

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

**TUESDAY, OCTOBER 20, 2020**

9:00 AM PAUL Y. CUNNINGHAM JR. CITY HALL, IN THE JOYCE H. ADAMS BOARD ROOM, 2ND  
FLOOR, 4601 PADRE BLVD., SOUTH PADRE ISLAND, TEXAS

1.Call to order

2.Pledge of Allegiance and Pledge to the Texas flag

3.Public Comments and Announcements

*This is an opportunity for citizens to speak to Council relating to agenda or non-agenda items. Speakers are required to address Council at the podium and give their name before addressing their concerns. [Note: State law will not permit the City Council to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future City Council meeting]*

4.Approve Consent Agenda

4.1. Approve the minutes from the September 15, 2020 regular meeting

4.2. Approve minutes from the 9-21-20 special meeting

4.3. Approve the minutes from the 10-01-20 workshop

4.4. Approve the EDC Financial Report for September 2020

4.5. Approve the financial report for the South Padre Island Birding and Nature Center-September 2020

4.6. Review Birding and Nature Center's Manager's report September 2020

4.7. Review Birding and Nature Center's Naturalists Report for September 2020

5.Regular Agenda

5.1. Update from Alexa Ray Program Director, regarding activities at the Art Business Incubator

5.2. Update from the Friends of the RGV Reef regarding activities at the artificial reef

Agenda: OCTOBER 20, 2020

- 5.3. Discussion and action to approve Friends of RGV Reef invoice dated 10-12-20 in the amount of \$50,000 to assist in loading and transport of reef material
- 5.4. Discussion and action to approve the Lease and Operating Agreement between the EDC and the South Padre Island Birding and Nature Center
- 5.5. Executive Director's Activity Report

6. Adjourn

NOTE:

*One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.*

DATED REGULAR MEETING

\_\_\_\_\_  
Darla Lapeyre, Executive Director

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS 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/MUNICIPAL BUILDING ON **REGULAR MEETING**, AT/OR BEFORE 9:00 AM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

\_\_\_\_\_  
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 BUILDING OFFICIAL, BELINDA TARVER AT (956)761-8103.

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Approve the minutes from the September 15, 2020 regular meeting

**ITEM BACKGROUND**

Approve minutes from last regular meeting

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

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

**MINUTES**  
Regular Meeting  
September 15, 2020

**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, September 15, 2020, at the Paul Y. Cunningham, Jr. City Hall, Joyce H. Adams Board Room, 2<sup>nd</sup> floor, 4601 Padre Blvd., South Padre Island, Texas. President Mickey Furcron called the meeting to order at 9:00 a.m. Other Board members present were Vice-President Kori Marra, Secretary /Treasurer Thomas Bainter, and Directors Jerry Pace, Beverly Skloss, Kevin Miller and Ken Medders, Jr. Also present was EDC Executive Director Darla Lapeyre, Alita Bagley, President of the South Padre Island Birding and Nature Center, and Richard Franke, Vice-President of the South Padre Island Birding and Nature Center.

**2. PLEDGE OF ALLEGIANCE/ PLEDGE TO THE TEXAS FLAG**

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no public comments or announcements.

**4. APPROVE THE CONSENT AGENDA**

- 4.1 Approve the Minutes from Regular Meeting July 2020**
- 4.2 Approve the Financial Reports for EDC-July and August 2020**
- 4.3 Approve Financial Reports for the Birding and Nature Center July and August 2020**
- 4.4 Review Birding and Nature Center's Manager Report July and August 2020**
- 4.5 Review Birding and Nature Center's Naturalist's Report July and August 2020**

Upon a motion from Beverly Skloss and a second from Jerry Pace, the consent agenda was approved unanimously.

**5. REGULAR AGENDA**

**5.1 DISCUSSION REGARDING THE CONSULTECON BUSINESS PLAN FOR DEVELOPING ADDITIONAL NATURE ATTRACTIONS AT THE BIRDING AND NATURE CENTER**

Richard Franke, Vice-President of the South Padre Island Birding and Nature Center presented the results and executive summary of the ConsultEcon Business Plan for adding an aquarium and butterfly pavilion facilities to the Birding Center site, along with a restaurant and additional parking. Mr. Franke will be going to the Convention and Visitors Advisory Board with the findings as they were also a partner in funding the study.

**5.2 DISCUSSION AND ACTION TO APPROVE THE 2020-21 ANNUAL BUDGET FOR THE SOUTH PADRE ISLAND BIRDING AND NATURE CENTER**

Upon a motion from Ken Medders and a second by Kevin Miller, the Board voted unanimously to table the item in order for the public to have more time to review.

**5.3 EXECUTIVE DIRECTOR’S ACTIVITY REPORT**

Ms. Lapeyre reported on the Sales Tax revenue for July down 33%, and Hotel Occupancy Tax was down 34% for July. Additional topics discussed include participation in UT-Austin’s Regional XLR8 program with other Texas communities, the Art Business Incubator, the UTRGV Kauffman course, an Island hospital, and a Marina.

**6. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:40 a.m.

S E A L

---

Darla Lapeyre  
Executive Director

APPROVED:

---

Mickey Furcron  
President

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Approve minutes from the 9-21-20 special meeting

**ITEM BACKGROUND**

Approve minutes from special meeting to approve BNC budget

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

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

**MINUTES**  
Special Meeting  
September 21, 2020

**1. CALL TO ORDER**

A special meeting of the Board of Directors of the City of South Padre Island Economic Development Corporation was held on Monday, September 21, 2020 at the Municipal Building, City Council Chambers, 2<sup>nd</sup> floor, 4601 Padre Blvd., South Padre Island Texas.. President Mickey Furcron called the meeting to order at 10:00 a.m. Other Board members present were Vice-President Kori Marra, Secretary /Treasurer Thomas Bainter, and Directors Beverly Skloss, Kevin Miller, and Ken Medders, Jr. Also present was EDC Executive Director Darla Lapeyre. Director Jerry Pace was absent.

**2. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE**

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no public comments or announcements.

**4.1. DISCUSSION AND ACTION TO APPROVE THE 2020-21 ANNUAL BUDGET FOR THE SOUTH PADRE ISLAND BIRDING AND NATURE CENTER**

Upon a motion from Tom Bainter and a second by Beverly Skloss, the 2020-21 annual budget was unanimously approved.

**5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:31 a.m.

S E A L

---

Darla Lapeyre  
Executive Director

APPROVED:

---

Mickey Furcron  
President



**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Approve the minutes from the 10-01-20 workshop

**ITEM BACKGROUND**

Approve minutes from the workshop to discuss the BNC operating agreement

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

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

**MINUTES**  
Workshop  
October 1, 2020

**1. CALL TO ORDER**

A workshop of the Board of Directors of the City of South Padre Island Economic Development Corporation was held on Thursday, October 1, 2020 at the Municipal Building, Conference Room, 2<sup>nd</sup> floor, 4601 Padre Blvd., South Padre Island Texas.. President Mickey Furcron called the meeting to order at 10:00 a.m. Other Board members present were Vice-President Kori Marra, Secretary /Treasurer Thomas Bainter, and Directors Jerry Pace, Beverly Skloss, Kevin Miller, and Ken Medders, Jr. Also present were EDC Executive Director Darla Lapeyre, EDC Attorney Kathy Cunningham, South Padre Island Birding and Nature Center President Alita Bagley, and South Padre Island Birding and Nature Center Vice-President Richard Franke, Sr.

**2. PUBLIC COMMENTS**

There were no public comments.

**3.1. DISCUSSION REGARDING THE OPERATING AGREEMENT FOR THE SOUTH PADRE ISLAND BIRDING AND NATURE CENTER**

The Board reviewed the latest lease and operating agreement between the EDC and the South Padre Island Birding and Nature Center. The EDC attorney was instructed to update the agreement with changes discussed.

**4. ADJOURNMENT**

There being no further business, the meeting was adjourned at 11:05 a.m.

S E A L

---

Darla Lapeyre  
Executive Director

APPROVED:

---

Mickey Furcron  
President

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Approve the EDC Financial Report for September 2020

**ITEM BACKGROUND**

Review the September 2020 financial report for the EDC

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**



# 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:** October 15, 2020

**Re:** September 30, 2020 Operating Statement

---

The September 30, 2020 Operating Statement for the South Padre Island Economic Development Corporation as well as the Balance Sheet as of September 30, 2020 are attached for your review.

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

Please contact me at [rgimenez@MYSPI.org](mailto:rgimenez@MYSPI.org) at your earliest convenience should you have any questions.

**City of South Padre Island  
Economic Development Corporation  
Balance Sheets  
September 30, 2020/2019**

<b>EDC FUND</b>			
<b>Assets</b>		<b>2020</b>	<b>2019</b>
Cash and Cash Equivalents	\$	590,644	\$ 816,096
Investments		388,655	130,404
Receivables - Sales Tax		93,072	100,973
Revolving Loan Receivable		11,480	23,533
<b>Total Assets</b>	<b>\$</b>	<b>1,083,851</b>	<b>\$ 1,071,006</b>

<b>Liabilities and Fund Balance</b>			
Deferred Revenue	\$	11,480	\$ 23,533
TMRS		164	164
Other Liabilities		294	249
Total Liabilities		11,938	23,946
Fund Balance	\$	1,071,913	\$ 1,047,060
<b>Total Liabilities and Fund Balance</b>	<b>\$</b>	<b>1,083,851</b>	<b>\$ 1,071,006</b>

<b>BNC FACILITY RESERVE</b>			
<b>Assets</b>		<b>2020</b>	<b>2019</b>
Cash and Cash Equivalents	\$	119,715	\$ 63,690
<b>Total Assets</b>	<b>\$</b>	<b>119,715</b>	<b>\$ 63,690</b>

<b>Liabilities and Fund Balance</b>			
Total Liabilities	\$	-	\$ -
Fund Balance		119,715	63,690
<b>Total Liabilities and Fund Balance</b>	<b>\$</b>	<b>119,715</b>	<b>\$ 63,690</b>

**City of South Padre Island**  
**Economic Development Corporation**  
**Statements of Revenues, Expenditures and Changes in Fund Balance**  
**September 30, 2020/2019**

<b>EDC FUND</b>			
	<b>2020</b>		<b>2019</b>
	<b>Budget</b>	<b>Actual</b>	<b>Actual</b>
<b>Revenues</b>			
Sales Tax	\$ 850,000	\$ 852,686	\$ 909,877
Interest Revenue	4,722	8,941	14,768
Revolving Loan Revenue	12,053	12,053	11,581
BNC Rent	12,000	12,000	12,946
Grant Revenue	-	-	1,886
	<b>878,775</b>	<b>885,680</b>	<b>951,058</b>
<b>Expenditures</b>			
General Administrative Expenses	829,501	337,042	262,631
Debt Service Transfer	394,450	394,450	390,650
BNC Cash Advances	-	-	5,550
BNC Maintenance Expenses	60,000	59,031	52,046
BNC Facility Transfers	70,304	70,304	97,600
<b>Total Expenditures</b>	<b>1,354,255</b>	<b>860,827</b>	<b>808,477</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures *	(475,480)	24,853	142,581
Fund Balance - Beginning	1,047,060	1,047,060	904,479
<b>Fund Balance - Ending</b>	<b>\$ 571,580</b>	<b>\$ 1,071,913</b>	<b>\$ 1,047,060</b>

<b>BNC FACILITY RESERVE</b>			
	<b>2020</b>		<b>2019</b>
	<b>Budget</b>	<b>Actual</b>	<b>Actual</b>
<b>Revenues</b>			
Transfers From EDC	\$ 70,304	\$ 70,304	\$ 97,600
<b>Total Revenue</b>	<b>70,304</b>	<b>70,304</b>	<b>97,600</b>
<b>Expenditures</b>			
Building & Structure Per Facility Reserve Study	65,965	14,279	33,910
<b>Total Expenditures</b>	<b>65,965</b>	<b>14,279</b>	<b>33,910</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	4,339	56,025	63,690
Fund Balance - Beginning	63,690	63,690	-
<b>Fund Balance - Ending</b>	<b>\$ 68,029</b>	<b>\$ 119,715</b>	<b>\$ 63,690</b>

\* FY 2019/20 budget deficit is due to the allocation of excess reserves.

FUND :80 -ECONOMIC DEVELOPMENT CORP

SCHEDULE OF BUDGETED, ACTUAL AND ENCUMBERED EXPENDITURES

DEPARTMENT : DEPT 580 - EDC

NOTATION :

ACCOUNT NUMBERS	ACCOUNT DESCRIPTION	EXPENDITURES	ENCUMBRANCES	YEAR TO DATE EXPENDITURES	TOTALS	CURRENT MODIFIED BUDGET	UNENCUMBERED BALANCE	BUDGET PERCENT REMAINING
<u>PERSONNEL SERVICES</u>								
580-0010	SUPERVISION	7,684.59	0.00	66,599.78	66,599.78	66,000.00	( 599.78)	( 0.91)
580-0020	CLERICAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0040	TEMP EMPLOYEES	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	75.01	0.00	971.14	971.14	1,241.00	269.86	21.75
580-0080	TMRS	1,689.60	0.00	8,777.79	8,777.79	8,613.00	( 164.79)	( 1.91)
580-0081	GROUP INSURANCE	0.00	0.00	7,498.08	7,498.08	7,435.00	( 63.08)	( 0.85)
580-0083	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	145.00	145.00	100.00
580-0084	UNEMPLOYMENT TAX	0.00	0.00	27.90	27.90	32.00	4.10	12.81
		=====	=====	=====	=====	=====	=====	=====
		9,449.20	0.00	83,874.69	83,874.69	83,466.00	( 408.69)	( 0.49)
		=====	=====	=====	=====	=====	=====	=====
<u>GOODS AND SUPPLIES</u>								
580-0101	OFFICE SUPPLIES	0.00	0.00	816.80	816.80	900.00	83.20	9.24
580-0102	LOCAL MEETINGS	0.00	0.00	356.04	356.04	700.00	343.96	49.14
580-0107	BOOKS & PUBLICATIONS	0.00	0.00	22.00	22.00	200.00	178.00	89.00
580-0108	POSTAGE	0.00	0.00	22.50	22.50	100.00	77.50	77.50
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	108.00	108.00	800.00	692.00	86.50
		=====	=====	=====	=====	=====	=====	=====
		0.00	0.00	1,325.34	1,325.34	2,700.00	1,374.66	50.91
		=====	=====	=====	=====	=====	=====	=====
<u>MISCELLANEOUS SERVICES</u>								
580-0501	COMMUNICATIONS	50.00	0.00	600.00	600.00	600.00	0.00	0.00
580-0502	LOAN REV EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0513	TRAINING EXPENSE	0.00	0.00	1,551.00	1,551.00	1,500.00	( 51.00)	( 3.40)
580-0520	INSURANCE	0.00	0.00	937.00	937.00	1,000.00	63.00	6.30
580-0530	PROFESSIONAL SERVICE	204.22	0.00	12,417.92	12,417.92	16,300.00	3,882.08	23.82
580-0534-001	BIRDING MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-002	LOBBYIST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-003	COMPREHENSIVE PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-004	BEACH MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-005	REGIONAL MOBILITY AU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-006	ECONOMIC ACTIVITY IN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-010	BAY CLEANUP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-012	AREA MARKETING STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-013	USDA RBEG	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-014	I-69 ALLIANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-015	BROWN PROPERTY INTER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-016	BIRDING MASTER NON-C	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-017	OTHER PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-018	GULF OF MEXICO NATUR	0.00	0.00	0.00	0.00	0.00	0.00	0.00



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 MODIFIED BUDGET	UNENCUMBERED BALANCE	BUDGET PERCENT REMAINING
		EXPENDITURES	ENCUMBRANCES	EXPENDITURES	TOTALS			
580-0534-019	BUSINESS RECRUITMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0534-020	BNC LANDSCAPING PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-0540	ADVERTISING	0.00	0.00	3,978.00	3,978.00	4,500.00	522.00	11.60
580-0550	TRAVEL	0.00	0.00	3,300.35	3,300.35	6,000.00	2,699.65	44.99
580-0551	DUES & MEMBERSHIPS	0.00	0.00	3,258.33	3,258.33	3,500.00	241.67	6.90
580-0555	PROMOTIONS	0.00	0.00	2,700.00	2,700.00	3,000.00	300.00	10.00
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
580-0599	PROMOTIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====	=====	=====
		254.22	0.00	28,742.60	28,742.60	36,400.00	7,657.40	21.04
		=====	=====	=====	=====	=====	=====	=====
<u>EQUIPMNT &gt; \$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	TRANSFER TO EDC DEBT	32,870.84	0.00	394,450.00	394,450.00	394,450.00	0.00	0.00
580-9471	TRANSFER TO GENERAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-9476-01	TSF TO BEACH NOURISH	0.00	0.00	0.00	0.00	0.00	0.00	0.00
580-9483	TSF TO BNC FACILITY	5,858.63	0.00	70,304.00	70,304.00	70,304.00	0.00	0.00
		=====	=====	=====	=====	=====	=====	=====
		38,729.47	0.00	464,754.00	464,754.00	464,754.00	0.00	0.00
		=====	=====	=====	=====	=====	=====	=====
<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	5,200.00	0.00	223,099.37	223,099.37	706,935.00	483,835.63	68.44
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	0.00	0.00	0.00
		=====	=====	=====	=====	=====	=====	=====
		5,200.00	0.00	223,099.37	223,099.37	706,935.00	483,835.63	68.44
		=====	=====	=====	=====	=====	=====	=====
DEPARTMENT TOTAL		53,632.89	0.00	801,796.00	801,796.00	1,294,255.00	492,459.00	38.05
		=====	=====	=====	=====	=====	=====	=====

FUND :80 -ECONOMIC DEVELOPMENT CORP

SCHEDULE OF BUDGETED, ACTUAL AND ENCUMBERED EXPENDITURES

DEPARTMENT : BNC BUILDING FACILITY

NOTATION :

ACCOUNT NUMBERS	ACCOUNT DESCRIPTION	-- MONTH --		YEAR TO DATE		CURRENT MODIFIED BUDGET	UNENCUMBERED BALANCE	BUDGET PERCENT REMAINING
		EXPENDITURES	ENCUMBRANCES	EXPENDITURES	TOTALS			
<u>REPAIR AND MAINTENANCE</u>								
583-0411	BUILDINGS & STRUCTUR	250.00	0.00	11,876.60	11,876.60	15,000.00	3,123.40	20.82
		=====	=====	=====	=====	=====	=====	=====
		250.00	0.00	11,876.60	11,876.60	15,000.00	3,123.40	20.82
		=====	=====	=====	=====	=====	=====	=====
<u>MISCELLANEOUS SERVICES</u>								
583-0520	INSURANCE	0.00	0.00	45,936.20	45,936.20	45,000.00	( 936.20)	( 2.08)
583-0580	ELECTRICITY	0.00	0.00	1,217.84	1,217.84	0.00	( 1,217.84)	0.00
		=====	=====	=====	=====	=====	=====	=====
		0.00	0.00	47,154.04	47,154.04	45,000.00	( 2,154.04)	( 4.79)
		=====	=====	=====	=====	=====	=====	=====
DEPARTMENT TOTAL		250.00	0.00	59,030.64	59,030.64	60,000.00	969.36	1.62
		=====	=====	=====	=====	=====	=====	=====

FUND :82 -BNC FACILITY MAINTENANCE

SCHEDULE OF BUDGETED, ACTUAL AND ENCUMBERED EXPENDITURES

DEPARTMENT : BNC BUILDING FACILITY

NOTATION :

ACCOUNT NUMBERS	ACCOUNT DESCRIPTION	EXPENDITURES	ENCUMBRANCES	YEAR TO DATE EXPENDITURES	TOTALS	CURRENT MODIFIED BUDGET	UNENCUMBERED BALANCE	BUDGET PERCENT REMAINING
<u>REPAIR AND MAINTENANCE</u>								
583-0411	BUILDINGS & STRUCTUR	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>EQUIPMNT &gt; \$5,000 OUTLAY</u>								
583-1001	BUILDINGS & STRUCTUR	5,899.75	0.00	14,279.42	14,279.42	65,965.00	51,685.58	78.35
		5,899.75	0.00	14,279.42	14,279.42	65,965.00	51,685.58	78.35
DEPARTMENT TOTAL		5,899.75	0.00	14,279.42	14,279.42	65,965.00	51,685.58	78.35

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Approve the financial report for the South Padre Island Birding and Nature Center-September 2020

**ITEM BACKGROUND**

Approve financials for the Birding Center for the month of September

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

**SOUTH PADRE ISLAND BIRDING & NATURE CENTER**  
**Profit & Loss**  
**September 2020**

	Sep 20
Ordinary Income/Expense	
Income	
ADMISSIONS INCOME	
DISCOUNT ADMISSIONS	4.00
EXTENDED PASS ADMISSIONS	910.00
GENERAL ADMISSIONS	29,913.00
Total ADMISSIONS INCOME	30,827.00
ALLIGATOR SANCTUARY	
ADVENTURE PASS	4,940.00
ALLIGATOR FOOD/PHOTOS	4,259.46
Total ALLIGATOR SANCTUARY	9,199.46
CONTRIBUTIONS	
CONTRIBUTIONS-GENERAL PUBLIC DONATIONS	50.00
ANNUAL MEMBERSHIP GIVING	
INDIVIDUAL	
SANDERLING	250.00
INDIVIDUAL - Other	100.00
Total INDIVIDUAL	350.00
Total ANNUAL MEMBERSHIP GIVING	350.00
DONATIONS - Other	7,122.59
Total DONATIONS	7,472.59
PARKING GATE	19.42
Total CONTRIBUTIONS	7,542.01
GIFT SHOP INCOME	
CONSIGNMENT SALES	70.00
GIFT SHOP SALES	15,194.85
WINE & BEER SALES	300.76
Total GIFT SHOP INCOME	15,565.61
Gift Shop Sales	
40201 - Gift Shop Sales	115.00
Total Gift Shop Sales	115.00
GRANT PROCEEDS	
Trull Foundation	5,000.00
Total GRANT PROCEEDS	5,000.00
Total Income	68,249.08
Cost of Goods Sold	
COST OF GOODS SOLD	
CONSIGNMENT	37.00
GIFT SHOP	
POS Inventory Adjustments	0.00
GIFT SHOP - Other	-1,966.49
Total GIFT SHOP	-1,966.49
WINE & BEER	117.20
Total COST OF GOODS SOLD	-1,812.29
Total COGS	-1,812.29
Gross Profit	70,061.37

**CPA ADJUST \$9K INVENTORY**

**ADJ TO 61K**

**SOUTH PADRE ISLAND BIRDING & NATURE CENTER**  
**Profit & Loss**  
 September 2020

	Sep 20
<b>Expense</b>	
ALLIGATOR SANCTUARY EXP	
ALLIGATOR SANCTUARY GENERAL EXP	1,184.84
GR QUARTERLY RECONCILIATION	9,566.62
TURTLE/ALLIGATOR FOOD	460.46
ALLIGATOR SANCTUARY EXP - Other	22.32
<b>Total ALLIGATOR SANCTUARY EXP</b>	<b>11,234.24</b>
<b>BNC ANIMAL EXHIBIT EXPESE</b>	
ANIMAL EXHIBIT EXPENSE	26.68
ANIMAL EXHIBIT SUPPLIES	40.74
<b>Total BNC ANIMAL EXHIBIT EXPESE</b>	<b>67.42</b>
<b>GRANT EXPENDITURES</b>	
<b>EDUCATION</b>	
Tijerena Foundation	60.00
<b>Total EDUCATION</b>	<b>60.00</b>
<b>Total GRANT EXPENDITURES</b>	<b>60.00</b>
<b>OPERATIONS EXPENSES</b>	
<b>ADVERTISING &amp; PROMOTION</b>	
GUIDES & DIRECTORIES	63.00
SOCIAL & INTERNET	20.00
ADVERTISING & PROMOTION - Other	300.00
<b>Total ADVERTISING &amp; PROMOTION</b>	<b>383.00</b>
CREDIT CARD & BANK FEES	1,550.39
DUES & SUBSCRIPTIONS	110.44
GIFT SHOP SUPPLIES	29.97
<b>INSURANCE</b>	
DIRECTORS & OFFICERS	643.00
HEALTH	434.32
<b>Total INSURANCE</b>	<b>1,077.32</b>
<b>LOAN EXPENSE</b>	<b>41.68</b>
<b>LOCAL MEETINGS</b>	
VOLUNTEER APPRECIATION	43.25
<b>Total LOCAL MEETINGS</b>	<b>43.25</b>
<b>MAINTENANCE &amp; REPAIRS</b>	
BUILDING	213.91
GROUNDS	895.73
HABITAT	205.00
MAINTENANCE & REPAIRS - Other	534.94
<b>Total MAINTENANCE &amp; REPAIRS</b>	<b>1,849.58</b>
<b>MERCHANT SER CC FEE</b>	<b>542.21</b>
<b>PAYROLL SERVICE</b>	<b>200.40</b>
<b>SOFTWARE</b>	<b>85.52</b>
<b>TABC SALES EXPENSE</b>	<b>250.00</b>
<b>TRAVEL</b>	<b>250.00</b>
<b>OPERATIONS EXPENSES - Other</b>	<b>416.27</b>
<b>Total OPERATIONS EXPENSES</b>	<b>6,830.03</b>
<b>RENT</b>	<b>1,000.00</b>

**SOUTH PADRE ISLAND BIRDING & NATURE CENTER**  
**Profit & Loss**  
**September 2020**

	Sep 20
<b>SALARIES AND TAXES</b>	
CASHIER	1,822.50
GIFT SHOP ATTENDANTS	3,479.55
JANITOR	1,682.10
MAINTENANCE	6,343.19
MANAGER	4,615.38
NATURALIST	5,461.54
PAYROLL TAXES	1,002.11
<b>Total SALARIES AND TAXES</b>	24,406.37
<b>SERVICE CONTRACTS</b>	
CLEANING SUPPLIES	539.23
INFORMATION TECHNOLOGY	
COMPUTER COPIER	1,593.31
<b>Total INFORMATION TECHNOLOGY</b>	1,593.31
PEST CONTROL	156.00
SECURITY	464.13
TELEPHONE & INTERNET	
INTERNET	514.35
<b>Total TELEPHONE &amp; INTERNET</b>	514.35
<b>SERVICE CONTRACTS - Other</b>	514.35
<b>Total SERVICE CONTRACTS</b>	3,781.37
<b>UTILITIES</b>	
ELECTRICITY	1,217.84
WATER / SEWER	2,326.11
<b>Total UTILITIES</b>	3,543.95
66900 · Reconciliation Discrepancies	38.91
<b>Total Expense</b>	50,962.29
<b>Net Ordinary Income</b>	19,099.08
<b>Other Income/Expense</b>	
Other Income	
INTEREST INCOME	79.06
<b>Total Other Income</b>	79.06
<b>Net Other Income</b>	79.06
<b>Net Income</b>	19,178.14

**ADJ TO 11K**

**SOUTH PADRE ISLAND BIRDING & NATURE CENTER**

**Balance Sheet**

As of September 30, 2020

10/12/20

Accrual Basis

	Sep 30, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
\$\$BNC Grant#042080	7,546.54
\$\$BNC Operating 38458	46,962.03
\$\$COVID 19 042218	1,804.04
\$\$SPI BNC MMAcct 38415	213,836.34
Cash on Hand	
Cash Bag Gift Shop	400.00
Cash Safe	300.00
Clearing, In-transit	524.00
Kiosk Cash	1,520.00
PayPal	-33.93
Register Drawer	200.00
Square Cash Box	600.00
Total Cash on Hand	3,510.07
Total Checking/Savings	273,659.02
Other Current Assets	
Inventory	
Birds Nest	36,996.24
Wine & Beer	2,901.48
Inventory - Other	522.63
Total Inventory	40,420.35
Inventory Asset	-1,640.73
Total Other Current Assets	38,779.62
<b>Total Current Assets</b>	<b>312,438.64</b>
Fixed Assets	
2020 Equipment	505.14
2020 Furnishings	199.00
Accumulated Depreciation	-43,338.00
Alligator Fence	9,501.44
Boardwalk	40,750.00
Building Improvement	20,474.22
Entrance Gate	37,159.50
Furniture and Equipment	
2019 Equipment	2,059.39
2019 Furnishings	1,141.19
Furniture and Equipment - Other	12,210.10
Total Furniture and Equipment	15,410.68
Landscape and Grounds	9,000.00
Total Fixed Assets	89,661.98
Other Assets	
Prepaid Insurance	-1,184.09
Total Other Assets	-1,184.09
<b>TOTAL ASSETS</b>	<b>400,916.53</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	11,949.72
Total Accounts Payable	11,949.72
Other Current Liabilities	
COVID LOAN	53,500.00



**SOUTH PADRE ISLAND BIRDING & NATURE CENTER**  
**Balance Sheet**  
 As of September 30, 2020

	Sep 30, 20
INSURANCE	
HEALTH	7,266.00
<b>Total INSURANCE</b>	<b>7,266.00</b>
Payroll Liabilities	
FIT and FICA-Medicare	5,915.95
Volunteer Deduction Patty Daigl	-50.00
<b>Total Payroll Liabilities</b>	<b>5,865.95</b>
Payroll Liability	
Volunteer Deduction Patty Daigl	50.00
<b>Total Payroll Liability</b>	<b>50.00</b>
Sales Tax Payable	224.66
<b>Total Other Current Liabilities</b>	<b>66,906.61</b>
<b>Total Current Liabilities</b>	<b>78,856.33</b>
Long Term Liabilities	
EDC Loan 270101	11,704.58
Entrance Gate Loan FNB 292226	980.75
SBA EDIL 7340737402	150,000.00
<b>Total Long Term Liabilities</b>	<b>162,685.33</b>
<b>Total Liabilities</b>	<b>241,541.66</b>
Equity	
Fund Balances	
Board Designated	8,000.00
<b>Total Fund Balances</b>	<b>8,000.00</b>
Unrestricted	190,720.30
Net Income	-39,345.43
<b>Total Equity</b>	<b>159,374.87</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>400,916.53</b>

**WILL BE MEETING WITH CPA**  
**TO ADDRESS**  
**YEAR END INVENTORY ADJ**  
**DEPRECIATION**  
**BOARD DESIGNATED FUND**  
**ENTRANCE GATE LOAN PAYOFF ADJ**

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Review Birding and Nature Center's Manager's report September 2020

**ITEM BACKGROUND**

Review Manager's report

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

## Manager Report September 2020

### GIFT SHOP:

Current Inventory: \$36,996.24

### MAINTENANCE:

Padre's Pond due to Hurricane Hannah and high tides.

Purchased a new mower for Philip

It's a Full time job keeping up with Padre's Pond and grounds

The 4<sup>th</sup> tank for the indoor gators was built by Diego

### UPCOMING PROJECTS/EVENTS:

- SPI Birding APP - Update from Britney
- Monarch Day/ Hallowing's October 31, See flyer
- Bird and nature walks by reservations 2 times a week

### ADVERTISING:

- VBR monthly ad September
- First responders thank you ad in Coastal Current
- SPI Parade monthly ad
- Coastal Current did a story with the pictures posted to Facebook on the alligator tanks
- CVB advertised Big padre in San Antonio
- Valley International Airport advertises daily on their jumbo screen beautiful pictures of center.
- September Newsletter was sent out through Constant Contact

### Hotel Packages:

Hotel's in Package Program: Isla Grand, Hilton, LaQuinta, La Copa, Marriott, The Inn at SPI

LaQuinta: 35

Hilton: 0

Marriott: 0

LaCopa: 0

Isla Grand: 6

The Inn: 0

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Review Birding and Nature Center's Naturalists Report for September 2020

**ITEM BACKGROUND**

Review Javi and Britney's reports for September 2020

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

## September Naturalist Report

### King Tides & Storm Surge into Padre's Pond:

Through most the mid-month we struggled with saltwater pouring into Padre's pond due to King Tides coupled with storm surge from Hurricane Beta and now Delta. This occurred last year as well around the same time, but it has been worse this year. I have noticed that the tides seem to come up higher and higher during this season since I began working at the center in 2016. Padre and Laguna cannot tolerate living in hypersaline water, so all the water must be pumped out during the low tide of the day and freshwater must be pumped in for them to drink before the tide goes up and floods into their pond again. This had to be done daily until tides settle to a normal level. We had just one electric pump that was not doing the job quick enough, so I went and bought a gas powered pumped and it did the job much faster. The water pumping always had to be supervised since Padre liked to bite at the pump hoses. Diego and Felix have been working almost all day daily on the draining of the pond and in building up the pond banks with dirt, wood, and sandbags. I have been able to direct their work and help them get all the materials they needed to do the job.

This problem has taken a lot of time away from Diego and Felix's regular duties, which in turn were delayed or left for Philip to handle. It also took a lot of time from my regular activity to help them through this process. Since we have been understaffed, everyone has had to pull some extra weight around and some tasks have been a struggle and have taken longer to complete. We have been slowly gaining our footing again. Diego and Felix have done some excellent work on the pond and have been able to curtail the tides a bit, but I can really see this being a regular problem this time of year and one that will gradually get worse.

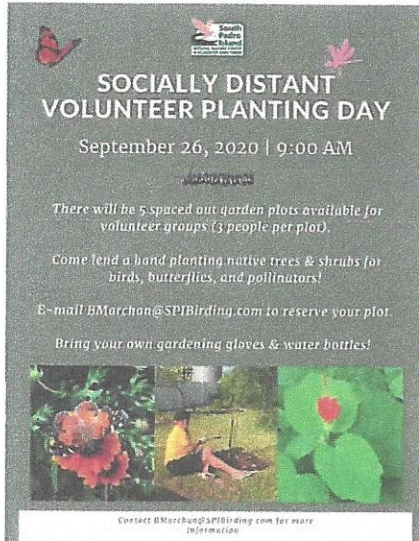


## **Yearling Gator Indoor Tanks and Snake Enclosures:**

Keeping the indoor yearling alligators and our snakes in good health has been a challenge and a learning process. A couple of yearling gators died because we were not meeting their proper requirements. Britney and I did some further research and we found out that the diseased gators likely died from metabolic bone disease because they lacked the proper lighting and adequate diet. We had to rearrange their tanks and purchase proper heating lamps and UVB lighting to help them reach the proper temperature needed for them to digest their food and to be able to synthesize vitamin D3, which allows reptiles to process/absorb calcium in their system. Their diet was adjusted so they can receive the proper nutrition they lacked. The snake enclosures also needed higher wattage bulbs to keep the temperature inside at an adequate temperature and humidifiers were needed to keep the humidity at the standard they need. All this knowledge was not shared with us by Gator Country, which could have helped in preventing the problem. This endeavor also took a lot of time away from my work and educational goals as a Naturalist Educator, but I feel like I learned more about the care of these animals and their extremely specific requirements.

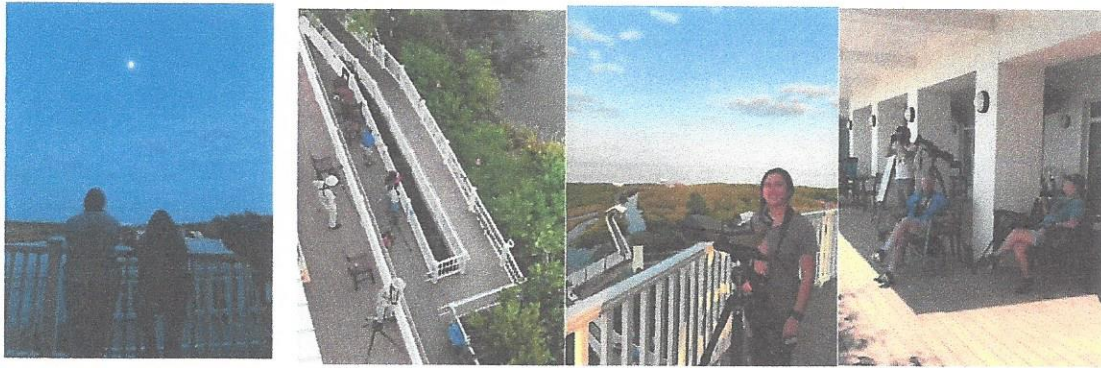
## Sept 26<sup>th</sup> Planting Day:

Texas Master Naturalist volunteers helped us plant habitat during this socially distant planting day. Every fall we try to expand our habitat and it is important to get people involved in it. Britney made the flyer and helped with coordinating volunteers. I picked up the plants, got the materials ready (soil, mulch, border) and also helped to coordinate the volunteers. We had a great day with 10 volunteers helping.



## Great Texas Birding Classic Big Sit!! Sponsored by Swarovski Optik

We participated in the first ever fall season Great Texas Birding Classic Big Sit on Sunday, October 4<sup>th</sup>. This year we were lucky to be sponsored by Swarovski Optik who covered the \$1,000 registration bill. Clay Taylor, their regional rep, drove down from Corpus and birded with us the entire day from sunrise to sunset. Britney and I assembled a team of 15 local birders that helped us tally 90 species from the back deck and the observation tower! TPWD offers conservation grants with the registration money they make. I submitted a proposal to build a native plant nursery on our grounds. Last year we received \$1000 that helped us create interpretative signage for our boardwalk.



## Oct 8<sup>th</sup> & 10<sup>th</sup> Arroyo Colorado Audubon Society presentation and field trip:

Created and presented about birding at the SPIBNC to the Arroyo Colorado Audubon Society via zoom on Oct 8<sup>th</sup> and then they followed up with a field trip to our site on October 10<sup>th</sup>. Britney and I led them around the boardwalk, and we enjoyed a great morning of birding! We hadn't led a bird walk since March! We are working on offering bird walks again soon.





## **Continuing:**

I continue to do Gator Talks three times a day on Wednesdays, but for a few weeks since we are understaffed, I was also doing Tuesdays. They continue to be a popular attraction to the BNC!



## **Volunteers and Guided Tours:**

I am beginning to see interests by volunteers to return to the BNC as greeters. I've reached out to our regular winter Texan volunteers and many are returning and are interested in resuming as volunteers through the winter season.

Britney Marchan  
*Monthly Report | Sept 10. - Oct. 11*

The last month feels like it flew by! We were steady with visitors, especially on the weekends; on average we saw over 200 visitors a day.

- Sept 26 we had 295 visitors and 51 adventure packages. I am very thankful we live in a place where people are still coming to visit us.

I handled correspondence with Texas Parks & Wildlife permit specialist, Chris Maldonado, on finalizing permits for Tex, the Texas tortoise. They were behind due to COVID, and we received our new permit last week. This required writing out our educational plan for the Texas Tortoise, and I sent that information to our graphic designer to be made into signage for the tortoise enclosure. This signage will inform the public all about the only tortoise found in Texas, and what to do and what not to do if you encounter a tortoise on the road or in urban areas.

**9/21**

I came in and met with Gary and Shannon to direct them which alligators needed to be taken back to Beaumont due to their size and which from inside needed to go as well.

**9/30**

Javi and I met with a local videographer that reached out to us to do a complimentary video for the Center.

With a website upgrade, we are now able to make reservations for guided walks and events directly on our website! This really streamlined the process, and I'm excited to do some guided walks again. (With masks & limited capacity, of course.)



I have been spending a lot of time working with our new video equipment; as well as learning how to use the video editing software, some at work, but mostly at home in my off time.

It's paying off though! I recently shared a video of numerous Ruby-throated Hummingbirds at one of our feeders, and as of Sunday it had received 6.3K "likes", 1.7k shares, and 66.7K views! People love hummingbirds!

I am working on another pre-recorded video for field trips, and one for the Rio Grande Valley Birding Festival.

Javi and I met with a local artist to get a quote on a mural for our auditorium. We would like to use some of the money from the HEB grant to jazz that room up, and make it more lively and educational. Javi came up with a very cool idea for the mural that will incorporate iNaturalist observations from the center. I think her style will bring so much color and life to the auditorium. Three of the photos below are from work she did on a pole for the city of McAllen.



As said in Javi's report, we spent a lot of time this month figuring out the best plan of action for the high tides and storm surges in Padre's pond. At one point the salinity level at the bottom of his hole was at least 20 ppt.

We also spent a lot of time working on regulating the temperatures and humidity for the snakes. With the glass enclosures, the humidity escapes quickly, and it has been a constant battle to keep the temperature and the humidity high enough for them to have a safe home. It has been a lot of trial & error, but it's looking like things are finally getting steady.

We had our socially distanced planting day & the Big Sit; both of which were a blast and a success! I am excited to start our guided walks back up, and for our Hallowings event.

### Upcoming events:

**10/18**

We are doing another live birding event with Swarovski, this time it will be with birders from all across the globe in one birding extravaganza! The last virtual event we participated in with them received 120.9k views.

- I am still talking with Clay Taylor about the ST Vista Scope install; hoping to have an update soon. He was here for our Big Sit, and he will be back on the 18th to help us with our live event again. It has been great developing a relationship with him and Swarovski.

JOIN US FOR  
**HALLOWINGS**  
*Across South Padre Island*

JOIN US VIRTUALLY OR IN PERSON!

**Programs & Activities**

**9:00 AM - \*Virtual Zoom Presentation\***  
Gardening for Monarchs by Javier Gonzalez  
Registration Required | \$7.00  
Includes 1-day pass to print-at-home  
[www.SPIBirding.com/Hallowings](http://www.SPIBirding.com/Hallowings)

**11 AM & 1 PM - Guided Butterfly Walks**  
Registration Required | Free with Admission  
Limited Space Available - Masks Required  
[www.SPIBirding.com/Hallowings](http://www.SPIBirding.com/Hallowings)

9 AM - 3 PM  
SELF GUIDED CRAFTS  
NATURE SCAVENGER HUNTS  
TREATS  
\*WHILE SUPPLIES LAST\*

**OCT 31**

REGISTER ONLINE AT  
[WWW.SPIBIRDING.COM/HALLOWINGS](http://WWW.SPIBIRDING.COM/HALLOWINGS)

South Padre Island  
BIRDING, NATURE CENTER & ALLIGATOR SANCTUARY

**10/31**

We are going to have our Hallowings event this year, but in a modified fashion.

The presentation will be via zoom, there will be butterfly walks with registration required, and the activities and crafts for families will all be self guided or take home.

I am working on the activities for the event, as well as a small activity workbook. I plan to take some of the work books to the Visitor's Center.

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Update from Alexa Ray Program Director, regarding activities at the Art Business Incubator

**ITEM BACKGROUND**

Alexa will give the Board an overview of some of the activities at the Art Incubator this fall and winter.

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Update from the Friends of the RGV Reef regarding activities at the artificial reef

**ITEM BACKGROUND**

Daniel Bryant from the Friends of RGV Reef will attend the meeting to give the Board an update on progress at the reef

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

Gary Glick <gary@thompsonproperties.com>

Wed, Sep  
30, 1:52  
PM

to me, Daniel, Curtis, Bob, Gary

Hello Darla:

Well, like a little boy on the kitchen floor mixing up his OWN cake, we've been busy, busy, busy. Some of our funders (CCA, Max Nichols, the EDC, Embridge) have been Covidized but we have gotten modest funding from some new sources, Phillips 66 and SpaceX, and with that and by digging into our reserves we will be still able to make a good economy of scale size deployment this winter or next summer. Every nickel counts, and I would like to turn in a request for funding for \$50,000 as of October 1, 2020, if this is within the EDC's budget.

We have about 10,000 tons of concrete RR ties and broken concrete on our Port of Brownsville site, most of which we can deploy in Durable Nursery Reef Patches that will last for decades. These are a base of concrete RR ties, then broken concrete to fill in the gaps and make multiple size cracks, crevices and holes that are so important, then 350 cinderblocks resting on top of that. This keeps the cinderblocks from being washed down into the bottom by fish and octopus activity. Besides being great nursery, these patches revitalize the bottom of the whole food web, much of which has been lost. Build a house and deliver groceries... works every time.

Previously we have had to place about half of our material in higher patches on the boundaries of the reef to keep shrimp trawls out of the Nursery, but that is mostly done, and we can place more nursery habitat as a percentage in the next deployment. We were able to place 5,800 tons in nursery out of 12,400 tons deployed in Jan-Mar 2020, and are getting scientific and fishermen reports of a significant increase in the number of juvenile snapper using that habitat. My guess is that it is around or more than the 240,000 increase we had a good count on from the 3,700 ton initial 2017 deployment. There is still lots of room for effective nursery patches, the reef is larger than the SPI city limits.

The EDC has always understood the economic impact of fishing (and that it's the habitat that grows the fish) and has been great to work with. We really appreciate it, many thanks.

Sincerely

Gary Glick  
President, Friends of RGV Reef  
512-923-1904

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Discussion and action to approve Friends of RGV Reef invoice dated 10-12-20 in the amount of \$50,000 to assist in loading and transport of reef material

**ITEM BACKGROUND**

The EDC Budgeted \$50,000 for the artificial reef project for fiscal year 2020-21 and the Friends of RGV Reef is requesting the full amount at this time

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**





419 W. US Hwy 83  
Pharr, TX 78577  
www.rgvreef.com  
www.facebook.com/rgvreef/

c/o Glick Twins

419 W. US Highway 83

Pharr, TX 78577

## Invoice

October 12, 2020

To:

South Padre Island Economic Development Corporation

Quantity	Unit Price	Total
	Assist in paying for Loading and Marine Transport	\$50,000

(to place donated concrete materials in nursery section of RGV Reef)

THANKS FOR HELPING US PUT FISH BACK IN THE GULF, AND INCREASING  
ECONOMIC ACTIVITY IN OUR COMMUNITY.

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Discussion and action to approve the Lease and Operating Agreement between the EDC and the South Padre Island Birding and Nature Center

**ITEM BACKGROUND**

Kathy Cunningham has received the input from the Board and has revised the operating agreement and lease between the EDC and the Birding Center.

The Birding Center Board has not seen the new document and will place it on their next agenda, after EDC approval.

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

# Lease and Operating Agreement

## Basic Information

**Date:** October 1, 2020

**Owner:** South Padre Island Economic Development Corporation (“SPIEDC”), an economic development corporation incorporated pursuant to the Texas Local Government Code.

**Owner’s Address:** 6801 Padre Blvd., South Padre Island, Texas 78597

**Tenant/Operator:** South Padre Island Birding and Nature Center, Inc., a Texas non-profit corporation

**Tenant’s/Operator’s Address:** 6801 Padre Blvd., South Padre Island, Texas 78597

**Tenant’s/Operator’s Trade Name:** Birding and Nature Center (“BNC”)

## Premises

Street address/suite: 6801 Padre Blvd.

City, state, zip: South Padre Island, Texas 78597

**Term (months); Renewal Term:** 12 months. The lease will automatically renew on the same terms and conditions unless either party gives the other party written notice of its intent to terminate at least sixty (60) days before the end of the current Term or any Renewal Term.

**Commencement Date:**

**Termination Date:**

**Base Rent:** One Thousand 00/Dollars (\$1000.00)

**Tenant’s/Operator’s Pro Rata Share:** Currently 100 %

**Permitted Use:** The Birding and Nature Center, open to the public, for charitable, educational, cultural, community, scientific and research purposes and events, including but not limited to, as a nature center providing environmental education and promoting conservation action through programs, classes and other activities; as a sanctuary for the protection of birds, other wildlife and their habitat; as a venue for fundraising, private parties, weddings, community events, parking concessions and other events; together with uses incidental thereto; and consisting of office space, theater space, classroom space, meeting space, and storage, exhibits, food concession, a shop for the sale of items determined by Tenant/Operator, demonstration gardens, interpretive areas and trails, boardwalks, and driveways and parking areas.

**Operating Hours:** Monday through Sunday, 8:00am-5:00pm

**Tenant's/Operator's Insurance:** As required by Insurance Addendum

**Owner's Insurance:** As required by Insurance Addendum

**Tenant's/Operator's Rebuilding Obligations:** If the Premises are damaged by fire or other elements, Tenant/Operator will be responsible for repairing or rebuilding any Tenant/Operator leasehold improvements.

**A. Definitions**

*A.1.* "Agent" means agents, contractors, employees, licensees, and, to the extent under the control of the principal, invitees.

*A.2.* "CAM Charge" means the reasonable cost of ownership, operation, and maintenance of the Common Areas.

*A.3.* "Common Areas" means all facilities and areas of the Premises that are intended and designated by Owner from time to time for the common, general, and nonexclusive use of Owner and all Tenants/Operators of the Premises, including but not limited to, all parking lots, access drives, walkways, boardwalks, sidewalks, grounds, etc... Owner has the exclusive control over and right to manage the Common Areas.

*A.4.* "Essential Services" means utility connections reasonably necessary for occupancy of the Premises for the Permitted Use; provided however, that Tenant/Operator/Operator shall be responsible for all charges related to Tenant/Operator's usage of electricity, water, sewer, gas, cable, telephone, internet or any other services used by Tenant/Operator.

*A.5.* "Injury" means (a) harm to or impairment or loss of property or its use, (b) harm to or death of a person, or (c) "personal and advertising injury" as defined in the form of liability insurance Tenant/Operator is required to maintain.

*A.6.* "Rent" means Base Rent plus any other amounts of money payable by Tenant/Operator to Owner.

*A.7.* "Taxes and Insurance" means all ad valorem taxes and all insurance costs incurred by Owner with respect to the Premises.

**B. Tenant/Operator's Obligations**

*B.1.* **Tenant/Operator agrees to—**

*B.1.a.* Lease the Premises for the entire Term.

*B.1.b.* Accept the Premises in their present condition "AS IS," the Premises being currently suitable for the Permitted Use.

*B.1.c.* Obey (i) all laws relating to Tenant's/Operator's use, maintenance of the condition, and occupancy of the Premises and Tenant's/Operator's use of any Common Areas; (ii) any requirements imposed by utility companies serving or insurance companies covering the Premises; and (iii) any rules and regulations of the Premises adopted by Owner .

*B.1.d.* Pay monthly, in advance, without demand, on the first day of the month, the Base Rent to Owner at Owner 's Address.

*B.1.e.* Use a security/lock system approved by Owner and provide Owner with such access keys and codes as necessary to access all areas of the Premises.

*B.1.f.* If applicable, pay Tenant/Operator's Pro Rata Share of the monthly CAM Charge and monthly Taxes and Insurance, if applicable, on or before the first day of each month.

*B.1.g.* Pay a late charge of 5 percent of any Rent not received by Owner by the tenth day after it is due.

*B.1.h.* Obtain and pay for all utility services used by Tenant/Operator and not provided by Owner.

*B.1.i.* Pay Tenant's/Operator's Pro Rata Share of any utility services provided by Owner, and all charges related to Tenant's/Operator's use of electricity, water, sewer, gas, cable, telephone, Internet and any other related services.

*B.1.j.* Allow Owner to enter the Premises to perform Owner 's obligations, inspect the Premises, and show the Premises to others; and upon reasonable notice and at mutually agreeable times, to use the Premises in ways not inconsistent with Tenant's/Operator's use.

*B.1.k.* Repair, replace, and maintain any part of the Premises that Owner is not obligated to repair, replace, or maintain, normal wear excepted.

*B.1.l.* Keep the sidewalks, parking lots, service and access ways, and loading areas adjacent to the Premises clean and unobstructed.

*B.1.m.* Submit in writing to Owner any request for repairs, replacement, and maintenance that are the obligations of Owner.

*B.1.n.* (i) Continuously and in good faith conduct on the entire Premises the type of business for which the Premises are leased in an efficient and reputable manner and (ii) except during reasonable periods for repairing, cleaning, and decorating, keep the Premises open to the public for business during Operating Hours.

*B.1.o.* Meet or exceed the standards set forth on the attached **Schedule 1**, entitled Operating Agreement, and incorporated fully herein.

*B.1.p.* On request, execute an estoppel certificate that states the Commencement Date and Termination Date of the lease, identifies any amendments to the lease, describes any rights

to extend the Term or purchase rights, lists defaults by Owner, and provides any other information reasonably requested.

*B.1.q.* INDEMNIFY, DEFEND, AND HOLD OWNER AND LIENHOLDER, AND THEIR RESPECTIVE AGENTS, HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURRING IN ANY PORTION OF THE PREMISES IF CAUSED IN WHOLE OR IN PART BY THE ACTS OR OMISSIONS OF TENANT/OPERATOR OR ITS AGENTS, INCLUDING IN WHOLE OR IN PART BY THE NEGLIGENT ACTS OR OMISSIONS OF TENANT/OPERATOR OR ITS AGENTS. **THE INDEMNITY CONTAINED IN THIS PARAGRAPH (i) IS INDEPENDENT OF TENANT/OPERATOR'S INSURANCE, (ii) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (iii) WILL SURVIVE THE END OF THE TERM, AND (iv) WILL APPLY EVEN IF AN INJURY IS CAUSED IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF OWNER BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF OWNER , LIENHOLDER, OR THEIR RESPECTIVE AGENTS.**

*B.2.* **Tenant/Operator agrees not to—**

*B.2.a.* Use the Premises for any purpose other than the Permitted Use.

*B.2.b.* Create a nuisance.

*B.2.c.* Interfere with any other tenant's normal business operations or Owner 's use of the Premises.

*B.2.d.* Permit any waste.

*B.2.e.* Use the Premises in any way that would increase insurance premiums or void Owner's insurance.

*B.2.f.* Change the lock system.

*B.2.g.* Alter the Premises with the Owner's written consent.

*B.2.h.* Allow a lien to be placed on the Premises.

*B.2.i.* Assign this lease or sublease any portion of the Premises without Owner 's written consent.

*B.2.j.* Use the roof of the Premises.

*B.2.k.* Place any signs on the Premises without Owner 's written consent.

*B.2.l.* Use or convert the conference room into an office.

**C. Owner's Obligations: Owner agrees to—**

*C.1* Beginning on the Commencement Date, lease to Tenant/Operator the Premises for the entire Term or any Renewal Term.

*C.2* Obey all laws relating to Owner's operation of the Premises.

*C.3* Provide the Essential Services.

*C.4* Repair, replace, and maintain the (i) roof, (ii) foundation, (iii) Common Areas, (iv) structural soundness of the exterior walls, including windows and doors; (v) boardwalks, sidewalks, driveways and parking lots; and (vi) elevator and stairs.

*C.5* INDEMNIFY, DEFEND, AND HOLD TENANT/OPERATOR HARMLESS FROM ANY INJURY AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS, OCCURRING IN ANY PORTION OF THE COMMON AREAS. **THE INDEMNITY CONTAINED IN THIS PARAGRAPH (i) IS INDEPENDENT OF OWNER'S INSURANCE, (ii) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (iii) WILL SURVIVE THE END OF THE TERM, AND (iv) WILL APPLY IF CAUSED IN WHOLE OR IN PART BY THE ACTS OR OMISSIONS OF OWNER OR ITS AGENTS, INCLUDING IN WHOLE OR IN PART BY THE NEGLIGENT ACTS OR OMISSIONS OF OWNER OR ITS AGENTS, EVEN IF AN INJURY IS CAUSED IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF TENANT/OPERATOR BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF TENANT/OPERATOR.**

**D. General Provisions**

**Owner and Tenant/Operator agree to the following:**

*D.1. Alterations.* Owner must first approve any physical additions or improvements to the Premises, in writing, and once approved, any such physical additions or improvements to the Premises made by Tenant/Operator will become the property of Owner. Owner may require that Tenant/Operator, at the end of the Term (or any Renewal Term) and at Tenant/Operator's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted.

*D.2. Insurance.* Tenant/Operator and Owner will maintain the respective insurance coverages described in the attached Insurance Addendum.

*D.3. Release of Claims/Subrogation.* Owner AND TENANT/OPERATOR RELEASE EACH OTHER AND LIENHOLDER, AND THEIR RESPECTIVE AGENTS, FROM ALL CLAIMS OR LIABILITIES FOR DAMAGE TO THE PREMISES, DAMAGE TO OR LOSS OF PERSONAL PROPERTY WITHIN THE PREMISES, AND LOSS OF BUSINESS OR REVENUES THAT ARE

INSURED BY THE RELEASING PARTY'S PROPERTY INSURANCE OR THAT WOULD HAVE BEEN INSURED BY THE REQUIRED INSURANCE IF THE PARTY FAILS TO MAINTAIN THE PROPERTY COVERAGES REQUIRED BY THIS LEASE. THE PARTY INCURRING THE DAMAGE OR LOSS WILL BE RESPONSIBLE FOR ANY DEDUCTIBLE OR SELF-INSURED RETENTION UNDER ITS PROPERTY INSURANCE. OWNER AND TENANT/OPERATOR WILL NOTIFY THE ISSUING PROPERTY INSURANCE COMPANIES OF THE RELEASE SET FORTH IN THIS PARAGRAPH AND WILL HAVE THE PROPERTY INSURANCE POLICIES ENDORSED, IF NECESSARY, TO PREVENT INVALIDATION OF COVERAGE. THIS RELEASE WILL NOT APPLY IF IT INVALIDATES THE PROPERTY INSURANCE COVERAGE OF THE RELEASING PARTY. **THE RELEASE IN THIS PARAGRAPH WILL APPLY EVEN IF THE DAMAGE OR LOSS IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF THE RELEASED PARTY OR ITS AGENTS BUT WILL NOT APPLY TO THE EXTENT THE DAMAGE OR LOSS IS CAUSED IN WHOLE OR IN PART BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RELEASED PARTY OR ITS AGENTS.**

*D.5. Casualty/Total or Partial Destruction*

*D.5.a.* If the Premises are damaged by casualty and in Owner's sole discretion, can be restored within ninety days, Owner will, at its expense, restore Owner's Obligations, to include, the roof, foundation, Common Areas, and structural soundness of the exterior walls of the Premises and any leasehold improvements within the Premises that are not within Tenant/Operator's Rebuilding Obligations to substantially the same condition that existed before the casualty and Tenant/Operator will, at its expense, be responsible for replacing any of its damaged furniture, fixtures, and personal property and performing Tenant/Operator's Rebuilding Obligations. If Owner fails to complete the portion of the restoration for which Owner is responsible within ninety days from the date of written notification by Tenant/Operator to Owner of the casualty, Tenant/Operator may terminate this lease by written notice delivered to Owner before Owner completes Owner's restoration obligations.

*D.5.b.* If Owner cannot complete the portion of the restoration for which Owner is responsible within ninety days, Owner has an option to restore the Premises. If Owner chooses not to restore, this lease will terminate. If Owner chooses to restore, Owner will notify Tenant/Operator in writing of the estimated time to restore and give Tenant/Operator an option to terminate this lease by notifying Owner in writing within ten days from receipt of Owner's estimate. If Tenant/Operator does not notify Owner timely of Tenant/Operator's election to terminate this lease, the lease will continue and Owner will restore the Premises as provided in D.5.a. above.

*D.6. Condemnation*

*D.6.a.* If the Premises cannot be used for the purposes contemplated by this lease because of condemnation or purchase in lieu of condemnation, this lease will terminate.

*D.6.b.* Tenant/Operator will have no claim to the condemnation award or proceeds in lieu of condemnation, except for relocation or other benefits that are payable to Tenant/Operator by the condemning authority but that do not reduce the award or proceeds payable to Owner.



*D.7. Default by Tenant/Operator and Owner's Remedies.* Owner's remedies for Tenant's/Operator's default are to (a) enter and take possession of the Premises, after which Owner may relet the Premises on behalf of Tenant/Operator and receive the Rent directly by reason of the reletting, and Tenant/Operator agrees to reimburse Owner for any expenditures made in order to relet; (b) enter the Premises and perform Tenant/Operator's obligations; and (c) terminate this lease by written notice and sue for damages. Owner may enter and take possession of the Premises by self-help, by picking or changing locks if necessary, and may lock out Tenant/Operator or any other person who may be occupying the Premises, until the default is cured, without being liable for damages.

*D.8. Default/Waiver/mitigation.* All waivers must be in writing and signed by the waiving party. It is not a waiver of default if the non-defaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedy set forth in this Agreement does not preclude pursuit of other remedies in this agreement or provided in law. Both parties have a duty to mitigate damages.

*D.9. Holdover.* If Tenant/Operator does not vacate the Premises following termination of this agreement, Tenant/Operator will become a tenant at will and must vacate the Premises on receipt of notice from the Owner. No holding over will extend the term.

*D.10 Non-Exclusive use/Reservation of Owner's Rights.* The Premises are for the non-exclusive use of Tenant/Operator, subject to the following:

a. Owner may use the Premises or portions thereof, for Owner's own use, from time to time, and Owner agrees to cooperate with Tenant/Operator in scheduling events to avoid conflicts;

b. Owner has the exclusive use of at least one office in the Premises, as designated by Owner, for use by Owner's Executive Director, and staff;

c. Owner has the exclusive use of the conference room in the Premises, twice a month and shall schedule such use with 72 hours advance notice to Tenant/Operator;

d. Owner may rent portions of the Premises to other tenants upon reasonable notice to Tenant/Operator provided that Owner reasonably accommodates Tenant's/Operator's needs for use of the Premises; and

e. Owner may allow the use of and tie-ins to the Premises for promoting and facilitating the Eco-Tourism Project and its component parts.

*D.11. Attorney's Fees.* If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and other fees and court and other costs.

*D.12. Venue.* Exclusive venue is in the county in which the Premises are located.

*D.13. Entire Agreement.* This lease, its exhibits, Schedules, addenda, and riders are the entire agreement of the parties concerning the lease of the Premises by Owner to Tenant/Operator. There are no representations, warranties, agreements, or promises pertaining to the Premises or the lease of the Premises by Owner to Tenant/Operator, and Tenant/Operator is not relying on any statements or representations of any agent of Owner, that are not in this lease and any exhibits, addenda, and riders.

*D.14. Amendment of Lease.* This lease may be amended only by an instrument in writing signed by Owner and Tenant/Operator.

*D.15. Limitation of Warranties.* THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

*D.16. Notices.* Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be given (whether received or not) the earlier of receipt or three business days after being deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, or e-mail and will be effective when received. Any address for notice may be changed by written notice given as provided herein.

*D.17. Use of Common Areas.* Tenant/Operator will have the nonexclusive right to use the Common Areas subject to such reasonable rules and regulations that Owner may prescribe.

*D.18. Abandoned Property.* Owner may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

SOUTH PADRE ISLAND ECONOMIC  
DEVELOPMENT CORPORATION

\_\_\_\_\_  
BY: \_\_\_\_\_, President

SOUTH PADRE ISLAND BIRDING AND  
NATURE CENTER, INC.

\_\_\_\_\_  
BY: \_\_\_\_\_, President

## **Insurance Addendum to Lease**

Date: October 1, 2020

This Insurance Addendum is incorporated fully in that Lease of even date between South Padre Island Economic Development Corporation (“SPIEDC”) as Landlord/Owner and South Padre Island Birding and Nature Center, Inc., as Tenant/Operator.

This insurance addendum is part of the lease.

### **A. Tenant/Operator agrees to—**

1. Maintain the following coverages at its own expense:
  - a. Commercial property insurance written on a causes of loss—special form (formerly known as “all risks” form) covering Tenant’s personal property, fixtures, and leasehold improvements in the Premises, and if request, naming Landlord as “Building Owner Loss Payable.”
  - b. General commercial liability insurance written on an occurrence basis, including contractual liability, covering Tenant’s operations within the Premises, naming Landlord, as “additional insured,” and having limits in an amount acceptable to Landlord/Owner.
  - c. Workers’ compensation insurance and employer’s liability insurance in amounts acceptable to Landlord/Owner. Both policies must have a waiver of subrogation in favor of Landlord/Owner.
2. Deliver certificates of insurance and copies of any additional insured and waiver of subrogation endorsements to Landlord before entering the Premises and thereafter at least ten days before the expiration of the policies.

### **B. Landlord agrees to maintain—**

1. Commercial property insurance written on a causes of loss—special form covering the building in which the Premises is located.
2. Commercial general liability insurance written on an occurrence basis, including contractual liability, covering Landlord’s operations within the building in which the Premises is located and having limits not less than \$1,000,000 each occurrence and \$2,000,000 general aggregate.

### **C. Landlord and Tenant agree that—**

1. If reasonably available, the commercial property insurance policies maintained by them will contain (a) optional coverage for agreed value to eliminate the coinsurance clause, and (b) optional coverage for replacement cost.

2. The commercial general liability insurance will be primary to the maintaining party and not contributory to any similar insurance carried by the other party and will contain a severability-of-interest clause.

**CITY OF SOUTH PADRE ISLAND  
ECONOMIC DEVELOPMENT CORPORATION  
AGENDA REQUEST FORM**

**MEETING DATE:** October 20, 2020

**NAME & TITLE:** Darla Lapeyre, EDC Director

**DEPARTMENT:** Economic Development Council

**ITEM**

Executive Director's Activity Report

**ITEM BACKGROUND**

Executive Director will report on activity, economic indicators and progress on projects

**BUDGET/FINANCIAL SUMMARY**

n/a

**COMPREHENSIVE PLAN GOAL**

n/a

**LEGAL REVIEW**

Sent to Legal:

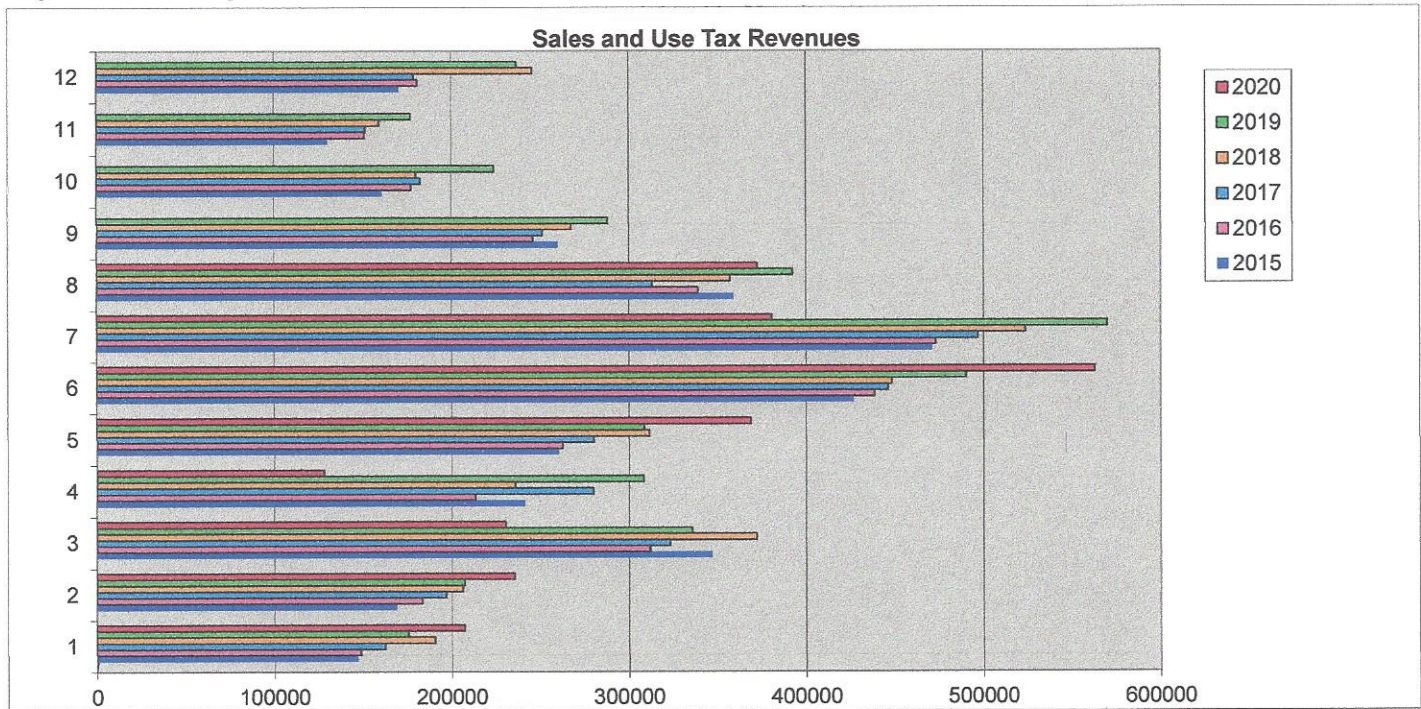
Approved by Legal:

**RECOMMENDATIONS/COMMENTS:**

### South Padre Island Sales and Use Tax Revenues

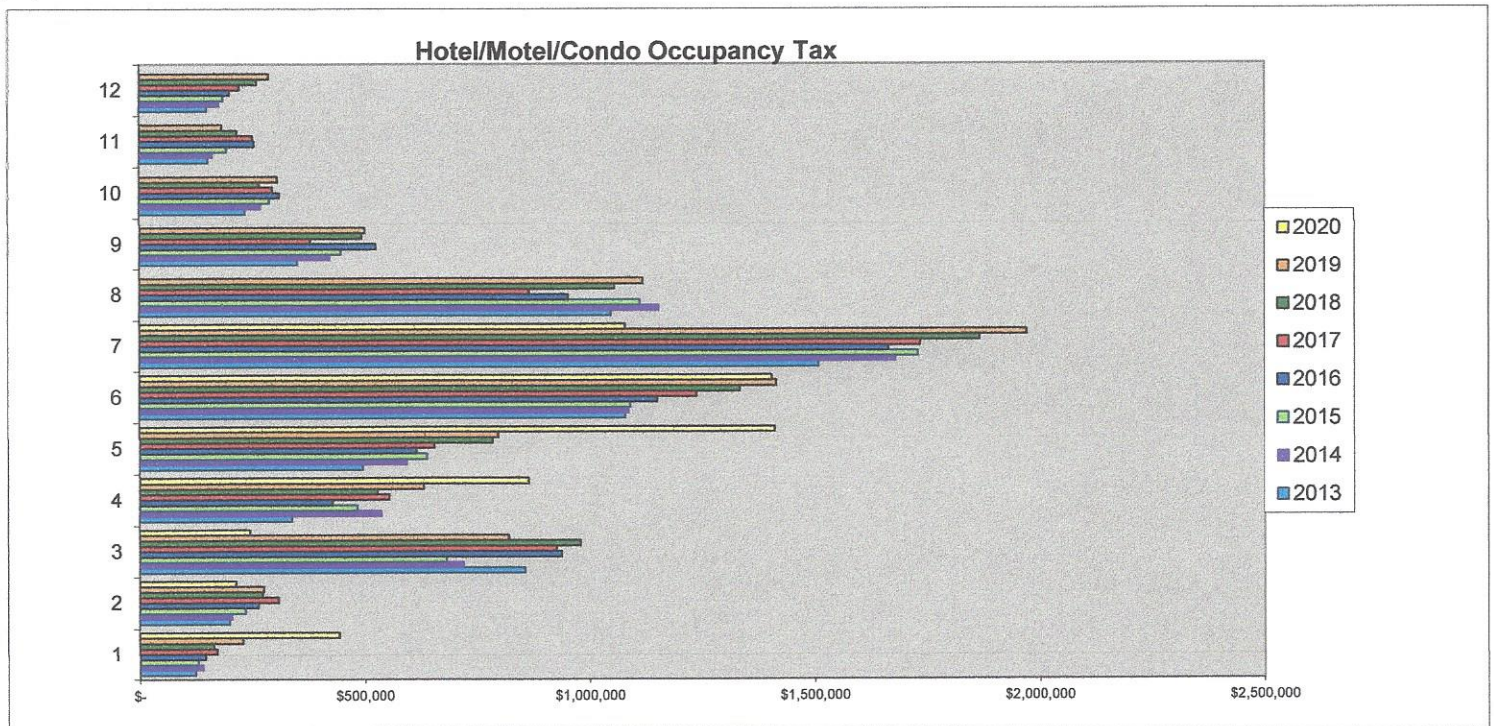
	2015	2016	2017	2018	2019	2020	%
January	\$ 147,033	\$ 148,673	\$ 162,359	\$ 190,422	\$ 175,596	\$ 207,167	17.98
February	168,939	183,246	196,705	206,130	207,214	235,373	13.59
March	346,948	311,867	323,169	372,025	335,634	230,459	(31.34)
April	241,179	213,305	279,898	235,839	308,112	127,981	(58.46)
May	260,265	262,341	280,107	311,590	308,505	368,630	19.49
June	426,572	438,459	446,128	448,195	490,070	562,527	14.79
July	471,196	473,223	496,833	523,677	569,913	380,495	(33.24)
August	359,029	339,074	313,046	356,980	392,292	372,290	(5.10)
September	259,809	245,959	251,213	267,254	288,079		
October	161,032	177,265	182,611	180,060	224,079		
November	130,352	151,043	151,463	159,287	177,006		
December	170,488	180,991	178,991	245,571	236,658		
<b>Total</b>	<b>\$ 3,142,842</b>	<b>\$ 3,125,446</b>	<b>\$ 3,262,523</b>	<b>\$ 3,497,030</b>	<b>\$ 3,713,158</b>		

**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



South Padre Island Hotel/Motel/Condo Occupancy Tax										
	2013	2014	2015	2016	2017	2018	2019	2020		
										% change
January	\$ 123,289	\$ 140,192	\$ 130,054	\$ 144,395	\$ 171,097	\$ 164,700	\$ 228,657	\$ 193,535		(15.36)
February	199,626	204,078	234,729	262,332	307,996	272,536	274,976	443,097		61.14
March	855,873	718,514	680,389	936,915	925,001	978,343	819,446	212,961		(74.01)
April	338,337	535,518	482,346	428,171	554,854	527,203	630,240	244,163		(61.26)
May	494,883	593,135	637,343	614,276	653,664	782,548	796,574	863,922		8.45
June	1,078,509	1,086,514	1,090,245	1,149,624	1,236,747	1,333,234	1,414,224	1,410,875		(0.24)
July	1,507,657	1,679,092	1,728,733	1,662,906	1,734,025	1,866,364	1,970,602	1,404,029		(28.75)
August	1,046,929	1,153,488	1,111,051	951,521	865,453	1,054,553	1,117,813	1,078,417		(3.52)
September	350,530	422,559	447,169	524,272	379,134	492,714	499,726			
October	234,719	268,955	288,878	311,226	295,670	265,913	306,918			
November	152,042	161,516	193,079	254,499	251,333	216,520	182,864			
December	149,820	177,192	185,416	199,886	221,956	259,784	287,264			
<b>Total</b>	<b>\$ 6,532,214</b>	<b>\$ 7,135,926</b>	<b>\$ 7,209,432</b>	<b>\$ 7,440,023</b>	<b>\$ 7,596,930</b>	<b>\$ 8,214,412</b>	<b>\$ 8,529,304</b>			

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.



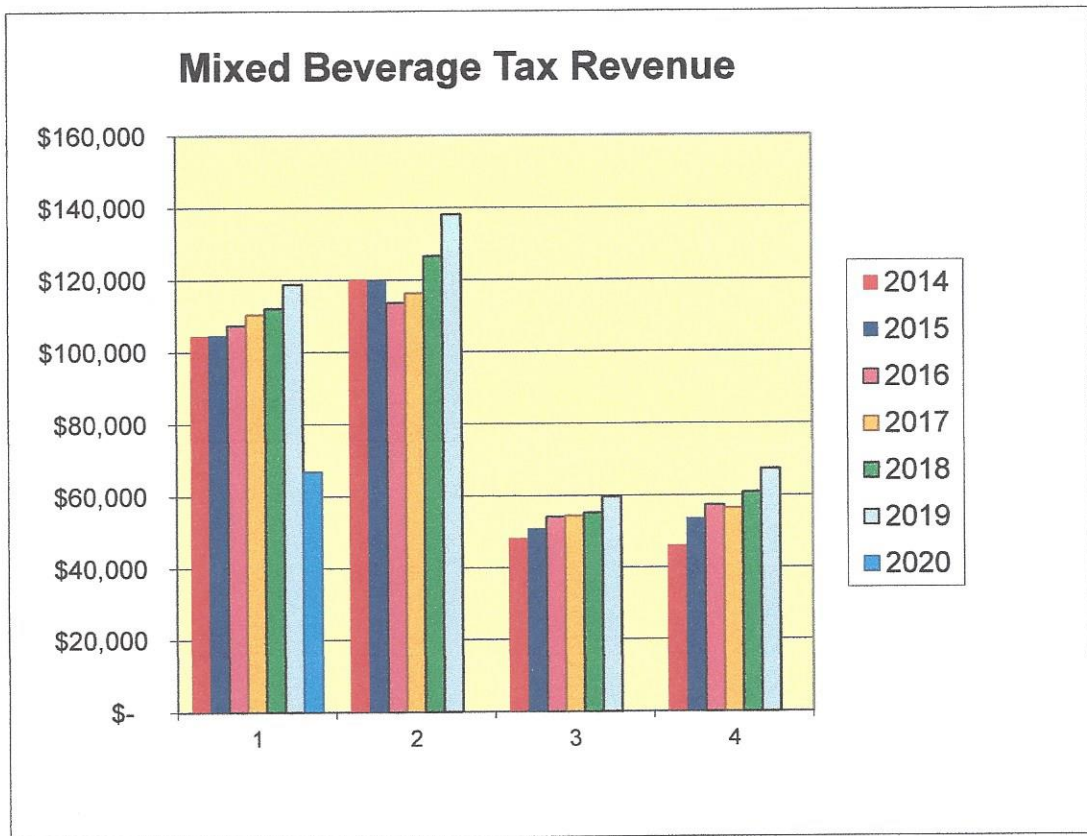
**South Padre Island Property Tax Revenue**

	2014	2015	2016	2017	2018	2019	2020
<b>January</b>	\$ 774,747	\$ 775,106	\$ 842,301	\$ 809,677	\$ 889,250	\$ 921,496	\$ 991,020
<b>February</b>	697,644	643,376	851,485	779,513	906,895	605,288	761,007
<b>March</b>	129,345	126,429	133,534	245,531	243,804	172,025	151,234
<b>April</b>	97,865	108,299	108,879	164,361	178,924	95,987	174,352
<b>May</b>	74,555	68,063	54,257	88,915	67,485	152,987	124,756
<b>June</b>	98,131	84,304	94,716	78,442	78,199	110,719	108,447
<b>July</b>	125,279	111,522	85,053	70,064	121,814	110,878	154,634
<b>August</b>	35,643	30,635	35,618	33,474	35,950	45,116	47,465
<b>September</b>	41,480	25,557	13,612	95,148	127,921	29,166	48,670
<b>October</b>	2,035,083	1,344,874	1,699,349	522,220	3,258,610	3,252,125	
<b>November</b>	1,828,594	2,797,154	2,639,129	3,863,902	1,645,455	1,592,727	
<b>December</b>	645,800	584,920	802,241	793,295	650,276	714,894	
<b>TOTAL</b>	\$ 6,584,166	\$ 6,700,239	\$ 7,360,174	\$ 7,544,542	\$ 8,204,583	\$ 7,834,289	
As of October 1:							
Tax rate per \$100	0.262754	0.28564	0.30564	0.31564	0.31564	0.31564	
Taxable value	\$2,516,386,826	\$ 2,478,519,198	\$ 2,495,811,088	\$ 2,523,614,600	\$ 2,558,588,118	\$ 2,645,276,110	



South Padre Island Mixed Beverage Tax Revenue							
	2014	2015	2016	2017	2018	2019	2020
First Quarter	\$ 104,506	\$ 104,712	\$ 107,355	\$ 110,355	\$ 112,002	\$ 118,742	\$ 66,790
Second Quarter	120,183	119,690	113,584	116,264	126,584	138,182	
Third Quarter	48,216	50,873	54,184	54,403	55,211	59,751	
Fourth Quarter	46,148	53,660	57,300	56,500	60,854	67,336	
<b>Total</b>	<b>\$ 319,053</b>	<b>\$ 328,935</b>	<b>\$ 332,423</b>	<b>\$ 337,522</b>	<b>\$ 354,651</b>	<b>\$ 384,011</b>	

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.



### South Padre Island Building Permit Valuations

	2015	2016	2017	2018	2019	2020	Commercial	Residential
January	\$ 4,490,817	\$ 2,620,888	\$ 1,800,672	\$ 2,646,580	\$1,499,429	\$2,286,952	\$ 856,880	\$1,430,072
February	1,887,739	1,675,855	5,039,127	863,730	999,507	171,380	54,435	116,945
March	2,319,135	3,840,221	292,310	1,466,569	965,340	1,338,156	36,900	1,301,256
April	8,676,090	816,823	683,307	688,098	1,609,909	1,775,173	949,808	825,365
May	1,143,022	1,227,546	1,478,355	1,156,579	1,129,901	610,223	90,491	519,732
June	842,403	595,320	1,318,655	2,974,574	3,209,806	976,008	128,698	847,310
July	1,439,706	1,236,569	40,748,569	750,081	881,066	312,048	111,270	200,778
August	1,799,928	1,973,961	1,431,102	624,914	373,493	637,682	105,880	531,802
September	1,205,667	3,132,869	392,210	1,593,682	1,997,460	1,082,946	51,100	1,031,846
October	792,963	963,435	480,367	363,576	5,620,569			
November	2,008,807	1,028,228	638,848	1,360,146	643,019			
December	2,855,683	582,797	1,201,460	1,061,966	2,596,653			
<b>Total</b>	<b>\$ 29,461,960</b>	<b>\$ 19,694,512</b>	<b>\$ 55,504,982</b>	<b>\$ 15,550,495</b>	<b>\$ 21,526,152</b>			

OBJECTS: All  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 SCHEDULED DATES: 9/01/2020 THRU 9/30/2020 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

OBJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE
200552 OOF-RES	9/01/2020 9/01/2020	HIATT, MARY RESIDENTIAL ROOF	124 E WHITING ROOF-RES - RESIDENTIAL ROOF	KING KING	RESIDENTIAL ROOF 2,100.00	ROOF-RES 50.00
200553 LDR-REM	9/01/2020 9/01/2020	FOSTER, JOAN RESIDENTIAL REMODEL	3113 LAGUNA BLVD 218 BLDR-REM - RESIDENTIAL REMO	KINGFISHER KINGFISHER	RESIDENTIAL REMODEL 9,800.00	BLDR-REM 50.00
200554 LDC-REM	9/01/2020 9/01/2020	FIRST AVENUE CONCEPTS COMMERCIAL REMODEL	5200 PADRE BLVD BLDC-REM - COMMERCIAL REMOD	ROYAL RENO ROYAL RENO	COMMERCIAL REMODEL 5,000.00	BLDC-REM 35.00
200555 LDC-REP	9/03/2020 9/03/2020	WELLS, DOYLE COMMERCIAL REPAIR	2312 PADRE BLVD BLDC-REP - COMMERCIAL REPAI	RANGEL RANGEL	COMMERCIAL REPAIR 9,500.00	BLDC-REP 66.50
200556 LDC-REM	9/03/2020 9/03/2020	PRUNEDA, AGUSTIN COMMERCIAL REMODEL	1817 PADRE BLVD 4 BLDC-REM - COMMERCIAL REMOD	CHAYANNE CHAYANNE	COMMERCIAL REMODEL 5,000.00	BLDC-REM 35.00
200557 LDR-ADD	9/03/2020 9/03/2020	GONZALEZ, MARIA RESIDENTIAL ADDITION	112 E CAROLYN BLDR-ADD - RESIDENTIAL ADDI	SOLAR SOLAR	RESIDENTIAL ADDITION 35,131.00	BLDR-ADD 245.92
200563 LDR-REM	9/08/2020 9/08/2020	O'MALLEY, LEIGH RESIDENTIAL REMODEL	3000 GULF BLVD 1204 BLDR-REM - RESIDENTIAL REMO	KINGFISHER KINGFISHER	RESIDENTIAL REMODEL 18,350.00	BLDR-REM 50.00
200564 LDR-ADD	9/08/2020 9/08/2020	PEREZ, JAIME RESIDENTIAL ADDITION	194 KINGS COURT BLDR-ADD - RESIDENTIAL ADDI	MORRIS MORRIS	RESIDENTIAL ADDITION 30,000.00	BLDR-ADD 50.00
200569 LDR-REM	9/09/2020 9/09/2020	GAGALAC, GILBERT RESIDENTIAL REMODEL	229 W HIBISCUS BLDR-REM - RESIDENTIAL REMO	AVIG AVIG	RESIDENTIAL REMODEL 18,000.00	BLDR-REM 126.00
200570 LDC-REP	9/09/2020 9/09/2020	SANTA BARBARA CONDOMINIUMS COMMERCIAL REPAIR	2412 GULF BLVD HOA BLDC-REP - COMMERCIAL REPAI	DUBERNEY DUBERNEY	COMMERCIAL REPAIR 30,000.00	BLDC-REP 210.00
200571 LDR-REP	9/09/2020 9/09/2020	AUSTIN, BRYAN JOSEPH RESIDENTIAL REPAIR	3113 LAGUNA BLVD 104 BLDR-REP - RESIDENTIAL REPA	JOHN RAMOS JOHN RAMOS	RESIDENTIAL REPAIR 8,500.00	BLDR-REP 50.00
200572 LDR-REP	9/09/2020 9/09/2020	JENKINS, RICHARD RESIDENTIAL REPAIR	128 E OLEANDER BLDR-REP - RESIDENTIAL REPA	JOHN RAMOS JOHN RAMOS	RESIDENTIAL REPAIR 900.00	BLDR-REP 50.00
200577 LDR-REM	9/11/2020 9/11/2020	DOZIER, DIRK RESIDENTIAL REMODEL	8500 PADRE BLVD 101N BLDR-REM - RESIDENTIAL REMO	PARK 100 PARK 100	RESIDENTIAL REMODEL 30,000.00	BLDR-REM 210.00
200578 OOF-RES	9/11/2020 9/11/2020	PEREZ, JAVIER RESIDENTIAL ROOF	104A E CORRAL ROOF-RES - RESIDENTIAL ROOF	R BUILDERS R BUILDERS	RESIDENTIAL ROOF 6,000.00	ROOF-RES 50.00
200579 OOF-RES	9/11/2020 9/11/2020	J & R RENTALS LLC RESIDENTIAL ROOF	104B E CORRAL ROOF-RES - RESIDENTIAL ROOF	R BUILDERS R BUILDERS	RESIDENTIAL ROOF 6,000.00	ROOF-RES 50.00
200581 LDC-REP	9/11/2020 9/11/2020	CASTAWAYS CONDOMINIUMS COMMERCIAL REPAIR	3700 GULF BLVD HOA BLDC-REP - COMMERCIAL REPAI	ASTRO ASTRO	COMMERCIAL REPAIR 1,600.00	BLDC-REP 25.00

OBJECTS: ALL  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 SCHEDULED DATES: 9/01/2020 THRU 9/30/2020 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

OBJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE
200585 LDR-REP	9/11/2020 9/11/2020	GARZA, ROBERT RESIDENTIAL REPAIR	207 W SHEEPSHEAD 302 BLDR-REP - RESIDENTIAL REPA	OMAR RAMOS OMAR RAMOS	RESIDENTIAL REPAIR 9,000.00	BLDR-REP 50.00
200586 LDR-REP	9/11/2020 9/11/2020	ST JOHN, CHRISTOPHER RESIDENTIAL REPAIR	207 W SHEEPSHEAD 402 BLDR-REP - RESIDENTIAL REPA	OMAR RAMOS OMAR RAMOS	RESIDENTIAL REPAIR 10,000.00	BLDR-REP 50.00
200587 LDR-REP	9/11/2020 9/11/2020	PATILLO, LEE RESIDENTIAL REPAIR	207 W SHEEPSHEAD 303 BLDR-REP - RESIDENTIAL REPA	OMAR RAMOS OMAR RAMOS	RESIDENTIAL REPAIR 5,000.00	BLDR-REP 50.00
200588 LDR-REP	9/11/2020 9/11/2020	FAIR, LARRY RESIDENTIAL REPAIR	207 W SHEEPSHEAD 203 BLDR-REP - RESIDENTIAL REPA	OMAR RAMOS OMAR RAMOS	RESIDENTIAL REPAIR 9,000.00	BLDR-REP 50.00
200589 LDR-REP	9/14/2020 9/14/2020	GUZMAN, OMAR RESIDENTIAL REPAIR	125 E HIBISCUS BLDR-REP - RESIDENTIAL REPA	SANTOS SANTOS	RESIDENTIAL REPAIR 3,900.00	BLDR-REP 50.00
200593 LDR-REM	9/15/2020 9/15/2020	INSUGHA, CHARLES RESIDENTIAL REMODEL	404 PADRE BLVD 807 BLDR-REM - RESIDENTIAL REMO	MARIKOS J MARIKOS J	RESIDENTIAL REMODEL 60,000.00	BLDR-REM 420.00
200595 LDR-REM	9/15/2020 9/15/2020	DAVIS, DEIDRE RESIDENTIAL REMODEL	114 E TARPON 102 BLDR-REM - RESIDENTIAL REMO	WHITE WHITE	RESIDENTIAL REMODEL 54,000.00	BLDR-REM 378.00
200598 LDR-REM	9/16/2020 9/16/2020	WALLACE, KAREN RESIDENTIAL REMODEL	6201 PADRE BLVD 107 BLDR-REM - RESIDENTIAL REMO	APPLE APPLE	RESIDENTIAL REMODEL 15,000.00	BLDR-REM 105.00
200599 LDR-REM	9/16/2020 9/16/2020	MILLER, BRAD RESIDENTIAL REMODEL	334 PADRE BLVD 2002 BLDR-REM - RESIDENTIAL REMO	SISTERS SISTERS	RESIDENTIAL REMODEL 34,000.00	BLDR-REM 238.00
200600 LDR-REM	9/16/2020 9/16/2020	SPENCE, ALAN RESIDENTIAL REMODEL	334 PADRE BLVD 2700 BLDR-REM - RESIDENTIAL REMO	SISTERS SISTERS	RESIDENTIAL REMODEL 34,000.00	BLDR-REM 238.00
200605 LDR-REM	9/16/2020 9/16/2020	MALDONADO, GUADALUPE RESIDENTIAL REMODEL	119 E KINGFISH BLDR-REM - RESIDENTIAL REMO	EDGAR VILL EDGAR VILL	RESIDENTIAL REMODEL 300,000.00	BLDR-REM 2,100.00
200606 OOF-RES	9/17/2020 9/17/2020	PACE, JERRY RESIDENTIAL ROOF	105 E CAMPECHE ROOF-RES - RESIDENTIAL ROOF	RAMIREZ RAMIREZ	RESIDENTIAL ROOF 6,000.00	ROOF-RES 50.00
200608 OOF-RES	9/17/2020 9/17/2020	GARCIA, JORGE RESIDENTIAL ROOF	116 E MARLIN ROOF-RES - RESIDENTIAL ROOF	SHARPLINE SHARPLINE	RESIDENTIAL ROOF 20,000.00	ROOF-RES 50.00
200611 LDR-REM	9/18/2020 9/18/2020	HERNANDEZ, KEVIN RESIDENTIAL REMODEL	5601 GULF BLVD 310 BLDR-REM - RESIDENTIAL REMO	GALVAN O GALVAN O	RESIDENTIAL REMODEL 15,500.00	BLDR-REM 108.50
200616 LDR-REM	9/21/2020 9/21/2020	CORNISH, RICHARD RESIDENTIAL REMODEL	6608 PADRE BLVD 135 BLDR-REM - RESIDENTIAL REMO	DOS DOS	RESIDENTIAL REMODEL 9,800.00	BLDR-REM 68.60
200617 LDR-REM	9/22/2020 9/22/2020	OWENS, DAVID G RESIDENTIAL REMODEL	4300 GULF BLVD 401 BLDR-REM - RESIDENTIAL REMO	KINGFISHER KINGFISHER	RESIDENTIAL REMODEL 22,000.00	BLDR-REM 154.00

OBJECTS: All  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 SCHEDULED DATES: 9/01/2020 THRU 9/30/2020 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

OBJECT SEGMENT	ISSUE DATE SEGMENT DT	NAME DESCRIPTION	LOCATION BUILDING CODE	CONTRACTOR SEG. CONT.	DESCRIPTION VALUATION	PROJ TYPE FEE
200618 ROOF-RES	9/22/2020 9/22/2020	JUAREZ, MANUEL RESIDENTIAL ROOF	111 E DOLPHIN ROOF-RES - RESIDENTIAL ROOF	RAC RAC	RESIDENTIAL ROOF 6,414.80	ROOF-RES 50.00
200619 LDR-REM	9/22/2020 9/22/2020	GONZALEZ, ANTONIO RESIDENTIAL REMODEL	125 E VERNA JEAN BLDR-REM - RESIDENTIAL REMO	OIKOS OIKOS	RESIDENTIAL REMODEL 15,000.00	BLDR-REM 105.00
200621 LDR-REM	9/23/2020 9/23/2020	WYLIE, SCOTT RESIDENTIAL REMODEL	201 W POLARIS 18 BLDR-REM - RESIDENTIAL REMO	JULIAN JULIAN	RESIDENTIAL REMODEL 18,000.00	BLDR-REM 126.00
200625 LDR-REP	9/24/2020 9/24/2020	JIMENEZ, INEZ RESIDENTIAL REPAIR	116 E CAROLYN BLDR-REP - RESIDENTIAL REPA	INEZ INEZ	RESIDENTIAL REPAIR 8,500.00	BLDR-REP 59.50
200626 LDR-REM	9/25/2020 9/25/2020	BECK, JAMES RESIDENTIAL REMODEL	109 W POLARIS 3 BLDR-REM - RESIDENTIAL REMO	OWNER OWNER	RESIDENTIAL REMODEL 1,800.00	BLDR-REM 25.00
200628 LDR-ADD	9/25/2020 9/25/2020	ORTEGA, ROBERT RESIDENTIAL ADDITION	200 W HUISACHE BLDR-ADD - RESIDENTIAL ADDI	ORTEGA ORTEGA	RESIDENTIAL ADDITION 900.00	BLDR-ADD 25.00
200630 LDR-ADD	9/28/2020 9/28/2020	MAHAN, CAIN RESIDENTIAL ADDITION	109 W CAROLYN BLDR-ADD - RESIDENTIAL ADDI	MAHAN MAHAN	RESIDENTIAL ADDITION 100.00	BLDR-ADD 50.00
200631 LDR-REM	9/28/2020 9/28/2020	VANCE, JOSEPH RESIDENTIAL REMODEL	3000 GULF BLVD 1005 BLDR-REM - RESIDENTIAL REMO	KINGFISHER KINGFISHER	RESIDENTIAL REMODEL 22,150.00	BLDR-REM 155.05
200642 ROOF-RES	9/30/2020 9/30/2020	MEHIS, JAMES RESIDENTIAL ROOF	205 W JUPITER ROOF-RES - RESIDENTIAL ROOF	SOUTH TEXA SOUTH TEXA	RESIDENTIAL ROOF 19,000.00	ROOF-RES 50.00
200644 LDR-NEW	9/30/2020 9/30/2020	CONSORZIO GROUP LLC NEW RESIDENTIAL BUILDING	105A E VERNA JEAN 101 - SINGLE FAMILY	OWNER OWNER	NEW RESIDENTIAL BUILDING 84,000.00	BLDR-NEW 588.00
200645 LDR-NEW	9/30/2020 9/30/2020	JOE LEON LLC NEW RESIDENTIAL BUILDING	105B E VERNA JEAN 101 - SINGLE FAMILY	OWNER OWNER	NEW RESIDENTIAL BUILDING 84,000.00	BLDR-NEW 588.00
* TOTALS ***		NUMBER OF PROJECTS:	43	VALUATION:	1,082,945.80	FEEES: 7,335.07

OBJECTS: All  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 SCHEDULE DATES: 9/01/2020 THRU 9/30/2020 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

\*\*\* SEGMENT RECAP \*\*\*

PROJECT SEGMENT - DESCRIPTION	# OF SEGMENTS	VALUATION	FEE
BLDC-REM - COMMERCIAL REMODEL	2	10,000.00	70.00
BLDC-REP - COMMERCIAL REPAIR	3	41,100.00	301.50
BLDR-ADD - RESIDENTIAL ADDITION	4	66,131.00	370.92
BLDR-NEW - NEW RESIDENTIAL BUILDING	2	168,000.00	1,176.00
BLDR-REM - RESIDENTIAL REMODEL	17	677,400.00	4,657.15
BLDR-REP - RESIDENTIAL REPAIR	8	54,800.00	409.50
ROOF-RES - RESIDENTIAL ROOF	7	65,514.80	350.00
*** TOTALS ***	43	1,082,945.80	7,335.07