City of San Angelo, Texas
Development Corporation Meeting
Wednesday, January 25, 2023

Max Puello, President
John Bariou, First Vice President
Dr. Ruben Ceballos, Director
Dr. Farrah Gomez, Director
Rick Mantooth, Director

1. **Call to Order**

With a quorum of the City of San Angelo Development Corporation Board Members present, President Puello called the regular session of the City of San Angelo Development Corporation to order at 8:31 A.M., on Wednesday, January 25, 2023, in the City of San Angelo City Hall, 72 W College Avenue, San Angelo, TX 76903

2. **Prayer**

An invocation was provided by First Vice President Bariou.

3. **Public Comment**

No public comments were made.

4. **Consent Agenda**

a. Consider approving the necessary Corporation disbursements

b. Consider approving the December 19, 2022 Meeting Minutes

c. Consider approving the November 2022 Financials. (Tina Dierschke)

d. Consider approving a professional services agreement between COSADC and Duncan Mechanical Service, Inc., not to exceed $50,000 per year with an option to extend for one year, and authorizing the Board President or their designee to execute all necessary documents. (Nora Nevarez)

No public comment.

Motion: First Vice President Bariou made a motion, seconded by Director Ceballos to approve the consent agenda as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

5. **Regular Agenda**

a. Consider approving the December 2022 Financials (Presentation made by Tina Dierschke, Director of Finance)

No public comment.

Motion: Director Ceballos made a motion, seconded by First Vice President Bariou to approve the December 2022 Financial Statements. The motion carried unanimously five (5) ayes to zero (0) nays.

b. Consider approving the sale of approximately nine (9) acres of land in the Industrial Park Phase 2 to Big Country Equipment at a price of $45,000 per acre, the total area to be determined by a survey on the ground and the total price to be calculated based on that area; authorizing the Board President to negotiate and execute a real estate sales contract and all required documentation with approval by City Council. (Presentation by Robert Schneeman, Economic Development Project Manager)

No public comment.

Motion: First Vice President Bariou made a motion, seconded by Director Gomez to approve the sale of approximately nine (9) acres of land in the Industrial Park as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

c. Consider authorizing Staff to seek grant writer assistance for preparation of a grant application to fund water and sewer service to the railport, to include engineering design and construction costs. (Presentation by Robert Schneeman, Economic Development Project Manager)

No public comment.

Motion: Director Mantooth made a motion, seconded by First Vice President Bariou to seek grant writer assistance to fund water and sewer service to the rail port and include engineering design and construction costs. The motion carried unanimously five (5) ayes to zero (0) nays.

d. Consider a resolution authorizing the Board President to negotiate and execute a professional services agreement with Kimley-Horn and Associates, Inc., in an amount not to exceed $83,500 plus expenses to perform professional engineering and design services evaluation of non-potable fire suppression pump station at the San Angelo Regional Airport (Mathis Field), a project authorized under Chapter 505 of the Development Corporation Act for infrastructure improvements necessary for development at Mathis Field, subject to approval of the City Council. (Presentation made by Robert Schneeman, Economic Development Project Manager)

No public comment.

Motion: Director Ceballos made a motion, seconded by Director Gomez to approve the resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

e. Update regarding the Economic Development Director position and search process (Presentation by Michael Dane, Interim Director of Economic Development)

Mr. Michael Dane, Interim Director of Economic Development provided an update.

f. San Angelo Chamber of Commerce project updates regarding the following:
   A. Transpermian H2Hub achieving second round DOE designation
   B. Rosenberger Site Solutions, LLC project including a facility update, personnel hiring status and plans for full operation
   (Presentation made by Michael Looney, Vice President of Marketing & Recruitment)

Mr. Michael Looney provided an update.

g. Discussion and possible action regarding City Council denial of the ratification of the proposed revisions to the COSADC Bylaws at their January 17, 2023 meeting. (Presentation made by Michael Dane, Interim Director of Economic Development)

https://www.youtube.com/watch?v=TGuKu91zMyQ

No Public Comment

Motion: President Puello made a motion, seconded by Director Mantooth that the By-Laws Committee review, change, and make recommendations of the proposed bylaws changes. The motion carried unanimously five (5) ayes to zero (0) nays.

h. Discuss economic development initiatives to be addressed with City Council and possible avenues for such discussion between COSADC and City Council. (Per the request, of First Vice President Bariou)

First Vice President Bariou requested we seek clarity with the Attorney General. Director Mantooth did not agree, prefer to clear up any questions from Council.

Brandon Dyson, Deputy City Attorney provided options to appoint a committee from COSADC and a committee from City Council to have a joint discussion. This is just an option.

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:

At 10:12 a.m., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections.

a. Section 551.087 - Business prospect negotiations regarding Project Sienna

At 11:06 a.m., the Board reconvened

7. **Follow Up and Administrative Issues**

a. Consideration and possible action of items discussed in Closed Session, if needed

No action taken on this item.

b. Announcements and consideration of Future Agenda Items

Mr. Dyson informed the board about delinquency regarding a homeowner that is participating in the Affordable Housing Program. A special called meeting may be required prior to the next meeting.

Mr. Dane will be providing an update in regard to the Scope of Services for the San Angelo Chamber of Commerce.

8. <u>Adjournment</u>

Motion: Director Ceballos made a motion, seconded by First Vice President Bariou to adjourn the meeting. The motion carried unanimously five (5) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 11:11 a.m.

THE CITY OF SAN ANGELO

DocuSigned by:
Max Puello
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Corporation President

ATTEST:

DocuSigned by:
Nora Nuñez
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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 on 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.)