

AUGUST, 2016



DOWNTOWN SAN ANGELO, INC.

DOWNTOWN SAN ANGELO INK

New Downtown Online Inventory by Lucie Hofheins

Downtown San Angelo, Inc. has been selected as a pilot community by the Texas Historical Commission (THC) to receive a "certified Local Government Grant. The grant will allow for the development of a comprehensive, web-based mapping tool that will capture and store essential historical and architectural building information along with current real estate and property data - simultaneously meeting the needs of historic preservation and downtown revitalization professionals.

The overall objectives of the software development include:

- Accurately inventory buildings and businesses in a web-enabled format with

mapping functionality

- Storing historic resource survey information
- Presenting historic real estate investment opportunities and historic resource survey information to the public in a broadly accessible and visually appealing manner
- Stores, tracks and reports accurate and reliable property and investment data for analysis at both the individual city level and statewide across participating communities.

Initially, the software was geared to serve downtown managers in their revitali-

zation programs only, but the audience will expand to include the needs of local historic preservation officials.

The online inventory program would also provide a valuable tool when engaging with developers interested in downtown properties.

The program is targeted for initiation early 2017.



Main Street Staff, Jon James, COSA Planning Director, Barbara Hesse, City Historic Preservation Officer & Del Velasquez, DSA Director, meet to discuss Downtown Online Inventory

Downtown Stroll

Effective February 18, 2016 the 3rd Thursday Downtown Art Walk was renamed the "Downtown Stroll". The event has now become inclusive to allow retail establishments, restaurants, wineries and entertainment venues to participate.

The trendy event which started in 2007 has been sponsored by Downtown San Angelo, Inc. and the Cultural Arts District. The two have now adopted the tag line: ART*SHOP*DINE*EXPLORE

Join us every 3rd Thursday of the month for the Downtown Stroll from 5-9pm.

Free trolley service is provided from 6-9.

Passengers transported along the varied venues at DT Stroll.



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Special points of interest:

- San Angelo Museum of Fine Arts
- National Historic Landmark - Fort Concho
- Santa Fe Depot & Railway Museum
- Miss Hattie's Bordello Museum
- The Cactus Hotel
- River Walk

Downtown San Angelo Business Financing Options

Development of a Downtown Financing Guide was relegated to Angelo State University's Small Business Development Center (SBDC) at the request of DSA Board members, Brenda Gunter, Mario Castillo and DSA Director, Del Velasquez.

Under the direction of SBDC Director, Dave Erickson along with staff and ASU interns, the production of a business financing guide which explores usable tools to finance downtown projects has been initiated to include:

- ◆ Downtown San Angelo incentives
- ◆ Tax Increment Reinvestment Zone (TIRZ) funding

- ◆ COSA Development Corporation incentives
- ◆ Tax Credits
- ◆ Section 108 HUD loans

The guide would also contain a listing of available funding resources, grant accessibility and disposal.

Resource Listing:

Downtown San Angelo, Inc.

COSA - Development Corporation

COSA - Planning and Development

ASU Small Business Development Center

San Angelo Chamber of Commerce

Concho Valley Workforce Solutions



Revitalizing Downtown One Block at a Time

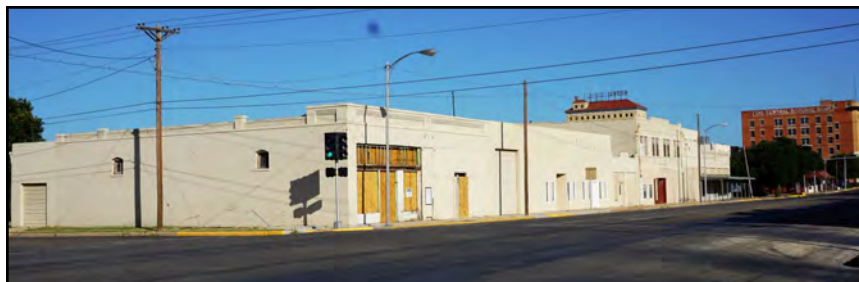
In mid November, 2015 Larry Edgington, Board Member of 1st Baptist Church, contacted Downtown San Angelo, Inc. to request assistance. Mr Edgington wanted to get the word out that the church had nine buildings on North Chadbourne for sale. The only stipulation was that the buyer had to purchase all 9 buildings.

During the next few months DSA provided tours of the building to several prospective parties. At one point, a buyer submitted a contract for purchase. Before finalization of the contract, however, the buyer decided this project was not for him.

Brenda Gunter, DSA Board President mentioned the availability of the properties to David Mazur, CEO Mazur Construction. On February 9, 2016

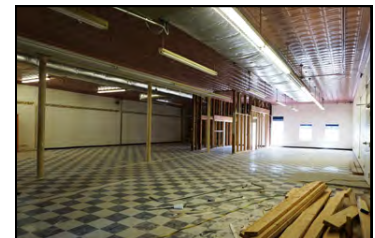
DSA staff toured the buildings with Mr. Mazur and as they say the rest is history.

Mr. Mazur closed on the purchase of the property on May, 2016 and work has begun on the block flippantly referred to as "vanilla row" due to all



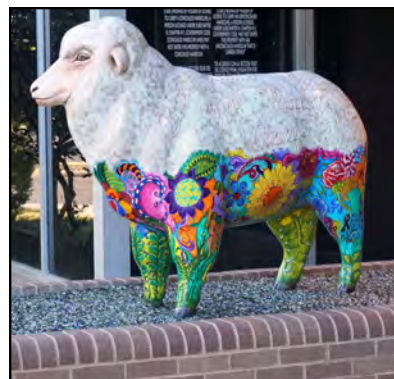
buildings painted the same light shade of beige.

To date six of the nine buildings have been purchased and Mazur Construction has begun the task of remodeling a portion of these.



The ultimate goal will be to invigorate the whole block which should make for an inviting north corridor and attractive gateway into Downtown San Angelo.

N"ewe" Sheep Art Projects Completed



WATCH FOR:
Sheep projects
coming soon

Window Depot
&
Market Street

N "ewe" sheep sponsors: Cavendars, TGC Stephens Central Library (*Paige Turner*), Surety Title (*Anita Title*), First Episcopal Church of the Good Shepard (*God Bless "Ewe"*), Henry's Diner & Cantina, Regional Cancer Center, West Central Wireless and a redesign and relocation for West Texas Rehab.

Welcoming New Business to Downtown San Angelo

Amaryllis An upper-end home décor shop, Amaryllis opened in late February. It is in the old Patio at the Gables building located at 506 S. Chadbourne. The Amaryllis is a new home interior shop that is unique in many ways. As an example they have some lovely scarves that are handmade by a woman in a village in Ajijic, Mexico. The store is owned by two women in San Angelo, Victoria Rees and Brenda Carr. The items carried are displayed in vignettes including a West Texas theme that features rabbit throws and goat skins within the store. FMI: 325-227-6918



Burlap and Paisley Salon & Boutique has been active online for about 3 years opened a physical location at 322 N Chadbourne. Also at their new location customers can also visit the hair salon, spray tanning booth, and have their nails done. If you're looking for Interesting funky, fun flare with a rustic-chic and refurbished or just want a new look then shop no further than Burlap & Paisleys. The boutique mainly consists of handcrafted items most of which are made in Texas. FMI: (325)-703-6121. www.burlapandpaisley.com



Chadbourne Tavern is officially open and will take Downtown San Angelo to the next level! The owners are proud of the hard work that they put into this establishment. The mission was to live up to their families, friends and customers' expectations! The Chadbourne Tavern includes: A spectacular Balcony overlooking Chadbourne Street, (not ready due to permits), 2nd level sports bar with massive projector for main events, variety of music that includes 80's, 90's Texas country, today's country, latin pop and more. Also a top floor patio for smokers. 2nd level sports bar with a massive projector screen for main events. Daily specials offered. Located at 115 S. Chadbourne



Chandler's Bar & Grill The Chandler family has been providing excellent food to the San Angelo area for over 20 years. Robert Chandler Jr., who previously ran Mr. T's Deli sold the deli in 2012. The latest establishment, Chandler's Bar and Grille, aims to provide the very best in fine dining, with an amazing staff, inclusive menu, and beautiful bar. Chandler's aims to provide an amazing dining experience. Diners who want something quick can choose the buf-fet, which has a different theme every day. The Atmosphere is fine dining and business casual. There serving hours are 11 a.m. to 2 p.m. Monday-Friday, 10 a.m. to 2:30 p.m. on Sunday. Their location is 421 S. Chadbourne St. 325-703-6492 www.chandlersfinedining.com



Jacks is a chain convenience store with several locations in Midland, Fort Stockton and Abilene is now here in San Angelo at 2 N. Koenigheim St. Jacks continuously strives to bring uniqueness to their customers. Their goal they have put on their web-site is, "to build a brand that is recognized by our customers as a brand of quality over quantity". FMI: 325-655-7840



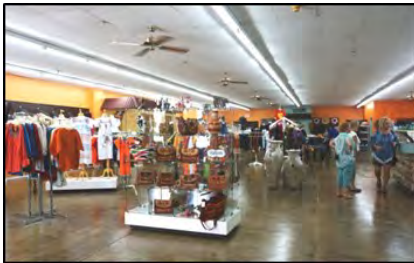
New Business cont'd.



Jesse Rose Mercantile is located at 34 E. Concho Avenue. The owner and manager is Barbara Strain who also owns the store across the street, Sassy Fox. The Jesse Rose theme is vintage and elegant exclusive boutique. The store displays imported chandeliers and a beautiful counter with a foot rail. This establishment doesn't only have beautiful clothes it also has jewelry, shoes and hats. Jesse Rose offers beautiful casual clothes to dressy special event items. No woman should have to ask "Do you have this in my size?" In this store she won't have to. Store hours are Monday-Saturday 10:00 am-06:00 pm. FMI: 325-716-1196



Peepsi's BBQ The Atmosphere is laid back and the setting is casual with indoor and patio seating. Peepsi's offers live music on Fridays and Saturday. Menu includes barbecue, smoked turkey Caesar salad and hamburgers, featuring house-mix patties made from beef and pork and excellent dessert choices such as, Nanner Puddin', peach cobbler and Patsy's cherry cheesecake. There open hours are 11 a.m. to 3 p.m. Sunday; 10:30 a.m. to 3 p.m. Monday and Tuesday; 10:30 a.m. to 9 p.m. Wednesday and Thursday; 10:30 a.m. to midnight Friday and 11 a.m. to midnight Saturday. Located at 208 S. Oakes St. FMI: 325-703-6423



Leo's Imports Located in the heart of West Texas, Leos Mexican Imports is dedicated to bring you quality Mexican imports from the artisans, directly to your doorstep. Established in 1999, the company is now one of the most complete Mexican Imports online sites, and now has a store in San Angelo. All products can be shipped in the United States and all over the world. 25 W. Twohig www.leosimports.com



Popeyes was founded in 1972 in New Orleans. Now the San Angelo Popeyes is located at 109 N Koenigheim St. A regular sized Popeye's usually seats 40 people but, San Angelo Popeye's has a seating capacity of 66 and, with one drive-through. Owner, Sam Lawson says "Popeye's key to success is our two unique menu items Red beans and rice and piping hot double-buttered biscuits." Opening hours are Monday-Sunday 10:30 am - 10 pm FMI: 325-703-6000



The SOCO Taphouse Company is owned by Brandon Gardner & Mark Hennings. Their company all started with a conversation at a bar with the two owners. Many times we always hear what people want to do but never do it well these men took action and made their business happen. Their website states they believe in providing good quality craft beers, at an affordable price. Their motto is "Bringing Beer Back to the People" and they have so much pride when they say that they only want the best for their customers. Hours of operation are Monday - Friday: 3:00pm - 12:00am Saturday: 12:00pm - 1:00am Sunday: FUNDAY (follow their Facebook page for more info). You can also contact them by their number (325)-703-6218. www.socotaphouse.com

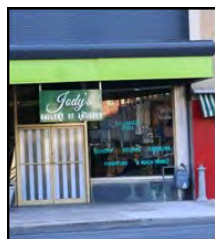
New Businesses cont'd.



Twisted Root Burger Co. With many food chains all over Texas we welcome one in our very own San Angelo located at 333 S. Chadbourne St. Over the years their team has spent numerous time perfecting operations to consistently reproduce a burger to the best it could be and, cooked and served within five minutes. The twisted root team says their philosophy is good food fast not fast food. One of the top ten burgers at twisted root is called “The Western” it has Pepper jack, bacon, fried onion strings & jalapenos and, that is just one of many of their tasty burgers. If you’re looking for something a bit healthier they have a great tasting healthy menu. There open hours are Monday-Friday: 11 am - 10 pm Saturday: 11 am-11 pm and Sunday: 11 am - 10pm 325-653-7668 www.twistedrootburgerco.com/sanangelo



Which Wich - Superior Sandwiches first opened in Downtown Dallas about 2003 now has made it way to San Angelo, Located at 59 N Koenigheim St. Their signature sandwich is The Wicked it has five meats and three cheeses. If you’re not a big meat fan there is also a vegetarian menu. The company has started a Project with PB&J sandwiches to give them away to people in need. FMI: 434-977-9424.



Jody's Gallery of Antiques

109 S. Chadbourne Street Phone: (325) 658-6480 Business Services, Antiques, Interior Decorators, Antique Dealers, Decorator, Interior Design. Bedding, pillows, curtains. Furniture and so much more.



If Walls Could Talk

Affordable Wall Decor For The Home. Huge Selection. Shop Online Today! Decorative Wall Tiles • Mirrors • Canvas & Framed Artwork • Decorative Shelving. 109 S. Chadbourne Phone: (325) 315-6096



All About You Barber & Beauty - located in historic downtown at 13 W. Beauregard. The salon offers barber services, color services, braids, extensions, waxing, & nail services. Hours: Monday: 12:00 - 7:30 pm Tuesday - Saturday: 11:00 am - 7:30 pm e-mail: all.about_u@yahoo.com

Downtown Merchants Relocate



Gypsy Trunk & Mustang Sally relocated from Concho Crossing to current address 20 E. Concho Avenue. The two establishments share space which formerly housed J'Wilde's. Both stores offer lots of quality unique fashions and accessories, gift items and much more!!! Mustang Sally: (325) 227- 4856 Gypsy Trunk: (325) 617-7832

Business Relocations cont'd.

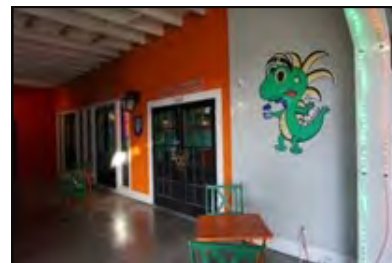
Mad Vintage Style – In early 2016, Mad Style Vintage relocated from Beauregard to Concho Crossing. At Madstyle Vintage, "kickin' it old school" is what they do best. Offering everything you need to feed your retro addiction and fulfill your vintage lifestyle. Enjoy shopping in a fun and unique environment while listening to an eclectic mix of the best indie, alternative, and dance music.
HOURS: Wednesday - Saturday: 10:00AM - 6:00PM Sunday: 12:00PM - 3:00PM
(325) 657-9280 <http://madstylevintage.com> 113 E. Concho Avenue, Suite 100



Bella & Olivia – relocated from North Chadbourne to 109 S. Chadbourne
Design should not only be beautiful, but it also needs to be functional. Bella & Olivia work with clients to discuss their goals, budgets and visions to create spaces they didn't know were possible. They think outside the box and ensure their spaces have eye catching features with timeless design. Offering services: Remodel/New, Construction, Space Planning, Color Consultations, Lighting Design, Custom Furniture, and Upholstery and Drapery.
Phone: (325) 659-2222 <http://www.bellaandoliviainteriors.com>



Iggy's Italian Ice began in San Angelo, Texas on April 26, 2013. Recently Iggy's relocated to Concho Crossing at 113 E. Concho Avenue, Suite #160. Iggy's serves Italian Ice and Ice Cream, layered as a Gelati. All product is made fresh in store to bring you the highest level of quality. There are over 130,000,000 different combinations at IGGYS! Our Ice is LOW calorie, fat free, dairy free*, gluten free and cholesterol free, made with pureed fruit!
(325) 227-6475



Paint & Sip This 2nd location for Alejandro Castenon whose Vino Dipinte Art Gallery at 602 Orient Old Town location offers hosting of private parties, art shows, and artist workshops. The downtown location 113 Concho Ave, Paint and Sip, now hosts regular paint and sip events. Nestled in the active downtown area. Paint & Sip partners with the next door neighbors, Concho Valley Winery and SOCO Brew House to give customers the best experience during their events. (361) 237-9358

<http://www.vinodipinte@hotmail.com>



Flamingo Flatts Known as the Sealy Flats Hotel built in 1908, reinvented in 2000 as a Blues Inn and now transformed into relaxing 3 room Beach-Themed Suites. Nestled in the Heart of Historic Downtown San Angelo, Flamingo Flatts is a Unique Boutique Hotel that is walking distance from amazing shopping, dining and entertainment venues. Whether you choose a relaxing romantic stay or enjoy the nearby points of interest, your stay will be memorable. Rooms in the hotel include such getaway destinations as The Palms, The Mermaid, and The Sand & Surf. (325) 703-6387
<http://flamingoflatts.com>



Message from the Executive Director, Del Velasquez

Dear Downtown San Angelo Members and Friends,

It's unbelievable that half of 2016 is behind us and the changes occurring in the Central Business District continue to make an impact in our community.

In case you were not aware, every quarter we are required by the State Main Street Program to report on the property sales, property rehabilitation, and new construction projects within the downtown Main Street area. We are proud to announce that just in new construction and property rehabilitation downtown San Angelo has exceeded a record breaking \$12 million dollars.

Projects that will be changing the face of downtown are the new First Financial Bank building on the corner of W. Concho Ave and S. Koenigheim Street and Shannon Medical Centers continued expansion.

Additional information and photos will be found in our newsletter about some of the following projects taking place within downtown San Angelo:

Downtown San Angelo, Inc. played an important role in facilitating the sale of the properties between 12 N. and 38 N. Chadbourne. In case, you are having problem associating these buildings they

were all painted one color – beige (even the windows). The First Baptist Church who owned the property contacted DSA, Inc. to help promote the availability of the properties.



May proclaimed National Historic Preservation Month at City Council Meeting.

After several showings, one local construction developer David Mazur took the step and purchased all 9 buildings. At the time of this writing, 6 of the 9 buildings have been sold for developing a variety of businesses and residential living spaces. This development will be having a major impact for the North Chadbourne corridor.

You'll also read more about Downtown San Angelo, Inc. being selected to partici-

pate in the development of a software package that addresses the tracking of vacant buildings, historic structures and the economic impact to central business district across the State.

Earlier this year we changed the branding of the "Downtown Art Walk". This has made a significant change to the number of businesses participating in the now "Downtown Stroll" - **Art, Dine, Shop and Explore**, presented by Downtown San Angelo Inc. and The Cultural Arts District. The change has helped to create a new interest and serves to highlight the Central Business District.

I hope all of you have seen the 3 part series KLST has put together on the development of downtown and the role Downtown San Angelo, Inc. has played in the resurgence of the central business district.

Thank you for your continued encouragement. As we all know it's true - without your support this would not be possible!

Del

BOD President, Brenda Gunter



Ten years ago, when describing Historic Downtown Development we talked about one building at a time being renovated or one new business at a time. Today our conversations center around multiple projects at a time whether it is a series of buildings or major projects taking up full blocks such as the new Performing Arts Center or the new First Financial Bank Building. Or as we like to say "One Block At A Time" Regardless of the size or scope of the project each helps bring new economic development and new signs of ongoing progress and continued interest in changing the face of our great Historic District.

Thank you, to each of you who have supported us with your membership in Downtown San Angelo Inc.. Thank you to each of the business's that have become a part of the revitalization efforts. As they say it takes a village to raise a child and in downtown development it takes creative spirits who know that what they are doing is part of the big picture that has changed the dynamics of our downtown district and the city of San Angelo. And a very big Thank You to each of you who have supported our downtown retail business's, restaurants and bars as well as all of the service industries. Without your financial support of these business's our efforts in revitalizing downtown would quickly come to an end. Without your support we would stop attracting new interest in buying, developing and revitalizing our downtown area. So "Thank You."

Streetscapes

by Lucie Hofheins

Early in February, Del Velasquez, Downtown San Angelo, Inc. Executive Director, met with the City of San Angelo (COSA) Parks & Engineering Department representatives



Downtown trees leaf out in early spring

to view the new trees that have been planted along Chadbourne Street.

The Chinese Pistache and Laurel Oaks were placed from north to south Chadbourne in the tree wells along city sidewalks. It did not take long for the saplings to leaf out. The greenery provides a fresh backdrop for city streets in the downtown area.

DSA Board Member, Howard Taylor, recommended the year round placement of twinkle lights on the new trees. Sparkling good idea!!



Newly planted tree at 225 S. Chadbourne

Stango's - Innovative Merchant

Stango's Café' owner Operator, Steve Stango, needed a new fresh concept to bring in additional business to his establishment. Coming to San Angelo from Connecticut, he was inspired by the restaurants on the east coast that he was familiar with resulting in the introduction of New York Style hand tossed pizza to **Stango's menu. Clientele can call in their order and pick up a pizza to take home or sit and enjoy inside or on the outdoor space.** The result - favaloso!!

The friendly wait staff adds to the **atmosphere of a '60's style diner.** Bring the whole family and all of your friends and try the delicious pizza, garlic bread sticks, and ask to try the calzone or the assorted pasta dishes that are now available. For dessert try a cannoli or tiramisu.

The shop décor includes original fixtures, signs and memorabilia that Steve has collected over the years.

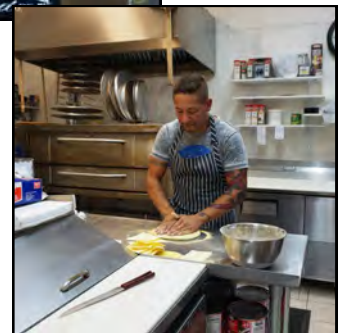
Along with the well-liked Ice Cream Soda Fountain and specialty coffee, **Stango's is a fun-filled spot** for the entire family.

Also featured are the vintage jukebox, arcade and pinball machines, all which work for a quarter or so. Customers can also take advantage of the 2nd floor space for specialty meetings or celebrating events, i.e. birthdays, anniversaries, etc.

221 S. Chadbourne
(325) 659-8999

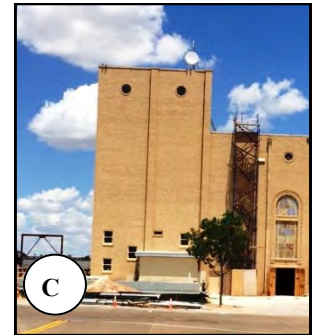
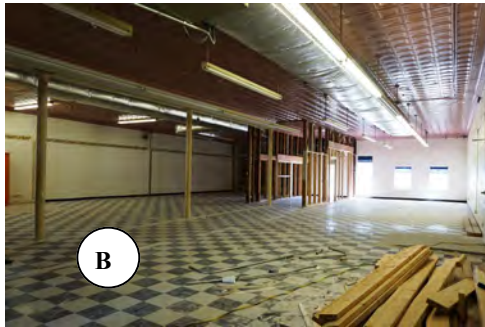


Skylar delivers Stango's specialty pizza with a smile!!



Tino Soto works the dough in the preparation of a delectable pizza pie

Demolition and Construction



**NAME
THAT
SITE**



A. Old Fox TV Tower/Bldg., 406 S. Irving B. Interior 36 N. Chadbourne C. City Auditorium 72 W. College
D. 1st Financial Bank E. I West Concho Ave. F. 301 S. Irving G. 19 E. Concho Ave. H. 113 W. Beauregard
I. 135 W. Twohig J. Shannnon Hospital expansion



Art-Ober-Fest 2016 DOWNTOWN DAYS Saturday, October 8th

Schedule of Events

8:00 am Lions Club Pancake Breakfast Corner of S. Chadbourne and Concho
sanangelodowntownlions.org

9:00am - 2:00pm Family Day on the River
Sponsored by San Angelo Standard Times
gosanangelo.com

11:00am - 12:00pm ASU Homecoming Parade

12:00pm - 5:30pm Brews Ewes & BBQ's Cook-off
downtownsanangelo.com

4:00pm Rocking the Ranch Music Festival benefiting West Texas Boys Ranch
wtbr.org



**JOIN US FOR A FULL DAY OF
FUN-FILLED EVENTS
DOWNTOWN SAN ANGELO**




Downtown San Angelo INC. & Cultural Arts District Present
ART • SHOP • DINE • EXPLORE

DOWN TOWN Stroll

EVERY 3RD THURSDAY OF THE MONTH DOWNTOWN SAN ANGELO 5PM-9PM

- January 21, 2016
- February 18, 2016
- March 17, 2016
- April 21, 2016
- May 19, 2016
- June 16, 2016
- July 21, 2016
- August 18, 2016
- September 15, 2016
- October 20, 2016
- November 17, 2016
- December 15, 2016





DOWNTOWN SAN ANGELO, INC.

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downtownsanangelo.com



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