

COSA Development Corporation
July 23, 2025

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City of San Angelo, Texas
Development Corporation Special Meeting
Wednesday, July 23, 2025

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

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, First Vice President Mahaffey called to the special meeting session of the City of San Angelo Development Corporation to order at 8:30 a.m., on Wednesday, July 23, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. Prayer

Invocation was provided by Marci Menchaca, House of Faith.

3. Public Comment

No public comments were made.

4. Regular Agenda

- a. Consider a resolution approving a project in an amount not to exceed \$1,000,000 to provide Affordable Housing assistance for needed repairs to damage resulting from the July 4th, 2025 flooding; for properties located within the Designated Flood Area; the project to be administered by Galilee Community Development Corporation, (Galilee) providing repairs to housing eligible under 42 U.S.C. Section 12745 as approved in Section 505 Texas Local Government Code for a Type B Development Corporation, and authorizing the Board President to negotiate and execute all related documents; and recommending ratification by City Council. (Presentation by Michael Dane, Interim Director of Economic Development)

Michael Dane, Interim director of Economic Development explained the purpose for this meeting, is to start the clock for the 60-day waiting period. Money will not be released until a plan has been created by Galilee.

Stephanie Hamby, Galilee, was present and explain what she has seen. She will create a plan, so that the funding that COSADC provides will be used as a last resort.

Motion: Director Lasater made a motion, seconded by Director Stribling to approve the resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays, with no public comment.

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- b. Consider a resolution approving a project in an amount not to exceed \$1,000,000 for damage repairs needed as a result of the July 4th, 2025 flooding to businesses located in the Designated Flood Area; businesses must be eligible under Section 501 and Section 505 Texas Local Government Code for a Type B Development Corporation, for the retention or creation of Primary Jobs; authorizing the Board President to negotiate and execute all related documents; and recommending ratification by City Council. (Presentation by Michael Dane, Interim Director of Economic Development)

Public Comment: Dave Erickson, ASU SBDC Business Advisor spoke on behalf of Dezaray Johnson. ASU SBDC team will be assisting businesses as well.

Motion: Director Stribling made a motion, seconded by Director Stribling to approve the resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays. Consider authorizing the temporary use of available space in the Business Resource Center (BRC) located at 69 North Chadbourne Street, San Angelo, Texas 76903 by the U.S. Small Business Administration (SBA) and other Emergency Response Organizations providing emergency response to the July 4th, 2025 Flood Emergency at no cost to the using organizations and authorizing the Board President or Interim Director of Economic Development to negotiate and execute all related documents (Presentation by Michael Dane, Interim Director of Economic Development)

Public Comment: Dave Erickson, ASU SBDC Business Advisor explained the US Small Business Administration (SBA) how they will assist our local businesses with disaster loans.

Motion: Director Lasater made a motion, seconded by Second Vice President Rodriguez to approve temporary use of available space at the Business Resource Center. The motion carried unanimously five (5) ayes to zero (0) nays.

- c. Consider approving the first addendum to the Housing Study contract by and between the City of San Angelo Development Corporation and Inter/Direct U.S.A., Ltd, d/b/a Community Development Strategies (CDS) for professional services to prepare an update to the 2019 San Angelo Rental Housing Study award on September 25, 2024, in the amount not to exceed \$7,250, the amendment to include impact analysis of the recent July 4th flood disaster on affordable housing and in-person presentation of the final report, authorizing the Board President to negotiate and execute all related documents; and recommending ratification by City Council. (Presentation by Michael Dane, Interim Director of Economic Development)

Motion: Director Stribling made a motion, seconded by Second Vice President Rodriguez to approve the first addendum as presented. The motion carried unanimously five (5) ayes to zero (0) nays, with no public comment.

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5. Follow Up and Administrative Issues

- a. Announcement and consideration of Future Agenda items

6. Adjournment

Motion: Vice President Rodriguez made a motion, seconded by Director Barton to adjourn the meeting. The motion carried unanimously five (5) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 9:16 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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