

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 and 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

DocuSigned by:
Rick Mantooth
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Corporation President

ATTEST:

DocuSigned by:
Nora Suarez
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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.)