



Agenda

3/26/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on March 26, 2025 at 8:30 AM at the East Mezzanine of City Hall, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Prayer

3. Public Comment

Issues or items that are not on the agenda may be raised by the public at this time. Citizens should speak from the podium, begin by stating their name and limit remarks to less than three minutes. Board members may request that a discussed item be placed on a future agenda. The Board takes public comment on all Regular Agenda items during the discussion of those items.

4. Corporate Overview

a. Discussion on the following items:

a. Discussion regarding board processes, standard procedures, and ballot language.
(Presentation by Brandon Dyson, Interim City Attorney)

b. Presentation of corporation financials and discussion of the corporation's current financial position.
(Presentation by Tina Dierschke, Corporate Treasurer)

5. Consent Agenda

a. Consider approving the regular meeting minutes for February 26, 2025. (Nora Nevarez)

b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

c. Consider approving the February 2025 Financials. (Tina Dierschke)

6. Regular Agenda

a. Consider appointing a First Vice President and/or Second Vice President to serve unexpired terms for the City of San Angelo Development Corporation. (Presentation by Michael Dane, Interim Director of Economic Development)

b. Presentation regarding the 2024 Annual Report. (Presentation by Andi Markee, Media Advantage)

c. Consider approving the revised Business Retention & Expansion Program (BREP) Program Plan, Incentives Policy, and Guidelines. (Presentation made by Michael Dane, Interim Director of Economic Development)

d. Consider a resolution for a project to expand the existing South Plains Lamesa Railroad Ltd (SPLRR) rail park through the purchase of approximately 251.874 +/-acres out of the Sarah R. Robertson, Survey 178, Abstract 8474, from the City of San Angelo at a sale price of

\$1,400,000 plus closing costs, and subsequently conveying the same property to Wisener Holdings, LLC dba SPLRR for cash at closing in the amount of \$1,000,000, with the remainder of \$400,000 subject to repayment pursuant to the terms of an economic development performance agreement; authorizing the Board President to negotiate and execute all necessary documents; and finding that such expenditures for land, infrastructure improvements, rail port facilities and related site improvements are necessary to promote or develop new or expanded business enterprises under Chapters 501 & 505 of the Texas Development Corporation Act, and recommending ratification by City Council. (Presentation by Michael Dane, Interim 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 551.072 - Deliberations about real property regarding:
 - 1. Purchase of 8.786 acres of land at the Industrial Park
 - 2. Sale of 27+/- Acres of land at the Industrial Park
 - 3. Approximately 316 acres out of Sarah R. Robertson Survey No. 178.
- b. Section 551.087 - Business prospect negotiations regarding:
 - 1. Project Falcon
 - 2. Project Falcon 2
 - 3. Project Jefferson

8. Follow Up and Administrative Issues

- a. Consideration and possible action of the items discussed in Closed Session, if needed
- b. Announcement 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, on the 21st day of March 2025 at 5:00 PM

Michael Dane
Economic Development Interim Director

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

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Development Corporation meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Economic Development Office at 325-653-7197, or the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday after each meeting.