

COSA Development Corporation  
October 25, 2023

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

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Present:

Max Puello, President  
Dr. Clifton Jones, First Vice President  
Rick Mantooth, Second Vice President  
Steven Mahaffey, Director  
Carlos Rodriguez, 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 8:35 A.M., on Wednesday, August 30, 2023, at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

**2. Prayer**

First Vice President Jones provided an invocation.

**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 comments on all Regular Agenda items during the discussion of those items.

**4. Consent Agenda**

- a. Consider approving the necessary Corporation disbursement
- b. Consider approving the regular meeting minutes of September 27, 2023
- c. Consider approving a lease agreement by and between the City of San Angelo Development Corporation and Reef Builders International, Corporation and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

**Motion:** Second Vice President Mantooth made a motion, seconded by Director Spano 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 September 2023 Financials (Presentation made by Tina Dierschke, Director of Finance)

**Motion:** First Vice President Jones made a motion, seconded by Director Rodriguez to approve the September 2023 Financial Statements. The motion carried unanimously six (6) ayes to zero (0) nays.

- b. Presentation by All-Tex Irrigation & Supply, LLC, update on efforts to raise money for a splash pad for the community (Michael Dane, Interim Director of Economic Development)

Michael Dane spoke briefly; he stated Director Spano requested the Splash Pad be added to the agenda.

Mr. Jeff Perrine, owner of All-Tex Irrigation & Supply, LLC introduced himself and Alicia Olshanski. Ms. Olshanski provided a PowerPoint presentation about a splash pad for our community.

Director Spano requested a caption be added to the November 15, 2023, allocating funding for support of the community Splash Pad.

No public comment.

- c. Public Hearing regarding a project under Chapters 501 and 505 of the Texas Local Government Code to utilize sales and use tax funds in an amount not to exceed \$29,700 as an Economic Development Incentive to Lip Chip, LLC. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Robert Schneeman, Project Manager provided an update regarding an Economic Development Incentive to Lip Chip, LLC.

Open for public comment at 9:09 A.M. No Public comment, closed at 9:09 A.M.

- d. Presentation of the Downtown San Angelo, Inc., biannual report (Presentation made by Monica Ramos, DTSA Assistant Director)

Monica Ramos, DTSA Assistant Director presented the biannual report.

- e. Consideration and possible action regarding the marketing and recruitment plan for 2024 by the San Angelo Chamber of Commerce Marketing and Recruitment Team (Presentation by San Angelo Chamber of Commerce)

Michael Looney, Vice President of the San Angelo Chamber of Commerce, Economic Development presented the marketing and recruitment plan for 2024.

In his power point presentation, the slide shows the newly added goals for 2024. They are as follows:

Economic Enforcement:

- Expand & exploit online presence and marketing, in conjunction with DMO
- Directly facilitate fiber infrastructure assets (Business Park)
- Secure private investment to drive product development

Talent Development:

- Achieve Economic Gardening certification (branding)

Cooperation & Innovation:

- Enhance communications on the viability of local labor-shed to ensure San Angelo as a national outperformer.

## **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 9:39 a.m., the Board convened an 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 Meetings be Open under the following sections.**

- a. Section 551.072 - Deliberations about real property regarding the sale of approximately 6 acres in Phase 1 of the Industrial Park
- b. Section 551.087 - Business prospect negotiations regarding Economic Development Agreement with SMC Global

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**Director Rodriguez left at 9:51 A.M.  
No action taken on these items.  
At 10:20 A.M., the Board reconvened**

**7. Follow Up and Administrative Issues**

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

None

- b. Announcements and consideration of Future Agenda items

Director Spano requested a caption for the November 15, 2023 agenda, allocating funding for support of the community Splash Pad.

Nora Nevarez, Corporate Secretary reminded the board, the next scheduled meeting will be November 15, 2023. On November 6, 2023, the board will tour the Affordable Housing areas.

**8. Adjournment**

**Motion: First Vice President Jones made a motion, seconded by Director Mahaffey 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 10:22 A.M.**

THE CITY OF SAN ANGELO

DocuSigned by:

*Max Puella*

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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.)