



Agenda

02/27/2019

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on February 27, 2019 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. Proclamation/Recognition

5. Consent Agenda

- a. Consider approving the January 23, 2019 meeting minutes
- b. Consider Approving the necessary Corporation Disbursement
- c. Consider approving the January 2019 Financial Statements

6. Regular Agenda

- a. Update on Chadbourne Street Project and TA Set Aside Grant (Presentation by Rick Weise, Assistant City Manager)
- b. Update on Project Expenditures and Accomplishments for the Affordable Housing Assistance Program (AHAP). (Presentation by Bob Salas, Director of Neighborhood & Family Services)
- c. Public Hearing regarding the use of sales and use tax funds in an amount not to exceed \$300,147 to provide an Economic Development Incentive to Principal LED, 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 504 Subchapter C. (Presentation by Shannon Scott, Business, Retention & Expansion Coordinator)
- d. Public Hearing regarding the use of sales and use tax funds in an amount not to exceed \$20,000 to provide an Economic Development Incentive to Carter-Fentress Engineering, 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 504 Subchapter C. (Presentation by Shannon Scott, Business, Retention & Expansion Coordinator)

- e. Consider a resolution authorizing the use of sales and use tax funds in the sum of \$65,000.00, for purposes of awarding a contract to Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) for expert services to prepare a comprehensive housing analysis that will assess overall housing needs in the competitive market area, to include workforce and affordable housing, for a project authorized for a Type B corporation under Local Government Code Chapter 505 Subchapter D.
- f. Update and discussion regarding Airport Gateway improvements (Presentation by Guy Andrews, Director of Economic Development)
- g. Consider a resolution authorizing the sale of approximately 6.4 acres of land out of the San Angelo Business and Industrial Park to Jeff Prince Operating, LP at a price of \$25,000.00 per acre; authorizing the Board President to negotiate and execute a real estate sales contract in a form approved by the City Attorney; and recommending ratification by City Council. (Presentation by Economic Development Project Manager Robert Schneeman)
- h. Consider a resolution authorizing the Board President to negotiate and execute a professional services agreement, with Centurion Planning and Design in a sum not to exceed \$7,500, relating to an approved project for additional professional engineering and surveying services required by TXDOT on permit applications for driveway access to a portion of the Remainder of Block 1 San Angelo Gateway Addition Section 1 of the San Angelo Business & Industrial Park, subject to approval of the City Council (Presentation by Economic Development Project Manager Robert Schneeman)
- i. Consider appointing a COSADC board member or staff as the COSADC representative to the Ports-to-Plains Alliance Board (Presentation made by Guy Andrews, Director of Economic Development)
- j. Consider appointing a COSADC board representative to the Transportation Advocates of Texas (I-14) board of Directors (Presentation made by Guy Andrews, Director of Economic Development)
- k. Presentation on the last 5-years of Economic Development (Presentation by Guy Andrews, Director of Economic Development)

7. Closed Session

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

- a. Section 551.087 to deliberate regarding commercial or financial information that the Board is receiving from business prospects with whom economic development negotiations are being conducted, and discuss financial or other incentives relating to the following projects:

Project 2019- J-32

Project 2019-T-35

Project 2019-S28

Project 2019- E49

Project RENO

Project ICET

Project PAK

SMC Global expansion 3

Project CHEM

Project 09-16

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- b. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person

8. Follow Up and Administrative Issues

- a. Announcements and consideration of Future Agenda Items

9. 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,

Guy Andrews, Economic Development Director

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The Board reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code. In compliance with the Americans with Disabilities Act, the City of San Angelo

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.