



Agenda 6/10/2026

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on June 10, 2026 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 May 13, 2026 Meeting Minutes (Samuel Helm)
- b. Consider approving the April 2026 Financials (Jonathan Flores)

5. Regular Agenda

- a. Discussion and possible action regarding a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$155,000 for funding the Santa Fe East Park (Kids Kingdom) Landscape Design Services, a project authorized under Section 505.152 of the Texas Development Corporation Act, for projects related to Recreational or Community Facilities, and recommending approval by City Council. (Presentation by Carl White, Director of Parks & Recreation)
- b. Review and consider updates to the preliminary FY 2027 Operating Budget (Presentation by Jonathan Flores, Finance Director)
- c. Discuss the San Angelo Chamber of Commerce FY 2027 proposed Budget and Key Performance Indicators (Presentation by Steve Ahlenius, President and CEO of the San Angelo Chamber of Commerce)
- d. Consider a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,000 for funding of the economic development component of the City Comprehensive Plan, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act and recommending approval by City Council (Presentation by Ryan Gaddy, Director of Economic Development)

- e. Consider a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$34,000, for an Airport Catchment Analytics Study, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act and recommending approval by City Council (Presentation by Ryan Gaddy, Director of Economic Development)
- f. Consider approving an amendment to the current project budget to close out the Business Flood Relief Project No. 57043 in the amount of \$1,000,000 and return the funding allocation to the Future Projects budget. (Presentation by Robert Schneeman, Economic Development Project Manager)
- g. Update presentation regarding Project Heavy Metal (Presentation by Michael Looney, Vice President of Marketing & Recruitment)

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:

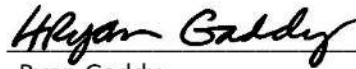
7. Follow Up and Administrative Issues

- a. Announcement and consideration of Future Agenda items
 - a. 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 4th day of June 2026 at 5:00 P.M.



Ryan Gaddy
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 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.

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

Meeting Date: June 10, 2026

Item type: Consent Item

Caption:

Consider approving the May 13, 2026 Meeting Minutes (Samuel Helm)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | |
|----------------------------|-----------------------------|
| 1. COSADC Minutes 05-13-26 | COSADC Minutes 05-13-26.pdf |
|----------------------------|-----------------------------|

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved
Holly Crooks	Final Approval

City of San Angelo, Texas
Development Corporation
Meeting Wednesday, May 13, 2026

Present:

Steven Mahaffey, President
Carlos Rodriguez, First Vice President
Lorenzo Lasater, Second Vice President
Jimmy Barton, Director
Matt Lewis, Director
Rick Mantooth, Director
Travis Stribling, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Mahaffey called the regular session of the City of San Angelo Development Corporation to order at 8:30 A.M., on Wednesday, May 13, 2026, at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

An invocation was provided by Pastor Trey Holmes, Community Hills Christian Church.

3. Public Comment

No public comments were made.

4. Consent Agenda

- a. Approval of April 8, 2026, Development Corporation regular meeting minutes (Ryan Gaddy)
- b. Approval of an amended Business Factory Incubator lease agreement by and between the City of San Angelo Development Corporation and Branded Company to include an additional office space and authorizing the Board President or their designee to execute all necessary documents (Presentation by Ryan Gaddy, Economic Development Director)
- c. Approval of appointing staff members as Corporate Secretary and Corporate Treasurer in accordance with the Bylaws of the City of San Angelo Development Corporation Article II, 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. The Treasurer of the Corporation shall be the Finance Director of the City of San Angelo and shall serve as long as he/she remains in the position. (Presentation by Ryan Gaddy, Economic Development Director)

Motion: Director Stribling made a motion, seconded by Second Vice President Lasater, to approve the consent agenda, with the exception of Item 4c. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

Motion: Second Vice President Lasater made a motion, seconded by First Vice President Rodriguez, to approve Item 4c, and designate Samuel Helm as Corporate Secretary and Jonathan Flores as Corporate Treasurer. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

5. Regular Agenda

- a. Consider appointing a President, 1st Vice President and 2nd Vice President per the current Bylaws of the Corporation (Presentation by Ryan Gaddy, Economic Development Director)

Motion: Director Matt Lewis made a motion, seconded by Director Stribling, to appoint Steven Mahaffrey as President, Carlos Rodriguez as First Vice President and Lorenzo Lasater to Second Vice President. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

- b. Consider approving the March 2026 Financials & overview of the 2027 Budget (Presentation by Jonathan Flores, Finance Director)

Motion: First Vice President Rodriguez made a motion, seconded by Second Vice President Lasater, to approve the item as presented. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

- c. Discussion regarding obtaining a new Air Service Marketing Study to support additional flights/carriers and support of reinstating a 2:00 pm flight (Presentation by Justin Fletcher, Airport Director)

No action taken

- d. Presentation and discussion regarding the Airport Master Plan and possible update (Presentation by Justin Fletcher, Airport Director)

No action taken

- e. Presentation and discussion regarding long-term water supply projects including the Concho River Reclamation Project and other related issues (Presentation by Shane Kelton, Assistant City Manager)

TGC resident, Allison Devereaux provided public comment regarding the Concho River Reclamation Project.

No action taken

- f. Presentation regarding Battery Storage Facilities (Presentation by Michael Looney, Vice President of Economic Development)

No action taken

- g. Presentation and possible action regarding COSADC participation in funding the City of San Angelo Comprehensive Plan (Presentation by Aaron Vannoy, Planning and Development Services Director)

No action taken on this item. Moved to June 10, 2026, Regular Agenda

- h. Updated presentation on Community Projects (Presentation by Carl White, Parks & Recreation Director)

No action taken

- i. Presentation and possible action regarding the 2025 Annual Report (Presentation by Andi Markee, Media Advantage)

No action taken

- j. Presentation of the Quarterly Chamber of Commerce Economic Development Financial report (Presentation by Steve Ahlenius, President & CEO of San Angelo Chamber of Commerce)

No action taken

- k. Presentation regarding the Affordable Housing Program and Flood Assistance Project (Presentation by Stephanie Hamby, Executive Director of Galilee CDC)

No action taken

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:~~

7. Follow Up and Administrative Issues

- a. ~~Consideration and possible action of items discussed in Closed Session, if needed~~
- b. Announcement and consideration of Future Agenda items

No announcements

8. Adjournment

Motion: Director Montooth made a motion, seconded by Second Vice President Lasater to adjourn the meeting. The motion carried unanimously seven (7) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 11:00 A.M.

THE CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

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 of 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.)

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

Meeting Date: June 10, 2026

Item type: Consent Item

Caption:

Consider approving the April 2026 Financials (Jonathan Flores)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------------|----------------------------|
| 1. | 2604 COSADC Financials | 2604 COSADC Financials.pdf |
|----|------------------------|----------------------------|

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved
Holly Crooks	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules As of April 30, 2026

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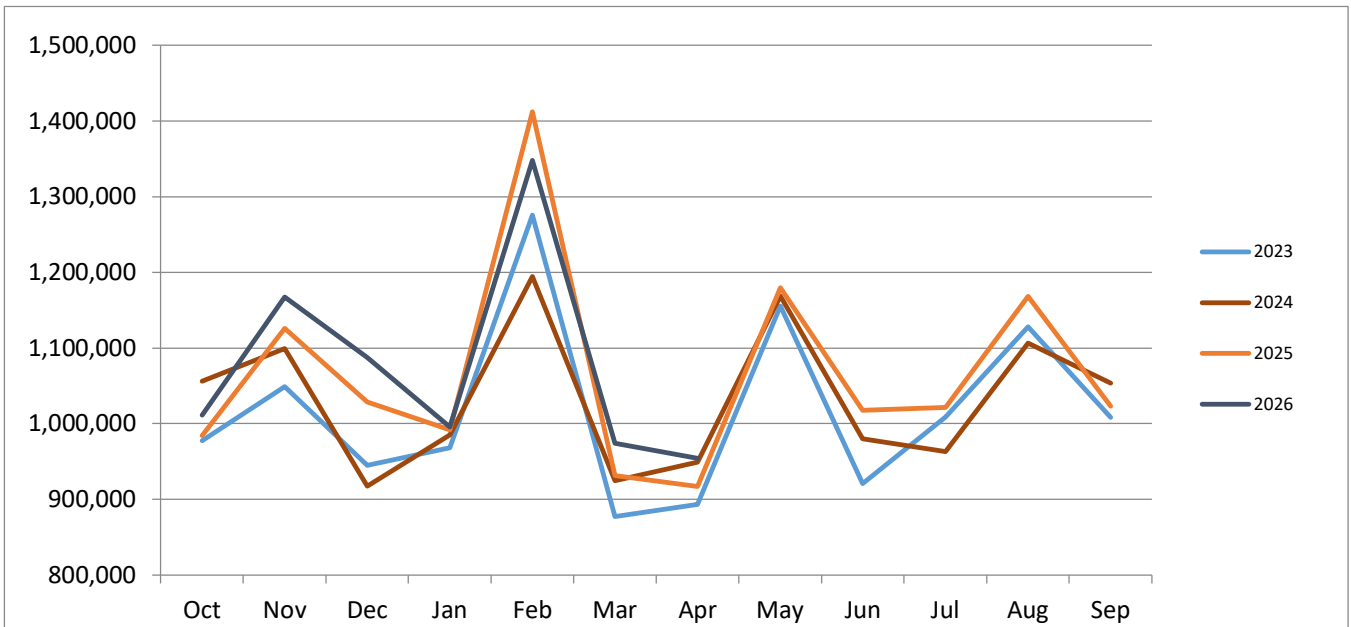
**City of San Angelo Development Corporation
Executive Summary
April 2026**

Available Fund Balances

Unassigned Fund Balance-Economic Development	7,847,617
Unassigned Fund Balance-Ballot	16,232,840

Sales Tax Analysis

Month	2023	2024	2025	2026	% Over/(Under)
Oct	977,628	1,056,249	984,531	1,011,170	2.71%
Nov	1,049,058	1,099,298	1,125,807	1,167,309	3.69%
Dec	944,644	917,530	1,028,803	1,087,627	5.72%
Jan	968,413	985,000	992,126	995,523	0.34%
Feb	1,275,717	1,194,486	1,411,985	1,347,978	(4.53%)
Mar	877,403	924,721	931,375	974,133	4.59%
Apr	893,339	949,450	916,937	954,152	4.06%
May	1,155,640	1,168,794	1,179,286		
Jun	920,877	980,358	1,017,353		
Jul	1,008,794	963,312	1,021,295		
Aug	1,128,012	1,106,232	1,168,457		
Sep	1,008,166	1,053,612	1,023,256		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of April 30, 2026

ASSETS

Current Assets

Checking/Savings

Cash 1,326,013

Money Market 8,086,791

Total Checking/Savings 9,412,804

Accounts Receivable

Leases 6,349

Total Accounts Receivable 6,349

Other Current Assets

Investments 3,009,269

Total Other Current Assets 3,009,269

Total Current Assets 12,428,422

Fixed Assets

Vehicles 28,540

Land -Industrial Park 57,664

Industrial Park-Phase I 279,309

Industrial Park-Phase II 4,261,854

Industrial Park-Phase III 20,377

Building-Business Resource Ctr 2,004,967

Accumulated Depreciation (1,399,666)

Total Fixed Assets 5,253,044

TOTAL ASSETS 17,681,466

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 5,643

Accounts Payable 159,381

Total Current Liabilities 165,024

Total Liabilities 165,024

Fund Equity

Committed for Eco. Dev. Projects 3,826,551

Restricted for Fixed Assets 5,253,044

Reserved for Encumbrance 589,230

Unassigned Fund Balance 7,847,617

Total Fund Equity 17,516,442

TOTAL LIABILITIES & FUND EQUITY 17,681,466

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
April 2026

	Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	3,563,739	267,162	2,110,610	2,110,610	(1,453,129)	59%
Interest on Investments	379,674	30,252	247,604	247,604	(132,070)	65%
Lease Income	20,010	-	803	803	(19,207)	4%
Miscellaneous Income	450	-	-	-	(450)	0%
Total Revenues	3,963,873	297,414	2,359,017	2,359,017	(1,604,856)	60%
Expenditures						
Operations Maintenance	109,352	3,756	46,569	54,625	(54,727)	50%
Partnership Affiliations	100,750	-	81,797	81,797	(18,953)	81%
COSADC Staff	397,642	-	178,394	178,394	(219,248)	45%
City Services	188,743	-	94,372	94,372	(94,371)	50%
Industrial Park Ops & Maint	39,084	13,022	27,448	28,448	(10,636)	73%
Marketing-Chamber of Commerce	476,000	-	357,000	476,000	-	100%
Advertising	32,700	5,065	5,065	28,700	(4,000)	88%
Building Maintenance/Utilities	122,766	5,344	33,898	107,309	(15,457)	87%
Capital	1,432,500	-	2,388	2,466	(1,430,034)	0%
Business Factory	224,556	3,142	82,197	95,752	(128,804)	43%
Total Operating Expenditures	3,124,093	30,329	909,128	1,147,863	(1,976,230)	37%
Projects						
US Customs Retention II	57007	151,762	-	-	(151,762)	0%
SMC Global	57008	118,401	-	-	(118,401)	0%
Rosenberger Site Sol.	57028	75,000	-	-	(75,000)	0%
Housing Study	57038	8,454	7,250	7,250	-	100%
Parkhill Smith Cooper	57040	275,000	32,710	141,710	-	100%
Northeast Sector Plan	57044	255,000	-	81,000	-	100%
Santa Fe Master Plan	57045	50,000	-	-	(50,000)	0%
Chamber - Goodfellow	57048	75,000	5,000	5,000	-	100%
BREP Projects						
SMC Global - BREP	57018	12,500	-	-	(12,500)	0%
Technology Tower, LLC	57030	150,000	-	-	(150,000)	0%
Allen's Transport	57034	150,000	-	-	(150,000)	0%
Talk of Texas	57035	100,000	-	-	(100,000)	0%
Skyline BREP	57039	1,000,000	-	500,000	(500,000)	50%
True Lightning	57049	300,000	-	-	(300,000)	0%
Residential Flood Relief	57042	816,313	-	50,919	(765,394)	6%
Business Flood Relief	57043	1,000,000	-	-	(1,000,000)	0%
Goodfellow Support Services	57051	75,000	-	-	(75,000)	0%
Future Projects		1,522,722	-	-	(1,522,722)	0%
Total Project Expenditures	6,135,152	44,960	785,879	1,164,373	(4,970,779)	13%
Total Expenditures	9,259,245	75,289	1,695,007	2,312,236	(6,947,009)	18%
Revenue Over/(Under) Expenditures	(5,295,372)	222,125	664,010	46,781		

**City of San Angelo Development Corporation
Economic Development Projects
As of April 2026**

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Projects						
US Customs Retention II	57007	46,435	1,149,225	-	997,463	151,762
SMC Global	57008	200,000	200,000	-	81,599	118,401
Rosenberger Site Sol.	57028	75,000	75,000	-	-	75,000
Housing Study	57038	59,500	67,381	7,250	66,177	1,204
Parkhill Smith Cooper	57040	275,000	275,000	141,710	141,710	133,290
Northeast Sector Plan	57044	255,000	255,000	81,000	81,000	174,000
Santa Fe Master Plan	57045	50,000	50,000	-	-	50,000
Chamber - Goodfellow	57048	75,000	75,000	5,000	5,000	70,000
BREP Projects						
SMC Global - BREP	57018	362,500	362,500	-	350,000	12,500
Technology Tower, LLC	57030	250,000	250,000	-	100,000	150,000
Allen's Transport	57034	150,000	150,000	-	-	150,000
Talk of Texas	57035	100,000	100,000	-	-	100,000
Skyline BREP	57039	1,000,000	1,000,000	500,000	500,000	500,000
True Lightning	57049	300,000	300,000	-	-	300,000
Residential Flood Relief	57042	816,313	816,313	50,919	50,919	765,394
Business Flood Relief	57043	1,000,000	1,000,000	-	-	1,000,000
Goodfellow Support Services	57051	75,000	75,000	-	-	75,000
		5,089,748	6,200,419	785,879	2,373,868	3,826,551

Total Committed, Not Expended

3,826,551

**City of San Angelo Development Corporation
Balance Sheet - Ballot
As of April 30, 2026**

ASSETS	
Current Assets	
Checking/Savings	
Cash	34,535
Money Market	10,785,173
Total Checking/Savings	10,819,708
Other Current Assets	
Investments	5,995,159
Total Other Current Assets	5,995,159
Total Current Assets	16,814,867
TOTAL ASSETS	16,814,867
 LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	11,872
Total Current Liabilities	11,872
Total Liabilities	11,872
Fund Equity	
Committed for Ballot Projects	570,155
Assigned for Debt Service	-
Unassigned Fund Balance	16,232,840
Total Fund Equity	16,802,995
TOTAL LIABILITIES & FUND EQUITY	16,814,867

City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
April 2026

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	9,163,900	686,989	5,427,282	5,427,282	(3,736,618)	59%
Interest on Investments	397,526	35,419	382,172	382,172	(15,354)	96%
Total Revenues	9,561,426	722,408	5,809,454	5,809,454	(3,751,972)	61%
Expenditures						
City Services	34,105	-	17,052	17,052	(17,053)	50%
Ballot Projects Debt Service	1,243,900	1,243,900	1,243,900	1,243,900	-	100%
Affordable Housing						
City Admin	13,385	-	6,692	6,692	(6,693)	50%
Programmed	321,615	-	321,615	321,615	-	100%
Unprogrammed	34,755	-	(32,644)	(32,644)	(67,399)	(94%)
Long Term Water Supply						
West Texas Water Partnership	200,000	-	-	-	(200,000)	0%
Water Rights	558,020	279,010	279,010	279,010	(279,010)	50%
Debt Service	2,900,000	2,900,000	2,900,000	2,900,000	-	100%
Future Projects	4,290,401	-	-	-	(4,290,401)	0%
Total Expenditures	9,596,181	4,422,910	4,735,625	4,735,625	(4,860,556)	49%
Revenue Over/(Under) Expenditures	(34,755)	(3,700,502)	1,073,829	1,073,829		

**City of San Angelo Development Corporation
Cash Receipts and Disbursement Listing
April 2026**

Group #	PO #	Type	Date	Number	Description	Amount	
FUND 700 DEVELOPMENT CORPORATION							
7000000-31200 COSADC Sales & Use Tax							
	JE000491	07/26	4/30/2026	JV00546	Eco Dev Sales Tax - April 2026	(267,162.42)	
7000000-36100 COSADC Interest on Investments							
	JE000484	07/26	4/30/2026	JV00539	Bank Interest ED	(3,532.22)	
	JE000484	07/26	4/30/2026	JV00539	MM Interest ED	(26,719.59)	
7000700-41410 COSADC - Econ Dev Water/Sewer Utilities							
	CX001043	07/26	4/2/2026	00979	CIS BATCH 2026-07	15.60	
	CX001047	07/26	4/6/2026	00983	CIS BATCH 2026-07	139.80	
7000700-41411 COSADC - Econ Dev Natural Gas							
	OH015508	P002076	07/26	4/28/2026	3036648466.426	ATMOS ENERGY Gas utilities at	185.37
7000700-41412 COSADC - Econ Dev Electricity							
	GEXA2604	07/26	4/20/2026	BG72112417	GEXA ENERGY, LP GEXA FEB 2026	1,364.12	
	GEXA4626	07/26	4/13/2026	BG72111108	GEXA ENERGY, LP GEXA MARCH 202	1,120.93	
	OH014790	P001775	07/26	4/20/2026	26511.2603	CONCHO VALLEY E Utility Servic	2.90
7000700-41422 COSADC - Econ Dev Building & Grounds Maintenance							
	OH014489	P002896	07/26	4/6/2026	301411	ADVANCED SERVIC Air Conditioni	142.50
	OH014490	P003615	07/26	4/6/2026	1433	RADS WINDOW CLE Window Washing	371.00
	OH014504	P001786	07/26	4/15/2026	749507	ADVANCE ELEVATO Mo. maint. on	250.00
	OH014531	P002082	07/26	4/6/2026	6874	JOWERS COMMERCIAL Janitorial ser	800.00
	OH014784	P002065	07/26	4/20/2026	691001427330	REPUBLIC SERVIC Trash Compacto	32.33
	OH015384	P001770	07/26	4/28/2026	1047926	HOUSE OF CHEMIC JANITORIAL SUP	163.16
	TR000056	PC0000007895	07/26	4/22/2026	PC.0700.260306.1	Trash services - past due	179.66
7000700-41424 COSADC - Econ Dev Vehicle Maintenance							
	JE000507	07/26	4/30/2026	JV00562	VM	44.00	
	JE000508	07/26	4/30/2026	JV00563	VM	180.02	
7000700-41440 COSADC - Econ Dev Rent of Equipment							
	OH014511	P002044	07/26	4/6/2026	1766301	CTWP lease (\$30 per month/ \$36	60.44
	OH014512	P002075	07/26	4/15/2026	1766602	CTWP Copier lease \$420 per mon	433.71
7000700-41461 COSADC - Econ Dev Advertising							
	OH014522	P004383	07/26	4/6/2026	10258	MEDIA ADVANTAGE Marketing Serv	2,065.00
	OH014524	P004383	07/26	4/6/2026	25386	MEDIA ADVANTAGE Marketing Serv	1,000.00
	OH014528	P004383	07/26	4/6/2026	25255	MEDIA ADVANTAGE Marketing Serv	1,000.00
	OH014529	P004383	07/26	4/6/2026	11313	MEDIA ADVANTAGE Marketing Serv	1,000.00
7000700-41462 COSADC - Econ Dev Communications							
	JE000488	07/26	4/30/2026	JV00543	Mthly Budgeted Transfers	1,413.08	
7000700-41472 COSADC - Econ Dev Convention & Schools							
	TR000056	PC0000007873	07/26	4/22/2026	PC.0700.260306.1	BEDC Training - Southlake, Tex	800.00
	TR000056	PC0000007893	07/26	4/22/2026	PC.0700.260306.1	Reg. for R Gaddy Sales Tax Wrk	225.00
7000700-41480 COSADC - Econ Dev Special Projects "A"							
	OH014545	P002084	07/26	4/6/2026	1077	WALLACE, RUSSEL Professional S	625.00
	OH015186	07/26	4/20/2026	25.004	Mad Messy / Pet Business Plan	2,345.35	
	TR000045	PC0000005138	07/26	4/20/2026	PC.0700.260203.1	Bus factory and doorcards	130.50
	TR000045	PC0000005139	07/26	4/20/2026	PC.0700.260203.1	door mat for 2nd floor	37.95
	TR000045	PC0000005140	07/26	4/20/2026	PC.0700.260203.1	Business Plan winners	3.00
7000700-41510 COSADC - Econ Dev Office Supplies							
	OH015191	P003784	07/26	4/20/2026	6059384915	STAPLES ADVANTA Office Supplie	229.92
	TR000045	PC0000005136	07/26	4/20/2026	PC.0700.260203.1	Business cards R gaddy	97.59
7000700-41514 COSADC - Econ Dev Postage & Shipping							
	POST2511	07/26	4/13/2026	2601	POSTMASTER POSTAGE	18.00	
	POST2602	07/26	4/30/2026	2601	POSTMASTER POSTAGE	23.00	
7000700-41560 COSADC - Econ Dev Food							
	TR000045	PC0000005137	07/26	4/20/2026	PC.0700.260203.1	Coffee for COSADC meeting	57.50
	TR000054	PC0000005745	07/26	4/20/2026	PC.0700.260303.1	food for Strategic meeting	116.28
	TR000054	PC0000005746	07/26	4/20/2026	PC.0700.260303.1	water for guest meeting	21.40
	TR000056	PC0000007892	07/26	4/22/2026	PC.0700.260306.1	Coffee for COSADC meeting 3/11	36.00

**City of San Angelo Development Corporation
Cash Receipts and Disbursement Listing
April 2026**

Group #	PO #	Type	Date	Number	Description	Amount
7000700-57038	COSADC - Econ Dev DC0216					
	OH015544	P004103	07/26	4/28/2026 042326	CDS COMMUNITY D Professional S	7,250.00
7000700-57040	COSADC - Econ Dev DC0218					
	OH015554	P002130	07/26	4/28/2026 4439324007	PARKHILL SMITH Professional Se	7,087.50
	OH014479	P002130	07/26	4/6/2026 4439324005	PARKHILL SMITH Professional Se	6,500.00
	OH014485	P002130	07/26	4/6/2026 4439324006	PARKHILL SMITH Professional Se	19,122.25
7000700-57048	COSADC - Econ Dev Chamber - Goodfellow					
	OH015464	P004657	07/26	4/28/2026 26063	SAN ANGELO CHAM Comm Support-	5,000.00
7000705-41410	COSADC - Industrial Park Water/Sewer Utilities					
	CX001055		07/26	4/8/2026 00993	CIS BATCH 2026-07	31.92
7000705-41422	COSADC - Industrial Park Building & Grounds Maintenance					
	OH013234	P003989	07/26	4/28/2026 5352	JR SILVA TREE S Landscaping Co	660.00
	OH014532	P004384	07/26	4/6/2026 185352	Horton Timber L Clear land at	12,000.00
	OH015555	P003989	07/26	4/28/2026 5437	JR SILVA TREE S Landscaping Co	330.00
FUND 711	COSADC - BALLOT					
7110000-31200	COSADC - Ballot Sales & Use Tax					
	JE000491		07/26	4/30/2026 JV00546	Ballot Sales Tax - April 2026	(686,989.09)
7110000-36100	COSADC - Ballot Interest on Investments					
	JE000484		07/26	4/30/2026 JV00539	MM Interest Ballot	(35,418.99)
7110700-41438	COSADC - Ballot Econ Dev Water Rights					
	OH014565		07/26	4/6/2026 AR011284	CITY OF SAN ANG Water Rights	279,009.92
7110700-70106	COSADC - Ballot Econ Dev To Debt Service					
	OH014555		07/26	4/15/2026 AR012861	CITY OF SAN ANG Ballot Project	1,243,900.00
7110700-70129	COSADC - Ballot Econ Dev To Water					
	OH014555		07/26	4/15/2026 AR012861	CITY OF SAN ANG Water Supply D	2,900,000.00

THE CITY OF SAN ANGELO, TEXAS

**Schedule of Revenues and Expenditures
Fiscal Year through April 30, 2026**

58% of
Year Lapsed

**Hickory Water Supply II - Fund 527
Debt Payments Through 2045**

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		3,165,476		3,165,476			
REVENUES:							
C.O. Proceeds		-	-	-	-	69,490,001	69,490,001
Interest Income		-	-	-	-	3,222,617	3,222,617
Total Revenues		-	-	-	-	72,712,618	72,712,618
EXPENDITURES:							
Post Construction	4150	1,098	-	18,687	17,589	29,250	47,937
Design & Inspection	4157	-	-	-	-	3,199,618	3,199,618
Construction	4159	1,502,558	-	1,500,666	(1,892)	60,606,206	62,106,872
Issue Costs	9900	-	-	-	-	3,418,291	3,418,291
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		1,503,656	-	1,519,353	15,697	69,547,142	71,066,495
Revenue Over/(Under) Expenditures		(1,503,656)	-	(1,519,353)			
Ending Fund Balance		1,661,820		1,646,123			

Requestor: Samuel Helm, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: June 10, 2026

Item type: Regular Item

Caption:

Discussion and possible action regarding a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$155,000 for funding the Santa Fe East Park (Kids Kingdom) Landscape Design Services, a project authorized under Section 505.152 of the Texas Development Corporation Act, for projects related to Recreational or Community Facilities, and recommending approval by City Council. (Presentation by Carl White, Director of Parks & Recreation)

Summary/History:

The City is engaging the Firm SWA - Houston to design and prepare construction documents for the Santa Fe East Park (Kids Kingdom). The proposed fees include:

- Schematic Design (4 weeks) \$45,000
- Design Development (6 weeks) \$50,000
- Construction Documents (8 weeks) \$55,000
- TOTAL PROFESSIONAL FEES \$150,000

Plus Reimbursibles estimated at not to exceed \$4,500

See the attached proposal for additional information.

Financial Impact:

\$150,000 from Future Projects to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

- | | |
|---------------------------------------|--|
| 1. SA Santa Fe East Park_Pro_SWA_0511 | SA Santa Fe East Park_Pro_SWA_0511.pdf |
|---------------------------------------|--|

Presentation:

Approvals/Reviews:

Samuel Helm	Created/Initiated
Ryan Gaddy	Approved
Carl White	Approved
Jonathan Flores	Approved
Jeffrey Tomlinson	Approved

Holly Crooks

Final Approval

SWA Houston

May 8th, 2026

The Jones on Main
712 Main Street, 6th Floor
Houston, Texas
77002
+1.713.868.1676
www.swagroup.com

Mr. Carl White,
Parks & Recreation Director
702 S. Chadbourne Street
San Angelo, TX 76903
Phone: 325-657-4279

Re: San Angelo Santa Fe East Park (Kids Kingdom) Landscape Design Services, San Angelo, Texas

Dear Carl:

We are pleased to submit this proposal for professional services for the Santa Fe East Park (Kids Kingdom) renovation project. SWA brings extensive experience designing public play environments and community amenities that support daily family life while integrating natural, cultural, and civic identity into the park experience.

The project includes renovation of the existing Kids Kingdom playground area into a renewed community destination with updated play space, landscape improvements, and supporting amenities. The scope includes integration of nature-based play elements, splash pad, improved accessibility and circulation, renovation and reuse of existing parking, restroom, and pavilion facilities, along with associated outdoor space. The design will reinforce Santa Fe Park's role within the broader downtown river corridor while creating a safe, memorable, and family oriented public space connected to the surrounding park and trail system. The project scope and location are shown in Appendix 1. Based on our review of the project materials, we propose the following design process:

I. Scope of Services: Basic Services

Certain clarifications, and assumptions about SWA's understanding of the scope of work are included in this proposal; our fees are based upon the scope of work noted, the design process noted below, and our clarifications and assumptions.

A. Design Systems

SWA understands that the following systems will be addressed in our scope of work:

1. Landscape Architectural Systems

- a. Finish grading plans
- b. Surface drainage concept (pipe sizing, layout, and detail by civil engineer)
- c. Pedestrian and special vehicular hardscape plans and details
- d. Landscape walls, steps, railings, ramps and related site elements
- e. Fences and rails
- f. Decks and terraces
- g. Site furniture including seating, planters, trash receptacles, and drinking fountains
- h. Pedestrian lighting layout, fixture selection, and fixture locations. Electrical panel design, controls, and photometric calculations provided by the owner's lighting or electrical consultant.
- i. Bridge lighting design intent, including lighting effects and pedestrian lighting poles. MEP engineering provided by the client's electrical engineer.
- j. Planting plans and details

2. Special Architectural Features

- a. Design intent drawings will be prepared for special architectural features, vertical elements, canopies, and other special features that require significant structural engineering. Client

swa

provided architect or structural engineer will complete the drawings or a shop drawing process will be used to complete the design process.

B. Work Process

SWA will advance the client approved Kids Kingdom concept design, developed as part of the Santa Fe Downtown River Parks Master Plan, into the next stage of detailed design. The process will include coordination with play equipment vendors for customized playground and splash pad elements, along with development of a comprehensive landscape plan for Santa Fe East Park. The design will support play, family gathering, social interaction, and recreational activities through integrated hardscape, planting, grading, irrigation, lighting, and site amenities.

1. Schematic Design

- a. The purpose of this task is to further develop the design concept selected by the client for each landscape architectural system, and to document them in written and graphic form. Emphasis of the Schematic Design will be on developing the layout and further defining the character of the project. Drawings will be computer drawn with an emphasis on character rather than technical considerations.
- b. Schematic design work will be formally presented to the Client at 50% and 100% complete. Comments on the 100% complete submittal will be addressed in the next stage of work. Formal presentations will be augmented with informal working sessions with the Owner and design team.
- c. Schematic design work will include the review of work prepared by client provided consultants and engineers.
- d. Schematic design deliverables:
 - i. Illustrative schematic design drawing of the project;
 - ii. Illustrative enlargement plan of key areas as needed to communicate design intent;
 - iii. Sections and elevations as required to communicate the design intent;
 - iv. 3D study model of special features or spaces as required to communicate design intent;
 - v. Technical schematic design drawings for coordination with Client provided consultants;
 - vi. Narrative of design concept for each design system;
 - vii. Review and comment of estimate of construction cost prepared by Client provided consultant.

2. Design Development

- a. Upon Client's authorization, SWA will prepare design development drawings and details based upon the approved schematic design drawings and any comments received on the 100% SD submittal. The design development plans will define the essentials of the project, including selection of materials and performance criteria of each design system.
- b. SWA will formally present the work to the Client at 50% and 100% complete. Comments on the 100% complete submittal will be addressed in the next stage of work. Formal presentations will be augmented with informal working sessions with the Owner and design team.
- c. On-going review of engineering features and systems developed by Client provided consultants.
- d. Design development deliverables:
 - i. Technical plan drawing of each landscape architectural system (e.g. paving, grading, drainage, site structures, vertical features, furnishings, planting, soils). Plans will be

scaled depending on required level of detail;

- ii. Selection of materials and furnishings;
- iii. Sections and elevations of site features to describe construction elements;
- iv. Technical specifications;
- v. Review and comment of estimate of construction cost prepared by Client provided consultant.

3. Construction Documentation

- a. Upon Client's approval of the design development plans and construction budgets, SWA will develop working drawings and technical specifications to construct the work. Technical sections of specifications shall be prepared in Construction Specifications Institute (CSI) MasterFormat.
- b. SWA will submit the work to the Client and design team at 60%, 90% and 100% complete. Up to two rounds of revisions on the 100% drawings are included in the fees.
- c. Develop constructions plans, sections, details, material selections, and specifications for all systems indicated above. Plans will be scaled depending on required level of detail.
- d. Prepare working drawings and technical sections of specifications to reasonably conform to applicable codes and regulations of governmental bodies having jurisdiction over the work at the time of preparation.
- e. In developing working drawings and technical sections of specifications, coordinate services among the entire consultant team and maintain a construction budget in accordance with the preliminary design estimate of probable construction cost provided by the Client.

4. Bidding Phase

If bidding phase services are requested, SWA will negotiate these as additional services with the City.

5. Construction Administration

If construction administration services are requested, SWA will negotiate these as additional services with the City.

II. MEETINGS AND SITE VISITS

This proposal includes Professional Service time for up to two coordination meetings with the City and consultant team per month.

III. EXCLUSIONS TO SCOPE OF SERVICES

Client shall provide the following information or services as required for performance of the work. SWA assumes no responsibility for the accuracy of such information or services and shall not be liable for error or omissions therein. Should SWA be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.

- A. Topography and boundary surveys.
- B. Legal descriptions of property.
- C. Soils testing and/or engineering.
- D. Existing site engineering and utility base information.
- E. Overhead aerial photographs at controlled scale.

- F. Delivery of project in TxDOT format is not included in this fee proposal. SWA assumes a County permitting and bid process with the deliverables as noted within this fee proposal.
- G. Engineering of any kind not included in the above scope.
- H. In-house perspective views are included to illustrate design intent and quality. Renderings or video associated with marketing and public engagement are excluded.
- I. LEED, Sites or equivalent rating (including sustainability narrative) requiring additional documentation not required for design and implementation.
- J. Extensions of time beyond the design team's control including lengthy reviews by governing agencies. SWA assumes a 4-month design period.
- K. Re-Design due to changes in previously approved design directives or unforeseen conditions.
- L. Separate document/bid packages. SWA assumes one set of bid and contract documents and a potential site and foundation permit will be delivered,
- M. Forensic studies of existing structures
- N. Phasing plans and drawings.
- O. Wayfinding design
- P. Texas Accessibility, TDLR, or ADA submissions, fees or meetings.
- Q. Bidding negotiations.
- R. Record and/or As-Built drawings. As part of Construction Phase Services, SWA will provide one (1) conformed set of drawings incorporating revisions issued by SWA through Addenda, Bulletins, and ASIs. RFI responses will be reflected only where they result in formal revisions to the Contract Documents.
- S. Arboriculture consultant for review of existing trees or advance tree procurement package.
- T. Permitting/plan review fees and meetings with the permit office.

IV. FEES AND TERMS

The Services described above shall be provided for a fixed fee of **\$150,000**, inclusive of all phases of development.

Fees will be billed on a percent complete basis and broken down by schedule phase as follows:

Schematic Design (4 weeks)	\$45,000
Design Development (6 weeks)	\$50,000
Construction Documents (8 weeks)	\$55,000
TOTAL PROFESSIONAL FEES	\$150,000

We estimate the cost of Reimbursable Expenses will not exceed \$4,500.

Revisions or changes to completed drawings after written acceptance by the Client shall be considered Additional Services. An extended schedule due to no fault of SWA may result in additional fees.

We would be pleased to answer questions you may have or to clarify our assumptions about the scope of work, and your expectations for the associated fees.

Kind Regards,

Peiwen Yu



Principal, RLA, ASLA

swa

The Jones on Main

712 Main Street, 6th Floor
Houston, Texas 77002

www.swagroup.com

Appendix 1: Project location and scope



APPENDIX A

Appended to and part of Agreement for Professional Services between SWA Group (SWA) and Page (the Client), dated October 2025

FEES FOR PROFESSIONAL SERVICES

Services outlined under the Scope of Services shall be provided for the fixed sum stipulated in the Agreement for Professional Services.

REIMBURSABLE COSTS

The following costs shall be reimbursed at cost plus ten percent (10%) and are not included in the Fee for Professional Services:

Cost of commercial carrier and public transportation, lodging, car rental and parking, subsistence and out-of-pocket expenses. Private automobile travel at the IRS-allowable rate at the time of traveling.

Cost of postage and shipping expenses other than first class mail.

Special renderings, special process printing, special equipment, special printed reports or publications, maps and documents, requested by the Client and approved in writing.

ADDITIONAL SERVICES

Provided SWA has been paid per this agreement, Additional Services may be provided on a time basis computed by the number of hours spent at SWA's standard hourly rates in connection with the referenced project. The following is a list of principal(s) committed to this project:

Principals	Rate / Hour
Yu	\$245

Other principals, if used on this project, have rates ranging from \$200 to \$355 an hour. These rates are applicable for six months from the date of the Agreement for Professional Services, but may be increased subsequently without written notice.

STATEMENTS

Fees for Professional Services shall be billed monthly for progress payment based upon percentage of work complete. Reimbursable Costs shall be billed with fee invoices.

ACCOUNTS

Accounts are payable net thirty (30) days from date of invoice at our office in Sausalito, California. A cash discount of 1% of invoice amount may be taken on accounts paid within thirty (30) days of invoice date. A service charge of 1.25% of invoice amount per month (15% annual rate) will be applied to all accounts not paid within sixty (60) days of invoice date.

INSURANCE

At all times during the performance of its services under this Agreement, SWA shall maintain in full force and effect the following insurance, with the coverages and limits specified:

- A. Workers' compensation insurance, including occupational disease, in accordance with the statutory requirements set forth by the state in which the work is to be performed, and employer's liability insurance covering all of SWA's employees engaged in the performance of this Agreement, in the sum of \$1,000,000.00.
- B. Commercial general liability insurance, including Landscape Architect protective liability and contractual liability insurance, covering death or bodily injury and property damage of \$1,000,000.00 for any one accident, bodily injury and property damage combined single limit.
- C. Commercial automobile liability insurance covering SWA for claims arising from hired and non-owned vehicles covering death or bodily injury and property damage with limits of \$1,000,000.00

for any one accident, bodily injury and property damage combined single limit.

- D. Professional liability (errors and omissions) insurance, on a claims-made basis, with limits of \$2,000,000.00 per claim and \$4,000,000.00 in the aggregate.
- E. Certificates of insurance covering any or all of the above insurance required to be maintained by SWA shall be provided to the Client upon written request.
- F. Should the Client request in writing that modifications be made to the stated policy limits or deductibles, SWA shall use its best efforts to have its insurers accommodate such modifications. All charges and additional premiums levied by insurers for such modifications shall be paid by the Client in advance.
- G. Upon written request by the Client, SWA shall use its best efforts to have the Client named as an additional insured on the Commercial general liability and Commercial automobile liability policies described above, subject to acceptance by the insurer.

INDEMNIFICATION

- H. To the extent of available coverage under the insurance coverage as provided in this Agreement, SWA shall indemnify and save harmless (but not defend) the Client against any and all loss, liability and damages arising out of any claim, suit or legal proceeding to recover damages for wrongful death, bodily injury, illness or disease, or injury to, or destruction of property to the extent caused by the negligent errors or omissions or willful misconduct of SWA, its subcontractors, agents or employees.
- I. The Client shall indemnify and save harmless SWA from and against any and all loss, liability and damage arising out of any claim, suit or legal proceeding to recover damages for wrongful death, bodily injury, illness or disease, or injury to, or destruction of property, to the extent caused by or attributable to:
 - 1. The negligent errors or omissions or willful misconduct of the Client, its contractors, subcontractors, agents or employees.
 - 2. Any hazardous substance, condition, element or material, or any combination of the foregoing, produced by the Client; or emitted intentionally or unintentionally from the property on which the project is located or from the facilities to be designed; or specifically required by the Client to be used or incorporated by SWA into the work to be performed by SWA. SWA shall not be under any duty or obligation to investigate for the existence of such conditions, and shall not be responsible for any failure to discover such conditions.
 - 3. Failure of the Client to provide information or services required to be provided by the Client under the terms of this Agreement or from any inaccuracy, error or omission in such information or services.
 - 4. Any claim asserted by an individual Home Owner or a Homeowners' Association formed for or associated with this project or any portion of this project, except to the extent caused by the negligence of SWA, its subcontractors, agents or employees. The Client's obligation to indemnify SWA under this clause shall include (without limitation) reimbursement to SWA for all reasonable costs incurred in the defense of such claims, including attorneys' fees incurred in connection with any appeal of a legal action, and all reasonable settlement costs, unless SWA is found to be negligent with respect to such claim under the dispute resolution procedures agreed to in this Agreement, upon which finding the Client shall have no duty to reimburse SWA for any such damages or costs which are attributable to SWA's negligence.

STANDARD OF CARE

The standard of care applicable to this Agreement shall be that level of care and skill ordinarily practiced by professionals practicing in the same discipline, location, and at the same time as the services provided by SWA.

LIMITATION OF LIABILITY



The Client agrees, to the fullest extent permitted by law, to limit the liability of the SWA and SWA's officers, directors, partners, employees, shareholders, owners and subconsultants (the SWA Parties) for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the SWA Parties shall not exceed \$50,000.00, or one half (½) of the Architect's total stipulated fee for the services rendered under this Agreement, whichever amount may be greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

CONFIDENTIALITY

SWA will take reasonable precautions to protect and maintain the confidentiality of any information supplied by the Client during the course of this Agreement which is identified in writing by the Client as being confidential information, except to the extent that disclosure of such information to third parties is necessary in the performance of SWA's services. This clause shall not apply to any information which is in the public domain, or which was acquired by SWA prior to the execution of this Agreement, or obtained from third parties under no obligation to the Client.

RIGHT TO SUSPEND SERVICES

SWA shall have the right to suspend services on this project if (a) the parties have not executed a written contract for SWA's services and unpaid invoices have been rendered with an aggregate balance exceeding \$5,000.00; or (b) unpaid project invoices over ninety (90) days old exceed \$5,000.00 in the aggregate.

AUTHORIZATION TO PROCEED

If SWA is authorized to commence and/or continue providing its services on the project, either verbally or in writing, prior to the full execution of a written contract, such authorization shall be deemed an acceptance of this proposal, and all such services shall be provided and compensated for in accordance with the terms and conditions contained herein as though this proposal were fully executed by the Client.

OWNERSHIP OF DOCUMENTS

Original drawings and other documents, as instruments of professional service, are the property of SWA. None of them is to be used on other projects except by written agreement of SWA. One reproducible set of final documents will be furnished to the Client upon request. The Client has license to use/reproduce for purposes of this project provided payments are made to SWA when due.

ESTIMATES OF PROBABLE COST

As SWA has no control over construction costs or contractor's prices, any construction cost estimates are made on the basis of the SWA's experience and judgment as a design professional; but SWA cannot and does not warrant or guarantee that contractor's proposals, bids or costs will not vary from its estimates.

DOCUMENTS FURNISHED IN ELECTRONIC MEDIA

Section to be updated if providing BIM services – see contracting tools on SWAP

Drawings and data provided to SWA in digital format must be in a form acceptable to SWA. Drawing files shall be in AutoCAD dwg format version 2004 or higher, or an SWA-approved alternative. All files must be created with a legal license. As restricted by copyright law, SWA cannot accept any dwg or other file generated under an educational AutoCAD software license.

Instruments of professional service provided by SWA in electronic media form, once released by SWA, may be subject to inaccuracies, anomalies and errors due to electronic translation, formatting or interpretation. SWA is not responsible for errors and omissions because of these

conditions, nor for those resulting from conversion, modification, misinterpretation, misuse or reuse by others after electronic media is released by SWA.

CURRENCY

All payments to SWA will be made in lawful United States currency, free and clear of any taxes, liens or deductions of any type. The Client will reimburse SWA if any such assessments occur.

CREDITS/ACKNOWLEDGMENTS

SWA shall be given proper credit and acknowledgments for all services rendered including, but not limited to, planning, design and implementation. Proper credit shall be defined as being named by the Client (or their agent/client) in project identification boards, published articles, promotional brochures, social media and similar communications.

FORCE MAJEURE

SWA shall not be responsible for any delay in the performance or progress of the work, or liable for any costs or damages sustained by the Client resulting from such delay, caused by any act or neglect of the Client or the Client's representatives, or by any third person acting as the agent, servant or employee of the Client, or by changes ordered in the work, or as a result of compliance with any order or request of any federal, state or municipal government authority or any person purporting to act therefore, or by acts of declared or undeclared war or by public disorder, riot or civil commotion, or by any other cause beyond the reasonable control and without the fault or negligence of SWA. In the event of any such delay, SWA shall proceed with due diligence to alleviate such delay and continue the performance of all obligations under this Agreement. The time during which SWA is delayed in the performance of the work, shall be added to the time for completion of its services to the extent such time is specified in this Agreement. All additional costs or damages resulting from any delay in the performance or progress of the work caused by any act or neglect of the Client, its agents or representatives, shall be borne entirely by the Client.

LAW

This Agreement shall be interpreted and enforced according to the laws of the State of Texas.

VALIDITY

Should any provision herein be found or deemed to be invalid, this Agreement shall be construed as not containing such provision, and all other provisions which are otherwise lawful shall remain in full force and effect, and to this end the provisions of the Agreement are declared to be severable.

DISPUTE RESOLUTION

Any controversy, claim or dispute arising out of or relating to the interpretation, construction, or performance of this Agreement, or breach thereof, shall be referred to voluntary, nonbinding mediation to be conducted by a mutually acceptable mediator prior to resorting to arbitration pursuant to the JAMS Arbitration Rules then in effect. Arbitration through JAMS shall be the sole and exclusive venue for any dispute and the Client waives any right to challenge such jurisdiction. The Prevailing Party—defined as the party ultimately more successful relative to the final offer or demand—shall be entitled to recover its reasonable attorneys' fees and costs. All disputes shall be governed by the law of the jurisdiction where the project is located.

SUCCESSORS AND ASSIGNS

It is mutually understood and agreed that this Agreement shall be binding upon the Client and its successors and assigns and upon SWA, its successors and assigns. Neither party shall assign nor transfer its interest in this Agreement or any part thereof without the written consent of the other party.

TERMINATION AND WORK STOPPAGE

It is understood that these services may be terminated upon ten (10) days' written notice for good reason by either party. In this event, SWA shall be compensated for all work performed prior to date of termination at the rates set forth above. Additionally, in the event that the Client stops the project for longer than thirty (30) days, SWA will be compensated for all work which has been performed by SWA prior to the date of work stoppage and payment shall be paid by the Client for such work to SWA within thirty (30) days of SWA's invoice to the Client for those services rendered.

If the Project is suspended or not active for more than six months, SWA may, at its discretion, re-negotiate with the Client its compensation hereunder.

REVOCATION

This proposal shall be considered revoked if acceptance is not received within ninety (90) days of the date hereof. If SWA does not receive a signed copy within this period, SWA reserves the right to revise the fees.

ENTIRE AGREEMENT

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties with respect to the subject matter herein. Each party to this Agreement acknowledges that no representations, by any party which are not embodied herein and that no other agreement, statement or promise not contained in this Agreement shall be valid and binding. Any modification of this Agreement will be effective only if it is in writing signed by the parties.

JURISDICTION

The Texas Board of Architectural Examiners (TBAE) has jurisdiction over complaints regarding the professional practices of persons registered as Landscape Architects in Texas. TBAE may be reached at:

P.O. Box 12337

Austin, Texas 7871102331

512-305-9000

www.tbae.state.tx.us

END

Requestor: Samuel Helm, Executive Office Coordinator, Economic Development, 325-653-7197

Meeting Date: June 10, 2026

Item type: Regular Item

Caption:

Review and consider updates to the preliminary FY 2027 Operating Budget (Presentation by Jonathan Flores, Finance Director)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. FY 2026-2027 Draft COSADC Budget FY 2026-2027 Draft COSADC Budget.pdf

Presentation:

Approvals/Reviews:

Samuel Helm	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved
Holly Crooks	Final Approval

Development Corp: Economic Development Fund Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD	FY 2027 Draft Budget	Inc / (Dec) from FY26
700 REVENUES:						
Sales and Use Tax	3,652,481	3,563,739	3,563,739	2,110,610	3,670,651	106,912
Interest on Investments	532,815	379,674	379,674	247,604	405,742	26,068
Lease Income	17,236	20,010	20,010	803	20,010	-
Misc. Income	-	450	450	-	450	-
Property Sales	437,363	-	-	-	-	-
Total Revenues	4,639,895	3,963,873	3,963,873	2,359,017	4,096,853	132,980
700 EXPENSES:						
Operations & Maintenance	87,701	118,850	104,350	45,545	104,134	(14,716)
Partner Affiliations	76,047	86,250	100,750	81,797	100,750	14,500
COSADC Staff	191,132	397,642	397,642	66,222	428,472	30,830
City Services	132,695	188,743	188,743	47,186	188,743	-
Industrial Park Ops & Maint.	11,744	31,782	-	-	52,500	20,718
Marketing-Chamber of Commerce	262,500	587,845	587,845	357,000	476,000	(111,845)
Advertising	78,488	32,700	32,700	5,065	32,700	-
Legal Notices	1,802	4,500	4,500	1,024	4,500	-
Building Maintenance/Utilities	72,589	122,766	122,766	33,898	122,766	-
Capital	-	35,000	1,432,500	2,388	35,000	-
Business Factory	69,652	127,652	173,334	82,197	127,652	-
Future Projects	-	2,230,143	1,522,722	-	2,423,636	193,493
Project Account	79,444	-	-	-	-	-
Total Expenditures	1,063,794	3,963,873	4,667,852	722,322	4,096,853	132,980
Revenues Over/(Under) Expenditures	3,576,101	-	(703,979)	1,636,695	-	-

Development Corp: Economic Ballot Fund

Financial Summary

Description	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2026 YTD	FY 2027 Draft Budget	Inc / (Dec) from FY26
711 REVENUES:						
Sales and Use Tax	9,216,872	9,163,900	9,163,900	5,427,282	9,438,817	274,917
Interest	613,834	397,526	397,526	382,172	429,756	32,230
Total Revenues	9,830,706	9,561,426	9,561,426	5,809,454	9,868,573	307,147
711 EXPENSES:						
City Services	25,579	34,105	34,105	-	34,105	-
Ballot Projects Debt Service	2,565,600	1,243,900	1,243,900	1,243,900	1,245,800	1,900
Affordable Housing	26,789	335,000	335,000	324,961	335,000	-
Long Term Water Supply	3,458,020	3,658,020	3,658,020	3,179,010	3,658,020	-
Future Projects	-	4,290,401	4,290,401	-	4,595,648	305,247
Total Expenditures	6,075,988	9,561,426	9,561,426	4,747,871	9,868,573	307,147
Revenues Over/(Under) Expenditures	3,754,718	-	-	1,061,583	-	-

Requestor: Samuel Helm, Executive Office Coordinator, Economic Development, 325-653-7197

Meeting Date: June 10, 2026

Item type: Regular Item

Caption:

Discuss the San Angelo Chamber of Commerce FY 2027 proposed Budget and Key Performance Indicators (Presentation by Steve Ahlenius, President and CEO of the San Angelo Chamber of Commerce)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Samuel Helm	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved
Holly Crooks	Final Approval

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

Meeting Date: June 10, 2026

Item type: Regular Item

Caption:

Consider a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,000 for funding of the economic development component of the City Comprehensive Plan, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act and recommending approval by City Council (Presentation by Ryan Gaddy, Director of Economic Development)

Summary/History:

The current scope of work for the Comprehensive Plan includes the following:

"Economic and Market Assessment

Olsson shall analyze regional and local economic conditions, including industry clusters, supply and demand trends, real estate performance, and 20-year development forecasts. The analysis shall include a review of demographic projections, an evaluation of post-COVID economic shifts, interviews with key stakeholders, and the preparation of development capacity forecasts by land use classification."

In order for the Comprehensive Plan to be eligible for COSADC funding the plan must specifically address economic development strategy, target industry analysis, business recruitment and retention, workforce development, or similar activities to be eligible for funding.

Financial Impact:

\$50,000 from Future Projects to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Ryan Gaddy	Approved
Aaron Vannoy	Approved
Jonathan Flores	Approved
Jeffrey Tomlinson	Approved
Holly Crooks	Final Approval

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

Meeting Date: June 10, 2026

Item type: Regular Item

Caption:

Consider a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$34,000, for an Airport Catchment Analytics Study, a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act and recommending approval by City Council (Presentation by Ryan Gaddy, Director of Economic Development)

Summary/History:

At the May 13th, 2026 COSADC Board Meeting the Airport Director, Justin Fletcher made a presentation at the request of the Board regarding additional air service either by adding a flight or flights or perhaps adding an additional carrier to the current air service. Mr. Fletcher recommended the following:

Catchment Analytics Study
 Passenger Market Study by zip code
 Origin/Destination Analysis
 Demand – Market Opportunities
Estimated Cost - \$ 34,000

The COSADC Board requested this item be brought back for possible action.

Financial Impact:

\$34,000 from Future Projects to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Ryan Gaddy

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Ryan Gaddy	Approved
Jonathan Flores	Approved

Jeffrey Tomlinson
Holly Crooks

Approved
Final Approval

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

Meeting Date: June 10, 2026

Item type: Regular Item

Caption:

Consider approving an amendment to the current project budget to close out the Business Flood Relief Project No. 57043 in the amount of \$1,000,000 and return the funding allocation to the Future Projects budget. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

This project was originally approved to enable quicker access to funding should the need arise. It made up to \$1,000,000 available to assist businesses affected by the July 4th flood event. To date there has been only one application for funding assistance under this project and that applicant has not moved forward with the performance agreement. Staff is recommending closing out the project budget and making those funds available for future projects in general. This is strictly a budget item. The funds would still be available for flood related projects but also not be restricted to only those projects.

Financial Impact:

\$1,000,000 from Project No 57039 to Future Projects. Budget amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman
Ryan Gaddy
Jonathan Flores
Holly Crooks

Created/Initiated
Approved
Approved
Final Approval

Requestor: Robert Schneeman, Economic Development Coordinator, COSADC, 325.653.7197
Meeting Date: June 10, 2026
Item type: Regular Item

Caption:

Update presentation regarding Project Heavy Metal (Presentation by Michael Looney, Vice President of Marketing & Recruitment)

Summary/History:

Project Heavy Metal is a potential user for a portion of the ATI property at the Industrial Park.

Financial Impact:

No fiscal impact. Presentation only.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman
Ryan Gaddy
Holly Crooks

Created/Initiated
Approved
Final Approval

Requestor: Samuel Helm, Executive Office Coordinator, Economic Development, 325-653-7197

Meeting Date: June 10, 2026

Item type: Regular Item

Caption:

Announcement and consideration of Future Agenda Items

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Samuel Helm
Ryan Gaddy
Holly Crooks

Created/Initiated
Approved
Final Approval