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City of San Angelo, Texas
Development Corporation Meeting
Wednesday, February 22, 2023

Present:
Max Puello, President
John Bariou, First Vice President
Dr. Ruben Ceballos, Director
Dr. Farrah Gomez, Director
Rick Mantooth, Director
Joe Spano, 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 8:30 a.m., on Wednesday, February 22, 2023, in the City of San Angelo City Hall, East Mezzanine Room, 72 W College Avenue, San Angelo, TX 76903.

2. Prayer

An invocation was provided by Director Mantooth.

3. Public Comment

Michael Looney, Vice President of the San Angelo Chamber of Commerce Economic Development reported, he and Robert Schneeman visited Rosenburgh Site Solution facility. They visited with the new production manager and noticed production has started.

President Puello wanted to publicly congratulate Dave Erickson (not present) on his retirement and thank him for his years of service with ASU SBDC.

4. Consent Agenda

a. Consider approving the necessary Corporation disbursements

b. Consider approving the January 25, 2023 Meeting minutes

c. Consider approving the January 2023 Financials (Tina Diereschke)

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

No Public Comment

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5. Regular Agenda

a. Consider approving 2022 Business Plan Competition winner, Bearded Barista to amend the use of $20,000 towards equipment purchase. (Presentation made by Nora Nevarez, Economic Development Assistant)

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

No Public Comment

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

Michael Dane, Interim Director of Economic Development provided an update. The search firm is conducting background checks on a few prospects. Interviews will be scheduled.

c. Discussion and possible action regarding the proposed revisions to the COSADC Bylaws. (Presentation by Brandon Dyson, Deputy City Attorney)

Brandon Dyson, Deputy City Attorney provided a copy of the bylaws, he reviewed those changes with the board.

President Puello stated it has been several years since the Bylaws had been reviewed. He suggested the Bylaws be reviewed every two years. Good business practice.

Mr. Dane stated the sub-committee will be reviewing the Administrative Service Agreement, so it is possible we may have to amend the Bylaws again.

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

No Public Comment

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d. Consider authorizing the Board President to negotiate and execute Amendment 1 to the 2023 COSADC-Chamber of Commerce Professional Services Performance Agreement with ratification by the City Council (Presentation made by Michael Dane, Interim Director of Economic Development)

On November 15, 2022, City Council requested that the Scope of Services for the Chamber agreement be revised.

Mr. Dane will be reviewing the amended contract with the Mayor. The mayor requested that the board (COSADC) be informed when the Chamber hires a consultant or an additional employee.

Mr. Dane reviewed the amended Scope of Services for the Chamber contract.

Recess 10:07 am

Reconvened 10:15 am

Director Spano encouraged the board members to speak to their City Council person. Explain why the motion was made in this manner.

President Puello stated presentation to City Council needs to be clearly communicated to City Council. The Chamber agreement can be amended at any time.

Mr. Dane asked the COSADC board to attend the next City Council meeting (03-07-2023), should they have questions.

Motion: Director Ceballos made a motion, seconded by First Vice President Bariou to approve the item as presented, with three additional years at the end of the existing contract; and two, one-year options to extend. The motion carried unanimously six (6) ayes to zero (0) nays.

No Public Comment

e. Discussion regarding the Marketing & Recruitment Professional Services Agreement between COSADC and the San Angelo Chamber of Commerce Agreement for the next fiscal year (Presentation by Nora Nevarez, Economic Development Assistant)

Due to the long discussion, this caption was read and discussed with Item d.

f. Update regarding Affordable Housing Program (Presentation by Bob Salas, Director of Neighborhood and Family Services)

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Mr. Bob Salas provided an update regarding the Affordable Housing Program.

President Puello requested a policy regarding foreclosure to protect our investments.

Ms. Stephanie Hamby, Executive Director for Galilee CDC, and she and her organization works with Mr. Salas, providing affordable housing for the Concho Valley.

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 10:49 a.m., the Board convened Executive Session under the provision of the Government Code, Title 5. Open Government; Ethics, Subtle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meeting is Open under the following sections.

a. Section 551.071 - Consultation with attorney regarding affordable housing borrower delinquencies

b. Section 551.087 - Business prospect negotiations regarding

a. Project Cienna
b. Project New Wave
c. Skyline Aviation
d. Project Monet
e. Occupational Training Facility at Mathis Field

At 12:12 a.m., the Board reconvene

7. Follow-Up and Administrative Issues

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

No action taken on these items.

b. Announcements and consideration of Future Agenda items

Mr. Dane stated having a Quarterly meeting with COSADC, City Council and the Chamber to discuss projects. Mr. Dane stated he found the meeting very informative. Need to make sure we do not have a quorum.

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President Puello requested that an email be sent, to those who can attend the meeting.

Nora Nevarez reminded the board about the retirement reception for Dave Erickson. The reception will be held on February 28, 2023, at the Business Resource Center.

First Vice President Bariou asked if the Annual meeting be held in March. Mrs. Nevarez stated staff will begin preparing for the meeting.

8. Adjournment

Motion: Director Ceballos made a motion, seconded by Director Gomez to adjourn the meeting. The motion carried unanimously six (6) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 12:18 p.m.

THE CITY OF SAN ANGELO

DocuSigned by:
Max Puello
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Corporation President

ATTEST:

DocuSigned by:
Nora Nevarez
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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.)

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