



Agenda

9/9/2026

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on September 9, 2026 at 1:30 PM 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 August 12, 2026 Meeting Minutes (Samuel Helm)
- b. Consider approving COSADC July 2026 Financials (Jonathan Flores)
- c. Consider approving Chamber of Commerce Economic Development Division July 2026 Financials (Michael Looney)

5. Regular Agenda

- a. Public Hearing regarding COSADC Board 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. (Presentation by Robert Schneeman, Economic Development Project Manager)
- b. Update presentation regarding current recruitment efforts (Presentation by Michael Looney, Vice President of Economic Development)
- c. Update of current Business Retention and Expansion efforts (Presentation by Samuel Helm, Economic Development Coordinator, and Andrew Killingsworth, Associate Director of Business Retention and Expansion)
- d. Presentation and discussion regarding Chamber of Commerce transition plan (Presentation by Jeremy Bartz, Acting President & CEO)

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 551.071 - Consultation with attorney regarding Professional Services Agreement between COSADC and the San Angelo Chamber of Commerce
- b. Section 551.072 - Deliberations about real property regarding purchase of 250 +/- acres out of the Sarah R. Robertson Survey 178, Abstract 8474, City of San Angelo, Tom Green County from the City of San Angelo and sale to Wisener Holdings, LLC dba South Plains Lamesa Railroad, LTD
- c. Section 551.087 - Business prospect negotiations regarding:
 - BREP Project 26.81
 - BREP Project 26.82
 - BREP Project 26.83
 - Project Generator
 - Project Heavy Metal
 - Wisener Holdings, LLC dba South Plains Lamesa Railroad, LTD

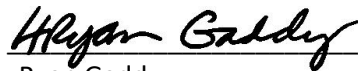
7. Follow Up and Administrative Issues

- a. Consider items discussed in Executive Session, if needed
- b. Announcement and consideration of future agenda items
- c. Discussion regarding the rescheduling of the November board meeting from November 11 at 8:30 am to the third Wednesday of the month, November 18 at 8:30 am.

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,



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: September 9, 2026

Item type: Consent Item

Caption:

Consider approving August 12, 2026 Meeting Minutes (Samuel Helm)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Meeting Minutes 8-12-2026 - Copy COSADC Meeting Minutes 8-12-2026 - Copy.rtf

Presentation:

Approvals/Reviews:

Samuel Helm
Ryan Gaddy
Holly Crooks

Created/Initiated
Approved
Final Approval

City of San Angelo
Development Corporation Meeting
Wednesday, August 12, 2026

Present:

Steven Mahaffey, President
Lorenzo Lasater, Second Vice President
Matt Lewis, Director
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 8:31 A.M., on Wednesday, August 12, 2026, at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

An invocation was provided by Glenn Luhrs of St. Lukes Methodist Church

3. Public Comment

- a. SBDC director, Dezaray Johnson provided public comment providing an update about the San Angelo Business Plan Competition.
- b. City of San Angelo City Manager Phillip Urrutia provided public comment introducing himself to the board of directors.

4. Consent Agenda

- a. Consider approving the July 08, 2026 regular meeting minutes (Samuel Helm)

5. Regular Agenda

- a. Discussion and update on the Northeast Master Plan (presentation by Aric Head, Project Lead Westwood PS)
No action taken, no public comment.
- b. Consider approving COSADC 3rd Quarter Financials (Presentation by Jonathan Flores, Finance Director)

Motion: Director Travis Stribling made a motion, seconded by Director Jimmy Barton, to approve the item as presented. The motion carried six (6) ayes to zero (0) nays.

- 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 recommending approval by City Council (Presentation by Carl White, Director of Parks & Recreation)

Motion: Director Matt Lewis made a motion, seconded by Director Rick Mantooth, 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 Chamber of Commerce Economic Development Financial Statements (Presentation by Steve Ahlenius, President & CEO)

Presented by Michael Looney

No action taken, no public comment.

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

No action taken, no public comment.

- 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)

Motion: Director Matt Lewis made a motion, seconded by Director Rick Mantooth, to approve the item with directives to staff to make adjustments to contract. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

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

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 10:56 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 551.071 – Consultation with attorney regarding legal issues related to COSADC/Chamber of Commerce Professional Services Performance agreement.

At 11:32A.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 Director Jimmy Baron 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 11:32 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: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197

Meeting Date: September 9, 2026

Item type: Consent Item

Caption:

Consider approving COSADC July 2026 Financials (Jonathan Flores)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	2607 COSADC Financials Final	2607 COSADC Financials Final.pdf
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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 July 31, 2026

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City of San Angelo Development Corporation

Executive Summary

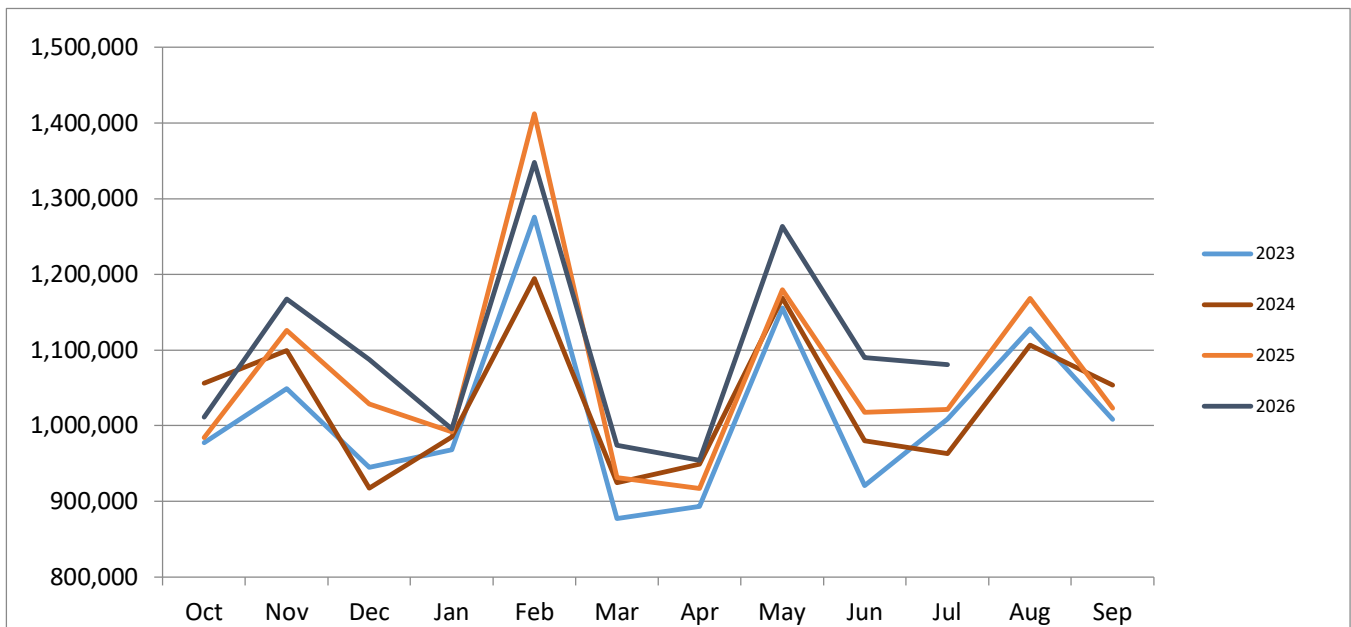
July 2026

Available Fund Balances

Unassigned Fund Balance-Economic Development	10,095,604
Unassigned Fund Balance-Ballot	18,913,864

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	1,080,745	5.82%
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 July 31, 2026

ASSETS

Current Assets

Checking/Savings

Cash 1,527,210

Money Market 8,315,726

Total Checking/Savings 9,842,936

Accounts Receivable

Leases 5,389

Total Accounts Receivable 5,389

Other Current Assets

Investments 3,009,269

Total Other Current Assets 3,009,269

Total Current Assets 12,857,594

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 18,110,638

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 2,235,465

Restricted for Fixed Assets 5,253,044

Reserved for Encumbrance 363,065

Unassigned Fund Balance 10,095,604

Total Fund Equity 17,947,178

TOTAL LIABILITIES & FUND EQUITY 18,110,638

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

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		3,563,739	302,609	3,072,044	3,072,044	(491,695)	86%
Interest on Investments		379,674	71,275	387,348	387,348	7,674	102%
Lease Income		20,010	-	3,153	3,153	(16,857)	16%
Miscellaneous Income		450	-	48	48	(402)	11%
Property Sales		-	-	240,000	240,000	240,000	100%
Total Revenues		3,963,873	373,884	3,702,593	3,702,593	(261,280)	93%
Expenditures							
Operations Maintenance		109,352	9,420	68,572	76,374	(32,978)	70%
Partnership Affiliations		100,750	-	90,447	90,447	(10,303)	90%
COSADC Staff		397,642	-	289,025	289,025	(108,617)	73%
City Services		188,743	-	141,558	141,558	(47,185)	75%
Industrial Park Ops & Maint		61,584	10,397	45,910	50,960	(10,624)	83%
Marketing-Chamber of Commerce		476,000	119,000	476,000	476,000	-	100%
Advertising		32,700	2,900	14,365	28,700	(4,000)	88%
Building Maintenance/Utilities		126,366	6,713	49,229	112,468	(13,898)	89%
Capital		1,432,500	-	2,388	2,466	(1,430,034)	0%
Business Factory		224,556	50	93,391	106,321	(118,235)	47%
Total Operating Expenditures		3,150,193	148,480	1,270,885	1,374,319	(1,775,874)	44%
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	-	8,453	8,454	-	100%
Parkhill Smith Cooper	57040	326,000	-	141,710	326,000	-	100%
Northeast Sector Plan	57044	255,000	-	151,980	255,000	-	100%
Santa Fe Master Plan	57045	50,000	-	37,500	37,500	(12,500)	75%
Eco Dev Comprehensive Plan	70101	50,000	-	-	-	(50,000)	0%
Airport Study	57052	34,000	-	-	-	(34,000)	0%
BREP Projects							
SMC Global - BREP	57018	12,500	-	-	-	(12,500)	0%
Technology Tower, LLC	57030	50,000	-	-	-	(50,000)	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	(50,000)	83%
Residential Flood Relief	57042	816,313	-	214,920	214,920	(601,393)	26%
Goodfellow Support Services	57051	75,000	1,500	23,680	75,000	-	100%
Future Projects		2,445,467	-	-	-	(2,445,467)	0%
Total Project Expenditures		6,017,897	1,500	1,336,965	1,675,596	(4,342,301)	22%
Total Expenditures		9,168,090	149,980	2,607,850	3,049,915	(6,118,175)	28%
Revenue Over/(Under) Expenditures		(5,204,217)	223,904	1,094,743	652,678		

City of San Angelo Development Corporation
Economic Development Projects
As of July 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	67,380	8,453	67,380	-
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	57052	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	-	200,000	50,000
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	23,680	23,680	51,320
		4,098,748	5,260,419	1,336,965	3,024,954	2,235,465

Total Committed, Not Expended

2,235,465

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of July 31, 2026

ASSETS

Current Assets

Checking/Savings

Cash

55,075

Money Market

15,443,243

Total Checking/Savings

15,498,318

Other Current Assets

Investments

4,006,216

Total Other Current Assets

4,006,216

Total Current Assets

19,504,534

TOTAL ASSETS

19,504,534

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

18,913,864

Total Fund Equity

19,492,662

TOTAL LIABILITIES & FUND EQUITY

19,504,534

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

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	9,163,900	778,137	7,899,542	7,899,542	(1,264,358)	86%
Interest on Investments	397,526	116,130	590,913	590,913	193,387	149%
Total Revenues	9,561,426	894,267	8,490,455	8,490,455	(1,070,971)	89%
Expenditures						
City Services	34,105	-	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	-	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	-	4,726,982	4,726,982	(4,869,199)	49%
Revenue Over/(Under) Expenditures	(34,755)	894,267	3,763,473	3,763,473		

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

Group #	PO #	Type	Date	Number	Description	Amount	
FUND 700 DEVELOPMENT CORPORATION							
7000000-31200 COSADC Sales & Use Tax							
	JE000595	10/26	7/31/2026	JV00647	Eco Dev Sales Tax - July 2026	(302,608.68)	
7000000-36100 COSADC Interest on Investments							
	JE000583	10/26	7/31/2026	JV00635	Investment Interest ED Correc	1,096.16	
	JE000584	10/26	7/31/2026	JV00636	Bank Interest ED	(4,246.61)	
	JE000584	10/26	7/31/2026	JV00636	Investment Interest ED	(41,562.50)	
	JE000584	10/26	7/31/2026	JV00636	MM Interest ED	(26,562.02)	
7000700-41332 COSADC - Econ Dev Software Maintenance							
	OH018704	10/26	7/27/2026	AR016781	CITY OF SAN ANG Software Maint	5,000.00	
7000700-41360 COSADC - Econ Dev Contract Services							
	OH018498	P002407	10/26	7/22/2026	27456	SAN ANGELO CHAM Professional S	119,000.00
7000700-41410 COSADC - Econ Dev Water/Sewer Utilities							
	CX001276	10/26	7/2/2026	01250	CIS BATCH 2026-10	15.60	
	CX001277	10/26	7/6/2026	01252	CIS BATCH 2026-10	132.60	
7000700-41412 COSADC - Econ Dev Electricity							
	GEXA2606	10/26	7/7/2026	BG72115040	GEXA ENERGY, LP GEXA JUNE 2026	1,504.41	
	GEXA2607	10/26	7/27/2026	BG72116370	GEXA ENERGY, LP GEXA JULY 2026	1,899.07	
7000700-41422 COSADC - Econ Dev Building & Grounds Maintenance							
	OH017653	P003614	10/26	7/7/2026	2720	MC ELECTRIC Electrical	500.80
	OH017870	P002082	10/26	7/14/2026	6949	JOWERS COMMERCI Janitorial ser	800.00
	OH018069	P001786	10/26	7/14/2026	749909	ADVANCE ELEVATO Mo. maint. on	250.00
	OH018073	P001770	10/26	7/27/2026	1050070	HOUSE OF CHEMIC JANITORIAL SUP	164.30
	OH018371	P003614	10/26	7/14/2026	2737	MC ELECTRIC Electrical	614.50
	OH018385	P002065	10/26	7/22/2026	0691001445702	Republic Servc Trash Compacto	32.33
	OH018706	P002082	10/26	7/27/2026	6966	JOWERS COMMERCI Janitorial ser	800.00
7000700-41431 COSADC - Econ Dev Insurance - Liability							
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	Vehicle Insurance	2,147.00	
	USBANK72826A	10/26	7/29/2026	PC.0700.260706.1	Insurance Rate Change	63.00	
7000700-41461 COSADC - Econ Dev Advertising							
	OH017873	P004383	10/26	7/22/2026	55453	MEDIA ADVANTAGE Marketing Serv	1,900.00
	OH018828	P004383	10/26	7/27/2026	25452	MEDIA ADVANTAGE Marketing Serv	1,000.00
7000700-41462 COSADC - Econ Dev Communications							
	JE000596	10/26	7/31/2026	JV00648	Mthly Budgeted Transfers	1,413.08	
7000700-41472 COSADC - Econ Dev Convention & Schools							
	USBANK72826	10/26	7/28/2026	PC.0700.260606.1	Notary Application Fee	21.00	
	USBANK72826	10/26	7/28/2026	PC.0700.260606.1	Notary Application Online Fee	0.57	
	USBANK72826	10/26	7/28/2026	PC.0700.260606.1	Notary Course	20.71	
	USBANK72826	10/26	7/28/2026	PC.0700.260706.1	Half Cent Sales Tax Training	225.00	
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	Notary Application Fee	21.00	
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	Notary Application Online Fee	0.57	
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	Notary Course	20.71	
	USBANK72826A	10/26	7/29/2026	PC.0700.260706.1	Half Cent Sales Tax Training	225.00	
7000700-41480 COSADC - Econ Dev Special Projects "A"							
	IR1652AR01	10/26	7/24/2026	010072	Fuentes Reimbursement	(1.79)	
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	Business Plan Info Session	51.62	
7000700-41510 COSADC - Econ Dev Office Supplies							
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	Notary Bundle	143.00	
7000700-41514 COSADC - Econ Dev Postage & Shipping							
	POST2605	10/26	7/22/2026	2605	POSTMASTER POSTAGE	23.00	
7000700-41560 COSADC - Econ Dev Food							
	IR1652AR01	10/26	7/24/2026	010072	Walmart Tax Reimbursement	(1.72)	
	OH017866	P003704	10/26	7/14/2026	7005.2606	ANGELO WATER SE Water, Bottled	61.94
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	A&M Graduation Drinks	6.75	
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	BRC Graduation	125.63	
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	Coffee - COSADC Board Meeting	60.00	
	USBANK72826A	10/26	7/29/2026	PC.0700.260606.1	Coffee-BRC Offices	110.95	

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

Group #	PO #	Type	Date	Number	Description	Amount
7000700-57038 COSADC - Econ Dev DC0216						
INTERD7126	P004103	10/26	7/1/2026	042326	InterDirect USA Professional S	7,250.00
7000700-57048 COSADC - Econ Dev Chamber - Goodfellow						
OH018933	P004657	10/26	7/27/2026	27017	SAN ANGELO CHAM Comm Support-	1,500.00
7000700-57049 COSADC - Econ Dev BREP - True Lightning						
TRUELG71026		10/26	7/10/2026	57049	True Lightning True Lightening	250,000.00
7000705-41410 COSADC - Industrial Park Water/Sewer Utilities						
CX001281		10/26	7/8/2026	01258	CIS BATCH 2026-10	97.26
7000705-41422 COSADC - Industrial Park Building & Grounds Maintenance						
OH019040	P003289	10/26	7/31/2026	116962	Horton Timber L Mowing	10,300.00
FUND 711 COSADC - BALLOT						
7110000-31200 COSADC - Ballot Sales & Use Tax						
JE000595		10/26	7/31/2026	JV00647	Ballot Sales Tax - July 2026	(778,136.62)
7110000-36100 COSADC - Ballot Interest on Investments						
JE000583		10/26	7/31/2026	JV00635	Investment Interest Ballot Co	(1,096.16)
JE000584		10/26	7/31/2026	JV00636	Investment Interest Ballot	(67,812.50)
JE000584		10/26	7/31/2026	JV00636	MM Interest Ballot	(47,221.37)

THE CITY OF SAN ANGELO, TEXAS

**Schedule of Revenues and Expenditures
Fiscal Year through July 31, 2026**

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

Meeting Date: September 9, 2026

Item type: Consent Item

Caption:

Consider approving Chamber of Commerce Economic Development Division July 2026 Financials (Michael Looney)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|---|--|
| 1. CoC Econ Dev 2026 Financials - July 2026 | CoC Econ Dev 2026 Financials - July 2026.pdf |
|---|--|

Presentation:

Approvals/Reviews:

Samuel Helm	Created/Initiated
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Ryan Gaddy	Approved
Holly Crooks	New

Chamber of Commerce Economic Development

FY 2026 Financial Review - July 2026

	2026 Actuals - July YTD	2026 Budget	Remaining	83% of Year	(Over) / Under Explanation
<u>Expenditures</u>					
Employee Payroll and Benefits	293,203	409,295	116,092	72%	Decrease is a result of change in personel/ 4 months of vacant position.
Business Retention / SARMA	15,957	11,400	(4,557)	140%	Tex Municipal League BRE summit, SARMA Networking event increased attendance/4 events
Economic Forecasting / Intel Databases	49,145	53,400	4,255	92%	On track w/ budgeted amount. LocalIntel, GSLI Site Selction Group, Next Move Group Site Selection, Due North Media
Postage/Marketing & Public Relations	615	0	(615)	n/a	Shipping Point/Public Relations meeting with Emergent Data Centers
Travel, Trade Shows, Lodging, Meals	35,538	28,000	(7,538)	127%	Invited to CICE/DC Fly-in (awaiting \$1,100 reimbursement), TxEDC-Select USA Conference (Looney/Ahlenius)
Site Selectors Tours / Corporate HQ Visits	197	8,700	8,503	2%	Project Heavy Metal meeting with company leadership
Marketing Materials	11,588	13,600	2,012	85%	On track w/ budgeted amount/Quarterly Rep./Due North Industry Ads, Rack Cards
Professional Membership & Certification	4,594	10,415	5,821	44%	Ports to Plains Coalition, Rotary, SA Apt Association, Texas Chmber of Commerce Executive Membership, CV Tech Alliance Network meetings/SME PRIME
Special Projects	4,187	20,000	15,813	21%	Focus On Busines expenses (DanHil Container, Snider IT), Rothman freelance contract for Focus On Business materials and articles
Membership / Marketing Development	8,200	5,000	(3,200)	164%	Moves that matter podcasts, Civic Serve CRM
Equipment	3,836	0	(3,836)	n/a	New employee equipment/Laptop/Blackboard/Monitors
Office Supplies	79	0	(79)	n/a	New employee business cards
Miscellaneous Office Suport	1,133	0	(1,133)	n/a	Legal consultation on personnel matter
Management & Admin Support	34,170	40,600	6,430	84%	Percentage of budget allocated for office operational costs
Bookkeeping Fee	15,000	18,000	3,000	83%	AB&Co monthly accounting services (\$1,500/mo)
Total Expenses	477,443	618,410	140,967	77%	
<u>Funding</u>					
COSADC		476,000			
County		110,000			
Other Funding		32,410			
Total Funding		618,410			

Requestor:	Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date:	September 9, 2026
Item type:	Regular Item

Caption:

Public Hearing regarding COSADC Board 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. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

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.

This item was approved by COSADC at their meeting August 12, 2026.

Financial Impact:

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

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Ryan Gaddy
Jonathan Flores
Jeffrey Tomlinson
Holly Crooks

Created/Initiated
Approved
Approved
Approved
Final Approval

Requestor: Samuel Helm, Executive Office Coordinator, Economic Development, 325-653-7197
Meeting Date: September 9, 2026
Item type: Regular Item

Caption:

Update presentation regarding current recruitment efforts (Presentation by Michael Looney, Vice President of Economic Development)

Summary/History:

Industrial Recruitment Update

Project Heavy Metal - PV Recycling Plant, 40,000 sf, 40 FTE, in contract negotiations for site
Project Generator – Metal products manufacturer, 100,000 sf, 250-300 FTE, Capital investment: \$10,000,000 - \$15,000,000
Project NE Corridor – Mixed Use Industrial, Early due diligence site visit planned with developer
Project Transform – Electrical/Automation Manufacturing, 20,000-50,000 sf, 20-30 initial FTE, in site selection

BREP Update

Azelis Chemical – 3820 Christoval Road, Expansion, Permit issues cleared, Operational
Lonestar Truck – 998 North Loop 306 San Angelo Industrial Park, Operational

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

Requestor:	Samuel Helm, Executive Office Coordinator, Economic Development, 325-653-7197
Meeting Date:	September 9, 2026
Item type:	Regular Item

Caption:

Update of current Business Retention and Expansion efforts (Presentation by Samuel Helm, Economic Development Coordinator, and Andrew Killingsworth, Associate Director of Business Retention and Expansion)

Summary/History:

In recent months, Samuel and Andrew have been working on building relationships with the San Angelo business community, specifically targeting legacy businesses in our community that are NAICS code eligible. This has consisted of several phone calls, networking events, lender meetings, and more. So far, we have successfully scheduled 8 site visits specifically for business retention and expansion. These site visits and relationship building are creating a pipeline of business support and projects that have already led to local businesses reaching out to discuss project opportunities.

Furthermore, Andrew and I are spearheading a "BRE group" where business support players in San Angelo meet monthly to exchange leads and make sure San Angelo businesses have access to all of the programs and support they need to flourish in our community.

We are continuing to build out our BREP marketing campaign and have high hopes for its contribution to our efforts in the community. We are excited about the momentum BREP is building in San Angelo and look forward to future projects that communicate to San Angelo COSADC's engagement in our communities' local economy.

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: September 9, 2026

Item type: Regular Item

Caption:

Presentation and discussion regarding Chamber of Commerce transition plan (Presentation by Jeremy Bartz, Acting President & CEO)

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, Economic Development, 325-653-7197
Meeting Date: September 9, 2026
Item type: Executive Session Item

Caption:

Section 551.071 - Consultation with attorney regarding Professional Services Agreement between COSADC and the San Angelo Chamber of Commerce

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, Economic Development, 325-653-7197

Meeting Date: September 9, 2026

Item type: Executive Session Item

Caption:

Section 551.072 - Deliberations about real property regarding purchase of 250 +/- acres out of the Sarah R. Robertson Survey 178, Abstract 8474, City of San Angelo, Tom Green County from the City of San Angelo and sale to Wisener Holdings, LLC dba South Plains Lamesa Railroad, LTD

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

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

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

Meeting Date: September 9, 2026

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding:

- BREP Project 26.81
- BREP Project 26.82
- BREP Project 26.83
- Project Generator
- Project Heavy Metal
- Wisener Holdings, LLC dba South Plains Lamesa Railroad, LTD

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Samuel Helm
Ryan Gaddy
Holly Crooks

Created/Initiated
Approved
Final Approval



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

Meeting Date: September 9, 2026

Item type: Regular Item

Caption:

Consider items discussed in Executive Session, if needed

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Ryan Gaddy
Holly Crooks

Created/Initiated
Approved
Final Approval

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

Meeting Date: September 9, 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
Holly Crooks

Created/Initiated
Approved
Final Approval



Requestor: Samuel Helm, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date: September 9, 2026
Item type: Regular Item

Caption:

Discussion regarding the rescheduling of the November board meeting from November 11 at 8:30 am to the third Wednesday of the month, November 18 at 8:30 am.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Samuel Helm
Ryan Gaddy
Holly Crooks

Created/Initiated
Approved
Final Approval