

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, October 8, 2025

Present:

Rick Mantooh, President
Steven Mahaffey, First 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, October 8, 2025 at the East Mezzanine of City Hall, 72 W College Avenue, San Angelo, TX 76903.

2. Prayer

Bill Proctor, Retired Pastor from First Presbyterian Church provided invocation.

3. Public Comment

Jamal Schumpert spoke about flag football and suggested COSADC inquire about the sporting event.

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)

Director Stribling requested item C (August Financials) be pulled for discussion.

Motion: Director Stribling made a motion, seconded by Director Lasater, to approve the consent agenda but excluding item C. The motion carried unanimously six (6) ayes to zero (0) nays.

Public Comment: Jamal Schumpert requested to speak about items d and e.

Item C – August 2025 Financials:

Director Stribling asked question regarding the Profit & Loss for Water Rights. Tina Dierschke explained the process to which answered his questions.

Public Comment: Jamal Schumpert spoke.

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

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)

Michael Pratt presented an update regarding the Housing Study. The study shows that more housing is needed in our community.

The board suggested a committee be created and include the necessary groups, such as Economic Development, Planning, COSADC, and Council to help the process.

The board requested the newly updated Housing Study be included in the new website.

Public Comment: Jamal Schumpert stated the study was great. He suggested a committee be created with citizens and those that work in retail.

- b. Discussion regarding support for Goodfellow Air Force Base. (Presentation by Rick Mantooth, Board President)

President Mantooth spoke about support for Goodfellow. What can we fund/support to solve issues for housing demand for Goodfellow?

Discussion by the board: How much housing is needed on or off the base.

The San Angelo Chamber of Commerce has a list of needs for Goodfellow. It was requested this item be discussed at the November meeting.

Public Comment: Jamal Schumpert spoke. He suggested a sporting event to involve the community.

- 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)

Stephanie Hamby provided an update regarding the houses effected by the flooding. She has individuals reaching out for assistance, that had not asked prior.

Public Comment: Jamal Schumpert thanked the board for their support.

No further Public Comment going further.

- 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)

Dezaray Johnson provided an update regarding the businesses effected by the flooding.

The U.S Small Business Administration Office of Disaster Recovery and Resilience are still located at the Business Resource Center.

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

Michael Dane introduced Rick Weise, Assistant City Manager. Mr. Weise discussed the comprehensive plan. Council will be working to allocate funding for the plan. He discussed the convention center for a feasibility plan. The city purchased land along the river. The plan will help with the future development of the land.

The next project, the San Angelo Northeast Sector Plan needing a comprehensive civil engineering plan. They have received a proposal for future professional services.

Director Stribling proposed a future development to explore ways to build and connect Knickerbocker, Twin Mountain Road, and Mertzon Highway. This could help unlock development.

The development to connect Knickerbocker, Twin Mountain Road, and Mertzon Highway is currently being discussed with the City.

Shan Kelton, Executive Director of Operations spoke to the board. There are significant challenges, but they are working to see how they can work through it. Funding this development is steep.

Mr. Dane stated that the Northeast Sector plan is a hot topic for the board. Mr. Dane suggested the board make this a priority to have the plan completed. The cost could be \$162,500 or \$232,500 depending what component is decided.

Director Lewis requested this item be brought back for the November meeting.

- 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)

Director Lewis recused himself from the discussion.

Carl White, Director of Parks & Recreation is requesting funding. He explained the possibilities of Santa Fe Park and other parks. An idea to have a sculpture park telling a story along the river bank and Santa Fe Park.

He is requesting funds to assist in funding the master plan.

President Mantooth is in favor of \$75,000 to support, but if the project does not develop, COSADC should get the funding back.

Director Barton likes the project but feels the board needs more time to think.

Public Comment: Matt Lewis, San Angelo Area Foundation stated he is assisting with raising funds for this project.

Motion: Director Stribling made a motion, seconded by Director Barton, to table the item till the next meeting. The motion carried unanimously five (5) ayes to zero (0) nays, with no public comment.

Director Lewis returned to the board at 10:58 A.M.

- 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)

President Mantooth read the caption. This item will be discussed in Executive Session.

Robert Schneeman, Project Manager reviewed the damages Clark's Auto Parts & Wrecking Service sustained due to the July 4th flooding.

No Public comment.

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 11:0 A.M., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtle 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:
 - 1. Project Falcon
 - 2. Project Phoenix
 - 3. Project Hyperspace
 - 4. Project Gateway
 - 5. Looking Glass
 - 6. Project Surge
 - 7. Project Korn
 - 8. Clark's Auto Parts & Wrecking Service

At 12:02 P.M., the Board reconvened

7. Follow Up and Administrative Issues

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

Regular Agenda – item 5g

Motion: Director Lasater made a motion, seconded by Second Vice President Mahaffey to approve the grant for Clark's Auto Parts & Wrecking Service as presented. The motion carried unanimously six (6) ayes to zero (0) nays, with no public comment.

b. Announcement and consideration of Future Agenda items

The following items to be discuss at the next regular meeting:

1. Housing Study – page 100 needs information from the Planning Department;
2. Forming a Task Force Committee & polling stakeholders;
3. Housing Study be added to the new website;
4. Email a copy of the Housing Study to the board members;
5. San Angelo Chamber of Commerce discuss the list of needs for Goodfellow;
6. Discussion regarding Twin Mountain Road;
7. Discussion regarding Northeast Sector Plan;
8. Funding of the Santa Fe/Downtown River Parks Master Plan;
9. Review the job description and responsibilities for the Economic Development Director and staff;

Nora Nevarez asked the board, should they have any additional request to add to the agenda deadline is November 4th by noon.

8. Adjournment

Motion: First Vice President Mahaffey made a motion, seconded by Director Stribling 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 12:06 P.M.

THE CITY OF SAN ANGELO

DocuSigned by:

 A2F4D96090ED49E...
 Corporation President

ATTEST:

DocuSigned by:

 B488B9107DA14CD...
 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.)