

2

**CITY OF SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT CORPORATION
NOTICE OF REGULAR MEETING**

Note: One or more members of the South Padre Island City Council may attend this meeting. If so, this statement satisfies the requirements of the Open Meetings Act

Notice is hereby given that the Economic Development Corporation Board of Directors of the City of South Padre Island, Texas, will hold its **Regular Meeting Tuesday, August 15th, 2017 at 9:00 a.m.** at the Municipal Building, Joyce H. Adams Board Room, 2nd floor, 4601 Padre Blvd., South Padre Island, Texas. Following is the agenda on which action may be taken:

1. **Call to order**
2. **Pledge of Allegiance**
3. **Public Comments and Announcements**
This is an opportunity for citizens to speak to the Board relating to agenda or non-agenda items. Speakers are required to give their name before addressing their concerns. (Note: State law will not permit the Board to discuss, debate, or consider items that are not on the agenda. Citizen comments may be referred to staff or may be placed on the agenda of a future Board meeting)
4. **Approve the Consent Agenda:**
 - 4a. **Approve the Minutes from the Regular Meeting of July 18th, 2017**
 - 4b. **Financial Report for EDC- July 2017**
 - 4c. **Approve the Financial Reports for the Birding & Nature Center- July 2017**
 - 4d. **Activity Report from the SPI Birding and Nature Center Manager**
5. **Discussion and possible action to terminate the governmental consulting agreement with Hillco Partners of Austin, Texas**
6. **Discussion and possible action regarding the Easement Agreement from Sea Turtle, Inc.**
7. **Discussion regarding the EDC Strategic Plan for 2017-18**
8. **Discussion and possible action regarding the two proposals received to complete a Facility Reserves Study for the Birding Center**
9. **Executive Director's Activity Report**

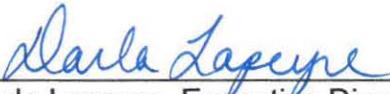
10. Pursuant to TEXAS GOVERNMENT CODE, Section 551.074, Personnel Matters: an EXECUTIVE SESSION will be held to discuss the Executive Director position
11. Discussion and possible action regarding the Executive Director position
12. Adjournment

We reserve the right to go into Executive Session regarding any of the items posted on this agenda, pursuant to Sections 551-071, Consultation with Attorney; 551.072, Deliberations about Real Property; 551.073, Deliberations about Gifts & Donations; 551-074, Personnel Matters; 551-076, Deliberations about Security Devices; and/or 551.086, Deliberation regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1)

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Directors of the City of South Padre Island Economic Development Corporation is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall which will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 11th day of August, 2017

S E A L



Darla Lapeyre, Executive Director

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Jay Mitchim, ADA-designated responsible party, at (956)761-1025.

4.

DRAFT

**CITY OF SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

MINUTES
Regular Meeting
July 18th, 2017

1. CALL TO ORDER

A regular meeting of the Board of Directors of the City of South Padre Island Economic Development Corporation was held on Tuesday, July 18th 2017, at the South Padre Island Birding and Nature Center 6801 Padre Blvd., South Padre Island, Texas. President Irv Downing called the meeting to order at 9:00 a.m. Other Board members present were Vice-President Ron Pitcock, Secretary/Treasurer Bob Friedman, and Directors Dan Seitz, Susan Guthrie, Jerry Pace, and Mickey Furcron. Also present were Executive Director Darla Lapeyre, SPI Birding and Nature Center President Lynne Tate, and SPI Birding and Nature Center Cristin Howard.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

President Downing announced he will be traveling until August 14th. He asked Susan Guthrie and Darla Lapeyre to attend the upcoming 7/25 CVB Sand Castle Committee meeting on his behalf.

4. APPROVE THE CONSENT AGENDA

- 4a. Approve the Minutes from Regular Meeting of June 20th, 2017**
- 4b. Financial Report for EDC-June 2017**
- 4c. Approve the Financial Report for the Birding and Nature Center – June 2017**
- 4d. Activity Report from the Birding and Nature Center Manager**

Upon a motion from Ron Pitcock and a second by Mickey Furcron, the consent agenda was unanimously approved.

5. DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM RGV REEF TO BECOME A MATERIAL SUPPORTER FOR THE ARTIFICIAL REEF PROJECT

The Board reviewed a written request from RGV Reef to assist with funding

deployment of material, estimated to be \$250,000 in 2018 and a salaried position for the artificial reef project, estimated to be \$60,000 per year. No formal action was taken.

6. DISCUSSION AND POSSIBLE ACTION REGARDING THE DRAFT INGRESS-EGRESS EASEMENT AND MAINTENANCE AGREEMENT FROM SEA TURTLE, INC FOR PEDESTRIAN INGRESS AND EGRESS BETWEEN PROPERTIES AND THE CONTINUED MAINTENANCE THEREOF

The Board reviewed the draft easement agreement from Sea Turtle's attorney. The one the EDC attorney drafted was rejected by the Sea Turtle Board of Directors and replaced with the document in the Board packet. The Board asked Darla Lapeyre, Susan Guthrie, Mickey Furcron, and Irv Downing to work as a committee on the details of the easement agreement with Sea Turtle's Board. Mayor Patel spoke to the EDC and said the City will be using the venue tax to buy the land to the south of Sea Turtle and will build boardwalks to connect to the Convention Centre and hopes the Birding Center Boardwalks will agree to be included in the City's plans. No formal action was taken.

7. EXECUTIVE DIRECTOR'S ACTIVITY REPORT

The Board reviewed the written report. Ms. Lapeyre gave a sales tax analysis and reported on meetings and webinars she attended and will be attending, getting bids for a Facility Reserves Study, and developing a conservation easement for the Corps permit.

8. PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.074, PERSONNEL MATTERS: AN EXECUTIVE SESSION WILL BE HELD TO DISCUSS THE EXECUTIVE DIRECTOR POSITION

The Board went into an executive session at 9:51 a.m. and returned from the executive session at 10:35 a.m.

9. DISCUSSION AND POSSIBLE ACTION REGARDING THE EXECUTIVE DIRECTOR POSITION

No action will be taken.

10. STRATEGIC PLANNING SESSION FOR 2017-PHASE 2 GOALS AND TACTICS

The Board participated in the second phase of the strategic plan and developed Goals for 2018.

11. ADJOURNMENT

There being no further business the meeting was adjourned at 12:05 p.m.

S E A L

Darla Lapeyre
Executive Director

APPROVED:

Irv Downing
President



Memo

To: South Padre Island Economic Development Corporation Board of Directors
From: Rodrigo Gimenez, Chief Financial Officer
City of South Padre Island
CC: Darla Lapeyre
Date: August 10, 2017
Re: July 31, 2017 Operating Statement

The July 31, 2017 Operating Statement for the South Padre Island Economic Development Corporation as well as the Balance Sheet as of July 31, 2017 are attached for your review. **Transactions summarized in the statements are those processed through the Finance Department of the City.**

The Birding and Nature Center sales are not reflected in these financial statements, since they took their bookkeeping in house in October 2011.

Sales Tax amounts include the June tax collections sent to the State of Texas in July and distributed to local governments in August. This August allocation payment is accrued for financial statement presentation purposes in the July operating statement.

Please contact me at rgimenez@MYSPI.org at your earliest convenience should you have any questions.

"A Certified Retirement Community"

City of South Padre Island
Economic Development Corporation
Balance Sheet
July 31, 2017/2016

Assets	2017	2016
Cash and cash equivalents	\$ 717,541	\$ 665,934
Receivables - Sales Tax	111,532	109,615
Revolving Loan Receivable	48,054	57,807
Due From General Fund	-	-
Miscellaneous Receivables	-	-
Prepaid Expenses	-	-
TOTAL ASSETS	\$ 877,126	\$ 833,356
Liabilities and Fund Balances		
Deferred Revenue	\$ 48,054	\$ 57,807
Accounts Payable	-	-
Sales Tax Payable	-	-
Payroll Taxes Payable	-	-
Wages Payable	-	-
Due to General Fund	-	-
Reserved for Encumbrances	-	-
Other liabilities	318	318
Total Liabilities	48,372	58,125
Fund Balance	828,754	775,231
Total Liabilities and Fund Balance	\$ 877,126	\$ 833,356

City of South Padre Island
Economic Development Corporation
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
July 31, 2017/2016

	2017		2016
	Budget	Actual	Actual
<u>REVENUES</u>			
Sales Tax	\$ 770,000	\$ 610,906	\$ 569,915
Revolving Loan Revenue	10,693	8,880	7,718
Grant Revenue	-	-	-
Interest Revenue	2,083	4,089	2,771
BNC Expense Reimbursement	-	-	-
Miscellaneous Revenues	(20)	10	20
Total Revenue	782,756	623,885	\$ 580,424
<u>EXPENDITURES</u>			
General Administrative Expenses	767,756	579,075	505,944
BNC Cash Advances	20,000	-	9,100
Birding Center Expenses	95,000	92,484	48,322
Total Expenditures	882,756	671,559	\$563,366
Excess (Deficiency) of Revenues Over (Under) Expenditures	(100,000)	(47,674)	\$ 17,058
Fund balance - beginning	876,428	876,428	758,173
Fund balance - ending	\$ 776,428	\$ 828,754	\$ 775,231

FUND : 80 - ECONOMIC DEVELOPMENT CORP

SCHEDULE OF BUDGETED, ACTUAL AND ENCUMBERED EXPENDITURES

DEPARTMENT : DEPT 580 - EDC

NOTATION :

ACCOUNT NUMBERS	ACCOUNT DESCRIPTION	-- MONTH --		YEAR TO DATE		CURRENT	UNENCUMBERED	BUDGET
		EXPENDITURES	ENCUMBRANCES	EXPENDITURES	TOTALS	MODIFIED BUDGET	BALANCE	PERCENT REMAINING
<u>PERSONNEL SERVICES</u>								
580-0010	SUPERVISION	4,538.46	0.00	47,653.83	47,653.83	59,000.00	11,346.17	19.23
580-0020	CLERICAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0060	OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0070	FICA	65.80	0.00	723.80	723.80	1,109.00	385.20	34.73
580-0080	TMRS	574.56	0.00	5,740.84	5,740.84	7,638.00	1,897.16	24.84
580-0081	GROUP INSURANCE	99.56	0.00	4,998.71	4,998.71	6,974.00	1,975.29	28.32
580-0083	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	237.00	237.00	100.00
580-0084	UNEMPLOYMENT TAX	0.00	0.00	53.10	53.10	180.00	126.90	70.50
		=====	=====	=====	=====	=====	=====	=====
		5,278.38	0.00	59,170.28	59,170.28	75,138.00	15,967.72	21.25
		=====	=====	=====	=====	=====	=====	=====
<u>GOODS AND SUPPLIES</u>								
580-0101	OFFICE SUPPLIES	37.33	0.00	761.47	761.47	1,000.00	238.53	23.85
580-0102	LOCAL MEETINGS	129.50	0.00	351.00	351.00	500.00	149.00	29.80
580-0107	BOOKS & PUBLICATIONS	0.00	0.00	209.20	209.20	600.00	390.80	65.13
580-0108	POSTAGE	0.00	0.00	21.75	21.75	200.00	178.25	89.13
580-0150	MINOR TOOLS & EQUIPM	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0180	INFORMATION TECHNOLO	0.00	0.00	0.00	0.00	1,500.00	1,500.00	100.00
		=====	=====	=====	=====	=====	=====	=====
		166.83	0.00	1,343.42	1,343.42	3,800.00	2,456.58	64.65
		=====	=====	=====	=====	=====	=====	=====
<u>MISCELLANEOUS SERVICES</u>								
80-0501	COMMUNICATIONS	63.38	0.00	586.47	586.47	800.00	213.53	26.69
80-0502	LOAN REV EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0513	TRAINING EXPENSE	79.00	0.00	453.00	453.00	1,500.00	1,047.00	69.80
80-0520	INSURANCE	0.00	0.00	913.00	913.00	1,000.00	87.00	8.70
80-0530	PROFESSIONAL SERVICE	3,144.47	0.00	8,496.53	8,496.53	8,500.00	3.47	0.04
80-0534-001	BIRDING MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-002	LOBBYIST	2,083.33	0.00	20,833.30	20,833.30	25,000.00	4,166.70	16.67
80-0534-003	COMPREHENSIVE PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-004	BEACH MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-005	REGIONAL MOBILITY AU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-006	ECONOMIC ACTIVITY IN	0.00	0.00	4,000.00	4,000.00	4,000.00	0.00	0.00
80-0534-010	BAY CLEANUP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-012	AREA MARKETING STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-013	USDA RBEG	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-014	I-69 ALLIANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-015	BROWN PROPERTY INTER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-016	BIRDING MASTER NON-C	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-017	OTHER PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-018	GULF OF MEXICO NATUR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80-0534-019	BUSINESS RECRUITMENT	0.00	0.00	28,527.00	28,527.00	35,000.00	6,473.00	18.49

FUND : 80 - ECONOMIC DEVELOPMENT CORP

SCHEDULE OF BUDGETED, ACTUAL AND ENCUMBERED EXPENDITURES

DEPARTMENT : DEPT 580 - EDC

NOTATION :

ACCOUNT NUMBERS	ACCOUNT DESCRIPTION	-- MONTH --		YEAR TO DATE		CURRENT	UNENCUMBERED	BUDGET
		EXPENDITURES	ENCUMBRANCES	EXPENDITURES	TOTALS	MODIFIED BUDGET	BALANCE	PERCENT REMAINING
580-0534-020	BNC LANDSCAPING PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0540	ADVERTISING	1,206.50	0.00	2,808.98	2,808.98	3,500.00	691.02	19.74
580-0550	TRAVEL	0.00	0.00	1,210.08	1,210.08	5,000.00	3,789.92	75.80
580-0551	DUES & MEMBERSHIPS	265.00	0.00	1,215.00	1,215.00	1,000.00	(215.00)	(21.50)
580-0555	PROMOTIONS	0.00	0.00	1,625.00	1,625.00	3,000.00	1,375.00	45.83
580-0560	RENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0576	BEACH RENOURISHMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0580	INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0599	PROMOTIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		6,841.68	0.00	70,668.36	70,668.36	88,300.00	17,631.64	19.97
<u>EQUIPMT > \$5,000 OUTLAY</u>								
580-1001	BUILDINGS & STRUCTUR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-1003	FURNITURE & FIXTURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-1004	MACHINERY & EQUIPMEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-1011	INFORMATION TECHNOLO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>INTERFUND TRANSFERS</u>								
580-9470	TSF TO GENERAL FUND	100,000.00	0.00	100,000.00	100,000.00	100,000.00	0.00	0.00
580-9476	BEACH NOURISHMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-9480	TRANSFER TO EDC DEBT	32,835.92	0.00	328,359.20	328,359.20	394,031.00	65,671.80	16.67
		132,835.92	0.00	428,359.20	428,359.20	494,031.00	65,671.80	13.29
<u>SPECIAL PROJECTS</u>								
580-9175	ELECTION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-9178	DESIGNATED PROJECTS	0.00	0.00	19,534.00	19,534.00	106,487.00	86,953.00	81.66
580-9178-001	TOMPKINS CHANNEL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-9181	BNC CASH ADVANCE	0.00	0.00	0.00	0.00	20,000.00	20,000.00	100.00
		0.00	0.00	19,534.00	19,534.00	126,487.00	106,953.00	84.56
DEPARTMENT TOTAL		145,122.81	0.00	579,075.26	579,075.26	787,756.00	208,680.74	26.49

FUND :80 -ECONOMIC DEVELOPMENT CORP

SCHEDULE OF BUDGETED, ACTUAL AND ENCUMBERED EXPENDITURES

DEPARTMENT : DEPT 581 - BIRD CENTER

NOTATION :

ACCOUNT NUMBERS	ACCOUNT DESCRIPTION	-- MONTH -- ----- YEAR TO DATE -----		CURRENT MODIFIED		UNENCUMBERED BALANCE	BUDGET PERCENT REMAINING
		EXPENDITURES	ENCUMBRANCES	EXPENDITURES	TOTALS		
581-0540	ADVERTISING	0.00	0.00	0.00	0.00	0.00	0.00
581-0550	TRAVEL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
581-0551	DUES & MEMBERSHIPS	0.00	0.00	0.00	0.00	0.00	0.00
581-0555	PROMOTIONS	0.00	0.00	0.00	0.00	0.00	0.00
581-0560	RENTAL	0.00	0.00	0.00	0.00	0.00	0.00
581-0580	ELECTRICITY	0.00	0.00	(517.47) (517.47)	0.00	517.47
581-0581	WATER, SEWER, & GARB	0.00	0.00	0.00	0.00	0.00	0.00
581-0590	JANITORIAL	0.00	0.00	0.00	0.00	0.00	0.00
		150.15	0.00	41,360.63	41,360.63	43,000.00	1,639.37

EQUIPMNT > \$5,000 OUTLAY

581-1001	BUILDINGS & STRUCTUR	0.00	0.00	0.00	0.00	0.00	0.00
581-1003	FURNITURE & FIXTURES	0.00	0.00	0.00	0.00	0.00	0.00
581-1004	MACHINERY & EQUIPMEN	0.00	0.00	0.00	0.00	0.00	0.00
581-1011	INFORMATION TECHNOLO	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00

DEPARTMENT TOTAL 2,772.35 0.00 92,483.67 92,483.67 95,000.00 2,516.33 2.65

4:39 PM

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

08/07/17

Balance Sheet

Accrual Basis

As of July 31, 2017

	Jul 31, 17
ASSETS	
Current Assets	
Checking/Savings	
\$BNC Operating 38458	50,750.51
Cash on Hand	
Cash Box	300.00
Kiosk Cash	1,600.00
Register Drawer	500.00
Total Cash on Hand	2,400.00
SPI BNC Donation 38545	2,000.00
SPI BNC MMAcct 38415	21,637.15
Total Checking/Savings	76,787.66
Other Current Assets	
Inventory Asset	49,072.72
Total Other Current Assets	49,072.72
Total Current Assets	125,860.38
Fixed Assets	
Accumulated Depreciation	-27,003.00
Boardwalk	40,750.00
Building Improvement	19,562.01
Furniture and Equipment	10,600.00
Landscape and Grounds	9,000.00
Total Fixed Assets	52,909.01
TOTAL ASSETS	178,769.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	19,207.98
Total Accounts Payable	19,207.98
Other Current Liabilities	
INSURANCE	
HEALTH	86.50
Total INSURANCE	86.50
Payroll Liabilities	
FIT and FICA-Medicare	4,525.27
Total Payroll Liabilities	4,525.27
Sales Tax Payable	1,193.44
Total Other Current Liabilities	5,805.21
Total Current Liabilities	25,013.19
Long Term Liabilities	
EDC Loan 270101	47,289.25
Entrance Gate Loan	-11,500.00
Total Long Term Liabilities	35,789.25
Total Liabilities	60,802.44
Equity	
Fund Balances	
Board Designated	8,000.00

4:39 PM

08/07/17

Accrual Basis

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Balance Sheet

As of July 31, 2017

	<u>Jul 31, 17</u>
Total Fund Balances	8,000.00
Unrestricted	70,053.93
Net Income	<u>39,913.02</u>
Total Equity	<u>117,966.95</u>
TOTAL LIABILITIES & EQUITY	<u>178,769.39</u>

4:48 PM

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

08/07/17

Profit & Loss Budget vs. Actual

Accrual Basis

October 2016 through July 2017

	Oct '16 - Jul 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
ADMISSIONS INCOME				
DISCOUNT ADMISSIONS	636.00	2,000.00	-1,364.00	31.8%
EXTENDED PASS ADMISSIONS	9,910.25	9,000.00	910.25	110.1%
GENERAL ADMISSIONS	195,956.10	175,000.00	20,956.10	112.0%
GROUP ADMISSIONS	6,923.00	8,500.00	-1,577.00	81.4%
Total ADMISSIONS INCOME	213,425.35	194,500.00	18,925.35	109.7%
BUILDING RENTAL INCOME	7,985.00	20,000.00	-12,015.00	39.9%
CONTRIBUTIONS				
DESIGNATED				
JOJO	475.33			
Total DESIGNATED	475.33			
DONATIONS				
HALLOWEEN	0.00	1,000.00	-1,000.00	0.0%
MEMBERSHIP	5,050.00	30,000.00	-24,950.00	16.8%
SPECIAL EVENTS	257.12	5,000.00	-4,742.88	5.1%
SPOONBILL MINI GOLF TOURNAMENT	4,677.02	5,500.00	-822.98	85.0%
SUMMER CAMP	0.00	0.00	0.00	0.0%
W O W E	12,606.72	12,300.00	306.72	102.5%
DONATIONS - Other	15,543.83			
Total DONATIONS	38,134.69	53,800.00	-15,665.31	70.9%
EVENT PARKING	26,756.73	0.00	26,756.73	100.0%
PARKING GATE	0.00	0.00	0.00	0.0%
Total CONTRIBUTIONS	65,366.75	53,800.00	11,566.75	121.5%
GIFT SHOP INCOME				
CONSIGNMENT SALES	3,233.86	5,000.00	-1,766.14	64.7%
GIFT SHOP SALES	123,042.60	125,000.00	-1,957.40	98.4%
VENDING INCOME	23.64	1,000.00	-976.36	2.4%
Total GIFT SHOP INCOME	126,300.10	131,000.00	-4,699.90	96.4%
Gift Shop Sales				
40201 - Gift Shop Sales	0.00			
Total Gift Shop Sales	0.00			
Total Income	413,077.20	399,300.00	13,777.20	103.5%
Cost of Goods Sold				
COST OF GOODS SOLD				
COST OF GOODS CONSIGNMENT	3,525.10	3,600.00	-74.90	97.9%
COST OF GOODS GIFT SHOP	61,605.88	62,500.00	-894.12	98.6%
Total COST OF GOODS SOLD	65,130.98	66,100.00	-969.02	98.5%
Total COGS	65,130.98	66,100.00	-969.02	98.5%
Gross Profit	347,946.22	333,200.00	14,746.22	104.4%
Expense				
OPERATIONS EXPENSES				
ADVERTISING & PROMOTION				
BOOTH RENT	0.00	650.00	-650.00	0.0%
GUIDES & DIRECTORIES	4,030.72	2,200.00	1,830.72	183.2%
PHOTOGRAPHY & VIDEO	0.00	3,800.00	-3,800.00	0.0%
PRINT	3,721.51	3,600.00	121.51	103.4%
SOCIAL & INTERNET	168.85	0.00	168.85	100.0%
Total ADVERTISING & PROMOTION	7,921.08	10,250.00	-2,328.92	77.3%
BANK SERVICE CHARGES	0.00	0.00	0.00	0.0%
CREDIT CARD FEES	15,060.87	10,120.00	4,940.87	148.8%

4:48 PM

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

08/07/17

Profit & Loss Budget vs. Actual

Accrual Basis

October 2016 through July 2017

	Oct '16 - Jul 17	Budget	\$ Over Budget	% of Budget
DUES & SUBSCRIPTIONS	465.00	670.00	-205.00	69.4%
FUNDRAISING & EVENTS				
DESIGNATED REIMBURSEMENTS	0.00	500.00	-500.00	0.0%
GREAT TEXAS BIRDING CLASSIC	0.00	0.00	0.00	0.0%
HALLOWEEN	0.00	750.00	-750.00	0.0%
JOJO	2,609.04	3,000.00	-390.96	87.0%
LETTERS & BROCHURES	275.80	1,000.00	-724.20	27.6%
MEMBERSHIP DRIVE	467.10			
MONARCH CELEBRATION	0.00	0.00	0.00	0.0%
PHOTOGRAPHY WORKSHOP	0.00	250.00	-250.00	0.0%
PLAQUES & BRICKS	717.50	900.00	-182.50	79.7%
SPECIAL EVENTS	607.14	350.00	257.14	173.5%
SPOONBILL MINI GOLF TOURNAMENT	396.88	500.00	-103.12	79.4%
SUMMER CAMP	100.00	300.00	-200.00	33.3%
W O W E	6,546.93	5,500.00	1,046.93	119.0%
Total FUNDRAISING & EVENTS	11,720.39	13,050.00	-1,329.61	89.8%
GIFT SHOP SUPPLIES	343.18	300.00	43.18	114.4%
INSURANCE				
DIRECTORS & OFFICERS	633.00	0.00	633.00	100.0%
HEALTH	1,404.40	0.00	1,404.40	100.0%
WORKERS COMPENSATION	2,645.80	0.00	2,645.80	100.0%
INSURANCE - Other	0.00	6,000.00	-6,000.00	0.0%
Total INSURANCE	4,683.20	6,000.00	-1,316.80	78.1%
LEGAL & PROFESSIONAL	6,536.25	8,400.00	-1,863.75	77.8%
LOAN EXPENSE	1,741.82	2,810.00	-1,068.18	62.0%
LOCAL MEETINGS				
MEALS & SNACKS	401.23	200.00	201.23	200.6%
VOLUNTEER APPRECIATION	299.00	600.00	-301.00	49.8%
Total LOCAL MEETINGS	700.23	800.00	-99.77	87.5%
MAINTENANCE & REPAIRS				
BUILDING	9,739.87	5,000.00	4,739.87	194.8%
GROUNDS	8,828.96	3,000.00	5,828.96	294.3%
HABITAT	0.00	0.00	0.00	0.0%
Total MAINTENANCE & REPAIRS	18,568.83	8,000.00	10,568.83	232.1%
OFFICE & PRINTING	1,438.67	1,200.00	238.67	119.9%
PAYROLL SERVICE	590.56	700.00	-109.44	84.4%
POSTAGE & FREIGHT	434.31	500.00	-65.69	86.9%
SOFTWARE	962.37	500.00	462.37	192.5%
SUPPLIES	4,733.70	4,000.00	733.70	118.3%
TRAINING				
ANCA	1,116.40	0.00	1,116.40	100.0%
OTHER	0.00	0.00	0.00	0.0%
TRAINING - Other	0.00	300.00	-300.00	0.0%
Total TRAINING	1,116.40	300.00	816.40	372.1%
TRAVEL	2,422.99	2,000.00	422.99	121.1%
Total OPERATIONS EXPENSES	79,439.85	69,600.00	9,839.85	114.1%
POS Inventory Adjustments	0.00			
RENT	10.00			
SALARIES AND TAXES				
CONTRACT CLERICAL	696.00			
GIFT SHOP ATTENDANTS	23,400.65	32,760.00	-9,359.35	71.4%
JANITOR	12,436.80	13,000.00	-563.20	95.7%
MAINTENANCE	21,468.75	26,000.00	-4,531.25	82.6%
MANAGER	36,362.00	45,000.00	-8,638.00	80.8%
NATURALIST	25,923.09	32,000.00	-6,076.91	81.0%
PAYROLL TAXES	9,195.36	11,400.00	-2,204.64	80.7%

4:48 PM

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

08/07/17

Profit & Loss Budget vs. Actual

Accrual Basis

October 2016 through July 2017

	Oct '16 - Jul 17	Budget	\$ Over Budget	% of Budget
Total SALARIES AND TAXES	129,482.65	160,160.00	-30,677.35	80.8%
SERVICE CONTRACTS				
AIR CONDITIONING	2,790.00	3,900.00	-1,110.00	71.5%
BACKGROUND CHECKS	20.00	110.00	-90.00	18.2%
CLEANING SUPPLIES	4,063.50	2,800.00	1,263.50	145.1%
DRINKING WATER	456.58	600.00	-143.42	76.1%
EBIRD TRAIL TRACKER	650.00	650.00	0.00	100.0%
ELEVATOR	0.00	0.00	0.00	0.0%
INFORMATION TECHNOLOGY				
COMPUTER COPIER	17,724.09	19,500.00	-1,775.91	90.9%
KIOSK	1,181.24	0.00	1,181.24	100.0%
Total INFORMATION TECHNOLOGY	18,905.33	19,500.00	-594.67	97.0%
KIOSK LEASE PURCHASE	5,484.11	6,920.00	-1,435.89	79.3%
LAWN & GROUNDS	0.00	0.00	0.00	0.0%
LINENS MOPS MATS	0.00	0.00	0.00	0.0%
PARKING GATE	0.00	0.00	0.00	0.0%
PEST CONTROL	780.00	940.00	-160.00	83.0%
SECURITY	2,707.36	2,470.00	237.36	109.6%
TELEPHONE & INTERNET				
ATT EMERGENCY LINES	2,110.17	2,690.00	-579.83	78.4%
ATT INTERNET	13,448.23	10,080.00	3,368.23	133.4%
ATT VOICE	2,581.20	4,480.00	-1,898.80	57.6%
Total TELEPHONE & INTERNET	18,139.60	17,250.00	889.60	105.2%
WEBSITE & CLOUD	570.65	1,000.00	-429.35	57.1%
Total SERVICE CONTRACTS	54,567.13	56,140.00	-1,572.87	97.2%
UTILITIES				
ELECTRICITY	17,851.29	26,400.00	-8,548.71	67.6%
TRASH	885.63	1,400.00	-514.37	63.3%
WATER / SEWER	20,215.36	19,500.00	715.36	103.7%
Total UTILITIES	38,952.28	47,300.00	-8,347.72	82.4%
Total Expense	302,451.91	333,200.00	-30,748.09	90.8%
Net Ordinary Income	45,494.31	0.00	45,494.31	100.0%
Other Income/Expense				
Other Income				
INTEREST INCOME	8.71			
Total Other Income	8.71			
Other Expense				
Balancing Adjustments	0.00			
DEPRECIATION	5,590.00			
Total Other Expense	5,590.00			
Net Other Income	-5,581.29			
Net Income	39,913.02	0.00	39,913.02	100.0%

4:35 PM

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss Prev Year Comparison

October 2016 through July 2017

08/07/17

Accrual Basis

	Oct '16 - Jul ...	Oct '15 - Jul ...	\$ Change	% Change
Ordinary Income/Expense				
Income				
ADMISSIONS INCOME				
DISCOUNT ADMISSIONS	636.00	1,658.99	-1,022.99	-61.7%
EXTENDED PASS ADMISSIONS	9,910.25	8,229.00	1,681.25	20.4%
GENERAL ADMISSIONS	195,956.10	159,552.21	36,403.89	22.8%
GROUP ADMISSIONS	6,923.00	7,593.00	-670.00	-8.8%
Total ADMISSIONS INCOME	213,425.35	177,033.20	36,392.15	20.6%
BUILDING RENTAL INCOME	7,985.00	14,313.00	-6,328.00	-44.2%
CONTRIBUTIONS				
DESIGNATED				
JOJO	475.33	0.00	475.33	100.0%
Total DESIGNATED	475.33	0.00	475.33	100.0%
DONATIONS				
HALLOWEEN	0.00	800.00	-800.00	-100.0%
MEMBERSHIP	5,050.00	100.00	4,950.00	4,950.0%
SPECIAL EVENTS	257.12	1,298.00	-1,040.88	-80.2%
SPOONBILL MINI GOLF TOURNAMENT	4,677.02	0.00	4,677.02	100.0%
W O W E	12,606.72	3,500.00	9,106.72	260.2%
DONATIONS - Other	15,543.83	25,473.69	-9,929.86	-39.0%
Total DONATIONS	38,134.69	31,171.69	6,963.00	22.3%
EVENT PARKING	26,756.73	7,475.00	19,281.73	258.0%
Total CONTRIBUTIONS	65,366.75	38,646.69	26,720.06	69.1%
GIFT SHOP INCOME				
CONSIGNMENT SALES	3,233.86	5,162.10	-1,928.24	-37.4%
GIFT SHOP SALES	123,042.60	120,126.02	2,916.58	2.4%
VENDING INCOME	23.64	880.33	-856.69	-97.3%
Total GIFT SHOP INCOME	126,300.10	126,168.45	131.65	0.1%
Gift Shop Sales				
40201 - Gift Shop Sales	0.00	0.00	0.00	0.0%
Total Gift Shop Sales	0.00	0.00	0.00	0.0%
Service Sales	0.00	0.00	0.00	0.0%
Total Income	413,077.20	356,161.34	56,915.86	16.0%
Cost of Goods Sold				
COST OF GOODS SOLD				
COST OF GOODS CONSIGNMENT	3,525.10	4,329.69	-804.59	-18.6%
COST OF GOODS GIFT SHOP	61,605.88	59,527.87	2,078.01	3.5%
Total COST OF GOODS SOLD	65,130.98	63,857.56	1,273.42	2.0%
RETURNS, ALLOWANCES, BAD DEBTS	0.00	2.17	-2.17	-100.0%
Total COGS	65,130.98	63,859.73	1,271.25	2.0%
Gross Profit	347,946.22	292,301.61	55,644.61	19.0%
Expense				
OPERATIONS EXPENSES				
ADVERTISING & PROMOTION				
BOOTH RENT	0.00	735.00	-735.00	-100.0%
GUIDES & DIRECTORIES	4,030.72	3,888.34	142.38	3.7%
PHOTOGRAPHY & VIDEO	0.00	200.00	-200.00	-100.0%
PRINT	3,721.51	3,761.39	-39.88	-1.1%
SOCIAL & INTERNET	168.85	0.00	168.85	100.0%
Total ADVERTISING & PROMOTION	7,921.08	8,584.73	-663.65	-7.7%

4:35 PM

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss Prev Year Comparison

08/07/17

October 2016 through July 2017

Accrual Basis

	Oct '16 - Jul ...	Oct '15 - Jul ...	\$ Change	% Change
BANK SERVICE CHARGES	0.00	0.00	0.00	0.0%
CREDIT CARD FEES	15,060.87	11,204.94	3,855.93	34.4%
DUES & SUBSCRIPTIONS	465.00	406.10	58.90	14.5%
FUNDRAISING & EVENTS				
HALLOWEEN	0.00	19.00	-19.00	-100.0%
JOJO	2,609.04	597.11	2,011.93	336.9%
LETTERS & BROCHURES	275.80	559.88	-284.08	-50.7%
MEMBERSHIP DRIVE	467.10	0.00	467.10	100.0%
PHOTOGRAPHY WORKSHOP	0.00	120.00	-120.00	-100.0%
PLAQUES & BRICKS	717.50	547.00	170.50	31.2%
SPECIAL EVENTS	607.14	1,416.22	-809.08	-57.1%
SPOONBILL MINI GOLF TOURNAMENT	396.88	442.52	-45.64	-10.3%
SUMMER CAMP	100.00	76.90	23.10	30.0%
W O W E	6,546.93	4,114.85	2,432.08	59.1%
Total FUNDRAISING & EVENTS	11,720.39	7,893.48	3,826.91	48.5%
GIFT SHOP SUPPLIES	343.18	95.91	247.27	257.8%
INSURANCE				
DIRECTORS & OFFICERS	633.00	558.00	75.00	13.4%
HEALTH	1,404.40	0.00	1,404.40	100.0%
WORKERS COMPENSATION	2,645.80	1,547.00	1,098.80	71.0%
INSURANCE - Other	0.00	2,909.00	-2,909.00	-100.0%
Total INSURANCE	4,683.20	5,014.00	-330.80	-6.6%
LEGAL & PROFESSIONAL	6,536.25	7,187.50	-651.25	-9.1%
LOAN EXPENSE	1,741.82	1,889.04	-147.22	-7.8%
LOCAL MEETINGS				
MEALS & SNACKS	401.23	309.82	91.41	29.5%
VOLUNTEER APPRECIATION	299.00	398.75	-99.75	-25.0%
Total LOCAL MEETINGS	700.23	708.57	-8.34	-1.2%
MAINTENANCE & REPAIRS				
BUILDING	9,739.87	5,024.59	4,715.28	93.8%
GROUNDS	8,828.96	3,318.82	5,510.14	166.0%
HABITAT	0.00	720.00	-720.00	-100.0%
Total MAINTENANCE & REPAIRS	18,568.83	9,063.41	9,505.42	104.9%
OFFICE & PRINTING	1,438.67	1,415.49	23.18	1.6%
PAYROLL SERVICE	590.56	569.26	21.30	3.7%
POSTAGE & FREIGHT	434.31	430.98	3.33	0.8%
SOFTWARE	962.37	1,423.99	-461.62	-32.4%
SUPPLIES	4,733.70	2,864.32	1,869.38	65.3%
TRAINING				
ANCA	1,116.40	545.00	571.40	104.8%
OTHER	0.00	1,000.00	-1,000.00	-100.0%
Total TRAINING	1,116.40	1,545.00	-428.60	-27.7%
TRAVEL	2,422.99	2,229.85	193.14	8.7%
Total OPERATIONS EXPENSES	79,439.85	62,526.57	16,913.28	27.1%
POS Inventory Adjustments	0.00	0.00	0.00	0.0%
RENT	10.00	0.00	10.00	100.0%
SALARIES AND TAXES				
CONTRACT CLERICAL	696.00	0.00	696.00	100.0%
GIFT SHOP ATTENDANTS	23,400.65	24,263.62	-862.97	-3.6%
JANITOR	12,436.80	14,467.73	-2,030.93	-14.0%
MAINTENANCE	21,468.75	16,068.90	5,399.85	33.6%
MANAGER	36,362.00	35,230.68	1,131.32	3.2%
NATURALIST	25,923.09	1,230.77	24,692.32	2,006.3%
PAYROLL TAXES	9,195.36	7,361.93	1,833.43	24.9%
Total SALARIES AND TAXES	129,482.65	98,623.63	30,859.02	31.3%

4:35 PM

SOUTH PADRE ISLAND BIRDING & NATURE CENTER

Profit & Loss Prev Year Comparison

08/07/17

October 2016 through July 2017

Accrual Basis

	Oct '16 - Jul ...	Oct '15 - Jul ...	\$ Change	% Change
SERVICE CONTRACTS				
AIR CONDITIONING	2,790.00	3,198.29	-408.29	-12.8%
BACKGROUND CHECKS	20.00	33.75	-13.75	-40.7%
CLEANING SUPPLIES	4,063.50	2,532.75	1,530.75	60.4%
DRINKING WATER	456.58	571.50	-114.92	-20.1%
EBIRD TRAIL TRACKER	650.00	0.00	650.00	100.0%
INFORMATION TECHNOLOGY				
COMPUTER COPIER	17,724.09	17,725.65	-1.56	0.0%
KIOSK	1,181.24	0.00	1,181.24	100.0%
Total INFORMATION TECHNOLOGY	18,905.33	17,725.65	1,179.68	6.7%
KIOSK LEASE PURCHASE	5,484.11	5,188.80	295.31	5.7%
LAWN & GROUNDS	0.00	6,799.04	-6,799.04	-100.0%
PEST CONTROL	780.00	780.00	0.00	0.0%
SECURITY	2,707.36	1,916.47	790.89	41.3%
TELEPHONE & INTERNET				
ATT EMERGENCY LINES	2,110.17	2,438.58	-328.41	-13.5%
ATT INTERNET	13,448.23	8,423.19	5,025.04	59.7%
ATT VOICE	2,581.20	3,787.95	-1,206.75	-31.9%
Total TELEPHONE & INTERNET	18,139.60	14,649.72	3,489.88	23.8%
WEBSITE & CLOUD	570.65	304.22	266.43	87.6%
Total SERVICE CONTRACTS	54,567.13	53,700.19	866.94	1.6%
UTILITIES				
ELECTRICITY	17,851.29	18,883.25	-1,031.96	-5.5%
TRASH	885.63	969.80	-84.17	-8.7%
WATER / SEWER	20,215.36	19,258.31	957.05	5.0%
Total UTILITIES	38,952.28	39,111.36	-159.08	-0.4%
Total Expense	302,451.91	253,961.75	48,490.16	19.1%
Net Ordinary Income	45,494.31	38,339.86	7,154.45	18.7%
Other Income/Expense				
Other Income				
EDC ADVANCE	0.00	9,100.00	-9,100.00	-100.0%
INTEREST INCOME	8.71	5.51	3.20	58.1%
Total Other Income	8.71	9,105.51	-9,096.80	-99.9%
Other Expense				
Balancing Adjustments	0.00	0.00	0.00	0.0%
DEPRECIATION	5,590.00	6,039.00	-449.00	-7.4%
Total Other Expense	5,590.00	6,039.00	-449.00	-7.4%
Net Other Income	-5,581.29	3,066.51	-8,647.80	-282.0%
Net Income	39,913.02	41,406.37	-1,493.35	-3.6%

**South Padre Island Birding and Nature Center
Monthly Directors Report
July 12 – August 7, 2017**

Visitors: For July

<u>Paid entrances (kiosk): 5,584</u>	<u>Revenue generated: \$28,172.00</u>
<u>Paid entrances (Gift Shop): 536</u>	<u>Revenue generated: \$2,174</u>
Annual Pass Holder Admissions: 33	
Annual Passes sold: 5 (2 comp)	Complimentary: 10 day
<i>Ramada: 3</i>	<i>Hilton Garden Inn: 0</i>
<i>The Inn at South Padre: 0</i>	<i>Super 8: 1</i>
<i>LaCopa: 3</i>	
<u>Extended Hours for July: 462 Guests, 16 Pass Holders, 2 comps</u>	
<u>Revenue Generated: \$2,203.00</u>	<u>Gift shop Sales : \$1,595.55</u>

Volunteers:

Number of active volunteers: 25
New Volunteers needed: Habitat Maintenance, Info desk
Total volunteer hours: 224 at the information desk.
4 Interns – 88 hours
Guides: 14
Phillip: 60

Maintenance:

Expense over monthly budget: No Monthly Budget, Yearly Budget is \$8,000.00

Notes:
\$511.67

Gift Shop:

Total revenue for month: \$6,958.27
Inventory assessment: \$44,582.66

Projected inventory needed: Supplies for Monarch days

Rental/Event Booking

Event type: Parkshore Condo Association July 29th.
TACRAO – group from Convention Center August 6 – 8 – No Show
Landfall Towers home owners meeting October 7th
US FISH AND WILDLIFE meeting November 28 – 30th

Ann Gonzalez Wedding booked for June 2018
21 wedding phone calls/emails /1 site visits

Upcoming Events: Palm fest October 7& 8 at the Convention Center

Notes:

Upcoming Programming:

World Shore Bird Day September 2
September 16, Planting Day
September 23, Open House/Annversary
October 28 Monarch Day

Current Programs:

Bird walks Monday, Tuesday, Wednesday Friday 9:30-11am.

Marketing/Advertising:

Local: Retractable Banner inside the lobby of the Hilton, Lacopa, LaQuinta, The Inn at South Padre and the Visitor's Center.

Key Cards at Ramada and the Inn at South Padre. Rack Cards in hotel rooms of Hilton, La Quinta, LaCopa and the INN.

Facebook, Instagram and Twitter

Ads:

Outreach/Contacts: Meeting next Wednesday with the Valley Wedding Pages

Meetings Attended: City Council, ANCA RGV July 27th.

Grants: None

Other: ANCA Summit in Alabama. I will be out of the office August 22, 23, 24, 25.

July 2016 Grand Totals

<i>Number of Visitors</i>	<i>4,524</i>
Admissions	\$22,347.00
Donations	\$200.00
Donation Jar	\$1,200.40
Outside Donation Box	\$89.00
Facility Rental	\$50.00
Parking	\$770.00
Gift Shop	\$5,705.49
Special Events	\$0
Binocular Rental	\$114.00
Total Sales	\$30,475.90

July 2017 Grand Totals

<i>Number of Visitors</i>	<i>6,120</i>
Admissions	\$30,346.00
Donations	\$3,500.00
Donation Jar	\$1,889.40
Outside Donation Box	\$157.00
Facility Rental	\$500.00
Parking	\$2,010.00
Gift Shop	\$6,958.27
Special Events	\$0.00
Binocular Rental	\$764.40
Total Sales	\$46,125.07



Save the Dates
October 27-29 2017

The City of South Padre Island
in partnership with the
SPI Convention and Visitors Bureau
and
SPI Birding and Nature Center
will be hosting



HalloWings

ACROSS *South Padre* ISLAND

A CELEBRATION OF MONARCH DAYS WITH A HALLOWEEN TOUCH

Events will be held
Friday, October 27th through Sunday, October 29th.
This will be a fun, family friendly 'Festival' with activities for all ages.

On Saturday, October 28th and Sunday October 29th
South Padre Island Businesses will have the opportunity to participate in this
special event to spread the celebration throughout the Island.

Participating businesses will have the opportunity to display
HalloWings banners and signs, (available through the SPI-CVB),
invite families into their business for

Trick or Treats on Saturday, from 2:00 p.m. - 4:00 p.m..
Display merchandise street side for a festive 'street market' atmosphere.
Partner with businesses to provide music, entertainment, food, etc. outside
your business from 10:00 a.m. - 4:00 p.m. Saturday and Sunday, or
provide other fun activities to add to the festive spirit of this celebration.



HalloWings

ACROSS *South Padre* ISLAND

The Birding and Nature Center is excited to be partnering with the SPI Convention and Visitors Bureau and the City of South Padre Island in sponsoring HalloWings Over South Padre Island, a Celebration of Monarch Days with a Halloween Touch, October 27th - 29th.

On Friday, October 27th, the SPI Birding and Nature Center will kick off the weekends events with a Gala evening of music, magic and art. Sample fine wines paired with delectable hors d'oeuvres while enjoying the beauty of the Laguna Madre at sunset and helping to raise funds to save the Monarchs.

Saturday morning will begin with a pancake breakfast at the Birding Center and a full day of activities including nature movies, arts and craft vendors, food trucks, plant sales, bird walks, face painting and crafts for the kids. An entertainment stage featuring Ballet Folklorico Dancers, Magicians, Mariaches and more will run from 10 a.m. - 3 p.m.

Other events include a magical live Butterfly Tent, kite exhibition and sandcastle building at the Convention and Visitors Center, butterfly garden home tours, and more.

The city will come alive as businesses throughout the city provide activities and specials for HalloWings including Trick or Treating, food and drink specials, activities for children and a 'street fair' atmosphere in the business district.

The Birding and Nature Center is thrilled to be a part of this first annual event and we look forward to growing and improving the event each year.

For volunteer and sponsorship opportunities for HalloWings Over South Padre Island, please call [956-243-1920](tel:956-243-1920) or contact the SPI BNC 956-761-6801.

5.



GOVERNMENTAL CONSULTING AGREEMENT

Agreement entered into as of October 1, 2016 between the City of South Padre Island and the Economic Development Corporation of South Padre (hereinafter referred to as the "Client") and HillCo Partners (the "Consultant"), with respect to government consulting services.

In consideration of the mutual promises set forth below, the Client and the Consultant agree as follows:

- 1) **Term.** The term of this Agreement commences on October 1, 2016 and shall continue through September 30, 2018 unless terminated by either party pursuant to Paragraph 7.
- 2) **The Services.** The responsibility of the Consultant under this agreement shall be as follows:

LEGISLATIVE LOBBYING EFFORT

During the legislative session we propose the following general legislative and regulatory consulting services to South Padre Island:

- Develop a political strategy based on the Client's goals and objectives;
- Work with the client, if needed, on specific legislation to be sought in the 2017 Texas Legislative Session.
- Continue to confer with and advocate your position with the Governor and his staff and other executive personnel on areas of importance to the Client;
- Maintain a continuing relationship with the members and key officers and employees of the House and Senate on your behalf;
- Monitor, daily, all priority legislation introduced and administrative rules proposed;
- Provide periodic status reports on legislation and administrative actions of interest;
- Attend legislative committee hearings, daily sessions in the House and Senate, and report key information to the Client;
- Represent the Client in meetings of legislative committees, state agencies, or individual legislators, as requested;
- Conduct on-site visits to South Padre Island to educate Economic Development Corporation officials, city officials, and city staff on the legislative process and the Client's agenda;
- Attend crucial meetings with Economic Development Corporation officials, city officials, and city staff, if needed;
- Identify the most influential or effective sponsor in both houses for proposed legislation, appropriation riders and/or amendments;

- Advise on the preparation and submission of testimony before legislative committee and state agencies;
- Confer with legislative leadership on committee and subcommittee activities as appropriate;
- Work with legislators in passing, amending, or defeating legislation; and
- Provide assistance on PAC committee organization and contributions, if appropriate.

SEEKING STATE FUNDING FOR CLIENT TOURISM DEVELOPMENT AND ISLAND ENHANCEMENT

- Work with the client to identify state funding for tourism attraction to South Padre Island.
- Work with the client to identify beach enhancement funding and infrastructure improvement funding.
- Work with client to seek additional funding for enhancement of the birding center.
- Work with the General Land Office to secure beach nourishment funding and other beach enhancement funding.
- Work with local and state officials of the Texas Department of Transportation on city transportation issues.
- Work with client to identify and seek any additional funding available to the City of South Padre Island and its Economic Development Corporation.
- Work with client, legislators, and state agencies on seeking RESTORE funds.

NORTH CAUSEWAY PROJECT

The following are items that the Consultant will be involved and take action in regard to a future causeway to South Padre Island:

- Continue to monitor all significant action, in regard to the Causeway project, by governmental agencies including Texas Department of Transportation (TxDOT), Cameron County Regional Mobility Authority, and Cameron County.
 - Continue to meet with key governmental officials and agency officials to communicate South Padre Island's stance on the causeway project.
 - Continue to work with South Padre Island leaders to contact and lobby other cities' officials in the Valley to communicate the importance of the North Causeway location.
 - Continue to prepare South Padre Island leaders for testimony in all public forums involving the Causeway project.
 - Continue to plan on-site visits for state elected officials and governmental agency officials with South Padre Island officials to educate them on the benefits of the North Causeway location.
 - Continue an on-going dialogue with South Padre Island leaders as to the status of efforts.
-

- Work with Cameron County Regional Mobility Authority on seeking funding for the Causeway project.

POST LEGISLATIVE LOBBYING EFFORTS

Following the Texas 2017 Legislative Session, Consultant will continue to work on the North Causeway project and will monitor all interim legislative activity that affects the city and the EDC. Periodic consultation and reporting will be maintained during this period.

The consultant will work with South Padre Island officials on maintaining an excellent relationship with the Cameron County RMA and will monitor all actions of this body. The consultants will also continue to maintain contacts with state and local officials on matters affecting the city and the North Causeway project.

The consultant will work with city staff in the interim on projects identified in the "2017-2018 Legislative Agenda and Action Items" developed by the consultant and the City Manager.

All Services to be provided hereunder will be undertaken only as directed by the Client or staff members designated by the Client. The Consultant agrees in performing the Services to work with such individuals and third parties as the Client may designate from time to time. The Consultant will not subcontract the performance of the Services under this Agreement without the prior written consent of the Client.

The Consultant will provide copies of any written materials prepared in connection with the Services to the in-house legal staff and appropriate designee(s) and shall report to those individuals and to the Client periodically in writing.

3) Confidentiality.

- (a) The Consultant will maintain at all times the confidentiality of all information received in connection with the Services performed hereunder regarding the business and activities of the Client.
 - (b) The Consultant acknowledges and agrees that any materials referring to any existing or future publications or programs of the Client contain proprietary material; that such materials have been provided to the Consultant in strictest confidence, solely for the purposes of review and use in completing assignments; that no divulgence or reproduction of any such materials shall be made without the prior written permission of the Client; and that any other person who is given access to any of the foregoing materials will be put on notice, in writing, of the terms of this Agreement pertaining to confidentiality. Notwithstanding the foregoing, the Consultant may not, in the course of performing its duties hereunder, disclose any publicly available information about the Client without prior permission and may not make oral representations about the Client.
-

- (c) All written materials and computer files submitted to the Consultant by the Client shall be returned to the Client by the Consultant, postage prepaid, within ten (10) days after demand by the Client.

4) Payment.

- (a) In full consideration of the Consultant's satisfactory performance of all Services to be rendered by the Consultant under this Agreement, the Client agrees to compensate the Consultant in the amount of \$12,000 per month beginning October 1, 2016 and extending through the term of this Agreement.
- (b) The Client will reimburse the Consultant for reasonable travel expenses, including economy airfare, car rental, lodging and meals incurred in the course of performing the Consultant's duties hereunder. The Client will also reimburse the Consultant for certain office expenses such as postage, legislative reporting services, telephone and express mail costs incurred during the performance of the Consultant's duties not to exceed \$500 per month, except during the Legislative Session, when billing is not to exceed \$1,000.

The Consultant may bill the Client expenses for meals with state officials provided the expenses are approved in advance by the Mayor or City Manager. Reimbursement will be made in accordance with the Client's billing policies and based upon submission and approval of appropriate receipts or other reasonable verification of expenses incurred. These expenses will be billed to either the Economic Development Corporation or the City or both depending on the nature of the event and sponsoring entity.

- 5) **Work Product.** Any recommendations, information, approaches, suggestions, concepts, ideas, and any and all contributions received from the Consultant may be used by the Client without compensation, except for that expressly hereinabove provided.
 - 6) **Independent Contractor.** The Consultant is an independent contractor and is not authorized to commit or obligate the Client in any manner whatsoever. This Agreement does not constitute an employer-employee relationship between the Consultant and the Client, and therefore the Consultant is not entitled to participate in or receive any employee benefits of the Client, such as, but not limited to, insurance, pension, disability, medical, etc. The Consultant recognizes the Client's right to withhold any monies due the Consultant, for tax or other purposes, should the Client be required to do so by law.
 - 7) **Termination.** The Client may terminate this Agreement upon thirty (30) days written notice for any reason without obligation, and the Consultant will be entitled (i) to retain all sums previously paid, (ii) to payment of all outstanding unpaid approved invoices, and (iii) to payment for services through the date that the
-

Consultant receives the notice of termination upon receipt and approval in accordance with this Agreement of a statement covering such services.

- 8) **Warranty and Indemnity.** The Consultant warrants and represents that it has the full right, power and authority to enter into this Agreement and to perform legislative and executive branch governmental consulting and public relations services in the State of Texas. The Consultant will file all notices as required by law. The Consultant will indemnify and hold the Client harmless from and against any and all claims, damages, liabilities, costs, and expenses, including legal expenses and reasonable attorney's fees, arising out of any breach of the foregoing provisions, warranties and representations.
 - 9) **Cost of Expert Witnesses and Studies to Support Positions.** The Client will bear all costs of "expert witnesses" hired to make presentations to legislative and governmental bodies. The Client will also bear all costs of studies undertaken to advance the Client's positions in front of the legislative and governmental bodies. No witnesses are to be retained or studies undertaken without prior agreement of the Client.
 - 10) **Miscellaneous.** The Consultant may not assign this Agreement or any of the Consultant's obligations hereunder. This Agreement will be deemed made in the state of Texas and shall be subject to and construed in accordance with the laws of the state of Texas applicable to agreements to be performed wholly therein; merges all prior representations and understandings; and constitutes the entire understanding between the parties concerning the subject matter hereof. No modification of this Agreement shall be effective unless in writing and signed by both parties.
 - 11) **Lobby Activity; Conflict of Interest.**
 - (a) The Texas ethics law and rules adopted by the Texas Ethics Commission require the Consultant to report compensation or reimbursement paid to Consultant for the purpose of directly communicating with members of the legislative or executive branch. Texas Ethics Commission Rules provide that a registrant receiving compensation or reimbursement for purposes other than lobby activities may reasonably determine the amount of compensation attributable to lobby activities and report only that amount. The rules define lobby activity as "Direct communication with one or more members of Texas legislative or executive branch to influence legislation or administrative action and activities in preparing for such direct communication." The statutory term "lobby activity" does not include, for example, the following activities performed on the Client's behalf:
 - Any effort to influence purchasing decisions by a state agency
 - Daily monitoring of legislation and/or executive actions
-

- Communication with the Client on many strategic subjects
 - Preparation and delivery of status reports, newsletters, and other items of interest
 - Giving sworn testimony before executive or legislative bodies
 - Legal consultation, briefings and documentation
 - Analysis of political races and fundraising efforts on behalf of PACs and/or individual candidates
 - Attending and preparing for board meetings
 - Negotiation sessions
 - Arranging of meetings with various state officials to brief them on areas of interest to the Client
 - Any other action taken which is not designed specifically to influence legislative or executive action.
- (b) The Consultant will allocate on a reasonable basis, as allowed by the rules, the amount of the retainer paid to the Consultant that is being paid for "lobby activities". Based upon Consultant's experience representing other clients, the Consultant believes 40 percent would be a reasonable estimate of the monthly retainer attributable to "lobby activities." It is understood and agreed that the Consultant's activities will be monitored from time to time so that any change in the amount of time spent on lobby activities as defined by the rules of the Texas Ethics Commission will be detected.
- (c) Attached to this Agreement is a list of clients for which the Consultant engages in lobby activities. The parties acknowledge that the law provides that a registrant may represent multiple clients with the client's consent after full disclosure of the possible effects of that representation on the registrant's professional judgment. The consultant confirms that it has disclosed to the Client such information as is necessary for the client to agree and consent to the representation of all the clients on the attached list, and the Client confirms that it so agrees and consents.

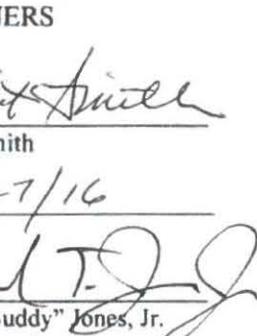
Should any other services relating to the general area of public relations become necessary or warranted such as event management for conventions, openings, meetings and seminars or development of interactive media for presentations or other communications, a separate budget for these services may be negotiated by the parties hereto.

EXECUTED as of the date first set forth above.

HILLCO PARTNERS

By: 
R. Clint Smith

Date: 6/27/16

By: 
Neal T. "Buddy" Jones, Jr.

Date: 6/27/16

SOUTH PADRE ISLAND

By: 

Title: Interim City Manager

Date: June 1, 2016

ECONOMIC DEVELOPMENT
CORPORATION OF SOUTH PADRE
ISLAND

By: 

Title: President

Date: 6/21/16

8.

From: Matt Woytek <matt@fareserves.com>

To: spiedc <spiedc@aol.com>

Subject: Reserve Study Proposal

Date: Wed, Aug 2, 2017 10:55 am

Attachments: SPIB_Reserve Study Proposal_8.2.2017.pdf (349K)

Darla,

Sorry for the delay on this, very interesting job to bid and I've done everything I can to ensure that I'm putting my best price on the table.

Attached is our proposal to perform an initial Reserve Study with an On-Site Analysis for The South Padre Island Birding and Nature Center. If you have any questions or comments regarding the proposal, please do not hesitate to reach out.

As you are likely receiving multiple bids for this project please consider more than the cost of a reserve study, our service goes above and beyond, not only in terms of our professional experience but also report formats and features that our competition is incapable of providing. We are the only local reserve study providers who are developing Reserve Management Plans as opposed to Preparer's Reports.

These are the key differences between our Reserve Management Plan and a run-of-the-mill Preparer's Report:

- We prepare a report for the association, by the association. It makes us work a little harder but we end up with a product you can actually use!
- We "roll up" the data resulting from an on-site analysis so the content is readable, editable and easily communicated to community members, boards of directors and community managers.
- We offer unlimited revisions to the study for a 30 day period after the draft report is delivered.
- Due to our unwavering commitment to efficiency through software, we can even deliver contrasting reports at no extra charge. (A "What if?" report)
- We never charge for phone calls, conference calls or screen share meetings, our goal is to get the job done right!
- We provide access to the complete, Facilities 7, reserve study software program. This is the same software we use to prepare your report...not some knock-off spreadsheet. Access to our software is provided free of charge for one year after completion of your project.

Additionally:

- Our reporting software is the only software on the market that is fully vetted by an independent CPA for accuracy.
- Our reporting software is also the only product that is ICBI compliant (visit: capitalbudgeting.org).
- We literally wrote the book on Reserve Studies: Reserve Studies: The Complete Guide (available on Amazon and HOApulse.com)

We thank you for the opportunity. Please do not hesitate to pick up the phone and call or send an email with any questions; in general to reserve studies or specific to our studies. The process of choosing a reserve study provider can be complicated and 'over-done'. In reality this should be very simple, choose the provider that will help your community board of directors budget for capital expenditures. This is something Facilities Advisors takes great pride in providing.

Thank you for your time and consideration. I hope to be working with you in the near future.

Matt Woytek, RS

President - Facilities Advisors Texas

5999 Custer Road, Suite 110-135

Frisco, Texas 75035

(214) 810-4941 - Office

(805) 715-0586 - FAX

www.texasreservestudy.com



Facilities Advisors International, LLC

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Ventura, California
Miami, Florida
Kona, Hawaii
Berlin, Massachusetts
Las Vegas, Nevada
Las Cruces, New Mexico
Dallas, Texas
Salt Lake City, Utah

August 2, 2017

Darla Lapeyre
SPI Birding and Nature Center
6801 Padre Blvd
South Padre Island, TX 78597

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **SPI Birding and Nature Center**. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the period beginning **January 1, 2018**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Why should you select Facilities Advisors for your reserve study?

- We wrote the book on reserve studies
- We wrote the standards for reserve studies
- We use certified software tested for accuracy
- We have competitive fees
- We are responsive to your needs
- We produce easy-to-read reports complying with ICBI standards
- We offer certified internet-based software to our clients for continuing use

Reserve Studies – The Complete Guide, published in 2015 is the most comprehensive analysis of the topic of reserve studies ever compiled. 436 pages that even the experts use as their guide. Facilities Advisors president Gary Porter is the primary author of this guide.

Reserve study standards - Facilities Advisors International president, Gary Porter, is also president of ICBI (International Capital Budgeting Institute) and primary author of ICBI's Generally Accepted Reserve Study Standards.

Competitive fees – Our fees are competitive because of our extensive experience and dedication to using technology to make us more efficient. We are the only reserve study company to have developed on site electronic data capture, which reduces the time necessary to gather component data and translate it into a reserve study report. We also "scope" the reserve study to determine the appropriate level of component detail, and use software to do the "heavy lifting" This results in reports detailed enough to understand, but not so detailed that it overwhelms the reader..

Responsiveness - We are responsive to your needs. If you request changes to your report, we will make them. It is your report. We allow as many revisions as you need for a 30 day period after the draft report is issued.

Easy-to-read reports - Our reports conform to Generally Accepted Reserve Study Standards as issued by the International Capital Budgeting Institute and give you the information you need to (1) prepare your budget, (2) communicate summary information to your board of directors and members, and (3) meet statutory and regulatory disclosures.

Internet-based software - We provide you with access to the same internet-based software we used to prepare your reserve study. This allows you to keep your reserve plan up-to-date, and save money in the future by (1) proactively planning reserve projects, and (2) minimizing future reserve study costs based on your update of component information.

We will perform an on-site analysis to identify, quantify, and assess condition of all major components and make inquiries regarding maintenance and future planned expenditures. Component cost data may come from a variety of sources; we will use your actual amounts where possible, refer to the prior reserve study, use our own proprietary database, or research costs of significant components from commercial sources. We inform you of any maintenance or safety issues noted during the site analysis. Any significant components identified that are not included in the funding study will be disclosed as "Excluded Components." We will consult with you in forming the funding plan in an attempt to adhere to your budget constraints, while still meeting your long-term funding goals.

We do **not** perform any construction maintenance services that may conflict with the independence of our reserve study services. We will **not** perform any destructive testing as part of this reserve study engagement. We will **not** retain any subcontractors as part of this reserve study engagement. Such activities are outside the scope of this engagement.

We will provide a draft report for your review and approval, and make any changes you request before issuing a final report. The report will be similar in format to the sample report on our website, and will include a 30-year funding plan and percent funded disclosure by year. Supplemental schedules will include a component inventory with photos.

A one year annual software license to the Facilities 7 internet-based reserve study software is included at no additional charge. This is the same software that we use to prepare your reserve study. You may extend the license subject to an annual license fee through Percipient Software, Inc., publisher of the software. We will provide instructions and reasonable training, which is normally conducted via web-based screen sharing software.

Facilities Advisors, Inc. Qualifications and Experience

The Facilities Advisors team has been preparing reserve studies since 1982, and have performed hundreds of reserve studies. Our experience includes associations ranging in size from as small as four units to large associations with more than 10,000 lots, and locations ranging from Hawaii to Florida, Mexico and the Caribbean Islands. Our experience also includes high rise associations, timeshare and other shared ownership associations, which have unique needs compared to other types of associations.

In addition to reserve study conceptual knowledge, preparing a reserve study requires three separate skills; (1) Knowledge of facilities maintenance, (2) valuation knowledge, and (3) financial reporting and modeling knowledge.

Our team at Facilities Advisors Inc. includes an architect, an appraiser, a contractor, a software developer and a CPA. Having a comprehensive understanding of the conceptual basis of reserve studies and capital budgeting is the basic foundation of any reserve professional. Our commitment to reserve study professionalism is evidenced by the fact that Mr. Porter is President of the International Capital Budgeting Institute, which has issued Generally Accepted Reserve Study Standards. Both Mr. Porter and Mr. Del Rosario serve on the International Capital Budgeting Institute Board of Directors and standards committee.

The skill-set involved in our experience and the below-listed designations represent the skills most directly applicable to evaluation of existing facilities, preparation of a reserve study, and advising the association on maintenance matters.

Professional designations

PRA – APRA’s Professional Reserve Analyst designation – Matt Woytek holds the PRA designation

RS – CAI’s Reserve Specialist designation – Matt Woytek holds the RS designation

Time Line and Process

Upon receipt of the information requested on Schedule A of the agreement, and completion of the site analysis, we will issue a draft report. Most reports are issued within four weeks of completion of site analysis; many reports are issued in less than two weeks. We do not establish an arbitrary limitation on the number of report changes during the 30 day period after issuance of the first draft of the report.

We are also available to perform annual reserve study updates without a site analysis. These are based upon information that you provide to us.

Fee Quotation

Our fee quotation is based upon the premise that we will receive full and complete cooperation from your staff, that are familiar with the operations, accounting records, and any previously issued replacement fund analyses. We also recommend that annual updates be performed for the replacement funding program. The fee for preparing the reserve study with onsite analysis for the fiscal period starting **January 1, 2018 is \$2,450**

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.



Matthew A Woytek, President

Attachment



Facilities Advisors International, LLC

5999 Custer Rd. Ste 110-135
Frisco, TX 75035

214-810-4941
www.texasreservestudy.com
matt@faireserves.com

Offices Nationwide

Tempe, Arizona
Ventura, California
Miami, Florida
Kona, Hawaii
Berlin, Massachusetts
Las Vegas, Nevada
Las Cruces, New Mexico
Dallas, Texas
Salt Lake City, Utah

August 2, 2017

Darla Lapeyre
SPI Birding and Nature Center
6801 Padre Blvd
South Padre Island, TX 78597

Reserve Study Services Agreement
Reserve study – with Site Analysis

This Agreement is made between Facilities Advisors (“FAI”) and **SPI Birding and Nature Center**, (the “Association”). The Association has engaged FAI to perform and prepare an analysis and forecast of the Association's replacement funding program (“Reserve Study”) pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **January 1, 2018**.
2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of FAI's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by FAI. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, FAI's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, FAI does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

FAI hereby requests the information and documents described on Schedule A attached to this Agreement.

The Association covenants and agrees to provide FAI with all of the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of FAI in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with FAI regarding replacement funding expenditures and the condition of the physical components of the common areas, and shall allow FAI reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the “Report Date”). If the Association does not inform FAI of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and FAI will issue the final report.
4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on FAI's web site at <http://www.texasreservestudy.com/sample-reserve-study>. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.

5. **Reserve Study Update:** FAI has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. FAI recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
6. **Reserve Study Fee & Terms:** FAI's fee for preparing the Reserve Study, with site analysis, for the period beginning **January 1, 2018**, is **\$ 2,450**, 50% payment (\$1,225) is due and payable upon acceptance of this service agreement. Final payment of the remaining balance is due within 30 days of delivery of a draft report. If the association decides that a draft report is not necessary, final payment is due and payable upon completion of data entry in FAI's database.
7. **No Warranties:** The Association acknowledges and agrees that neither FAI, nor any officer, director, owner, employee, agent or affiliate of FAI, has made any representations, warranties, guarantees, or promises of any kind regarding FAI's services or deliverables except as expressly provided in this Agreement. FAI disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. FAI shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.
8. **Miscellaneous:**
 - (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
 - (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of California. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Ventura County, California.
 - (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, FAI shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. FAI shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
 - (d) Third Party Actions. If there are any member or third party actions involving the Association which cause FAI to incur time charges or expenses other than for the initial preparation of the reserve study report, FAI is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.
9. **Limitations of Reserve Study.** Association understands and agrees that:
 - (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
 - (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
 - (c) FAI's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
 - (d) The scope of the Reserve Study is expressly limited to the components included.

9. Limitations of Reserve Study (continued).

- (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
- (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under FAI's control.
- (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
- (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold FAI harmless from all related claims.
- (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Economic Development Corporation

For SPI Birding and Nature Center:

By: _____

Board Member *President*

Date

Print Name / Title

For Facilities Advisors inc.:



Matthew A Woytek, President

August 2, 2017

Date

NOTE: Reference contact information is provided on the following page.

Facilities Advisors – Texas / Matt Woytek: References

E. University Place HOA – Townhome Style Condominiums, Dallas, TX

Reserve Study Update w/Site Visit - 2016

Community Manager: Patrick Nolan, Nolan Management Company, Inc.

Phone: 214-325-2262

Email: patnolan.nmc@gmail.com

Red Quill Village HOA – Townhome Style Condominiums, Winter Park, CO

Initial Reserve Study w/Site Visit - 2016

Community Manager: Vanessa Burns, Resort Management Group

Phone: 970-726-7902

Email: vanessa@rmgwest.com

East-West Urban Management

High Rise and Mixed-Use Community Manager

Jordan Kincaid

Phone: 720-904-6904

Email: jkincaid@eastwestum.com

SBB Management

DFW Area Community Manager

Cindy Martin

Phone: 972-960-2800

Email: c.martin@sbbmanagement.com

I have been preparing reserve studies for 6 ½ years, completing well over 550 reports in that amount of time. I am fully accredited with a Reserve Specialist (RS) designation and qualify for the Professional Reserve Analyst (PRA) designation. The bulk of my experience has been in Colorado as my wife, Maegan, and I moved to Allen, TX in January of 2016 for her to advance in her career. I have constantly pushed the envelope in terms of my continuing education and switching companies has allowed me a unique perspective that most reserve providers will never have. It is a rare thing for one of ‘us’ to have the full understanding of multiple schools of thought on the subject of reserve funding and I believe I am able to provide my clients with unparalleled service as a result. Thank you for your time and consideration.

SCHEDULE A

DOCUMENTS, INFORMATION, and MATERIALS REQUESTED

SPI Birding and Nature Center

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information. This is NECESSARY for us to be able to produce the comparison exhibit portion of the report.	Yes	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, the current budgeted amount to be transferred monthly to reserves and the current average interest earning rate for those funds	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	Yes	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs. This improves the accuracy of the reserve study.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs. This improves the accuracy of the reserve study.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If you do not have reserve policies, we will be happy to help you establish appropriate policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan. This improves the accuracy of the reserve study.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	Yes	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	Yes	

Additional information may be requested once we have started our work.



487 Penn Ave. – Victoria, Texas 77904
sansom@suddenlink.net

Homer Sansom, R.S.
Reserves Specialist
Office/Fax 361.894.6558
Cell: 361.571.9929

July 05, 2017

Ms. Darla Lapeyre
SPI Birding & Nature Center
6801 Padre Blvd.
South Padre Island, Texas 78597

RE: Proposal for Reserve Study

Dear Darla;

Thank you for your interest in the services of Texas Reserves (TxR) for a reserve study for SPI Birding & Nature Center. As the leading authority on reserve budgeting and long-term planning we are providing the most detailed comprehensive reserve studies available.

On the basis of the information you have provided, we estimate the fee for your reserve analysis study to be **\$4,000.00** for SPI Birding & Nature Center. This fee includes a thorough evaluation of your existing financial and maintenance records, an on-site inspection/inventory of all common element components, a detailed reserve analysis study with 30-year projections and recommendations, review with the manager to discuss the results of the analysis and one revision once you have had an opportunity to review the report.

Understanding the importance of continuity and consistency of your reserve budgets through the years, TxR is committed to a long term business relationship with you. The Association can anticipate the study updates to be less than the cost of the original report.

If all the terms and conditions meet your approval, please return one signed copy of the agreement along with a check for one-half of the fee so we can proceed to schedule your study. To serve you in a quick and efficient manner, we have also enclosed a client check list of items that we need before preparation of your reserve study can begin. Please forward all applicable information as well. We can schedule the start on your study as soon as we receive your approval to proceed.

Since year 2000, satisfied clients have depended on our professional reports and unmatched customer service. We look forward to serving you and providing SPI Birding & Nature Center with our high quality studies that have become the standard in the industry. If you have any additional questions or comments, please feel free to contact us.

Sincerely,

Homer J. Sansom RS
Reserve Specialist
TEXAS RESERVES

AGREEMENT

EXHIBIT "A"

**PAYMENT SCHEDULE
Reserve Study Level 1 with Site Visit**

<u>2017</u>	<u>TOTAL \$</u>
Agreement Approval	25% - \$1,000.00
Field Inventory Complete	25% - \$1,000.00
Preliminary Report Submittal	25% - \$1,000.00
Final Report Submittal	50% - \$1,000.00
TOTAL	\$4,000.00

FEE SCHEDULE for additional services

Hourly Rates for Additional Work

Consultation/Study Preparation	\$ 150.00
Administrative Services	\$ 75.00

OTHER

Travel	1/2 Hourly Rate Plus Expenses
Photocopying	\$0.20 per page
Binding	\$15.00 per report
Facsimile	\$1.00 per page

Level I Reserve Study South Padre Island Birding & Nature Center



TEXAS RESERVES (“TxR”) DESCRIPTION

Texas Reserves is a d/b/a of Moapa Utility Services, LLC, a company organized in 2000 and now located in Victoria, Texas. The company provided property inspections and reserve analysis studies for clients in Las Vegas & Mesquite Nevada, and various areas of Utah and Texas. Moapa Utility Services, LLC provided reserve studies for Reserve Data Analysis (RDA) beginning in 2000. RDA converted to Association Reserve Consultants, Inc., (ARC) in 2009 and headquartered in St. George, Utah. Moapa Utility Services continued to provide studies for ARC in Las Vegas and Mesquite, Nevada, and Utah.

Homer Sansom, General Manager of Moapa Utility Services, LLC, relocated to Texas eight years ago and formed TEXAS RESERVES in 2012. The company utilizes state-of-the-art software and continues to remain on the cutting edge of the newest technology available in providing quality detailed reserve studies.

Texas Reserves (TxR) is a provider of reserve studies that has set the industry standard for excellence in allowing clients to meet their long range fiscal planning goals, by providing the most accurate and comprehensive reserve analysis available. We serve homeowner associations, master associations, condominiums, apartment complexes, vacation ownership resorts and timeshares, office buildings, business parks, extensive road systems, recreational facilities, restaurants, golf courses and marinas. We routinely inspect buildings with various types of mechanical systems such as simple electric heat to complex systems with air handlers, chillers, boilers, elevators and life safety security systems. Our reserve studies are prepared in accordance with national reserve study standards, and are conducted by individuals with accreditation of Reserve Specialist (RS) designated by Community Associations Institute (CAI).



TEXAS RESERVES (“TxR”) BIOGRAPHICAL SKETCH

TxR has prepared detailed inspections and reserve studies for numerous clients throughout the United States. Our success lies in equipping our clients with the most comprehensive and useful reserve studies available. The state of the art technology utilized by TxR sets a new standard in the industry for maintaining viable communities.

TxR provides the expertise to property managers, accountants, attorneys, community associations, timeshare property owners and real property developers for successful long-term planning and reserve funding. No project is too big, too small, or too complex for TxR and we take pride in the service provided to our clients.

TxR, formally associated with ARC and RDA, has provided studies for large complex clients in Nevada, Utah, and Texas.

HOMER J. SANSOM, RESERVE SPECIALIST RS

Homer graduated on the Dean’s List with a bachelor’s degree in Civil Engineering from Texas A&M University. He has over 45 years of diversified experience in construction, operations and maintenance of structures, buildings, grounds and roadways. Homer spent many years supervising the budget preparation and operations and maintenance of extensive building complexes. He is the founder and owner of Moapa Utility Services consulting firm supporting the civil and electrical construction industry. In addition, Homer is a certified Home Inspector. He is a member of the Community Associations Institute (CAI) and has been designated as a Reserve Specialist (RS). He also has been permitted as a Reserve Study Specialist (RSS) for the State of Nevada. Homer has been preparing reserve budgets for community associations since 2000.

Clients include, but not limited to, the following:

- Bentwater POA – Montgomery, TX
- Sea Vista Condominiums – So. Padre Island, TX
- Lago Vista Master Assn. – Lago Vista, TX
- Lodges in Deer Valley – Park City, UT
- Portofino Beach Condos – Corpus Christi, TX
- Camp Warnecke Estates – New Braunfels, TX
- Sun City Texas – Georgetown, TX
- Sun Chase IV Condos – So. Padre Island, TX
- Grand Lodge – Park City, UT
- Grand Harbor POA – Montgomery, TX
- Boardwalk Condominium Yacht Club – So. Padre Island, TX



REFERENCES

1. BENTWATER POA
Montgomery, TX
Dawn Cleboski, General Manager
(936) 597-5532
Study completed in 2015
2. SUN CHASE IV CONDOMINIUMS
South Padre Island, TX
Wally Jones, Director
(956) 761-8888
Study completed 2014
3. SUN CITY TEXAS COMMUNITY ASSOCIATION (DEL WEBB)
Georgetown, TX
David Hahn, Director of Operations
(512)-864-1238
Study completed in 2010 & 2014
4. LAGO VISTA PROPERTY OWNERS ASSOCIATION
Lago Vista, TX
Vickie Wood, General Manager
(512)-267-2895
Study completed in 2013
5. SEA VISTA I & II CONDOMINIUMS
South Padre Island, TX
Kelly Palmer, President
(214) 515-4720
Study completed in 2014
6. BOARDWALK CONDOMINIUM YACHT CLUB
SOUTH PADRE ISLAND, TX
Tracey Dean, President
(512)- 268-1233
Study completed in 2013
7. RESERVE ANALYST (RESERVE SOFTWARE)
Clearlake, CA
Rebecca Bloomquist, Marketing Director
(800)-561-0173
Association with since 2009
8. THE HILLS HOA
LAKEWAY, TX
Angela Thielemans, Association Manager
(512) 261-6845
Studies completed in 2011 & 2013

CLIENT CHECK LIST

So that we may begin preparing your reserve study, please forward to us as much of the following information as possible.

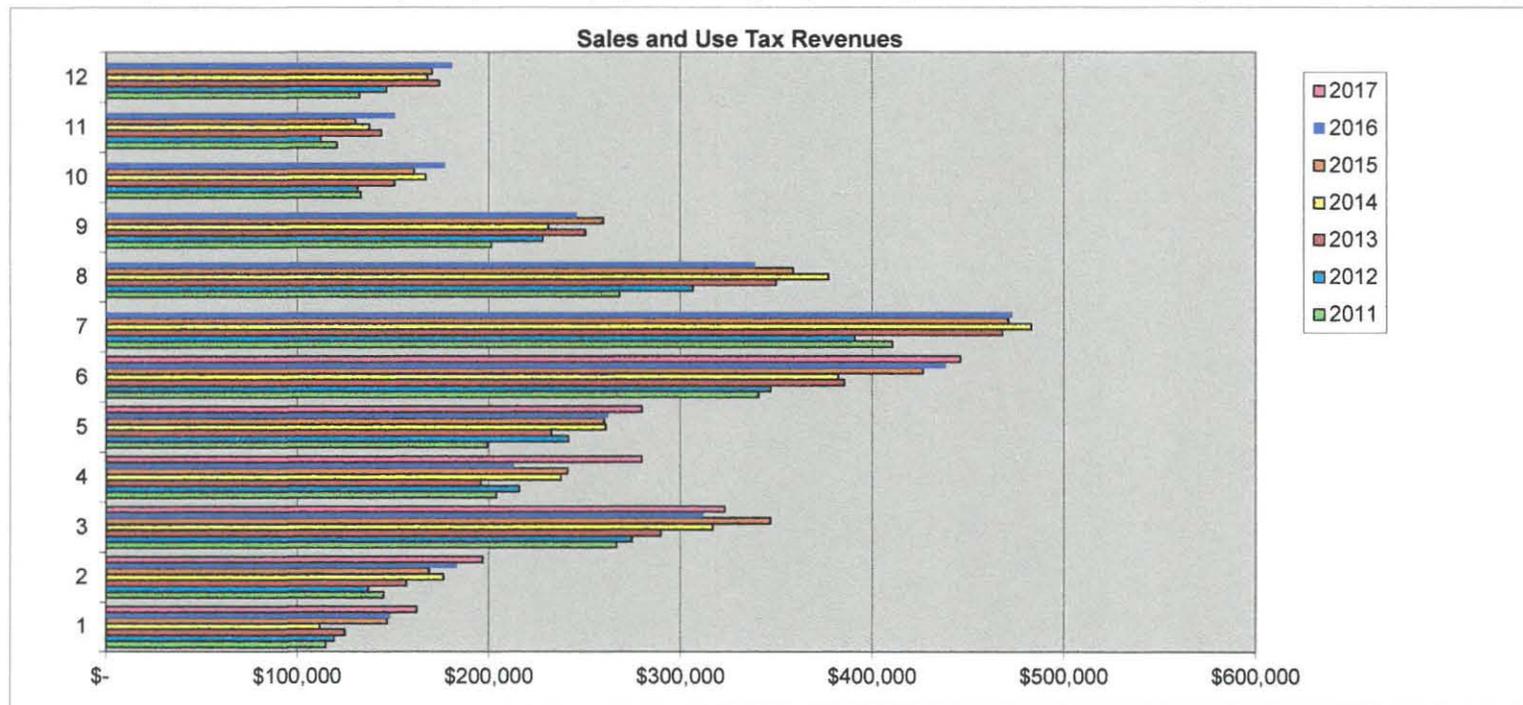
- X **Original copy of the signed agreement.**
- X **Copy of the client's operational guidelines and/or other documents detailing the client's maintenance responsibilities, Declaration, Balance Sheet, etc.**
- X **Records showing history (description) & cost of maint. and replacements, & General Ledger records**
- X **Current Operating and Maintenance Budgets if available.**
- NA **Copies of past reserve studies, if available.**
- X **Names, addresses and phone numbers of the client's pertinent service contractors, (i.e. pool, landscaping, etc.) if available.**
- X **Map of client's property with phase development detail, if available.**
- X **Floor plan for each floor of buildings as applicable (if available)**
- X **Access devices (i.e. pool gate, pump room, clubhouse keys, gate card and/or entry codes, etc.) as applicable.**
- X **Any additional information, records or documents which may help us in the compilation of your reserve analysis study.**
- X **Equipment data sheets – filled out for each piece or type.**

If you have any questions, please feel free to contact us.

9.

South Padre Island Sales and Use Tax Revenues								
	2011	2012	2013	2014	2015	2016	2017	
								%
January	\$ 114,865	\$ 119,092	\$ 124,955	\$ 111,837	\$ 147,033	\$ 148,673	\$ 162,359	9.21
February	145,004	137,090	156,927	176,331	168,939	183,246	196,705	7.34
March	266,620	274,677	289,849	316,834	346,948	311,867	323,169	3.62
April	203,962	215,913	195,868	237,624	241,179	213,305	279,898	31.22
May	199,176	241,670	232,586	261,170	260,265	262,341	280,107	6.77
June	340,811	347,206	385,570	382,481	426,572	438,459	446,128	1.75
July	410,556	390,920	467,989	483,156	471,196	473,223		
August	268,233	306,588	350,038	377,267	359,029	339,074		
September	201,328	228,185	250,437	231,042	259,809	245,959		
October	133,115	131,407	150,816	167,179	161,032	177,265		
November	120,696	112,229	143,930	137,595	130,352	151,043		
December	132,467	146,595	174,214	167,830	170,488	180,991		
Total	\$ 2,536,833	\$ 2,651,572	\$ 2,923,179	\$ 3,050,346	\$ 3,142,842	\$ 3,125,446		

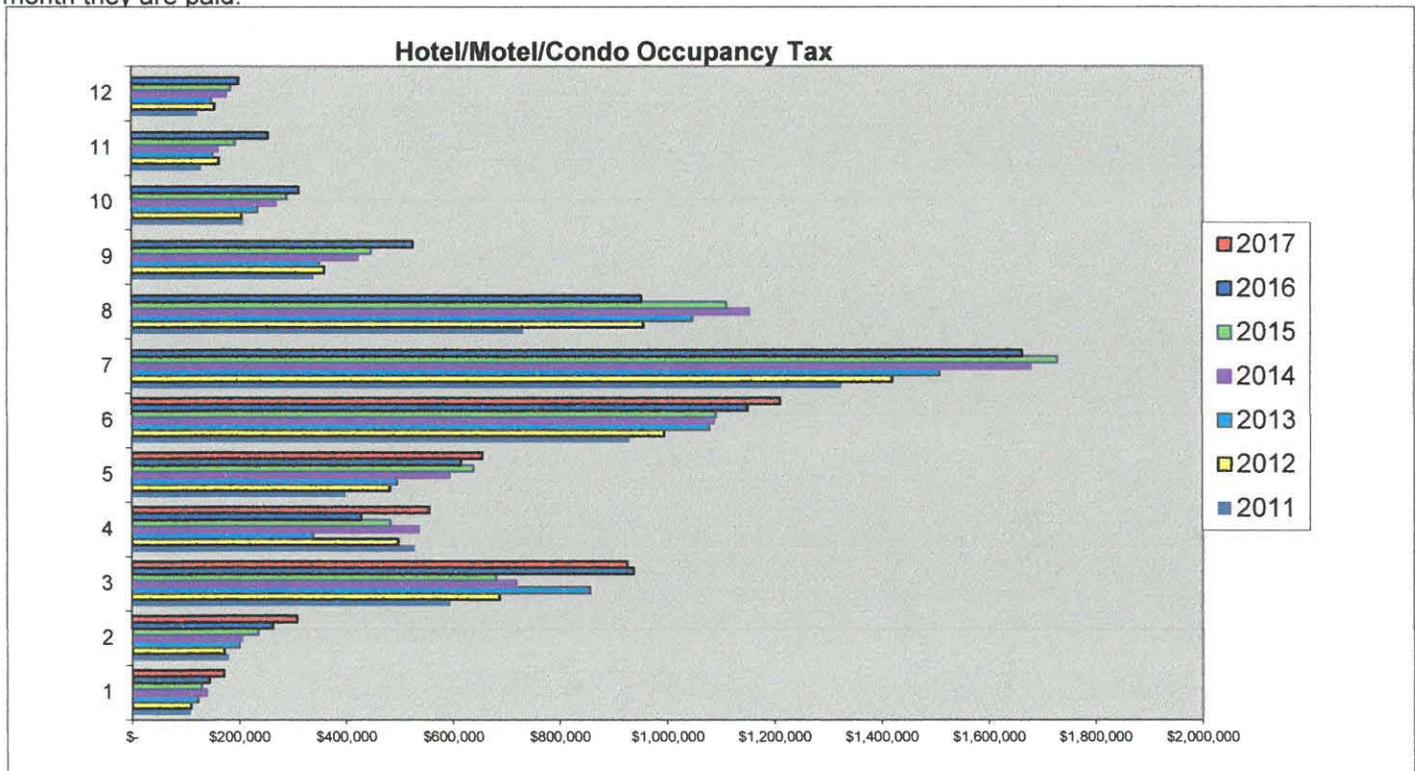
NOTE: Percentages of change March vs. April each year are principally the result of the month in which Easter falls. Amounts reported in January are based on January sales, for example, even though reported by the State and received by South Padre Island in March.



South Padre Island Hotel/Motel/Condo Occupancy Tax

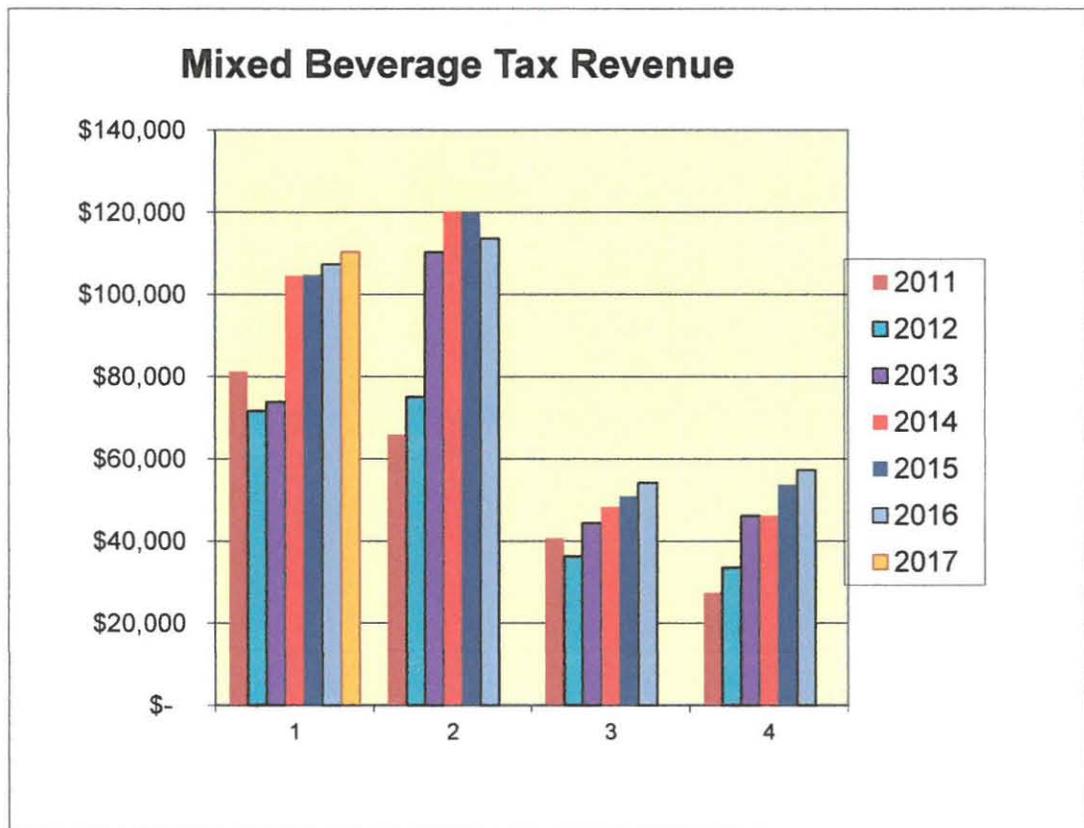
	2011	2012	2013	2014	2015	2016	2017	% change
January	\$ 109,440	\$ 109,774	\$ 123,289	\$ 140,192	\$ 130,054	\$ 144,395	\$ 171,097	18.49
February	180,476	171,451	199,626	204,078	234,729	262,332	307,996	17.41
March	595,805	687,275	855,873	718,514	680,389	936,915	925,001	(1.27)
April	528,026	497,202	338,337	535,518	482,346	428,171	554,854	29.59
May	399,279	482,275	494,883	593,135	637,343	614,276	653,664	6.41
June	929,372	994,101	1,078,509	1,086,514	1,090,245	1,149,624	1,210,926	5.33
July	1,325,927	1,420,513	1,507,657	1,679,092	1,728,733	1,662,906		
August	731,489	955,899	1,046,929	1,153,488	1,111,051	951,521		
September	340,030	359,467	350,530	422,559	447,169	524,272		
October	208,442	205,150	234,719	268,955	288,878	311,226		
November	131,812	163,655	152,042	161,516	193,079	254,499		
December	123,799	155,338	149,820	177,192	185,416	199,886		
Total	\$ 5,603,897	\$ 6,202,100	\$ 6,532,214	\$ 7,135,926	\$ 7,209,432	\$ 7,440,023		

Occupancy tax is 17% as of January 2017. 10.5% is collected by the City of South Padre Island monthly, .5% by the County, and 6% by the state of Texas quarterly. Any hotel or condo visit longer than 30 days is tax exempt. Percentages of change March vs. April are partially the result of the month in which Easter falls. The monthly occupancy tax reports from the finance office include any late payments received from properties behind in their taxes. The City reports them in the month they are paid.



South Padre Island Mixed Beverage Tax Revenue							
	2011	2012	2013	2014	2015	2016	2017
First Quarter	\$ 81,200	\$ 71,650	\$ 73,839	\$ 104,506	\$ 104,712	\$ 107,355	\$ 110,355
Second Quarter	65,941	75,022	110,336	120,183	119,690	113,584	
Third Quarter	40,628	36,263	44,381	48,216	50,873	54,184	
Fourth Quarter	27,343	33,534	46,128	46,148	53,660	57,300	
Total	\$ 215,112	\$ 216,469	\$ 274,684	\$ 319,053	\$ 328,935	\$ 332,423	

South Padre Island receives 10.7143% of collected mixed beverage taxes. Figures above are reported as of the quarter in which the sales were generated.



To: Eduardo Campirano <eacampirano@portofbrownsville.com>
Cc: Patty Gonzales <pgonzales@portofbrownsville.com>; Jorge Montero <jmontero@portofbrownsville.com>; Tony Rodriguez <trodriguez@portofbrownsville.com>; Guillermo Rico <grico@portofbrownsville.com>
Subject: NextDecade

FYI...

NextDecade, Port of Cork to develop FSRU and LNG terminal infrastructure in Ireland

EBR Staff Writer Published 20 July 2017

NextDecade has entered into a memorandum of understanding (MoU) with the Port of Cork Company to develop a floating storage and regasification unit (FSRU) and associated liquefied natural gas (LNG) import terminal infrastructure in Ireland.

The Port of Cork is one of the only two Irish ports, which fulfills the requirements of all six shipping modes such as lift-on lift-off, roll-on roll-off, liquid bulk, dry bulk, break bulk and cruise.

As per terms of the deal, NextDecade will distribute LNG from its planned Rio Grande LNG (RGLNG) project in South Texas to the proposed development at the Port of Cork.

The project will help to offer competitively priced energy solutions to Ireland and its regional partners under long-term contracts, in addition to diversifying the region's supply of natural gas.

The MoU allows the partnership to undertake exclusive negotiations to develop the LNG import project at the Port of Cork, which is a sheltered and natural deepwater harbor that can handle large liquids and cargo ships of all sizes.

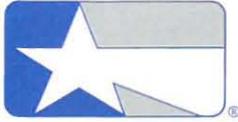
NextDecade's RGLNG project is near to the associated and stranded gas resources in the Permian Basin and Eagle Ford Shale.

In December 2016, NextDecade signed a deal with FSRU provider Flex LNG to jointly develop a full value chain infrastructure solution by using FSRU and dockside regasification import technology.

Flex LNG will support NextDecade to offer a fully integrated regas import solution for the proposed LNG terminal at the Port of Cork.

In addition, NextDecade will handle shipping from its proposed RGLNG export facility at the Port of Brownsville in South Texas to the Port of Cork.

Steve Tyndal PPM®
Senior Director of Marketing and Business Development
Port of Brownsville
1000 Foust Road
Brownsville, Texas 78521
Cell 956-346-3591
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www.portofbrownsville.com



Lone Star National Bank

P.O. Box 1127 • Pharr, Texas 78577-1127
www.lonestarnationalbank.com

Customer Service (956) 984-2440
Toll-Free Customer Service (800) 580-0322
24-Hour Phone Banking (956) 984-2444
Lost or Stolen Debit Card (800) 580-0322

Date 7/31/17 Page 1
Primary Account XXXXXXXXXXXXX2005
Enclosures 1

SOUTH PADRE ISLAND ECONOMIC DEVELOPMENT
CORPORATION
6801 PADRE BLVD
SOUTH PADRE ISLAND TX 78597

CHECKING ACCOUNTS

If you have overdrawn your account, please be advised that we have other less expensive methods to handle the payment of non-sufficient funds items. Presenting transactions and other items against non-sufficient funds is an expensive practice. If you would like to discuss alternatives which include account transfers or if you have other financial needs, please call us at 1(800)580-0322 ext. 2440.

NOW Checking Commercial		Number of Enclosures	1
Account Number	XXXXXXXXXXXX2005	Statement Dates	7/03/17 thru 7/31/17
Previous Balance	100,445.94	Days in the statement period	29
1 Deposits/Credits	1,064.59	Average Ledger	100,923.10
1 Checks/Debits	2.00	Average Collected	100,893.28
Service Charge	.00		
Interest Paid	21.42		
Current Balance	101,529.95	2017 Interest Paid	142.19

Deposits and Additions

Date	Description	Amount
7/19	Over The Counter Deposit	1,064.59
7/31	Interest Deposit	21.42

Debits and Other Withdrawals

Date	Description	Amount
7/31	Paper Statement Fee	2.00-

Date 7/31/17 Page 2
Primary Account XXXXXXXXXXXXX2005
Enclosures 1

NOW Checking Commercial XXXXXXXXXXXXX2005 (Continued)

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
7/03	100,445.94	7/19	101,510.53	7/31	101,529.95

10.

ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
CITY OF SOUTH PADRE ISLAND
CERTIFIED AGENDA, AUGUST 15th, 2017

A. ANNOUNCEMENT BY PRESIDING OFFICER:

"The Economic Development Corporation Board of the City of South Padre Island will now hold a closed executive meeting, pursuant to SECTION 551.074, of the TEXAS GOVERNMENT CODE. The subject matter of this Executive Session deliberation is as follows:

- 1) to discuss the Executive Director position

I, Irv Downing, President of the City of South Padre Island Economic Development Corporation, do hereby certify that on August 15th, 2017 at ___ a.m., the Board of Directors convened into Executive Session. Board members present were:

___ Susan Guthrie
___ Dan Seitz
___ Ron Pitcock
___ Jerry Pace
___ Bob Friedman
___ Mickey Furcron
___ Irv Downing

RECORD OF DISCUSSION (REQUIRED TO DOCUMENT)

The South Padre Island Economic Development Corporation Board of Directors discussed the Executive Director position

B. ANNOUNCEMENT BY PRESIDING OFFICER:

"The South Padre Island Economic Development Corporation Board of Directors has completed its Executive Session on the 15th day of August 2017, at ___ a.m."

C. CERTIFICATION:

I hereby certify that this agenda of an Executive Session of the Board of Directors of the Economic Development Corporation of the City of South Padre Island, Texas, is a true and correct record of the proceedings pursuant to Chapter 551, GOVERNMENT CODE, VERNON'S TEXAS CODES ANNOTATED.

President