Docusign Envelope ID: E02AA064-D368-4A38-BE85-F00A7794D9C7



City of San Angelo, Texas
Development Corporation Meeting
Wednesday, June 26, 2024

Rick Mantooth, First Vice President
Dr. Farrah Gomez, Second Vice President
Steven Mahaffey, Director
Max Puello, 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, First Vice President Mantooth called the regular session of the City of San Angelo Development Corporation to order at 8:30 a.m., on Wednesday, June 26, 2024 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

2. **Prayer**

   Reverend Kyle Toomire from Sierra Vista United Methodist Church delivered invocation.

3. **Public Comment**

   Dezaray Johnson, Director of Angelo State University, Small Business Development Center (ASU SBDC) introduced Kate Polk. Ms. Polk is the new Business Development Specialist.

4. **Consent Agenda**

   a. Consider approving the regular meeting and workshop minutes from May 22, 2024

   b. Consider approving the necessary Corporation Disbursement (Nora Nevarez)

   c. Consider approving the May 2024 Financial Statements (Tina Dierschke, Corporate Treasurer)

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

No public Comment was made.

Docusign Envelope ID: E02AA064-D368-4A38-BE85-F00A7794D9C7



## 5. Regular Agenda

a. Consider appointing a Second Vice President for the City of San Angelo Development Corporation board. (Presentation Michael Dane, Interim Director of Economic Development)

First Vice President Mantooth nominated Director Gomez as Second Vice President.

**Motion:** Director Mahaffey made a motion, seconded by Director Rodriguez to approve the nomination for Director Gomez as Second Vice President. The motion carried unanimously six (6) ayes to zero (0) nays.

No public comment.

b. Discussion and direction on Affordable Housing initiatives. (Presentation by Bob Salas, Director of Neighborhood and Family Services)

Mr. Bob Salas provided suggested changes for the Affordable Housing Program. He also suggested transferring the program management to Community Housing Development Corporation. They are HUD certified and have knowledge for HUD standards. This would assist the COSADC liability with homes that have been in foreclosure prior. This would assist in stream lining this program.

Mr. Salas will present a proposal and new guidelines.

c. Discussion and possible action regarding an agreement between Media Advantage and COSADC for professional services to secure webmaster services not to exceed $40,000 to create a new ED website, to include an annual budget of $6,000 for an annual support plan, and authorizing the Board President or their designee to execute all necessary documents and recommending City Council Approval (Presentation made by Michael Dane, Interim Director of Economic Development)

Mr. Dane discussed the necessary needs to update the existing COSADC website.

Ms. Chrys Forbes, Media Advantage described all the updated changes they have already made to the existing website. But, also explained the technology is not up to date and has spoken with vendors who work with Economic Development driven to assist with creating a new and advance website.

With a new website, COSADC website would also be ADA compliant.

**Motion:** Director Rodriguez made a motion, seconded by Director Mahaffey to table the request an agreement between Media Advantage for professional services to secure webmaster services. The motion carried unanimously six (6) ayes to zero (0) nays.

No public comment.

Docusign Envelope ID: E02AA064-D368-4A38-BE85-F00A7794D9C7



d. Consider approving the fiscal year 2025 Development Corporation budget and authorizing staff to present said budget to the San Angelo City Council for formal adoption (Presentation by Tina Dierschke, Corporate Treasurer)

**Motion:** Director Puello made a motion, seconded by Second Vice President Gomez to approve the budget as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

No public comment.

e. Discussion and Board input regarding the possible establishment of a partnership with the ASU Small Business Development Center to conduct a study of Best Practices regarding various Economic Development Corporation operations (Presentation made by Michael Dane, Interim Director of Economic Development)

Mr. Dane discussed the partnership with ASU SBDC to conduct a study of Best Practices using a grad student. The student would research and compare other existing Economic Development benchmarks.

ASU SBDC would hire and manage the student, but the student will office with Economic Development staff.

The board felt this would be a good strategy to compare what other Economic Development organizations are doing.

f. Discuss and possible action regarding the previously approved allocation of $110,000 for the Business Plan Competition and request an additional increase of $2,000 for expenses. (Presentation by Nora Nevarez, Economic Development Coordinator)

**Motion:** Director Rodriguez made a motion, seconded by Director Mahaffey to approve the additional increase of $2,000 as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

No public comment.

## 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:

Docusign Envelope ID: E02AA064-D368-4A38-BE85-F00A7794D9C7



a. Section 551.087 - Economic development negotiations regarding a resolution authorizing the Board President to negotiate and execute an Economic Development Incentive Agreement with Talk O' Texas Brands, Inc., a project authorized under Chapters 501 & 505 of the Texas Development Corporation Act necessary to promote economic development and expand business enterprises which create or retain primary jobs and recommending approval by City Council

b. Section 551.072 - Deliberations about real property regarding the sale of approximately 17.5 +/- acres of land at the Industrial Park

Discussion and updates regarding prospects.

**7. Follow Up and Administrative Issues**

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

**Motion:** Director Rodriguez made a motion, seconded by Director Puello to approve and authorize the board President to negotiate and execute and Economic Development incentive for capital investment in the amount of $100,000 with Talk of Texas as presented. The motion carried unanimously six (6) ayes to zero (0) nays.

No public comment.

b. Announcement and consideration of Future Agenda items

None

**8. Adjournment**

**Motion: Director Mahaffey made a motion, seconded by Director Rodriguez 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 9:53 A.M.**

THE CITY OF SAN ANGELO

DocuSigned by:
Clifton Jones
9B5F0A5E83DE4BC...
Corporation President

ATTEST:

DocuSigned by:
Nora Nuñez
B488B9107DA14CD...
Corporation Secretary

Docusign Envelope ID: E02AA064-D368-4A38-BE85-F00A7794D9C7



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.)

Docusign Envelope ID: E02AA064-D368-4A38-BE85-F00A7794D9C7



THIS PAGE WAS INTENTIONALLY LEFT BLANK