

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, December 10, 2025

Present:

Rick Mantooh, 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 Mantooh called the regular session of the City of San Angelo Development Corporation to order at 8:30 a.m., on Wednesday, December 10, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

An invocation was provided by First Presbyterian Church Pastor Joel Moore.

3. Public Comment

Ms. Heather Wylie (SMD 3) and Ms. China Yang (SMD 4) voiced their concerns regarding the data center.

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)

Motion: Director Lewis made a motion, seconded by Director Lasater, to approve the consent agenda as presented. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

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)

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Motion: Second Vice President Rodriguez made a motion, seconded by First Vice President Mahaffey to approve the resolution as presented. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment

- 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)

Motion: First Vice President Mahaffey made a motion, seconded by Director Lewis to approve the resolution in an amount not to exceed \$300,000 for Capital investment and job creation as presented. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment

- 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)

Public Comment: Mr. Tyler Wilson (SMD 5) voiced his opinion and concerns about the growth of San Angelo.

Robert Schneeman reviewed the project.

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)

Director Lewis recused himself at 8:59 A.M.

Mr. Schneeman reviewed the project.

No public comment.

Director Lewis returned to the board at 9:02 A.M.

- d. 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)

Ms. Stephanie Hamby presented the fiscal year 2025 summary for Affordable Housing projects.

Motion: First Vice President Mahaffey made a motion, seconded by Director Stribling to approve the fiscal year 2025-2026 budget (including Multi-family remodel) in the amount of \$321,615. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment

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

Director Lasater provided an update regarding the Development Task Force meeting he attended. The meeting consisted of City Staff, builders and developers. He provided valuable information for the board.

First Vice President Mahaffey asked if COSADC is allowed to help fund with housing. Staff will bring this item back at the January 14th meeting.

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

Mr. Shane Kelton was not able to attend the meeting. This item will be discussed at the January 14th meeting.

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

Ms. Andi Markee discussed and demonstrated the new website for COSADC. She asked the board to review and provide feedback.

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

Motion: Director Lewis made a motion, seconded by First Vice President Mahaffey to approve the 2026 COSADC meeting calendar as presented. The motion carried unanimously seven (7) ayes to zero (0) nays, with no public comment.

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

Mr. Michael Dane introduced Ryan Gaddy as the new Economic Development Director.

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:

At 9:49 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.

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

No action taken on these items.

At 10:56 A.M., the Board reconvened

7. Follow Up and Administrative Issues

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

None

- b. Announcement and consideration of Future Agenda items.

President Mantooth publically thanked Michael Dane for his work as the Interim Economic Development Director.

First Vice President Mahaffey asked if staff would research regarding how funding can help development for housing.

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Adjournment

Motion: Director Stribling made a motion, seconded by Second Vice President Rodriguez 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 Nuñez
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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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