CITY OF SAN ANGELO TEXAS
Development Corporation

Agenda
02/28/2018

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on February 28, 2018 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, 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 January 31, 2018 minutes
   b. Consider approving the necessary Corporation disbursements
   c. Consider approving the January 2018 Financial Statements
5. **Regular Agenda**
   a. Update presentation on status of I-14 Gulf Coast Strategic Highway - (Presentation by Gulf Coast Strategic Highway Coalition, Executive Director Gary Bushell)
   b. Public Hearing regarding the expenditure of up to $75,000 for professional services required to develop design specifications and related construction documents for future improvements to the Sunken Garden Park, a project authorized under the Development Corporation Act; and, authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo for such purposes. (Presentation by Economic Development Specialist, Shannon Scott)
   c. Consider appointing a staff member as Board Secretary in accordance with the Bylaws of the City of San Angelo Development Corporation Article III, Section 2.B. which states "The Secretary of the Corporation shall be a City staff member assigned to the Corporation under a contract between the Corporation and the City of San Angelo, as approved by the Board of Directors." (Presentation by Economic Development Specialist, Shannon Scott)

d. Consider a resolution of COSADC Board of Directors authorizing the use of sales and use tax funds in an amount not to exceed $5,975 to provide an Economic Development Incentive to Engine Pro Machine, LLC. for a project related to Business Enterprises that create or retain primary jobs, as authorized for a Type B Corporation under Local Government Code Chapter 501 Subchapter C, and authorizing the Director of Economic Development to prepare an economic development performance agreement with ENGINE PRO MACHINE, LLC in compliance with the Development Corporation Act in a form approved by the City Attorney's Office; authorizing the COSADC Board President to execute said agreement and related documents; and recommending to City Council ratification of the incentive and approval of the economic development performance agreement (Presentation by Business Retention & Expansion Coordinator Robert Schneeman)

e. Consider authorizing the negotiation and execution of a real estate sales contract for the sale of approximately 2 acres of land out of Block 2, Lot 1, Section 1, San Angelo Gateway Addition (the San Angelo Business & Industrial Park) to CBJ1, LLC d/b/a Munn Properties at a price of $29,000 per acre; the exact location, meets and bounds description, access to public right-of-way and perimeter of such Property is to be as agreed to by the parties and surveyed on the ground; contract to be in substantially the same form as the attached real estate sales contract with such changes, insertions, and omissions, as may be approved by the COSADC Board President after consultation with the City Attorney; and recommendation that City Council approve the contract. (Presentation by Business, Retention and Expansion Coordinator Robert Schneeman)

f. Consider a resolution of the City of San Angelo Development Corporation (COSADC) reaffirming support for the proposed VCZ Development, LLC affordable housing apartment development known as Glen Park Apartments, located at 4001 S. Chadbourne Street, City of San Angelo, Texas ("project"); providing for the allocation of up to five hundred dollars ($500) in one half cent sales tax revenues in support of the project; providing an effective date; and authorizing and directing the Board Secretary to certify the resolution to the Texas Department of Housing and Community Affairs (Presentation by Business Retention & Expansion Coordinator Robert Schneeman)

g. Consider a resolution of the City of San Angelo Development Corporation (COSADC) reaffirming support for the proposed Generation Housing Development, LLC affordable housing apartment development known as The Trails, located at the 2600 block of Era street,City of San Angelo, Texas ("project"); providing for the allocation of up to five hundred dollars ($500) in one half cent sales tax revenues in support of the project; providing an effective date; and authorizing and directing the Board Secretary to certify the resolution to the Texas Department of Housing and Community Affairs (Presentation by Business Retention & Expansion Coordinator Robert Schneeman)

h. Presentation of alternative construction bids by Crossland Construction Company, Inc. dated February 14, 2018, addressed to AEP Service Corporation, for Board review and consideration of a resolution selecting and approving one of the alternative bids pursuant to the Real Estate Sales contract by and between AEP Texas, Inc. (AEP) and COSADC, dated October 11, 2016, for the purchase by AEP of a 51.897 acre tract of land at the San Angelo Business and Industrial Park, and the Development Agreement with AEP, effective January 9th, 2018, providing for construction of utilities and other infrastructure within the industrial park to the AEP tract (Presentation by Business Retention & Expansion Coordinator Robert Schneeman)

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(2) consultation with attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter—regarding statutory obligations of the Board.

7. Follow Up and Administrative Issues

a. Consider items discussed in Executive Session, if necessary

b. Announcements and consideration of Future Agenda Items

- Note: A reception will follow the meeting in appreciation of Roland Pena, Economic Development Director

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 23rd day of January 2018, at 5:00 p.m.

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Michael Dane, Assistant City Manager

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 Development Corporation will provide for reasonable accommodations for persons attending board 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. COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday on the Wednesday after each meeting.