Initiated |
| Tina Dierschke | Approved |
| Brandon Dyson | Approved |
| Holly Crooks | Approved |
| Michael Dane | Final Approval |

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

Meeting Date: October 8, 2025

Item type: Regular Item

Caption:

Presentation and update regarding the Housing Study conducted by Community Development Strategies (Presentation made by Michael Pratt, Managing Director, Community Development

Summary/History:

A comprehensive Housing Study was conducted by Community Development Systems (CDS), and was completed in July, 2019. On July 23, 2025, the board approved that Community Development Systems would conduct an update to the previous study.

The updated study will encompass the areas affected by the flooding.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

| | |
|----------------|-------------------|
| Nora Nevarez | Created/Initiated |
| Michael Dane | Approved |
| Tina Dierschke | Approved |
| Brandon Dyson | Approved |
| Holly Crooks | Final Approval |

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date: October 8, 2025
Item type: Regular Item

Caption:

Discussion regarding support for Goodfellow Air Force Base. (Presentation by Rick Mantooth, Board President)

Summary/History:

This item was requested by Rick Mantooth, Board President.

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

| | |
|----------------|-------------------|
| Nora Nevarez | Created/Initiated |
| Michael Dane | Approved |
| Tina Dierschke | Approved |
| Brandon Dyson | Approved |
| Holly Crooks | Final Approval |

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

Meeting Date: October 8, 2025

Item type: Regular Item

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:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

| | |
|----------------|-------------------|
| Nora Nevarez | Created/Initiated |
| Tina Dierschke | Approved |
| Brandon Dyson | Approved |
| Holly Crooks | Final Approval |

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

Meeting Date: October 8, 2025

Item type: Regular Item

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 Dezaray Johnson, Director of ASU SBDC and Michael Looney, Vice President of Marketing & Recruitment)

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: October 8, 2025
Item type: Regular Item

Caption:

Discussion regarding Public Development Planning (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

| | |
|----------------|-------------------|
| Nora Nevarez | Created/Initiated |
| Michael Dane | Approved |
| Tina Dierschke | Approved |
| Holly Crooks | Approved |
| Brandon Dyson | Final Approval |

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

Meeting Date: October 8, 2025

Item type: Regular Item

Caption:

Consider a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$75,000, for partial funding of the Santa Fe / Downtown River Parks Master Plan / Design Services per RFQ PK-04-25, a project authorized under Section 505.152 of the Texas Development Corporation Act and a recommending approval by City Council (Presentation by Carl White, Director of Parks & Recreation)

Summary/History:

Financial Impact:

\$75,000 from Future Projects to a new project. Budget Amendment required.

Other Information/Recommendation:

Attachments:

- | | | |
|----|---|--|
| 1. | 01 RFQ PK-04-25 - River Parks Master Plan | 01 RFQ PK-04-25 - River Parks Master Plan.pdf |
| 2. | Legacy Trail Presentation | Legacy Trail Presentation.pdf |
| 3. | Presentation on RFQ request river parks master plan | Presentation on RFQ request river parks master plan.pptx |
| 4. | River parks master plan Council item and action | River parks master plan Council item and action.pdf |
| 5. | DRAFT Santa Fe Downtown Parks Resolution v2 | DRAFT Santa Fe Downtown Parks Resolution v2.pdf |

Presentation:

Carl White

Approvals/Reviews:

| | |
|-------------------|-------------------|
| Nora Nevarez | Created/Initiated |
| Michael Dane | Approved |
| Carl White | Approved |
| Jeffrey Tomlinson | Approved |
| Tina Dierschke | Approved |
| Holly Crooks | Approved |
| Brandon Dyson | Final Approval |



City of San Angelo

REQUEST FOR QUALIFICATIONS

**Santa Fe/Downtown River Parks Master
Plan/Design Services**
Parks Department

RFQ No. PK-04-25

SUBMITTAL DEADLINE:

[AVAILABLE ON CITY OF SAN ANGELO - BONFIRE](#)



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1. INTRODUCTION

1.1 General

The City of San Angelo (COSA) Parks Department requests qualifications (RFQ) from urban design, landscape architecture, and engineering professionals for park and open space Master Planning and Design Services for the Santa Fe/Downtown River Parks. This project includes connectivity to and interaction with adjacent Civic League Park (botanical gardens), Sunken Garden Park (sculpture gardens), and properties extending east of Santa Fe Park to Rio Concho Drive at Baze/Roosevelt Streets along the North Concho River.

The estimated project duration is 6–9 months. Interested parties must submit a detailed Qualifications Package that defines relevant experience of proposed staff and sub-consultant team members, and proposed methods and strategy to execute the scope of work

1.2 Interpretations

All questions about the meaning or intent of the contract documents, including specifications shall be submitted to the Purchasing Division via [Bonfire](#), the City's e-Procurement Platform, Vendor Discussions. Questions received after the deadline established for submitting questions/interpretations will not be answered.

Replies will be issued by addenda and posted on the Bonfire Project Page. Only questions answered by formal written addenda will be binding. Oral interpretations or clarifications will be without legal effect.

1.3 Tentative Timeline

- July 31, 2025 Request for Qualifications issued
- August 28, 2025 Deadline for RFQ Submission
- September 17, 2025 Presentations by Selected Firms to COSA Selection Committee
- September-October Council Approval for Contract Execution
- October 15, 2025 Services Begin

1.4 Disqualification

The respondent may be disqualified for any of the following reasons:

- A. The respondent is involved in any litigation against the City of San Angelo.
- B. The respondent is in arrears on any existing contract or has defaulted on a previous contract with the City.
- C. The response is deemed non-conformant/non-responsive to the criteria/instructions highlighted herein.
- D. The respondent is debarred, suspended, terminated, or otherwise excluded from or ineligible covered transactions by any federal, state, or local government entity or agency.
- E. The proposal is not received by the proposal submittal deadline; or,
- F. The proposal is not executed by a person authorized to enter into a contract binding on the respondent.

1.5 Reservations

The City expressly reserves the right to accept, reject, or cancel any and all proposals AND:

- A. Waive any defect, irregularity, or informality in any proposal or bidding procedure.
- B. Extend the proposal closing time and date.
- C. Reissue a bid invitation or RFQ.
- D. Procure any item by other means; or,
- E. Increase or decrease the quantity specified unless the vendor specifies otherwise.



1.6 Confidentiality

All responses submitted shall remain confidential. After selection of a firm, proposals will be made available for public inspection. The City shall not be responsible for the confidentiality of any trade secrets or other information contained or disclosed in the proposal unless clearly identified as such.

1.7 Document Availability

RFQ Documents are available in the City's procurement portal at <https://cosatx.bonfirehub.com/>. To locate the documents on the Bonfire Portal, go to:

Public Opportunities > Santa Fe/Downtown River Parks Master Plan/Design Services (PK-04-25)

1.8 Award of Contract

The City reserves the right to accept or reject any or all proposals, and to waive any informalities or irregularities in the RFQ process. The City is an equal opportunity employer.

The City will select the most highly qualified respondent(s) of the requested services based on demonstrated competence and qualifications and then attempt to negotiate with respondent(s) a contract(s) at a fair and reasonable price.

1.9 Proposed Terms of the Agreement

The term of the Agreement will be negotiated with the selected firm(s).

1.10 Insurance and Indemnification Requirements

Insurance and indemnification requirements applicable to this project are detailed within the special insurance rider and/or the draft project agreement included with this solicitation package. Please review the insurance and indemnification requirements with your insurance agent prior to submission.

1.11 Acceptance of Proposal Content

Before submitting a proposal, each Respondent shall make all investigations and examinations necessary to ascertain all conditions and requirements affecting the performance of the contract and to verify any representations made by the City upon which the proposal will rely. If the Respondent receives an offer because of its proposal, failure to have made such investigation and examinations will in no way relieve the Respondent from its obligation to comply in every detail with all provisions and requirements.

1.12 Equal Employment Opportunity

Attention of Respondents to the requirement for ensuring that employees and applicants for employment are not discriminated against because of their race, color religion, sex, national origin, age, or disability.

1.13 Addenda

Should specifications be revised prior to the deadline for submittals, the City's Purchasing Division will issue addenda addressing the nature of the change and post them on the City's e-Procurement Portal ([Bonfire](#)). Respondents should **acknowledge any addenda as part of their submission in Bonfire**. Respondent is responsible for checking the City's e-Procurement Platform (Bonfire) to determine if any addenda have been issued prior to submitting a proposal. Failure to consider all addenda will be at the respondent's risk.



1.14 Modification or Withdrawal of Proposals

Proposals can only be altered using the online Bonfire Portal system. Proposals may be withdrawn before the closing time and date using the Bonfire Portal. After the closing time and date, a proposal can only be withdrawn with acceptable reason in writing and with approval of the Purchasing Division.

1.15 Restrictions on Communication

Respondents shall not communicate with 1) elected City officials, City staff, or contracted agents of the City regarding the RFQ from the time the RFQ has been released until the contract is posted as a City Council agenda item; and 2) City officials/employees/agents from the time the RFQ has been released until the contract is awarded. These restrictions extend to “thank you” letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFQ and/or proposal submitted by respondent. Violation of this provision by respondent and/or its agent may lead to disqualification of respondent’s proposal from consideration and from opportunities to bid on future projects.

Exceptions to the Restrictions on Communication with City employees include:

1. Private (non-business) contacts with the City by the respondent’s employees acting in their personal capacity.
2. Casual social contacts that do not include mention of the RFQ.
3. Respondents may submit questions via e-Procurement Portal (Bonfire) concerning this RFQ up to a week prior to submission due date. Questions received after the stated deadline will not be answered. Submission of questions to any other party prior to award may result in the disqualification of a respondent from bidding on this project as well as future projects for the City.

It is required that all questions be sent using the City’s online portal, ([Bonfire](#)). Questions submitted and the City’s responses will be published in the form of addenda to the Project Page in Bonfire. Respondent is responsible for calling the City or reviewing the Bonfire Project Page to determine if any addenda have been issued prior to their submittal. Only questions answered by formal addenda will be binding.

4. Respondents may provide responses to questions asked of them after responses are received and opened. During interviews, if any, verbal questions, and explanations will be permitted. If interviews are conducted, respondents shall not bring lobbyists. All costs associated with interviews will be at the respondents’ expense. The City reserves the right to exclude any persons from interviews as it deems in its best interests.
5. Upon completion of the evaluation process, respondents shall receive a notification letter indicating the recommended firm and anticipated City Council agenda date. Respondents desiring a review of the solicitation process must submit a written request no later than five (5) calendar days from the date the letter was sent. Failure to submit a letter in writing to the Purchasing office prior to the end of the fifth day shall be at the risk of the respondent. The letter will indicate the name and address for submission of requests for review.

City reserves the right to contact any respondent to negotiate if such is deemed desirable by City. Such negotiations initiated by City staff persons shall not be considered a violation by respondent of this section.

1.16 Invoices and Payment

Contractor will submit itemized invoices for all services rendered pursuant to this Request for Qualifications. Invoices will bear the name of the firm and will be addressed to the appropriate City Point of Contact, Contract Number (PK-04-25), and Purchase Order number. Invoices will be in itemized format and provide sufficient detail that demonstrates work performed.



Payment may be withheld by City, at the discretion of the City, to vendor until all required documents pertaining to the incurred charges are provided to the authorized City representative.

1.17 Advertising

Vendor shall not advertise or publish, without City's prior consent, the fact that City has entered into this contract, except to the extent necessary to comply with proper requests for information from an authorized representative of the federal, state, or local government.

1.18 Deadline and Delivery Location

RFQ online submittals must be received no later than **the posted submission deadline listed in City's e-Procurement Portal (Bonfire)**. The time recorded in Bonfire will serve as the official record of time. RFQ submittals received after the bidding deadline, regardless of the mode of delivery, will not be considered.

It is the sole responsibility of the vendor to ensure that the sealed RFQ submittal arrives via Bonfire by the specified deadline.

Faxed or physically submitted proposals will not be accepted.

1.19 Points of Contact

Jessica Pirkle, Purchasing Specialist

Purchasing Division
City of San Angelo
72 W. College Ave.
San Angelo, Texas 76903
Email: sapurch@sanangelo.gov
Telephone: (325) 657-4219

Carl White, Director

Parks & Recreation Department
City of San Angelo
702 S. Chadbourne
San Angelo, Texas 76903
Email: carl.white@sanangelo.gov
Telephone: (325) 657-4249



2. TYPE OF PROFESSIONAL SERVICES REQUIRED

The following professionals should apply for consideration:

2.1 Architects/Engineer

The City of San Angelo (COSA) requests qualifications (RFQ) from urban design, landscape architecture, and engineering professionals for park and open space Master Planning and Design Services for the Santa Fe/Downtown River Parks.

2.2 Sub-consultant teams

Sub-consultants may participate in multiple applicant teams. COSA may suggest team restructuring during final contract negotiations.



3. BACKGROUND

Santa Fe Park, one of San Angelo's oldest parks (acquired 1913), lies centrally along the North Concho River. Spanning approximately 50 acres, the park is intersected by several streets. It is bordered by an affluent residential neighborhood, Civic League Park (home of the International Water Lily Collection), Central High School, downtown San Angelo, the McNease Convention Center, and historic Sunken Garden Park, with WPA-era stonework and sculpture gardens.

Santa Fe Park has evolved from a golf course (since the 1920s) into a 9-hole, unlighted walking course that is currently underused. Prior investments include trail, lighting, and riverbank stabilization (2013), a Visitors' Center (2002), and Kids Kingdom playground (2003), now needing refurbishment or replacement.

Community interest has shifted toward a broader, more inclusive redevelopment emphasizing native landscaping, visual arts, recreation, history, and public open spaces. A vision for a botanical garden, enhanced trail access, and integration with the Concho River Legacy Trail – a public art and history trail supported by local citizens and artists—is a key consideration.



4. PROJECT DESCRIPTION

4.1 DESCRIPTION

This Master Plan will deliver a comprehensive conceptual blueprint for Santa Fe and Downtown River Parks (see Exhibit "A").

Expected outcomes include:

- Conceptual master plan for Zone A (Santa Fe Park), including Kids Kingdom and Concho River Legacy Trail integration;
- Conceptual coordination with Zones B, C, and D (refer to Exhibits B, C, and D);
- Conceptual plan for Zone D, including COSA- and Health Foundation-owned land;
- General management and maintenance plan for Zone A.

Planning efforts must ensure connectivity among all zones, including river crossings, and proposed Concho River Legacy Trail elements and enhancements to the Kids Kingdom area.

Ideas to incorporate into Zone A include: Sculptures/Visual Arts, Open Space/Play Area, Pavilions, Splash Pad, River Access, Botanical Garden, Restrooms, Topographic Landscaping, and Standard Park Amenities. Other opportunities are possible, based on public input.

4.2 SCOPE OF SERVICES

Community and Stakeholder Engagement:

- Monthly meetings with COSA project team and stakeholder representatives;
- Stakeholder engagement at key milestones;
- Outreach to groups such as the Santa Fe Park Commission, the Santa Rita HOA, Parks and Recreation Advisory Board, Public Art Commission, Design & Historic Review Commission, San Angelo Museum of Fine Arts, botanical garden advocates, SAISD, Downtown San Angelo, SAAF, Health Foundation, Concho River Legacy Trail representatives, City staff, and council members;
- Presentations to relevant commissions, boards and City Council;
- Public charrettes and engagement sessions, with all materials prepared by the consultant.

Field Survey:

- Topographic and boundary survey of Zone A.

Conceptual Design (Zone A):

- Review existing conditions, city plans, and relevant deeds and ordinances;
- Incorporate community and committee feedback;
- Apply sustainable and CPTED design standards;
- Provide at least three conceptual design alternatives;
- Finalize a framework conceptual plan including Concho River Legacy Trail elements and Kids Kingdom redevelopment.

Interfacing Zones B and C:

- Ensure connection and interface between Zones A, B, and C;
- Consider extending Zone B across the river to allow botanical garden expansion;



- Incorporate CRLT elements across connected zones.

Conceptual Design (Zone D):

- Address both public and private properties, maximizing public access;
- Develop greenbelt and trail concepts for both riverbanks;
- Align design with COSA Comprehensive Plan and other guidelines;
- Provide at least three conceptual design alternatives;
- Finalize a framework conceptual plan.

Feasibility and Compatibility:

- Assess feasibility through market/demographic review;
- Provide compatibility statement with surroundings;
- Deliver range-based cost estimates for each concept;
- Recommend future maintenance program with cost projections and sustainability features.



5. SUBMISSION REQUIREMENTS

5.1 Requirements:

Digital submission via Bonfire. Late submissions will not be accepted.

5.2 Format:

Technical Section:

- One-page cover letter with firm contact info and qualifications statement;
- Team description with roles, office locations, leadership, legal status, and staff resumes;
- Detailed method and plan, including engagement approach, timeline, and current workload;
- Three relevant project references, with one stormwater/green infrastructure example and one built project.



6. SELECTION PROCESS

All applications will be screened by a selection committee and those applicants selected for a short list may be invited to attend an interview, at the applicant's own expense. The City shall not incur any costs for applicant preparation and/or submittal of proposal.

The City will evaluate all responses based on the qualifications, background, training, experience, and staff qualifications. The City reserves the right to negotiate the final fee schedule, prior to recommending any Architects/Engineers for a consulting contract.

The City's process is as follows:

- A. The selection committee shall screen and rate all of the responses that are submitted. Final Selection ratings will be based on scale ratings based on the following criteria:

Evaluation Criteria:

1) Technical Expertise (30 pts):

- a) Consultant team experience (10)
- b) Staff qualifications (10)
- c) Accessibility/responsiveness (10)

2) Methods & Procedures (30 pts):

- a) Clarity of proposal (5)
- b) Thorough work plan (5)
- c) Task sequencing (5)
- d) Community engagement approach (5)
- e) Local context understanding (10)

3) Creativity (15 pts):

- a) Ability to provide unique vision and creative design options and plans (15)

4) Additional (25 pts):

- a) Project Schedule (5)
- b) Sustainability design experience (5)
- c) Local service connections and diversity of participation (15)

- B. The selection committee will select the most qualified Architects/Engineers Firm(s) and may invite them for an interview with members of the selection committee.
- C. Should an interview be requested, respondents should be prepared for 30 minutes of presentation and 15 minutes of questions and answers.
- D. City staff shall negotiate services, fees, and contracts with the most qualified Architects/Engineers Firm. Should negotiations be unsuccessful, the City shall enter into negotiations with the next, highest ranked Architects/Engineers Firm. The process shall continue until an agreement is reached with a qualified Firm.
- E. Upon notification, the selected firm must negotiate a timeline and deliver a full master plan proposal within four weeks. If unsuccessful, COSA may proceed with another finalist.
- F. When services and fees are agreed upon, the selected Firm shall be offered a consulting contract subject to City Council approval.
- G. This RFQ does not commit the City to pay for any direct and/or indirect costs incurred in the preparation and presentation of a response. All finalist(s) shall pay their own costs incurred in preparing for, traveling to and attending the interviews.

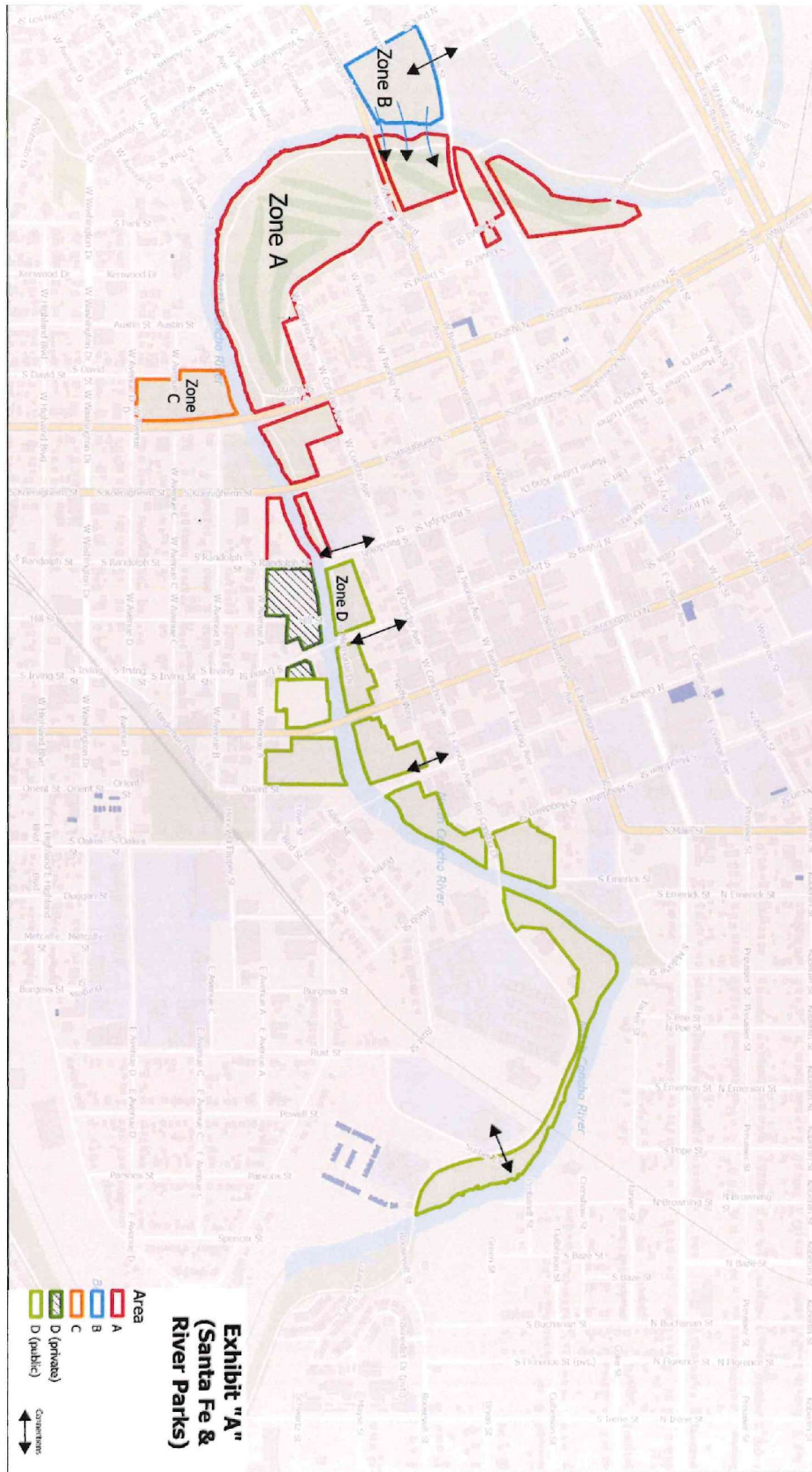


7. RFQ SUBMITTAL

- **STATEMENT OF QUALIFICATIONS**
- **SUBMISSION FORMS**
 - Conflict of Interest Statement
 - Contact Information
 - W-9
 - Debarment and Suspension Certification
 - Local Preference Consideration Application
 - Prohibited Contracts Verification Form
 - Special Insurance Rider
 - COI (Certificate of Insurance)
 - Vendor Compliance with Reciprocity on Non-Resident Vendors

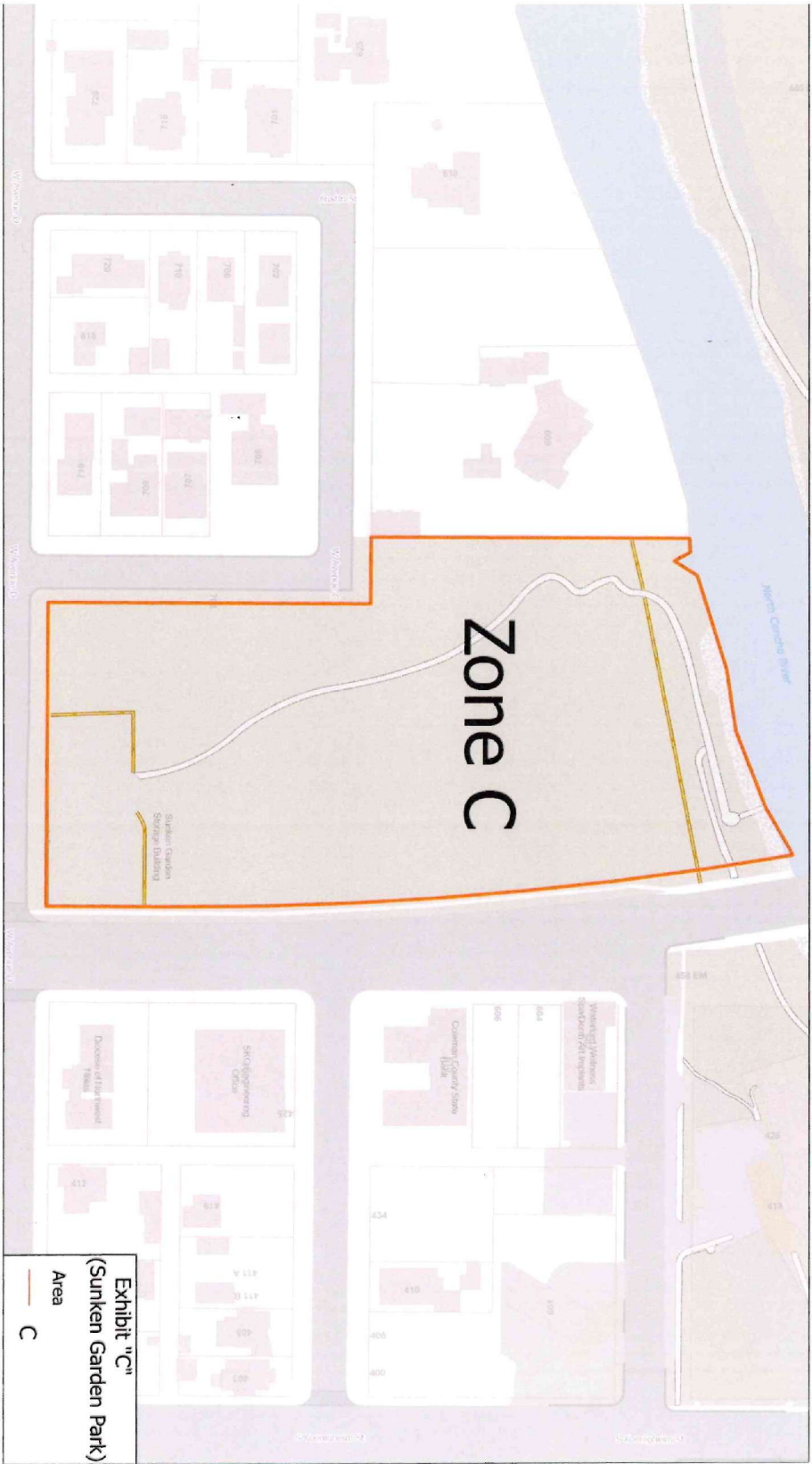
EXHIBITS

Exhibit "A" Map Showing Zones A,B,C, and D



Concho River Legacy Trail, Kids Kingdom Playground, re-envisioned park

Exhibit "C" Map Showing Zone C



Sunken Garden Park & Sculpture Gardens

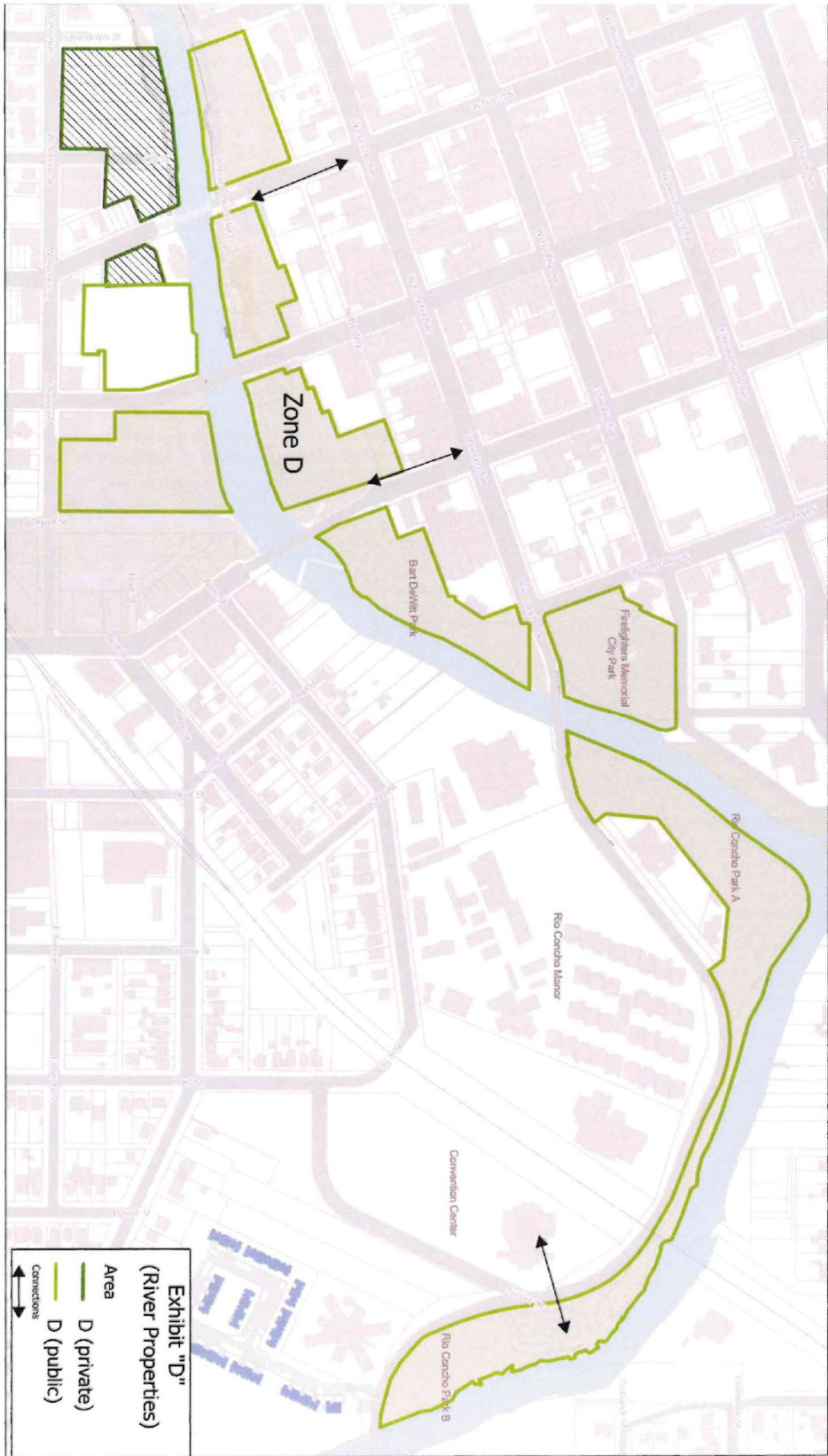


Exhibit "D" Map Showing Zone D

River Properties

April 30, 2025

Concho River Legacy Trail

100+ Larger-than-life Bronze Sculptures
Depicting a Century of Concho Valley History



Presentation by



San Angelo Area Foundation
Steve Stephens, Lead Fundraiser



Art in Uncommon Places
Tim Newton, Curator



Art in Uncommon Places
Julie Raymond, Founder & Director





Tom Atwood, a charter member of San Angelo's Kiwanis Club, initiated a campaign while president of that group, that resulted in about 100 pecan trees being established in Santa Fe Park.

Matthew McDaniel / Standard-Times

“He didn’t plan it for his own generation,
but for the generations to come.”

Mrs. Hazel Atwood
San Angelo, TX



PROPOSAL

CONCHO RIVER LEGACY TRAIL

Vision

The **Concho River Legacy Trail** is an ambitious public art project featuring up to 120 larger-than-life bronze sculptures throughout Santa Fe Park in the heart of San Angelo, Texas.

Designed as a timeless cultural destination, the trail will tell the story of the Concho Valley through art—bringing to life a century of regional history from the 1800s to 1900s.

Organizers



The **San Angelo Area Foundation** is a 501(c)3 publicly supported charitable organization, which is an independent community foundation governed by a local board of directors.

Our mission is to build a legacy of philanthropy by attracting and prudently managing endowed gifts in order to match donor interests with community needs of the area.



Art in Uncommon Places is a 501(c)(3) non-profit organization founded to strengthen community ties by enhancing the visual presence of public art in San Angelo and the Concho Valley.

Our mission is to create inspiring, prominent and lasting works of art to gift to the city of San Angelo for all to enjoy and utilize, particularly those who are under served, by displaying works in unique and uncommon places throughout the city.

Legacy Trail Team



Steve Stephens
Lead Fundraiser
San Angelo Area Foundation



Matt Lewis
President & CEO
San Angelo Area Foundation



Mason Brooks
VP Development
San Angelo Area Foundation



Tim Newton
Curator
Concho River Legacy Trail



Dustin Payne
Lead Artist
Concho River Legacy Trail



Howard Taylor
President Emeritus
San Angelo Museum of Fine Arts



Julie Raymond
Founder & President
Art in Uncommon Places

Overview

Up to 120 stand-alone bronze sculptures

~15 Vignettes depict a century of life in the Concho Valley circa 1800-1900

Each vignette “cluster” composed of ten to twenty sculptures

Life depicted at 1 to 1.25x scale

Budget ~\$30 million provided entirely by private donations via San Angelo Area Foundation

Presented as a gift to the City of San Angelo

Benefits for San Angelo

World-class bronze sculpture attraction for visitors and locals

Solidify San Angelo's status as "The Visual Arts Capital of Texas"

Opportunity to affirm our cultural story through scenes of historical significance

Proposed Site



END

START

| | |
|--------|---|
| START | Across from Museum of Fine Art at S. Oakes |
| END | Santa Fe Park up to W. Beauregard Ave + Girl Scouts Waterfront between S. Koenigheim and S. Irving |
| LENGTH | ~1.5 miles |

Possible Vignettes





Broncho Busting Omaha, NB



Farming Omaha, NB



Western Scene Omaha, NB



Western Scenes Omaha, NB



The Stragglers Odessa, Tx
The University of Texas Permian Basin



Broncho Busting Austin, TX
State Capitol Grounds



Texas Pioneer Woman Austin, TX
State Capitol Grounds



Willie Nelson Austin, TX
Downtown



Stevie Ray Vaughan Austin, TX
Lady Bird Lake



City Council

July 15, 2025

Request for Qualifications (RFQ) for the re-envisioning of the Concho River parks and Santa Fe Park

Carl White

RFQ for Concho River parks master plan

Consider authorizing staff to develop and issue a Request for Qualifications (RFQ) for the re-envisioning of the Concho River parks and Santa Fe Park. The RFQ will seek professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations.

RFQ for Concho River parks master plan

Council Resolution Adopted (May 6, 2025)

Endorsed private fundraising for "Concho River Legacy Trail" sculpture series.

Sculpture Locations

Concho River parks and Santa Fe Park, depicting Concho Valley history.

Landscape Planning Required

Council directed staff to pursue re-envisioning of park spaces to integrate sculptures.

Procurement Process

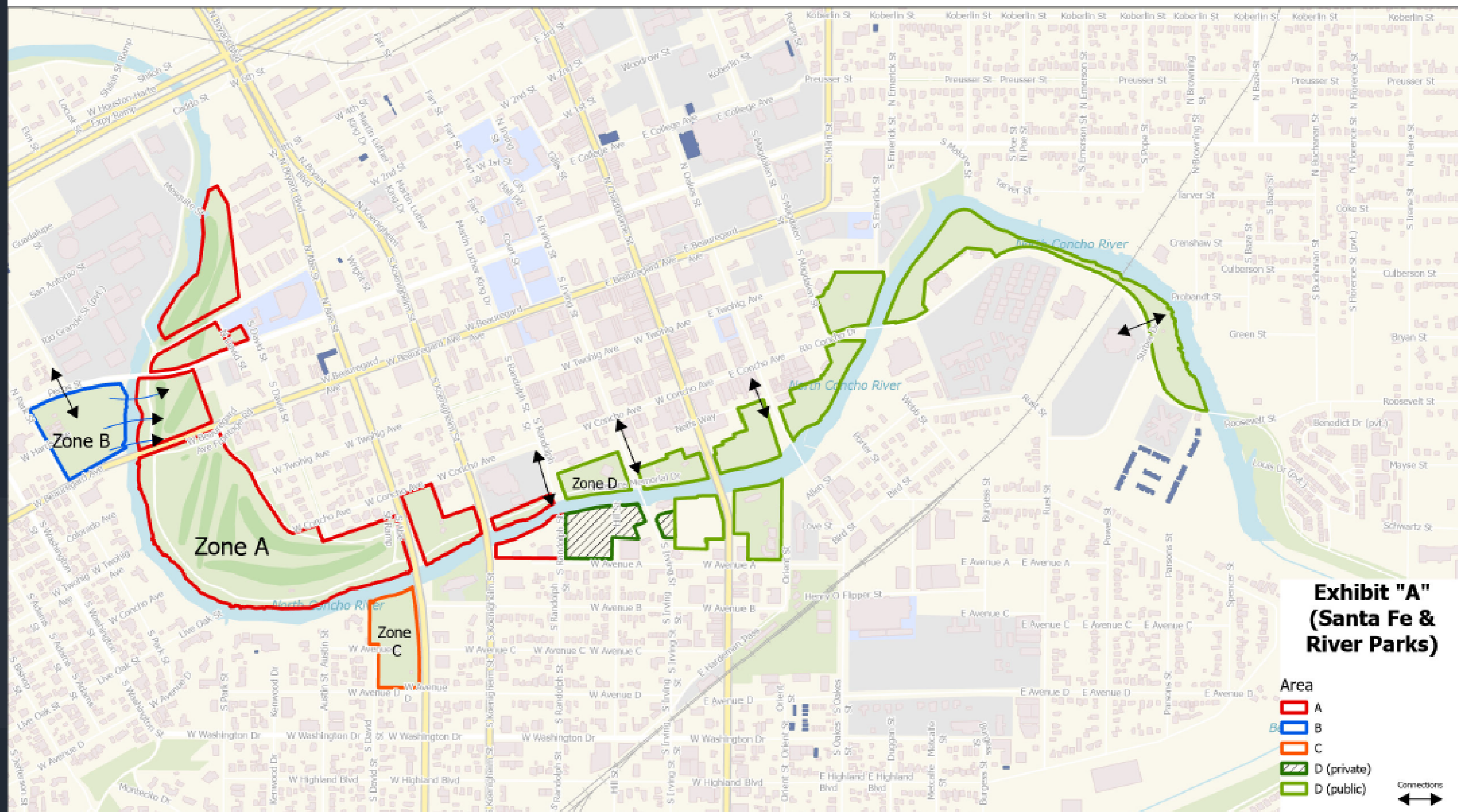
RFQ (Request for Qualifications) required to hire Landscape Architecture firm.

Next Step

Seeking Council approval of RFQ scope before issuing solicitation.

RFQ for Concho River parks master plan

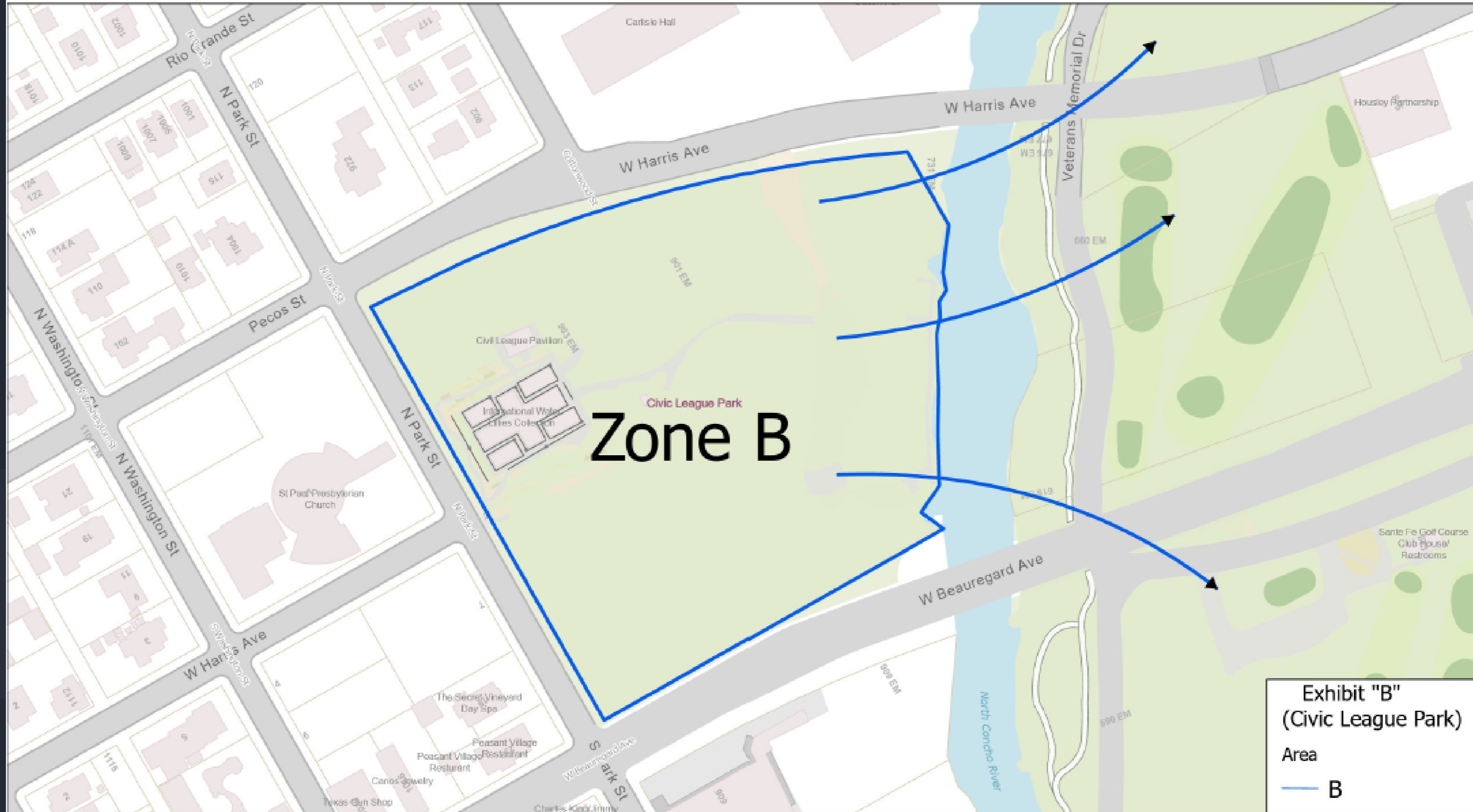
Exhibit "A" Map Showing Zones A,B,C, and D



Concho River Legacy Trail, Kids Kingdom Playground, re-envisioned park

RFQ for Concho River parks master plan

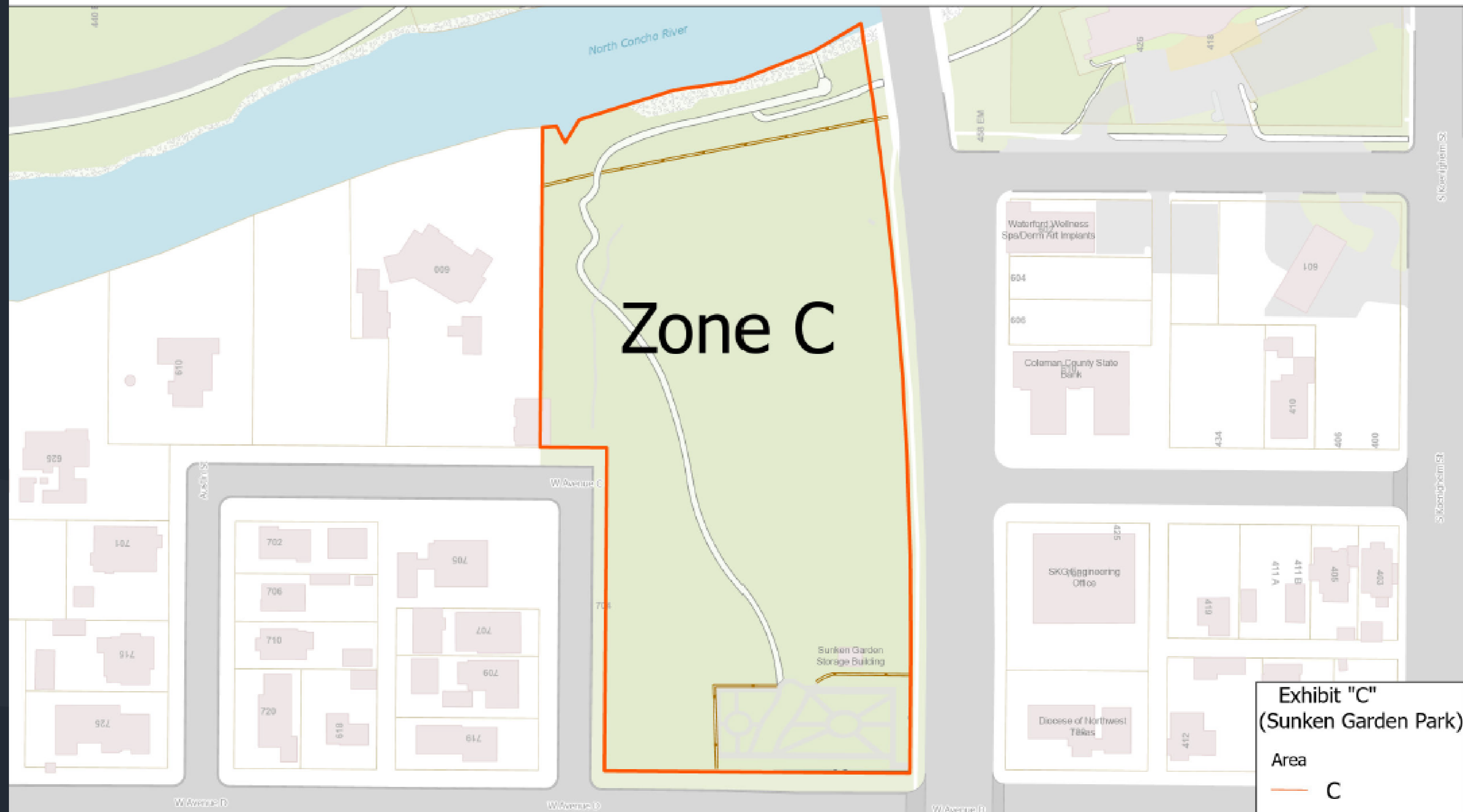
Exhibit "B" Map Showing Zone B



Civic League & Botanical Gardens

RFQ for Concho River parks master plan

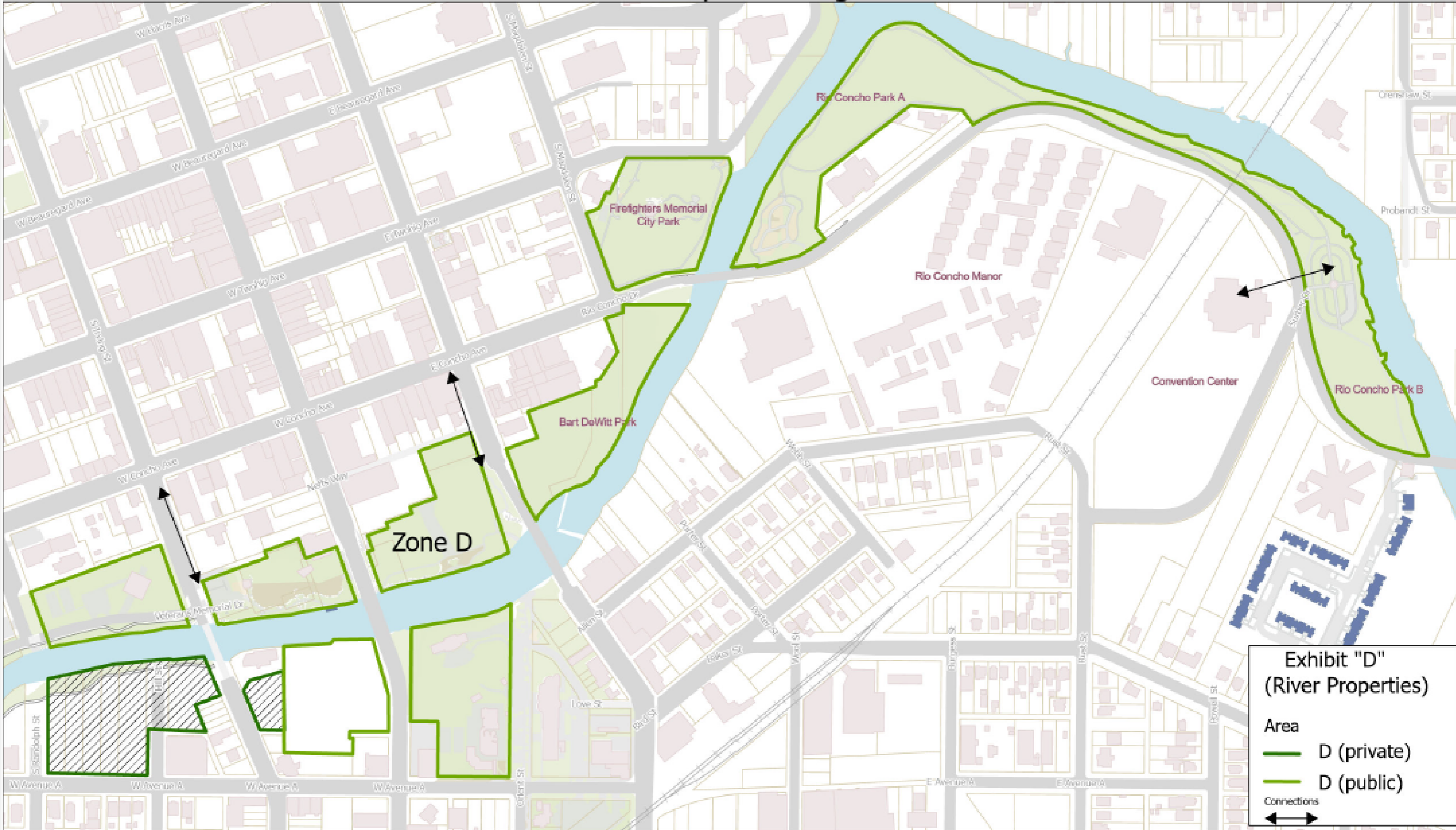
Exhibit "C" Map Showing Zone C



Sunken Garden Park & Sculpture Gardens

RFQ for Concho River parks master plan

Exhibit "D" Map Showing Zone D



River Properties

RFQ for Concho River parks master plan

Scope & Key Elements – Santa Fe Park & River Parks Planning
Project Area connects Santa Fe Park with Civic League Park (botanical gardens), Sunken Garden Park, and riverfront east to Rio Concho Dr. at Baze/Roosevelt.

Community Engagement

Monthly project team & stakeholder meetings.

Outreach to key groups: Santa Fe Park Commission, Santa Rita HOA, Parks Advisory Board, Public Art Commission, San Angelo Museum of Fine Arts, SAISD, Downtown San Angelo, area foundations, and City leaders.

RFQ for Concho River parks master plan

Master Plan Deliverables

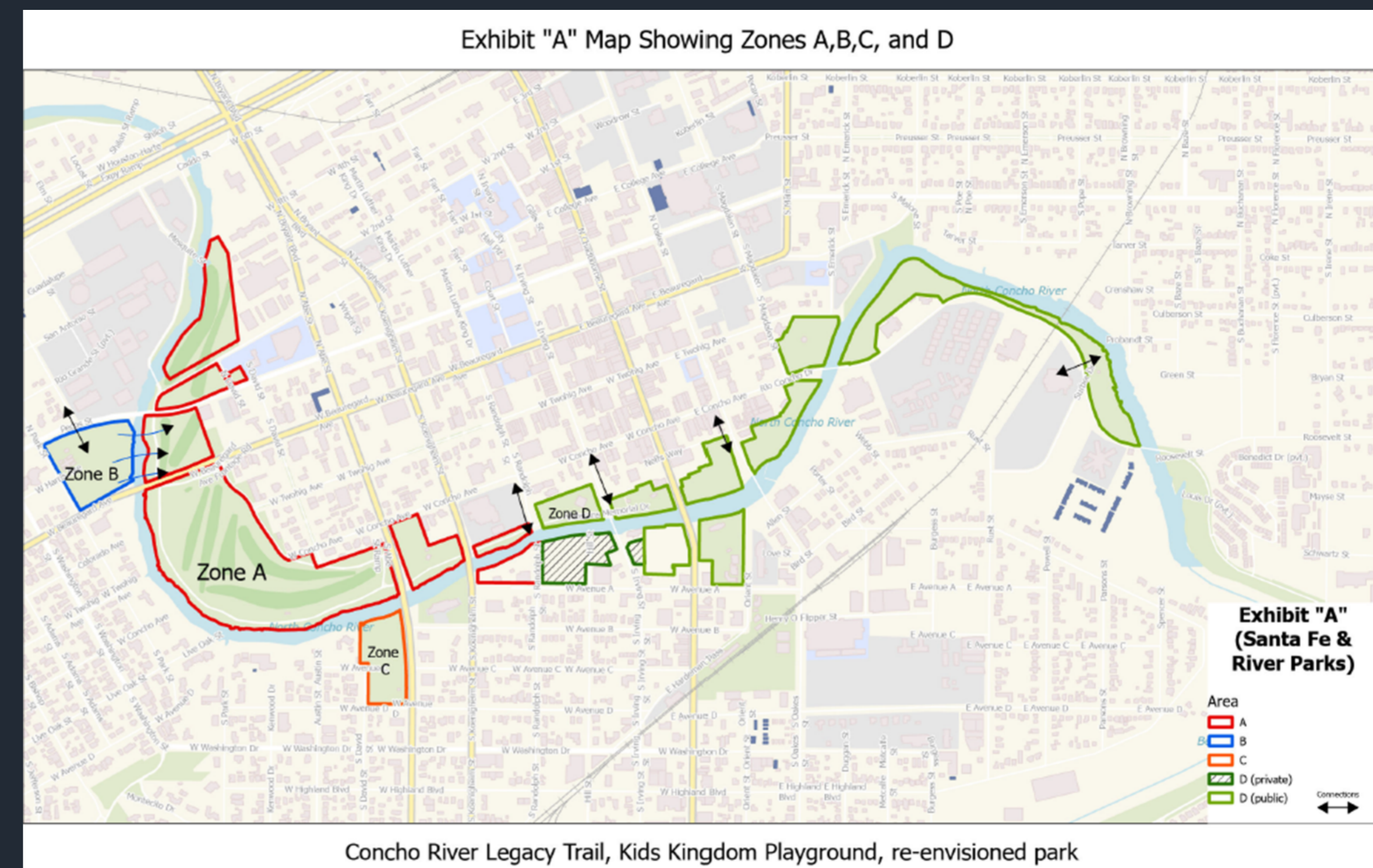
Conceptual plan for Santa Fe Park, including Kids Kingdom.

Integration of Concho River Legacy Trail.

Conceptual plans for adjacent river parks and parks east of Santa Fe Park.

General management & maintenance plan for Santa Fe Park.

Landscape plans for sculpture placement.



City of San Angelo, Texas
Regular City Council Meeting
Tuesday, July 15, 2025

Present:

Mayor Tom Thompson
Council Member Tommy Hiebert, SMD 1
Council Member Joe Self, SMD 2
Council Member Harry Thomas, SMD 3
Council Member Patrick Keely, SMD 4
Council Member Karen Hesse Smith, SMD 5
Council Member Mary Coffey, SMD 6

1. Call to Order

With a quorum of the City Council Members present, Mayor Thompson called the regular session of the San Angelo City Council to order at 8:31 a.m. on Tuesday, July 15, 2025 at the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Chaplain Prayer & Pledges

An invocation was provided by San Angelo Police Chaplain Gary Jenkins, and pledges were led by San Angelo Police Chaplain Marcella Jenkins.

3. Proclamations/Recognitions

No proclamations/recognitions.

4. Public Comment

Citizen Jamal Schumpert (SMD 4) spoke about possible relief efforts for the Nothside Recreation Center. Operations Director Patrick Frerich provided an update of the clean-up schedule for citizens affected by the July 4 flood.

5. Consent Agenda

- a. Approval of the June 17-18, 2025 and June 23, 2025 Strategic Planning Workshop minutes, and the July 1, 2025, City Council regular meeting minutes (Heather Stastny)
- b. Ratification of a COSADC resolution authorizing the termination of an economic development performance agreement between the City of San Angelo Development Corporation and Ethicon, Inc. dated July 1, 2019; authorizing the Board President to execute all related documents (Michael Dane)
- c. Adoption of a resolution of support by the City for its detailed application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) Grant Program (Patrick Frerich) (Pg. 317, 2025-071)

Motion: Council Member Thomas made a motion, seconded by Council Member Coffey, to approve the Consent Agenda as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

6. Regular Agenda

- a. Adoption of an Ordinance authorizing the Issuance and Sale of up to \$41,660,000 of City of San Angelo, Texas General Obligation Bonds, Taxable Series 2025, for the purposes of improving the City's Coliseum located on the San Angelo Fairgrounds, as approved by voters at the Bond Election held within the City on May 3, 2025; Levying an Annual Ad Valorem Tax and providing for the Security for and Payment of said Bonds; Approving an Official Statement, a Bond Purchase Agreement, and a Paying Agent/Registrar Agreement; and enacting other provisions relating to the subject (Presentation made by Finance Director Tina Dierschke and Specialized Public Finance, Inc. Managing Director Vince Vialle) (Pg. 318, 2025-072)

Motion: Council Member Thomas made a motion, seconded by Council Member Hiebert, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

- b. Adoption a resolution establishing the Coliseum renovation project as an economic development program under Chapter 380 of the Texas Local Government Code, and authorizing the City Manager to negotiate and execute a Chapter 380 agreement with the Stock Show and Rodeo Association setting out the development obligations under the program (Presentation made by Interim City Attorney Brandon Dyson) (Pg. 344, 2025-073)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

- c. Approval of the issuance of 2025 Tax Notes to provide for taxiway improvements at the Airport (Presentation made by Director of Finance Tina Dierschke)

Motion: Council Member Hesse Smith made a motion, seconded by Council Member Coffey, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

- d. Adoption of a resolution approving the 2026-2030 Capital Improvement Plan for the City of San Angelo (Presentation made by Finance Director Tina Dierschke) (Pg. 346, 2025-074)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

- e. Approval of a lease agreement renewal with US Customs and Border Protection for the Air and Marine Operations Hangar, and approving TIPS Agreement # 23010402 with CC3 Construction in the amount \$996,223.60 for the hangar shell improvements funded by the lease agreement and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

Motion: Council Member Thomas made a motion, seconded by Council Member Coffey, to approve the item as presented. The motion carried (6) ayes to (0) nays with (1) abstention by Council Member Self. No public comment.

- f. Award of AP-01-25 Construct South Hangar Access Taxilane at the San Angelo Regional Airport to Hoar Construction in the amount of \$4,458,585.17 (FAA AIP# 3-48-0191-051-2025)

utilizing \$300,000 of Airport fund balance and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Airport Director Justin Fletcher)

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

g. Authorization of staff to develop and issue a Request for Qualifications (RFQ) for the re-envisioning of the Concho River parks and Santa Fe Park to seek professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations (Presentation made by Parks and Recreation Director Carl White)

Motion: Council Member Thomas made a motion, seconded by Council Member Hesse Smith, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

h. First reading and public hearing of ordinances for:
1. CP25-01, a request to amend the Comprehensive Plan from Neighborhood to Commercial in the Lasker Addition Block 38, Lot 6; and
2. Z25-18, a request to rezone from the Single-family Residential zoning district to the General Commercial zoning district, located at 21 E. 21st St., being in the Lasker Addition Block 38, Lots 4-6 (Presentation made by Planning & Development Services Director Aaron Vannoy)

Motion: Council Member Keely made a motion, seconded by Council Member Hesse Smith, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

i. First reading and public hearing of an ordinance to amend PD05-02, a request to amend a Planned Development by updating the Concept Site Plan to include renovations and expansions located at 50 E. 43rd St. (Presentation made by Planning & Development Services Director Aaron Vannoy)

Motion: Council Member Self made a motion, seconded by Council Member Keely, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

7. Closed Session

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

a. Section 551.074 - Personnel matters to deliberate the appointment of the City Attorney

8. Follow Up and Administrative Issues

a. Consideration of items discussed in Closed Session, if needed

City Manager Daniel Valenzuela announced the appointment of Brandon Dyson as City Attorney.

b. Approval of various Board nominations:
Park Commission: James Robinson (At-Large) to an unexpired term ending January 2027

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July 15, 2025

Volume 2025
Page 316

Motion: Council Member Hiebert made a motion, seconded by Council Member Hesse Smith, to approve the item as presented. The motion carried unanimously (7) ayes to (0) nays with no public comment.

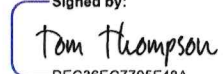
c. Announcements and consideration of Future Agenda Items

9. Adjournment

Motion: Council Member Hiebert made a motion, seconded by Council Member Thomas, to adjourn the meeting. The motion carried unanimously (7) ayes to (0) nays.


There being no further business, the meeting adjourned at 10:17 a.m.

THE CITY OF SAN ANGELO, TEXAS:

Signed by:

DEC38EC7795F48A...

Tom Thompson, Mayor

ATTEST:

DocuSigned by:

3F0860DE78834F2...

Heather Stastny, City Clerk

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 Supplemental Minute Record. Details of Council meetings may be obtained from the City Clerk's Office, or a video of the entire meeting may be purchased from the Public Information Officer at 481-2727. (Portions of the Supplemental Minute Record video tape recording may be distorted due to equipment malfunction or other uncontrollable factors.)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Carl White, Parks and Recreation Director, Parks and Recreation

Meeting Date: July 15, 2025

Item type: Regular Item

Caption:

Consider authorizing staff to develop and issue a Request for Qualifications (RFQ) for the re-envisioning of the Concho River parks and Santa Fe Park to seek professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations (Presentation made by Parks and Recreation Director Carl White)

Staff Recommendation:

Approve

Summary/History:

At the May 6, 2025, meeting, City Council adopted a resolution endorsing private fundraising efforts to commission and install a series of sculptures entitled the "Concho River Legacy Trail," which will depict the history of the Concho Valley. These sculptures are proposed for placement along the Concho River parks and within Santa Fe Park. Because of this, staff sought direction to issue a Request for Proposals (RFP) for the re-envisioning of the Concho River parks and Santa Fe Park. The RFP will seek professional services to create landscape plans that incorporate the "Concho River Legacy Trail" sculpture installations. City Council approved the direction to do so.

We have returned to City Council for direction and approval regarding this matter. To clarify, since we are seeking the services of a firm with Landscape Architecture talents, per Local Government Code, we must issue a Request for Qualifications (RFQ). We have drafted a scope of services for the RFQ and want to ensure it meets with Council's approval before we issue the RFQ.

Here is the scope of the planning and design for this project as well as key elements:

- The project includes connectivity to and interaction with adjacent Civic League Park (botanical gardens), Sunken Garden Park (sculpture gardens), and properties extending east of Santa Fe Park to Rio Concho Drive at Baze/Roosevelt Streets along the Concho River;
- The master plan will deliver a comprehensive conceptual blueprint for Santa Fe Park and downtown river parks;
- Expected outcomes include: conceptual master plan for Santa Fe Park, including the Kids Kingdom playground area of the park and integration of the Concho River Legacy Trail, conceptual coordination with the other river parks, conceptual plan for the river parks east of Santa Fe Park, a general management and maintenance plan for Santa Fe Park; landscape plans for the incorporation of the Concho River Legacy Trail;

- Community and stakeholder engagement: monthly meetings with CoSA project team and stakeholder representatives; stakeholder engagements at key milestones; outreach to groups such as the Santa Fe Park Commission, Santa Rita HOA, Parks and Recreation Advisory Board, Public Art Commission; San Angelo Museum of Fine Arts, botanical garden advocates, SAISD, Downtown San Angelo, San Angelo Area Foundation, Health Foundation, Concho River Legacy Trail representatives, City staff and City Council Members;

Attached are maps showing the scope of the river parks included in the master planning and designs.

Fundraising and initial planning and coordination for the "Concho River Legacy Trail" has begun. Once a firm is hired to help us develop the river parks master plan and landscape plans for the sculpture installations, we will work in tandem with the "Concho River Legacy Trail" project coordinators.

Funding Source(s):

Financial Impact:

The RFQ is yet unfunded. If this direction is approved, we will return to City Council once we are ready to recommend hiring a firm. At that time, we will request funding.

Other Information/Recommendation:

Attachments:

- | | |
|--|---|
| 1. Maps for river parks RFQ June 2025 | Maps for river parks RFQ June 2025.pdf |
| 2. RFQ for river parks master plan | RFQ for river parks master plan.docx |
| 3. Presentation on RFQ request river parks master plan | Presentation on RFQ request river parks master plan.pdf |

Presentation:

Carl White

Approvals/Reviews:

| | |
|-------------------|-------------------|
| Carl White | Created/Initiated |
| Brandon Dyson | Approved |
| Jeffrey Tomlinson | Approved |
| Tina Dierschke | Approved |
| Brandon Dyson | Approved |
| Heather Stastny | Final Approval |

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF SAN ANGELO IN AN AMOUNT NOT TO EXCEED \$75,000, FOR PARTIAL FUNDING OF THE SANTA FE / DOWNTOWN RIVER PARKS MASTER PLAN / DESIGN SERVICES PER RFQ PK-04-25, A PROJECT AUTHORIZED UNDER SECTION 505.152 OF THE TEXAS DEVELOPMENT CORPORATION ACT AND A RECOMMENDING APPROVAL BY CITY COUNCIL

WHEREAS, on November 2, 2010, voters of the City of San Angelo adopted a ballot proposition approving the use of sales and use tax proceed for the continued economic development projects authorized under Section 4B of the Texas Development Corporation Act (hereinafter the “Act”); and,

WHEREAS, Section 505.152 of the Act authorizes projects including land, buildings, equipment, facilities, and improvements found by the Board of Directors to be required or suitable for use for public park purposes, including park facilities and open space improvements; and,

WHEREAS, the City of San Angelo has issued a Request for Qualifications (RFQ) for the Santa Fe / Downtown River Parks Master Plan & Design Services RFQ PK-04-25 (The Project); and,

WHEREAS, the City of San Angelo has requested COSADC to fund a portion of the costs of the Project; and,

WHEREAS, the Board of Directors of COSADC finds that the Santa Fe / Downtown Parks Master Plan and Design Services constitutes an eligible project under Section 505.152 of the Act; and,

WHEREAS, the Board further finds that the Project and provision of Project funding are in compliance with the requirements and purposes of the Act, COSADC the Articles of Incorporation, approved by City Council; and, that the Project serves the public purposes set forth in the Act; and,

WHEREAS, at least sixty (60) days prior to undertaking a project, a public notice of the specific project shall be published and at least one public hearing shall be held by the Development Corporation prior to expending funds on the Project in compliance with the requirements of the Act, Sections 505.159 and 505.160 of the Local Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION THAT:

The City of San Angelo Development Corporation offers this Resolution finding that the foregoing recitals are true and correct and incorporating them by reference as if set forth in their entirety herein; authorizing the use of sales and use tax funds not to exceed \$75,000 as partial funding for the Santa Fe / Downtown Parks Master Plan and Design Services and authorizing the Board President to negotiate and execute an MOU with the City of San Angelo including all necessary documents; and recommending that City Council ratify approval of the Project.

ADOPTED on this the 8th day of October, 2025.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

Rick Mantooth, President

ATTEST:

Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM:

Holly Crooks, Assistant City Attorney

APPROVED AS TO CONTENT:

Michael Dane, Interim Director of
Economic Development

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

Meeting Date: October 8, 2025

Item type: Regular Item

Caption:

Consider approving a grant to Clark's Auto Parts & Wrecking Service in an amount not to exceed \$50,000 for repairs, equipment replacement and restocking inventory necessary due to the July 4th Flood Event under the project approved by the COSADC Board at their July 23, 2025, meeting a Project 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 and authorizing the Board President to negotiate and execute all related documents. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Clark's Auto Parts & Wrecking Service experienced significant damage and // or loss to their buildings, equipment, property and inventory during the July 4th Flood Event. At their meeting on July 23, 2025, the COSADC Board approved a project not to exceed \$1,000,000 to assist eligible businesses under Section 501 and 505 of the Texas Local Government Code to recover from this flood event. Clark's is an eligible company under the Act. Damage included over 4' of water inside their offices, causing the total loss of electronic equipment, office furniture and parts inventory, in addition to damage to the building, fencing, and erosion of their property.

Financial Impact:

\$50,000 from Project No 700070057043; No budget amendment required.

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------|----------------------|
| 1. | FLOOD - CLARKS 2 | FLOOD - CLARKS 2.jpg |
|----|------------------|----------------------|

Presentation:

Robert Schneeman

Approvals/Reviews:

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



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

Meeting Date: October 8, 2025

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding:

1. Project Falcon
2. Project Phoenix
3. Project Hyperspace
4. Project Gateway
5. Looking Glass
6. Project Surge
7. Project Korn

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

| | |
|------------------|-------------------|
| Robert Schneeman | Created/Initiated |
| Michael Dane | Approved |
| Tina Dierschke | Approved |
| Holly Crooks | Approved |
| Brandon Dyson | Final Approval |

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

Meeting Date: October 8, 2025

Item type: Regular Item

Caption:

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

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez

Created/Initiated

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

Meeting Date: October 8, 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