

COSA Development Corporation
July 9, 2025

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City of San Angelo, Texas
Development Corporation Meeting
Wednesday, July 9, 2025

Rick Mantooth, President
Steven Mahaffey, First Vice President
Carlos Rodriguez, Second Vice President
Jimmy Barton, Director
Lorenzo Lasater, Director
Matt Lewis, Director
Travis Stribling, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Mantooth called the regular session of the City of San Angelo Development Corporation to order at 8:30 A.M., on Wednesday, July 9, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. Prayer

Invocation was provided by Pastor Marcella Jenkins.

3. Public Comment

Citizen Jamal Schumpert (SMD 3) expressed his concern, he is not happy with additional funds being allocated to Galilee. He mentioned the railroad and relationships with the Governor.

He requested funds be directed to those effected by flood.

4. Consent Agenda

- a. Consider approving the regular meeting minutes for June 11, 2025. (Nora Nevarez)
- b. Consider approving the May 2025 Financial Statements and Disbursement Listing. (Tina Dierschke)

Citizen Jamal Schumpert (SMD 3) expressed concerns regarding financials.

Motion: First Vice President Mahaffey made a motion, seconded by Second Vice President Rodriguez, to approve the consent agenda as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

5. Regular Agenda

- a. Discussion regarding the water distribution and treatment system overview and required improvements. (Presentation by Shane Kelton, Executive Director of Public Works)

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Shane Kelton will present later in the meeting per Michael Dane, Interim Director of Economic Development.

President Mantooth introduce Shane Kelton, Executive Director of Public Works. He provided an update regarding water distribution and the treatment system. (Regular Agenda 5, Item a)

Citizen, Jamal Schumpert expressed his concerns to a better quality of life. Paying employees better, purchase sewer pump trucks and pipe replacement to the East and North side of town.

This item was taken out of order.

b. Consider accepting the 2024 City of San Angelo Development Corporation Audit (Presentation by Michael Muncey, Internal Auditor)

Michael Muncey reviewed the Business Plan Competition and BREP agreements. He found all contracts were in compliance and no discrepancy were found. All contracts are in good standings.

Citizen Jamal Schumpert (SMD 3) wondered if the reclassification on page 9 or 10 of the financials was the reason for the audit.

Nora Nevarez, Economic Development Coordinator, stated the audit reflects only on active agreements. The auditor verifies that business plan winners and BREP incentives have fulfilled reporting requirements.

Director Stribling requested an explanation about the reclassification adjustment made at the next scheduled meeting.

Motion: Director Lasater made a motion, seconded by Second Vice President Rodriguez, to approve the 2024 City of San Angelo Development Corporation Audit as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

c. Discussion and possible action regarding the San Angelo Chamber of Commerce Professional Service Agreement, and authorizing the Board President to negotiate and execute all necessary documents, with ratification by City Council. (Presentation by Steve Ahlenius, President & CEO, San Angelo Chamber of Commerce)

Michael Dane, Interim Director of Economic Development stated that City Council has questions, which they will provide to Daniel Valenzuela, City Manager.

Mr. Dane asked the board to table this item, till all questions from the boards have been answered.

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Tina Dierschke, Treasure, stated the board can approve the budget with the direction that if the amount changes it can be made to reflect the correct amount.

The board is willing to have a joint meeting with City Council.

Director Stribling expressed his concerns regarding the budget.
Steve Ahlenius, President & CEO, San Angelo Chamber of Commerce reviewed their proposed budget.

Board is tabling this item, till after items d and e, are discussed.

Citizen, Jamal Schumpert (SMD 3) reviewed the background. He questioned the board and staff, "who present is a certified for Economic Development." Steve Ahlenius raised his hand.

President Mantooth requested a recess at 10:00 A.M.

The board reconvened at 10:07 A.M.

Motion: Director Stribling made a motion, seconded by Second Vice President Rodriguez, to table this item for a future discussion. The motion carried unanimously seven (7) ayes to zero (0) nays.

No public Comment.

This item was taken out of order.

- d. Consider approving the fiscal year 2026 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)

Tina Dierschke reviewed the budget and answered the boards questions.

Motion: Director Lewis made a motion, seconded by Director Lasater, to approve the fiscal year 2026 budget with the adjustment of Sales Tax increase/decrease, staffing raises, and the San Angelo Chamber of Commerce agreement increase to the amount of \$587,845 all subject to future discussion. The motion carried six (6) ayes to one (1) nay.

No public Comment.

The board is requesting to meet with City Council.

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This item was taken out of order.

- e. Discussion and recommendations to the City Manager's office for Economic Development staffing. (Presentation by Michael Dane, Interim of Economic Development)

Mr. Dane stated he spoke to Mr. Valenzuela, City Manager regarding the hiring process for the Director of Economic Development. He will be using a panel for this process and include COSADC board. In the past, the board President sat in on the discussion.

At last month meeting the board had asked about the current staffing job description and compensations. The COSA Human Resource director was authorized by City Council to perform a classification study.

President Mantooth stated any other board member have an interest in being on the panel please let staff know.

No public Comment.

Item D discussed next.

This item was taken out of order.

- f. Discuss any further updates regarding the Business Retention Expansion (BREP) Policy. (Presentation by Robert Schneeman, Economic Development Project Manager)

Robert Schneeman reviewed the BREP Policy.

No public Comment.

- g. Consider approving the sale of 8.786 acres of land at the Industrial Park, being Lot 1A, Block 5, San Angelo Gateway Addition City of San Angelo, Tom Green County, as shown on plat recorded in Slide H, Cabinet 91, Plat Records of Tom Green County Texas, to ATI Group and authorizing the Board President to negotiate and execute all related documents (Presentation by Robert Schneeman, Economic Development Project Manager)

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Motion: Director Lewis made a motion, seconded by Director Stribling, to approve the sale of 8.786 acres as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

6. Follow Up and Administrative Issues

- a. ~~Consideration and possible action of items discussed in Close Session, if needed~~
- b. Announcement and consideration of Future Agenda items

Director Lewis requested staff provide a break down and reclassification for funds to be used towards Affordable Housing needs due to the flooding at the next meeting.

Mr. Dane requested an addendum to the Housing Study. Due to the flooding, the study would be affected.

7. Adjournment

Motion: First Vice President Mahaffey made a motion, seconded by Director Lasater to adjourn the meeting. The motion carried unanimously seven (7) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 11:00 A.M.

THE CITY OF SAN ANGELO

DocuSigned by:

Rick Mantooth

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Corporation President

ATTEST:

DocuSigned by:

Nora Nwaeze

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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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