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City of San Angelo, Texas
Development Corporation Meeting
Wednesday, July 24, 2024

Dr. Clifton Jones, President
Rick Mantooth, First Vice President
Steven Mahaffey, Director
Max Puello, President
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 Jones called the regular session of the City of San Angelo Development Corporation to order at 8:30 A.M., on Wednesday, July 24, 2024 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. **Prayer**

   President Jones provided an invocation.

3. **Public Comment**

   No public comments were made.

4. **Consent Agenda**

   a. Consider approving the regular meeting minutes from June 26, 2024. (Nora Nevarez)

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

Motion: First Vice President Mantooth made a motion, seconded by Director Puello 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 June 2024 Financials. (Presentation made by Tine Dierschke, Director of Finance)

Motion: Director Mahaffey made a motion, seconded by Director Puello 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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b. 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)

Motion: Director Mahaffey made a motion, seconded by Director Spano to approve the item and authorize the Board President or their designee to execute all necessary documents. The motion carried unanimously six (6) ayes to zero (0) nays.

No Public Comment.

c. Public Hearing in accordance with Section 505.159 of the Texas Local Government Code regarding an Economic Development Incentive Agreement with Talk O' Texas Brands, Inc., in the amount of $100,000, 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. (Presentation made by Robert Schneeman, Economic Development Project Manager)

Robert Schneeman, Economic Development Project Manager reviewed the incentive agreement with Talk O' Texas. This project was approved by COSADC at the June 26, 2024.

No Public Comment

d. Consideration and possible action regarding the sale of approximately 17.611 acres +/- in the San Angelo Business & Industrial Park Phase 1 to LTG Real Estate Group, LLC, at a price of $25,000 per acre, the exact acreage and total price to be determined by a survey on the ground, and authorizing the Board President to negotiate and execute all necessary documents (presentation by Robert Schneeman, Economic Development Project Manager)

Robert Schneeman, Economic Development Project Manager reviewed the sale of the 17.611 acres to the LTG Real Estate Group, LLC. This property is located in Phase I at the Industrial Park.

Motion: First Vice President Mantooth made a motion, seconded by Director Spano to approve the item and authorize the Board President or their designee to execute all necessary documents. The motion carried unanimously six (6) ayes to zero (0) nays.

No Public Comment.

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e. Discussion and direction on affordable housing issues associated with program management of the Affordable Housing Assistance Program (AHAP). (Presentation made by Bob Salas, Director of Neighborhood and Family Services)

Bob Salas, Director of Neighborhood and Family Services reviewed the program overview and program management proposal. He also reviewed the current and proposed guidelines. The new guidelines will be geared towards housing rehabilitation and multi-family rental projects. All tenants must meet HUD low/moderate income levels.

Mr. Salas staff will monitor tenant eligibility income levels.

Ms. Stephanie Hamby, Director of Client Services with Galilee CDC, addressed the board. They are ready and willing to oversee the program.

f. Presentation and discussion regarding improvements to the Bill Aylor Sr. Memorial River Stage (Presentation by Carl White, Director of Parks and Recreation)

Carl White, Director of Parks and Recreation presented the proposed renovations to the Bill Aylor Sr. Memorial River Stage. He discussed the estimated cost and phases. Phase One is estimated at $3,044,0000 (approximately).

Mr. Al Torres, City of San Angelo Construction Manager was present to answer board questions.

Mr. White will be presenting to City Council in August. This item will be brought back to COSADC.

6. Follow Up and Administrative Issues

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

No Executive Session.

b. Announcement and consideration of Future Agenda items

Mr. Dane stated we would be scheduling a tour at the Skyline facility.

Director Puello requested an update at the next meeting, regarding Business Plan Competition.

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7. Adjournment

Motion: **Director Puello made a motion, seconded by First Vice President Mantooth 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 10:14 A.M.

THE CITY OF SAN ANGELO

Signed by:
Clifton Jones
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Corporation President

ATTEST:

DocuSigned by:
Nora Nuñez
B488B9107DA14CD...
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.)