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.

_____

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.

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, Economic Development, 325.653.7197

Meeting Date: February 28, 2018

Item type: Consent Item

Caption:

Consider approving the January 31, 2018 minutes

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. January 31, 2018 COSADC Minutes (Final) January 31, 2018 COSADC Minutes (Final).pdf

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Bryan Kendrick	Final Approval

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, January 31, 2018

Present:

Edward Carrasco- President
Juan Flores- First Vice President
John Bariou- Director
Bill Dendle- Director
Scott Tankersley- Director
Dr. David Cummings- Director

1. **Call to Order**

With a quorum of the City of San Angelo Development Corporation Board Members present, President Edward Carrasco called the regular session of the City of San Angelo Development Corporation meeting to order at 8:31 a.m. on Wednesday, January 31, 2018 in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903

2. **Prayer**

An invocation was provided by Director Dendle

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.

Kevin Dosdall with Hydraulic Industrial Services voiced concern in regards to water, sewer and access to businesses on Bell Street during the road construction.

Director Bariou gave an update on his attendance at the Quarterly Ports to Plains Conference held in Amarillo on January 23rd

4. **Consent Agenda**

   a. Consider approving the December 13, 2017 and the January 5, 2018 Board Workshop minutes

   b. Consider approving the necessary Corporation disbursements

Motion: **Director Tankersley made a motion seconded by First Vice President Flores to approve the Consent Agenda as presented. The motion carried unanimously six (6) ayes to zero (0) nays**

5. **Regular Agenda**

   a. Presentation on the recent Texas Department of Transportation announcement to rebuild 91 miles of the South Orient Rail Line. (Presentation by Texas-Pacifico Transportation Executive Vice President, Federico Diaz-Page)

No action taken on this item

b. Consider approving the December 2017 Financial Statements (Presentation by Finance Director, Tina Dierschke)

Motion: Director Tankersley made a motion seconded by Director Bariou to approve the 2017 Financial Statements. The motion carried unanimously six (6) ayes to zero (0) nays

c. Consider a resolution authorizing the Board President to negotiate and execute a Memorandum of Agreement (MOA) with the Concho Valley Workforce Development Board funding up to
$168,000, including $100,000 in matching funds, for a Texas Workforce Commission Workforce Innovation and Opportunity High-Demand Job Training Program grant (HDJT) in support of a Howard College construction trades program, pursuant to an economic development project adopted by the Board (Presentation by Economic Development Director, Roland Peña)

Motion: First Vice President Flores made a motion seconded by Director Cummings to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays

d. Consider approving a resolution authorizing the Board President to negotiate and execute an Economic Development Agreement (EDA) with Howard County Junior College District to establish a self-sustaining construction trades program at San Angelo pursuant to an Economic Development Project adopted by the Board (Presentation by Economic Development Director, Roland Peña)

Motion: Director Tankersley made a motion seconded by First Vice President Flores to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays

e. Consider approving a Resolution of the City of San Angelo Development Corporation Board of Directors, authorizing the Board President to execute a Memorandum of Understanding with Tom Green County providing local matching funds for the Fall 2017 DEAA Grant in support of the Goodfellow Air Force Base Training Mission Project (Presentation by Economic Development Director, Roland Peña)

Motion: Director Bariou made a motion seconded by Director Tankersley to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays

f. Consider approving a resolution authorizing the use of sales and use tax funds in a sum not to exceed $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 Director, Roland Peña)

Motion: Director Bariou made a motion seconded by First Vice President Flores to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays

g. Consider approving the termination and release of performance agreement with Data Management Inc., dba Time Clock Plus. (Presentation by Economic Development Director, Roland Peña)

Motion: **Director Tankersley made a motion seconded by First Vice President Flores to approve the termination of the performance agreement. The motion carried unanimously six (6) ayes to zero (0) nays**

h. Presentation by staff of 2017 End of Year Report. (Presentation by Roland Pena, Economic Development Director)

No action was taken on this item

i. Update presentation by Roland Pena, Economic Development Director on the following: 1) I-14 Gulf Coast Strategic Highway Coalition meeting in Washington, D.C. 2) Economic Development Assistance Grant submitted to the U.S. Department of Commerce for funding infrastructure improvements at the San Angelo Business and Industrial Park

No action was taken on this item

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 10:09 a.m., the Board convened in Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meetings, Subchapter D. Exception to Requirments that Meetings be Open under the following sections:

a. Section 551.087(2) to deliberate the offer of a financial or other incentive with a company, that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

b. Section 551.072 Deliberations about Real Property regarding 17.58 acre parcel of real property fronting on Houston Harte Expressway, within an area bounded by Southwest Boulevard, Sherwood Way and Sunset Drive and regarding lease agreement at 69 North Chadbourne Street

At 10: 31 a.m., the Board reconvened with nothing to report from Executive Session

7. Follow Up and Administrative Issues

a. Consideration of items discussed in Executive Session, if any

b. Announcements and consideration of Future Agenda Items

8. Adjournment

Motion: **At 10:32 a.m., Director Tankersley made a motion seconded by First Vice President Flores to adjourn the meeting. The motion carried unanimously six (6) ayes to zero (0) nays**

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.)

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, Economic Development, 325.653.7197

Meeting Date: February 28, 2018

Item type: Consent Item

Caption:

Consider approving the necessary Corporation disbursements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 02-28-2018 — Disbursement 02-28-2018.pdf

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval

City of San Angelo Development Corporation
Check Disbursements
For Board Approval February 28, 2018

Economic Development

Tom Green County	$	624,600.61	DEAA Grant Matching Funds	Ck. 4173
Ports To Plains		56,046.80	COSA membership dues (Inv. 1479)	Ck. 4174
Netco		50,000.00	Performance Agreement - Incentive for One Time Capital Investments.	
First Title Company		48,455.80	Sell of 108 W. 10th	*Ck. 4185*
Chamber of Commerce		28,904.00	Marketing & recruitment for December 2017 = $13,607.00 & January 2018 = $15,297.00	
Parkhill Smith & Cooper		17,095.41	Prof. Serv from Dec. 1-31, 2017 Phase II Industrial Park (Inv. 1940617005)	
McLaughlin Advertising		4,342.50	Air Service Marketing (Inv. 1475)	
GrantWorks, Inc.		4,000.00	Fee for prep of application for infrastructure funds (Inv. 19-Jan-18)	Ck 4168
COSA		2,942.20	Reimburse for Oct. P-card for S. Scott - Admin Travel & lodging = $614.34; BREP = $32.23; & Printing = $63.73; Oct. P-card for N. Nevarez - BREP = $535.00 & Travel & Lodging = $1,150.93; Nov. P-card for R. Schneeman-BREP = 61.00; Office supplies = $484.97	*Ck. 4170*
COSA		2,160.53	Reimburse for Nov. P-card for N. Nevarez - Partner Aff. = $36.00 & Travel & Lodging = $1288.08; Dec. P-card- Outside legal services = $ 125.48; Travel & Lodging = $160.97; & Partner Aff. = $550.00	*Ck. 4169*
Schindler Elevator Corp.		1,516.41	Service call for service panel issues (Inv. 7152669020)	
Total for Board Consideration	**$**	**840,064.26**		
Liberty Power	$	864.89	Electric Service at BRC	
Dirt Doctor		725.00	General Cleaning at BRC (Inv 3134)	
West Texas Window Cleaning Co.		580.00	Clean interior and exterior windows at BRC	*Ck. 4167*
Horizon Travel		459.80	Change flight to Washington DC for COSADC Director T. Kills	*Ck. 4161*
San Angelo Standard Times		426.40	Legal Notices published (Ad 1861431)	*Ck. 4159*
West Office Technology		350.00	IT service for Business Factory (Inv. F1115)	*Ck. 4182*
MC Electric		341.25	Replace contactor in elevator at BRC (Inv. 179)	
Atmos Energy		231.41	Gas utilities at BRC	*Ck. 4176*
Canon Financial Services, Inc.		186.22	Copier lease for Business Factory (Inv. 18282593)	
Canon Financial Services, Inc.		171.32	Copier lease for Business Factory (Inv. 18173176)	*Ck. 4184*
COSA Utility Billing		164.92	Water & sewer services at Industrial Park	*Ck. 4177*
TEDC		158.00	Registration for Webinar (Inv. 7688 & 7689)	*Ck. 4154*
Staples Advantage		148.63	Office supplies (Inv. 3365027629)	*Ck. 4165*
Protection1 Alarm Monitoring Inc.		124.94	Monthly Securinty Alarm Service at BRC (Inv. 120807003)	*Ck. 4172*
COSA Utility Billing		121.37	Water service at Business Resource Center	*Ck. 4141*
MC Electric		120.00	Electical service at BRC (Inv. 167)	*Ck. 4171*
		118.00	Quarterly pest control services at BRC (Inv. 10330 & 11294)	
Republic Service		72.08	Trash service at BRC (Inv. 0691000777758)	*Ck. 4179*
Protection1 Alarm Monitoring Inc.		70.00	Monthly Securinty Alarm Service at BRC (Inv. 120674734)	*Ck. 4163*
MDKC Services		59.00	Quarterly pest control services at BRC (Inv.11294)	
Liberty One		51.55	Electric Service at BRC	*Ck. 4181*
House of Chemicals		50.70	Purchase cleaning supplies for BRC (Inv, 551244)	*Ck. 4180*
Suddenlink		39.50	Telephone service in elevator at BRC	*Ck. 4178*
Angelo Water Service		23.75	Water deliver & water cooler rent	*Ck. 4164*
Kirbo's Office Systems		7.56	Overage charge for copier lease (Inv. 247667)	*Ck. 4183*
Total Routine Disbursements	**$**	**5,666.29**		
Total Economic Development Disbursements	**$**	**845,730.55**		

Ballot

First Title Co.	$	46,719.07	Sell of 414 Baker St.
Total for Board Consideration	**$**	**46,719.07**	

City of San Angelo Development Corporation
Check Disbursements
For Board Approval February 28, 2018

Total Routine Disbursements	**$**	**-**
Total Ballot Disbursements	**$**	**46,719.07**
Grand Total Disbursements this Period	**$**	**892,449.62**

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, COSADC, 325.653.7197

Meeting Date: February 28, 2018

Item type: Consent Item

Caption:

Consider approving the January 2018 Financial Statements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Stmts 1801 COSADC Stmts 1801.pdf

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Becky Dunn	Approved
Bryan Kendrick	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules As of January 31, 2018

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Economic Development

- Balance Sheet
- Revenue & Expenditure Report
- Project Commitments

Ballot

- Balance Sheet
- Revenue & Expenditure Report
- Project Commitments

Transaction Detail by Account

2011 Bond Issue

Hickory Water Supply

This UNAUDITED information is designed for internal use and analysis only.

City of San Angelo Development Corporation
Executive Summary
January 2018

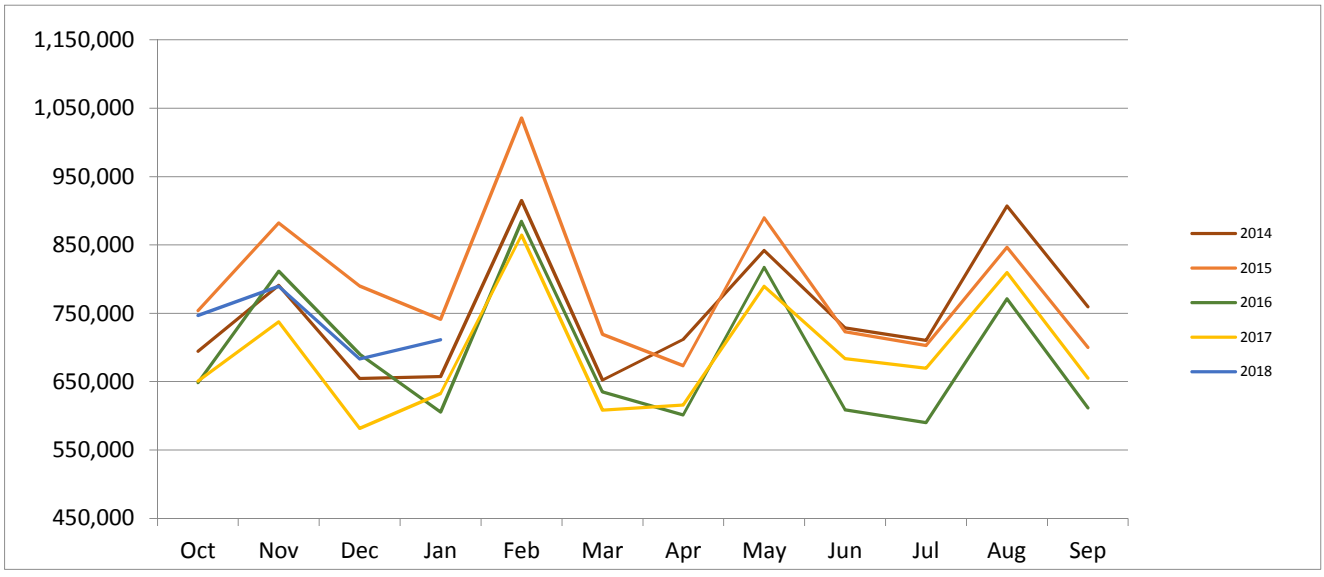
Available Fund Balances

Unrestricted Fund Balance-Economic Development	9,595,598
Unrestricted Fund Balance-Ballot	707,337

Sales Tax Analysis

Month	2014	2015	2016	2017	2018	% Over/(Under)
Oct	694,238	754,116	648,367	650,926	747,063	14.77%
Nov	791,077	882,259	811,466	737,436	789,302	7.03%
Dec	654,425	789,859	690,231	581,382	683,012	17.48%
Jan	657,448	741,227	605,393	632,603	711,415	12.46%
Feb	914,889	1,035,939	884,468	864,339		
Mar	652,229	719,149	635,021	608,253		
Apr	711,587	673,524	601,420	615,673		
May	842,090	889,509	816,925	789,680		
Jun	728,545	723,051	608,947	683,530		
Jul	710,555	702,893	590,012	669,686		
Aug	907,050	846,650	771,109	809,685		
Sep	759,728	700,008	611,361	655,327		

Estimated Year to Date Sales Tax Budget	33.33%	=	2,616,667
excess/(shortage)			379,526



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of January 31, 2018

ASSETS	
Current Assets	
Checking/Savings	
101101 · Cash	11,177
103200 · Money Market	4,373,433
Total Checking/Savings	4,384,610
Accounts Receivable	
115000 · Sales Tax Receivables	395,916
Total Accounts Receivable	395,916
Other Current Assets	
117000 · Investments	10,315,613
Total Other Current Assets	10,315,613
Total Current Assets	15,096,139
Fixed Assets	
140500 · Land -Industrial Park	85,728
141000 · Industrial Park-Phase I	1,013,908
143000 · Industrial Park-Phase II	51,609
144000 · Industrial Park-Phase III	20,377
152000 · Building-Business Resource Ctr	2,004,967
159999 · Accum Depr-Building	(559,720)
Total Fixed Assets	2,616,869
TOTAL ASSETS	17,713,008
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
201000 · Accounts Payable	9,402
Total Current Liabilities	9,402
Total Liabilities	9,402
Fund Equity	
Committed for Eco. Dev. Projects	4,819,425
Restricted for Fixed Assets	2,616,869
Assigned for Equipment Replacement	671,714
Unassigned Fund Balance	9,595,598
Total Fund Equity	17,703,606
TOTAL LIABILITIES & FUND EQUITY	17,713,008

City of San Angelo Development Corporation
Revenue Expenditure Report - Economic Development
January 2018

	Budget	Month Actual	YTD Actual	Over/(Under) Budget	% of Budget
Revenues					
313000 · Income-Sales & Use Tax	2,198,000	197,815	838,934	(1,359,066)	38%
360000 · Interest on Investments	23,000	21,080	49,630	26,630	216%
363101 · Lease Income	76,256	11,682	27,766	(48,490)	36%
392200 · Gain on Sale Assets	250,000	0	0	(250,000)	0%
Total Revenues	2,547,256	230,577	916,330	(1,630,926)	36%
Expenditures					
410000 · Administrative	137,274	4,760	16,215	(121,059)	12%
412000 · Partner Affiliations	76,197	250	800	(75,397)	1%
415000 · City Services	433,566	0	0	(433,566)	0%
415331 · Annual Report	1,200	0	0	(1,200)	0%
420000 · Industrial Park Ops & Maint	30,650	399	1,947	(28,703)	6%
432000 · Outside Legal Services	25,000	0	0	(25,000)	0%
440000 · Marketing-Chamber of Commerce	225,000	33,716	33,716	(191,284)	15%
440200 · Business Ret & Exp Prog	355,740	0	368	(355,372)	0%
445000 · Promotion (SADC Marketing)	10,300	0	1,300	(9,000)	13%
450000 · Business Resource Ctr	35,281	4,241	8,949	(26,332)	25%
452101 · Business Factory	93,873	2,223	18,589	(75,284)	20%
452112 · Project-Martifer-Hirschfeld	1,390,435	0	0	(1,390,435)	0%
452115 · Project-Blue Cross Blue Shield	111,355	0	0	(111,355)	0%
452119 · Project-Air Service Marketing	60,000	9,703	9,703	(50,297)	16%
452121 · Project-MedHab	796,250	0	0	(796,250)	0%
452124 · Project-DeCoty Coffee	58,652	0	0	(58,652)	0%
452131 · Project-Time Clock Plus	10,500	0	0	(10,500)	0%
452132 · Project-TGC/GAFB	633,000	0	0	(633,000)	0%
452133 · Project-Phase I Sewer Line	39,560	0	0	(39,560)	0%
452134 · Project-Principle LED	194,005	0	0	(194,005)	0%
452136 · Project-Phase II Sewer Line	96,000	0	0	(96,000)	0%
452137 · Project-TXDOT Aside Prog. Grant	100,000	0	0	(100,000)	0%
452138 · Project-CalTech	583,999	0	1,100	(582,899)	0%
452139 · Project-Parkhill	280,000	46,090	105,145	(174,855)	38%
452140 · Project-Grant Works	4,000	4,000	4,000	0	100%
452141 · Project-Houston Harte	103,000	0	51,643	(51,357)	50%
452142 · Project-Netco	190,000	0	0	(190,000)	0%
452143 · Project-Detmar	300,000	0	0	(300,000)	0%
452145 · Project-Elite Solutions	40,260	0	0	(40,260)	0%
452900 · Project-Future Projects	296,603	0	0	(296,603)	0%
453000 · Capital Purchases	31,612	0	0	(31,612)	0%
Total Expenditures	6,743,312	105,382	253,475	(6,489,837)	4%
Revenue Over/(Under) Expenditures	(4,196,056)	125,195	662,855	4,858,911	

City of San Angelo Development Corporation
Economic Development Projects
As of January 31, 2018

Project	Budget	Current Year Activity	Inception to Date	Remaining Budget
Martifer-Hirschfeld	3,684,743	0	2,294,308	1,390,435
Blue Cross Blue Shield	408,522	0	297,167	111,355
Air Service Marketing	60,000	9,703	9,703	50,297
MedHab	797,750	0	1,500	796,250
DeCoty Coffee	101,835	0	43,183	58,652
Time Clock Plus	336,500	0	326,000	10,500
TGC/GAFB	633,000	0	0	633,000
Phase I Sewer Line	110,000	0	70,440	39,560
Principle LED	550,001	0	355,996	194,005
Phase II Sewer Line TGC	100,000	0	4,000	96,000
TXDOT Aside Prog. Grant	100,000	0	0	100,000
CalTech	603,999	1,100	21,100	582,899
Parkhill	308,000	105,145	133,145	174,855
Grant Works	4,000	4,000	4,000	0
Houston Harte	108,000	51,643	56,643	51,357
Netco	190,000	0	0	190,000
Detmar	300,000	0	0	300,000
Elite Solutions	40,260	0	0	40,260
	8,436,610	171,591	3,617,185	4,819,425
Total Committed, Not Expended				4,819,425

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of January 31, 2018

ASSETS	
Current Assets	
Checking/Savings	
101101 · Cash	1,589
103200 · Money Market	999,710
Total Checking/Savings	1,001,299
Accounts Receivable	
115000 · Sales Tax Receivables	1,018,059
115201 · Note Receivable	19,800
Total Accounts Receivable	1,037,859
Other Current Assets	
117000 · Investments	2,679,804
Total Other Current Assets	2,679,804
Total Current Assets	4,718,962
TOTAL ASSETS	4,718,962
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
201000 · Accounts Payable	1,831,217
Total Current Liabilities	1,831,217
Total Liabilities	1,831,217
Fund Equity	
Committed for Ballot Projects	598,980
Assigned for Debt Service	1,581,428
Unassigned Fund Balance	707,337
Total Fund Equity	2,887,745
TOTAL LIABILITIES & FUND EQUITY	4,718,962

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
January 2018

	Budget	Month Actual	YTD Actual	Over/(Under) Budget	% of Budget
Revenues					
313000 · Income-Sales & Use Tax	5,652,000	508,668	2,157,259	(3,494,741)	38%
360000 · Interest on Investments	4,000	8,609	15,571	11,571	389%
Total Revenues	5,656,000	517,277	2,172,830	(3,483,170)	38%
Expenditures					
410000 · Administrative	3,500	0	2,467	(1,033)	70%
415000 · City Services	144,522	0	0	(144,522)	0%
430000 · Loan/Debt Service	4,744,285	0	0	(4,744,285)	0%
451102 · Project-Sports Facilities Maint	291,061	0	0	(291,061)	0%
451200 · Project-Affordable Housing	357,674	48,177	94,666	(263,008)	26%
452123 · Project-W. Tx Water Partnership	12,480	1,140	6,040	(6,440)	48%
452126 · Project-Red Arroyo SW Basin	38,470	0	0	(38,470)	0%
452900 · Project-Future Projects	137,632	0	0	(137,632)	0%
Total Expenditures	5,729,624	49,317	103,173	(5,626,451)	2%
Revenue Over/(Under) Expenditures	(73,624)	467,960	2,069,657	2,143,281	

City of San Angelo Development Corporation
Projects
As of January 31, 2018

Project	Budget	Current Year Activity	Inception to Date	Remaining Budget
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	413,793	6,040	407,352	6,441
Reclaimed Water Alternatives	1,389,965	0	1,389,965	-
Red Arroyo Storm Water Basin	189,510	0	151,040	38,470
Total Expenditures	1,993,268	6,040	1,948,357	44,911
Total Water Supply Projects				44,911
Affordable Housing				
Revenues				
Sale of Fixed Assets - Blackshear Properties	394,351	0	394,351	0
Total Revenues				
Expenditures				
Affordable Housing	2,854,330	94,666	2,591,322	263,008
Administrative Contract	120,405	0	120,405	0
Blackshear Neighborhood Boundary	28,300	0	28,300	0
Blackshear Properties	404,125	0	404,125	0
Neighborhood Blitz	550,000	0	550,000	0
Neighbors Helping Neighbors	53,000	0	53,000	0
Rebuilding Together - Housing One Stop	23,759	0	23,759	0
Rebuilding Together - Housing Repair	74,920	0	74,920	0
Rehabs	114,487	0	114,487	0
Roofing Grant	200,000	0	200,000	0
Total Expenditures	4,423,326	94,666	4,160,319	263,008
Total Affordable Housing				263,008
Other Projects				
Sports Facilities Maintenance	291,061	0	0	291,061
Total Expenditures	291,061	0	0	291,061
Total Ballot Projects Committed, Not Expended				598,980
Voter Approved Projects:				
Fort Concho Improvements	900,000	900,000	900,000	-
Sports & Athletics Facilities	708,744	708,744	708,744	-
29th Street Sports Complex	1,750,000	1,750,000	1,750,000	-
Total Expenditures	3,358,744	3,358,744	3,358,744	-
Total Voter Approved Projects Committed, Not Expended				-

	Num	Name	Memo	Amount
Economic Development				
313000 · Income-Sales & Use Tax (700-0000-313.00-00)				
	783	City of San Angelo	Adj to Sales Tax Receivable for November	33,874.27
	784	City of San Angelo	Record January Sales Tax Recievable	163,941.20
Total 313000 · Income-Sales & Use Tax (700-0000-313.00-00)				197,815.47
360000 · Interest on Investments (700-0000-361.10-00)				
	780		Record Interest on Security #3133EGKN4	5,124.17
	781		Record Interest on Sec #3134GBYG1	7,803.00
	782		Record Interest on Sec #3134G92H9	4,250.00
	785		Record Interest for January	54.18
	786		Record MM Interest for January	3,848.44
Total 360000 · Interest on Investments (700-0000-361.10-00)				21,079.79
363101 · Lease Income				
363102 · Airport Hanger Agreement				
	3	City of San Angelo	L-3 Hanger Lease Agreement FY18 1st quarter O	11,682.30
Total 363102 · Airport Hanger Agreement				11,682.30
Total 363101 · Lease Income				11,682.30
410000 · Administrative				
410530 · Admin-Communication				
	4142	Suddenlink	Acct 100001-8615-721194301 Service Period 01	-39.50
Total 410530 · Admin-Communication				-39.50
410580 · Admin-Travel & Lodging				
	4135	Horizons Travel	Airline tickets for Roland Pena's trip to Washingto	-577.40
	4137	Horizons Travel	Airline Tickets for Edward Carrasco to Washingto	-577.60
	4138	Horizons Travel	Airline Tickets for Todd Kolls, William Dendle, and	-1,432.80
	4156	Horizons Travel	Inv. 0110910	-523.00
	4161	Horizons Travel	Inv. 0110973	-459.80
Total 410580 · Admin-Travel & Lodging				-3,570.60
410590 · Admin-Training				
	4139	TEDC	Inv. 7619	-400.00
	4154	TEDC	Inv. 7688 and 7689	-158.00
Total 410590 · Admin-Training				-558.00
410605 · Admin-Public Notices				
	4159	San Angelo Standard Times	Acct 836825 Service Period 12/01/17 - 12/31/17	-426.40
Total 410605 · Admin-Public Notices				-426.40
410610 · Admin-Office Supplies (700-0000-411.06-10)				
	4147	Staples Advantage	Inv. 3363027323	-16.89
	4165	Staples Advantage	Inv. 3365027629	-148.63
Total 410610 · Admin-Office Supplies (700-0000-411.06-10)				-165.52
Total 410000 · Administrative				-4,760.02
412000 · Partner Affiliations				
	4134	Ports-to-Plains	Inv 1522	-250.00
Total 412000 · Partner Affiliations				-250.00
420000 · Industrial Park Ops & Maint				
420411 · Ind Park-Water/Sewer Utilities				
	4152	City of San Angelo Utility Billing	Acct 118947-187774 Service Period 12/01/17 - 1	-34.06
	4152	City of San Angelo Utility Billing	Acct 118947-187772 Service Period 12/01/17 - 1	-26.68
	4152	City of San Angelo Utility Billing	Acct 118947-187770 Service Period 12/01/17 - 1	-23.88
Total 420411 · Ind Park-Water/Sewer Utilities				-84.62
420413 · Ind Park-Electricity				
	4158	Liberty Power	Acct. 95329064-13-2644 Service Period 12/04/1	-50.36
Total 420413 · Ind Park-Electricity				-50.36
420000 · Industrial Park Ops & Maint - Other				
	4166	J & R Silva Tree Service & Landscaping	Inv. 2036	-264.00
Total 420000 · Industrial Park Ops & Maint - Other				-264.00
Total 420000 · Industrial Park Ops & Maint				-398.98
440000 · Marketing-Chamber of Commerce (700-0000-411.05-40)				
	4160	San Angelo Chamber of Commerce	Chamber payment for October and November	-33,716.00
Total 440000 · Marketing-Chamber of Commerce (700-0000-411.05-40)				-33,716.00

	Num	Name	Memo	Amount
450000 · Business Resource Ctr				
450010 · BRC-Water/Sewer Utilities				
	4141	City of San Angelo Utility Billing	Acct 186765-50710 Service Period 11/29/17 - 12	-15.00
	4141	City of San Angelo Utility Billing	Acct 171939-179340 Service Period 11/29/17 - 1	-79.78
Total 450010 · BRC-Water/Sewer Utilities				-94.78
450011 · BRC-Electricity				
	4158	Liberty Power	Acct. 07502869-19-1938 Service Period 12/11/1	-633.72
Total 450011 · BRC-Electricity				-633.72
450012 · BRC-Gas Utilities				
	4151	Atmos Energy	Acct. 3036648466 Service Period 12/08/17 - 01/	-242.73
Total 450012 · BRC-Gas Utilities				-242.73
450013 · BRC-Trash Utilities				
	4143	Republic Services, Inc	Inv. 0691-000771561	-54.06
Total 450013 · BRC-Trash Utilities				-54.06
450000 · Business Resource Ctr - Other				
	4136	Angelo Water Service	Acct. 7005 Service Period 01/01/18 - 01/31/18	-27.57
	4144	House of Chemicals Inc	Inv. 550687	-75.05
	4145	Protection 1 Alarm Monitoring Inc.	Inv. 120289044	-93.71
	4148	MDK Services	Inv. 10330	-44.25
	4148	MDK Services	Inv. 11294	-44.25
	4149	Schindler Elevator Corp	Inv. 8104693401	-2,029.14
	4153	MC Electric	Inv. 146	0.00
	4162	MC Electric	Inv. 161	-90.00
	4163	Protection 1 Alarm Monitoring Inc.	Inv. 120674734	-52.50
	4164	Angelo Water Service	Acc. 7005 Service Period 02/01/18 - 02/28/18	-17.82
	4166	J & R Silva Tree Service & Landscaping	Inv. 2037	-306.00
	4167	West Texas Window Cleaning Co	Inv. 122017	-435.00
Total 450000 · Business Resource Ctr - Other				-3,215.29
Total 450000 · Business Resource Ctr				-4,240.58
452101 · Business Factory				
	4136	Angelo Water Service	Acct. 7005 Service Period 01/01/18 - 01/31/18	-9.18
	4141	City of San Angelo Utility Billing	Acct 171939-179340 Service Period 11/29/17 - 1	-26.59
	4143	Republic Services, Inc	Inv. 0691-000771561	-18.02
	4144	House of Chemicals Inc	Inv. 550687	-25.01
	4145	Protection 1 Alarm Monitoring Inc.	Inv. 120289044	-31.23
	4146	West Office Technology	Inv. F1075	-350.00
	4148	MDK Services	Inv. 10330	-14.75
	4148	MDK Services	Inv. 11294	-14.75
	4149	Schindler Elevator Corp	Inv. 8104693401	-676.38
	4151	Atmos Energy	Acct. 3036648466 Service Period 12/08/17 - 01/	-80.91
	4153	MC Electric	Inv. 146	0.00
	4157	Suddenlink	Acct. 100001-8615-717221601 Service Period 0	-464.67
	4158	Liberty Power	Acct. 07502869-19-1938 Service Period 12/11/1	-211.23
	4162	MC Electric	Inv. 161	-30.00
	4163	Protection 1 Alarm Monitoring Inc.	Inv. 120674734	-17.50
	4164	Angelo Water Service	Acc. 7005 Service Period 02/01/18 - 02/28/18	-5.93
	4166	J & R Silva Tree Service & Landscaping	Inv. 2037	-102.00
	4167	West Texas Window Cleaning Co	Inv. 122017	-145.00
Total 452101 · Business Factory				-2,223.15
452119 · Project-Air Service Marketing				
	4140	McLaughlin Advertising	Inv. 1339	-5,000.00
	4155	McLaughlin Advertising	Inv. 1425	-4,702.67
Total 452119 · Project-Air Service Marketing				-9,702.67
452139 · Project-Parkhill				
	4150	Parkhill Smith & Cooper	Inv. 0194061700-4	-46,090.39
Total 452139 · Project-Parkhill				-46,090.39
452140 · Project-Grant Works				
	4168	GrantWorks, Inc	Inv. 19-Jan-18	-4,000.00
Total 452140 · Project-Grant Works				-4,000.00
TOTAL				**125,195.77**

	Num	Name	Memo	Amount
Ballot				
313000 · Income-Sales & Use Tax				
	254	City of San Angelo	Adj November Sales Tax Recievable	87,105.25
	255	City of San Angelo	Record January Sales Tax Recievable	421,563.07
Total 313000 · Income-Sales & Use Tax				508,668.32
360000 · Interest on Investments				
	251		Interest on Note Recievable from ZP Kirby Park	50.00
	253		Record Interest on Sec #3134GBYG1	7,497.00
	256		Record Interest for January	181.87
	257		Record MM Interest for January	879.70
Total 360000 · Interest on Investments				8,608.57
451200 · Project-Affordable Housing				
	1483	Surety Title	Sell of 1001 Culberson	-48,177.37
Total 451200 · Project-Affordable Housing				-48,177.37
452123 · Project-W. Tx Water Partnership				
	1484	City of San Angelo (COSA)	Inv. 801018104	-1,139.60
Total 452123 · Project-W. Tx Water Partnership				-1,139.60
TOTAL				**467,959.92**

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through January 31, 2018

2011A Tax/Revenue C.O. - Fund 514

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
***Beginning Fund Balance**		1,081,095		1,081,095			
REVENUES:							
C.O. Proceeds		-	-	-	-	13,780,000	13,780,000
Municipal Pool Donation		-	-	-	-	21,225	21,225
SASSRA Stock Barn		-	-	-	-	157,722	157,722
Transfer from Dev. Corp.		-	-	-	-	4,220,000	4,220,000
Interest Income		-	109	4,072	4,072	142,978	147,050
Total Revenues		-	109	4,072	4,072	18,321,925	18,325,997
EXPENDITURES:							
Airport Terminal Rehab	3925	-	-	-	-	500,000	500,000
Concho River	4119	327,650	11,241	12,153	(315,497)	8,272,035	8,284,188
Parks	6000	585,535	693	36,932	(548,603)	339,465	376,397
Red Arroyo Trail	6040	-	-	-	-	325,000	325,000
Recreation	6100	75,000	-	-	(75,000)	2,597,817	2,597,817
Fort Concho Improvements	6301	61,892	1,804	60,088	(1,804)	38,109	98,197
Auditorium	6602	-	-	-	-	3,750,001	3,750,001
Fairgrounds	6636	-	-	-	-	1,157,722	1,157,722
Issue Costs	9900	-	-	-	-	260,363	260,363
Contingencies	9900	-	-	-	-	-	-
Total Expenditures		1,050,077	13,738	109,173	(940,904)	17,240,512	17,349,685
Revenue Over/(Under) Expenditures		**(1,050,077)**	**(13,629)**	**(105,101)**			
Ending Fund Balance		**31,018**		**975,994**			

*Preliminary

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through January 31, 2018

Hickory Water Supply - Fund 516

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
***Beginning Fund Balance**		2,216,538		2,216,538			
REVENUES:							
Interest Income		-	457	10,770	10,770	520,568	531,338
C.O. Proceeds		666,552	320,629	665,303	(1,249)	119,333,447	119,998,750
Total Revenues		666,552	321,086	676,073	9,521	119,854,015	120,530,088
EXPENDITURES:							
Easements/Property Damage	4150	419,826	-	-	(419,826)	106,865	106,865
Engineering	4157	79,092		79,089	(3)	16,760,910	16,839,999
Well Field Pipelines	4152	3,083	-	-	(3,083)	3,026,918	3,026,918
30 " Transmission Main	4153	428,978	-	-	(428,978)	38,681,022	38,681,022
Well Field Pumps	4154	21,961	-	-	(21,961)	12,831,038	12,831,038
Well Field Pump Station	4155	1,382,861	-	-	(1,382,861)	1,617,139	1,617,139
Well Field Expansion	4158	-	-	-	-	7,668,888	7,668,888
Treatment Plant	4156	-	-	-	-	27,132,194	27,132,194
Well Field Expansion #2	4159	124,049	-	-	(124,049)	9,640,252	9,640,252
Issue Costs	9900	-	-	-	-	172,251	172,251
Total Expenditures		2,459,850	-	79,089	(2,380,761)	117,637,477	117,716,566
Revenue Over/(Under) Expenditures		**(1,793,298)**	**321,086**	**596,984**			
Ending Fund Balance		**423,240**		**2,813,522**			

*Preliminary

	Revenues
Previous Years Activity	119,854,015
Current Year Budget	666,552
Less Interest Earned	(520,568)
TOTAL	120,000,000

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, COSADC, 325.653.7197

Meeting Date: February 28, 2018

Item type: Regular Item

Caption:

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)

Summary/History:

On December 13, 2017, the City of San Angelo Development Corporation received a presentation request from the City of San Angelo in collaboration with the Museum of Fine Arts for the development of a design and construction documents, as part of future improvements to the Sunken Garden Park.

The COSADC Board directed staff at this meeting to bring forth a recommendation for consideration. Staff has drafted a Resolution authorizing the President to execute a Memorandum of Understanding with the City of San Angelo and Resolution determining a Project for funding the design and construction documents in an amount not to exceed $75,000.

The Board approved the Resolution as presented at its January 31, 2018 meeting and it was ratified by the City Council on February 20th, 2018.

The determination of the Project and funding has the potential to attract new park users and tourists, some of whom have the potential to influence existing and future businesses attraction and further result in a positive impact to the economy of the City.

The Sunken Garden Park is home to the Sculpture Garden, which was authorized by the City Council in the spring of 2012 and the park is one of the oldest of the city parks and needs significant improvements to make it more usable, attractive to improve overall appearance and enjoyable by providing a direct connection to the river trail, providing walkways, trees, lighting, a rejuvenated water feature, notable park entrances, sculpture plinths and general park improvements.

The Museum of Fine Arts and private sector funds have raised $220,000 over the past five years to host an international sculpture competitions attracting local, regional, national and international works of which up to twelve are selected to be placed at the park.

Financial Impact:

This was approved for $75,000 as a project at the 1-31-18 COSADC Board meeting, ratified by Council on 2-20-18 and a Budget Amendment will be required, but has not been set up yet.

Other Information/Recommendation:

Attachments:

1. Resolution 18_255_COSADC_CITY_SUNKEN_GARDEN_SCULP_RESO_MERGED.pdf
2. MOU 18_255_COSADC_CITY_SUNKEN_GARDEN_SCULP_MOU_MERGED.pdf

Presentation:

Roland Pena

Approvals/Reviews:

Shannon Scott	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN A SUM NOT TO EXCEED $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.

WHEREAS, on December 13, 2017, the City of San Angelo Development Corporation received a request from the City of San Angelo in collaboration with the Museum of Fine Arts for the development of design and construction documents, as part of future improvements to the Sunken Garden Park, and

WHEREAS, Sunken Garden Park, home to the Sculpture Garden authorized by City Council in the spring of 2012, is one of one of the oldest of city parks and in need of significant improvements to make it more attractive and functional, including improvements for direct connection to the river trail, a rejuvenated water feature, notable park entrances, walkways, sculpture plinths, lighting, trees , and other park improvements (the "Project"), and,

WHEREAS, the Museum of Fine Arts and private sector have raised $220,000 in funds over the past five years to periodically host international sculpture competitions attracting works by local, regional, national and international artists, for public exhibition at the park; and,

WHEREAS, professional services are necessary for the design, specifications and construction documents required to accomplish the Project goals; and,

WHEREAS, the COSADC Board of Directors has determined that the Project will result in attracting new park users and tourists that support enhanced park related activities and special events, stimulating the expansion of businesses currently in the city and attracting new businesses to San Angelo; and that the Project is an authorized Project under Section 505.152 of Chapter 505 of the Development Corporation Act (hereinafter the "Act");

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

The City of San Angelo Development Corporation offers this Resolution in support of: City Council approval of the use of sales and use tax funds in an amount not to exceed $75,000, for a Project for professional services necessary for the design, specifications and related construction documents for future

improvements to the Sunken Garden Park. It is hereby further directed: that staff cause notice of the Project to be published as required under the Act; that the Board hold a public hearing on the Project; and, that the Board President is authorized to negotiate and execute a Memorandum of Understanding with the City of San Angelo in substantially the attached form for such purposes.

PASSED, APPROVED, and ADOPTED on this the 31st day of January, 2018.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

By: _____
Edward Carrasco, President

ATTEST:

By: _____
Corporation Secretary

APPROVED FOR CONTENT

_____
Robert Schneeman, Business, Retention & Expansion Coordinator

APPROVED AS TO FORM

_____
Dan T. Saluri, Deputy City Attorney

MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION AND THE CITY OF SAN ANGELO RELATING TO FUNDING NOT TO EXCEED $75,000 FOR DEVELOPMENT OF DESIGN AND CONSTRUCTION DOCUMENTS AS PART OF FUTURE IMPROVEMENTS TO THE SUNKEN GARDEN PARK.

This Memorandum of Understanding ("MOU") defines certain rights and procedures as agreed to by City of San Angelo Development Corporation ("COSADC") and the City of San Angelo, Texas ("CITY"), relating to funding in an amount not to exceed $75,000, of an approved Project for professional services for design and construction documents relating to infrastructure and landscaping improvements to the Sunken Garden Park.

WHEREAS, on December 13, 2017, COSADC received a request from CITY in collaboration with the Museum of Fine Arts for the development of design and construction documents as part of future improvements to the Sunken Garden Park, pursuant to which the Board directed staff to prepare an authorizing resolution and Memorandum of Understanding for Board consideration; and,

WHEREAS, Sunken Garden Park, home to the Sculpture Garden authorized by City Council in the spring of 2012, is one of the oldest of city parks and in need of significant improvements to make it more attractive and functional, including improvements for direct connection to the river trail, a rejuvenated water feature, notable park entrances, walkways, sculpture plinths, lighting, trees , and other park improvements (the "Project"), and

WHEREAS, the Museum of Fine Arts and private sector have raised $220,000 in funds over the past five years to periodically host international sculpture competitions attracting works by local, regional, national and international artists, for public exhibition at the park; and,

WHEREAS, professional services are necessary for the design, specifications and construction documents required to accomplish the Project goals; and,

WHEREAS, the COSADC Board of Directors and City Council have determined that the Project will result in attracting new park users and tourists that support enhanced park related activities and special events, stimulating the expansion of businesses currently in the city and attracting new businesses to San Angelo; and that the Project is an authorized Project under Section 505.152 of Chapter 505 of the Development Corporation Act (hereinafter the "Act");

NOW THEREFORE, the Parties hereto cause this MOU to be executed by their duly authorized representatives for the purpose of memorializing the terms expressed herein.

1. The foregoing recitals are true and correct and are adopted by the parties as part of this Memorandum of Understanding (MOU).

2. CITY and the Museum of Fine Arts shall continue to accept contributions from private fund raising efforts to provide the additional funding needed to construct the improvements once the design, specification and construction documents have been completed.

DRAFT

3. CITY shall endeavor to complete the design, specification and construction documents for the Sunken Garden Park within twelve months of the effective date of this MOU.

4. CITY shall periodically report progress on the Project to the COSADC Board of Directors, provide accountings of private and COSADC Project funds received and their application for the design and construction documents until such time the Project is substantially completed.

5. COSADC shall provide Project funding to CITY for completion of Project improvement designs, specifications and construction documents in a sum of up to but not exceeding SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($75,000.).

Effective as to the parties when approved by their respective governing bodies and fully executed as authorized.

ATTEST:

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

_____
Board Secretary Date:

_____
Edward Carrasco, President

_____, 2015

ATTEST:

CITY OF SAN ANGELO

_____
Bryan Kendrick, CITY Clerk

_____
Daniel Valenzuela, CITY Manager

Date: _____, 2015

APPROVED AS TO CONTENT

_____
Robert Schneeman, Business, Retention & Expansion Coordinator

APPROVED AS TO CONTENT

_____
Carl White, Parks & Recreation Director

DRAFT

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, COSADC, 325.653.7197

Meeting Date: February 28, 2018

Item type: Regular Item

Caption:

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)

Summary/History:

Previously Roland Pena, the Director of Economic Development was designated as the Corporation Secretary. After the departure of Director Pena on February 28th, 2018, a new staff member must be designated as Corporation Secretary. Staff recommends a member of the Economic Development Department staff.

Financial Impact:

N/A

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: February 28, 2018

Item type: Regular Item

Caption:

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)

Summary/History:

Engine Pro Machine, LLC is an automotive machine shop located at 108 North Chadbourne Street employing 7 full time positions. They intend to purchase a new dynamometer which they believe will increase their business in San Angelo, particularly concerning work they do for the Texas Department of Public Safety. The capital investment required for purchase and installation of the new machine is $50,000 and they have approached the Economic Development staff requesting COSADC assistance. Staff are recommending a "buy down" of the interest rate on the bank loan for the purchase of this machine. The current rate offered by 1st Community Federal Credit Union is 6.25%. Staff are recommending a buy down to $4.25% at a cost of $5,975.00. Engine Pro Machine will retain 7 full time primary job positions for a minimum of three years.

Financial Impact:

$5,975.00 for a new project. A budget amendment is required.

Other Information/Recommendation:

Attachments:

1. COSADC_ENGINE_PRO_PROJECT_RESO COSADC_ENGINE_PRO_PROJECT_RESO.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved

Tina Dierschke	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION 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 505 SUBCHAPTER D.

WHEREAS, The voters of the City of San Angelo on November 2, 2010 approved the use of sales and use tax proceeds for the continued economic development projects authorized under Section 4B of the Act, including but not limited to, the development, promotion, creation, retention, or expansion of business enterprises that create or retain primary jobs, including suitable infrastructure, and,

WHEREAS, ENGINE PRO MACHINE , LLC is engaged in the automotive machine shop, industrial and commercial machine repair, rebuilding and manufacturing industry, at its facility located in San Angelo; and,

WHEREAS, ENGINE PRO MACHINE, LLC intends to invest approximately FIFTY THOUSAND DOLLARS ($50,000.00) in capital equipment , and,

WHEREAS ENGINE PRO MACHINE, LLC intends to retain seven (7) Full Time Equivalent (FTE) primary job positions, and,

WHEREAS, ENGINE PRO MACHINE, LLC has requested incentives from COSADC in order to make such investment and job retention at its San Angelo facility and the Board has determined that the Project will promote or develop an expanded business enterprise that creates or retains primary jobs; 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 Development Corporation 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 authorizing the use of sales and use tax funds as an economic development incentive to ENGINE PRO MACHINE, LLC., in an amount not to exceed FIVE THOUSAND NINE HUNDRED SEVETY FIVE AND NO/100 DOLLARS ($5,975); 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.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST: By:_____
Edward Carrasco, President

_____
, Corporate Secretary

APPROVED FOR CONTENT

_____
Robert Schneeman, Business Retention & Expansion Coordinator

APPROVED AS TO FORM

_____
Dan T. Saluri, Deputy City Attorney

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: February 28, 2018

Item type: Regular Item

Caption:

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)

Summary/History:

CBJ1, LLC, d/b/a/ Munn Properties is proposing to purchase approximately 2 acres of land in the San Angelo Business & Industrial Park at the northwest corner of the intersection of Gateway Drive and Venture Drive at a cost of $29,000 per acre, the exact acreage and configuration to be determined by a survey on the ground.

Financial Impact:

Sale of fixed asset revenue in the amount of $29,000 per acre. Approx. $58,000 total dependent upon actual survey acreage.

Other Information/Recommendation:

Attachments:

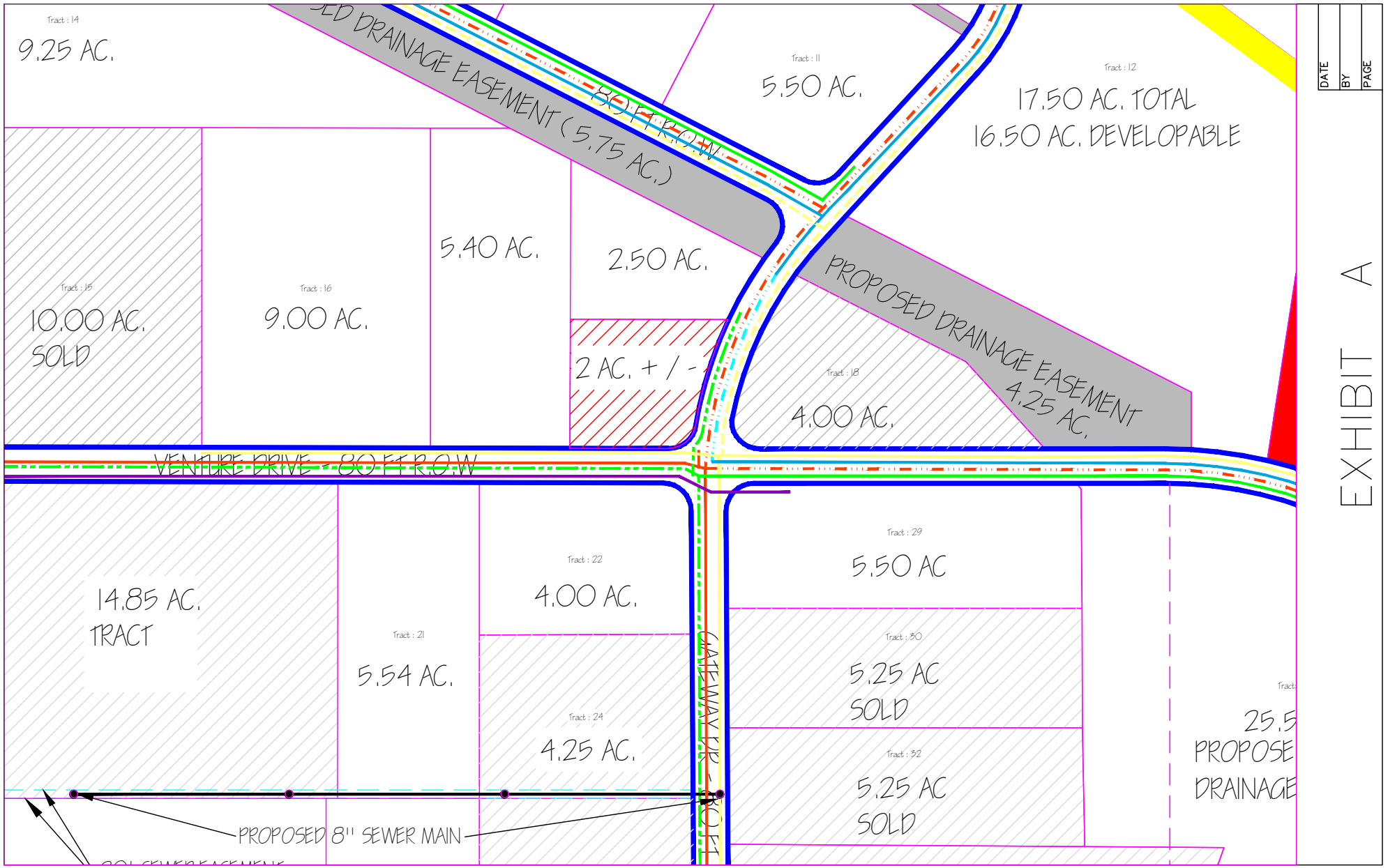
1. MUNN PROPERTIES Exhibit A — MUNN PROPERTIES Exhibit A.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval


Tract : 14
9.25 AC.
ED DRAINAGE EASEMENT (5.75 AC.)
80 FT R.O.W
Tract : 11
5.50 AC.
Tract : 12
17.50 AC. TOTAL
16.50 AC. DEVELOPABLE
DATE
BY
PAGE
EXHIBIT A
5.40 AC.
2.50 AC.
Tract : 15
10.00 AC.
SOLD
Tract : 16
9.00 AC.
2 AC. + / -
PROPOSED DRAINAGE EASEMENT
4.25 AC.
Tract : 18
4.00 AC.
VENTURE DRIVE - 80 FT R.O.W
Tract : 29
5.50 AC
14.85 AC.
TRACT
Tract : 22
4.00 AC.
Tract : 21
5.54 AC.
Tract : 30
5.25 AC
SOLD
Tract : 24
4.25 AC.
Tract : 32
5.25 AC
SOLD
Tract
25.5
PROPOSE
DRAINAGE
GATEWAY DR - 80 FT
PROPOSED 8" SEWER MAIN

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: February 28, 2018

Item type: Regular Item

Caption:

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)

Summary/History:

Each year, the Texas Department of Housing and Community Affairs(TDHCA) makes funding available for single and multi-family rental
construction projects through a very competitive project selection process. A resolution of support from the city helps projects score higher on
the state's scoring process.

While only one project in our area which includes Odessa and Midland will be awarded tax credits,staff supports all affordable housing projects.
However,staff believes The Trails and Glen Park projects that
target military at Goodfellow AFB would be highly effective in assisting the City in meeting our affordable housing needs for two of the City's
major demographics- elderly and military.

City Council approved a resolution supporting this development at its meeting on February 20, 2018. Local community support, in this case in the form of a grant in the amount of $500 is required in order to receive the maximum possible points.

Financial Impact:

$500 from Affordable Housing Acct #451101 to new project; budget amendment required

Other Information/Recommendation:

Attachments:

1.	18-XXX_COSADC_VCZ DEVELOPMENT_GLEN PARK APARTMENTS_RESO	18-XXX_COSADC_VCZ DEVELOPMENT_GLEN PARK APARTMENTS_RESO.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval

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 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

WHEREAS, the voters of the City of San Angelo approved the use of sales and use tax proceeds (1/2 cent sales tax) for the continued development and expansion of affordable housing for a period of thirty (30) years; and,

WHEREAS, on February 20, 2018, the City of San Angelo City Council adopted a Resolution in support of the Affordable Housing apartment project known as "Glen Park Apartments", proposed by VCZ Development, LLC (the "Applicant"), to be located at 4001 South Chadbourne Street, City of San Angelo, Texas (the "Project"); and,

WHEREAS, COSADC desires to reaffirm the findings and commit to support expressed in the referred to Resolution of the City of San Angelo City Council for the Project and thereby address the need for Affordable Housing apartments in the City and realize the anticipated community revitalization impact for the designated area; and,

WHEREAS, the City of San Angelo City Council appoints all of the COSADC board members; none of the funds committed to the Project by COSADC have been provided by the Applicant; and, COSADC is not a related party to the Applicant; and,

WHEREAS, VCZ Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2018 Low Income Housing Tax Credit Program for funding of the Project, and an award will require a grant in the sum of FIVE HUNDRED DOLLARS ($500.);

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

SECTION ONE. The foregoing recitals are determined by this board to be true and correct, and are adopted as part of this Resolution.

SECTION TWO. The City of San Angelo Development Corporation supports the application of VCZ Development, LLC for development of "Glen Park Apartments", an Affordable Housing apartment complex to be located at 4001 South Chadbourne Street, City of San Angelo (the "Project"); and recognizes the neighborhood revitalization and economic development synergy of the Project.

SECTION THREE. The City of San Angelo Development Corporation shall allocate up to the amount of FIVE HUNDRED DOLLARS ($500.00) in ½ cent sales tax revenues as a commitment for development of the Project.

SECTION FOUR. The Board Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs for and on behalf of the City of San Angelo Development Corporation.

SECTION FIVE. This resolution shall be effective upon its adoption.

PASSED AND ADOPTED on this the _____ day of February, 2018.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

BY: _____
Ed Carrasco, President

ATTEST:

_____
Board Secretary

Approved as to form:

_____
Dan T. Saluri, Deputy City Attorney

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: February 28, 2018

Item type: Regular Item

Caption:

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

Summary/History:

Each year, the Texas Department of Housing and Community Affairs(TDHCA) makes funding available for single and multi-family renta construction projects through a very competitive project selection process. A resolution of support from the city helps projects score the state's scoring process.

While only one project in our area which includes Odessa and Midland will be awarded tax credits,staff supports all affordable housin However,staff believes The Trails and Glen Park projects that
target military at Goodfellow AFB would be highly effective in assisting the City in meeting our affordable housing needs for two of th major demographics- elderly and military.

City Council approved a resolution supporting this development at its meeting on February 20, 2018. Local community support, in this form of a grant in the amount of $500 is required in order to receive the maximum possible points.

Financial Impact:

$500 from Affordable Housing Acct #451101 to new project; budget amendment required

Other Information/Recommendation:

Attachments:

1.18-XXX_COSADC_GENERATION_DEVELOP_THE_TRAILS_GRANT_RESO

18-XXX_COSADC_GENERATION_DEVELOP_THE_TRAILS_GRANT

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved

Tina Dierschke	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval

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 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

WHEREAS, the voters of the City of San Angelo approved the use of sales and use tax proceeds (1/2 cent sales tax) for the continued development and expansion of affordable housing for a period of thirty (30) years; and,

WHEREAS, on February 20, 2018, the City of San Angelo City Council adopted a Resolution in support of the Affordable Housing apartment project known as "The Trails", proposed by Generation Housing Development, LLC (the "Applicant"), to be located at the 2600 block of Era Street, City of San Angelo, Texas (the "Project"); and,

WHEREAS, COSADC desires to reaffirm the findings and commit to support expressed in the referred to Resolution of the City of San Angelo City Council for the Project and thereby address the need for Affordable Housing apartments in the City and realize the anticipated community revitalization impact for the designated area; and,

WHEREAS, the City of San Angelo City Council appoints all of the COSADC board members; none of the funds committed to the Project by COSADC have been provided by the Applicant; and, COSADC is not a related party to the Applicant; and,

WHEREAS, Generation Housing Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for the 2018 Low Income Housing Tax Credit Program for funding of the Project, and an award will require a grant in the sum of FIVE HUNDRED DOLLARS ($500.);

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

SECTION ONE. The foregoing recitals are determined by this board to be true and correct, and are adopted as part of this Resolution.

SECTION TWO. The City of San Angelo Development Corporation supports the application of Generation Housing Development, LLC for development of "The Trails", an Affordable Housing apartment complex to be located at the 2600 block of Era Street, City of San Angelo (the "Project"); and recognizes the neighborhood revitalization and economic development synergy of the Project.

SECTION THREE. The City of San Angelo Development Corporation shall allocate up to the amount of FIVE HUNDRED DOLLARS ($500.00) in ½ cent sales tax revenues as a commitment for development of the Project.

SECTION FOUR. The Board Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs for and on behalf of the City of San Angelo Development Corporation.

SECTION FIVE. This resolution shall be effective upon its adoption.

PASSED AND ADOPTED on this the _____ day of February, 2018.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

BY: _____
Ed Carrasco, President

ATTEST:

_____
Board Secretary

Approved as to form:

_____
Dan T. Saluri, Deputy City Attorney

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: February 28, 2018

Item type: Regular Item

Caption:

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)

Summary/History:

AEP purchased 51.897 acres of land in Phase 2 of the Industrial Park. According to the Real Estate contract dated October 11, 2016, AEP agreed to work with COSADC towards complying with City of San Angelo storm water drainage utility system requirements to address anticipated storm water drainage from the Subject Property. Additionally the contract required COSADC to cause all utilities necessary for AEP's intended use to be extended to the property line of Subject Property.

In order to complete all utilities and other infrastructure improvements required for the AEP construction project and to accommodate the AEP timeline, COSADC entered into a Development Agreement dated January 9th 2018. In accordance with that agreement, upon completion of design documents by Parkhill, Smith & Cooper, AEP will bid the designed utilities & infrastructure improvements as part of their facility bid package and provide all responsive bid information to COSADC. Upon approval of bids by COSADC, AEP will award the contract in accordance with COSADC's approval. AEP has engaged Crossland Construction Company, Inc. as their contractor on the facility project. Crossland has submitted three cost proposals in the form of a change order to their project in the amounts of $3,133,598 which included all drainage improvements, $1,236,450 which included only drainage improvements sufficient to install the box culvert at the Gateway Drive crossing, and $582,809 which excluded all drainage improvements. (See attached exhibit) It is staff's opinion that the unit costs should come down somewhat if the drainage improvements are included with phase 2.2 of the Park based on the overall project being larger and more competitively bid. However, there is no guarantee that will be the case. The Board has the option to approve any or none of the alternates presented.

Financial Impact:

New project between $582,809 and $3,1133,598 dependent upon Board direction

Other Information/Recommendation:

Attachments:

1. Phase 2.1 Exhibit — Phase 2.1 Exhibit.jpg

2. COR#005 Phase 2.1	COR#005 Phase 2.1.pdf
3. COR#005B Phase 2.1 Excluding Drainage Structure	COR#005B Phase 2.1 Excluding Drainage Structure.pdf
4. COR#005R2 Revised Phase 2.1	COR#005R2 Revised Phase 2.1.pdf
5. 17-872_COSADC_AEP_CROSSLAND_BID_APPROVE_RESO	17-872_COSADC_AEP_CROSSLAND_BID_APPROVE_RESO.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

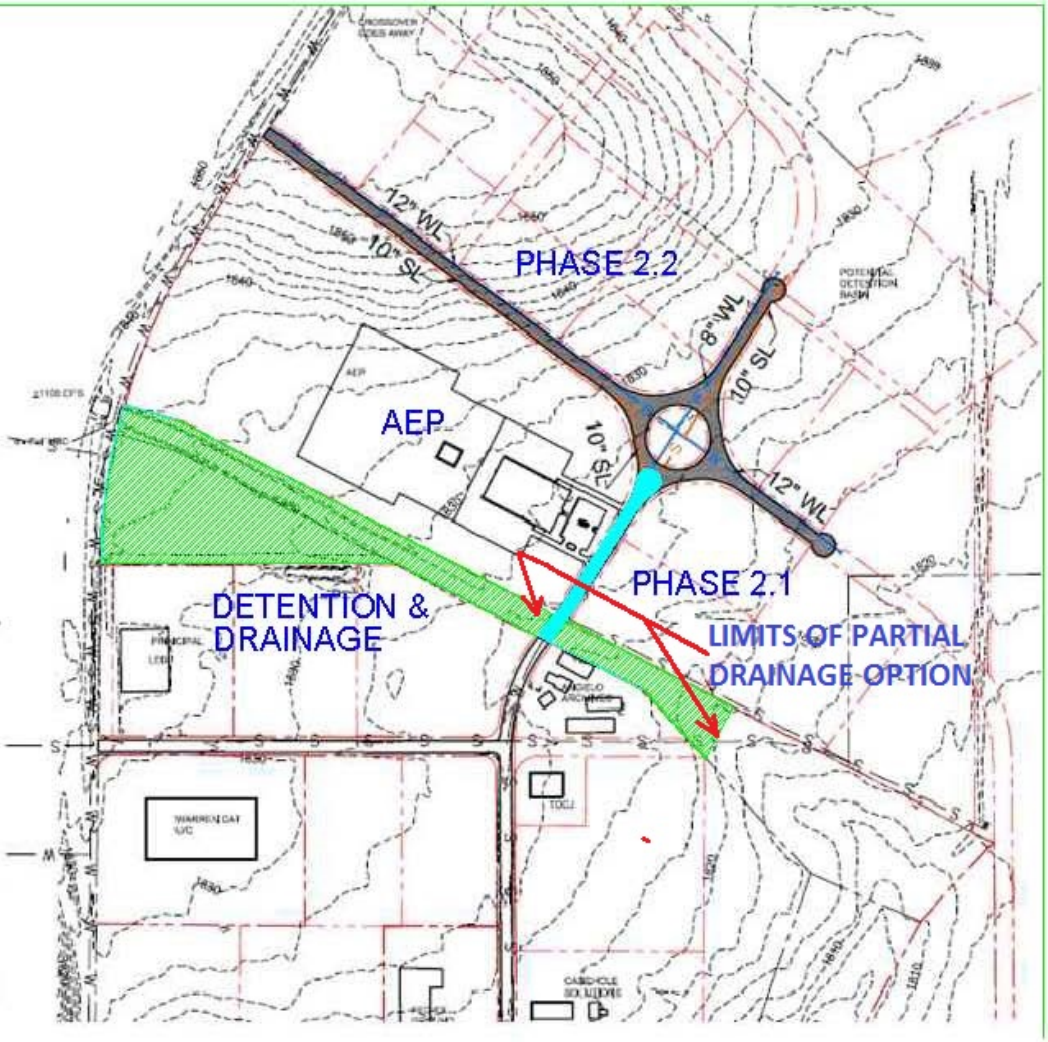
Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval

ND

PROPOSED PAVING
±33,850 S.Y. PAVING IN PH 2.2
±8,470 L.F. CURB & GUTTER IN PH 2.2

PROPOSED WATER LINE
±3,100 L.F. 12" WATER LINE IN PHASE 2.2
±1,050 L.F. 8" WATER LINE IN PH 2.2

PROPOSED SEWER LINE
±3,300 L.F. 10" SEWER LINE IN PHASE 2.2



CROSSLAND
CONSTRUCTION COMPANY, INC.

Tuesday, January 23, 2018

Mr. Jim Rosing
American Electric Power
1 Riverside Plaza
Cloumbus, OH 43215

RE: Change Order Request Number COR-005
AEP San Angelo-17TX19CBUD

Dear Mr. Rosing,

We have finalized gathering all the required quotations for PCO Number **9005**, for the following extra work: **Phase 2.1**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	PCO#005 $3,133,598	$0.00	
002	Phase 2.1 Improvements	$0.00	
003	Drainage Channel Earthwork - Material	$55,419.00	
004	Drainage Channel Earthwork - Labor/Equip	$1,799,590.00	
005	Street Construction - Material	$82,652.00	
006	Street Construction - Labor/Equip	$139,438.00	
007	Drainage Structure - Material	$216,641.00	
008	Drainage Structure - Labor/Equip	$105,549.00	
009	Water & Sewer - Material	$75,900.00	
010	Water & Sewer - Labor/Equip	$117,150.00	
011	Landscape/Temp Irrigation - Material	$38,333.00	
012	Landscape/Temp Irrigation - Labor/Equip	$57,499.00	
013	Insurance	$16,129.00	
014	CCC GC's	$144,425.00	
015	CCC OHP	$284,873.00	

Total Amount $3,133,598.00

If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

Respectfully,

Clint Brown

Clint Brown

CROSSLAND
CONSTRUCTION COMPANY, INC.

Wednesday, February 14, 2018

Mr. Jim Rosing
AMERICAN ELECTRIC POWER SERVICE CORPORATION
1 RIVERSIDE PLAZA
COLUMBUS, OH 43215

RE: Change Order Request Number COR-005B
AEP San Angelo-17TX19CBUD

Dear Mr. Rosing,

We have finalized gathering all the required quotations for PCO Number **9005B**, for the following extra work: **Phase 2.1 Excluding Drainage Structure**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	PCO#005B $575,475	$0.00	
002	Phase 2.1 Excluding Drainage Structure	$0.00	
003	Erosion Control/Clearing & Grubbing	$33,707.00	
004	Street Construction - Material	$82,652.00	
005	Street Construction - Labor/Equip	$139,438.00	
006	Water & Sewer - Material	$75,900.00	
007	Water & Sewer - Labor/Equip	$117,150.00	
008	Landscape/Temp Irrigation - Material	$2,527.00	
009	Landscape/Temp Irrigation - Labor/Equip	$3,151.00	
010	Insurance	$2,727.00	
011	CCC GC's	$72,574.00	
012	CCC OHP	$52,983.00	

Total Amount $582,809.00

If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

Respectfully,

Clint Brown

Clint Brown

CROSSLAND
CONSTRUCTION COMPANY, INC.

Wednesday, February 14, 2018

Mr. Jim Rosing
AMERICAN ELECTRIC POWER SERVICE CORPORATION
1 RIVERSIDE PLAZA
COLUMBUS, OH 43215

RE: Change Order Request Number COR-005R2
AEP San Angelo-17TX19CBUD

Dear Mr. Rosing,

We have finalized gathering all the required quotations for PCO Number **9005R2**, for the following extra work: **Phase 2.1**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	PCO#005R2 $1,119,379	$0.00	
002	Phase 2.1 Improvements	$0.00	
003	Drainage Channel Earthwork - Material	$6,218.00	
004	Drainage Channel Earthwork - Labor/Equip	$184,292.00	
005	Street Construction - Material	$82,652.00	
006	Street Construction - Labor/Equip	$139,438.00	
007	Drainage Structure - Material	$216,641.00	
008	Drainage Structure - Labor/Equip	$105,549.00	
009	Water & Sewer - Material	$75,900.00	
010	Water & Sewer - Labor/Equip	$117,150.00	
011	Landscape/Temp Irrigation - Material	$5,145.00	
012	Landscape/Temp Irrigation - Labor/Equip	$6,422.00	
013	Insurance	$5,636.00	
014	CCC GC's	$72,574.00	
015	CCC OHP	$101,762.00	

Total Amount $1,119,379.00

If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

Respectfully,

Clint Brown

Clint Brown

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS APPROVING THE CROSSLAND CONSTRUCT6ION COMPANY, INC. BID FOR CONSTRUCTION OF UTILITIES AND OTHER INFRASTRUCTURE WITHIN THE SAN ANGELO BUSINESS & INDUSTRIAL PARK TO THE AEP TRACT, PURSUANT TO THE REAL ESTATE SALES AGREEMENT AND DEVELOPMENT AGREEMENT BY AND BETWEEN COSADC AND AEP TEXAS, INC.

WHEREAS, the City of San Angelo Development Corporation (COSADC) sold a 52 +/- acre tract of real property out of Phase II of the San Angelo Business & Industrial Park to AEP Texas North Company (AEP) pursuant to a Real Estate Sales Contract dated October 11, 2016, duly authorized by the Board and approved by City Council, that provides COSADC will cause all utilities necessary for Buyer's intended use of the purchased tract to be extended to the property line as required for platting the tract as a subdivision lot, and,

WHEREAS, on December 13, 2017, the Board adopted a Resolution authorizing a Development Agreement with AEP pursuant to which AEP will secure bids for construction of utilities and infrastructure in the San Angelo Business & Industrial Park to extend the utilities to the AEP tract, and present the bids to the COSADC Board for selection and approval; and,

WHEREAS, AEP has secured three alternative bids from Crossland Construction Company, Inc. for extension of utilities and infrastructure to the AEP tract, and the Board having reviewed and selected the bid providing the best value for the improvements deemed necessary;

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

The City of San Angelo Development Corporation Board, pursuant to the Development Agreement by and between COSADC and AEP, effective January 9, 2018, selects and approves the bid of Crossland Construction Company, Inc. designated as Change Order Request Number COR-005B, AEP San Angelo-17TX19CBUD, in the sum of $582,809.00, a copy of which is attached to this Resolution as **Exhibit "A"**

PASSED and APPROVED on the 28th day of February, 2018.

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST: By:_____
Edward Carrasco, President

_____
, Corporate Secretary

APPROVED FOR CONTENT

_____
Robert Schneeman, Business Retention & Expansion Coordinator

APPROVED AS TO FORM

_____
Dan T. Saluri, Deputy City Attorney

DRAFT

EXHIBIT "A"

CROSSLAND
CONSTRUCTION COMPANY, INC.

Wednesday, February 14, 2018

Mr. Jim Rosing
AMERICAN ELECTRIC POWER SERVICE CORPORATION
1 RIVERSIDE PLAZA
COLUMBUS, OH 43215

RE: Change Order Request Number COR-005B
AEP San Angelo-17TX19CBUD

Dear Mr. Rosing,

We have finalized gathering all the required quotations for PCO Number **9005B**, for the following extra work: **Phase 2.1 Excluding Drainage Structure**. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item Number	Description	Proposed Amount	Company
001	PCO#005B $575,475	$0.00	
002	Phase 2.1 Excluding Drainage Structure	$0.00	
003	Erosion Control/Clearing & Grubbing	$33,707.00	
004	Street Construction - Material	$82,652.00	
005	Street Construction - Labor/Equip	$139,438.00	
006	Water & Sewer - Material	$75,900.00	
007	Water & Sewer - Labor/Equip	$117,150.00	
008	Landscape/Temp Irrigation - Material	$2,527.00	
009	Landscape/Temp Irrigation - Labor/Equip	$3,151.00	
010	Insurance	$2,727.00	
011	CCC GC's	$72,574.00	
012	CCC OHP	$52,983.00	

Total Amount $582,809.00

If you have any questions regarding this Change Order Request, please call me at your earliest convenience,

Respectfully,

Clint Brown

Clint Brown

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, Economic Development, 325.653.7197

Meeting Date: February 28, 2018

Item type: Executive Session Item

Caption:

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.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Dan Saluri	Approved
Becky Dunn	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: February 28, 2018

Item type: Regular Item

Caption:

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

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Dan Saluri	Approved
Theresa James	Approved
Candice Blake	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Michael Dane	Approved
Bryan Kendrick	Final Approval