



Agenda

8/12/2026

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on August 12, 2026 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 July 8, 2026 Meeting Minutes (Samuel Helm)

5. Regular Agenda

- a. Discussion and update on the Northeast Master Plan (presentation by Aric Head, Project Lead Westwood PS)
- b. Consider approving COSADC 3rd Quarter Financials (Presentation by Jonathan Flores, Finance Director)
- c. Consider approving a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding (MOU) with the City of San Angelo in an amount not to exceed \$50,450, for funding of the Santa Fe East Park (Kids Kingdom) landscape design services, 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)
- d. Presentation and discussion regarding Chamber of Commerce Economic Development Financial Statements (Presentation by Steve Ahlenius, President & CEO)
- e. Presentation & discussion regarding the 2027 Chamber of Commerce Marketing & Recruitment budget and Key Performance Indicators (Presentation by Steve Ahlenius, President & CEO)
- f. Consider authorizing the Board President to negotiate and execute a professional services agreement for marketing & recruitment services between COSADC and the San Angelo Chamber of Commerce not to exceed \$476,000 and recommending approval by City Council (Presentation by Robert Schneeman, Economic Development Project Manager)

- g. Presentation and discussion regarding economic growth in San Angelo (Presentation by Steve Ahlenius, President & CEO)
- h. Update presentation regarding the Railport and Industrial Park projects (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 551.072 - Deliberations about real property regarding ATI Group request to extend Purchase Agreement for 35.869 +/-acres consisting of Lot 1A and Lot 1B out of the Replat of Lot 1, Block 5, Section 2, San Angelo Gateway Addition, City of San Angelo, Tom Green County, according to the plat or map recorded in Instrument No. 202312960, Plat Records of Tom Green County

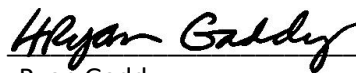
7. Follow Up and Administrative Issues

- a. 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, Thursday, August 6th at 5pm.



Ryan Gaddy

Economic Development 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: Samuel Helm, Executive Office Coordinator, Economic Development, 325-653-7197

Meeting Date: August 12, 2026

Item type: Consent Item

Caption:

Consider approving July 8, 2026 Meeting Minutes (Samuel Helm)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|-------------------------------------|--------------------------------------|
| 1. COSADC Meeting Minutes 7-08-2026 | COSADC Meeting Minutes 7-08-2026.rtf |
|-------------------------------------|--------------------------------------|

Presentation:

Approvals/Reviews:

Samuel Helm	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved
Holly Crooks	Final Approval

City of San Angelo
Development Corporation Meeting
Wednesday, July 8, 2026

Present:

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

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Mahaffey called the regular session of the City of San Angelo Development Corporation to order at 8:30 A.M., on Wednesday, July 08, 2026, at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

An invocation was provided by Rick Mantooth, Development Corporation Board Director.

3. Public Comment

4. Consent Agenda

- a. Consider approving the June 10, 2026 regular meeting minutes (Samuel Helm)
- b. Consider approving the May 2026 Financials (Jonathan Flores)

Motion: Director Travis Stribling made a motion, seconded by Director Rick Mantooth, to approve the consent agenda. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

5. Regular Agenda

- a. Presentation, discussion and possible action regarding the Chamber of Commerce Marketing & Recruitment Key Performance Indicators fiscal year 2026 performance and proposed targets for fiscal year 2027 Budget (Presentation by Michael Looney, Vice-President Economic Development, San Angelo Chamber of Commerce).

San Angelo resident, Jamal Schumpert provided public comment regarding economic development in raw material supply chains for manufacturing.

Item pulled into executive session, no action taken.

- b. Consideration and approval of an increase to the FY 2027 Budget of an amount not to exceed \$12,000 for a Marketing Campaign to generate awareness in support of a Business Retention and Expansion outbound initiative (Presentation by Andi Markee, President & CEO of Media Advantage).

San Angelo resident, Jamal Schumpert provided public comment regarding use print marketing in COSADC outreach campaigns.

SBDC Director, Dezaray Johnson provided public comment regarding broader positive impact of the Business Retention and Expansion Marketing Campaign.

Motion: Director Jimmy Barton made a motion, seconded by Second Vice President Lorenzo

Lasater, to approve the item as presented The motion carried 5 (5) ayes to zero (0) nays, with one abstaining to vote.

- c. Consider approving the FY 2027 COSADC proposed budget (Presentation by Jonathan Flores, Director of Finance).

Motion: First President Carlos Rodriguez made a motion, seconded by Director Jimmy Barton, to approve the item as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

- d. Presentation and discussion regarding creation of the entrepreneurial economic system (Presentation by Steve Ahlenius, President & CEO, San Angelo Chamber of Commerce).

San Angelo resident, Jamal Shumpert provided public comment regarding economic/entrepreneurial culture in San Angelo.

No action taken.

- e. Presentation and discussion of San Angelo Quarterly Economic Review (Presentation by Andrew Killingsworth, Associate Director Business Recruitment and Retention, San Angelo Chamber of Commerce).

No action taken, no public comment.

- f. Public Hearing regarding a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$34,000, for an Airport Catchment Analytics Study, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act. (Presentation by Robert Schneeman, Economic Development Project Manager).

San Angelo Resident, Jamal Schumpert provided public comment regarding possible mismanagement of COSADC funding.

No action taken.

- g. Public Hearing regarding a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,000 for funding of the economic development component of the City Comprehensive Plan, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act (Presentation by Robert Schneeman, Economic Development Project Manager).

San Angelo Resident, Jamal Schumpert provided public comment regarding approval of comprehensive plan funding.

No action taken

6. Closed Session

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

At 9:57 A.M. the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections.

- a. Section 551.071 – Consultation with attorney regarding legal issues related to COSADC/Chamber of Commerce Professional Services Performance agreement.

At 10:27 A.M The Board reconvened.

7. Follow Up and Administrative Issues

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

No action taken.

- b. Announcement and consideration of Future Agenda items

8. Adjournment

Motion: Director Travis Stribling made a motion, seconded by First Vice President Rodriguez 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 10:28 A.M.

THE CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

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 of 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: Aaron Vannoy, Director, Planning and Development Services, 325-657-4210 Ext. 15

Meeting Date: August 12, 2026

Item type: Regular Item

Caption:

Discussion and update on the Northeast Master Plan (presentation by Aric Head, Project Lead Westwood PS)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Aaron Vannoy

Aaron Vannoy

Ryan Gaddy

Holly Crooks

Created/Initiated

Approved

Approved

Final Approval

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

Meeting Date: August 12, 2026

Item type: Regular Item

Caption:

Consider approving COSADC 3rd Quarter Financials (Presentation by Jonathan Flores, Finance Director)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--------------------------|------------------------------|
| 1. | COSADC Financials 063026 | COSADC Financials 063026.pdf |
|----|--------------------------|------------------------------|

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved
Holly Crooks	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules As of June 30, 2026

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City of San Angelo Development Corporation

Executive Summary

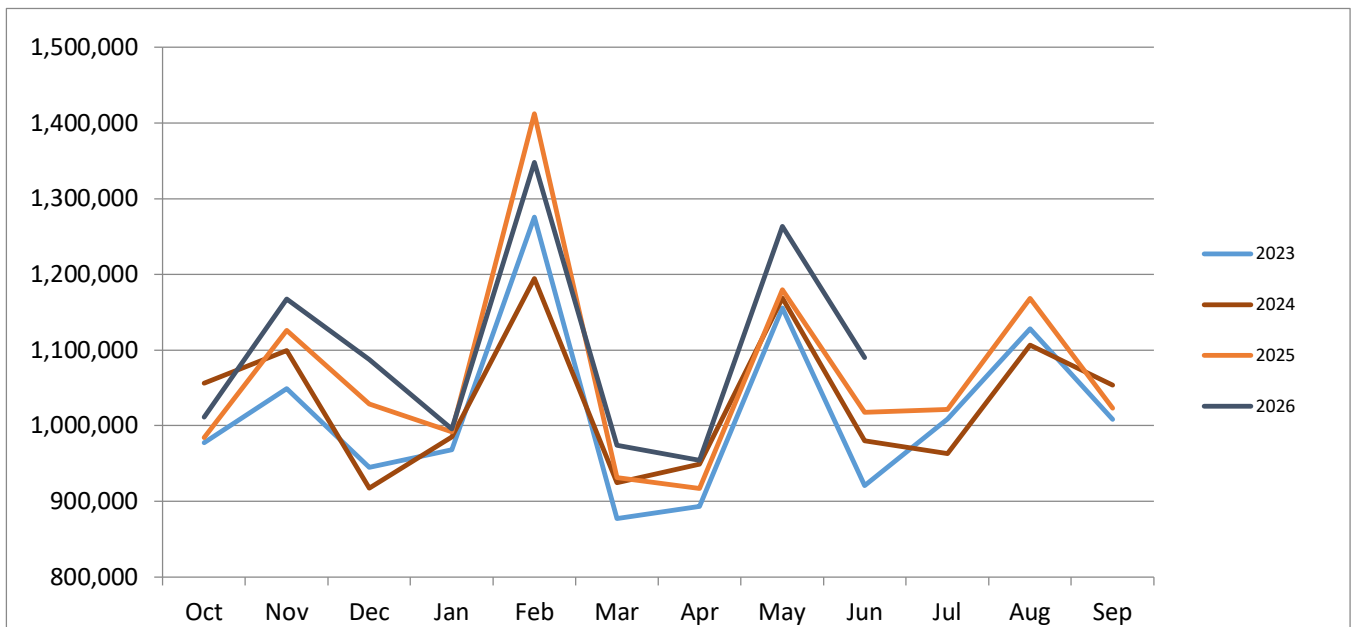
June 2026

Available Fund Balances

Unassigned Fund Balance-Economic Development	9,643,626
Unassigned Fund Balance-Ballot	18,019,574

Sales Tax Analysis

Month	2023	2024	2025	2026	% Over/(Under)
Oct	977,628	1,056,249	984,531	1,011,170	2.71%
Nov	1,049,058	1,099,298	1,125,807	1,167,309	3.69%
Dec	944,644	917,530	1,028,803	1,087,627	5.72%
Jan	968,413	985,000	992,126	995,523	0.34%
Feb	1,275,717	1,194,486	1,411,985	1,347,978	(4.53%)
Mar	877,403	924,721	931,375	974,133	4.59%
Apr	893,339	949,450	916,937	954,152	4.06%
May	1,155,640	1,168,794	1,179,286	1,263,223	7.12%
Jun	920,877	980,358	1,017,353	1,089,725	7.11%
Jul	1,008,794	963,312	1,021,295		
Aug	1,128,012	1,106,232	1,168,457		
Sep	1,008,166	1,053,612	1,023,256		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of June 30, 2026

ASSETS

Current Assets

Checking/Savings

Cash 1,534,610

Money Market 8,083,462

Total Checking/Savings 9,618,072

Accounts Receivable

Leases 6,349

Total Accounts Receivable 6,349

Other Current Assets

Investments 3,009,269

Total Other Current Assets 3,009,269

Total Current Assets 12,633,690

Fixed Assets

Vehicles 28,540

Land -Industrial Park 57,664

Industrial Park-Phase I 279,309

Industrial Park-Phase II 4,261,854

Industrial Park-Phase III 20,377

Building-Business Resource Ctr 2,004,967

Accumulated Depreciation (1,399,666)

Total Fixed Assets 5,253,044

TOTAL ASSETS 17,886,734

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 5,643

Accounts Payable 157,817

Total Current Liabilities 163,460

Total Liabilities 163,460

Fund Equity

Committed for Eco. Dev. Projects 2,336,965

Restricted for Fixed Assets 5,253,044

Reserved for Encumbrance 489,639

Unassigned Fund Balance 9,643,626

Total Fund Equity 17,723,274

TOTAL LIABILITIES & FUND EQUITY 17,886,734

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
June 2026

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,563,739	305,123	2,769,435	2,769,435	(794,304)	78%
Interest on Investments		379,674	36,943	316,073	316,073	(63,601)	83%
Lease Income		20,010	1,790	3,153	3,153	(16,857)	16%
Miscellaneous Income		450	24	48	48	(402)	11%
Property Sales		-	240,000	240,000	240,000	240,000	100%
Total Revenues		3,963,873	583,880	3,328,709	3,328,709	(635,164)	84%
Expenditures							
Operations Maintenance		109,352	1,519	59,152	67,016	(42,336)	61%
Partnership Affiliations		100,750	2,650	90,447	90,447	(10,303)	90%
COSADC Staff		397,642	110,631	289,025	289,025	(108,617)	73%
City Services		188,743	47,186	141,558	141,558	(47,185)	75%
Industrial Park Ops & Maint		51,084	32	35,512	40,512	(10,572)	79%
Marketing-Chamber of Commerce		476,000	-	357,000	476,000	-	100%
Advertising		32,700	-	11,465	28,700	(4,000)	88%
Building Maintenance/Utilities		122,766	4,238	42,514	108,915	(13,851)	89%
Capital		1,432,500	-	2,388	2,466	(1,430,034)	0%
Business Factory		224,556	625	93,341	106,271	(118,285)	47%
Total Operating Expenditures		3,136,093	166,881	1,122,402	1,350,910	(1,785,183)	43%
Projects							
US Customs Retention II	57007	151,762	-	-	-	(151,762)	0%
SMC Global	57008	118,401	-	8,722	8,722	(109,679)	7%
Rosenberger Site Sol.	57028	75,000	-	-	-	(75,000)	0%
Housing Study	57038	8,454	1,203	8,453	8,454	-	100%
Parkhill Smith Cooper	57040	326,000	25,622	141,710	326,000	-	100%
Northeast Sector Plan	57044	255,000	24,630	151,980	255,000	-	100%
Santa Fe Master Plan	57045	50,000	4,167	37,500	37,500	(12,500)	75%
Eco Dev Comprehensive Plan	70101	50,000	-	-	-	(50,000)	0%
Airport Study		34,000	-	-	-	(34,000)	0%
BREP Projects							
SMC Global - BREP	57018	12,500	-	-	-	(12,500)	0%
Technology Tower, LLC	57030	150,000	-	-	-	(150,000)	0%
Allen's Transport	57034	150,000	-	-	-	(150,000)	0%
Talk of Texas	57035	100,000	-	-	-	(100,000)	0%
Skyline BREP	57039	1,000,000	-	500,000	500,000	(500,000)	50%
True Lightning	57049	300,000	250,000	250,000	250,000	(50,000)	83%
Residential Flood Relief	57042	816,313	-	214,920	214,920	(601,393)	26%
Goodfellow Support Services	57051	75,000	17,180	22,180	75,000	-	100%
Future Projects		2,459,567	-	-	-	(2,459,567)	0%
Total Project Expenditures		6,131,997	322,802	1,335,465	1,675,596	(4,456,401)	22%
Total Expenditures		9,268,090	489,683	2,457,867	3,026,506	(6,241,584)	27%
Revenue Over/(Under) Expenditures		(5,304,217)	94,197	870,842	302,203		

City of San Angelo Development Corporation
Economic Development Projects
As of June 2026

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Projects						
US Customs Retention II	57007	46,435	1,149,225	-	997,463	151,762
SMC Global	57008	200,000	200,000	8,722	90,321	109,679
Rosenberger Site Sol.	57028	75,000	75,000	-	-	75,000
Housing Study	57038	59,500	67,381	8,453	67,380	1
Parkhill Smith Cooper	57040	275,000	326,000	141,710	141,710	184,290
Northeast Sector Plan	57044	255,000	255,000	151,980	151,980	103,020
Santa Fe Master Plan	57045	50,000	50,000	37,500	37,500	12,500
Eco Dev Comprehensive Plan	70101	50,000	50,000	-	-	50,000
Airport Study		34,000	34,000	-	-	34,000
BREP Projects						
SMC Global - BREP	57018	362,500	362,500	-	350,000	12,500
Technology Tower, LLC	57030	250,000	250,000	-	100,000	150,000
Allen's Transport	57034	150,000	150,000	-	-	150,000
Talk of Texas	57035	100,000	100,000	-	-	100,000
Skyline BREP	57039	1,000,000	1,000,000	500,000	500,000	500,000
True Lightning	57049	300,000	300,000	250,000	250,000	50,000
Residential Flood Relief	57042	816,313	816,313	214,920	214,920	601,393
Goodfellow Support Services	57051	75,000	75,000	22,180	22,180	52,820
		4,098,748	5,260,419	1,335,465	2,923,454	2,336,965

Total Committed, Not Expended

2,336,965

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of June 30, 2026

ASSETS

Current Assets

Checking/Savings

Cash

55,051

Money Market

14,548,976

Total Checking/Savings

14,604,027

Other Current Assets

Investments

4,006,216

Total Other Current Assets

4,006,216

Total Current Assets

18,610,244

TOTAL ASSETS

18,610,244

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Accounts Payable

11,872

Total Current Liabilities

11,872

Total Liabilities

11,872

Fund Equity

Committed for Ballot Projects

578,798

Assigned for Debt Service

-

Unassigned Fund Balance

18,019,574

Total Fund Equity

18,598,372

TOTAL LIABILITIES & FUND EQUITY

18,610,244

City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
June 2026

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	9,163,900	784,602	7,121,405	7,121,405	(2,042,495)	78%
Interest on Investments	397,526	56,634	474,783	474,783	77,257	119%
Total Revenues	9,561,426	841,236	7,596,188	7,596,188	(1,965,238)	79%
Expenditures						
City Services	34,105	8,526	25,578	25,578	(8,527)	75%
Ballot Projects Debt Service	1,243,900	-	1,243,900	1,243,900	-	100%
Affordable Housing						
City Admin	13,385	3,346	10,039	10,039	(3,346)	75%
Programmed	321,615	-	321,615	321,615	-	100%
Unprogrammed	34,755	-	(53,160)	(53,160)	(87,915)	(153%)
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	4,290,401	-	-	-	(4,290,401)	0%
Total Expenditures	9,596,181	11,872	4,726,982	4,726,982	(4,869,199)	49%
Revenue Over/(Under) Expenditures	(34,755)	829,364	2,869,206	2,869,206		

**City of San Angelo Development Corporation
Cash Receipts and Disbursement Listing
June 2026**

Group #	PO #	Type	Date	Number	Description	Amount	
FUND 700 DEVELOPMENT CORPORATION							
7000000-31200 COSADC Sales & Use Tax							
	JE000543	09/26	6/30/2026	JV00595	Eco Dev Sales Tax - June 2026	(305,122.97)	
7000000-36100 COSADC Interest on Investments							
	JE000548	09/26	6/30/2026	JV00600	Bank Interest ED	(3,681.55)	
	JE000548	09/26	6/30/2026	JV00600	Investment Interest ED	(10,139.46)	
	JE000548	09/26	6/30/2026	JV00600	MM Interest ED	(23,121.90)	
7000000-36300 COSADC Rent							
	IR1461AR01060826	09/26	6/9/2026	008726	Eco Dev RDZ BRC May/June Rent	(511.20)	
	IR1528AR01	09/26	6/24/2026	009248	Branded Co LLC Rent June	(960.10)	
	IR1528AR01	09/26	6/24/2026	009248	Watson Wood Law Rent June	(319.00)	
7000000-38000 COSADC Miscellaneous							
	IR1461AR01060826	09/26	6/9/2026	008726	Fernandez Pmt Loan Default	(24.00)	
7000000-38021 COSADC Sale of Property							
	IR1441AR01	09/26	6/3/2026	008537	Chicago Title Company	(240,000.00)	
7000700-41320 COSADC - Econ Dev Professional Services							
	JE000564	09/26	6/30/2026	JV00616	Reclass Expense to Project Acc	(25,622.25)	
7000700-41410 COSADC - Econ Dev Water/Sewer Utilities							
	CX001204	09/26	6/2/2026	01157	CIS BATCH 2026-09	15.60	
	CX001207	09/26	6/3/2026	01161	CIS BATCH 2026-09	147.00	
7000700-41411 COSADC - Econ Dev Natural Gas							
	OH017429	P002076	09/26	6/16/2026	3036648466.626	ATMOS ENERGY Gas utilities at	161.64
7000700-41422 COSADC - Econ Dev Building & Grounds Maintenance							
	OH015539	P004055	09/26	6/1/2026	358327	ENER-TEL SERVIC 5 year sprinkl	1,280.00
	OH015551	P003989	09/26	6/9/2026	5436	JR SILVA TREE S Landscaping Co	612.00
	OH016868	P002082	09/26	6/9/2026	6923	JOWERS COMMERCIAL Janitorial ser	800.00
	OH017016	P003615	09/26	6/9/2026	1440	RADS WINDOW CLE Window Washing	371.00
	OH017420	P002082	09/26	6/16/2026	6937	JOWERS COMMERCIAL Janitorial ser	800.00
7000700-41424 COSADC - Econ Dev Vehicle Maintenance							
	JE000563	09/26	6/30/2026	JV00615	VM for	29.00	
7000700-41462 COSADC - Econ Dev Communications							
	JE000545	09/26	6/30/2026	JV00597	Mthly Budgeted Transfers	1,413.08	
7000700-41466 COSADC - Econ Dev Partner Affiliations							
	OH017410	09/26	6/23/2026	SBDC2603	Angelo State Un ASU Lender Exp	2,000.00	
	OH017412	09/26	6/23/2026	366	DOWNTOWN SAN AN Partner Affili	650.00	
7000700-41480 COSADC - Econ Dev Special Projects "A"							
	OH016862	P002084	09/26	6/9/2026	COSA1080	WALLACE, RUSSEL Professional S	625.00
7000700-41514 COSADC - Econ Dev Postage & Shipping							
	POST2603A	09/26	6/16/2026	2603	POSTMASTER POSTAGE	30.00	
7000700-41519 COSADC - Econ Dev Gasoline							
	JE000563	09/26	6/30/2026	JV00615	VM for	52.18	
7000700-41560 COSADC - Econ Dev Food							
	IR1550AR01	09/26	6/30/2026	009410	HEB Tax Reimb.	(4.25)	
	IR1550AR01	09/26	6/30/2026	009410	Walmart Tax Reimb.	(0.27)	
7000700-57038 COSADC - Econ Dev DC0216							
	OH014543	P004103	09/26	6/9/2026	18550	InterDirect USA Travel to Pres	1,203.49
7000700-57040 COSADC - Econ Dev DC0218							
	JE000564	09/26	6/30/2026	JV00616	Reclass Expense to Project Acc	25,622.25	
7000700-57044 COSADC - Econ Dev Northeast Sector Plan							
	OH017678	P003778	09/26	6/23/2026	1260600961	Westwood Profes Professional S	24,630.00
7000700-57045 COSADC - Econ Dev Downtown Park							
	JE000545	09/26	6/30/2026	JV00597	Mthly Budgeted Transfers	4,166.67	
7000700-57048 COSADC - Econ Dev Chamber - Goodfellow							
	OH017182	P004657	09/26	6/9/2026	26747	SAN ANGELO CHAM Comm Support-	17,180.00
7000700-57049 COSADC - Econ Dev BREP - True Lightning							
	OH017352	09/26	6/16/2026	57049	True Lightning True Lightening	250,000.00	
7000705-41410 COSADC - Industrial Park Water/Sewer Utilities							
	CX001210	09/26	6/5/2026	01166	CIS BATCH 2026-09	31.92	

**City of San Angelo Development Corporation
Cash Receipts and Disbursement Listing
June 2026**

Group #	PO #	Type	Date	Number	Description	Amount
FUND 711 COSADC - BALLOT						
7110000-31200 COSADC - Ballot Sales & Use Tax						
	JE000543	09/26	6/30/2026	JV00595	Ballot Sales Tax - June 2026	(784,601.93)
7110000-36100 COSADC - Ballot Interest on Investments						
	JE000548	09/26	6/30/2026	JV00600	Investment Interest Ballot	(17,264.49)
	JE000548	09/26	6/30/2026	JV00600	MM Interest Ballot	(39,369.71)

THE CITY OF SAN ANGELO, TEXAS

**Schedule of Revenues and Expenditures
Fiscal Year through June 30, 2026**

75% 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		3,165,476		3,165,476			
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	1,098	-	18,687	17,589	29,250	47,937
Design & Inspection	4157	-	-	-	-	3,199,618	3,199,618
Construction	4159	1,502,558	-	1,500,666	(1,892)	60,606,206	62,106,872
Issue Costs	9900	-	-	-	-	3,418,291	3,418,291
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		1,503,656	-	1,519,353	15,697	69,547,142	71,066,495
Revenue Over/(Under) Expenditures		(1,503,656)	-	(1,519,353)			
Ending Fund Balance		1,661,820		1,646,123			

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

Meeting Date: August 12, 2026

Item type: Regular Item

Caption:

Consider approving a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding (MOU) with the City of San Angelo in an amount not to exceed \$50,450, for funding of the Santa Fe East Park (Kids Kingdom) landscape design services, 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:

Background Summary: Kids Kingdom Playground 2.0 Proposal

The City of San Angelo received a proposal from Leathers & Associates, Inc. to design an updated replacement for the current Kids Kingdom Playground. Leathers & Associates originally designed the existing playground and would now create a modern version built to today's safety and accessibility standards.

The new playground would cover roughly 12,500 square feet and use recycled plastic lumber, making it more durable and eliminating the need for wood. With proper maintenance, the design is expected to last at least 30 years. The company will provide full design services, including schematic plans, final drawings, a 3D rendering, and budgeting documents to assist with fundraising and project planning.

The total cost for the complete design package is \$50,450. This includes all three phases of design work, with payment schedules set per phase.

The proposal is valid through September 3, 2026.

Financial Impact:

\$50,450 from Future Projects to a new project. Budget Amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Carl White
Ryan Gaddy

Created/Initiated
Approved
Approved

Jonathan Flores
Jeffrey Tomlinson
Holly Crooks

Approved
Approved
Final Approval

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date: August 12, 2026
Item type: Regular Item

Caption:

Presentation and discussion regarding Chamber of Commerce Economic Development Financial Statements
(Presentation by Steve Ahlenius, President & CEO)

Summary/History:

Financial Impact:

No fiscal impact. Presentation only.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Ryan Gaddy
Jonathan Flores
Holly Crooks

Created/Initiated
Approved
Approved
Final Approval

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

Meeting Date: August 12, 2026

Item type: Regular Item

Caption:

Presentation & discussion regarding the 2027 Chamber of Commerce Marketing & Recruitment budget and Key Performance Indicators (Presentation by Steve Ahlenius, President & CEO)

Summary/History:

Financial Impact:

Presentation only.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Ryan Gaddy
Jonathan Flores
Holly Crooks

Created/Initiated
Approved
Approved
Final Approval

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	August 12, 2026
Item type:	Regular Item

Caption:

Consider authorizing the Board President to negotiate and execute a professional services agreement for marketing & recruitment services between COSADC and the San Angelo Chamber of Commerce not to exceed \$476,000 and recommending approval by City Council (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Financial Impact:

\$476,000 included in FY 2027 budget. No budget amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved
Jeffrey Tomlinson	Approved
Holly Crooks	Final Approval

Requestor: Samuel Helm, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: August 12, 2026

Item type: Regular Item

Caption:

Presentation and discussion regarding economic growth in San Angelo (Presentation by Steve Ahlenius, President & CEO)

Summary/History:

See attachment

Financial Impact:

No fiscal impact. discussion only.

Other Information/Recommendation:

Attachments:

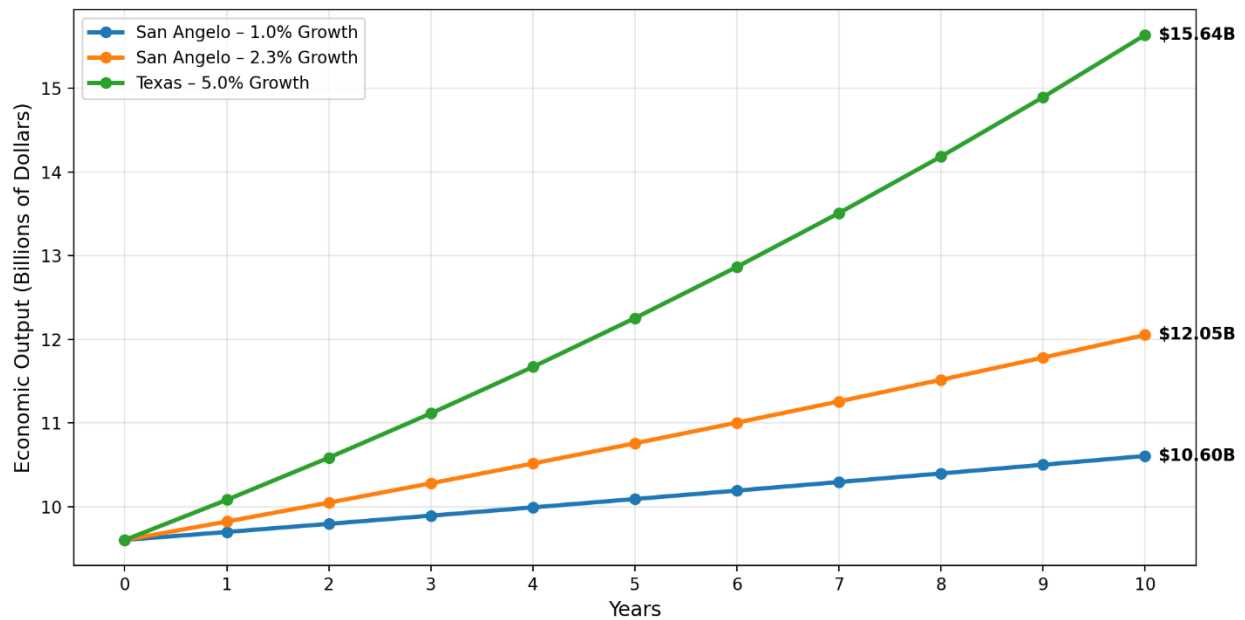
- | | |
|--------------------------------|----------------------------------|
| 1. Graph Projected Growth 2026 | Graph Projected Growth 2026.docx |
|--------------------------------|----------------------------------|

Presentation:

Approvals/Reviews:

Samuel Helm	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved
Holly Crooks	Final Approval

Projected Economic Growth: San Angelo vs. Texas



Key Takeaways

- San Angelo at 1% growth: approximately \$10.6 billion after 10 years.
- San Angelo at 2.3% growth: approximately \$12.1 billion after 10 years.
- Texas at 5% growth: approximately \$15.6 billion after 10 years.
- The gap between 1% and 5% growth is more than \$5 billion in annual economic activity.
- The gap between 2.3% and 5% growth is approximately \$3.6 billion annually.
- The difference is created gradually as growth compounds year after year.

Illustrative projection beginning with a \$9.6 billion economy.

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

Meeting Date: August 12, 2026

Item type: Regular Item

Caption:

Update presentation regarding the Railport and Industrial Park projects (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Industrial Park Phase 2.3 Infrastructure Design

- 60% submittal by August 19th for review and discussion.
- Final Plans - address comments and finalize for submittal to the COSADC the plans and plat by Sept. 25th

Note: 60% submittal, page turn to go over the revisions, issues etc.

Railport Expansion

Awaiting comments from SPLRR on final closing documents - sale of property

- Staff met (Zoom Call) with Economic Development Administration rep and Concho Valley COG rep regarding potential EDA grant for water & sewer
- Project is eligible for EDA grant but probably limited to a maximum \$2.5M - \$3M grant
- EDA rep suggested doing an Engineering Feasibility Study as an initial step and that could be eligible for EDA grant money at a 60/40 split
- Staff also met with City Engineering regarding this project
- Engineering would like to see a feasibility study addressing sewer extension to a larger area north of FM 2105 to address possible future expansion which may be generated by the I-14 / I-27 Reliever Route
- Staff estimates cost to provide water and sewer to the Railport is in the \$13M range.
- Staff is continuing to research funding opportunities & options

Financial Impact:

No fiscal impact. Presentation only.

Other Information/Recommendation:

Attachments:

1. Overall Water & Sewer Layout
2. Phase 2-3 SALES Layout1 (1)

Overall Water & Sewer Layout.jpg
Phase 2-3 SALES Layout1 (1).pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman
Ryan Gaddy
Jonathan Flores
Holly Crooks

Created/Initiated
Approved
Approved
Final Approval

Water Distribution & SEWER COLLECTION

Legend

- WATER
- SEWER

RAILPORT

CITY
LAND
APPROX 250
ACRES

GRAVITY
SEWER

LIFT STATION

20,850 LF

12" WATER
MAIN

7,500 LF
FORCE MAIN

San Angelo Landfill

Have-A-Heart Boarding Kennels

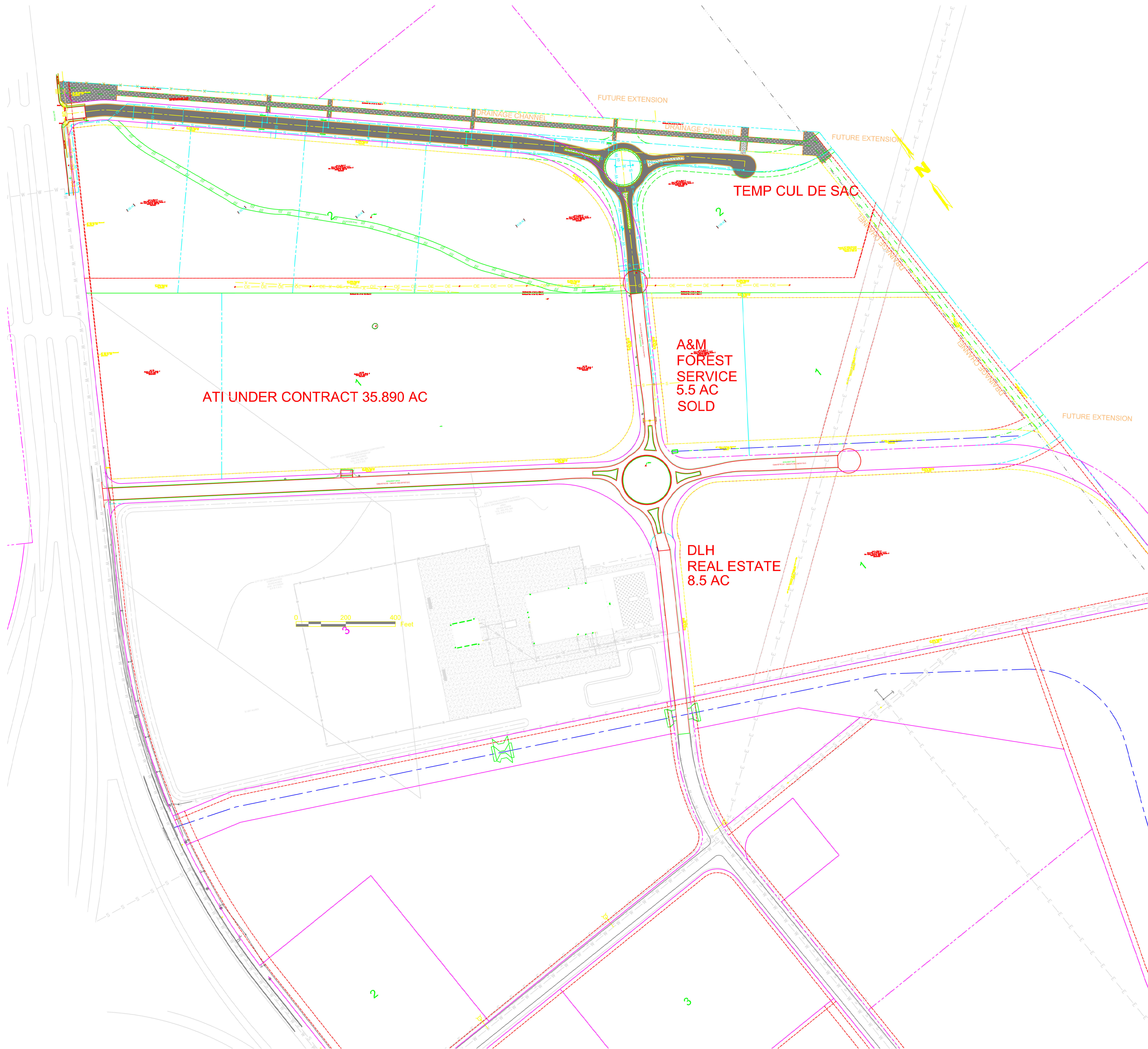
Tom Green County

Fun Town RV San Angelo

Google Earth

N

1 mi



PRELIMINARY LAYOUT INDUSTRIAL PARK PHASE 2.3

Requestor:

Samuel Helm, Executive Office Coordinator, Economic
Development, 325-653-7197

Meeting Date:

August 12, 2026

Item type:

Executive Session Item

Caption:

Section 551.072 - Deliberations about real property regarding ATI Group request to extend Purchase Agreement for 35.869 +/- acres consisting of Lot 1A and Lot 1B out of the Replat of Lot 1, Block 5, Section 2, San Angelo Gateway Addition, City of San Angelo, Tom Green County, according to the plat or map recorded in Instrument No. 202312960, Plat Records of Tom Green County

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Samuel Helm
Ryan Gaddy
Holly Crooks

Created/Initiated
Approved
Final Approval

Requestor: Samuel Helm, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: August 12, 2026

Item type: Regular Item

Caption:

Announcement and consideration of future agenda items

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Samuel Helm
Ryan Gaddy

Created/Initiated
Final Approval