



Agenda 10/8/2025

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on October 8, 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 for September 10, 2025. (Nora Nevarez)
- b. Consider approving the July 2025 Financials. (Tina Dierschke)
- c. Consider approving the August 2025 Financials. (Tina Dierschke)
- d. Consider approving a Business Factory Incubator lease agreement by and between the City of San Angelo Development Corporation and RDZ Smart Homes, LLC (dba Electrician Expert Services) and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)
- e. Consider approving an amended Business Factory Incubator lease agreement by and between the City of San Angelo Development Corporation and Branded Company to include an additional office space and authorizing the Board President or their designee to execute all necessary documents (Nora Nevarez)

5. Regular Agenda

- a. Presentation and update regarding the Housing Study conducted by Community Development Strategies (Presentation made by Michael Pratt, Managing Director, Community Development)
- b. Discussion regarding support for Goodfellow Air Force Base. (Presentation by Rick Mantooth, Board President)
- c. Update presentation, discussion & possible action regarding Affordable Housing assistance for needed repairs to damage resulting from the July 4th, 2025 flooding of properties located within the Designated Flood Area (Presentation by Stephanie Hamby, Executive Director of Galilee CDC)

- d. 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)
- e. Discussion regarding Public Development Planning (Presentation by Michael Dane, Interim Director of Economic Development)
- f. Consider 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 Master Plan / Design Services per RFQ PK-04-25, a project authorized under Section 505.152 of the Texas Development Corporation Act and a recommending approval by City Council (Presentation by Carl White, Director of Parks & Recreation)
- g. Consider approving a grant to Clark's Auto Parts & Wrecking Service in an amount not to exceed \$50,000 for repairs, equipment replacement and restocking inventory necessary due to the July 4th Flood Event under the project approved by the COSADC Board at their July 23, 2025, meeting a Project 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 and authorizing the Board President to negotiate and execute all related documents. (Presentation by Robert Schneeman, Economic Development Project Manager)

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:
 - 1. Project Falcon
 - 2. Project Phoenix
 - 3. Project Hyperspace
 - 4. Project Gateway
 - 5. Looking Glass
 - 6. Project Surge
 - 7. Project Korn

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 2nd day of October 2025 at 4:00 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.