



Agenda 12/10/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on December 10, 2025 at 8:30 AM at the East Mezzanine of City Hall, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

1. Call to Order

2. Prayer

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 comment on all Regular Agenda items during the discussion of those items.

4. Consent Agenda

- a. Consider approving the regular meeting minutes from November 12, 2025. (Nora Nevarez)
- b. Consider approving the October 2025 financials. (Tina Dierschke)

5. Regular Agenda

- a. Consider approving a resolution authorizing the Board President to negotiate and execute an economic development agreement with the San Angelo Chamber of Commerce in an amount not to exceed \$75,000 for promoting and supporting Goodfellow Air Force Base, in continuing or enhancing its mission, a project authorized under Section 501.104 of the Texas Local Government Code, and recommending approval by City Council (Presentation by Michael Dane, Interim Director of Economic Development)
- b. Consider a resolution authorizing the Board President to negotiate and execute an economic development incentive agreement with True Lightning Protection, LLC, 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. (Presentation by Robert Schneeman, Economic Development Project Manager)
- c. Public Hearing regarding a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$255,000.00 for funding of the Northeast Sector Plan (master plan), 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 by Robert Schneeman, Economic Development Project Manager)

- d. Public Hearing regarding a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,000 for partial funding of the Santa Fe / Downtown River Parks Plan, a project authorized under Section 505.152 of the Texas Development Corporation Act, for projects related to Recreational or Community Facilities. (Presentation by Robert Schneeman, Economic Development Project Manager)
- e. Presentation and possible action regarding the fiscal year 2025 year-end summary for Affordable Housing and allocation of Fiscal Year 2026 funds in the amount not to exceed \$321,615 (Presentation by Stephanie Hamby, Director of Galilee)
- f. Discussion and update regarding the Development Task Force meeting. Presentation by Lorenzo Lasater, COSADC Board of Director)
- g. Discussion regarding future construction and infrastructure to connect Knickerbocker Road, Twin Mountain, and Mertzon Highway. (Presentation by Shane Kelton, Executive Director of Public Works)
- h. Presentation regarding marketing efforts for Fiscal Year 2025 and 2026. (Presentation by Andi Markee, Media Advantage, LLC)
- i. Consider approving the proposed COSADC meeting calendar for 2026. (Presentation made by Nora Nevarez, Economic Development Coordinator)
- j. Update and discussion regarding the Economic Development Director position, job description, and search process. (Presentation by Michael Dane, Interim Director of Economic Development)

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:

- a. Section 551.087 - Business prospect negotiations regarding:
 - Project Falcon
 - Apex
 - Allen's Transport Expansion II

7. Follow Up and Administrative Issues

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

8. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 4th day of December 2025 at 4:45 P.M.

Michael Dane
Economic Development Interim Director

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The Board reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Development Corporation meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Economic Development Office at 325-653-7197, or the ADA Coordinator at 325-657-4407 for request, or by completing a request form online at cosatx.us/ada.

COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday after each meeting.

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: December 10, 2025

Item type: Consent Item

Caption:

Consider approving the regular meeting minutes from November 12, 2025. (Nora Nevarez)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Meeting Minutes 11-12-2025 COSADC Meeting Minutes 11-12-2025.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, November 12, 2025

Present:

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

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Mantooh called the regular session of the City of San Angelo Development Corporation to order at 8:30 a.m., on Wednesday, November 12, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

Invocation was provided by Janet Larson, Pastor, St. Luke United Methodist Church.

3. Special Agenda

- a. Announcement of the 2025 San Angelo Business Plan Competition winners.
(Presentation by Nora Nevarez and Dezaray Johnson)

Nora Nevarez and Dezaray Johnson welcomed everyone and thanked those that entered the competition.

The 2025 San Angelo Business Plan Competition winners are as followed:

First Place	Barron's Body Shop	\$50,000.00
Second Place	Rooted Wellness Clinic, PLLC	\$30,000.00
Third Place	Mad Messy	\$20,000.00

A reception followed. The board took a recess at 8:50 A.M.

The board reconvened at 9:05 A.M.

4. Public Comment

Jamal Schumpert thanked Bob Schneeman and Nora Nevarez for all their work of service. He encouraged the board to support technical/trade programs with SAISD. Also, the board should also focus on quality of life in regard to parks.

5. Consent Agenda

- a. Consider approving the regular meeting minutes from October 8, 2025. (Nora Nevarez)
- b. Consider approving an electrical service and maintenance agreement by and between the City of San Angelo Development Corporation and MC Electric not to exceed \$50,000, and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

Motion: First Vice President Mahaffey made a motion, seconded by Director Lewis, to approve the consent agenda as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

6. Regular Agenda

- a. Consider approving the September 2025 financials. (Presentation by Tina Dierschke, Director of Finance)

Motion: First Vice President Mahaffey made a motion, seconded by Director Barton to approve the financials as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

- b. Update, discussion and possible action regarding the project for damage repairs needed as a result of the July 4th, 2025, flooding to businesses located in the Designated Flood Area (Presentation by Dezaray Johnson, Director of ASU SBDC and Michael Looney, Vice President of Marketing & Recruitment)

Ms. Dezaray Johnson provided an update. ASU SBDC visited forty-six sites that were affected by the flooding.

No Public Comment.

- c. Discussion and update regarding the Goodfellow Air Force Base. (Presentation by Steve Ahlenius, President & CEO, San Angelo Chamber of Commerce)

Mr. Steve Ahlenius provided the board with a document from the San Angelo Chamber of Commerce Military Affairs Committee. The document provides information regarding funding needed for trips to speak directly with congressional leaders, hosting events for officers and their families, and other events to assist our Air Force.

President Mantooth has requested this item be discussed in Executive session.

Mr. Mike Boyd and Mr. Scott Tankersley both provided additional information.

No public comment.

- d. Update and discussion regarding the Economic Development Director position, job description, and search process. (Presentation by Michael Dane, Interim Director of Economic Development)

Mr. Dane provided an update. He is currently reviewing twelve – fifteen applications. President Mantooth and First Vice President Mahaffey will be assisting with reviewing the applications. Mr. Dane is hoping to have a decision prior to the December meeting.

Public Comment: Jamal Schumpert provided the board with prior history in regards to the previous search for a director. He stated that a good candidate should have planning experience and suggested Mr. Aaron Vannoy. He wished the board the best of luck in the search.

- e. Discussion regarding future construction and infrastructure to connect Knickerbocker Road, Twin Mountain, and Mertzon Highway. (Presentation by Shane Kelton, Executive Director of Public Works)

President Mantooth requested this topic be moved to next month's meeting.

Motion: Second Vice President Rodriguez made the motion, seconded by First Vice President Mahaffey to table the discussion till next month's meeting. The motion carried unanimously six (6) ayes to zero (0) nays.

Public Comment: Jamal Schumpert stated he felt the board is stalling Economic Development.

- f. Discussion regarding appointment to the Economic Development Housing Task Force committee. (Presentation by Michael Dane, Interim Director of Economic Development)

Mr. Dane introduce Mr. Arron Vannoy, Director of Development Services. Mr. Vannoy discussed the various issues the Development Services and Planning are discussing. They created a committee and encouraged the board to be a part. Currently, Director Stribling is participating. No public comment.

President Mantooth asked the board members to volunteer to be a part of the committee. First Vice President Mahaffey and Director Lasater volunteered.

- g. Discussion regarding Public Development Planning (Presentation by Michael Dane, Interim Director of Economic Development)

Rick Weise, Assistant City Manager provided an updated.
No public comment.

- h. Discussion and possible action regarding a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$255,000.00 for funding of the Northeast Sector Plan (master plan), 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. (Presentation by Michael Dane, Interim Director of Economic Development)

Motion: First Vice President Mahaffey made a motion, seconded by Second Vice President Rodriguez to approve the resolution as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

- i. Discussion and possible action regarding a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$75,000 for partial funding of the Santa Fe / Downtown River Parks Plan, a project authorized under Section 505.152 of the Texas Development Corporation Act, for projects related to Recreational or Community Facilities, and recommending approval by City Council. (Presentation by Carl White, Director of Parks & Recreation)

Director Lewis recused himself from discussion at 10:08 A.M.

Mr. White provided an update. They received eleven submissions and selected three firms to make a final selection. SWA Group was selected. The total cost will be \$200,000. He is requesting only \$50,000 from COSADC.

Motion: First Vice President Mahaffey made a motion, seconded by Director Lasater to approve the resolution in the amount not to exceed \$50,000. The motion carried unanimously five (5) ayes to zero (0) nays, with no public comment.

Rick Weise, Assistant City Manager stated they will have a committee. He feels having community leaders to be a part would be great. This committee will meet only for eight months.

Director Lewis returned to the board at 10:14 A.M.

7. 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 10:15 A.M., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtitle A. Open Government, Chapter 551. Open Meeting, Subchapter D. Exceptions to Requirement that Meetings be Open under the following sections.

The board took a break from 10:15 A.M – 10:24 A.M.

Discuss began at 10:24 A.M.

- a. Section 551.087 - Business prospect negotiations regarding:
 1. Project Surge
 2. Project Cyclone
 3. Project Heavy Metal
 4. A resolution authorizing the Board President to negotiate and execute an economic development incentive agreement with Mrs. Rios Corn Products, 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 regarding real property regarding the sale of 5.5 +/- acres of land at the Industrial Park to the Board of Regents of the Texas A&M University System (Texas A & M Forest Service)

- c. Discussion and update regarding the Goodfellow Air Force Base. (Presentation by Steve Ahlenius, President & CEO, San Angelo Chamber of Commerce)

At 11:08 A.M., the Board reconvened

d. Follow Up and Administrative Issues

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

Motion: Director Lewis made the motion, seconded by First Vice President Mahaffey to approve the sale of 5.5 +/- acres of land at the Industrial Park to the Board of Regents of the Texas A&M University System (Texas A&M Forest Service) in the amount of \$240,000. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

b. Announcement and consideration of Future Agenda items.

e. Adjournment

Motion: First Vice President Mahaffey made a motion, seconded by Second Vice President 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 11:18 A.M.

THE CITY OF SAN ANGELO

Corporation President

ATTEST:

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.)

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: December 10, 2025

Item type: Consent Item

Caption:

Consider approving the October 2025 financials. (Tina Dierschke)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|------------------------|----------------------------|
| 1. | 2510 COSADC Financials | 2510 COSADC Financials.pdf |
|----|------------------------|----------------------------|

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules As of October 31, 2025

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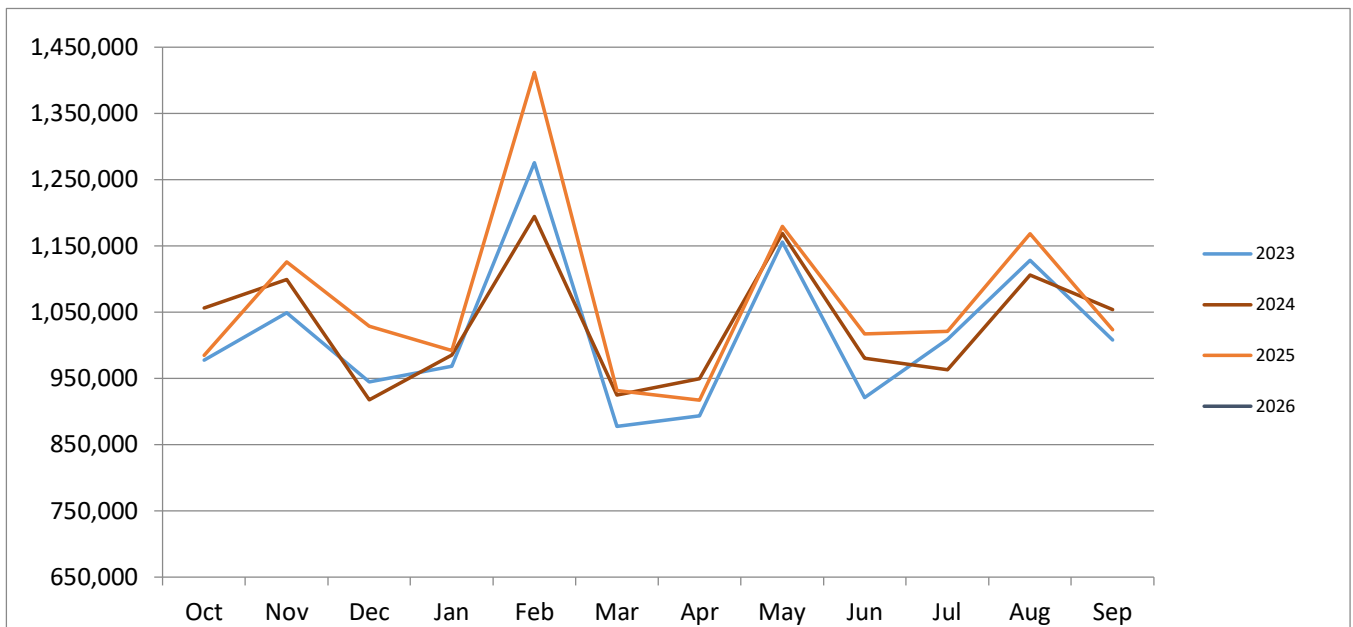
**City of San Angelo Development Corporation
Executive Summary
October 2025**

Available Fund Balances

Unassigned Fund Balance-Economic Development	7,090,936
Unassigned Fund Balance-Ballot	11,176,018

Sales Tax Analysis

Month	2023	2024	2025	2026	% Over/(Under)
Oct	977,628	1,056,249	984,531	1,011,170	2.71%
Nov	1,049,058	1,099,298	1,125,807		
Dec	944,644	917,530	1,028,803		
Jan	968,413	985,000	992,126		
Feb	1,275,717	1,194,486	1,411,985		
Mar	877,403	924,721	931,375		
Apr	893,339	949,450	916,937		
May	1,155,640	1,168,794	1,179,286		
Jun	920,877	980,358	1,017,353		
Jul	1,008,794	963,312	1,021,295		
Aug	1,128,012	1,106,232	1,168,457		
Sep	1,008,166	1,053,612	1,023,256		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of October 31, 2025

ASSETS

Current Assets

Checking/Savings

Cash 1,326,399

Money Market 7,687,467

Total Checking/Savings 9,013,866

Accounts Receivable

Leases 1,807

Total Accounts Receivable 1,807

Other Current Assets

Investments 3,011,670

Total Other Current Assets 3,011,670

Total Current Assets 12,027,343

Fixed Assets

Vehicles 28,540

Land -Industrial Park 57,664

Industrial Park-Phase I 279,309

Industrial Park-Phase II 4,261,854

Industrial Park-Phase III 20,377

Building-Business Resource Ctr 2,004,967

Accumulated Depreciation (1,397,617)

Total Fixed Assets 5,255,094

TOTAL ASSETS

17,282,437

LIABILITIES & FUND EQUITY

Liabilities

Current Liabilities

Security Deposits 5,156

Accounts Payable -

Total Current Liabilities 5,156

Total Liabilities 5,156

Fund Equity

Committed for Eco. Dev. Projects 4,117,311

Restricted for Fixed Assets 5,255,094

Reserved for Encumbrance 813,940

Unassigned Fund Balance 7,090,936

Total Fund Equity 17,277,281

TOTAL LIABILITIES & FUND EQUITY

17,282,437

City of San Angelo Development Corporation
Revenue and Expenditure Report - Economic Development
October 2025

	Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	3,563,739	283,128	283,128	283,128	(3,280,611)	8%
Interest on Investments	379,674	33,331	33,331	33,331	(346,343)	9%
Lease Income	20,010	-	-	-	(20,010)	0%
Miscellaneous Income	450	-	-	-	(450)	0%
Property Sales	-	-	-	-	-	0%
Total Revenues	3,963,873	316,459	316,459	316,459	(3,647,414)	8%
Expenditures						
Operations Maintenance	123,852	3,471	3,471	12,504	(111,348)	10%
Partnership Affiliations	86,250	2,500	2,500	2,500	(83,750)	3%
COSADC Staff	397,642	-	-	-	(397,642)	0%
City Services	188,743	-	-	-	(188,743)	0%
Industrial Park Ops & Maint	31,782	32	32	438	(31,344)	1%
Marketing-Chamber of Commerce	476,000	-	-	476,000	-	100%
Advertising	32,700	5,201	5,201	13,717	(18,983)	42%
Building Maintenance/Utilities	122,766	2,971	2,971	66,901	(55,865)	54%
Capital	35,000	-	-	78	(34,922)	0%
Business Factory	224,556	625	625	9,029	(215,527)	4%
Total Operating Expenditures	1,719,291	14,800	14,800	581,167	(1,138,124)	34%
Projects						
US Customs Retention II	57007	151,762	-	-	(151,762)	0%
SMC Global	57008	118,401	-	-	(118,401)	0%
Ind Park Clearing	57021	6,186	-	-	(6,186)	0%
Rosenberger Site Sol.	57028	75,000	-	-	(75,000)	0%
Lip Chip	57032	29,700	-	-	(29,700)	0%
Splash Pad	57033	19,626	-	-	(19,626)	0%
Housing Study	57038	7,823	-	573	(7,250)	7%
Parkhill Smith Cooper	57040	275,000	-	247,000	(28,000)	90%
Northeast Secrot Plan	57044	255,000	-	-	(255,000)	0%
Santa Fe Master Plan	57045	50,000	-	-	(50,000)	0%
BREP Projects						
SMC Global - BREP	57018	12,500	-	-	(12,500)	0%
Technology Tower, LLC	57030	150,000	100,000	100,000	(50,000)	67%
Allen's Transport	57034	150,000	-	-	(150,000)	0%
Talk of Texas	57035	100,000	-	-	(100,000)	0%
Skyline BREP	57039	1,000,000	-	-	(1,000,000)	0%
Residential Flood Relief	57042	816,313	-	-	(816,313)	0%
Business Flood Relief	57043	1,000,000	-	-	(1,000,000)	0%
Future Projects		1,925,143	-	-	(1,925,143)	0%
Total Project Expenditures	6,142,454	100,000	100,000	347,573	(5,794,881)	2%
Total Expenditures	7,861,745	114,800	114,800	928,740	(6,933,005)	1%
Revenue Over/(Under) Expenditures	(3,897,872)	201,659	201,659	(612,281)		

**City of San Angelo Development Corporation
Economic Development Projects
As of October 2025**

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Projects						
US Customs Retention II	57007	46,435	1,149,225	-	997,463	151,762
SMC Global	57008	200,000	200,000	-	81,599	118,401
Ind Park Clearing	57021	25,000	25,000	-	18,814	6,186
Rosenberger Site Sol.	57028	75,000	75,000	-	-	75,000
Lip Chip	57032	29,700	29,700	-	-	29,700
Splash Pad	57033	150,000	150,000	-	130,374	19,626
Housing Study	57038	59,500	66,750	-	58,927	7,823
Parkhill Smith Cooper	57040	275,000	275,000	-	-	275,000
Northeast Secrot Plan	57044	255,000	255,000	-	-	255,000
Santa Fe Master Plan	57045	50,000	50,000	-	-	50,000
BREP Projects						
SMC Global - BREP	57018	362,500	362,500	-	350,000	12,500
Technology Tower, LLC	57030	250,000	250,000	100,000	200,000	50,000
Allen's Transport	57034	150,000	150,000	-	-	150,000
Talk of Texas	57035	100,000	100,000	-	-	100,000
Skyline BREP	57039	1,000,000	1,000,000	-	-	1,000,000
Residential Flood Relief	57042	816,313	816,313	-	-	816,313
Business Flood Relief	57043	1,000,000	1,000,000	-	-	1,000,000
		<u>9,892,172</u>	<u>11,579,859</u>	<u>100,000</u>	<u>7,462,548</u>	<u>4,117,311</u>

Total Committed, Not Expended

4,117,311

**City of San Angelo Development Corporation
Balance Sheet - Ballot
As of October 31, 2025**

ASSETS	
Current Assets	
Checking/Savings	
Cash	1,747
Money Market	10,163,277
Total Checking/Savings	10,165,024
Other Current Assets	
Investments	5,995,159
Total Other Current Assets	5,995,159
Total Current Assets	16,160,183
TOTAL ASSETS	16,160,183
 LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	-
Total Current Liabilities	-
Total Liabilities	-
Fund Equity	
Committed for Ballot Projects	840,265
Assigned for Debt Service	4,143,900
Unassigned Fund Balance	11,176,018
Total Fund Equity	16,160,183
TOTAL LIABILITIES & FUND EQUITY	16,160,183

**City of San Angelo Development Corporation
Revenue and Expenditure Report - Ballot
October 2025**

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	9,163,900	728,043	728,043	728,043	(8,435,857)	8%
Interest on Investments	397,526	39,361	39,361	39,361	(358,165)	10%
Total Revenues	9,561,426	767,404	767,404	767,404	(8,794,022)	8%
Expenditures						
City Services	34,105	-	-	-	(34,105)	0%
Ballot Projects Debt Service	1,243,900	-	-	-	(1,243,900)	0%
Affordable Housing						
City Admin	13,385	-	-	-	(13,385)	0%
Programmed	356,370	321,615	321,615	321,615	(34,755)	90%
Long Term Water Supply						
West Texas Water Partnership	200,000	-	-	-	(200,000)	0%
Water Rights	558,020	-	-	-	(558,020)	0%
Debt Service	2,900,000	-	-	-	(2,900,000)	0%
Future Projects	4,290,401	-	-	-	(4,290,401)	0%
Total Expenditures	9,406,053	321,615	131,487	131,487	(9,274,566)	1%
Revenue Over/(Under) Expenditures	155,373	445,789	635,917	635,917		

**City of San Angelo Development Corporation
Cash Receipts and Disbursement Listing
October 2025**

Group #	PO #	Type	Date	Number	Description	Amount	
FUND 700 DEVELOPMENT CORPORATION							
7000000-31200 COSADC Sales & Use Tax							
	JE000210	01/26	10/31/2025	JV00274	Eco Dev Sales Tax - October 20	(283,127.72)	
7000000-36100 COSADC Interest on Investments							
	JE000205	01/26	10/31/2025	JV00269	Bank Interest ED	(3,637.86)	
	JE000205	01/26	10/31/2025	JV00269	MM Interest ED	(29,693.19)	
7000700-41410 COSADC - Econ Dev Water/Sewer Utilities							
	CX000506	01/26	10/3/2025	00429	CIS BATCH 2026-01	15.60	
	CX000510	01/26	10/4/2025	00433	CIS BATCH 2026-01	139.80	
7000700-41422 COSADC - Econ Dev Building & Grounds Maintenance							
	OH006282	P0135421	01/26	10/14/2025	6694	JOWERS COMMERCIAL CLE	800.00
	OH006596	P002082	01/26	10/22/2025	6721	JOWERS COMMERCIAL Janitorial ser	800.00
	OH006774	P001786	01/26	10/28/2025	748750	ADVANCE ELEVATO Mo. maint. on	250.00
	OH006775	P001770	01/26	10/28/2025	1042451	HOUSE OF CHEMIC JANITORIAL SUP	38.48
	OH006782	P001770	01/26	10/28/2025	1042525	HOUSE OF CHEMIC JANITORIAL SUP	127.28
	OH007240	P002082	01/26	10/28/2025	6733	JOWERS COMMERCIAL Janitorial ser	800.00
7000700-41424 COSADC - Econ Dev Vehicle Maintenance							
	JE000214	01/26	10/31/2025	JV00278	VM for	650.10	
7000700-41440 COSADC - Econ Dev Rent of Equipment							
	OH006599	P002075	01/26	10/22/2025	1714912	CTWP Copier lease \$420 per mon	433.89
	OH006600	P002044	01/26	10/22/2025	1714796	CTWP lease (\$30 per month/ \$36	52.52
7000700-41461 COSADC - Econ Dev Advertising							
	OH005941	P0135711	01/26	10/7/2025	25231	MEDIA ADVANTAGE MARKETING FOR	3,526.15
	OH005943	P0135711	01/26	10/7/2025	25806	MEDIA ADVANTAGE MARKETING FOR	1,675.00
7000700-41462 COSADC - Econ Dev Communications							
	JE000209	01/26	10/31/2025	JV00273	Mthly Budgeted Transfers	1,413.08	
7000700-41466 COSADC - Econ Dev Partner Affiliation							
	OH006429	01/26	10/22/2025	24464	SAN ANGELO CHAM	2,500.00	
7000700-41470 COSADC - Econ Dev Travel & Lodging							
	TRVLRMB102125	01/26	10/21/2025	100825	THOMPSON, TOM N Travel Settlem	921.73	
7000700-41480 COSADC - Econ Dev Special Projects "A"							
	OH006597	P002084	01/26	10/22/2025	1071	WALLACE, RUSSEL Professional S	625.00
7000700-57030 COSADC - Econ Dev Technology Tower							
	OH006443	01/26	10/22/2025	10072025	TECHNOLOGY TOWE Capital Invest	100,000.00	
7000705-41410 COSADC - Industrial Park Water/Sewer Utilities							
	CX000521	01/26	10/10/2025	00444	CIS BATCH 2026-01	31.92	
FUND 711 COSADC - BALLOT							
7110000-31200 COSADC - Ballot Sales & Use Tax							
	JE000210	01/26	10/31/2025	JV00274	Ballot Sales Tax - October 202	(728,042.72)	
7110000-36100 COSADC - Ballot Interest on Investments							
	JE000205	01/26	10/31/2025	JV00269	MM Interest Ballot	(39,360.74)	
7110700-41320 COSADC - Ballot Econ Dev Professional Services							
	OH007267	01/26	10/29/2025	000326	GALILEE COMMUNI Affordable Hou	304,865.00	
7110700-41362 COSADC - Ballot Econ Dev ADM SVCS							
	OH007267	01/26	10/29/2025	000326	GALILEE COMMUNI Affordable Hou	16,750.00	

Requestor: Robert Schneeman, Economic Development
Coordinator, COSADC, 325.653.7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

Consider approving a resolution authorizing the Board President to negotiate and execute an economic development agreement with the San Angelo Chamber of Commerce in an amount not to exceed \$75,000 for promoting and supporting Goodfellow Air Force Base, in continuing or enhancing its mission, a project authorized under Section 501.104 of the Texas Local Government Code, and recommending approval by City Council (Presentation by Michael Dane, Interim Director of Economic Development)

Summary/History:

This project is intended to fund the Chamber of Commerce Military Affairs Committee to work with the Base and potentially other Federal Government agencies in support of the continued mission performance of Goodfellow Air Force Base.

Financial Impact:

\$75,000 from Future Projects to a new project. Budget amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Michael Dane	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

Requestor: Robert Schneeman, Economic Development
Coordinator, COSADC, 325.653.7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

Consider a resolution authorizing the Board President to negotiate and execute an economic development incentive agreement with True Lightning Protection, LLC, 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. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

True Lightning Protection, LLC manufactures and installs lightning & static mitigation solutions as well as related components, primarily for oilfield applications. These products are required to prevent fires, explosions, and equipment damage. Basically, every well site, drilling rig, storage tank etc. requires some form of lightning protection. The company currently manufactures some of the components but is expanding to a higher level of product manufacturing and installation.

Financial Impact:

\$300,000 (or as determined by the Board) from Future Projects to a new project. Budget Amendment required.

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Michael Dane	Approved
Jeffrey Tomlinson	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

Requestor: Robert Schneeman, Economic Development
Coordinator, COSADC, 325.653.7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

Public Hearing regarding a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$255,000.00 for funding of the Northeast Sector Plan (master plan), 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 by Robert Schneeman, Economic Development Project Manager)

Summary/History:

This project provides funding for a master plan of the northeast portion of the City including the COSADC Industrial Park and City land adjacent to the Park. The intent is to identify the highest and best use of City property and the development of such. It will also provide a set of Design GUIDelines for the properties as well as suggesting development alternatives.

Financial Impact:

Other Information/Recommendation:

No Board action required. Public Hearing only.

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

Requestor: Robert Schneeman, Economic Development
Coordinator, COSADC, 325.653.7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

Public Hearing regarding a resolution authorizing the Board President to negotiate and execute a Memorandum of Understanding with the City of San Angelo in an amount not to exceed \$50,000 for partial funding of the Santa Fe / Downtown River Parks Plan, a project authorized under Section 505.152 of the Texas Development Corporation Act, for projects related to Recreational or Community Facilities. (Presentation by Robert Schneeman, Economic Development Project Manager)

Summary/History:

This project provides partial funding for a master plan for development of park facilities in the downtown area. The COSADC Board approved the project at their November 12, 2025 meeting.

Financial Impact:

Other Information/Recommendation:

No Board action required. Public Hearing only.

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

Presentation and possible action regarding the fiscal year 2025 year-end summary for Affordable Housing and allocation of Fiscal Year 2026 funds in the amount not to exceed \$321,615 (Presentation by Stephanie Hamby, Director of Galilee)

Summary/History:

2024-2025 Funding Cycle	
Admin	\$16,750.00
AHAP GapFinance/Land Reimbursement	\$126,588.00
Neighborhood Revitalization/Exterior	\$79,277.00
Multi-Family Remodel	\$200,000.00
Total	\$422,615.00 (\$321,615+\$101,000 rollover)

PROPOSED 2025-2026 BUDGET ALLOCATION

Admin	\$16,750.00
AHAP Gap Financing/Land Reimbursement	\$170,275.00
4 homes	
Neighborhood Revitalization/Exterior Repairs	\$69,590.00
Multi-Family Apartment Remodel	\$65,000.00
Total	\$321,615.00

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez

Created/Initiated

Michael Dane
Tina Dierschke
Holly Crooks

Approved
Approved
Final Approval

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date: December 10, 2025
Item type: Regular Item

Caption:

Discussion and update regarding the Development Task Force meeting. Presentation by Lorenzo Lasater, COSADC Board of Director)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

Requestor: Robert Schneeman, Economic Development
Coordinator, COSADC, 325.653.7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

Discussion regarding future construction and infrastructure to connect Knickerbocker Road, Twin Mountain, and Mertzon Highway. (Presentation by Shane Kelton, Executive Director of Public Works)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date: December 10, 2025
Item type: Regular Item

Caption:

Presentation regarding marketing efforts for Fiscal Year 2025 and 2026. (Presentation by Andi Markee, Media Advantage, LLC)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

Consider approving the proposed COSADC meeting calendar for 2026. (Presentation made by Nora Nevarez, Economic Development Coordinator)

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|-----------------------------|---------------------------------|
| 1. | 2026 Board Meeting Schedule | 2026 Board Meeting Schedule.pdf |
| 2. | 2026 Board Meeting Schedule | 2026 Board Meeting Schedule.pdf |

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Approved
Brandon Dyson	Final Approval



Meeting Schedule 2026

City Hall East Mezzanine Room 8:30 A.M.
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026
October 14, 2026
November 11, 2026*
December 9, 2026*

*Moved to accommodate holiday.

Effective 05/28/2025 COSADC approved to move the meetings to the 2nd Wednesday of the month.



Meeting Schedule 2026

City Hall East Mezzanine Room 8:30 A.M.
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026
October 14, 2026
November 11, 2026
December 9, 2026

Effective 05/28/2025 COSADC approved to move the meetings to the 2nd Wednesday of the month.

Texas Meeting Act:

Effective September 1, 2025, House Bill 1522 require that meeting agenda be published at least **three full business days before the date** of the meeting.

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197
Meeting Date: December 10, 2025
Item type: Regular Item

Caption:

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

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Michael Dane	Approved
Tina Dierschke	Approved
Holly Crooks	Final Approval

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: December 10, 2025

Item type: Executive Session Item

Caption:

Section 551.087 - Business prospect negotiations regarding:

- Project Falcon
- Apex
- Allen's Transport Expansion II

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez
Michael Dane
Tina Dierschke
Holly Crooks

Created/Initiated
Approved
Approved
Final Approval

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

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

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez

Created/Initiated

Requestor: Nora Nevarez, Executive Office Coordinator, COSADC, 325-653-7197

Meeting Date: December 10, 2025

Item type: Regular Item

Caption:

Announcement and consideration of Future Agenda items.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Nora Nevarez

Created/Initiated