



Revised Agenda 4/23/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on April 23, 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. Consent Agenda

- a. Consider approving the regular meeting minutes for March 26, 2025. (Nora Nevarez)
- b. Consider approving the necessary Corporation Disbursement. (Nora Nevarez)

5. Regular Agenda

- a. Consider approving the March 2025 Financials. (Presentation by Tina Dierschke, Director of Finance)
- b. Public Hearing regarding 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 (Presentation by Robert Schneeman, Economic Development Project Manager).
- c. Update regarding the Business Retention Expansion Program (BREP) committee meeting. (Presentation by Michael Dane, Interim Director of Economic Development)

- d. Consider approving the sale of approximately 27 acres of land more or less, at the Industrial Park to ATI Group, the exact acreage to be determined by a survey on the ground; at the appraised value shown in the December 31, 2023 Appraisal Report by Robert W. Stribling, MAI; authorizing the Board President to negotiate and execute all related documents and recommending ratification by City Council. (Presentation by Robert Schneeman, Economic Development Project Manager)
- e. Consideration and possible action on notices of default and foreclosure proceedings regarding Affordable Housing Program properties and authorizing the Board President to negotiate and execute all necessary documents to preserve COSADC's liens on such properties, including the expenditure of Affordable Housing Program funds. (Presentation by Brandon Dyson, Interim City Attorney)

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 551.072 - Deliberations about real property regarding the sale of 27 acres +/- of land at the Industrial Park to ATI Group
- b. Section 551.087 - Business prospect negotiations regarding :
Project Falcon
Project SNF
Project Excelsior
Allen's Transport
Talk O' Texas Brands

7. 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

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 17th day of April 2025 at 4:30 P.M.

Nora Nevarez on behalf Michael Dane

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.